Flood Risk Assessment

for

Proposed External Stairs

at

ADM Agriculture

Winters Lane

Spalding

PE12 9BE

It is proposed to construct a new external metal escape stair on the northern elevation of an existing industrial building in use by ADM Agriculture. There is no proposed increase to the building floor area, nor to the impermeable area on the site. The map below identifies the site location:

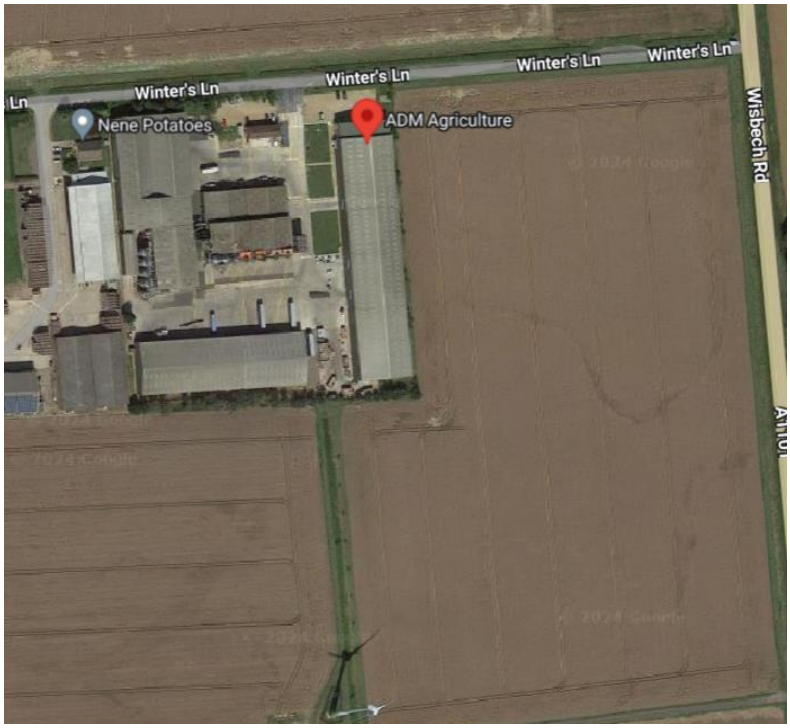


Fig 1: Site Location Plan

The Environment Agency Flood Map for Planning shows that the site is located in Flood Zone 3 (high probability)

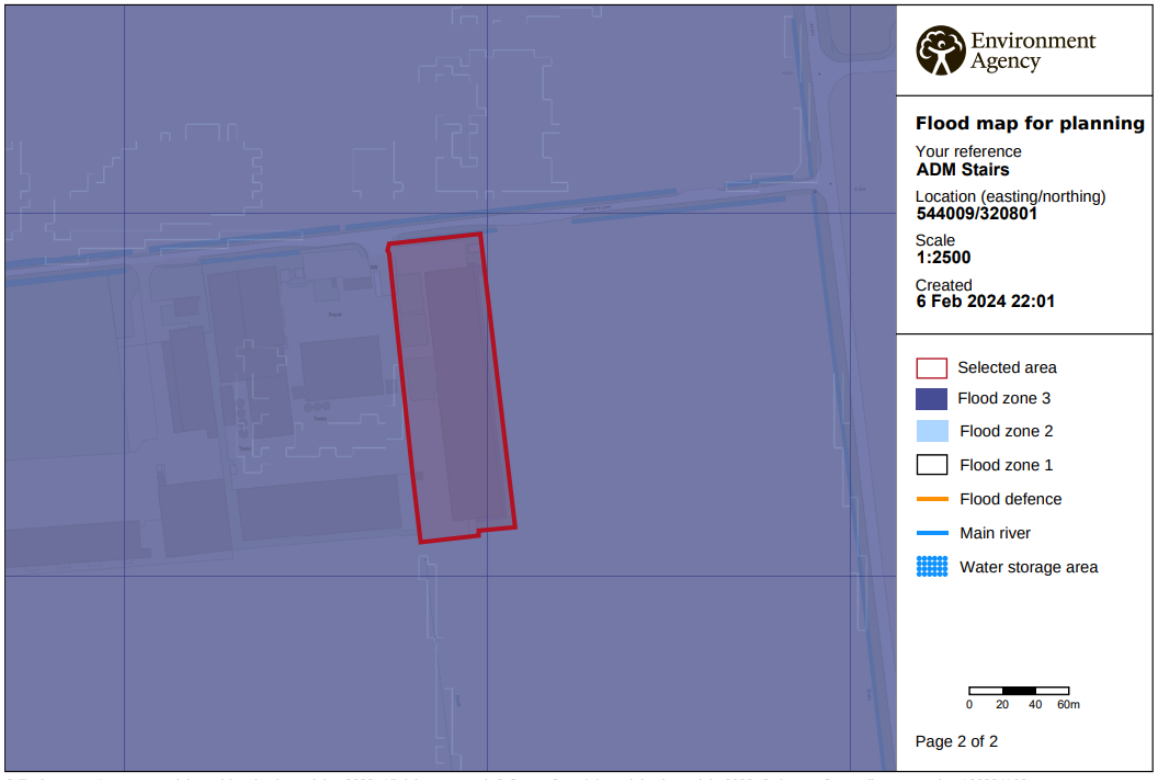


Fig 2: Flood Map for Planning (copyright Environment Agency)

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Table 2 of NPPF is shown below and confirms that buildings used for general industry, storage distribution, and for agriculture are classified as 'Less Vulnerable' in terms of flood risk.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

Fig 3: Technical Guidance to the National Planning Policy Framework, Table 2 (extract)

Table 3 of the Technical Guidance to the NPPF shown below suggests that less vulnerable development (as characterised within table 2) is appropriate in Flood Zone 3a.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Fig 4: Technical Guidance to the National Planning Policy Framework, Table 3 (extract)

Conclusion and Recommendation

Given the scale and nature of the development (a proposed new escape stair serving an existing facility) it is not considered that the granting of planning consent would increase the risk of flooding, either on the site or at downstream property.

It is recommended that the Flood Warning and Evacuation Plan (FWEP) for the facility is updated to include the new means of escape.