# Flood Risk Assessment

**Change of use of part of existing dwelling to be used for childminding.**

74 Princes Street, Sutton Bridge, Spalding. PE12 9RE.

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# DOCUMENT HISTORY

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# 1 Introduction

1.1 This Statement has been prepared to accompany a Change of Use Application at 74 Princes Street, Sutton Bridge, Spalding.

1.2 The Government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process. This course of action seeks to reduce the future damage to property and risk to life resulting from incidents of flooding. National Planning Policy does not prevent all development in flood risk areas and this would be unsustainable and result in economic stagnation, depriving existing communities of much needed homes, services, employment opportunities etc. It is in the essential interests of the vitality of settlements and for the wider economic and social wellbeing of the community, that development opportunities are not unnecessarily constrained. Accordingly, the aims of this site specific FRA will be as follows:

- Identify and address flood risk issues associated with the development.
- Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future.
- Assess whether the project will increase the flood risk elsewhere.
- Demonstrate that the project is safe and where possible, reduces flood risk.
- Propose measures to deal with the identified effects and risks.

## 2 Existing Site

2.1 The application site is a property known as number 74 Princes Street which is located within the village of Sutton Bridge in Lincolnshire. (See Figure 1). The grid reference for the centre of the site is TF 47519 21646.



*Figure 1- Aerial photograph showing the location of the site.*

2.2 A site visit has not been undertaken, but the online mapping imagery shows Number 74 as being a 2 storey semi-detached dwelling constructed from brick with a tiled roof. The dwelling is accessed directly from Princes Street with an area of parking to the front of the property and an area of private garden to the rear. It is assumed that the ground floor of the dwelling comprises living spaces such as lounge and kitchen with bedrooms and bathroom located at first floor.

2.3 The Environment Agency flood map for planning identifies the site as being located within Flood Zone 3 (See Figure 2).

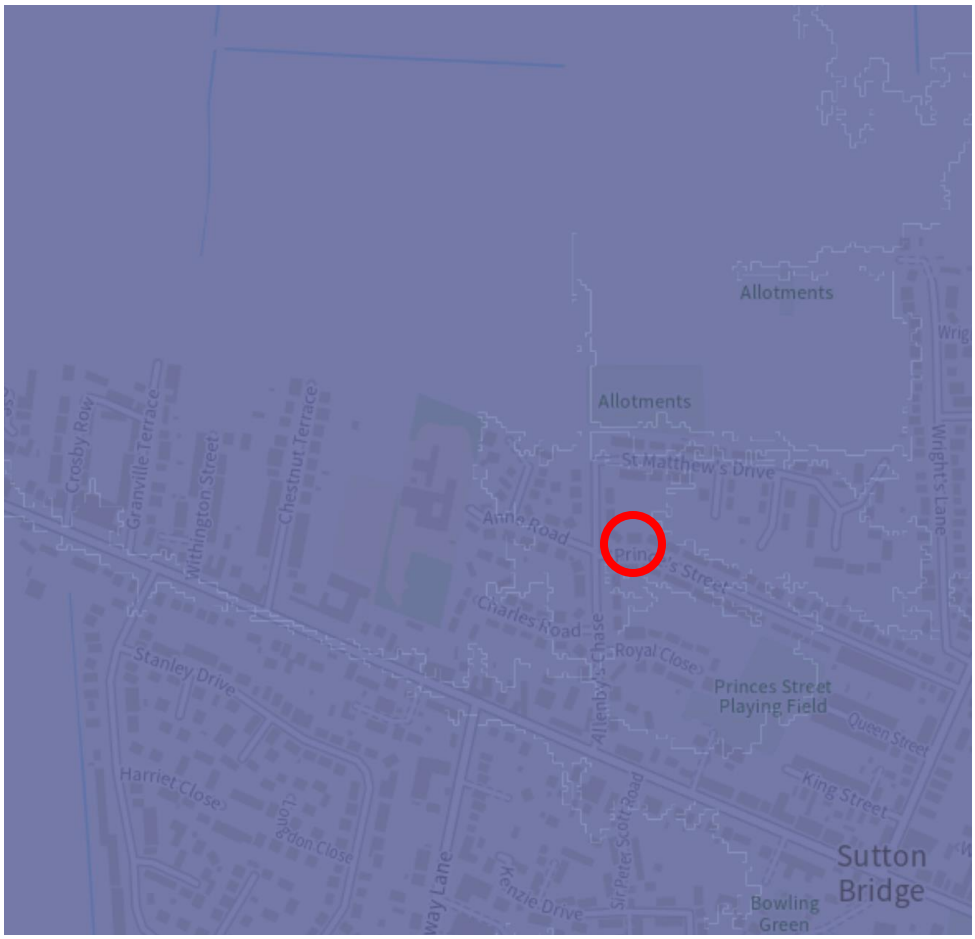



*Figure 2- Extract from the Environment Agency flood map for planning showing the location of the site in relation to the flood zones.*

## 3 Proposed Scheme

3.1 The proposals involve the change of use of part of the ground floor to be used for child minding. It is assumed that the proposals do not require any physical internal or external changes.

## 4 The Sequential & Exceptions Test

4.1 The Sequential and Exceptions Tests are not applicable to this development.

# 5 Assessment of potential sources of flooding and possible impact

5.0 This section presents an assessment of Flood Risk to the development from

a) external sources; and

b) potential of the proposed development to cause flood risk elsewhere

| Table 1: Summary of possible sources of flooding | | |
|---|---|---|
| **Source** | **Significant?** | **Comment** |
| Fluvial | Yes | River Nene |
| Tidal/Coastal | Yes | North Sea |
| Pluvial (drainage) | No | Impermeable area to remain the same. |
| Groundwater | No | Unlikely due to local drainage network |
| Overland flow | No | No higher ground adjacent to the site |
| Blockage | No | No culverts or bridges close to the site |
| Infrastructure failure | No | No major infrastructure has been identified |
| Rainfall ponding | No | No depressed areas which could encourage ponding. |

## a) Assessment of Flood Risk to Development from External Sources

### 5.1 Assessment of Flood Risk from Fluvial/Tidal Sources

5.1.1 The River Nene is located approximately 900m to the east of the site and is seen as being a source of flood risk.

5.1.2 The North Sea is located approximately 10km miles to the north of the site therefore tidal flooding is considered to be a source of flood risk.

### 5.2 Assessment of Flood Risk from Overland Flow (Pluvial)

5.2.1 The Environment Agency Surface Water Flood Map shows that the site is not at risk from surface water flooding.

### 5.3 Assessment of Flood Risk from Ground Water

5.3.1 The area surrounding the site is not known to suffer from ground water problems.

### 5.4 Assessment of Flood Risk from Reservoirs

5.4.1 The Environment Agency Risk of Flooding from Reservoirs Map shows that the site is not within an area of reservoir flood risk.

## B) Potential of the Proposed Development to Cause Flood Risk Elsewhere

5.5 In order to mitigate flood risk posed from the site post development adequate control measures have been considered for the site. In accordance with recognised guidance there is a hierarchy of surface water from new development should be discharges. This should be as follows

- Infiltration
- Water course
- Public sewer

5.6 **T**he impermeable area of the site will not be increased by the proposed development. It is assumed there is already a surface water system in place.

### Mitigation Measures

5.7 The proposals involve the change of use of part of a dwellinghouse to be used for childcare, both of these uses fall within the More Vulnerable classification therefore the Flood Risk Vulnerability Classification of the property will remain unchanged. It is not feasible or appropriate to provide physical mitigation measures such as the raising of floor levels.

A precautionary approach should be adopted to ensure that the development is safe and not exposed unnecessarily to flooding. The following mitigation measures will be put into place;

- The 1st floor of the property should be made available as a safe refuge.
- It is recommended, that the site is registered with the Environment Agency's 'Warnings Direct' flood warning system. The Agency provides this flood warning service in England and Wales and supports the public taking action to prepare and respond when these warnings are issued. The warnings are provided for flooding

from rivers and the sea but not for localised flash flooding that cannot be predicted, for example from blocked or overloaded sewers or local groundwater flooding. The Agency issues warnings through media on TV and radio weather bulletins and on its website (www.environment-agency.gov.uk/floodline). In areas of particular risk, the Agency can send a warning message direct to people at home or at work by telephone, fax or pager using an Automatic Voice Messaging (AVM) system.

# 6 Conclusion

6.1 The following conclusions, in relation to the questions posed at the start of this document, are as follows:

6.2 ***Identify and address flood risk issues associated with the proposed development;***
The main source of flood risk will be tidal from the North Sea and the River Nene.

6.3 ***Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future:***
The site is located within Flood Zone 3 therefore the site is at risk of tidal and fluvial flooding.

6.4 ***Assess whether the project will increase the flood risk elsewhere:***
The proposals will not increase impermeable area within the site.

6.5 ***Demonstrate the project is safe and where possible reduces flood risk overall and proposes measures to deal with the identified effects and risks:***
The proposals will retain the current Flood Risk Vulnerability Classification of the property. The first floor of the property should be available as a safe refuge and the site should be registered with the Environment Agency's 'Warnings Direct' flood warning system.

6.6 This report demonstrates the proposed development is compliant with the requirements of the National Planning Policy Framework, and it is considered that planning permission should not be refused on flood risk grounds.