

FLOOD RISK STATEMENT

Proposed Detached Domestic Gym Building

Waites Farm Barns, Seas End Road, Moulton Seas End, Spalding, PE12 6LD

1.0 Introduction

This Flood Risk Statement has been prepared in support of a full planning application for the construction of detached building to be used as a private domestic gym serving the host dwelling at Waites Farm Barns, Seas End Road.

The proposed development comprises a single-storey outbuilding located within the existing residential curtilage. The building is for ancillary use only and does not include any sleeping accommodation.

The proposals should be read alongside the submitted drawings, including:

- B3995 – 3001 (Floor Plan, Block Plan & Section)
- B3995 – 3002 (Proposed Elevations)

2.0 Site Description

The site forms part of an existing residential plot at Waites Farm Barns, accessed from Seas End Road.

The proposed gym building is positioned within the established garden area, in proximity to existing outbuildings and domestic structures, as shown on the submitted block plan (Drawing B/3995-3001).

The site is located within an area identified as being at risk of flooding (Flood Zone 3), typical of this locality.

3.0 Proposed Development

The proposal is for a detached, single-storey building to accommodate:

- Exercise equipment and free weights
- Storage
- Seating area
- Shower and WC facilities
- Plant space

As shown on the submitted floor plan, the building is entirely ancillary to the main dwelling and will not be used for commercial purposes or as independent accommodation.

Importantly:

- No sleeping accommodation is proposed
- The building is classified as 'less vulnerable' development under national planning guidance

4.0 Flood Risk Assessment

4.1 Flood Zone

The site lies within Flood Zone 3, indicating a higher probability of flooding.

However, the proposed development is:

- Ancillary to an existing residential use
- Small in scale
- Located within an established developed curtilage

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4.2 Vulnerability Classification

In accordance with the Planning Practice Guidance:

- The proposed use (domestic outbuilding / gym) is considered Less Vulnerable
- This is appropriate within Flood Zone 3 (subject to mitigation)

4.3 Sequential Test

The development is located within the curtilage of an existing dwelling and is required to serve that dwelling.

As such:

- There are no reasonably available alternative sites at lower flood risk
- The Sequential Test is therefore considered to be satisfied

5.0 Flood Risk Mitigation Measures

The following measures will ensure that flood risk is appropriately managed:

- The building is non-habitable in terms of sleeping use, reducing risk to life
- The scale of the development is modest and does not increase flood risk elsewhere
- The proposal does not displace significant volumes of water
- Floor levels can be set at or above existing ground levels where practicable
- Flood resilient construction methods can be incorporated if required

In addition:

- Safe refuge remains available within the existing dwelling
- Occupants will have access to flood warnings and evacuation routes via the existing residential use

6.0 Surface Water Drainage

The proposed development will not materially increase surface water runoff.

- The building footprint is relatively small
- Existing site drainage arrangements will be maintained
- Any additional runoff will be managed via permeable ground and existing drainage systems

7.0 Conclusion

The proposed detached gym building is a small-scale, ancillary development within an existing residential curtilage.

It is considered acceptable in flood risk terms because:

- It is classified as Less Vulnerable development
- It does not introduce sleeping accommodation
- It does not increase flood risk elsewhere
- Appropriate mitigation measures can be implemented

On this basis, the development is compliant with national and local flood risk policy and is suitable for approval.