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This document has been prepared to provide greater detail to the Exception Test made within the Flood Risk Assessment (January 2020) for the proposed development at 236 Bridge Road, Sutton Bridge.

The Exception Test

The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower flood risk of flooding are not available. The two parts of the Test require the proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere.

Flood Risk

The Flood Risk Assessment demonstrates that the risk of flooding at the site is low. The River Nene tidal defences provide protection during the 0.5% annual probability (1 in 200 chance each year) event including climate change. There is a residual risk to the site associated with a breach of the tidal defences. The measures proposed to mitigate this residual risk, elevated floor levels and flood resilient construction, are in accordance with the Local Authorities Standing Advice. In summary the site is protected to the appropriate standard and the residual risk is mitigated.

Sustainability Benefits

The site is considered to provide three primary sustainability benefits.

The Local Plan has a target of a net increase of at least 11,681 dwellings in South Holland over the 25-year local plan period. The Plan considers this new housing is required to ensure the sustainability of the Local Plan area. The proposed development will contribute to this target.

The development is located within an existing community. The additional dwellings are a benefit as they will sustain and support the growth of Sutton Bridge.

The flood risk mitigation measures incorporate climate change allowances and therefore provide a solution that is sustainable for the next 100 years.

Summary

This document summarises the flood risk at the site, the mitigation of residual risks and the sustainability benefits of the development. Overall, the sustainability benefits are considered to outweigh the flood risk. As such the development passes the Exception Test.

Tim Ellingham
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