

<b>Property:</b>	Land to the north of Seadyke Road, Wisbech St Mary, Wisbech PE13 4SD
<b>Proposal:</b>	Change of use of previously reclaimed land to enable a mixed residential and equine use to include two residential static caravans and two touring caravans and erection of two stables and ancillary works to create a home for a Gypsy /Traveler family.
<b>Local Planning Authority:</b>	South Holland District Council
<b>Applicant:</b>	Mr and Ms O'Neil

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## FLOOD RISK ASSESSMENT

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### INTRODUCTION

1. This Flood Risk Assessment has been prepared in accordance with the the National Planning Policy Framework (NPPF) and supporting Planning Policy Guidance (PPG) on Flood Risk and Coastal Change.
2. If areas at risk of flooding or for sites of one hectare or more, developers are required to undertake a site specific site risk assessment to accompany an application for planning permission. This flood risk assessment has been produced for Mrs and Ms O'Neil who are seeking to develop a Gypsy / Traveller Site at land known as Land to West of Langary Gate Fleet Coy Spalding
3. The site is located to the north of Langary Gate Road. The location of the site is shown in the Location Plan.

### Existing Site

4. The site is an area of amenity land. The area of land to be developed is shown in the Block Plan
5. The land is at a low risk of flooding. This is shown at **Tab 12**. It is within land

identified by the Environment Agency as being within Flood Zone 3. A similar situation has developed in other districts.

6. The site is between 1.5 – 1.9 m AOD according to Environment Agency LIDAR data.
7. The site is within the South Holland IDB Area. Surface water drains naturally from the site and to the IDB drainage system. The site and surrounding drains into the river Nene.
8. British Geological Survey maps identify that the site is likely to be underlain by the Amptill Clay formation mudstone. This is normally overlain with superficial deposits of clay and silt.
9. The main risk of flooding to the site is through overtopping of coastal defences and/or a tidal surge. Langary Gate is identified in the South Holland SFRA as being at a minimal risk.<sup>1</sup>
10. The South Holland Council is responsible for applying the sequential and exception test.
11. The South Holland Council has already approved residential use of caravans in the vicinity of the application site.

## **FLOOD RISK**

12. The probability of the land flooding is very low. The only real risk of flooding is from a collapse of Environment Agency flood defence's if there is a tidal breach.
13. There is a residual risk of flooding at the site should there be a breach of the

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<sup>1</sup> <https://southeastlincslocalplan.org/article/23407/General>

Environment Agency defences. The Environment Agency undertook a Northern Area Tidal Breach Hazard Mapping exercise in 2015. This identifies the maximum depth of potential flooding, velocity and hazard for the site. This is low.

### **Mitigation**

14. The finished floor levels of the mobile homes will be at least 0.3m above ground level
15. The mobile homes shall be secured with ground anchors to the land.
16. All residents of the site shall register with the Environment Agency Floodline Service and shall prepare an evacuation plan as recommended by the Environment Agency.

### **Conclusion**

17. The proposed development should meet the sequential and exception tests, and should be approved.

**Stuart H CARRUTHERS**

**January 2025**