Our Ref: JWID2297/R008

April 2019

FLOOD RISK ASSESSMENT STATEMENT

PLANNING PORTAL REF: PP-07678123 - FENS CENTRE, SPRINGFIELDS OUTLET SHOPPING AND FESTIVAL GARDENS, SPALDING, PE12 6EU

PROPOSED EXTERNAL ALTERATIONS TO FENS CENTRE AND PROVISION OF CAR PARKING

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 (Fens Centre building and land east of Springfields Conference & Events Centre) 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 relocation of Springfields Horticultural Society from their existing offices on Camel Gate to existing offices within the Fens Centre which are currently vacant.

However, whilst the application entails development thus requiring planning permission, employees working at the Springfields Horticultural Society (SHS) building already travel to Camel Gate, meaning that the flood risk issue affecting staff would not alter from the existing situation.

Consequently, and although the application site is located in Flood Zone 3, it occupies part of a wider area currently used by employees of SHS. The proposal will not therefore alter their current arrangements in place with regard to addressing the existing flood risk on the site.

In this respect, the continued use of the Environment Agency's automated Flood Alert Service is advised. Preparation of a Flood Warning and Evacuation Plan for the site could be triggered by a flood warning, with an anticipated lead time of at least 24 hours before any extreme weather event providing sufficient time for all persons to leave the site.

The proposal would not increase risk of flooding elsewhere and would not increase the existing built footprint on site. There would be only a minor increase in hard-surfacing adjacent to the Fens Centre to accommodate 4 car parking spaces as a result of the proposal.

Given the extent of existing development on the wider 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.

