



FLOOD RISK ASSESSMENT

136 ROMAN BANK, SPALDING, PE11 2HR



1.0 INTRODUCTION

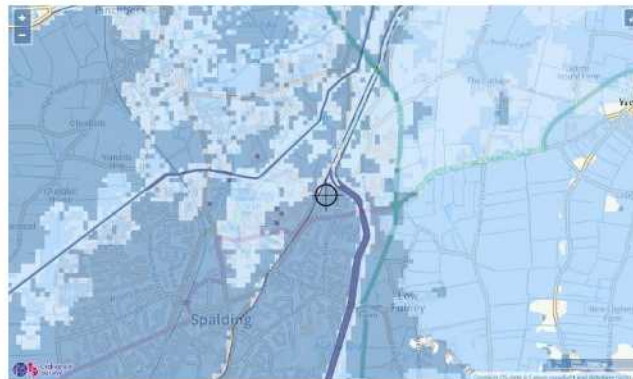
This Flood Risk Assessment was prepared by Clayton Architecture Limited on behalf of the Applicant API Limited to support the submission of a Full Planning Application at 136 Roman Bank, Spalding PE11 2HR. The proposal involves a retrospective application of conversion of HMO (Use Class C4 - Houses in multiple occupation) to two flats (Use Class C3(a) - Dwellinghouses). Previously, the building was being used as a HMO prior to the Applicant purchasing the building and this application aims to legalise the existing arrangement and provide a higher standard of accommodation at the same time.



2.0 CONTEXT



The site sits within **Flood Zone 3**.



Flooding from rivers and the sea is **medium risk**



Flooding from surface water is **low risk**

The entire site is within Flood Zone 3 and therefore there is a high probability of flooding. Chances of flooding from the rivers and sea is between 0.1% and 1% each year which is deemed low risk. Chances of flooding from surface water is also between 0.1% and 1% each year which is also deemed low risk.



As you can see from zooming out on the maps, the majority of Spalding's housing stock is within the same flood risk zone.

With regard to flood risk due to rivers and the sea, the majority of Spalding's housing stock is in a medium risk zone, with risk lessening to the East toward Weston. With surface water risk, Spalding is relatively low risk.



Figure 1 Flood Risk Zone



Figure 2 Rivers and the Sea Flood Risk



Figure 3 Surface Water Flood Risk



3.0 POLICY

Paragraph 159 of NPPF states: *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'* From the context maps, we can see that the proposal is in a medium risk area in Spalding, this means that this area has a chance of flooding of between 1% and 3.3% each year. The development will not increase the risk of flooding in the area as there are no proposed extensions.

Paragraph 161 of NPPF states: *'All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.'* From the wider outlook of the context maps, the site is in a medium risk area in Spalding. While there is evident flood risk, the nature of the development will not impact this to increase the flood risk to people or property.

Paragraph 162 of NPPF states: *'The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.'* Given the nature of the development, there will be no increase to the flood risk to people or property.

Paragraph 168 of NPPF states: *'Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.'* This application is for change of use. Although the site should not be subject to sequential tests, the above points show a basic sequential test for the area.

Policy 2 of South East Lincolnshire Local Plan states: *'Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: ...7. Sustainable drainage and flood risk...'* Mitigation measures are proposed and a basic sequential test has been provided, although this is not a requirement according to the NPPF.

Policy 4 of South East Lincolnshire Local Plan states: *'Change of use of existing buildings will be supported providing they do not pose an increase in risk to people.'* Mitigation measures are proposed to be added as a planning condition to reduce risk and the design does not increase flood risk in the area as a result of surface water drainage.



4.0 CONCLUSION

Given the nature of the development, converting from a HMO to 2no. self-contained flats, the proposal will improve both the quality of residential accommodation as well as the impact of the building on flood risk. As such the proposal should be approved on it's own merit as a positive contribute to the local area and improvement upon the previous use of the site, and the mitigation measures noted below taken if absolutely necessary.

The following Flood Mitigation Measures could be imposed via Planning Condition if deemed necessary:

- Tenants will be told to register for the Environment Agency early warning system and the owner will put a flood plan in place, to be shared with Tenants as part of their Tenancy Agreement.
- A new de-mountable flood defence barrier will be installed to the front door.

