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## FLOOD RISK ASSESSMENT

The Lighthouse Pentecostal Church

18-19 Broad Street, Spalding, PE11 1TB



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### The Lighthouse Pentecostal Church

18-19 Broad Street, Spalding, PE11 1TB

Flood Risk Assessment to support change of use  
Application

Our REF: DCK/LIGHT/23/1905

|            |          |
|------------|----------|
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## 1.0 INTRODUCTION

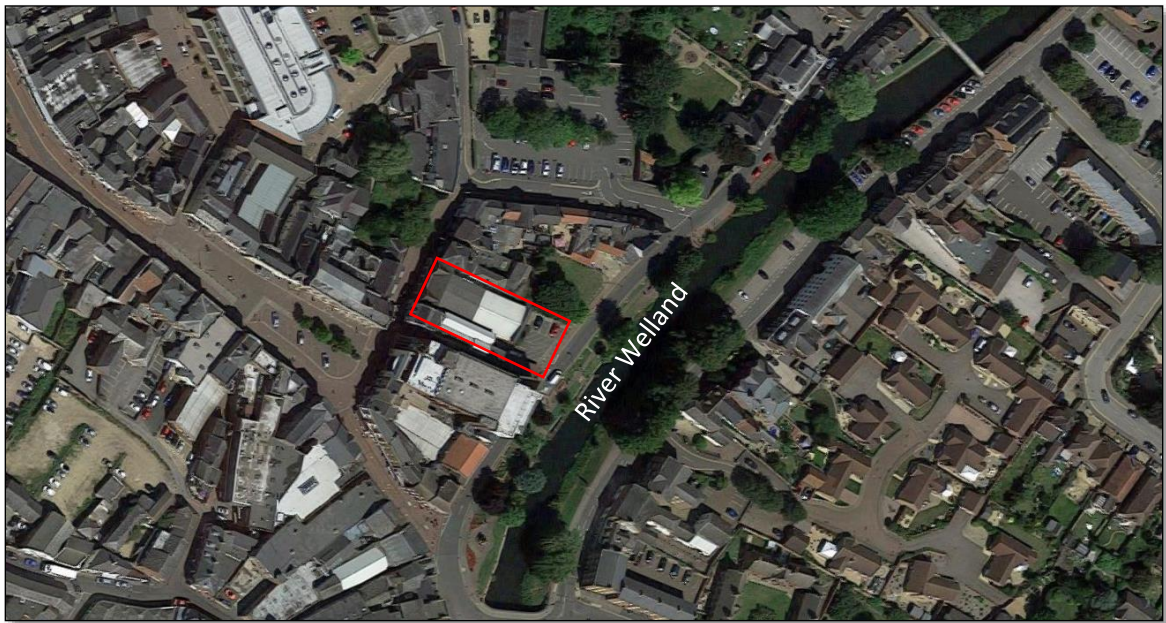
- 1.1 This Flood Risk Assessment has been prepared in accordance with the National Planning Policy Framework (NPPF) and supporting planning practice guidance (PPG) on Flood Risk and Coastal Change.
- 1.2 In areas at risk of flooding or for sites of 1 hectare or more, developers are required to undertake a site-specific Flood Risk Assessment to accompany an application for planning permission.
- 1.3 The South East Lincolnshire Local Plan 2011 – 2036, adopted in March 2019, is the Local Plan for the district. Policy 4: Approach to Flood Risk states the requirements for flood risk reduction. The South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) was prepared in March 2017.
- 1.4 The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by reducing the number of people at risk of flooding, increasing the resilience of local communities, and reducing the impact of flooding.
- 1.5 This Flood Risk Assessment has been produced on behalf of the Lighthouse Pentecostal Church in respect of a development that consists of a change of use of an existing building, 18-19 Broad Street, Spalding, PE11, 1TB from retail (Class E (a)) to mixed use, comprising ancillary retail, café, indoor play space, offices (Class E), Church (Class F1), a community meeting place (Class F2) and food bank (Sui Generis). The Assessment is proportionate in relation to the change of use application that involves no physical change to the building envelope or footprint.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The Site is located within the settlement boundaries of Spalding, as outlined in the South East Lincolnshire Local Plan, 2019 (SELLP). The Site is within the town centre, sitting on the south east of Broad Street and north west of Double Street. The building is a large brick

built three storey building with the rear of the site situated approximately 30 metres west of the River Welland, separated by Double Street.

**Figure 1: Site Location (Source Google Maps)**



### **3.0 PROPOSED DEVELOPMENT**

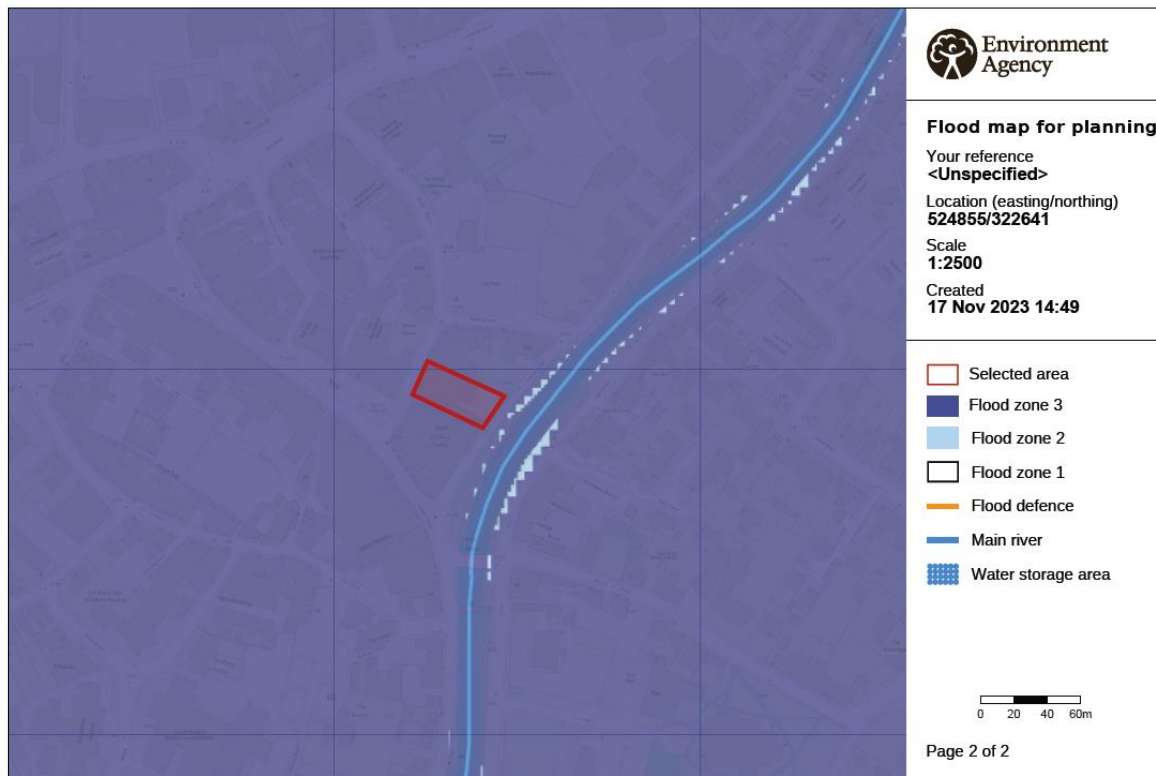
- 3.1 The Application Proposal comprises a change of use of an existing building and involves no changes to the built form.

### **4.0 FLOOD RISK**

- 4.1 An extract from the Environment Agency Flood Map for Planning is shown in Figure 2. The Site is located within Flood Zone 3, an area with a high probability of flooding.
- 4.2 The Site is also shown to be at a very low risk of surface water flooding.
- 4.3 Table 2 of the PPG Flood Risk and Coastal Change categorises different types of uses and development according to their vulnerability to flood risk. The proposed development is covered by the description of buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure and is classified as 'Less Vulnerable'.

- 4.4 The Development Proposal does not change the 'vulnerability' classification of the site and there is no need to apply the sequential or exception test.

Figure 2: Extract from the Environment Agency Flood Map for Planning



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## 5.0 CONCLUSION

- 5.1 The proposed development is in Flood Zone 3 which covers the whole of the town centre. The proposal does not involve any extension or alterations to the building footprint and proposes no change to the vulnerability classification. It is therefore considered that the Development Proposal will not pose a flood risk and no further flood risk assessment is required.



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