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FLOOD RISK ASSESSMENT

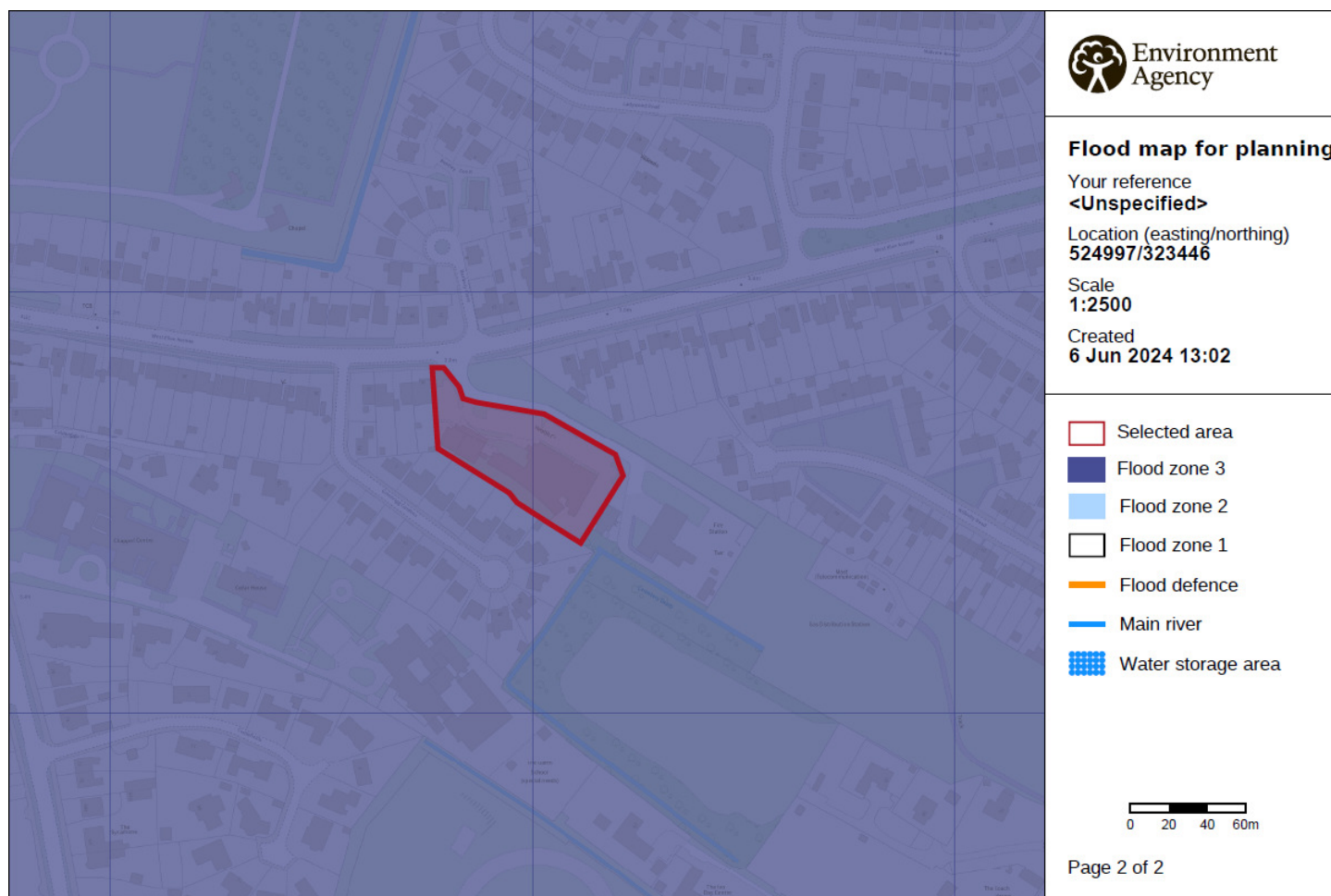
Proposed Car Park extension and alterations at Munro Medical Centre, Spalding.

Site Address

Munro Medical Centre,
West Elloe Avenue,
Spalding,
Lincs.
PE11 2BY.

Introduction

The site within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. These maps do not take into account existing flood defences. The planning application requires a flood risk assessment to be carried out as specified in the Practice Guidance to the National Planning Policy Framework Development and Flood Risk. The site can be considered to be within a defended area as specified in the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA).



Finished Floor Levels

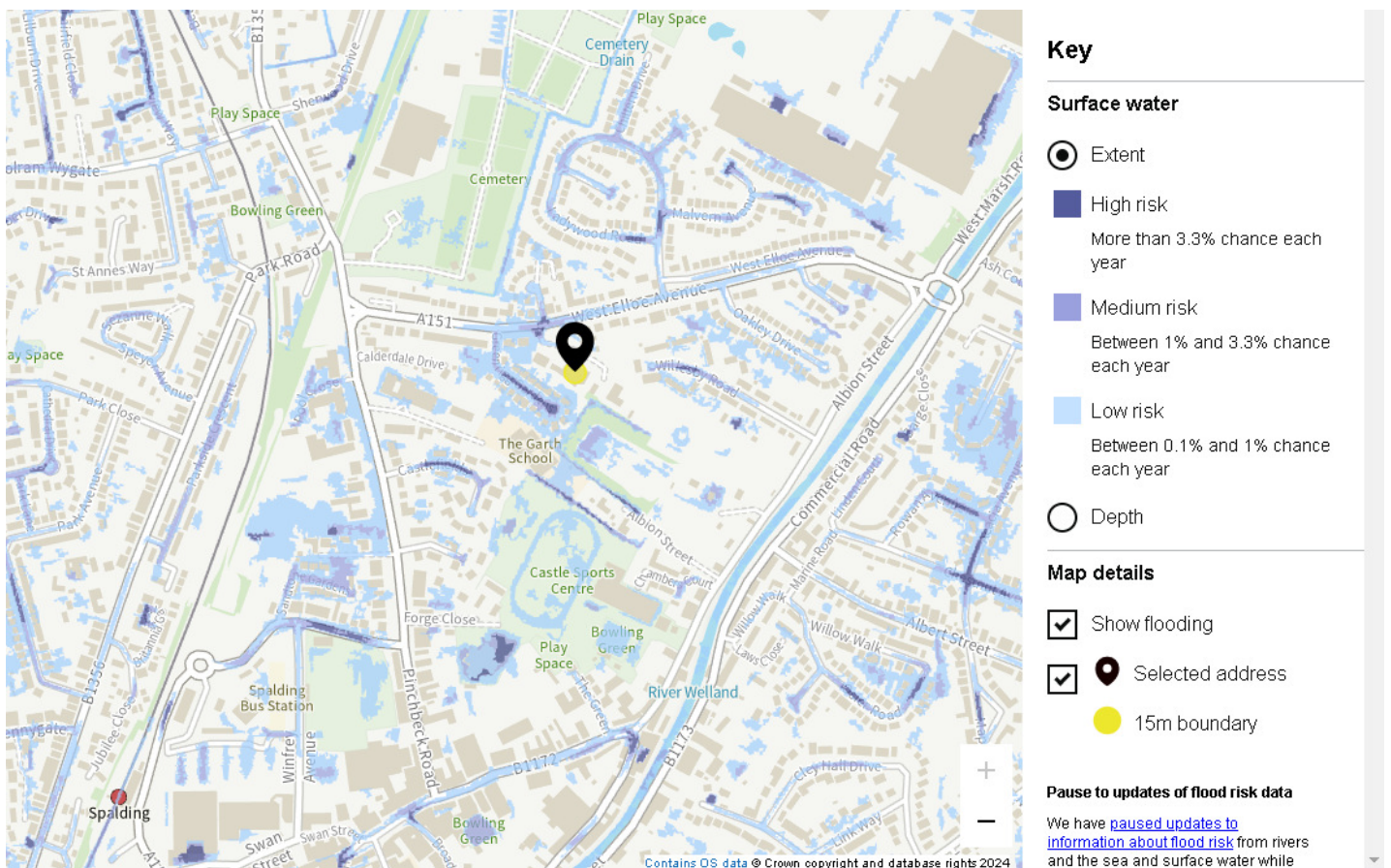
The finished floor level of the property is 3.25m above sea level and the road level outside the site on West Elloe Avenue is 3m above sea level.

Proposal

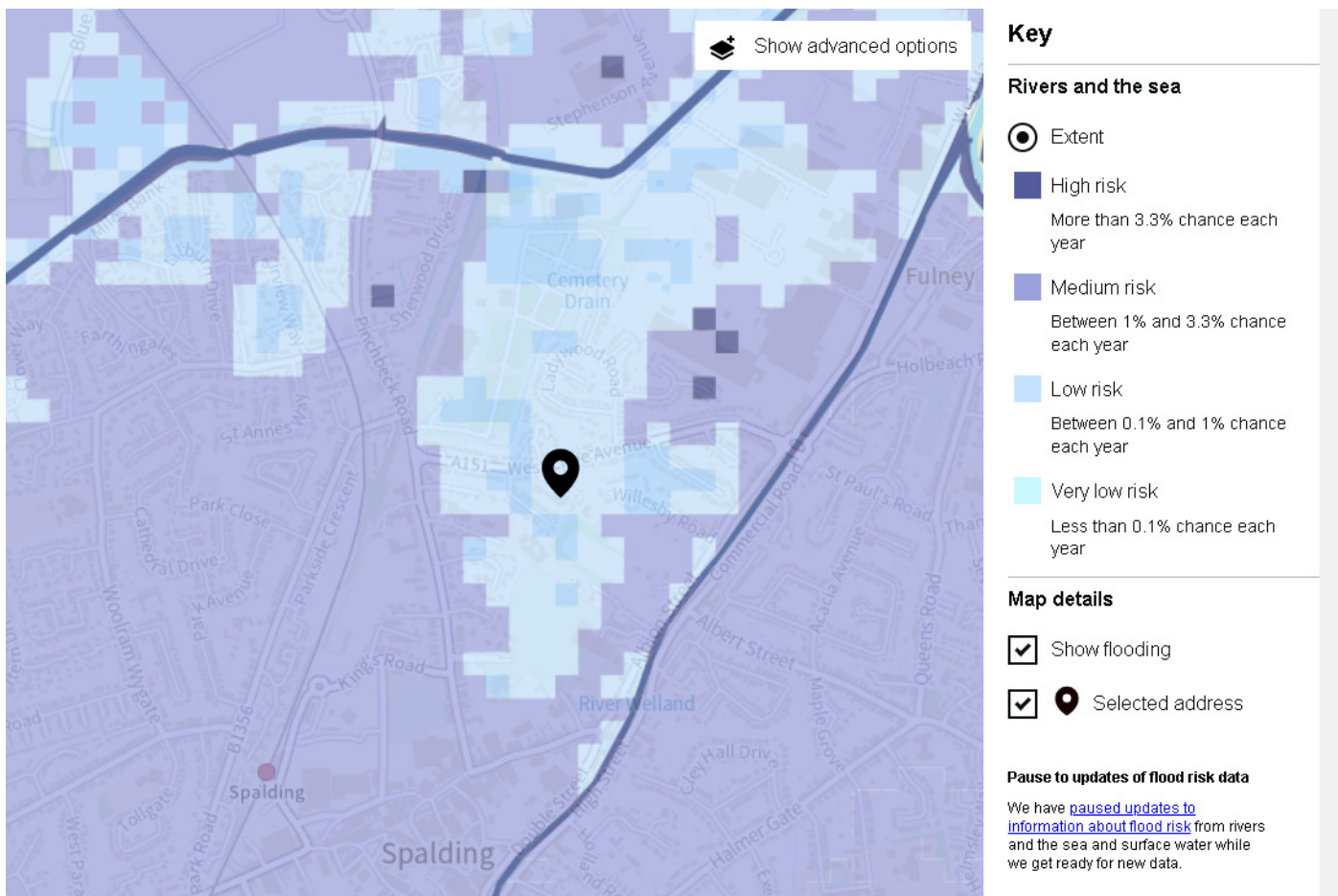
The proposal is for minor internal alterations to form two new consultation rooms and to create 7 new car parking spaces with associated altered pedestrian footway externally.

The alterations proposed to create the consultation rooms require NO extension of roofs or hard surfaces which means there is no increased flood risk in any way. Floor levels are also to remain unchanged throughout.

Externally where the new car parking spaces are to be created, is currently a mixture of brick paving (non permeable) tarmacadam layby, tarmacadam pavements, a planting area and grass garden. The area of non-permeable materials currently covering the land is 104.7m². The proposed parking spaces and footpaths amount to 168.62m² of which 141.92m² will be in new 'Tarmac Ultiporous' permeable tarmacadam on a 'Tarmac Ultiflow' permeable sub-base capable of absorbing 5000mm/m²/hr. So although 63.92m² of grass and planting area are to be removed, due to all new works being made in permeable construction, there will actually be an increase of 37.22m² in porous surfaces on the site. Which means that the proposal will actually lower the risk of any surface water flooding. As you can see below, the proposal site has a very low risk (less than 0.1 % per year) of surface water flooding.



An extract below also shows that the proposal site is in a very low risk area for flooding from the sea and rivers:



Conclusion

Whilst it is of huge importance that flooding is taken into consideration in level 3 flood risk areas, The local authority adopted flood protection measures and also the non-intrusive and very minor alterations proposed at Munro Medical Centre mean that the site will remain unaffected (improved if anything) in relation to flooding on this occasion. The situation will actually be improved by removing a large area on non-permeable ground coverings.

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