

Flood Risk Assessment and Flood Plan

In Support of the Planning Application for the Change of Use of Register Office to Dwelling and Erection of Shed:

Linden House, 1 Bath Lane, Spalding.

The site is within Flood Zone 3 as shown on the following plan:



NPPF paragraph 164 states that applications for some minor development, including householder development and changes of use, should not be subject to the sequential or exception tests, but a flood risk assessment is still required in flood zones 2 and 3.

This document sets out that flood risk assessment.

The proposal involves change of use of the Register Office to a dwelling. The use will result in fewer people using the site, as it will be occupied by a single household rather than gatherings of people for weddings and attendance for other events.

The occupiers of the dwelling will be more aware of the flood risk and relevant emergency measures than users of a Register Office, thereby reducing the scale of any need for rescue efforts. The dwelling is a 2-storey building, such that upper floors are available for refuge if evacuation is not immediately possible.

Surface water will be managed in the following ways:

- Surface water from the shed will be dealt with by using sustainable drainage in the form of either a water butt or via infiltration drainage into the garden.

Flood risk will be managed in the following way:

Flood Plan

This Flood Plan addresses the need to be warned of impending flood risk, to be aware of actions to be taken to protect property, to have an evacuation plan and evacuation route in place, and to provide information for occupiers. The following actions will be maintained in perpetuity:

- The applicant will sign up to the Environment Agency's Flood Warning system.
- An evacuation plan will be maintained for the dwelling, including details of the routes away from the dwelling for escape / rescue.
- An up to date list of relevant contacts will be maintained: Floodline, insurance, building services.

In conclusion, the development is not considered to be at greater risk of flooding than the Register Office use, nor to increase the risk of flooding elsewhere.