

FLOOD RISK ASSESSMENT

**In support of a full planning application for
Change of use of land to B8 storage and distribution - retrospective**

**AT
NORTHGATE HOUSE
NORTHGATE
PINCHBECK
SPALDING**

Prepared by



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1. INTRODUCTION

This Flood Risk Assessment (FRA) Statement has been compiled to complement a Full Planning Application for the change of use of land to B8 storage and distribution (retrospective), on land at Northgate House, Northgate, Pinchbeck, Spalding.

The Government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process. This course of action seeks to reduce the future damage to property and risk to life resulting from incidents of flooding.

National Planning Policy does not prevent all development in flood risk areas, and this would be unsustainable and result in economic stagnation, depriving existing communities of much needed homes, services, employment opportunities etc. It is in the essential interests of the vitality of settlements and for the wider economic and social wellbeing of the community, that development opportunities are not unnecessarily constrained.

Accordingly, the aims of this site-specific FRA will be as follows:

- Identify and address flood risk issues associated with the development.
- Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future.
- Assess whether the project will increase the flood risk elsewhere.
- Demonstrate that the project is safe and where possible, reduces flood risk.
- Propose measures to deal with the identified effects and risks.

2. PROPOSAL AND SITE DESCRIPTION

The site is located on the rural outskirts of Pinchbeck, along Northgate and is in a relatively isolated run of dwellings which occupy a very rural aspect surrounded by a flat farming landscape. The site's location and boundaries are shown on the plans submitted with the planning application.

The site is within an established mix of commercial and residential properties, it is very well screened with substantial natural screening on most of the boundaries with the buildings of Channing Engineering bordering one side of the site.

3. POLICY ASSESSMENT

The application site falls partly within Flood zone 2 and Flood zone 3 of the Environment Agency flood maps for planning as demonstrated below.



Paragraph 159 of the NPPF (2021) states that “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”

Paragraph 161 of the NPPF (2021) states “ All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations

Annex 3 of the NPPF (2021) provides a flood risk vulnerability classification as per the use of development. This proposal fits the definition of;

- 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.

This is classed as Less Vulnerable.

Paragraph 162 of the NPPF (2021) states " 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. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding."

Para 163. "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.

Para 164. "The application of the exception test should be informed by a strategic or sitespecific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Para 165. "Both elements of the exception test should be satisfied for development to be allocated or permitted."

Para 167. "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 the light of this assessment (and the sequential and exception tests, as applicable) 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 is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Para 168. "Applications for some minor development and changes of use⁵⁶ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 54."

Conclusion.

Whilst the development use falls within parts of a potential flood risk area, the use class is 'Less vulnerable' for storage and distribution.