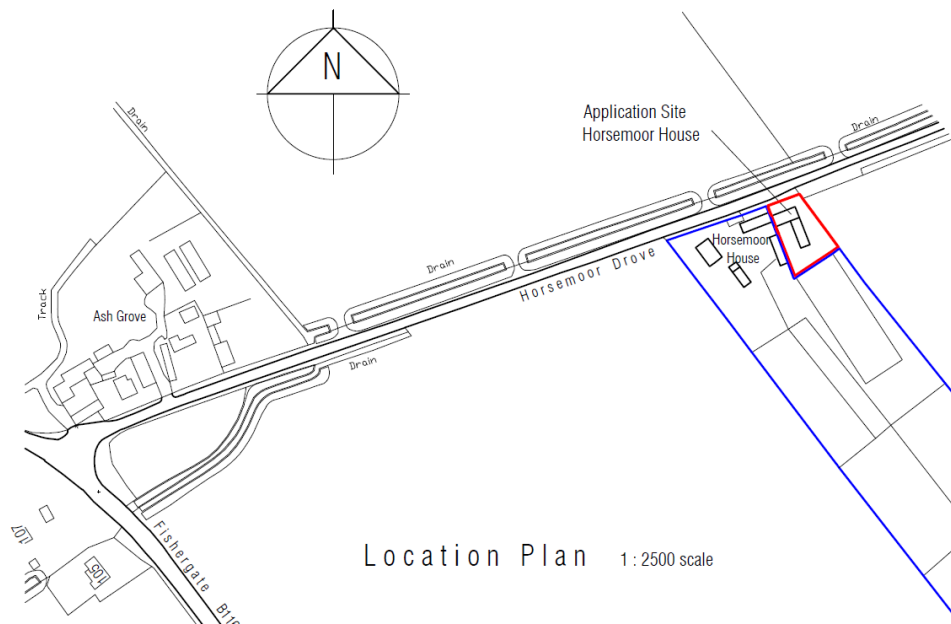


**Proposed Conversion of Existing Outbuildings
to create single dwelling (revised Scheme *)**
Horsemoor House Horsemoor Drove Sutton St James
Spalding PE12 0EY

for Mr. & Mrs. A. Mason



FLOOD RISK ASSESSMENT

*Extant consent SHDC ref H20-0200-20

August 2022

NATURE OF DEVELOPMENT

This is a Full Planning Application for the conversion of existing outbuildings / former agricultural buildings adjacent to Horsemoor House, Horsemoor Drove, Sutton St James.

This is a revised scheme of conversion relating to an extant permission granted by South Holland District Council on 22nd May 2020 (LPA ref H20-0200-20) and has an application site area of 0.06hectare (previous scheme site area 0.1hectare)

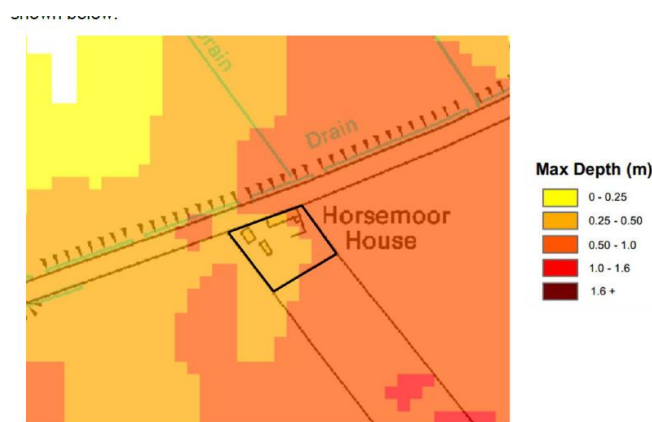
No increase in building footprint or hardstanding is proposed.

RISK OF FLOODING

The site is located with Environment Agency Flood Zone 3 which assumes no flood defences.

However large parts of South Holland District are within Zone 3 therefore it is necessary to refer to the refined flood risk information (hazard and depth maps) with the South East Lincs Strategic Flood Risk Assessment 2017 as a basis to apply sequential test.

The SFRA indicates that the site is within an area designated as 'danger for some' however the National Planning Policy Framework states at Paragraph 168 that certain minor development and change of use applications should not be subject to sequential or exception test. This application falls within that category.



EXTANT PLANNING CONSENT

The Local Planning Authority granted Full Planning Permission for change of use of agricultural buildings to create a single dwelling. That application was accompanied by a Flood Risk Assessment and the planning consent contained a specific Condition No.15 relating to Flood Risk :-

15 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment accompanying the application, unless otherwise agreed in writing by the Local Planning Authority, including/plus the following measures. They shall be fully implemented before the property is first occupied:

- a) Finished floor levels of all ground floor living accommodation shall be set 300mm above existing ground level;
- b) Demountable defences shall be incorporated within external openings to 500mm above finished floor level;
- c) Safe refuge for occupants shall be provided at first floor first floor level.

Note: Future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

Given that there has been no change to the assessment criteria for Flood Risk and the fact that the development is of a reduced scale on a smaller site it is considered that this Condition remains appropriate to be attached to any consent issued for this current proposal.