FLOOD RISK ASSESSMENT FOR PROPOSED HORTICULTURAL DEVELOPMENT AT ROOKERY FARM, JOYS BANK, HOLBEACH ST. JOHNS, LINCS.

FINAL REPORT

GEOFF BEEL CONSULTANCY

JUNE 2018

GCB/HUMPHREY

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CONTENTS

1.0 INTRODUCTION

2.0 LOCATION

3.0 THE SITE AND SEQUENTIAL TEST

4.0 EXISTING FLOOD ALLEVIATION MEASURES

5.0 POTENTIAL SOURCE OF FLOODING

6.0 EXTENT OF KNOWN FLOODING

7.0 PROBABILITIES AND TRENDS OF FLOODING

8.0 IMPACTS OF FLOODING

9.0 RESIDUAL RISKS – EXTREME EVENTS

10.0 CONCLUSIONS AND RECOMMENDATIONS

Fig 1 - Proposed Site Plan –
Peter Humphrey Associates drg. no. 5869/01

Fig 2 - Environment Agency Flood Map for Planning

Fig 3 - South Holland District Council Updated Strategic Flood Risk Assessment (2016) Residual Flood Depths – District 2115

Fig 4 - South Holland Internal Drainage Board district plan

1.0 INTRODUCTION

1.1 A full planning application is to be submitted by Peter Humphrey Associates Ltd on behalf of Mr D Robinson for proposed horticultural development at Rookery Farm, Joys Bank, Holbeach St. Johns, Lincs.

1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site however is also shown in Flood Zone 1 and outside of any Hazard Zone of the South Holland District Council's Updated Strategic Flood Risk Assessment Maps (2016).

The site is also located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 7th June 2018 to undertake a Flood Risk Assessment.

1.4 A previous Flood Risk Assessment prepared by the author in February 2016 formed part of planning approval ref: no. H06-0115-16 dated 6th April 2016.

2.0 LOCATION

2.1 The development site is located at Rookery Farm, Joys Bank, Holbeach St. Johns. The National Grid Reference of the central point of the development is TF36321887.

2.2 The position and extent of the site is shown on Fig 1 – Proposed Site Plan at the end of the document.

2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning and in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment Maps (2016) as defended by the Agency's tidal defences and the Internal Drainage Board system.

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is currently an agricultural holding.

3.2 The area of development is approximately 0.90 hectare.

3.2 The proposed site layout consists the construction of a glasshouse extension to existing horticultural development together with an additional storage reservoir, all accessed off Joys Bank. Existing Joys Bank carriageway level is generally at 3.20m aOD.

3.4 The Sequential Test is met as the site is located in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment Maps (2016) and protected against both the 1 in 100 year fluvial event and the 1 in 200 year tidal event.

4.0 EXISTING FLOOD ALLEVIATION MEASURES

4.1 The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy for the Protection of Floodplains' and is considered to be passive until such time as a flood greater than that for which the defences were designed occurs. The likelihood of flooding due to overtopping or failure of a flood defence embankment is considered to be small.

The development site within the South Holland Internal Drainage Board is protected by the Wash tidal defences to the Holbeach Marsh frontage with embankment levels of a minimum of 7.00m aOD.

4.2 The site and the surrounding land drains by gravity to the Fritz Drain north of the site and hence the Little Holland Pumping Station to discharge into the South Holland Main Drain and hence the tidal River Nene.

4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.

4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. However, bank slips, blocked culverts etc may occur from time to time and these matters are usually dealt with promptly.

5.0 POTENTIAL SOURCES OF FLOODING

5.1 Four potential sources of flooding have been identified as a result of this assessment:

a) local blockages to IDB main drain system.
b) storm return period of 1 in 50 years being exceeded
c) failure of Little Holland Pumping Station
d) overtopping and breaching of defences of the River Nene tidal defences

5.2 The probability of flooding from source a) is low due to the maintenance standards already achieved and managed by the IDB.

The probability of flooding from b) is also low due to the South Holland IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years.

Sustainable drainage system from the development will be to the additional storage reservoir for recycling of water for plant irrigation.

Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage".

5.3 Failure of Little Holland Pumping Station may occur due to long term mechanical breakdown or power supply being disrupted. However, in these circumstances, if conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

5.4 The flood embankments to the River Nene tidal defences provide a 1 in 200 year return period level of protection. The 1 in 200 year tidal event to the River Nene frontage inclusive of climate change to 2115 is estimated to be 7.20m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences. However, the site is further protected by second line defences with embankment levels of 6.00m aOD. Any overtopping/breaching would therefore not reach the development site.

5.5 The Environment Agency has recently published The Wash Shoreline Management Plan 2 from Gibraltar Point to Old Hunstanton. The summary of the plan between Gibraltar Point and Wolferton Creek is as follows:-

The intent of management for this Policy Development Zone (PDZ) is to sustain flood defence for the communities and their hinterland on the low-lying areas around The Wash. This includes an increase of management as needed to sustain the current level of flood risk in the face of climate change.

6.0 EXTENT OF KNOWN FLOODING

6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

7.1 The probability of this development flooding from localised drainage systems is very low.

7.2 The probability of the site flooding with water from any South Holland IDB main drain is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.

7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.

7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains or arterial systems rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.

7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the proposed floor levels of the glasshouse extension and the additional storage reservoir will be appropriate for the design life of the development (i.e. 60 years).

8.0 IMPACTS OF FLOODING

8.1 No significant impacts of flooding are anticipated.

8.2 Floor level of the development will be as per the existing horticultural development which together with the proposed sustainable drainage system and additional storage reservoir will offer additional protection against impacts arising from any extreme short duration, localised events.

8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.

8.4 No displacement of water from the site will affect any adjoining properties as a proposed sustainable drainage system will be implemented by way of an additional storage reservoir being constructed for collection of rainwater to be recycled for plant watering purposes.

8.5 The developer should ensure that the eventual occupiers of the horticultural premises are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency provides a Flood Warning Service, which includes Flood Warning Codes and uses direct warning methods where the risks and impacts of flooding are high. Indirect warnings are provided to all flood risk areas, even those at low risk of flooding. The main method is media broadcasts via local radio and also by television.

In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding, contact tel no: 0345 988 1188.

9.0 RESIDUAL RISK – EXTREME EVENTS

9.1 The residual risk from extreme events is very low on this site, because of its location, within the South Holland IDB area and its location 10.00kms from the River Nene tidal defences with secondary defences between the river frontage and the site.

9.2 The site is within fluvial Flood Zone 1 according to NPPF classification and has a very low risk of flooding due to the current standards of drainage and flood defence and land levels. The site is not located within a Functional Flood Plain of any 'main river' or 'main drain'. The Environment Agency Flood Map for Planning has been produced irrespective of existing flood defences and standards of protection.

9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out an Updated Strategic Flood Risk Assessment (2016) of the whole District by appointed Consulting Engineers.

The Updated Strategic Flood Risk Assessment (2016) has produced more definitive Flood Risk Maps similar to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the Updated Strategic Flood Risk Assessment (2016) the site is outside any Hazard Zone and defended by tidal defences and tidal doors.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain of the tidal River Nene and South Holland IDB protected by defences to a 1 in 200 year return period, (1.0%)

- The site is in Flood Zone 1 with the actual risk of flooding from any Environment Agency river system being very low (less than 0.5%).

- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.

- On site surface water run-off from the development will be discharged to an additional storage reservoir to be recycled for plant watering purposes.



Proposed Site Plan 1:1250



Location Plan 1:2500

N

Peter Humphrey Associates Ltd.
ARCHITECTURAL DESIGN AND BUILDING

PROJECT
PROPOSED GLASSHOUSE & RESERVOIR

SITE
ROOKERY FARM
JOYS BANK
HOLBEACH ST JOHNS
SPALDING
PE12 8SG

DRAWING
PROPOSED SITE PLAN

CLIENT
Mr D Robinson

DATE June 2018 SCALE As Shown JOB No. 5869/01

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Peter Humphrey Associates
ARCHITECTURAL DESIGN AND BUILDING
TELEPHONE: 01945 466 966
FAX: 01945 466 433
E-MAIL: info@peterhumphrey.co.uk
30 OLD MARKET WISBECH CAMBS PE13 1NB

Building Design Awards
Category Winner 08,09,10
Overall Winner 2010



Environment Agency

Flood map for planning

Your reference
PE12 8SG

Location (easting/northing)
536316/318868

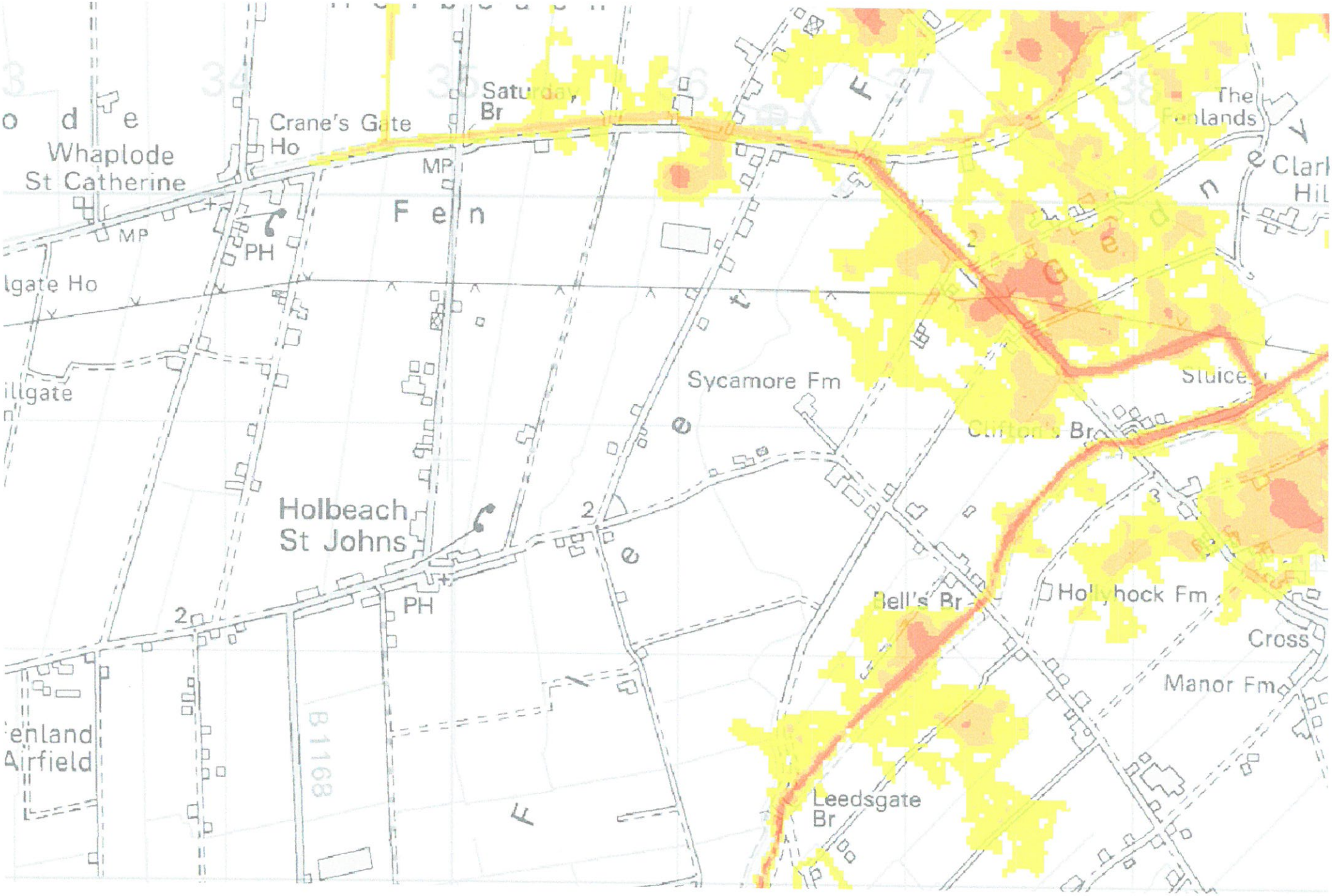
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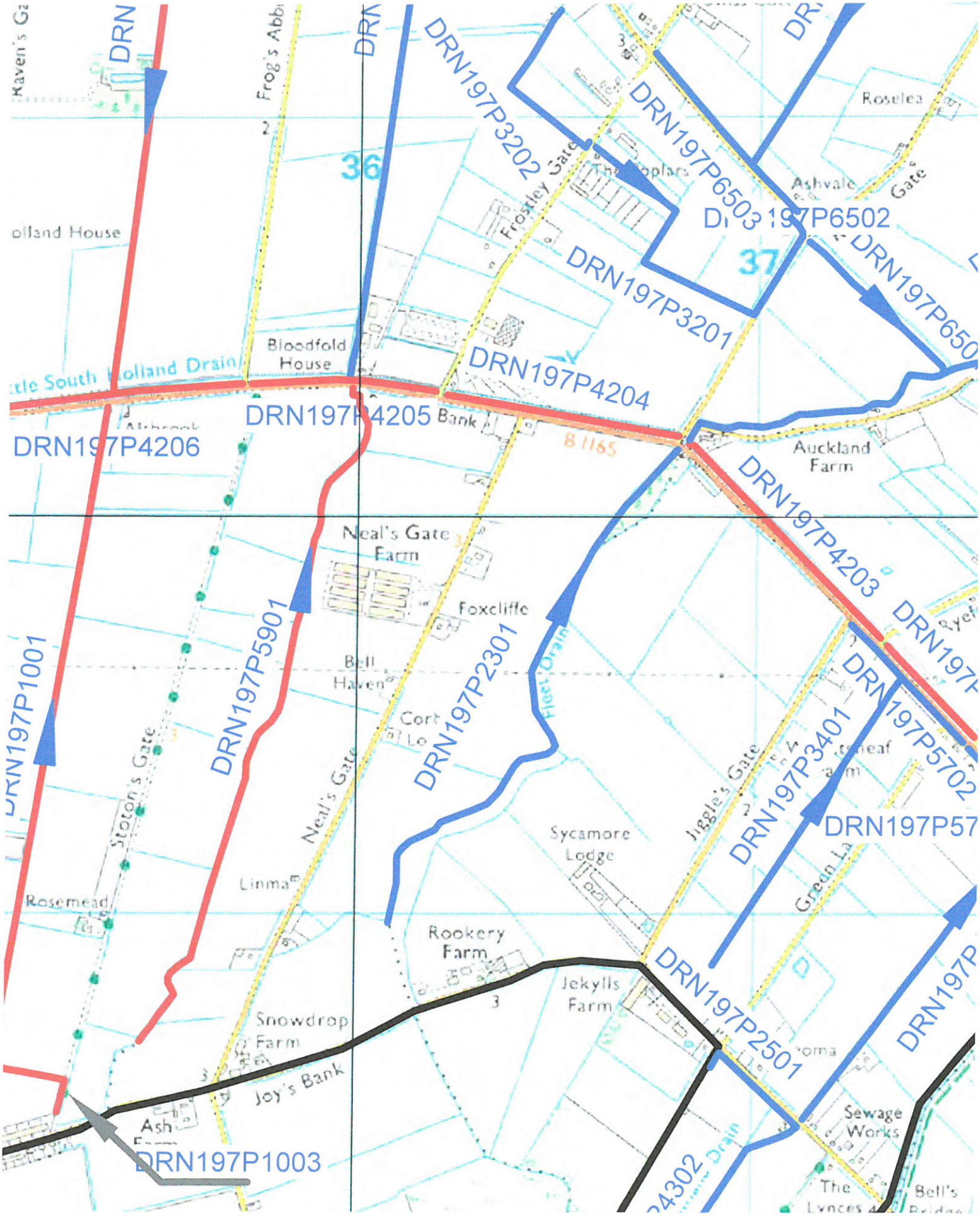
- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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Whaplode
St Catherine
Crane's Gate
Ho
Saturday
Br
MP
PH
Fen
lgate Ho
illgate
Sycamore Fm
Holbeach
St Johns
PH
B1168
enland
Airfield
Leedsgate
Br
Bell's Br
Hollyhock Fm
Cross
Manor Fm
The
Fenlands
Clark
Hil
Sluice
Clifton's Br

2116


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DRN197P6503
DRN197P6502
DRN197P3201
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DRN197P4205
DRN197P4206
DRN197P4203
DRN197P2301
DRN197P5901
DRN197P1001
DRN197P3401
DRN197P2501
DRN197P1003
36
37
Bloodfold House
Frosley Gate
Ashvale
Roselea
Auckland Farm
Neal's Gate Farm
Foxcliffe
Bell Haven
Sycamore Lodge
Rookery Farm
Jekylls Farm
Snowdrop Farm
Joy's Bank
Rosemead
Linma
Sewage Works
B1165
Fleet Drain