

Flood Risk Assessment – Ground Floor, 45 West Street, Boston, PE21 8RE



1. Introduction

- 1.1. A Minor Flood Risk note has been prepared in support of the proposals seeking approval for the change of use of the ground floor unit at 45 West Street, Boston, PE21 8RE.
- 1.2. The Environment Agency's online indicative Flood Zone Map identifies the application site in Flood Zone 3a (high risk). This land is identified as having between a 1 in a 100 and 1 in a 200 annual probability of river flooding where there is no flood defence in place.
- 1.3. This note demonstrates that the proposal will not give rise to any potential flood risk above and beyond the existing situation. This level is appropriate for the type and scale of the proposed development at this site and the note follows guidance contained in the EA's guidance for householder and other minor extensions in Flood Zones 3a.
- 1.4. The GOV.UK website confirms that the application site has a Medium Risk from Surface Water Flooding and a Very Low Risk of flooding from Rivers and the sea.
- 1.5. The NPPF seeks to support the conversion of existing buildings whilst taking full account of flood risk. The NPPF states that there is no requirement to apply the sequential or exception tests for proposals, which relate to minor development but should still meet the requirement for site-specific flood risk assessments (paragraph 159).

2. Development Description and Flood Risk

- 2.1. The proposal seeks to change the use of the unit. The proposed adult gaming centre is identified as being less vulnerable¹. The external signage alterations do not include any alterations to the existing floor level.
- 2.2. The adult gaming centre will continue to operate in a similar way to how it previously did as a café/bar. There will be staff working within the premises, and customers visiting for various durations during opening hours.
- 2.3. Table 3 'Flood risk vulnerability and flood zone 'compatibility' of the NPPG, outlines whether or not development is appropriate dependent on its flood risk vulnerability classification.
- 2.4. Drawing reference to Figure 1 below, it is clear that given the nature of the proposal and the flood risk classification the proposed development is considered appropriate.

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¹ Paragraph: 066 Reference ID: 7-066-20140306. Revision date: 06 03 2014

Figure 1: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 3	Exception Test Required	X	Exception Test Required	✓	✓

Source: NPPG paragraph: 066 Reference ID: : 7-067-20140306

Key:

✓ Development is appropriate

X Development should not be permitted

3. Finish Floor Levels, Flood Proofing and Resistance Techniques

- 3.1. The alterations do not include any changes to the existing floor levels. The existing shopfront will provide enhanced protection from flooding.
- 3.2. There is no evidence of any other retailer within the wider parade having raised entrances for future flood proofing. Further, raising the floor would be unviable for our client and hinder the accessibility of the shop. The proposal will not alter the existing floor levels and these were previously considered acceptable given the proposed use on site.
- 3.3. The fixtures and fittings within a Cashino adult gaming centre are standardised across all shops, ensuring consistency in brand. All electrical installations comply with the current Institute of Electrical Engineers Regulations.

4. Summary

- 4.1. The proposed change of use and alterations are considered entirely appropriate. There will be no increase in flood risk associated with the proposal for an adult gaming centre at this property.