



FLOOD RISK ASSESSMENT

To Support the

CHANGE OF USE AND

APPLICATION TO VARY CONDITION 12 OF H11-0372-16

TO ALLOW

THE RETENTION OF THE EXISTING DWELLING AND ITS CHANGE OF USE FROM A DWELLING TO THAT
OF OFFICE/STORAGE IN CONNECTION WITH A BUSINESS.

SILVERWOOD GARDEN CENTRE BROWNS GATE LONG SUTTON SPALDING



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1. Introduction

1.1 This Flood Risk Assessment accompanies the Design and Access Statement submitted as part of the application for the Change of use of the dwelling on site to that of an office to support the numerous business ventures ran by the applicant and his family.

1.2 The Flood Risk Assessment contains a brief overview of the flood risk criteria for this site as the proposed change of use actually results in a far reduced user risk to that of its current residential, therefore in terms of flood risk the change of use to an office far reduces any risks.

1.3 The site upon which the existing dwelling sits falls within Zone 3 of both the Environment Agency and South Holland District Councils Flood Maps. This is very much a characteristic of Long Sutton therefore sequentially there are limited alternatives for development in this area of the Borough.

2 DEFINITION OF THE FLOOD HAZARD.

Sources of flooding that could affect the site.

2.1 The primary possible source of flooding of the site would be either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;
- or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

2.2 Extreme rainfall could be another possible cause of flooding.

2.3 Fluvial flow and overtopping of the embankments would not inundate the site rapidly as the site is located further away from the source than much of the more prone areas closer to the sea or river. Any flooding scenario would be likely to be signalled well in advance with flood warnings, weather reports and local observations as to water levels within the river.

2.4 Extreme rainfall on the site should not have a major effect, as the site stands alone, has well drained surfaces.

2.5 With regard to existing surface water arrangements, the adjacent existing properties are served by soakaways.

3. PROBABILITY OF FLOODING

3.1 The site is within Flood Zone 3

3.2 The change of use of the site to the less sensitive use of an office form that of residential reduces the sensitivities and risk of flooding. All works proposed are internal which results in no change or increase in flooding elsewhere on the site or with adjoining sites.

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4. CLIMATE CHANGE

4.1 The site may be at risk if sea levels and river flows increase with climate change and the site may be at increased risk if rainfall increases with climate change. In mitigation the proposed change of use lessens the risks; an office use is far less of a risk than residential due to decrease use and no habitable living accommodation overnight.

5. CONCLUSION

The change of use from residential to office use lessens the susceptibility of any risk by removing any habitable residential accommodation. The works proposed are purely internal and very minor which will result on no increase to flood risk elsewhere.