Our Ref: JWID4128/R003

January 2022

FLOOD RISK ASSESSMENT STATEMENT

LAND NORTH OF FULNEY HALL, CAMEL GATE, SPALDING, PE12 6ES

PROPOSED SITING OF PORTACABINS AND ASSOCIATED WORKS FOR USE AS A TRAINING CENTRE, SITING OF SHIPPING CONTAINERS FOR STORAGE AND LANSCAPING WORKS

Footnote 55 of the NPPF advises that a site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3.

As shown on the Environment Agency flood map extract further below, the application site (land falling with the gardens of the Springfield complex) and indeed virtually all of Spalding is located in Flood Zone 3 which is land 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 and these are evident on the ground.

The application proposals relate to proposals for a training centre and storage facilities on land to the north of Fulney Hall, Camel Gate. The development has a functional link with Fulney Hall, which is the head office of Lightspeed Broadband. The scheme seeks to support training and development of engineers and apprentices to support the roll out of fibre broadband across South Lincolnshire by Lightspeed Broadband. It will also allow for storage of essential operational materials.

The proposals would see the provision of 6x modular portacabins, 2x shipping containers, mock training street including installation of 2x 4m high telegraph poles and telegraph junction boxes, along with landscaping. It therefore represents a minor form of development. Access to the site will be from the existing access and car park to the south and from Camel Gate which is currently used by Lightspeed Broadband.

Whilst the application entails development thus requiring planning permission, it should be recognised the proposals link to an existing business operation at Fulney Hall, with staff at Lightspeed Broadband already travelling to the site for work.

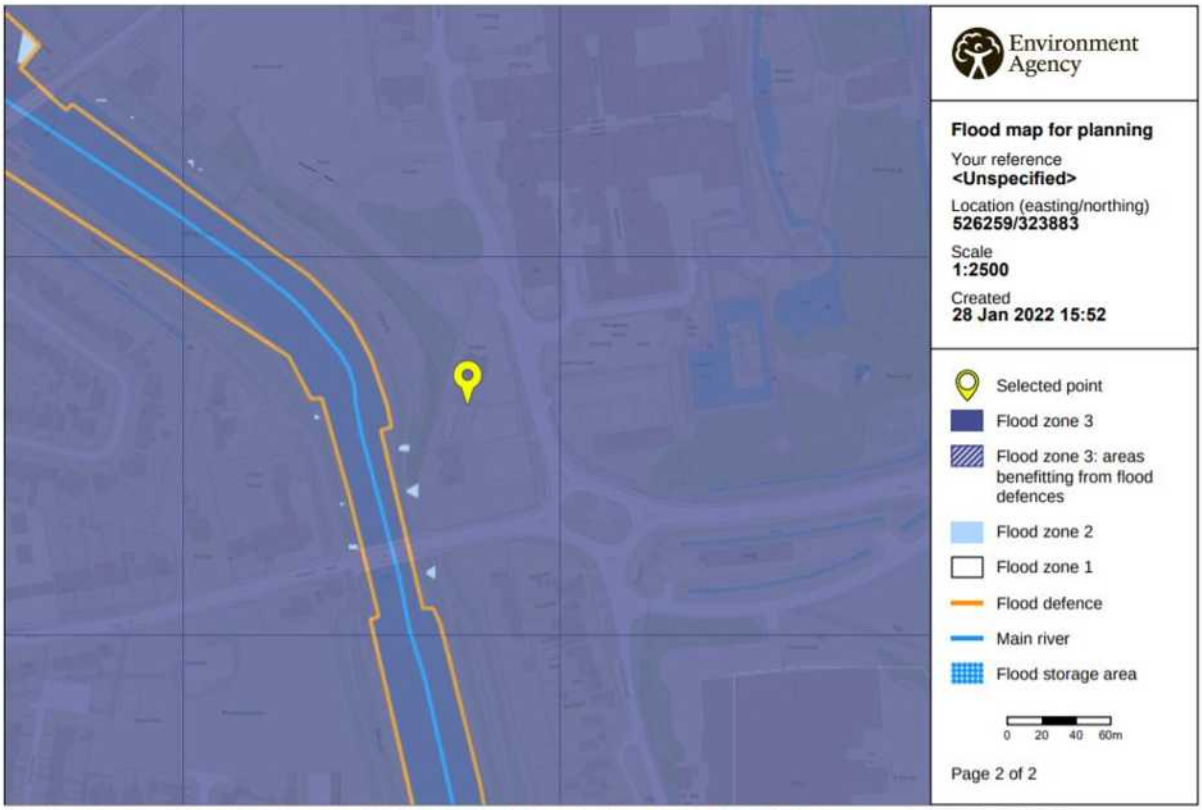
Consequently and although the application site is located in Flood Zone 3, it links to an area currently used by Lightspeed Broadband. The proposal will not therefore alter the current arrangements in place with regard to addressing the existing flood risk on the site.

Nor will it increase the risk of flooding elsewhere. The proposals seek to provide small portacabins and two shipping containers, with the siting reflecting the existing footprint of foundations in the west of the site and a location previously approved for a proposed

restaurant under H16-0109-11. All the structures proposed within the site are minor and portable in nature, with neither the portacabins or shipping containers requiring groundworks for installation. Furthermore, the existing gravelled surfacing of the site would not be altered and resultingly there would be no changes to hard surfacing as a result of the development.

Given the nature of the existing site we do not consider that flood risk as an issue would alter based on the current usage of the area.

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



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