

Unit 2, Queen Street Retail Park, Boston, PE21 8XD

Flood Risk Assessment

LPA Ref: PP-09427927

Firstplan Ref: 20433/MM/ab/ik

Date: January 2021

1.1 This Flood Risk Assessment is submitted to the Council in support of planning application reference PP-09427927 for:

‘Variation of Condition 3 of planning permission ref. B/01/0632 to allow the sale of food and drink.’

1.2 This assessment describes the application proposals demonstrates that the proposed development will have no impact on, or increase, the risk of flooding in the surrounding areas taking into account the guidance outlined within the National Planning Policy Framework (NPPF) (2019).

1.3 The application site is located at Queen Street Retail Park, Queen Street, Boston and is identified as falling within Flood Zone 3. The approximate location of the site is indicated in **Figure 1** below:

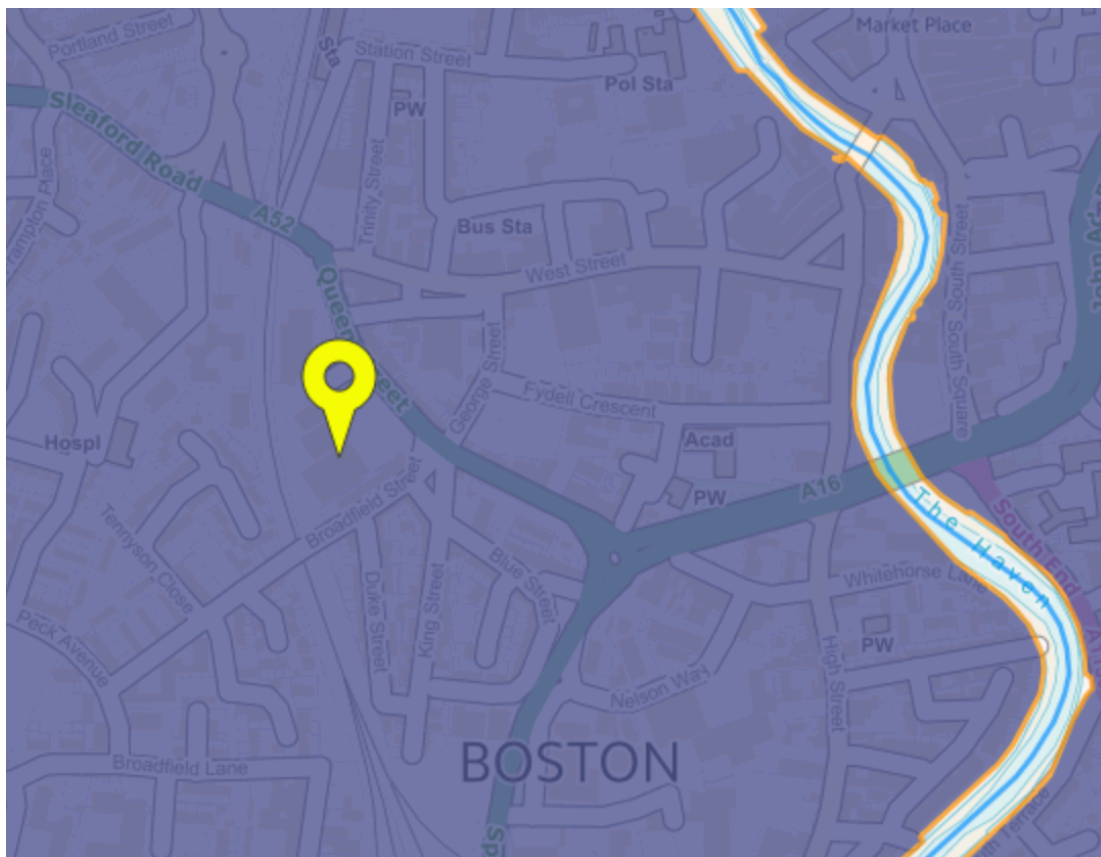
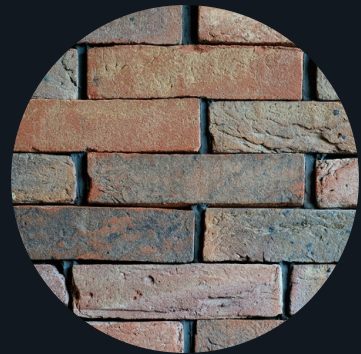
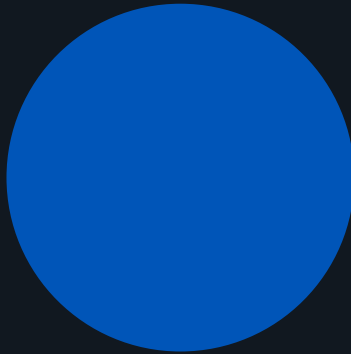


Figure 1: Flood map for planning. Source: <https://flood-map-for-planning.service.gov.uk/>

1.4 Planning permission was granted in 2001 (ref. B/01/0632) for the construction of a building for two retail stores (Class A1) and formation of associated parking, servicing and landscaping areas at Queen Street, Boston. The unit which is the subject of this planning application is one of the two units permitted under this consent.

- 1.5 The current application being considered by the Council is for the variation of Condition 3 of this permission (Ref: B/01/0632), which states that *'The development shall be used for Class A1 retailing as defined in the Town and County Planning (Use Classes) Order 1987, but excluding the sale of food and drink, jewellery, pharmaceutical products, pet products, fashion accessories, arts and crafts, clothing, footwear, books and magazines, sports goods, toys, audio/visual discs and cassettes (except items within these groups which are ancillary and complementary to the main range of goods sold).'*
- 1.6 In considering the flood risk of the proposed development, the following points are of relevance:
- (i) the application scheme will not create any new floorspace.
 - (ii) the application scheme does not propose a change of use at the site, which will continue to operate as a retail unit.
 - (iii) the existing building will be retained.
 - (iv) no extension to the existing building envelope is proposed.
 - (iv) the drainage regime of the site will be unaltered.
- 1.7 On this basis, it can be stated that there will be no adverse impact on flood risk at the application site or within the locality as a direct result of the development. As the existing buildings will be retained and the drainage regime of the site will be unaltered there will be no increase in the flood risk in the area as a result of this application.



Firstplan Ltd
Broadwall House
21 Broadwall
London, SE1 9PL

T: 020 3096 7000
www.firstplan.co.uk

COPYRIGHT
The contents of this document must not be copied or reproduced in whole or in part without the written consent of Firstplan Ltd