Our Ref: JWID2297/R005

June 2017

FLOOD RISK ASSESSMENT STATEMENT

PLANNING PORTAL REF: PP-06154080 - SPRINGFIELDS OUTLET SHOPPING AND FESTIVAL GARDENS, SPALDING, PE12 6EU

PROPOSED FAMILY ENTERTAINMENT CENTRE, INCLUDING CHANGE OF USE OF PLAYBARN FROM CLASS D1 (LEISURE) TO CLASS A3 (CAFÉ/RESTAURANT) USE AND ASSOCIATED WORKS

Footnote 20 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 the addition of a family entertainment area within the wider gardens to the rear of the Springfield Outlet in Spalding. The entertainment area partly builds on existing activities in the gardens through refurbishment of existing activities on site such as the miniature golf and investment in further improvements to the miniature railway.

The rest of the proposal includes the a high top hobbit village for adventure play, a sheltered infant sand play and café area, a gold panning activity area, space for picnics, a portable stage and ponds for remote control boats. All the above would be provided in a secure area enclosed by a 1 metre high wooden perimeter fence.

The entrance to the family entertainment centre area will be through the existing playbarn building in the middle of the gardens. This will incorporate the entrance and exit turnstiles but will also be converted to an American themed Diner on the ground floor with cooking and kitchen area, along with insertion of a mezzanine which would be used as party rooms. A small structure would be provided to the side of the playbarn building to accommodate outdoor toilet facilities.

In light of the changes to the use of the Playbarn building for predominantly an American themed Diner, the application includes for change of use of the building from leisure (Class D1) to café/restaurant (Class A3).

However, whilst the application entails development thus requiring planning permission, members of the public already visit the gardens area across the extent of the application site.

Whilst the area may be more used by members of the public the flood risk issue would not alter from the existing situation.

Consequently and although the application site is located in Flood Zone 3, it occupies an area currently used by visitors to Springfields. 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. Conversion of the playbarn would maintain the same footprint as existing. Other structures across the family entertainment centre are minimal and largely comprise canopied areas or re-use of existing sheds and structures on site. Given the extent of the existing gardens area 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.

