

FLOOD RISK STATEMENT

for Change of use and internal alterations including insertion of Rooflights at 4 High Street, long Sutton

Introduction

This flood risk statement has been prepared to support a full planning application for the change of use of an existing building to Solicitors and internal alteration, including insertion of rooflights.

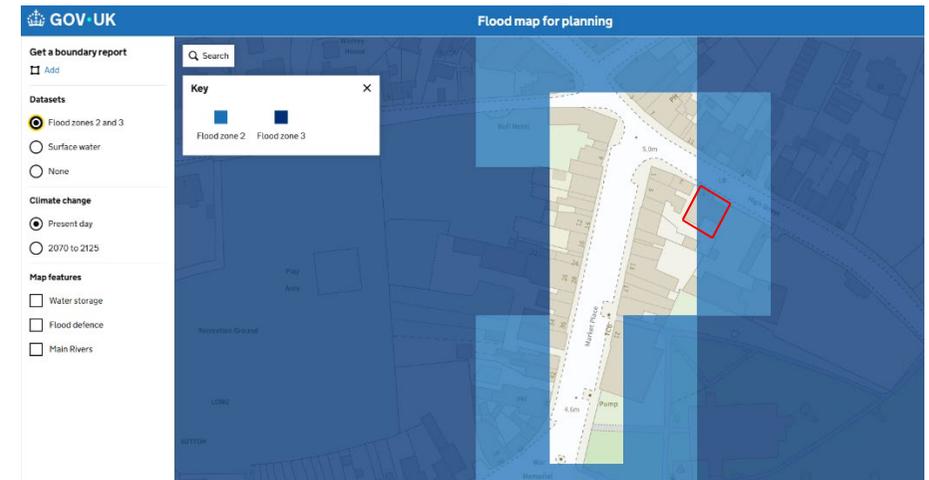
The proposed small-scale development, to an existing building, is of a minor nature and relatively simple. Therefore, this short and simple assessment of flood risk is deemed to be proportionate and sufficient to show that the proposed development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk.

Site

The site is located at 4 High Street, Long Sutton, PE12 9DB. The National Grid Reference of the site is 543216 / 322968. It is located on the south side of High Street where ground levels are approximately 5.0m above Ordnance Datum.

The site is in the South Holland Internal Drainage Board (IDB) District. Surface water at the site would naturally drain through soakaway and hence to the IDB drain system. There is an IDB Watercourse circa 150m north of the site – name K06 Falls, ID DRN201G0602. The tidal river Nene is located circa 5.3km to the west.

The Environment Agency Flood Map for Planning, shows the location of the site partly in flood zone 2, an area with a medium risk of flooding see image below (site outlined in red)



The site is currently in use as a business selling gifts and interiors and Hair & Beauty, over two floors. There is no sleeping accommodation within the church building. It therefore would be classed as ‘less vulnerable’ under the flood risk vulnerability classification in *Annex 3* of the *National Planning Policy Framework*.

Paragraph 033 of planning practice guidance (PPG) on Flood Risk and Coastal Change states that ‘The Sequential Test does not need to be applied for applications for Change of Use.

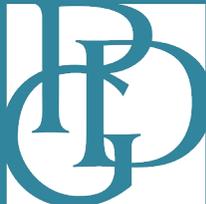
Paragraph 048 of the PPG states that ‘A Change of Use may involve an increase in flood risk if the vulnerability classification of the development is changed. In such cases, the applicant will need to show in their flood risk assessment that future users of the development will not be placed in danger from flood hazards throughout its lifetime.’

Conclusion

The proposals are to an existing site and building which has been occupied for a great number of years and experienced no flooding to date. There is the acceptance off risk by the building's owners and future owners.

The change of use application is for a building of a similar class use (commercial), with no sleeping accommodation proposed. All works are within the existing footprint of the building, and consist of internal alterations and insertion of rooflights at a high level.

There are no proposed alterations to the existing stormwater drainage system, so no increase in run off.



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