

Flood Risk Statement

This flood risk statement has been prepared to support an application for external alterations including new frontage, the installation of shutters, and installation of condensing units at 75 Church Street, Pinchbeck, PE11 3YA.

Flood Risk Identification

The Environment Agency flood maps indicate that the application site lies within flood zone 3 with a 'High Probability' of flooding from rivers and sea (defined in the Planning Practice Guidance (PPG) 'Flood Risk and Coastal Change' Table 1) as follows:

Flood Zone 3 'High Probability' (greater than 1 in 100 (1%) annual probability of river flooding, or greater than 1 in 200 (0.5%) annual probability of sea flooding)

The Council's Strategic Flood Risk Assessment indicates that the application site is at low of medium risk of flooding but reliant on flood defences for this level of protection and that the flood risk to people is low.

Policy Context

National Planning Policy Framework Paragraph 165 sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such an area it should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 167 sets out the requirements for the sequential and exceptions test whilst **Paragraph 168** advises that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. **Paragraph 169** goes on to set out that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3. **Paragraph 171** requires that both elements of the exception test should be satisfied for development to be allocated.

Paragraph 173 advises that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in light of the assessment, it can be demonstrated that:

- a) within the site the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location.
- b) The development the development is appropriately flood resistant and resilient such in the event of a flood it could quickly be brought back to use.
- c) It incorporates sustainable drainage systems unless there is clear evidence that this would be inappropriate.
- d) Any residual risk can be safely managed.
- e) Safe access and escape routes can be provided as part of an agreed emergency plan.

Paragraph 174 sets out that applications for some minor development and changes of use should not be subject to the sequential and exceptions test.

Local Plan Policy 14 Approach to Flood Risk Development sets out amongst other matters that development within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted acceptable subject to the sequential test, the application is supported by a Flood Risk Assessment which considers mitigation, how the development will be made safe over its lifetime and that it will not increase flood risk elsewhere. Applications for a change of use of existing buildings will be supported providing they do not pose an increased risk to people.

Consideration

Planning policy seeks to direct development to the areas at lowest risk of flooding via a sequential test. In this instance the proposal is considered to fall within the definition of 'minor development' as outlined at Paragraph 8.3.3 of the South Lincolnshire Strategic Flood Risks Assessment as it comprises development which does not increase the footprint to the building only external alterations. As such it is considered to accord with Paragraph 174 of the NPPF and there is no requirement to undertake the sequential or exceptions test. The proposal will not change the vulnerability classification of the building.

As the application relates solely to external changes to an existing building neither is it considered that there will be any change to existing flood risk or that any additional mitigation measures are required.

The proposal is therefore considered to be acceptable within the context of the NPPF and Local Plan Policy LP14.