



**MA10129-FRA-R01**

**Proposed Holiday Cabins  
Lowgate, Fleet  
Spalding PE12 8LP**

**Larkfleet Homes Ltd**

**Flood Risk Assessment**

**June 2015**

**millward**

-  Civil & Structural Engineering
-  Environmental & Geotechnical
-  Flood Risk & Drainage
-  Highways & Infrastructure
-  Structural Inspections
-  Transportation

## REVISION

| Reference       | Revision      | Author | Date      |
|-----------------|---------------|--------|-----------|
| MA10129-FRA-R01 | Initial Issue | JMcK   | July 2015 |

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## APPENDICIES

### Appendix A – Drawings

Site Location Plan: MA10129/001

Proposed Site Layout: PL02

### Appendix B – Consultations

Environment Agency Hazard Mapping data



## **1. INTRODUCTION**

- 1.1 Millward have been appointed to undertake a Flood Risk Assessment (FRA) for a proposed log cabin holiday/leisure use development situated approximately 9 miles east of Spalding.
- 1.2 This FRA is undertaken in accordance with the National Planning Policy Framework and associated Technical Guidance Document March 2012 (NPPF).
- 1.3 This FRA discusses and provides a qualitative and quantitative assessment, reviewing the Environment Agency breach hazard information provided as part of their consultation response and review of the SFRA for the area to provide an overview of the flood risk to this development with appropriate mitigation measures applied to make the development safe.



## 2 THE SITE

- 2.1 The site is located to the south west side of the junction of Roman Bank and Lowgate which is situated approximately 0.5 miles north of the village of Fleet Hargate. The development site area is circa 4.6 Hectares (46,000m<sup>2</sup>). The site location is shown on drawing MA10129/001 contained within Appendix A.
- 2.2 Vehicular access to the site will be via a new access point off of Lowgate to the eastern boundary of the site which will pass over an existing Internal Drainage Board drain (South Holland IDB).
- 2.3 The site is currently used for agricultural use and is classed as Greenfield for the purpose of analysis and assessment.



### **3 CONSULTATIONS**

#### **3.1 Environment Agency (EA)**

- 3.1.1 The Environment Agency national flood risk maps available on their web site have been interrogated firstly to define in terms of planning what flood zone the site is contained within.
- 3.1.2 The development site is contained predominantly within Flood Zone 3 which in accordance with Table 1 of the NPPF Technical Guidance document, is defined as High Probability having greater than a 1 in 100 chance (>1%) of flooding from rivers and 1 in 200 chance (>0.5%) from the sea in any one year (excluding the presence of flood defences).
- 3.1.3 The site is known to benefit from the presence of flood defences to protect against tidal flooding which are tidal defences.
- 3.1.4 Therefore, further Environment Agency consultation has taken place to obtain flood hazard mapping for the site location to aid the assessment.



## **4 SEQUENTIAL AND EXCEPTION TESTS**

### **4.1 Sequential Test**

- 4.1.1 The site is currently Greenfield and is located wholly within Flood Zone 3 High Probability.
- 4.1.2 In line with the NPPF Table 1 Flood Zone 3 – High probability, land uses for this type of development (More Vulnerable) is only appropriate in this zone if the Exception Test is passed.
- 4.1.3 The expanse of Flood Zone 3 in this area is vast and there is very little land in lower flood zones in this locality. Any land in lower flood zones are essentially dry islands and do not provide connectivity to any greater expanse of land outside flood zone 3.
- 4.1.4 Therefore this FRA concentrates on the residual risk to the development taking the flood defences into account and also the mitigation measures that can be applied to ensure the development is safe for use.

### **4.2 Exception Test**

- 4.2.1 The development, in order to pass the Exception Test will need to show that the development is safe in terms of flood risk for the lifetime of the development.
- 4.2.2 As part of the assessment we have looked at safe access / egress for the cabins to areas outside the breach and overtopping scenarios provided by the Environment Agency and we recommend minimum finished floor levels for the log cabins as part of the mitigation measures to be applied to this site.



## **5 PROPOSED DEVELOPMENT**

- 5.1 The development proposals consist of 12 log cabins within the 4.3 hectare site with an access road and ponds within the site as shown on drawing PL02 contained within Appendix A.
- 5.2 The proposals will use SUDS techniques to drain the roof drainage from the log cabins and the roadway will run off into the existing field areas and drain away naturally to ensure that the development does not increase surface water run-off from the site and will remain as per the existing scenario. There is a large expanse of landscaped areas such that the roadway and roof run-off from the log cabins will be able to drain into the landscaped areas and ponds to percolate towards the drainage ditches and ponds which essentially mimic the existing scenario.
- 5.3 The development layout has the 8no log cabins towards the northern boundary of the site with a further 4no in the central area.
- 5.4 An access road has been proposed providing vehicular access into the site from Lowgate to the eastern boundary. This crosses an IDB maintained drain which may require reinforcement / extension works to the culvert which currently facilitates the existing field access.
- 5.5 Significant lake areas are proposed as part of the development of this site to provide visual amenity for the development and will also provide areas for the informal run off from the roof areas and roadway to drain towards.



## 6 FLOOD RISK

### 6.1 Flooding From Watercourses / Tidal

- 6.1.1 The development area is shown within Flood Zone 3 (Greater than a 1 in 100 (>1%) chance of flooding in any one year – High Probability in line with the NPPF) from watercourses / the sea (not taking into account flood defences).
- 6.1.2 The site benefits from significant embankment flood defences on the coast and in Boston itself.
- 6.1.3 The residual risk to the site from this source is available to be analysed from the Environment Agency flood hazard mapping which is contained within Appendix B.
- 6.1.4 This site is not affected by breaching or overtopping for the present day (2006) scenarios for either the 1 in 200 (0.5% AEP) or 1 in 1000 (0.1% AEP) year event which means the present day flood risk to the site from this source is **LOW**.
- 6.1.5 However, the expected rise in sea levels due to climate change over the lifetime of the development does present a residual risk to the development site.
- 6.1.6 The Environment Agency have provided the 2115 year scenario which does affect the site which is assuming the development would still be in use in 100 years' time.
- 6.1.7 Residual risk of flooding from this source is assessed further in Section 6.3

### 6.2 Flooding From Land / Adjacent Development

- 6.2.1 The main risk of flooding to this site is from the land to the west of the site in the form of overland flow when the adjacent fields are saturated during higher rainfall events.
- 6.2.2 Due to the flat topography of the site and surrounding area, any overland flow from adjacent land site is likely to be shallow.



6.2.3 The log cabins will not be positioned in any depressions or low points within the site. There are localised depressions and ponds proposed within the proposals which would take any surplus surface water run-off from adjacent land. Indeed the finished floor level of the log cabins are to be elevated above existing ground levels ensuring and flood flow routes are directed away from the log cabins and access road

6.2.4 Overall the risk of flooding from this source is considered to be **LOW**.

### 6.3 Flooding From Climate Change (Fluvial and Tidal Breach Scenarios)

6.3.1 The NPPF Technical Guidance Document confirms in Table 5 that peak rainfall intensity is estimated to increase up to 30% over the lifetime of this development (100 years) and peak river flows by 20%. This site is also affected by tidal aspects and sea levels are expected to rise at a rate of 4mm per year and 15mm per year up to year 2115 as well as increases to peak wave heights.

6.3.2 The EA consultation shows the maximum velocities of flood water, depth and hazard for the 1 in 200 and 1 in 1000 breach events in the year 2115.

6.3.3 The results show that the site is affected at year 2115 for the 1 in 200 year event with velocities between 0 and 0.3m/s, maximum depths on the site between 0.25 and 0.5m, and hazard ratings in the locations of the proposed log cabins of 'Danger for Some' with Low hazard on the northern perimeter of the site.

6.3.4 The results show that the site is affected at year 2115 for the 1 in 1000 year event with velocities between 0 and 0.3m/s, maximum depths on the site between 0.5 and 1.0m, and hazard ratings in the locations of the proposed log cabins of 'Danger for Most' with 'Danger for some' on the northern perimeter of the site.



6.3.5 These breach models show anticipated flood risk to the site at year 2115 which is 100 years in the future. The lifetime of this development is highly likely to be less than this, somewhere between 20 and 50 year maximum. Therefore the breach scenarios at 2115 which have been used ensure a robust assessment of the residual flood risk from this source. We consider taking the year 2115, 1 in 200 year breach scenario to assess the risk to the site is adequate taking into account the anticipated lifetime of the development.

6.3.6 Overall the risk of flooding from this source is considered to be **MEDIUM** and there are mitigation measures proposed to deal with this residual risk such as raising land in the location of the log cabins to raise the FFLs out above any anticipated flood depths, raising the access road above anticipated flood depths to provide safe means of escape if required.

#### 6.4 Flooding from Infrastructure Failure

6.4.1 The site is not within an area deemed to be at risk of flooding from reservoirs (according to the data on the EA website).

6.4.2 As the site is outside the limits of any deemed flood extents from a reservoir failure, the risk of flooding to the site considered **LOW**.



## 6.5 Flooding From Groundwater

- 6.5.1 There are no confirmed records of groundwater flooding in the vicinity of the site in the SFRA.
- 6.5.2 Existing soil strata is defined as being predominantly clays which are generally impermeable (or very low permeability) and therefore raising of groundwater to the surface is highly unlikely in this location.
- 6.5.3 Overall the risk of flooding from this source is considered to be **LOW**. However the raised finished floor levels of the proposed dwelling will provide sufficient protection should groundwater flooding risk become greater over the lifetime of the development.

## 6.6 Flooding From Sewers

- 6.6.1 There are no adopted foul or surface water sewers within the vicinity of the site to pose a risk to the development.
- 6.6.2 Overall the risk of flooding from this source is considered to be **LOW**.

## 6.7 Flooding from IDB ditches

- 6.7.1 There are several ditches in the vicinity of the site which convey field and highway run-off around the site and beyond. If these ditches were to overflow due to either blockage or Exceedence of capacity the flood water would be shallow due to the flat topography of the land in this area.
- 6.7.2 Flood water from this source is unlikely to pose a significant risk to the development and the risk of flooding from this source is considered to be **LOW**.



## 7 MITIGATION MEASURES

### 7.1 Recommended Mitigation Measures

- 7.1.1 The assessment of flood risk in Section 6 of this assessment confirms a **LOW** risk of flooding from all sources of flooding other than from fluvial / tidal which is **MEDIUM**
- 7.1.2 An essential mitigation measure required to protect the proposed log cabins on the site from residual risk of flooding is a minimum finished floor level for all cabins to be a minimum of 800mm above existing ground levels.
- 7.1.3 The proposed access road within the development site should also be raised up from existing levels to a minimum of 500mm (rising up to this level from the access point on Lowgate) above existing ground levels. This will provide a safe means of access egress from the log cabins onto the internal access road if required in the unlikely event of a breach and flood waters reaching the site. This internal access road would then allow access to the northern boundary of the site where access onto the higher land to the north if required.
- 7.1.4 The ground floor slabs should be ground supported and preferably concrete slabs 150mm thickness.
- 7.1.5 Any electrical circuits should be in the ceiling cavity and down towards any light switches and sockets located within the ground floor area. This would protect against any potential flooding damage (highly unlikely but prudent to do this as part of the construction).
- 7.1.6 External gradients should fall away from the cabins on this site.
- 7.1.7 Consideration to the floor finishes to the cabins being ceramic so therefore flood resistant.



## 8 CONCLUSIONS

- 8.1 This Flood Risk Assessment serves to review, assess and quantify (where applicable) the sources, or any potential flooding, the pathways of this flooding and potential receptors within the vicinity of the site.
- 8.2 The assessment of flood risk undertaken for this development confirms that the risk of flooding is **LOW** from all sources of flooding other than tidal breach sources when climate change is applied at year 2115 which is classed as **MEDIUM**.
- 8.3 The recommended mitigation measures will provide further protection to the development and reduce any residual risk (however low) as far as practicable. It is recommended that compliance with the recommendations of this FRA are conditioned as part of any planning permission.
- 8.4 This assessment concludes that the site is suitable for development for holiday / leisure use without unacceptable risk of flooding from all sources to the site itself and elsewhere as long as the recommended mitigation measures are implemented.



## ***Appendix A – Drawings***

***Site Location Plan: MA10129/001***

***Proposed Site Layout: PL02***





| ASSOCIATED DRAWINGS |       |  |  |  |
|---------------------|-------|--|--|--|
| No.                 | TITLE |  |  |  |
|                     |       |  |  |  |

| NOTES |  |  |  |  |
|-------|--|--|--|--|
|       |  |  |  |  |

| REV | DATE | BY | DETAILS | CHK'D |
|-----|------|----|---------|-------|
|     |      |    |         |       |

| AMENDMENTS |                       |
|------------|-----------------------|
| CLIENT     | <b>LarkfleetHomes</b> |

| PROJECT                |  |
|------------------------|--|
| Lowgate Fleet Spalding |  |

| TITLE              |  |
|--------------------|--|
| Site Location Plan |  |

| DRAWING No: |  |
|-------------|--|
| MA10129/001 |  |

| DRAWING STATUS |  |
|----------------|--|
| PLANNING       |  |

| SCALE   | DRAWN | ENGINEER |
|---------|-------|----------|
| 1:10000 | JMcK  | JMcK     |

| DATE      | CHECKED | APPROVED BY |
|-----------|---------|-------------|
| June 2015 | JMcK    | JMcK        |



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no.1 malin hill, nottingham ng1 1jq  
e: info@millward.co.uk w: www.millward.co.uk

# LEGEND

|  |                                        |
|--|----------------------------------------|
|  | Existing Trees & Hedges to be retained |
|  | Proposed Indicative Trees & Hedges     |
|  | Existing Trees & Hedges to be removed  |



LANDSCAPING PLAN

|         |                                |                                                                                             |              |                                      |
|---------|--------------------------------|---------------------------------------------------------------------------------------------|--------------|--------------------------------------|
| rev     | date                           | Copyright reserved                                                                          | Do not scale | All dimensions to be checked on site |
| Project | LAND AT LOWGATE<br>LANDSCAPING |                                                                                             |              |                                      |
| Drawing | PROPOSED LAYOUT<br>12 CABINS   |                                                                                             |              |                                      |
| Date    | 03/12/14                       | Scale                                                                                       | 1:500@A1     | By<br>MC                             |
| Rev     |                                | Rev                                                                                         |              |                                      |
|         |                                | LarkfleetHomes                                                                              |              |                                      |
|         |                                | Larkfleet House, Falcon Way, Bourne, Lincs, PE10 0FF<br>Tel: 01778 391550 Fax: 01778 391557 |              |                                      |

## ***Appendix B – Consultations***

### ***Environment Agency Hazard Mapping Data***



Jason McKellar  
jason@millward.co.uk

Our ref: CCN-2015-39183

Your ref:

Date: 17 June 2015

Dear Jason,

### **Flood Hazard Mapping – Roman Bank, PE12 8LP**

Thank you for your request for copies of our flood hazard mapping for the above location.

#### **Hazard Mapping – Breaching**

Enclosed with this letter is a plan showing the location of the breaches we have modelled, together with three plans showing the maximum values of flood depth, velocity and hazard rating (danger to people) for the following scenarios:

- Year 2115 0.5% (1 in 200) chance event
- Year 2115 0.1% (1 in 1000) chance event

Your site is not affected by breaching for the present day (2006) scenarios.

#### **Hazard Mapping – Overtopping**

Your site is not affected by overtopping for the present day (2006) or the climate change (2115) scenarios.

It is important that you read the contextual notes on the maps.

All information is provided subject to the enclosed notice, which you should read.

If you have any queries about the hazard mapping please contact Vicki Hinds using the telephone/email details below. Please quote our CCN reference number in all correspondence where data is referenced.

Yours sincerely



**FOR Claire Rose**  
**Coastal Partnerships and Strategic Overview Team Leader**



Awarded to Lincolnshire & Northamptonshire Area

**FLOODS  
DESTROY  
DESIRABLE  
BE PREPARED**

Direct dial 01522 785032  
Direct fax 01522 785018  
Direct e-mail [PSOLINCS@environment-agency.gov.uk](mailto:PSOLINCS@environment-agency.gov.uk)

Enc.  
FRA/FCA Advisory Text  
Breach Location Plan  
Breach Hazard Maps x 2  
Standard Notice

## **Use of Environment Agency Information for Flood Risk / Flood Consequence Assessments**

### **Important**

If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:-

<http://www.environment-agency.gov.uk/research/planning/33580.aspx>

Depending on the enquiry, we may also provide advice on other issues related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

In **England**, you should refer to the Environment Agency's Flood Risk Standing Advice, the technical guidance to the National Planning Policy Framework and the existing PPS25 Practice Guide for information about what flood risk assessment is needed for new development in the different Flood Zones. These documents can be accessed via:

<http://www.environment-agency.gov.uk/research/planning/82587.aspx>

<http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance>

<http://www.communities.gov.uk/publications/planningandbuilding/pps25guideupdate>

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

In **Wales**, you should refer to TAN15 for information about what flood consequence assessment is needed for new development in the different flood zones

<http://new.wales.gov.uk/splash;jsessionid=8ylGTfGZthmB0t2vhp6hS1GcB1LXvZzB3Ylczf20Xn7LK3zK0nMk!981825250?orig=/topics/planning/policy/tans/tan15/>

You should also consult the Strategic Flood Consequence Assessment if one has been produced by your local planning authority.

In both **England and Wales** you should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk / Consequence Assessment (FRA / FCA) where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. The information produced by the local planning authority referred to above may assist here.
3. Where a planning application requires a FRA / FCA and this is not submitted or deficient, the Environment Agency may well raise an objection.
4. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your local planning authority.



^ Modelled Breach Locations

0 3.5 7 14 Kilometres

This map indicates the location of where we have modelled the consequence of breaches in the defences along the coastline and tidal rivers. We have mapped the the maximum values of Hazard Rating (Danger to People), Depth and Velocity.

We have not assumed that all breaches occur at the same time, but have modelled each breach individually and overlaid the results to find the maximum values.

Our modelling only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. Our defences generally provide a good standard of flood defence but a risk of breaching remains.

Please contact the Environment Agency for information on how these maps are used in the management of flood risk.

General Enquiries No: 03708 506 506.

Weekday daytime calls cost 5p plus up to 6ppm from BT Weekend Unlimited. Mobile and other providers charges may vary

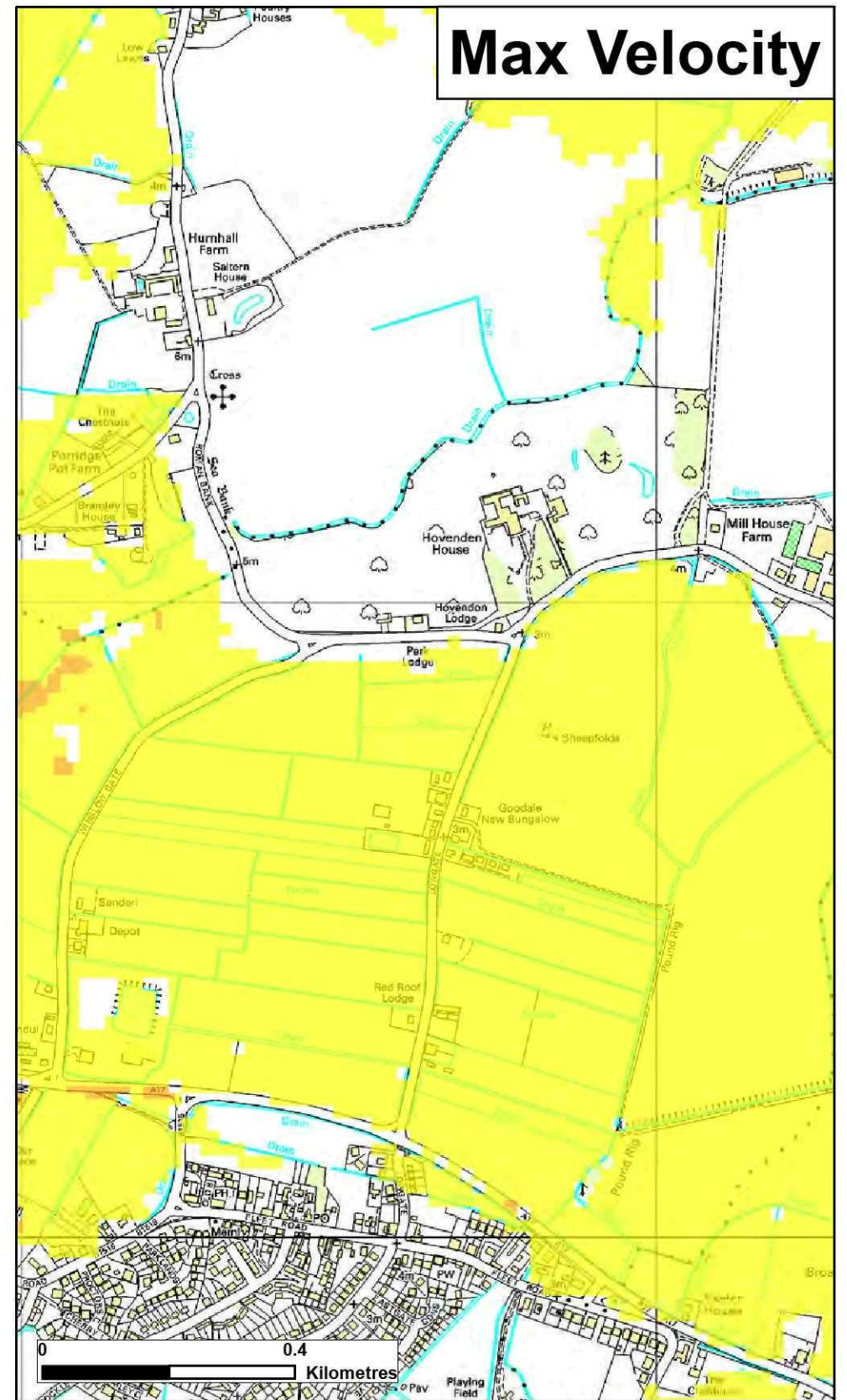
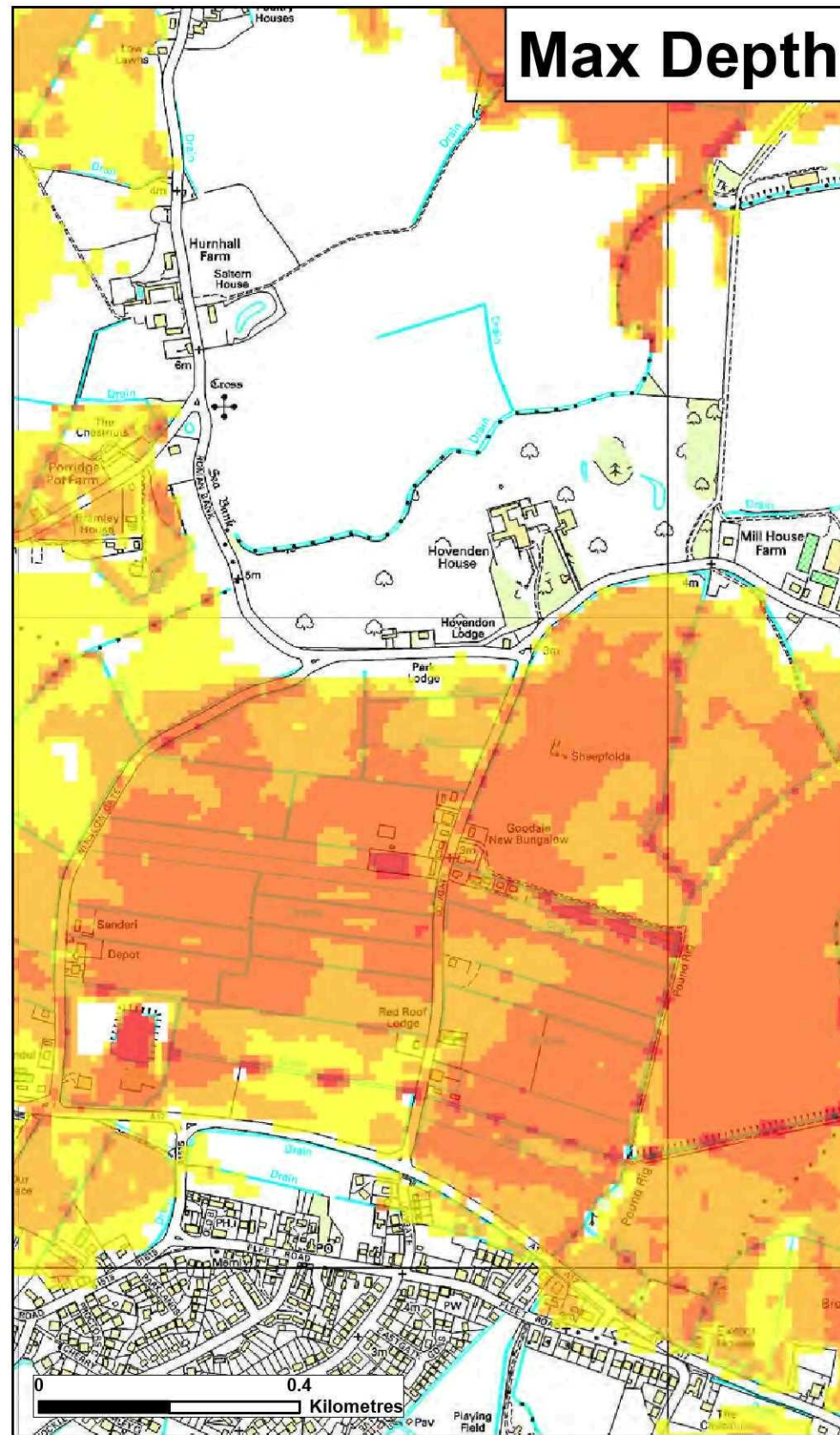
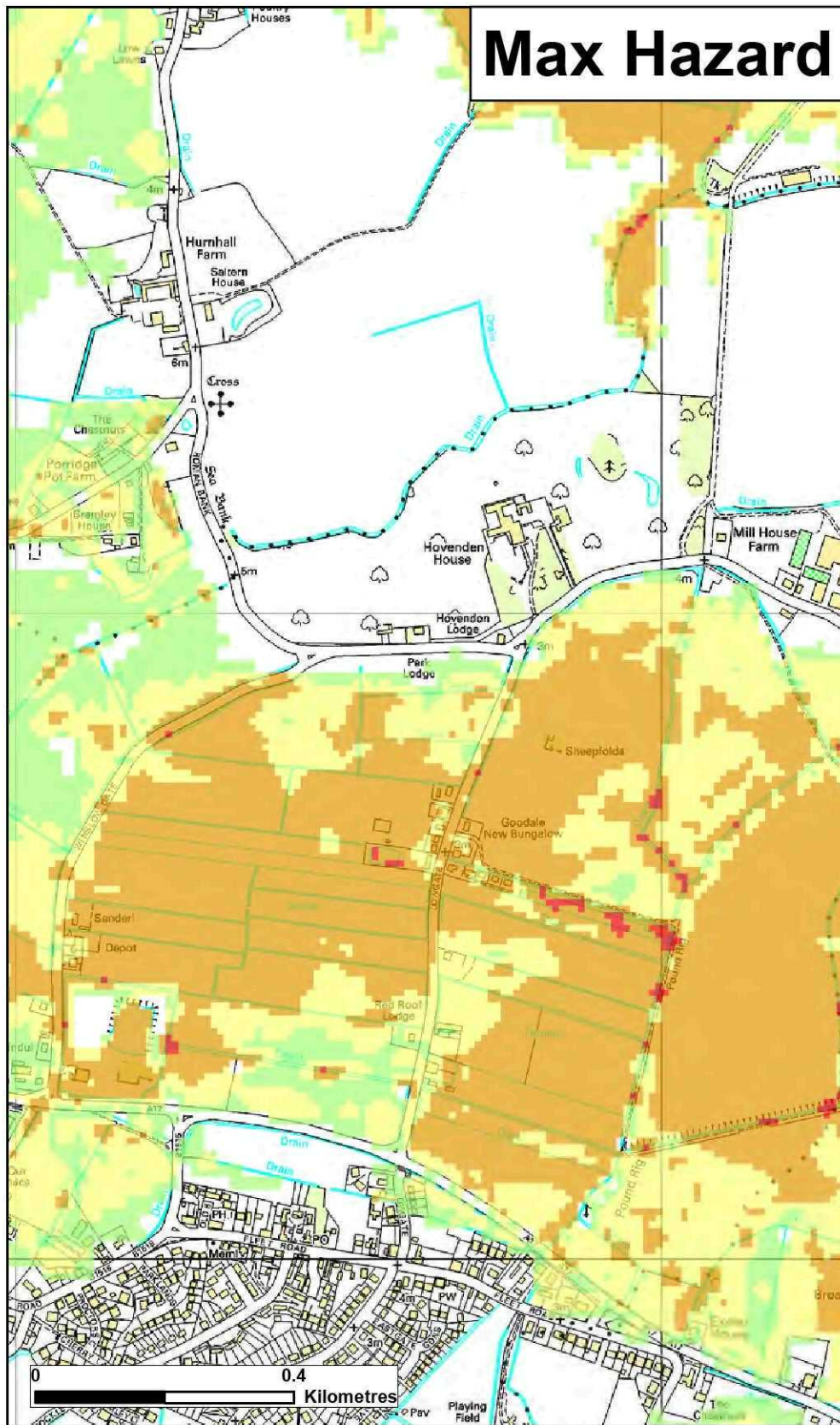


Produced by the Partnership and Strategic Overview Team, Lincoln  
General Enquiries No: 03708 506 506

## Northern Area Tidal Hazard Mapping

### Location of Modelled Breaches

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★ **Modelled Breach Locations** - see also the accompanying plan "Location of Modelled Breaches"

**Max Hazard**

(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

**Max Depth (m)**

- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 1.0
- 1.0 - 2.0
- 2.0 +

**Max Velocity (m/s)**

- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5 +

|                     |           |                      |      |                               |                 |
|---------------------|-----------|----------------------|------|-------------------------------|-----------------|
| <b>Date Printed</b> | June 2015 | <b>Scenario year</b> | 2115 | <b>Scenario Annual Chance</b> | 0.5% (1 in 200) |
|---------------------|-----------|----------------------|------|-------------------------------|-----------------|

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

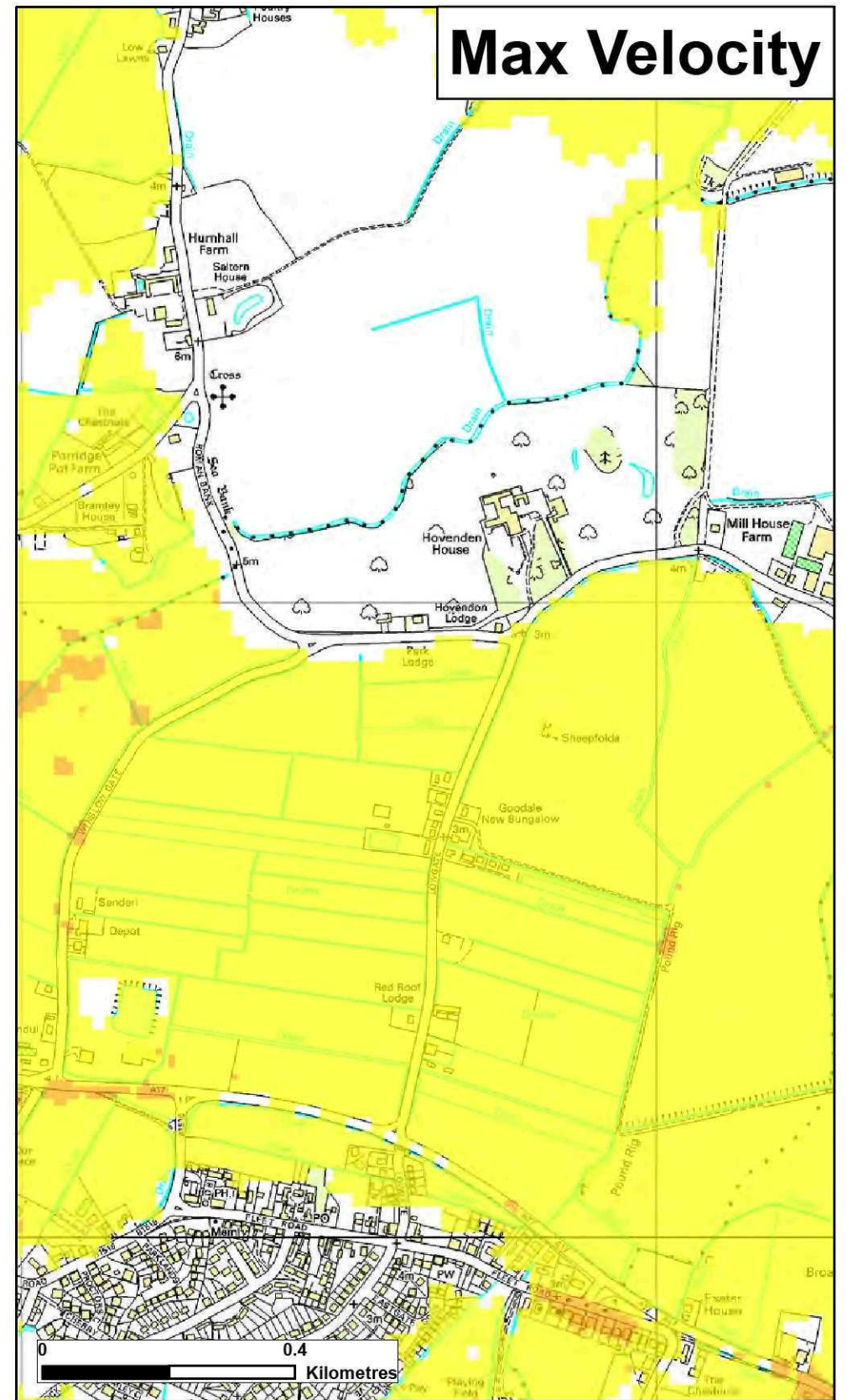
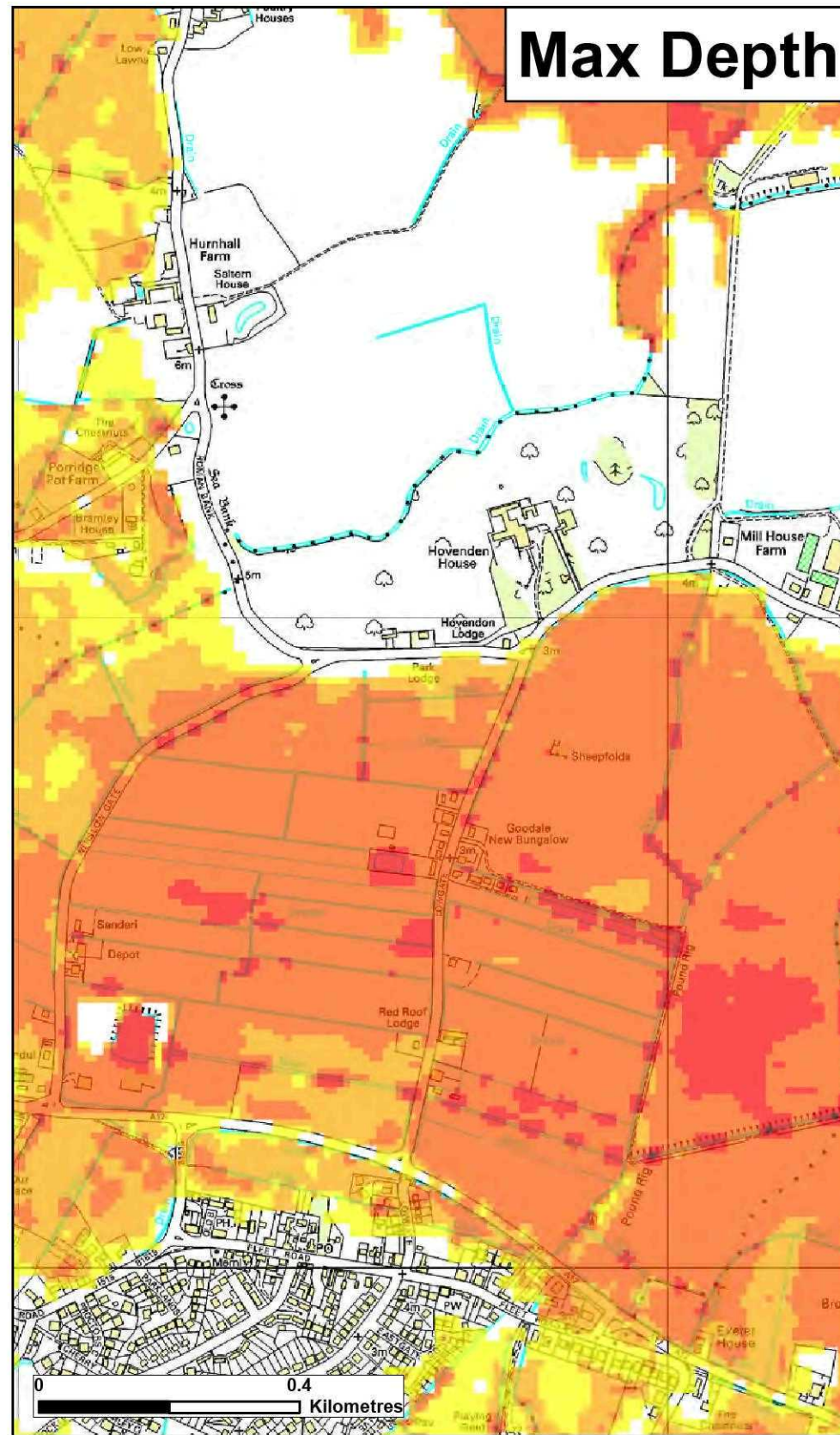
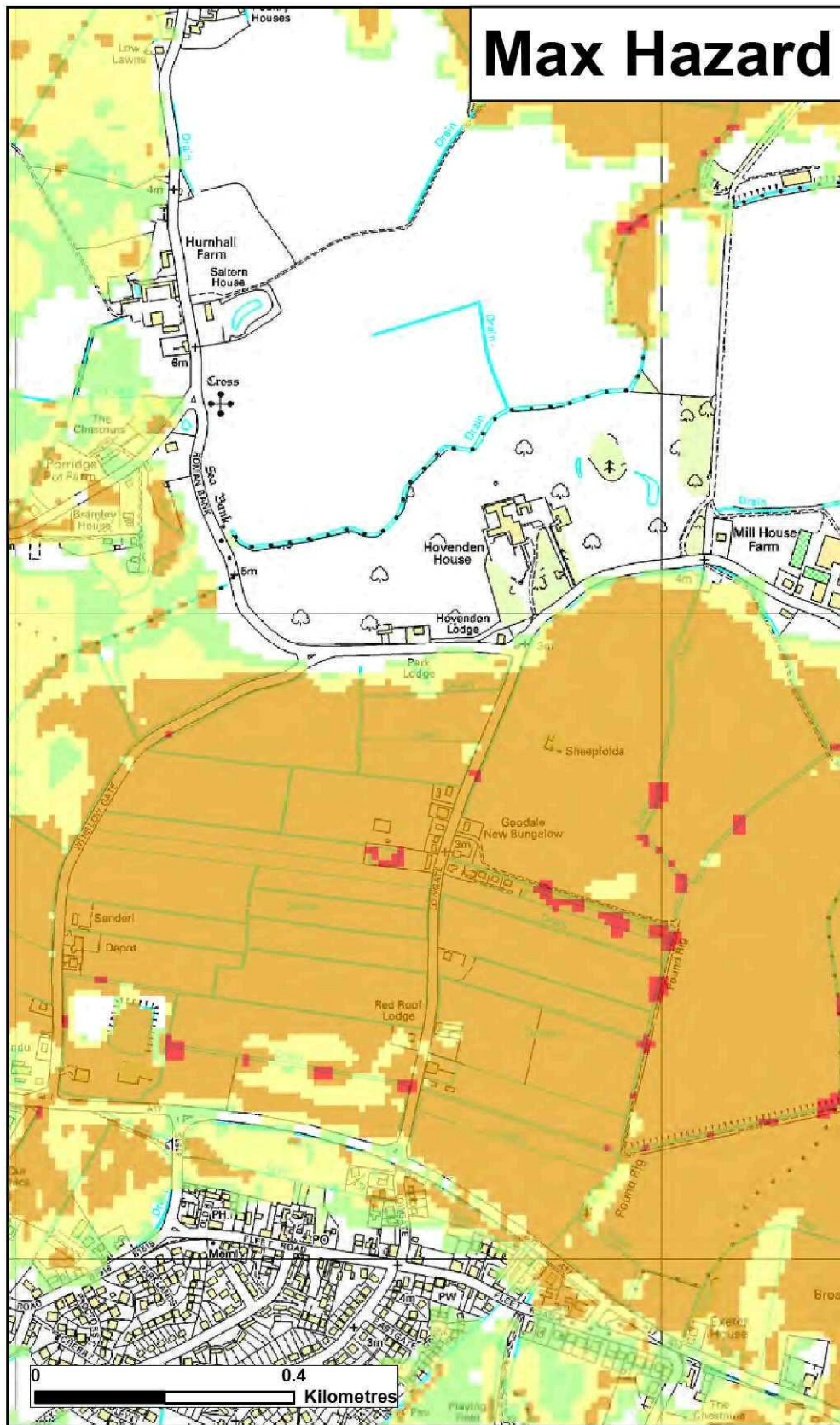
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary



**Lincolnshire and Northamptonshire  
Tidal Breaching Hazard  
Mapping**

Map Centred on TF 39548 25798

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★ **Modelled Breach Locations** - see also the accompanying plan "Location of Modelled Breaches"

**Max Hazard**

(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

**Max Depth (m)**

- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 1.0
- 1.0 - 2.0
- 2.0 +

**Max Velocity (m/s)**

- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5 +

|                     |           |                      |      |                               |                  |
|---------------------|-----------|----------------------|------|-------------------------------|------------------|
| <b>Date Printed</b> | June 2015 | <b>Scenario year</b> | 2115 | <b>Scenario Annual Chance</b> | 0.1% (1 in 1000) |
|---------------------|-----------|----------------------|------|-------------------------------|------------------|

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

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**Lincolnshire and Northamptonshire  
Tidal Breaching Hazard  
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