

**PLANNING COMMITTEE DATE: 24<sup>th</sup> August 2022 AGENDA ITEM 8**

**APPLICATION NO: F/YR22/0309/F**

**SITE LOCATION: 5 Bedford Street, Wisbech, Cambridgeshire, PE13 3BN**

**UPDATES:**

**Environment Agency:** [This] *'planning application falls within our Flood Risk Standing Advice. It is considered that there are no other Agency related issues in respect of this application and therefore, in line with current government guidance, your council will be required to respond on behalf of the Agency in respect of flood risk related issues.'*

**Officer Assessment:** Standing advice requires that finished floor level (FFL) should be a minimum of whichever is higher of 300mm above the:

- average ground level of the site
- adjacent road level to the building
- estimated river or sea flood level

If floor levels cannot be raised to meet the minimum requirement, SA recommends that:

- Floor levels should be raised as much as possible
- Consideration is given to moving vulnerable uses to upper floors
- Extra flood resistance and resilience measures are included

The FRA recommends finished floor levels FFL of 0.5 metres above surrounding ground levels with 0.3 m flood resilient construction above FFL noting that the Wisbech Level 2 SFRA states that:

- The Breach Depth Map for the 2115 0.5% annual probability (1 in 200 chance each year) event shows flood depths at the site between 0.25m and 0.5m;
- The Overtopping Depth Map for the 2115 0.5% annual probability (1 in 200 chance each year) event shows flood depths at the site between 0.0m and 0.25m; and
- The Surface Water Flood Map for the 0.5% annual probability (1 in 200 chance each year) event shows that the site is not at risk.

Based on the above information it is considered that the FRA is an appropriate response to flood risk. Noting that the combined FFL and flood resilient construction height at 800mm is 300mm above the breach depth of 0.5 metres indicated as a 1 in 200 chance each year.

The submitted FRA also considers emergency escape routes from the site and recommends that future occupiers of the flats are sufficiently aware of the risk of flooding; although this is not explicit in the recommendations of the FRA.

Councillors will note that Condition 4 requires compliance with the submitted FRA however noting that flood evacuation is not explicitly detailed it is considered appropriate therefore to recommend an additional 'prior to occupation condition relating to flood warning and evacuation for residents' and the suggested wording is included in the recommendation section.

Continued/

**Other matters:** The Agent has confirmed their agreement to the pre-commencement conditions itemised at Para. 9.24 of the report

**Recommendation:** Remains to grant as per Pages 110 to 112 of Agenda with the following additional condition appended to the decision notice:

Prior to the first occupation of any dwellings hereby approved a Flood Warning and Evacuation Plan shall be submitted to and approved by the Local Planning Authority.

The Approved scheme shall be issued to all occupants on first occupation. The content of such a plan is recommended to include:

- a. Site layout plan
- b. Detail the types of flooding the development is at risk from, the source of the potential flooding e.g. fluvial flooding, tidal flooding, surface water.
- c. Warning systems in place such as EA Floodline, Met Office Warnings.
- d. The frequency/probability of flooding, depth and estimated time from warning to onset of flooding.
- e. The developer should actively encourage owners/occupiers to sign up to the EA Floodline Warning Service and detail how this can be done.
- f. Include the Flood Warning Activation Procedures for Flood Alert, Flood Warning, Severe Flood Warning, Flood Warnings No Longer in Force. What the warnings mean and the EA recommended actions for each warning.
- g. Safe Refuge/ Safe Evacuation routes and locations.

Reason - To inform the future occupiers of Flood Warning and evacuation plans and in accordance with Policy LP14 of the Fenland Local Plan (2014).