Unique Care Homes Support Ltd -
Use of residential property (Use Class C3) as Residential Care Home (Use Class C2), with the potential to revert back to a house (C3)

Site address:
47 Bridge Road
Long Sutton
SPALDING
PE12 9EF

Flood risk assessment

The site falls within Flood Zone 3 (high risk) on the Environment Agency maps. See attached map.

National guidance states:

> **"Is flood risk relevant to Local Plan policies that change the use of land or buildings?**
> A change in use may involve an increase in flood risk if the vulnerability classification of the development is changed – see Table 2. For example, changing from industrial use to residential use will increase the vulnerability classification from 'less' to 'more' vulnerable. As changes of use are not subject to the Sequential or Exception tests, the local planning authority should consider when formulating policy what changes of use will be acceptable, having regard to paragraph 157 (6th bullet) of the National Planning Policy Framework and taking into account the Strategic Flood Risk Assessment. This is likely to depend on whether developments can be designed to be safe and that there is safe access and egress.
>
> Paragraph: 007 Reference ID: 7-007-20140306
>
> Revision date: 06 03 2014"

As Table 2 described above present s both *houses* and *residential care homes* as 'More vulnerable', it is concluded there is no increase in flood risk, and consequently this change of use is appropriate.

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
1	**544260/322384**	**16 May 2018 5:08**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

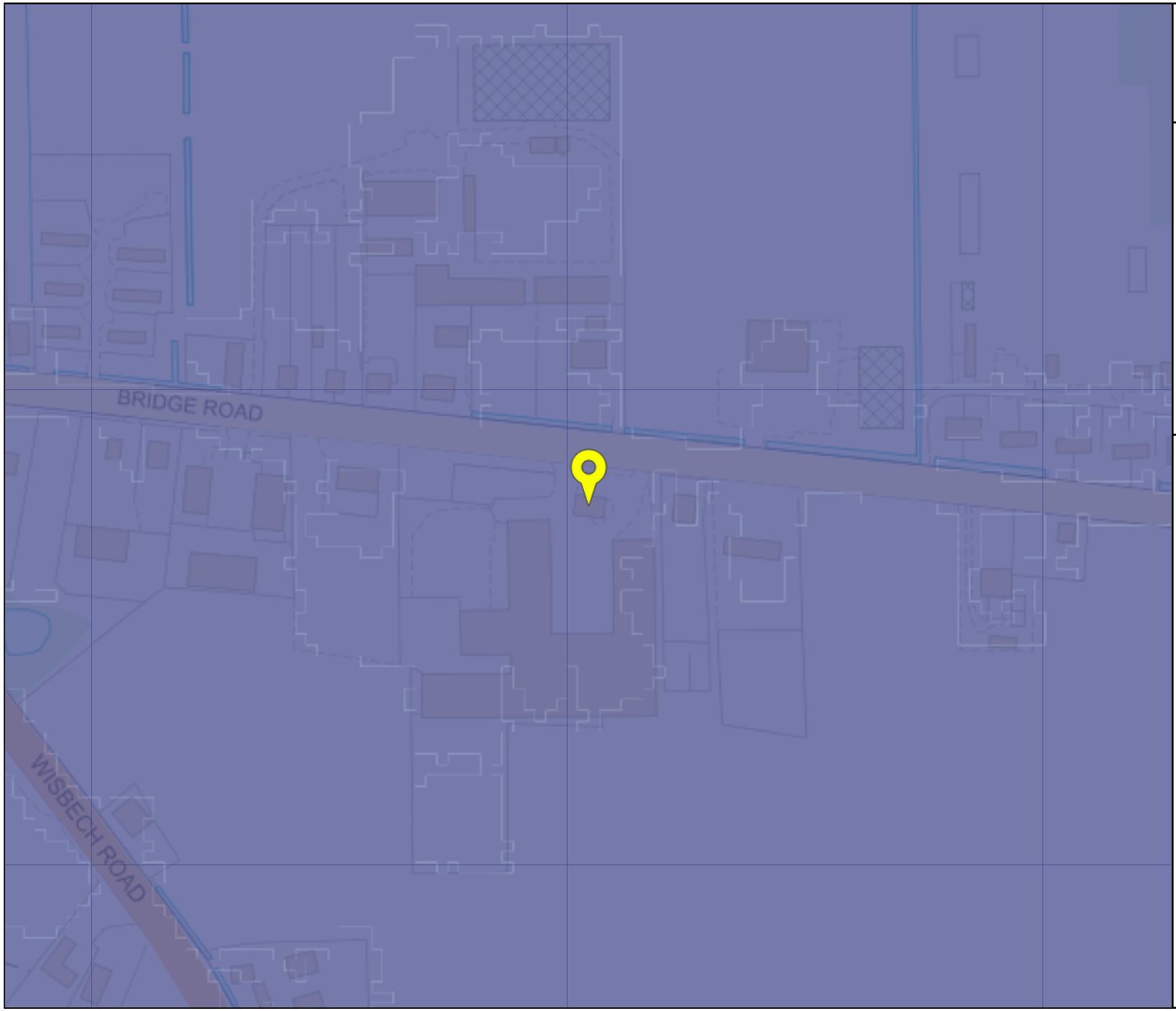
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Environment Agency

Flood map for planning

Your reference
1

Location (easting/northing)
544260/322384

Scale
1:2500

Created
16 May 2018 5:08

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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