

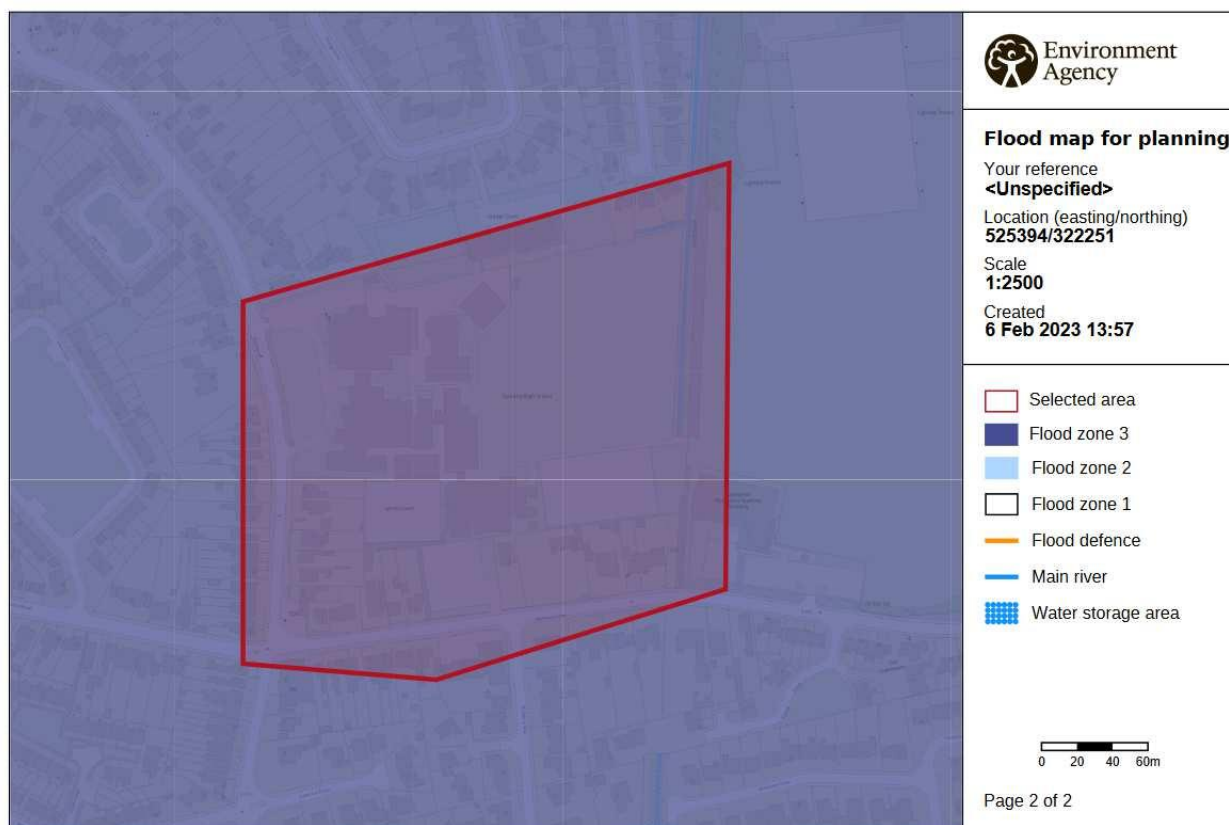
FLOOD RISK ASSESSMENT

New Main Entrance and offices at Spalding High School for Girls

The site is at Spalding High School for Girls, Stonegate, Spalding PE11 2PJ. The proposals are for a new School Entrance/Reception and office Area and as illustrated on drawing no 22/620/PA/002.

The gross internal floor area of new space to be created by the new School Entrance/Main Reception Area is 62.9 square metres . The ground levels at the School approx. 2.7m OD.

The site is situated in Flood Risk Zone 3a as indicated on the Environment Agency's Flood Map, see image below.



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The school is not at risk of flooding from surface water or reservoirs. South Holland District Council's Strategic Flood Risk Assessment 2010 prepared by Royal Haskoning states in event probability bands : Flood Zone 3 - Land assessed as having a 1% (1 in 100) or greater annual probability of river flooding or between a 0.5 % (1 in 200) or greater probability of flooding from the sea in any year. The Flood Zones are assessed ignoring the presence of flood defences. Furthermore, more than 50 % of the land is within Flood Zone 3. The proposals are regarded as passing the Exception Test set out in the National Planning Policy Framework in that: the development provides wider sustainability benefits to the community that outweigh flood risk, and necessary to serve the needs of the school. Also, the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.

The finished floor level of the proposed extension will match that of the existing building in the vicinity of the entrance. This is necessary to maintain a 'level' access throughout the building. In order to achieve accessibility to the building as required by the Equality Act 2010, the paved approach to the new entrance will be classed as 'level' under the terms of the Building Regulations, and the threshold to the automatic entrance doors will satisfy the requirements for wheelchair accessibility.