
FLOOD RISK ASSESSMENT

Project:

**PROPOSED CHANGE OF USE FROM MIXED HAIR AND
BEAUTY SALON TO HOT FOOD TAKEAWAY (CLASS SUI
GENERIS) INCLUDING INTERNAL ALTERATIONS**

Proposed Site:

27 High Street,
Boston,
Lincolnshire
PE21 8SH

Applicant: Mr. M. Bahadir

Date: February 2022

Prepared by:

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1.0 INTRODUCTION –

AF Architecture has been instructed by Mr. M. Bahadir to prepare and submit an application to Boston Borough Council for planning permission for the proposed change of use from mixed hair and beauty salon to hot food takeaway (Class Sui Generis) including internal alterations.

Because the property is in the Environment Agency's indicative flood plain, we have been asked to submit a flood risk assessment.

This Flood Risk Assessment has been written to support our application and should be read in conjunction with the accompanying drawings.

2.0 SITE APPRAISAL –



2.1 SITE LOCATION & SURROUNDINGS –

2.1.1 The site is located at 27 High Street, Boston.

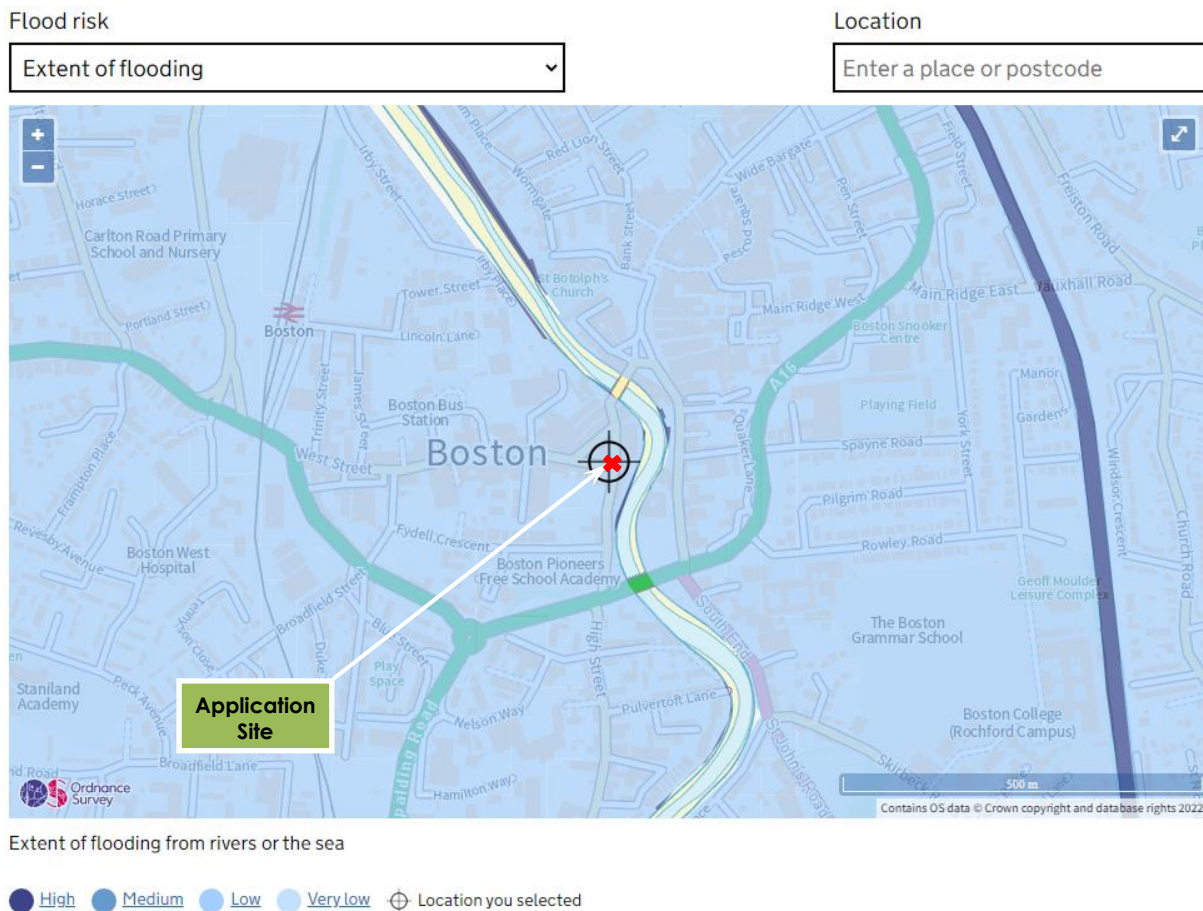
2.1.2 The existing building is three storeys containing a shop at ground floor and a flat above with all habitable accommodation at first floor level or above.

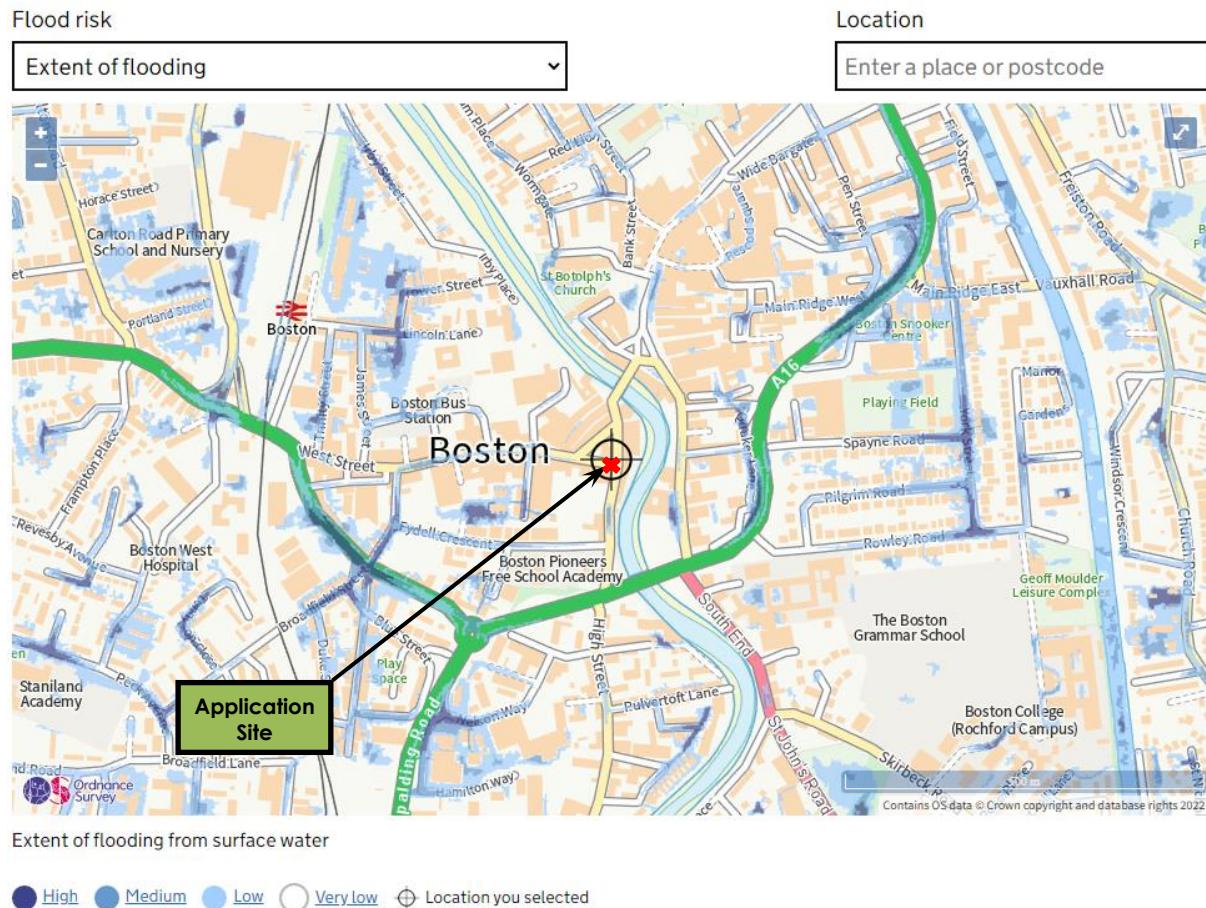
3.0 THE PROPOSAL –

- 3.0.1 This application seeks planning approval for the proposed change of use from mixed hair and beauty salon to hot food takeaway (Class Sui Generis) including internal alterations.

4.0 FLOOD SOURCES & EXISTING DEFENCES

- 4.0.1 The proposed site is potentially at risk, to a greater or lesser degree, from failure of any of the existing flood alleviation measures in the area.
- 4.0.2 The Environment Agency's Flood Zone Map shows the whole of the area to be in Flood Zone 3 and the Relative Probability of Flooding shows the whole of the surrounding area to be at a high probability of flooding.
- 4.0.3 However the maps below indicate that the site is at a low risk of flooding. **Low risk** means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.





4.0.4 The surface water map also indicates that the site is at a very low risk of flooding from surface water sources.

5.0 DISCUSSION

5.0.1 The proposed change of use and alterations will not increase the risk from flooding to occupants or the property.

5.0.2 The finished ground floor level will be no lower than the existing ground floor.

5.0.3 Regardless of the potential flood risk associated with the location the proposal has no adverse impact or associated risk to occupants in relation to flooding.




5.0.4 Given the location and potential for flooding, the attached Flood Warning and Evacuation Plan is drawn to the attention of the applicants purely in relation to the dwelling itself and not the proposal.

6.0 CONCLUSION

- 6.1 Although the site has been classified as being a high flood risk area, it actually has a low risk of flooding from tidal and fluvial sources and from surface water due to the location, topography and standards of defence. The site is not within a functional flood plain of the coast or a main river.
- 6.2 We are reassured by the fact that the appropriate organisations will continue to monitor, maintain and improve the existing drainage network in the prevention of flooding in response to the predicted effects of climate change. Such organisations have a responsibility to inform the public if these circumstances change.
- 6.3 Given the above factors we feel that the proposal is suitable.
- 6.4 However, the location is to be acknowledged and, although of very remote probability, it must never be ruled out that flooding, even of a scale greater than envisaged by this FRA, could occur.

Flood Warning & Evacuation Plan (FWEP)

- The occupants will sign up to the Environment Agency's free Warnings Direct System (contact 01522 – 785877). Flooding from tidal events is predictable and if a flooding event is imminent the EA would advise the owner accordingly.
- Upon the designated telephone number receiving the warning that the site is at risk of flooding, the assigned person will inform occupants of the situation within the shortest time possible.
- Visitors and occupants should familiarise themselves with the site and surroundings and take note of the proposed evacuation plan. Ensure that the owner has a contact mobile number for emergency contact.

	Status
	Severe Flood Warning Severe flooding. Danger to life.
	Flood Warning Flooding is expected. Immediate action required
	Flood Alert Flooding is possible. Be prepared.
	Warning no longer in force Flood warnings and flood alerts that have been removed in the last 24 hours

- There are four stages of warning which will be issued by the Environment Agency:
- **Flood Alert** – flooding is possible, be prepared. The owner should be prepared to act on their flood plan by preparing a flood kit of essential items.
- **Flood Warning** – Flooding is expected. Immediate action required. People, pets and valuables will be moved to a safe place of refuge at first floor level. Gas, electricity and water

supplies will be turned off and flood protection equipment (demountable barriers, sandbags etc.) put in place as required.

- If the '**Severe Flood Warning**' is issued the site should not be occupied as there is likely to be threat to life. If for any reason, the site is occupied during a severe flood warning it will be evacuated to safe ground as recommended by the appropriate authority who will direct the evacuation towards Council operated centres outside the floodplain.

When evacuation has taken place regular contact will be made with the Environment Agency flood control centre to ensure that all current information is available to those affected. (EA Floodline – 0845 988 1188)

- **Warning No Longer In Force** – No further flooding is expected in the area. Upon receipt of the all clear message from the Environment Agency or the Police, the local area may re-open and a visual inspection of the site conditions carried out to determine whether it safe to return to the site.

General advice given by the EA is that property owners should still be careful as flood water may still be around for several days. If flooding has occurred on site the appropriate measures should be taken to make the site safe to return.