Our Ref: JWID2297/R011

February 2020

FLOOD RISK ASSESSMENT STATEMENT

PLANNING PORTAL REF: PP-08499928 – UNIT 40a, SPRINGFIELDS OUTLET SHOPPING & LEISURE, SPALDING, PE12 6EU

PROPOSED EXTENSION OF UNIT 40a AND REMOVAL OF EXISTING ATM

Footnote 50 of the NPPF sets the requirement for a site-specific Flood Risk Assessment to be provided for all development proposals (including minor development and change of use) in Flood Zones 2 and 3.

As shown on the Environment Agency (EA) flood map extract further below, both the application site (Unit 40a, Springfields Outlet Shopping & Leisure) and virtually all of the wider area around Spalding and within the South Holland District Council area is located in Flood Zone 3, where land is assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or the sea (>0.5%) in any year. This does not take account of the reduced risks from flooding provided by flood defence measures already in place in a particular locality.

The EA map for Spalding (see extract later in this statement) shows flood defences in place along the River Welland and Coronation Channel and these are evident on the ground.

The development proposal relates to the proposed extension of the vacant Unit 40a at Springfields Outlet Shopping & Leisure, to include the removal of an existing ATM and reduction in the floorspace of the existing Outlet Information Point in order to accommodate the extended Unit 40a.

However, whilst the application entails development thus requiring planning permission, the application does not propose any extension to the existing built footprint or surrounding external hardstanding and would comprise largely internal alterations with the exception of minor alterations to external fenestrations.

Furthermore, the application does not propose to change the existing uses which already operate within the application red line, which include a retail unit and Information Point. Nor does the application propose any intensification of uses but seeks to carry out internal alterations in order to better suit the requirements of an identified new operator to occupy the vacant Unit 40a.

In light of the above, the flood risk issue affecting the site would not alter from the existing situation with the site already used as a retail unit and Information Point.

Consequently, and although the application site is located in Flood Zone 3, it occupies part of a wider area which has an established retail use and is currently utilised by retailers and visitors. The proposal will therefore not alter the current arrangements in place with regard to addressing the existing flood risk on site.

Nor will it increase the risk of flooding elsewhere. As set out above, the proposal does not seek to change the existing external built footprint and does not propose any changes to external hardstanding. The development would therefore not alter the current situation in respect of flood risk.

Drainage arrangements for the area subject to the application proposals will remain as existing in terms of using existing drainage connections.

