

Change of Use Application

Unit 1 Four Season House
10 Enterprise Way
Pinchbeck
Spalding
Lincolnshire
PE11 3YR

Flood Risk Assessment

Applicant:

Billie's Fins Swim School
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Introduction

This document contains information to support a **Change of Use** application submitted to South Holland District Council on behalf of the applicant, Billie's Fins Swim School.

This document is to be read in conjunction with all other information submitted as part of the Full Planning Application, including all relevant drawing information and accompanying Design and Access Statement.

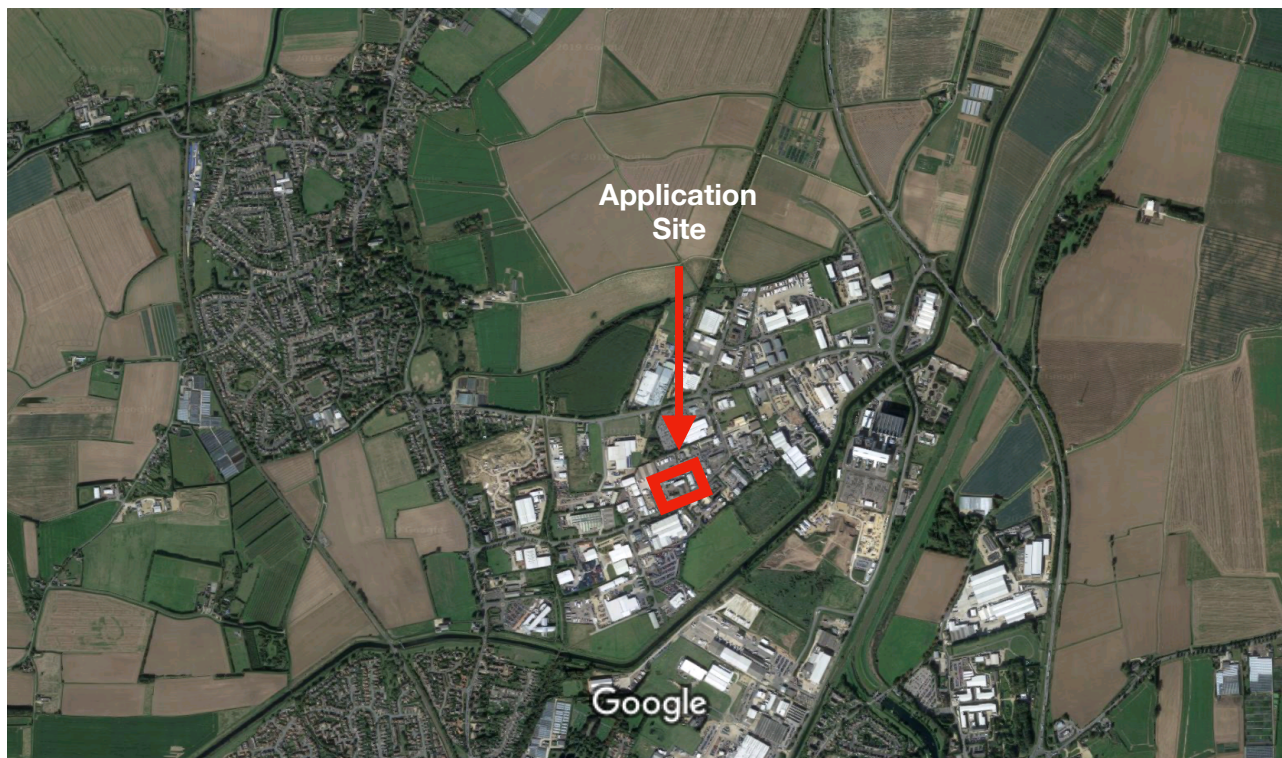
This application seeks permission for a **Change of Use** to the Use Class of the current B1 (Light Industrial) Unit 1 offices and warehouse building, located at the rear of the Four Seasons House site on Enterprise Way, to Use Class D2 (Assembly and Leisure) so that the applicant can look to fit-out the existing unit to provide a dedicated swimming pool facility.

Location

Site Address: Unit 1 Four Seasons House, 10 Enterprise Way, Pinchbeck, Spalding PE11 3YR

The application site occupies an area of 1500 sq. metres (0.37 acres) and forms part of the Four Seasons House business site (totalling 0.88 acres) which sits within the heart of the Benner Road Industrial Estate and Business Park, located behind the Morrisons supermarket. The site is less than 1 mile to the South East of the village of Pinchbeck, in the South Holland District of southern Lincolnshire and approximately 2 miles to the north of the market town of Spalding.

Please refer to the **Google Maps** aerial imagery below, showing the location of the site in context of the surrounding areas.



Imagery ©2019 Google, Imagery ©2019 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies, Map data ©2019 200 m

Figure 1: Google Maps Imagery © 2019 Google, Map data ©2019 Google

Proposed Development

Scope of Proposals

The scope of works proposed as part of this **Change of Use** application can be summarised as follows;

- A change to the current Use Class of the existing B1 (Light Industrial) Office and Warehouse building at the rear of the Four Seasons House site, to D2 (Assembly and Leisure) to enable the applicant to set up a small swimming school facility.
- The forming of a new door opening to the existing South facing elevation of Unit 1, to provide a dedicated main entrance door as access into the property.
- The provision of an external ramp to provide suitable access for wheelchair users.
- The fit-out of an existing warehouse and office building to create a new swimming school complete with a bespoke above ground pool structure, dedicated changing and showering facilities, separate toilets and a spectator seating areas.

Foul Water Discharge

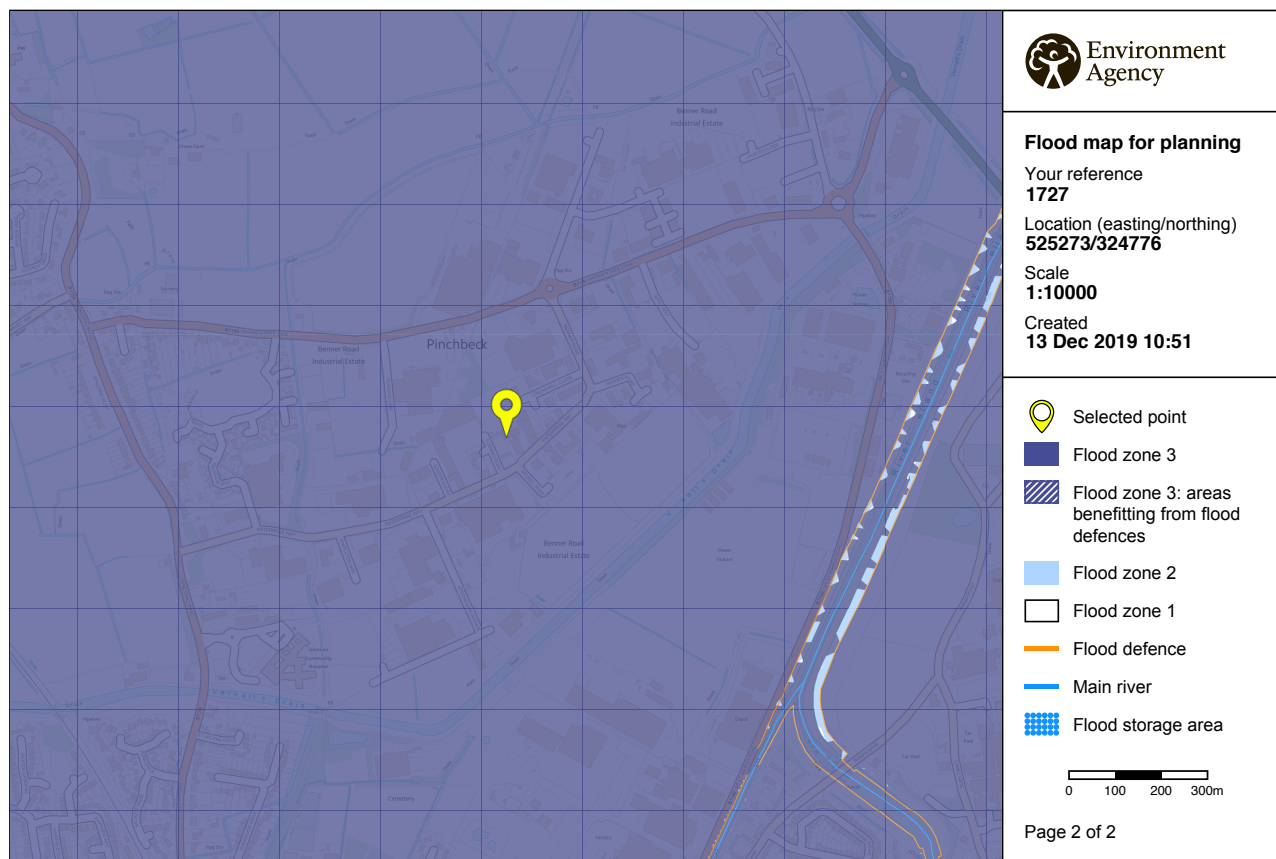
All new Foul Water discharge from the proposed development will be connected directly into the existing below ground drainage system and directed into the main sewer serving the industrial site. It is not anticipated that the increase to the existing Foul Water discharge, generated by the proposed development, will have a noticeable impact on the existing drainage infrastructure.

Surface Water Discharge

It is not anticipated that there will be any additional Surface Water generated by the proposed development.

Existing Flood Risk Assessment

The site is currently located within a known flood risk area, please see below an extract from the Environment Agency Flood Map for Planning, which indicates that the site is in **Flood Zone 3**.



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Figure 2: Flood Zone Map © Environment Agency - Flood map for planning

This site is located in an area at **Very Low Risk** of flooding (*information courtesy of the Environment Agency - Long Term Flood Risk Information*)

The site is located in an area where the risk of flooding from **Rivers or the Sea** is regarded as **Very Low** (*information courtesy of the Environment Agency - Long Term Flood Risk Information*)

The site is located in an area where the risk of flooding from **Surface Water** is regarded as **Very Low** (*information courtesy of the Environment Agency - Long Term Flood Risk Information*)

The proposed development is not within 20m of an existing watercourse and will not increase the current flood risk elsewhere.

The proposed development presents no threat to life nor does it present an increased risk to the surrounding properties based on the current flood risk within the area.