



FLOOD RISK ASSESSMENT

4 BRIDGE ROAD, SUTTON BRIDGE, SPALDING, PE12 9UA

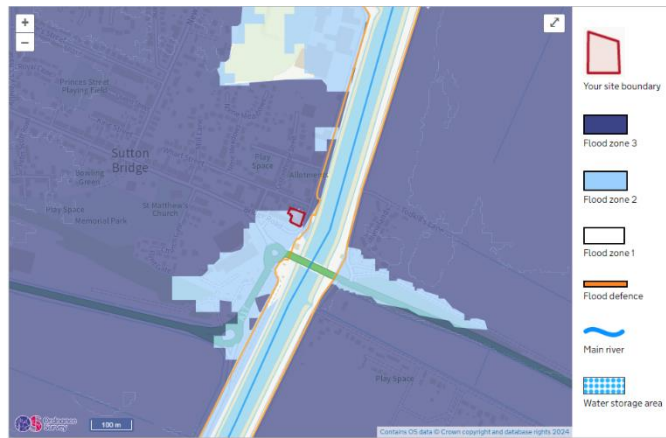


1.0 INTRODUCTION

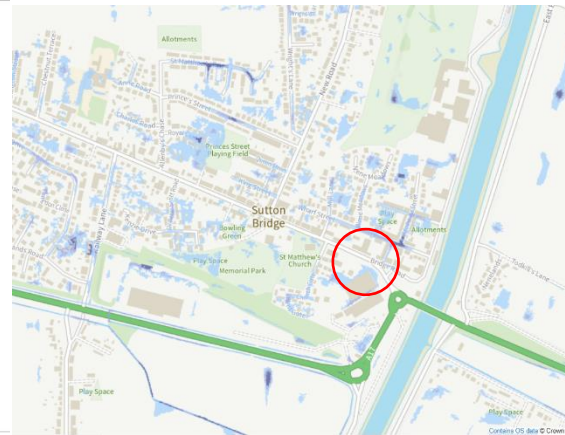
This Flood Risk Assessment was prepared by Clayton Architecture Limited on behalf of the Applicant API Limited to support the submission of a Full Planning Application at 4 Bridge Road, Sutton Bridge, Spalding PE12, 9UA. The proposal involves a retrospective planning application for a change of use from hotel (use class C1) to residential (use class C3).



2.0 CONTEXT



The site sits within **Flood Zones 2 and 3**.



Flooding from surface water is **no risk**



Flooding from rivers and sea is **low risk**

The site is within Flood Zones 2 and 3, 3 being the car park only. 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.





Figure 1 Flood Risk Zone

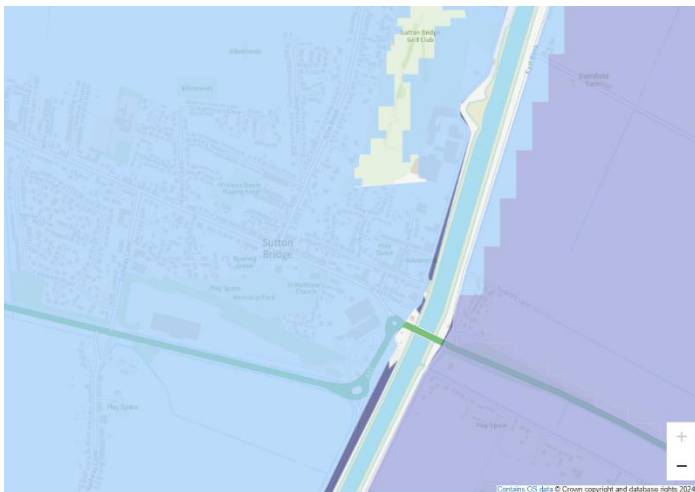


Figure 2 Rivers and the Sea Flood Risk

As you can see from zooming out on the maps, the majority of Sutton Bridge's housing stock is within the risk zone 3.

With regard to flood risk due to rivers and the sea, the majority of Sutton Bridge's housing stock is within the same risk zone or worse, and it is the same situation with the surface water risk.

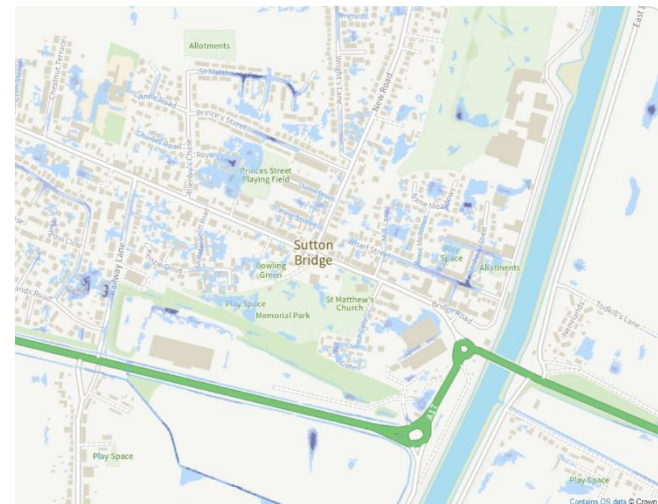


Figure 3 Surface Water Flood Risk



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 one of the lower risk areas in Sutton Bridge. The development will not increase the risk of flooding in the area as the proposed extension are smaller than the existing outriggers.

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 looking further out at the context maps, the site is in one of the lower risk areas along the river.

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.’* From looking further out at the context maps, the site is in one of the lower risk areas along the river.

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.

Paragraph 3.2.7 of South East Lincolnshire Local Plan states: *‘Whilst the Local Plan takes a precautionary approach to flood risk it is recognised that the Boston urban area will continue to be an area of choice for most residents, and therefore flood mitigation is a major consideration and cost in the delivery of new development. The Boston Barrier is expected to be of huge significance to the viability of new development in Boston, the role of the town as a Sub-Regional Centre and to reducing flood risk overall.’* There is a large requirement for housing stock in the area and the flood risk would not increase as a result of the development. Flood mitigation measures are outlined within the document to reduce the impact on the proposal, including not utilising the full extent of the basement to reduce flood risk for the residential units.

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 PROPOSED FLOOD MITIGATION MEASURES

In line with the above an **approved application** on the same street (ref: **B/20/0409**) 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.

