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DAS & FLOOD RISK ASSESSMENT



Delph Bank Touring Park, Old Main Road, Spalding, Lincs, PE12 8LL

Introduction

The following Design and Access statement and Flood Risk Assessment has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed application respects the local context that it will integrate with.

Job number: 6947	**Date: JAN 2025**
Site address: Delph Bank Touring Park, Old Main Road, Spalding, Lincs, PE12 8LL	
Description of development: Proposed siting of a club room,including change of use of part of domestic garden	
Design The applicant wishes to site a club room for the use of holiday residents during their stay.This will be a room where residents can get together out of the weather for social engagement,play games,chat enjoy a meal delivered by the local takaway van.	

The proposed siting does not affect existing parking arrangements which are more than ample.

Surface water will discharge naturally to soakaways.

This is partly a retrospective application as the subbase is in situ.

Flood risk:
The proposed extension is in flood zone 3 on the Environment agencies website, shown below.
The site is located at Delph Bank Touring Park, Old Main Road, Fleet Hargate, Spalding, PE12 8LL. The National Grid Reference of the site is 53977/32462.
The site is within the Delph Bank, a touring park on the southern side of Old Main Road. The site is an area of the park that consists of grass pitches and a domestic outbuilding together with the access. The site has an existing access road to Old Main Road. The area of development is approximately 0.2 hectares.
Environment Agency LiDAR data shows that the site is flat with ground levels typically between +3.0m OD and +3.1m OD. The carriageway level of Old Main Road at the entrance to the site is +3.6m OD.
The site is in the South Holland Internal Drainage Board (IDB) District. Surface water at the site would naturally drain through soakaway and hence to the riparian drainage network and then to the Board's main drain system. There is a riparian drain on the eastern boundary of the site that discharges to an IDB high priority watercourse 200m south of the site.
The online British Geological Survey maps indicate that the site is likely to be underlain by Ampthill Clay Formation mudstone. The bedrock is shown to be overlain with superficial deposits of clay and silt.

The South East Lincolnshire Local Plan 2011 – 2036, adopted in March 2019, is the Local Plan for the district. Policy 4: Approach to Flood Risk states the requirements for flood risk reduction.
The South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) was prepared in June 2017.
The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by

reducing the number of people at risk of flooding, increasing

The Environment Agency Long Term Flood Risk maps show that:
• the site has a low risk of flooding from rivers or the sea (annual probability between 0.1% and 1%);
• the site has a very low risk of surface water flooding (annual probability less than 0.1%); and
• the site is not within an area at risk of reservoir flooding.

It is for the Local Planning Authority, using the evidence provided and taking advice from the Environment Agency as appropriate, to consider whether an application passes the Sequential Test.
Large parts of the South Holland district between the River Welland and River Nene lie within Flood Zone 3. As such, opportunities to undertake the development at an alternative site with a lower flood risk are limited.
The SFRA states that as it is necessary to use the refined flood risk information (hazard and depth maps) to assist with the application of the sequential test. The refined flood risk information contained within the SFRA demonstrates the site is not at risk during the present day 1% fluvial and 0.5% tidal event. The site therefore has a low probability of flooding and is considered to pass the Sequential Test.
The Exception Test requires consideration of the wider sustainability benefits of a development and that the development would be safe and residual risks managed.
The South East Lincolnshire Local Plan recognises that tourism plays a significant role in the local economy. Tourist facilities can offer benefits to local communities directly through employment, and indirectly, such as by supporting local food producers, local shops, pubs, and restaurants. The proposed change of use will therefore provide a wider sustainability benefit.

The probability of this development flooding from localised drainage systems is low. Failure of Lutton Leam Tidal Sluice could lead to an increased level of risk at the site. The probability of the site flooding from any Environment Agency system is less than 1% annual probability (1 in 100 chance each year) because of the standards of the existing flood defences. Over time there will be a gradual increase in risk to the site due to climate change. During the design life of the development it is not anticipated that the site would flood.
The SFRA considers the residual risk associated with overtopping and a breach in the defences in 2115. During the 0.5% annual probability (1 in 200 chance each year) plus climate change event the site is outside the area at risk.

CONCLUSION

As a result of the assessment, the following conclusions have been reached.
• The proposed development consists of a club room and the change of use of the land from domestic at Delph Bank Touring Park, Old Main Road, Fleet Hargate.
• The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing

flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years, respectively.

• The proposed development is in Flood Zone 3. The site benefits from defences that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200) tidal event including climate change.

• It is recommended that the floor level of the glamping pods is 0.3m above the surrounding ground levels and the operators of the site receive flood warnings.

• The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

