Flood Risk Assessment – issue 01



Change of Use to Residential
Upper Floors, 17 Station Street, Spalding

Contents

1	INTRODUCTION	3
2	SITE LOCATION / DESCRIPTION	3
3	FLOOD RISK MAP	4
4	SITE-SPECIFIC DATA	5
5	FLOOD RISK VULNERABILITY	
	5.1 Sequential & Exception Tests	6
	5.2 Flood Risk from Rivers & the Sea	6
	5.3 Flood Risk from Other Sources	6
6	ADDITIONAL MEASURES	8
7	CONCLUSIONS	8

1 INTRODUCTION

This Flood Risk Assessment has been prepared in support of a Planning Application for a Change of Use for the upper floors of a shop at 17 Station Street, Spalding, PE11 1EF into residential use.

It has been written following the National Planning Policy Framework, Standing Advice from the Environment Agency and the Flood Risk and Coastal Change Guidance (all available on gov.uk).

It is based on information available from flood-map-for-planning-service.gov.uk and additional information from the South East Lincolnshire Strategic Flood Risk Assessment (SFRA).

2 SITE LOCATION / DESCRIPTION

The application site consists of the upper floors of 17 Station Road, Spalding.

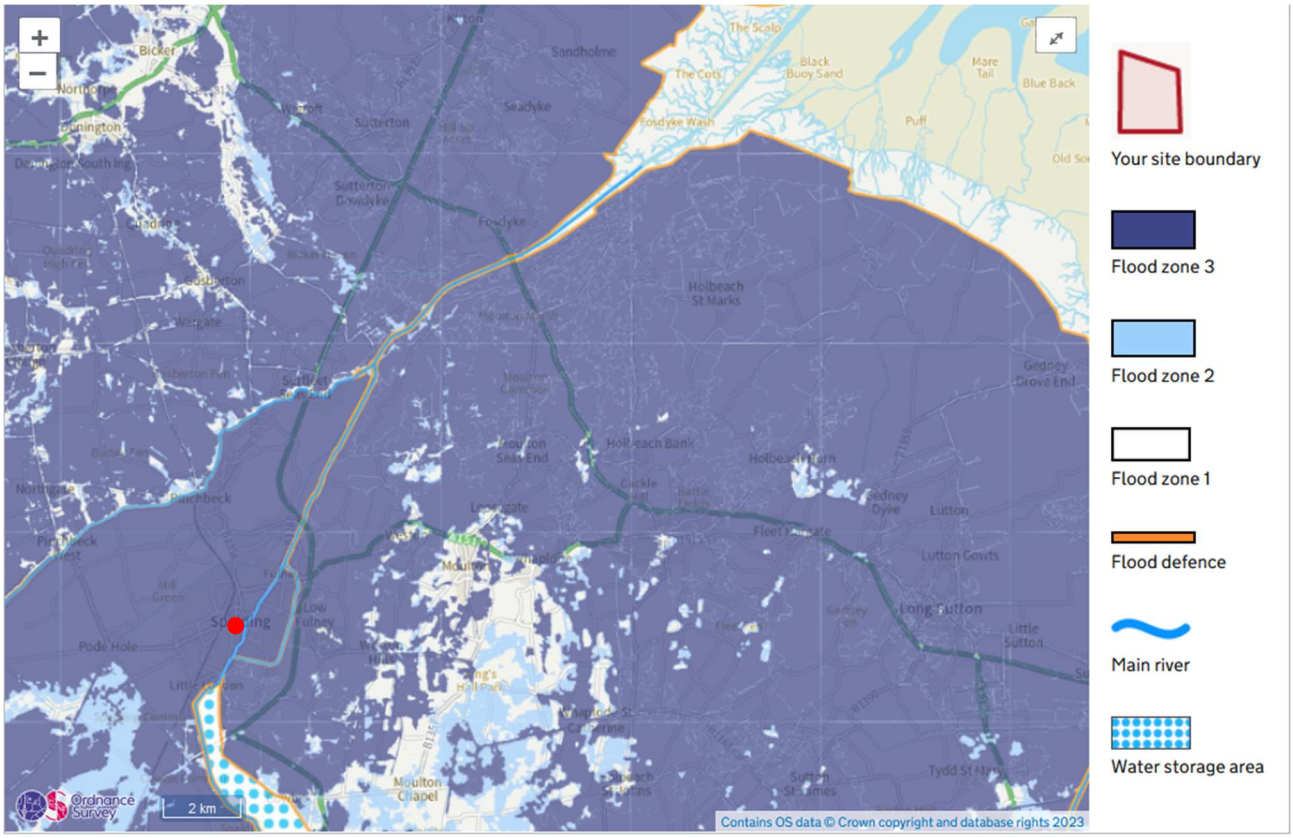


ReQuestAPlan
Map number: TQRQM23303133054243
© Crown copyright and database rights 2023 OS 100042766

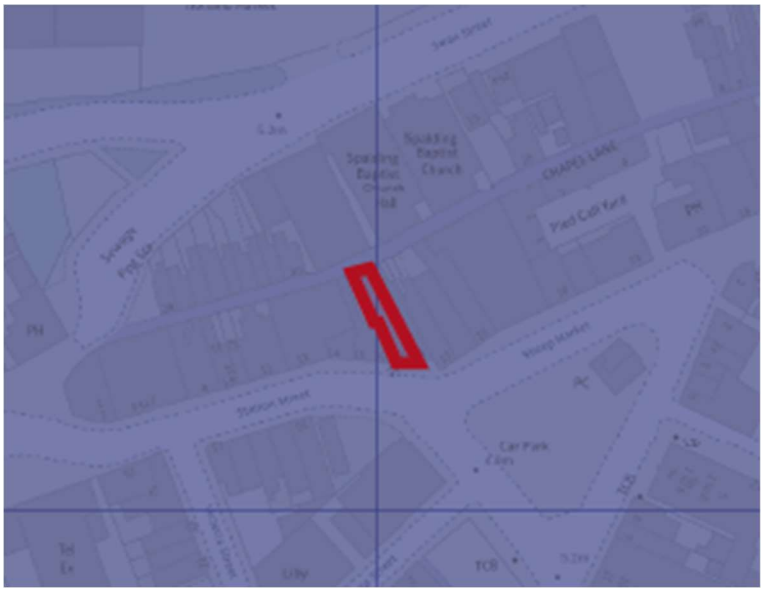
Extract from drawing PL01 – Location Plan – Not to Scale

3 FLOOD RISK MAP

The site is located in Spalding, an area nearly entirely in Flood Zone 3, but benefitting from Flood Defences.



Flood Map For Planning Service © GOV.UK The red dot denotes the site location.



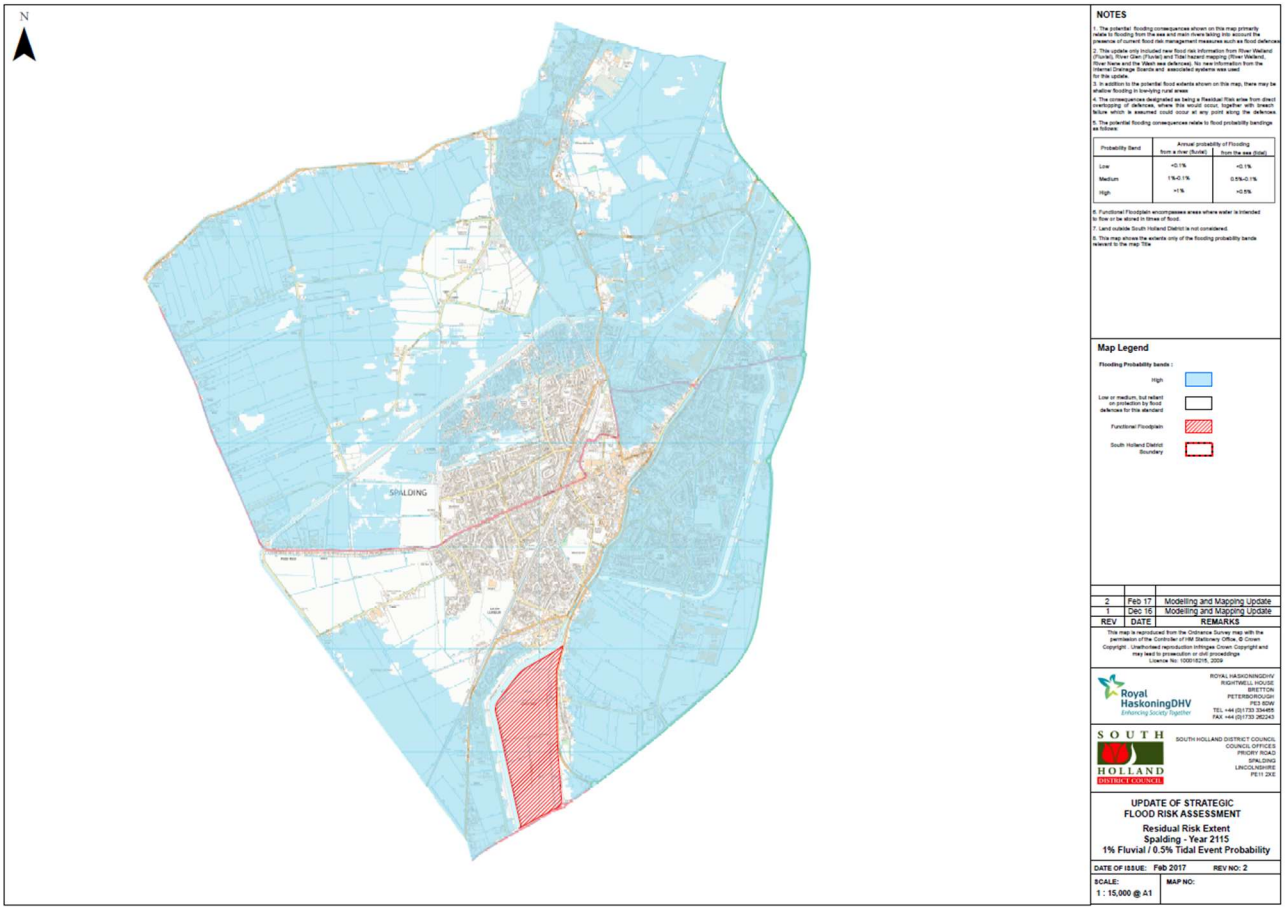
Flood Map For Planning Service © GOV.UK
Map information zoomed onto the application site.

4 SITE-SPECIFIC DATA

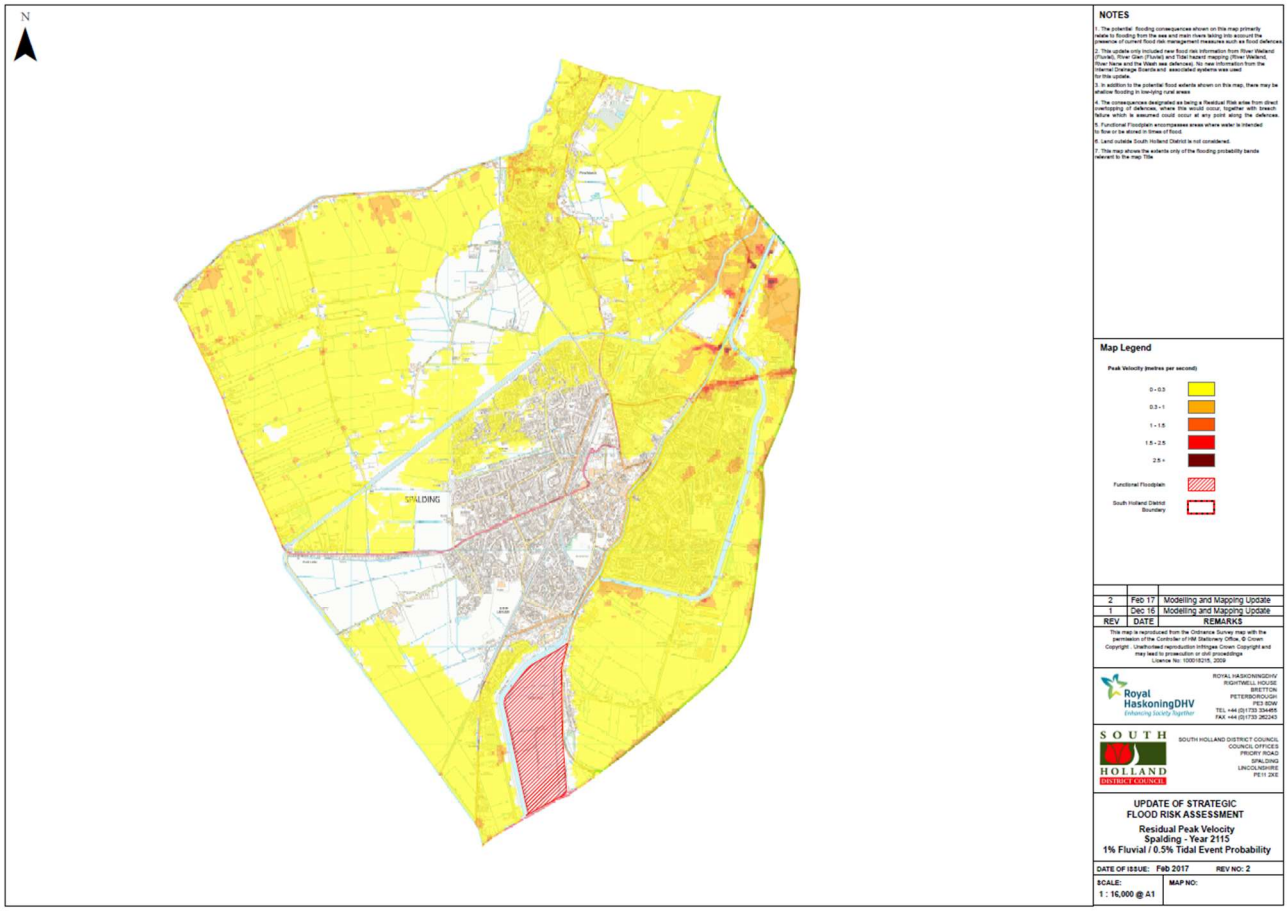
As Spalding is entirely within FZ3, South Holland's advice is to use site-specific data made available as part of their Strategic Flood Risk Assessment, using projected data for year 2115, 1% Fluvial, 0.5% Tidal Event Probability.

The following maps show that the site lies outside the risk areas for:

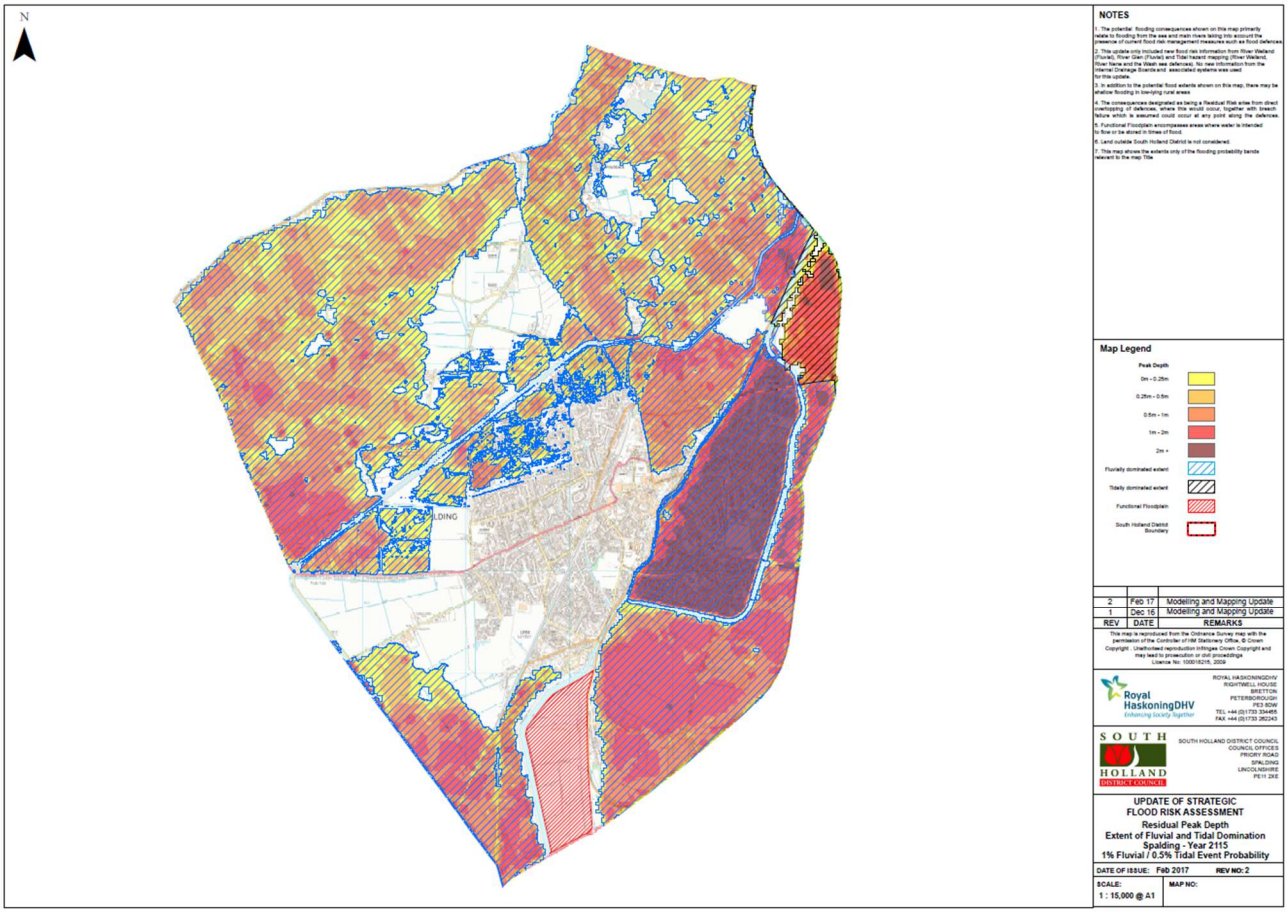
1. Residual Risk Extent
2. Residual Peak Velocity
3. Residual Peak Depth



Residual Risk Extent – Spalding Year 2115 – 1% Fluvial / 0.5% Tidal Event Probability



Residual Peak Velocity – Spalding Year 2115 – 1% Fluvial / 0.5% Tidal Event Probability



Residual Peak Depth – Spalding Year 2115 – 1% Fluvial / 0.5% Tidal Event Probability

5 FLOOD RISK VULNERABILITY

The National Planning Policy Framework (09-2023) requires a site-specific flood risk assessment for all development in FZ 2 and FZ 3.

5.1 Sequential and Exception Tests

NPPF 168 states that applications for some minor development and changes of use (with some exceptions) should not be subject to the sequential or exception tests but should still meet the requirements of the site-specific flood risk assessment therefore, the sequential and exception tests have not been applied to this development.

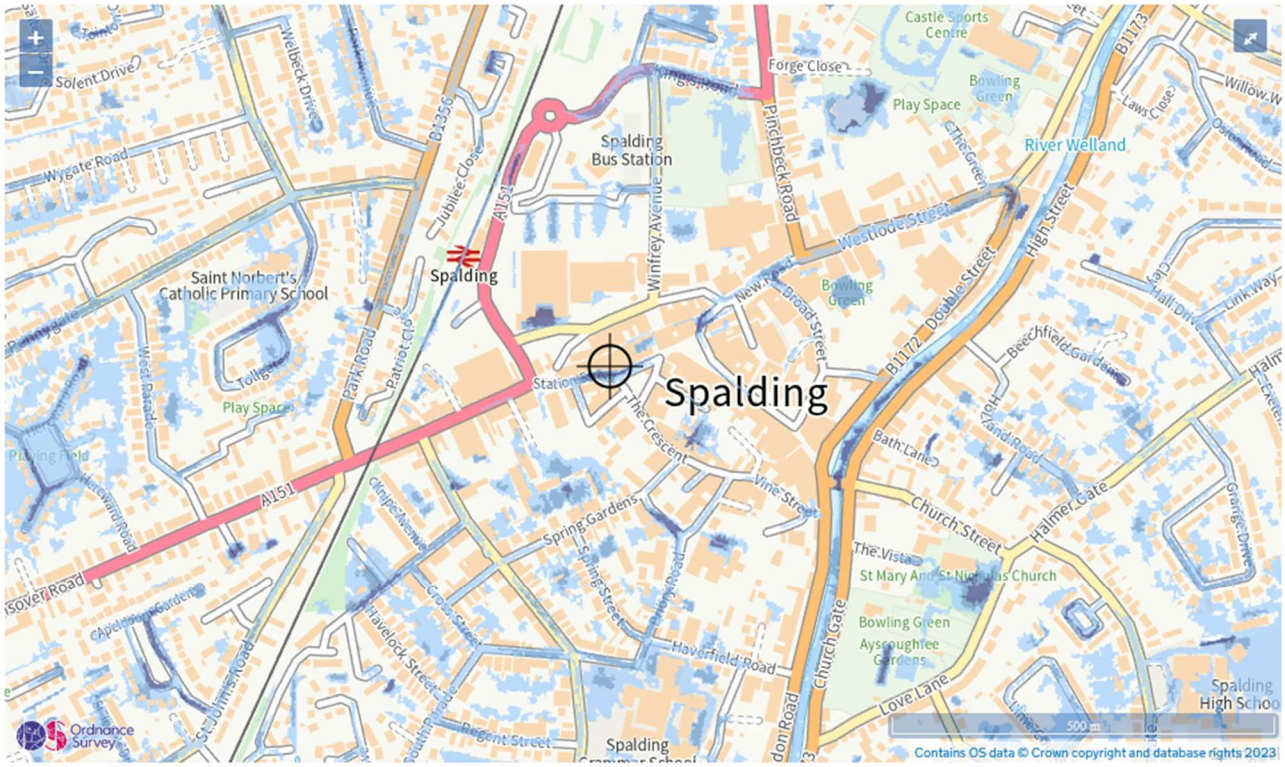
5.2 Risk of Flooding from Rivers or the Sea

The maps under Section 4 show that the development is not at risk of flooding from rivers or the sea.

5.3 Risk of Flooding from Other Sources

Based on data from gov.uk “Check the long-term flood risk for an area in England”:

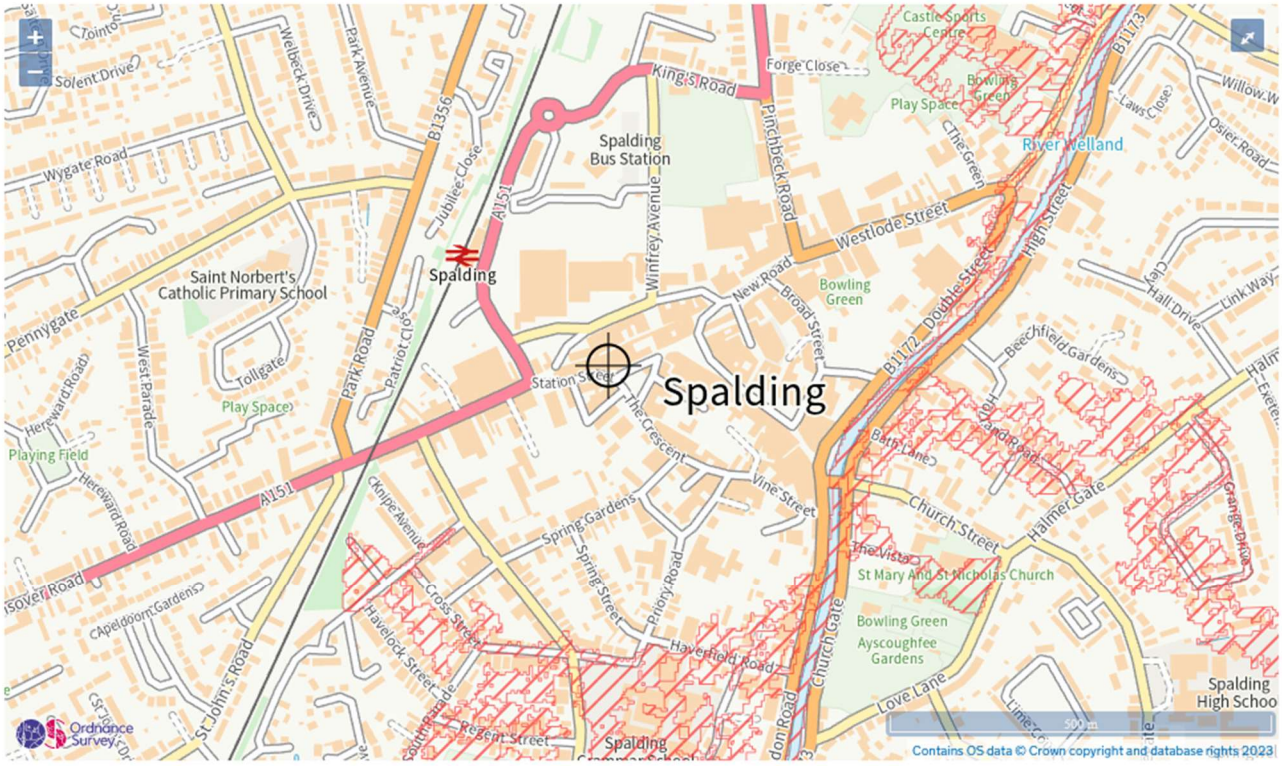
Flooding from Surface Water:



Extent of flooding from surface water

High Medium Low Very low Location you selected

Flooding from Reservoirs:



Maximum extent of flooding from reservoirs:

when river levels are normal | when there is also flooding from rivers | Location you selected

Flooding from Groundwater: no data available.

6 ADDITIONAL MEASURES

The applicant proposes to sign up to the Environmental Agency service for flood warnings.

This year the government launched their new public warning system, in which alerts are sent to mobile phones in events such as severe flooding, fires or extreme weather.

Both systems should assure that future residents are adequately warned of cases of severe flooding that might affect the development.

Lincolnshire has also established emergency evacuation routes, clearly signposted.

7 CONCLUSIONS

Based on the information submitted, it is concluded that the proposed development is suitable for the proposed location in terms of Flood Risk Assessment:

1. It is a change of use which will not increase the area of the development, therefore will not increase the risk of flooding elsewhere.

2. Site-specific information shows the site is outside the areas at risk of flooding.

3. The residential accommodation resulting from the change of use will be located above a shop, therefore the accommodation will be above the surrounding ground level, offering protection from potential flooding.

4. The applicant would implement additional flood warning measures.