

Proposed new Playzone Sutton Bridge, Memorial Park

LK2

Flood Risk Assessment



LK/1457.2– SIS pitches
November 2025
Rev 000 – Planning Issue

Introduction

This Flood Risk Assessment is submitted in support of a planning application for the development of a New "PlayZone" multi use games area on Sutton Bridge Memorial Park. The Memorial Park is an important community facility, providing local residents with a versatile outdoor space, with grass football pitches, outdoor exercise equipment, and open grass space. The existing playing fields are laid to grass, and as part of Sutton Bridge Parish Council's ongoing commitment to enhancing public amenities, provision of the new Playzone has been proposed.

The Memorial Park is an expansive green space within the town of Sutton Bridge, (South Holland, Lincolnshire) situated on the A17 road, approximately 7 miles north of Wisbech and 9 miles west of King's Lynn. The Field features open grass areas, with grass football pitches & outdoor exercise equipment. It is connected to the Curlew Playground and also positioned adjacent to The Curlew Community Centre, which is a multi-use community facility with function rooms. As well as being a hub for local sports, the fields and community centre are also used for hosting communal events, utilizing both the open grass areas and the community rooms / multi-use spaces

The main site access is down the side of The Curlew Centre (off Bridge Street) which leads to a small car park on the edge of the park.

The site is bordered by a mixture of large mature trees, bushes / hedge rows and fencing. Beyond this, the site is surrounded by residential areas to the north and east, with St Matthews Church and Library to the north, and Pinchbeck East C of E Primary Academy to the east and Nene Transport's yard to the south.

The location of the memorial park and the amenities offered make the site central to the community, providing easy access for the local residents



View of site

The Proposal

Sutton Bridge Parish Council wish to provide a new Football, Basketball & Netball Playzone in the park to supplement the existing grass pitch facilities. They wish to deliver the new facilities utilising the football foundations Playzones framework

The work will include:

Layout and Design

- The proposed Playzone pitch will be situated within the existing play area
- The design will include:
 - High quality 30m x 20m 3G surface suitable for football & rugby.
 - Perimeter fencing to ensure safety and prevent unauthorized access outside of operational hours.
 - Seating areas for spectators and resting players.
 - Low-impact LED lighting to facilitate evening use while minimizing light pollution.

- These will have NO impact on Flood Risk

Amount:

The total area of the planning application boundary is 1300m².

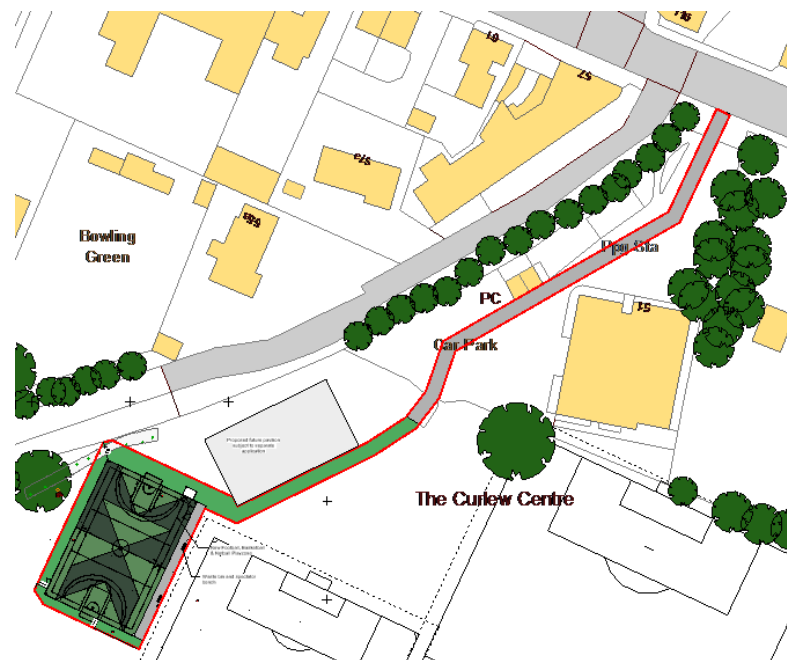
Proposed Areas:

Proposed Additional Playzone area = 613M² GEA

Proposed Additional footpaths = 61 M² GEA

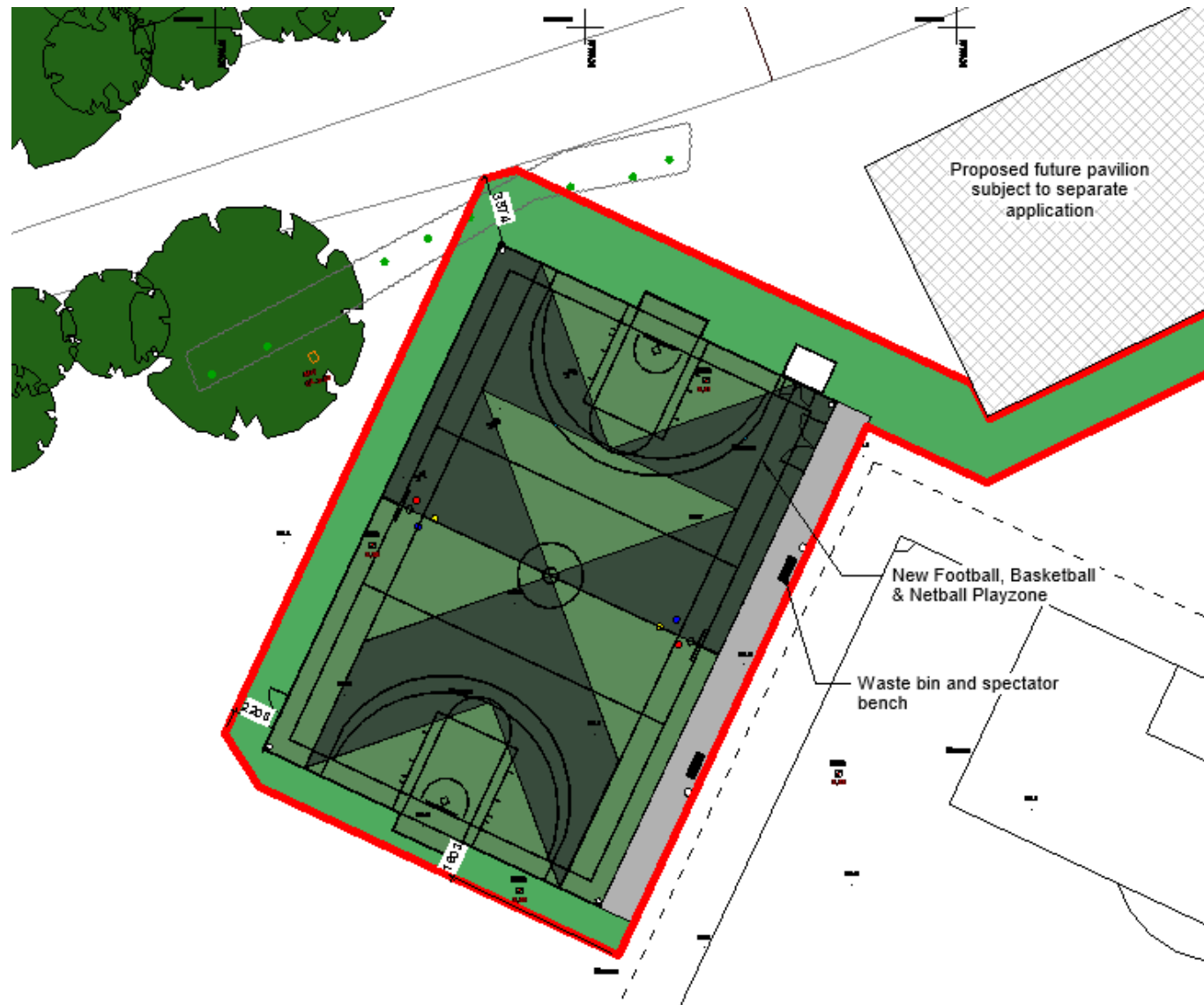
Total proposed development area = 674M² GEA

The access and Car Park to the North-East will be retained. No additional car parking is proposed.



The Proposal

Proposed Layout



Flood Risk

The NPPF sets out the Government’s national policies on different aspects of land use planning in England in relation to flood risk. A supporting web-based Planning Practice Guidance is also available.

This report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented

The guidance uses four Flood Zones to characterise flood risk which refer to the probability of river and sea flooding, ignoring the presence of defences.

The proposed development has a total GEA of 674 sqm

The Environment Agency mapping system determines the site is located within Flood Zone 3 – locations with high probability of flooding.

Flood Risk Vulnerability Classification

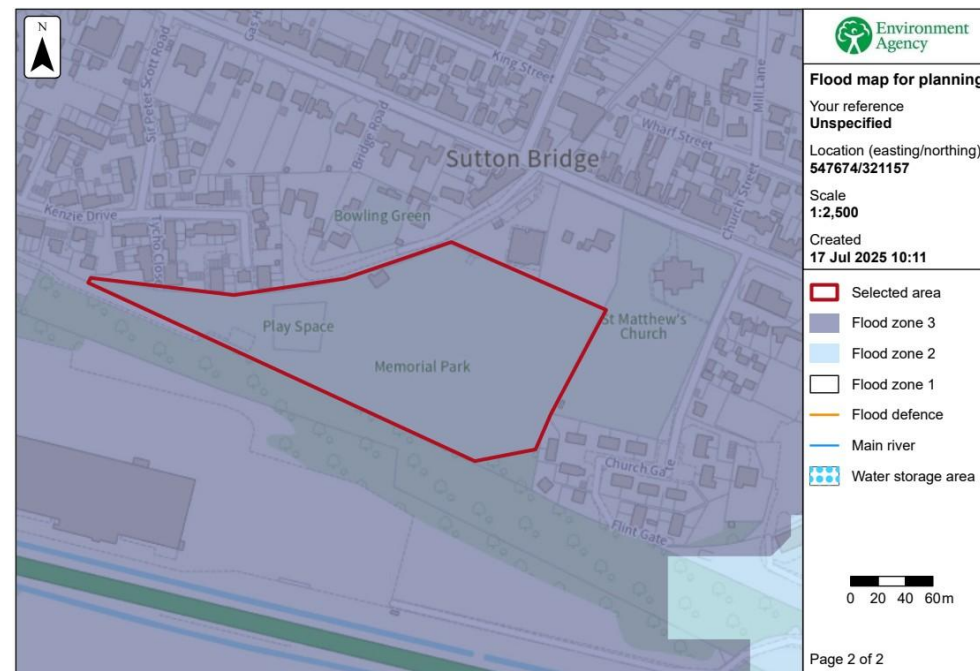
Essential Infrastructure = Transport Infrastructure; Utility Infrastructure.

Water Compatible Flood Control Infrastructure = Water and Sewage infrastructure; Navigation Facilities.

Highly Vulnerable = Emergency Services which are required in times of flood; Basement Dwellings; Mobile Home parks; Installations requiring hazardous substances consent.

More Vulnerable = Hospitals and other health services; Residential establishments; Educational establishments; Landfill and hazardous waste management facilities; Caravan and camping sites.

Less Vulnerable = Commercial establishments, Emergency services not required in times of flood; Agriculture and forestry land



Environment Agency Flood Map

Development Proposal:

The proposed development consists of an outdoor sports facility which “Emergency services not required in times of flood, which are classed as ‘less vulnerable’ in the above classification.

Whilst this application proposes an increase in the developed footprint on the site, its levels will be maintained at existing ground level and will not change the flood storage capacity of the site or increase the outfall into the existing surface water drainage system.

The proposed development will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented (Ground Level not raised)

Flood Risk Mitigation

The Website Gov. UK – Preparing a flood risk assessment: Standing Advice notes:

This development does not fall within the classifications of any of the standing advice however it is low vulnerability.

Following through relevant process the sequential test should be carried out this would determine if a site of lower risk is available.

However, an exception clause also exists:

“When development is exempt from the sequential test:

Development is also exempt from the sequential test if it is a development on a site allocated in the development plan through the sequential test and:

- the proposal is consistent with site’s allocated use
- there have been no significant changes to the known level of flood risk to the site, now or in the future, which would have affected the outcome of the test

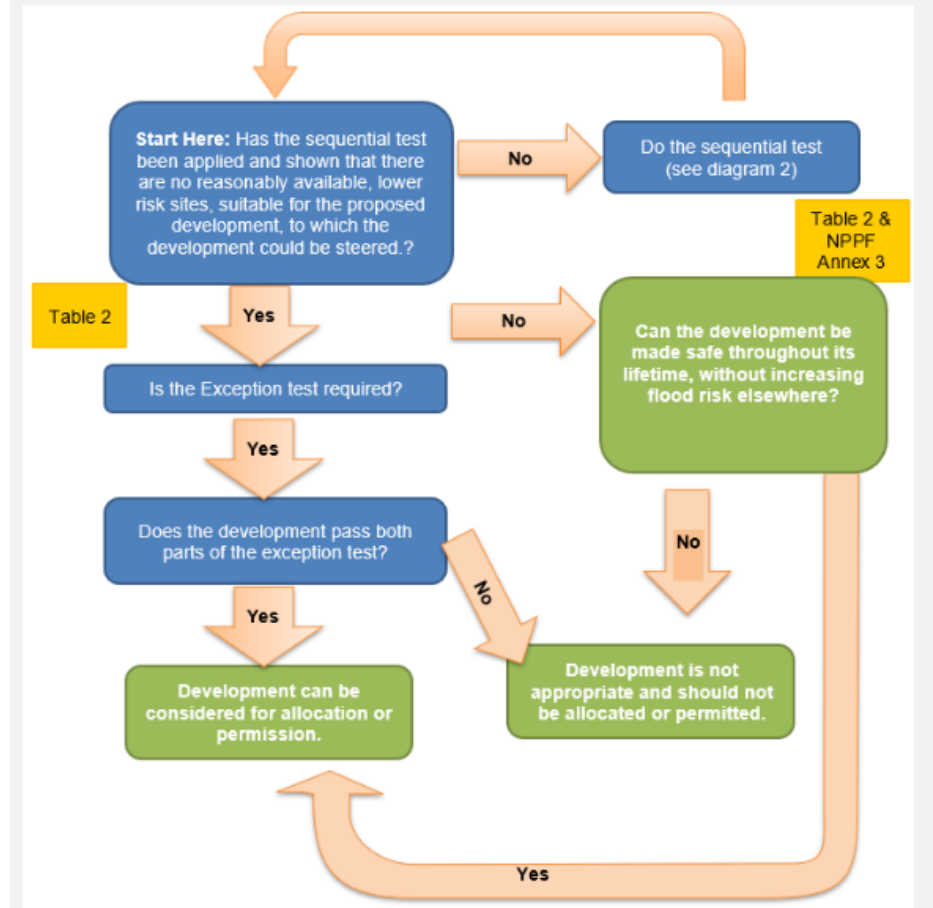
You may not need a sequential test if development can be laid out so that only elements such as public open space, biodiversity and amenity areas are located in areas at risk of any source of current or future flooding.”

The above exception applies to this site as it is already allocated as a park and playing field and the proposed development is consistent with this use, additionally the proposal is public open space and amenity are in the form of outdoor sports pitches.

If the sequential test process was followed it would determine that in this case that there is no other site in a lower risk area and the development is appropriate, so we would be advised to progress to carry out the exception test.

The exception test flow chart asks can the development be made safe throughout its lifetime without increasing flood risk elsewhere, which it can and following the “Yes” flow line it advises “development can be considered for permission”

Diagram 3: Application of the Exception Test to plan preparation



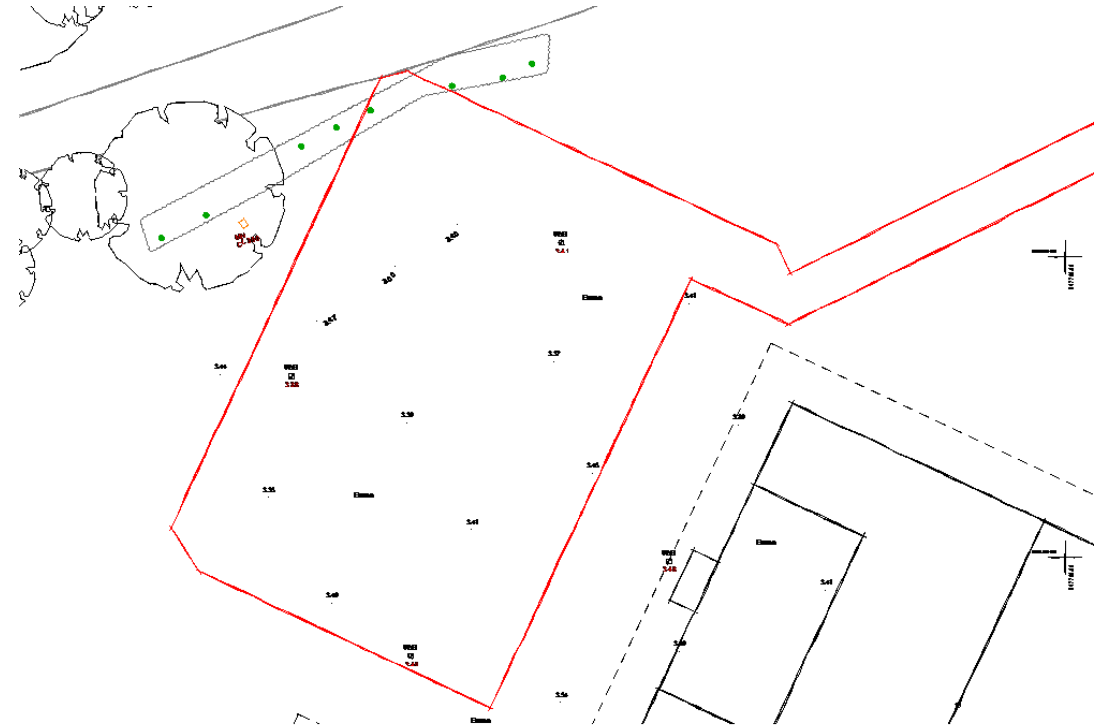
Flood Risk Mitigation

Surface Water Drainage:

Surface water from the proposed development will initially be via subbase attenuation then controlled flow with a Hydro brake to the surface water drainage system

Foul Water Drainage:

There is no Foul water.



Topographical Survey

Conclusion

No additional risk will be added to the site as the development remains an external facility with no increase in surface levels.

No additional run off will be created as the construction will have a permeable subbase.

This report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented.

There is no increase to foul or surface water drains which will remain as existing with no additional surcharge added to them.

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