

**FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
FISHERGATE, SUTTON ST. JAMES,
SPALDING, LINCS.**

FINAL REPORT

GEOFF BEEL CONSULTANCY

JUNE 2016

**GCB/ANGLIA BUILDING
CONSULTANTS**

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1.0 INTRODUCTION

- 1.1 A full planning application is to be submitted by Anglia Building Consultants on behalf of Mr Mickleburgh & Ms Funnell for proposed residential development at Nealwood, Fishergate, Sutton St. James, Spalding, Lincs.
- 1.2 Planning approval requires a Flood Risk Assessment to accompany the planning application to meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

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

The site is however, shown in Flood Zone 1 of the South Holland Strategic Flood Risk Assessment Flood Zone Map (2010).

The site is also located in the South Holland Internal Drainage Board district.

- 1.3 Geoff Beel Consultancy was appointed on 21st June 2016 to prepare a Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is located at Nealwood, Fishergate, Sutton St. James, 9.00kms west of the tidal River Nene. The National Grid Reference of the site is TF 37801900.
- 2.2 The position and extent of the site are shown on Fig 1 – Location Plan at the end of the document.
- 2.3 The site is located in the South Holland Internal Drainage Board district and is shown within Flood Zone 3 as detailed on the Environment Agency Flood Zone Maps but in Flood Zone 1 of the South Holland Strategic Flood Risk Assessment Flood Zone Maps (2010).

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently an existing property and garden at Nealwood, Fishergate, Sutton St. James.
- 3.2 The area of development is approximately 0.26 hectare.
- 3.3 The proposed site layout consists the construction of an extension and alterations to the existing dwelling and the construction of an annexe in the garden of the property.

- 3.4 The Sequential Test and Exception Test will require to be applied by the Local Planning Authority but the development may be permitted as the site is protected against both the 1 in 200 year return period tidal event as well as the 1 in 100 year return period fluvial event meeting the requirements of NPPF.

The Sequential Test is met as the site is located in Flood Zone 1 of the South Holland Strategic Flood Risk Assessment Flood Zone Maps (2010).

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 and Practice 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.
- 4.2 The site is located in the South Holland Drainage Board area, the nearest main drain is situated immediately on the southern boundary of the site. Land levels are generally at 3.00m aOD.

The site drains to the Little Holland Pumping Station some 750 m north east of the site and hence via the South Holland Main Drain to the Sutton Bridge Outfall Sluice which discharges into the tidal River Nene.

- 4.3 The existing standard of drainage for the IDB main drain is 1 in 50 years return period, compatible with the Department of Environment, Food and Rural Affairs target level of service for rural urban drainage and flood defence works.
- 4.4 Tidal flood protection from the River Nene between Wisbech and Sutton Bridge is estimated to be a 1 in 200 years return period. The Environment Agency has recently carried out the River Nene Tidal Strategic Study which covers the tidal River Nene from the Dog in a Doublet Sluice near Peterborough to its outfall in the Wash at Nene Lighthouses, a distance of some 39.5km.
- 4.5 The Strategic Study has concluded that improvement works are cost effective to meet Department of the Environment, Food and Rural Affairs guidelines in order to sustain the existing tidal defences over the 50 year appraisal period up to a 1 in 200 year standard.
- 4.6 Current maintenance standards of the Environment Agency for tidal defences; and the South Holland Internal Drainage Board for surface water and land drainage are considered to be very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seek 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 Five potential sources of flooding have been identified as a result of this assessment:

- a) local blockages to existing IDB main drains
- b) storm return period of 1 in 50 years being exceeded
- c) failure of the Little Holland Pumping Station
- d) failure of the Sutton Bridge Outfall Sluice Pumping Station
- e) overtopping and breaching 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 source 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.

5.3 Failure of the Little Holland Pumping Station may occur due to mechanical breakdown or electricity power failure. 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 Failure of the Sutton Bridge Outfall Sluice Pumping Station may occur due to mechanical breakdown or electricity power failure. 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.

5.5 The existing tidal defences between Wisbech and Sutton Bridge consist generally of strengthened and heightened earth embankments with a riverside berm. Crest levels are at 7.00m aOD. The highest recorded tidal surge level reached 5.60m aOD at Wisbech on 11th January 1978 when extensive areas of the town were flooded. The more recent tidal surge event of 5th December 2013 reached a level of 6.10m aOD and the town and surrounding areas were protected by the improved defences.

The site is located approximately 9.50kms west of the River Nene tidal defences which were raised and strengthened after the 1978 surge event.

More recent studies by the Environment Agency have concluded a design water level for the 1 in 200 year tidal event between Sutton Bridge and Wisbech to be below existing tidal defence crest level with sufficient freeboard to take into account sea level rise during the next 100 years.

If any overtopping or breaching of the River Nene tidal defences occurred, floodwaters from east to west would be captured by the South Holland Main Drain to return the floodwaters via Sutton Bridge Outfall Sluice Pumping Station to the tidal River Nene.

It is therefore highly unlikely that any overtopping or breaching of the tidal defences would affect the development site.

- 5.6 The developer should ensure that the eventual occupiers of the dwellings 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 contacting 0845 988 1188.

- 5.7 Surface water drainage from the development site will be to a sustainable system of soakaways to the individual dwellings subject to percolation tests and BRE 365 design requirements with Building Regulations approval.

6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, the site did not flood during the tidal surge event of February 1978 and since that date, the defences between Sutton Bridge and Wisbech have been raised to the 1 in 200 year standard. The more recent tidal surge event of 5th December 2013 reached a level of 6.10m aOD at Wisbech Town Bridge and the town and surrounding areas were protected by the improved defences.

7.0 PROBABILITIES AND TRENDS OF FLOODING

- 7.1 The probability of this development flooding from localised drainage systems is very low. It is also intended to construct floor levels above existing ground level as at present for the house extension and alterations and 500mm above existing ground level for the single storey annexe.
- 7.2 The probability of the site flooding with water from the River Nene tidal river system is less than 0.5% because of the standards of the existing flood defences.
- 7.3 If under very extreme events, levels of floodwater from the North Level IDB arterial system 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.

- 7.4 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing main drains and tidal defences together with the raising of floor levels above existing ground level as at present for the house extension and alterations and 500mm above existing ground level for the single storey annexe with flood resilient construction incorporated will be appropriate for the design life of the development (i.e. 100 years).

8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor levels of the house extension and alterations will be above existing ground levels as existing and 500mm above existing ground levels for the single storey annexe with flood resilient construction incorporated offering 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 the IDB main drain or the River Nene tidal system sufficient warning time would be available.
- 8.4 No displacement of water from the site will affect any adjoining properties as the site will be provided with soakaway drainage to BRE365 design requirements and Building Regulations approval.
- 8.5 Safe access and egress is available from the site onto Fishergate to Sutton St. James which all remains in Flood Zone 1.

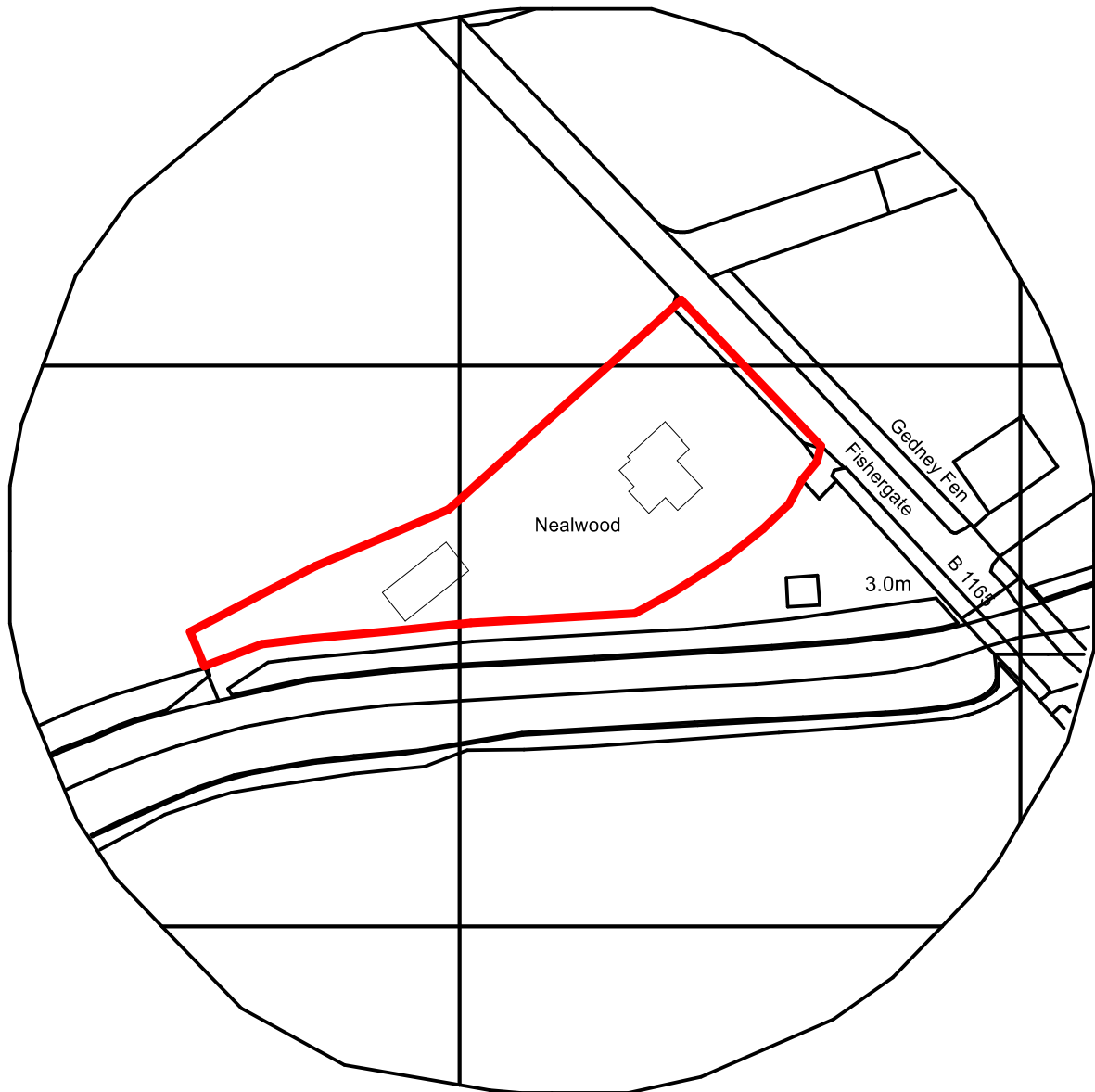
9.0 RESIDUAL RISK – EXTREME EVENTS

- 9.1 The residual risk from extreme events is very low on this site, because of its location, within the internal drainage system, existing levels of tidal defences and proposed floor level compared to surrounding land and road levels.
- 9.2 The site is within Flood Zone 1 according to NPPF classification, with a very low risk of flooding due to the proposed 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 Zone maps have been produced irrespective of existing flood defences and standards of protection. The risk of flooding to adjoining properties in the vicinity is not increased in terms of probability by the proposed development.
- 9.3 In the extreme event of a serious pumping station failure occurring to the IDB main drain system, or the overtopping of tidal defences, protection will be afforded by the proposed raising of floor levels above existing ground level.

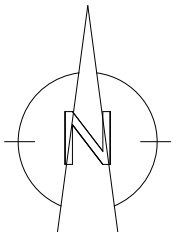
10.0 CONCLUSIONS AND RECOMMENDATIONS

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

- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by existing River Nene tidal defences to a minimum standard of 1 in 200 years.
- The site is in Flood Zone 1 of the South Holland Strategic Flood Risk Assessment Flood Zone Maps with the actual risk of site flooding from the tidal River Nene system being very low (less than 0.5%).
- Although the site is located within an Internal Drainage District with a standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. A minimum of 900mm freeboard is provided within the main drain design standard to the lowest land level which provides further storage to cater for events greater than 1 in 50 years.
- On site surface water drainage of the dwelling will be discharged via soakaways to BRE365 design requirements and Building Regulations approval.
- Floor levels will be above existing ground level as existing for the house extension and alterations and 500mm above existing ground level for the single storey annexe with flood resilient construction incorporated.
- No development will be permitted within 9.00m of the adjoining South Holland Main Drain without prior Land Drainage Byelaw Consent approval from the South Holland IDB.

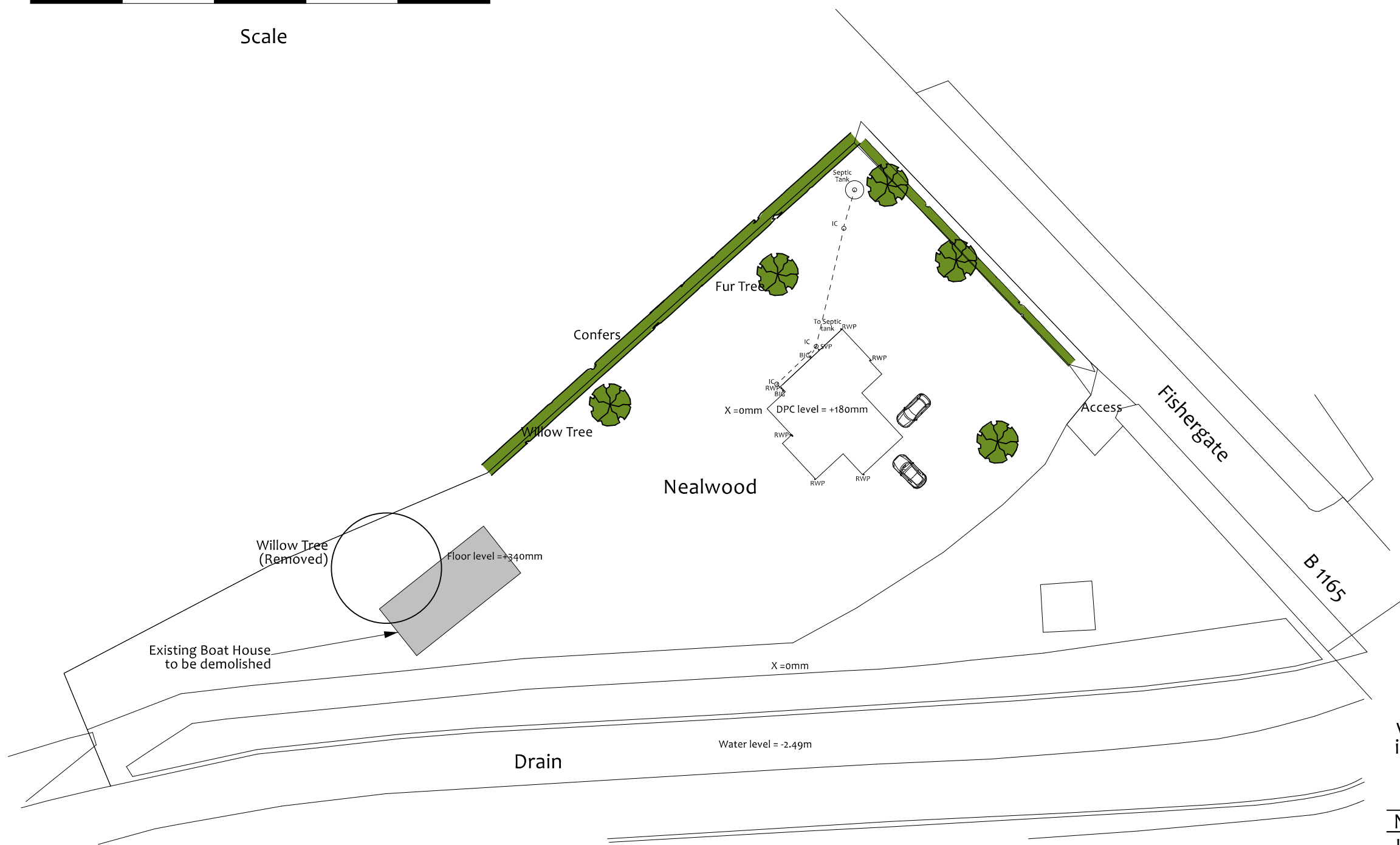


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Norfolk - PE14 8TQ
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info@angliabuildingconsultants.co.uk

Issue:	For Planning Approval
Site:	Nealwood, Fishergate, Sutton St James, Lincolnshire, PE12 0EZ
Project:	Extension and Alterations to Dwelling and Building of an Annexe
Drawing:Title:	Location Plan
Client:	Mr Mickleburgh and Ms Funnell
Date:	July 2016
Scale:	1:1250
At:	A4
Drawing Number:	16-1496-1

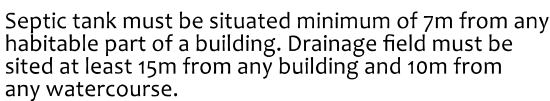


No	Date	Revision
Issue: For Planning Approval		

Project: Extension and Alterations to Dwelling and Building of an Annexe

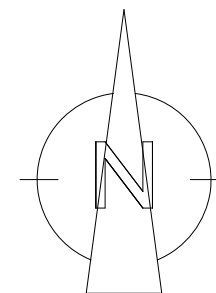
Client: Mr Mickleburgh and Ms Funnell

Date: July 2016
Scale: 1:500 At: A3
Drawing Number: 16-1496-2



Subject to a satisfactory percolation test rainwater from proposal to be taken to geo-modular crate type system i.e. Marley Waterloc 250.

The size of the soakaways are dependent upon the soakage characteristic of the soil but estimated to be made up of 4 number 1200 x 800 x 290 cells to provide a soakaway 1m³. To base of soakaway excavation lay 100mm sharp sand base, then install the cells would should be wrapped in a permeable geotextile membrane. Backfill around the sides and top of the soakaway with a minimum 150mm granular material. Discharge storm drain pipe outlet to centre of soak-away. Situate soakaways a minimum of 5m from any building and 3.5m from any boundary and away from any drainage fields.



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Site: Nealwood, Fishergate, Sutton
St James, Lincolnshire, PE12 0EZ

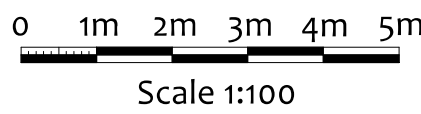
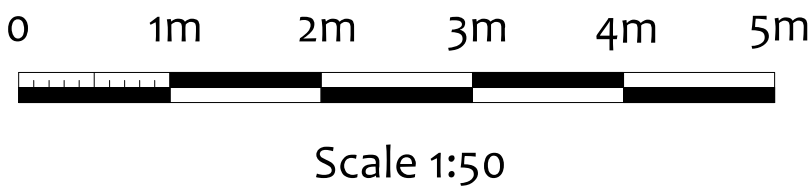
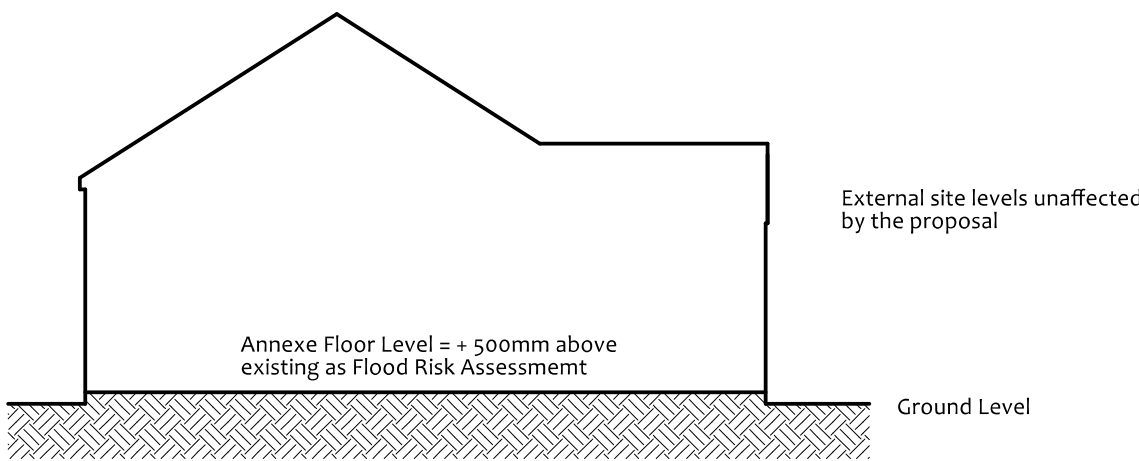
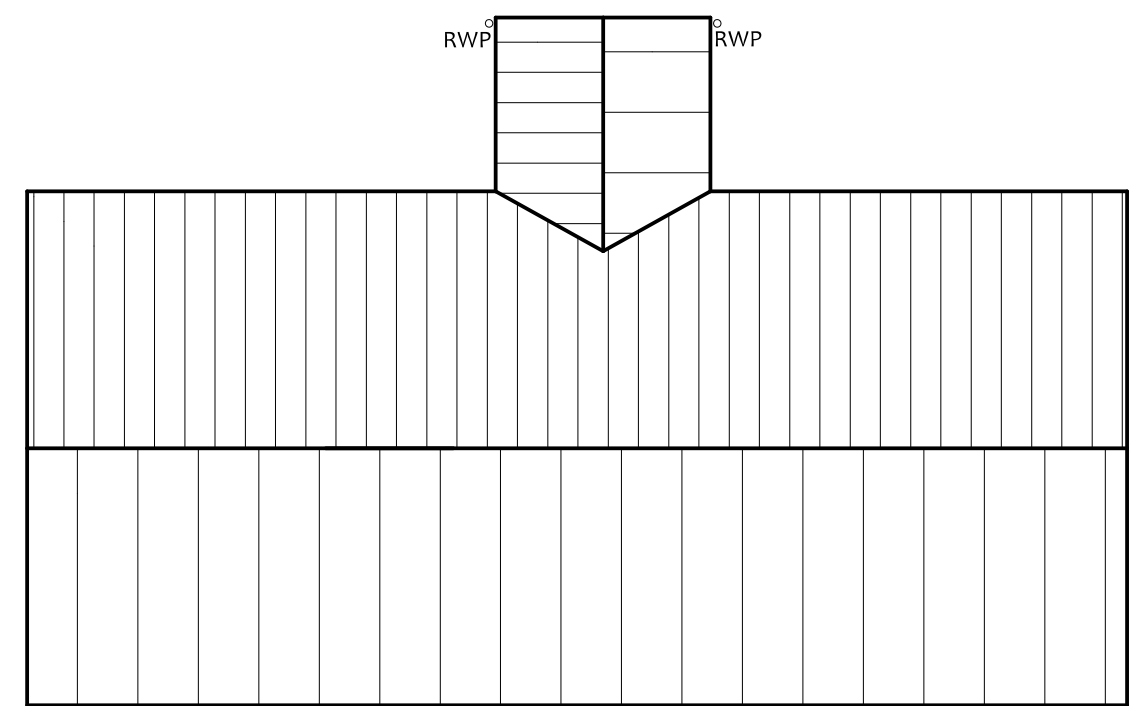
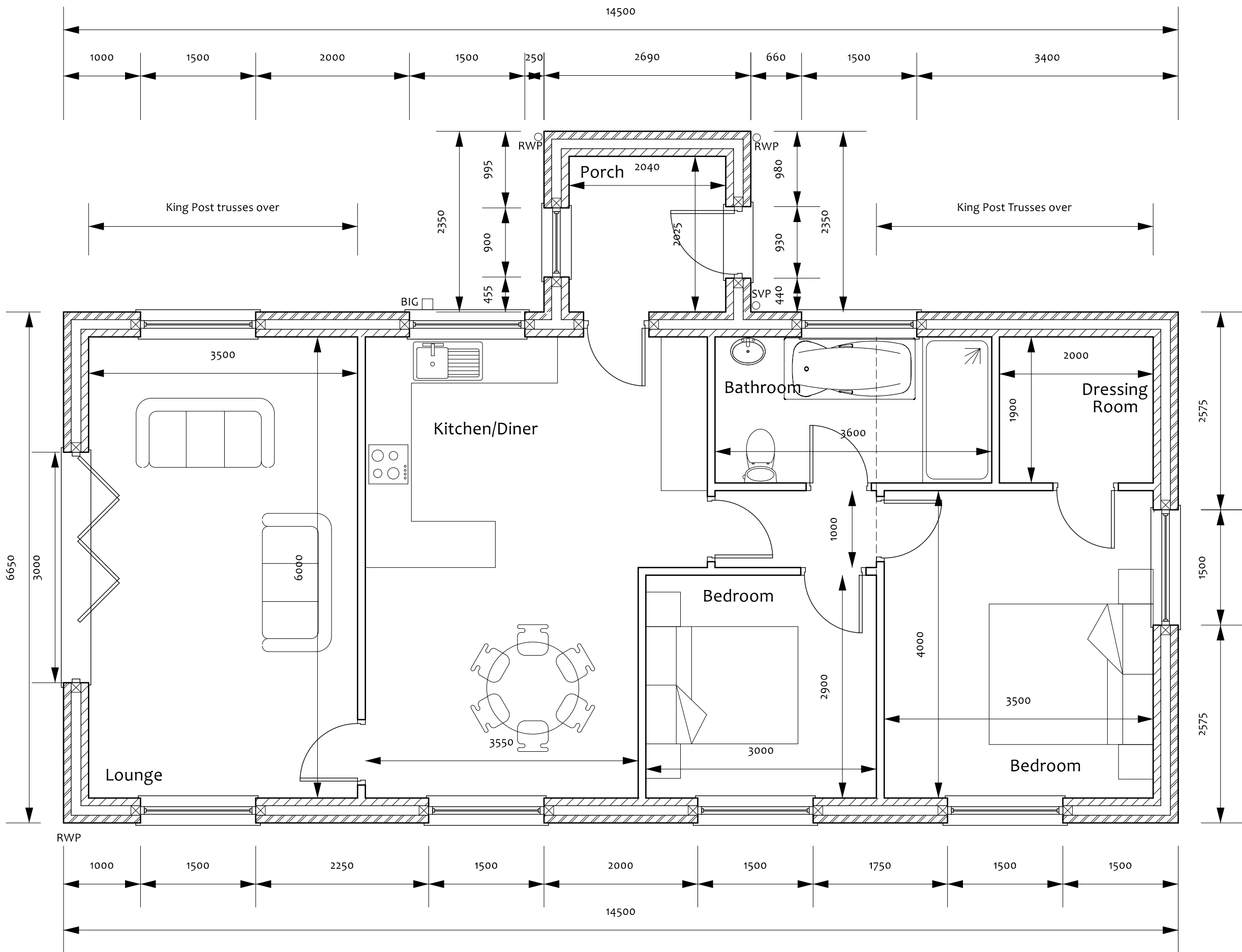
Project: Extension and Alterations to Dwelling and Building of an Annexe

Drawing Title: Proposed Site Plan

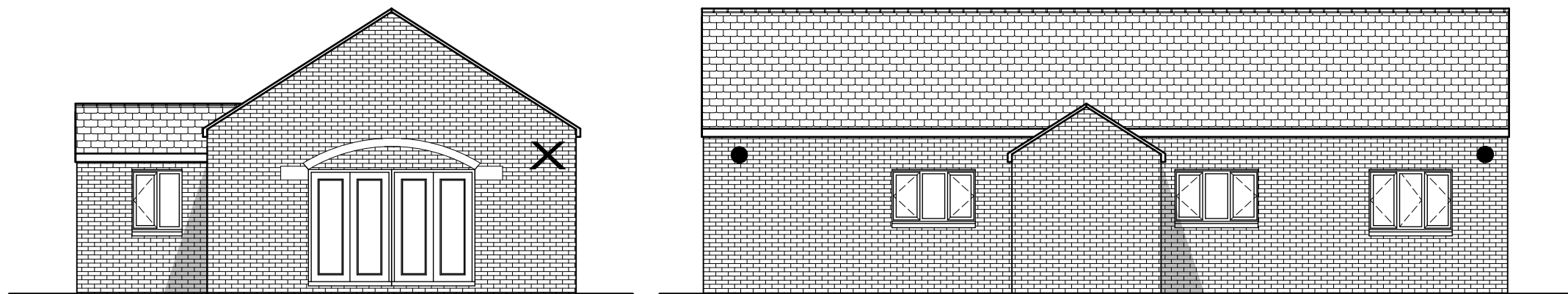
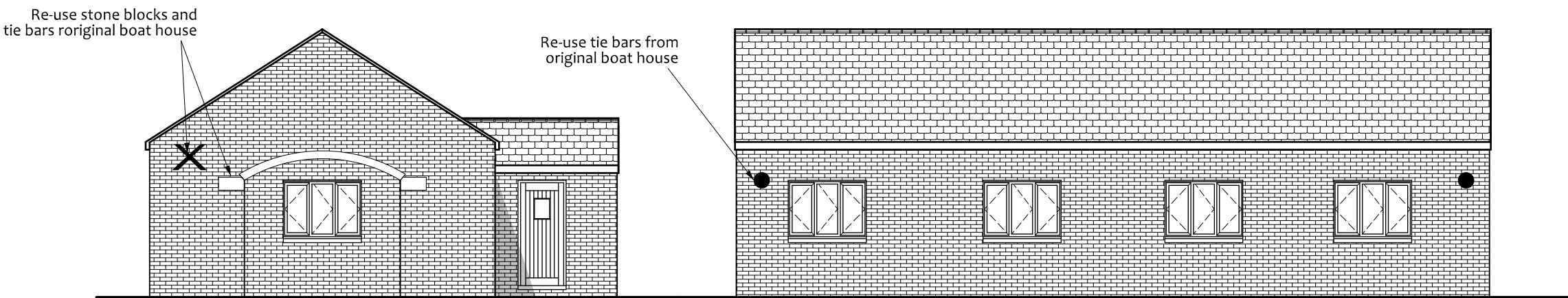
Client: Mr Mickleburgh and Ms Funnell

Date: July 2016
Scale: 1:500 At: A3
Drawing Number: 16-1496-3

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Materials
Roof - Slates
Walls - Reclaimed bricks from original boat house
Windows/doors - Grey UPVC



Elevations
Scale 1:100



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No Date Revision
Issue: For Planning Approval

Site: Nealwood, Fishergate, Sutton
St James, Lincolnshire, PE12 0EZ

Project: Proposed Annexe Plans

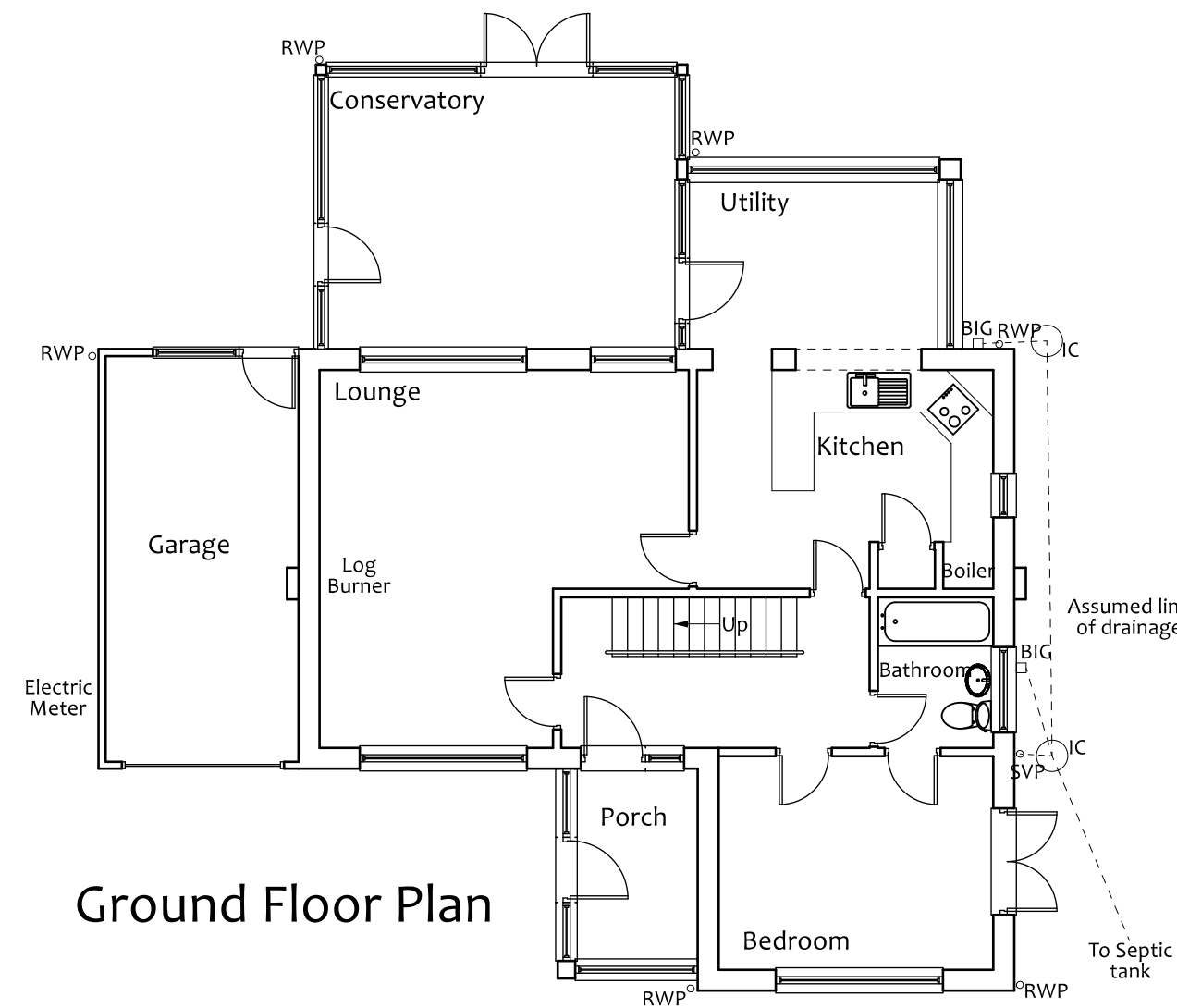
Drawing Title: Extension and Alterations
to Dwelling and Building
of an Annexe

Client: Mr Mickleburgh and Ms Funnell

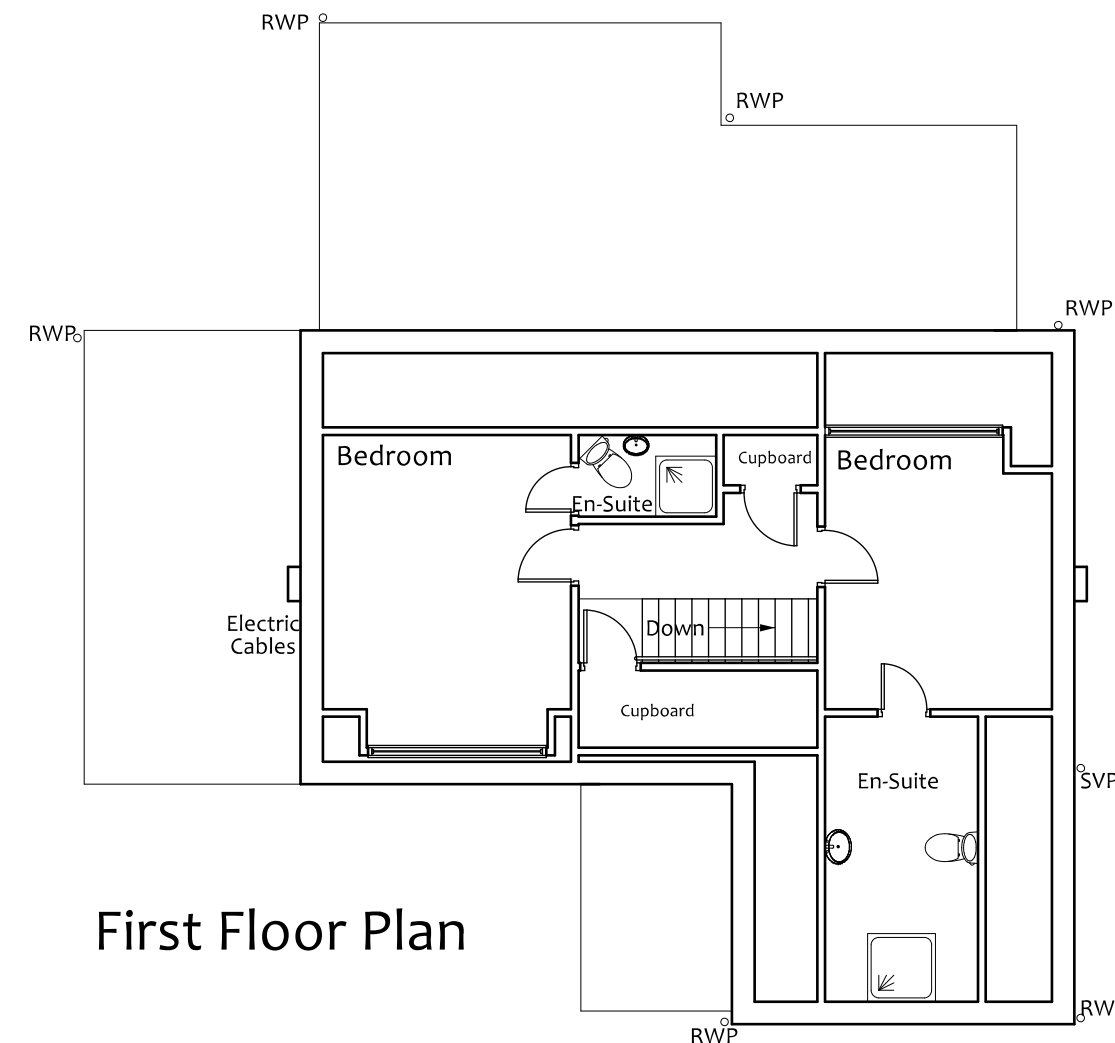
Date: July 2016
Scale: 1:50 and 1:100 At: A1
Drawing Number: 16-1496-4

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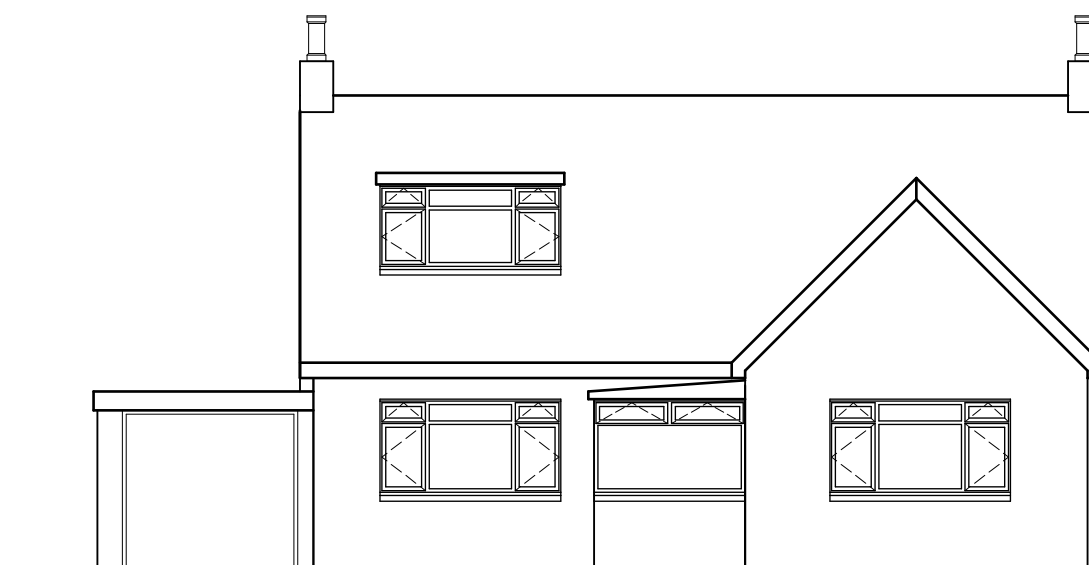
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Scale



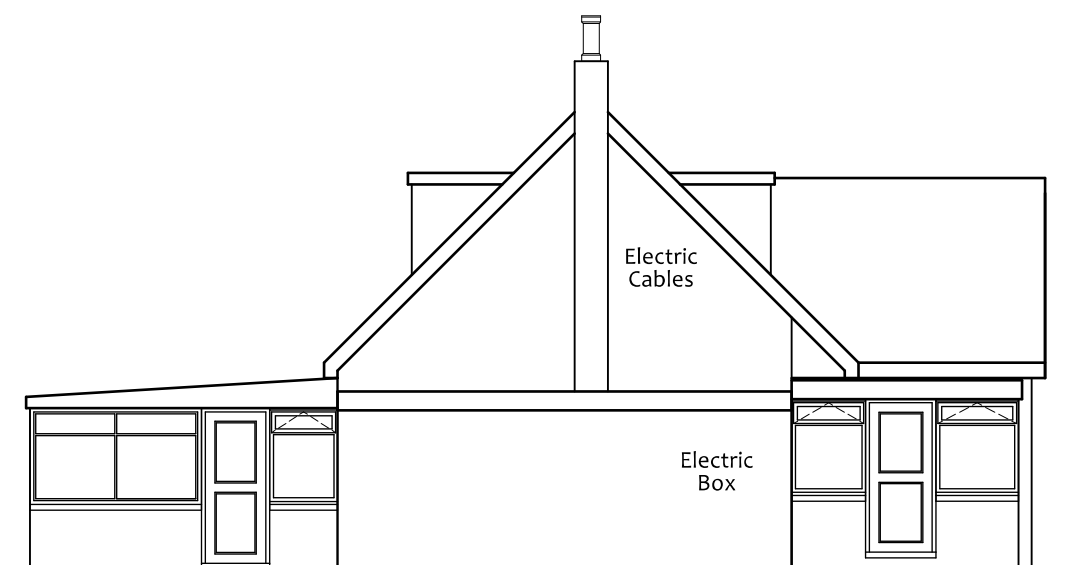
Ground Floor Plan



First Floor Plan



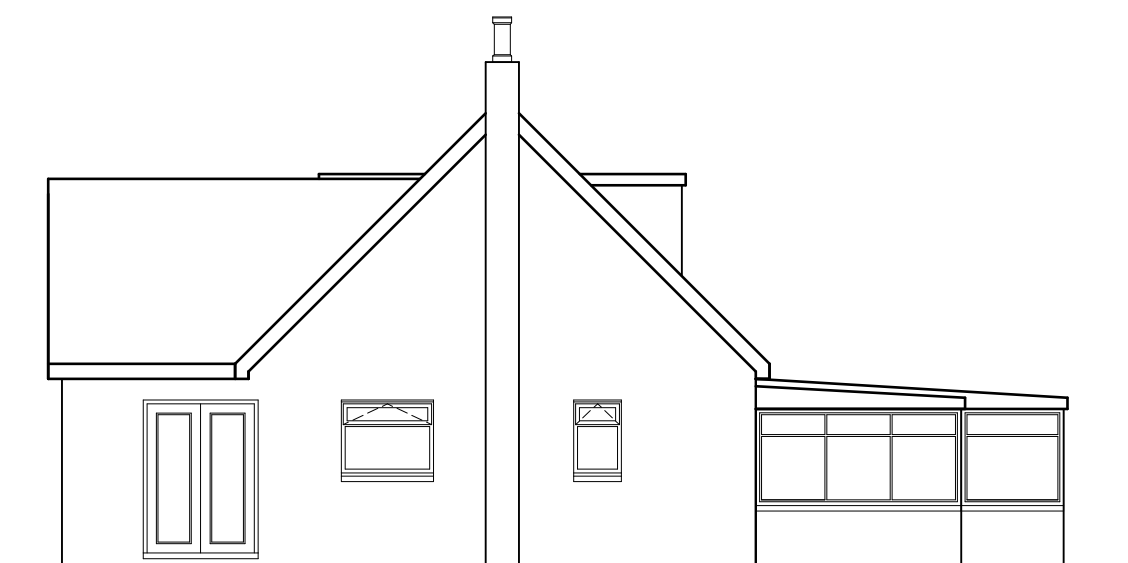
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



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Project: Extension and Alterations to
Dwelling and Building of an Annexe

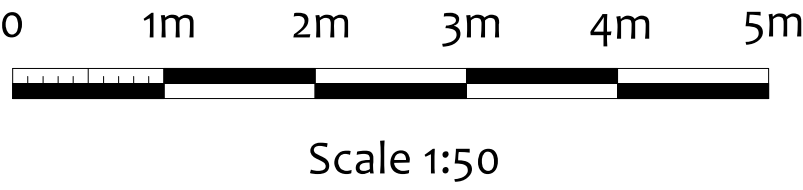
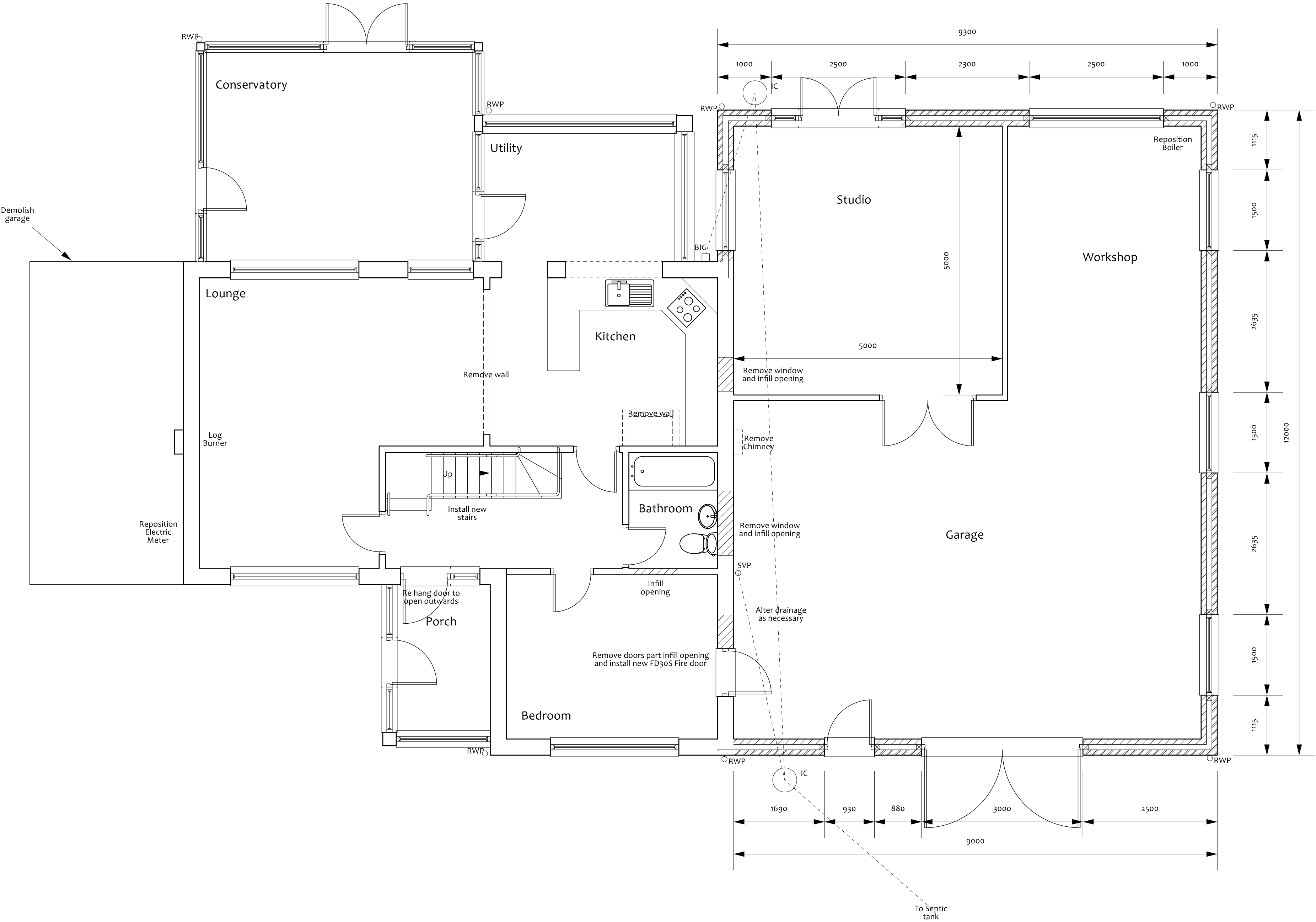
Drawing Title: Existing Dwelling Plans

Client: Mr Mickleburgh and Ms Funnell

Date: July 2016
Scale: 1:100 At: A2
Drawing Number: 16-1496-5



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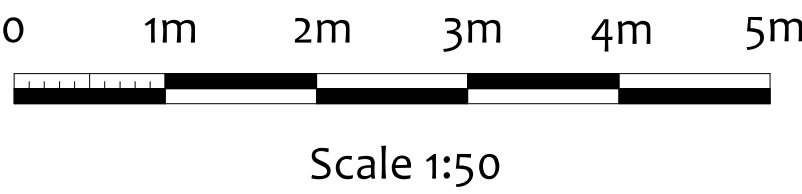
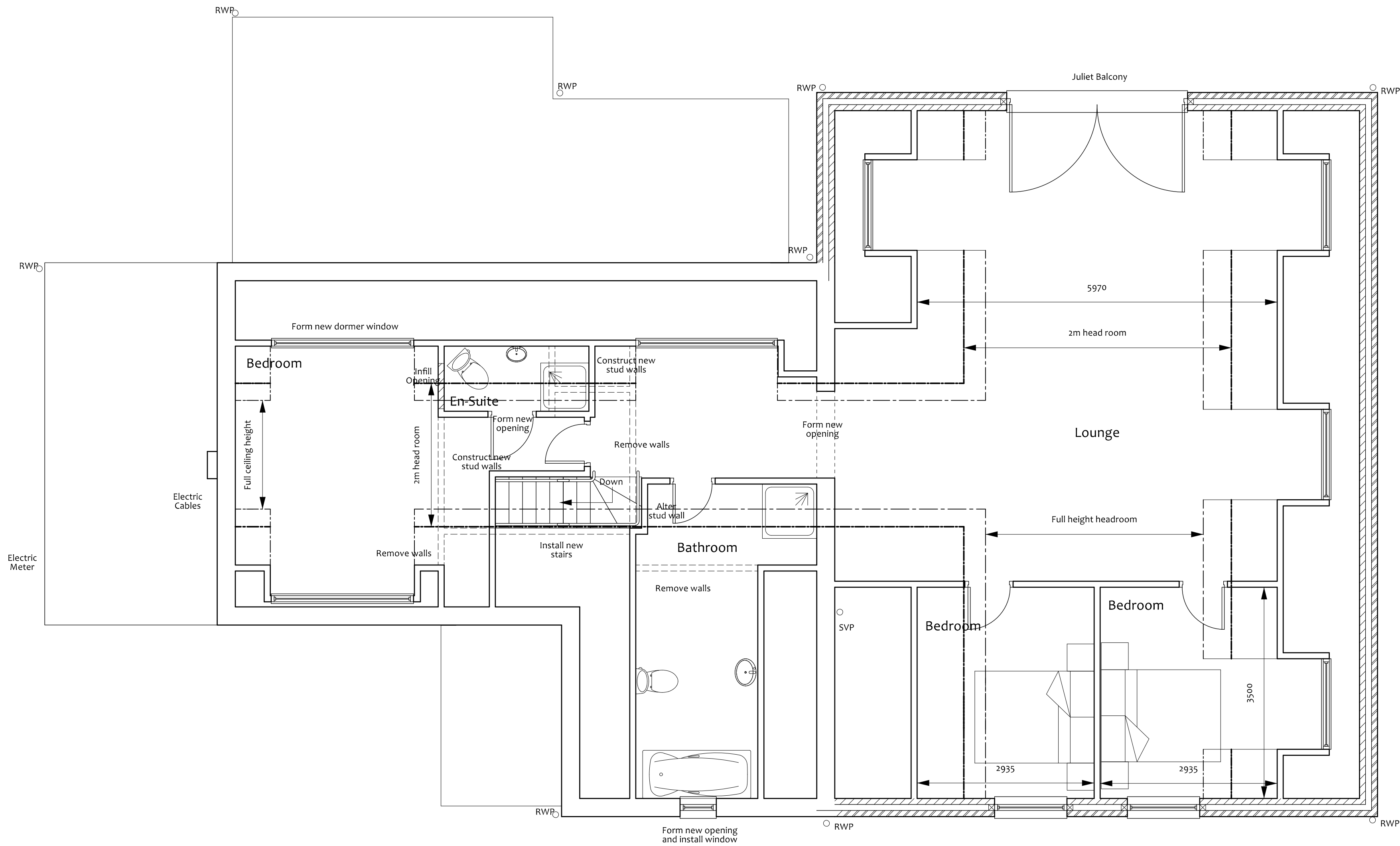
Project: Extension and Alterations to
Dwelling and Building of an Annexe

Drawing Title: Proposed Dwelling
Ground Floor Plan

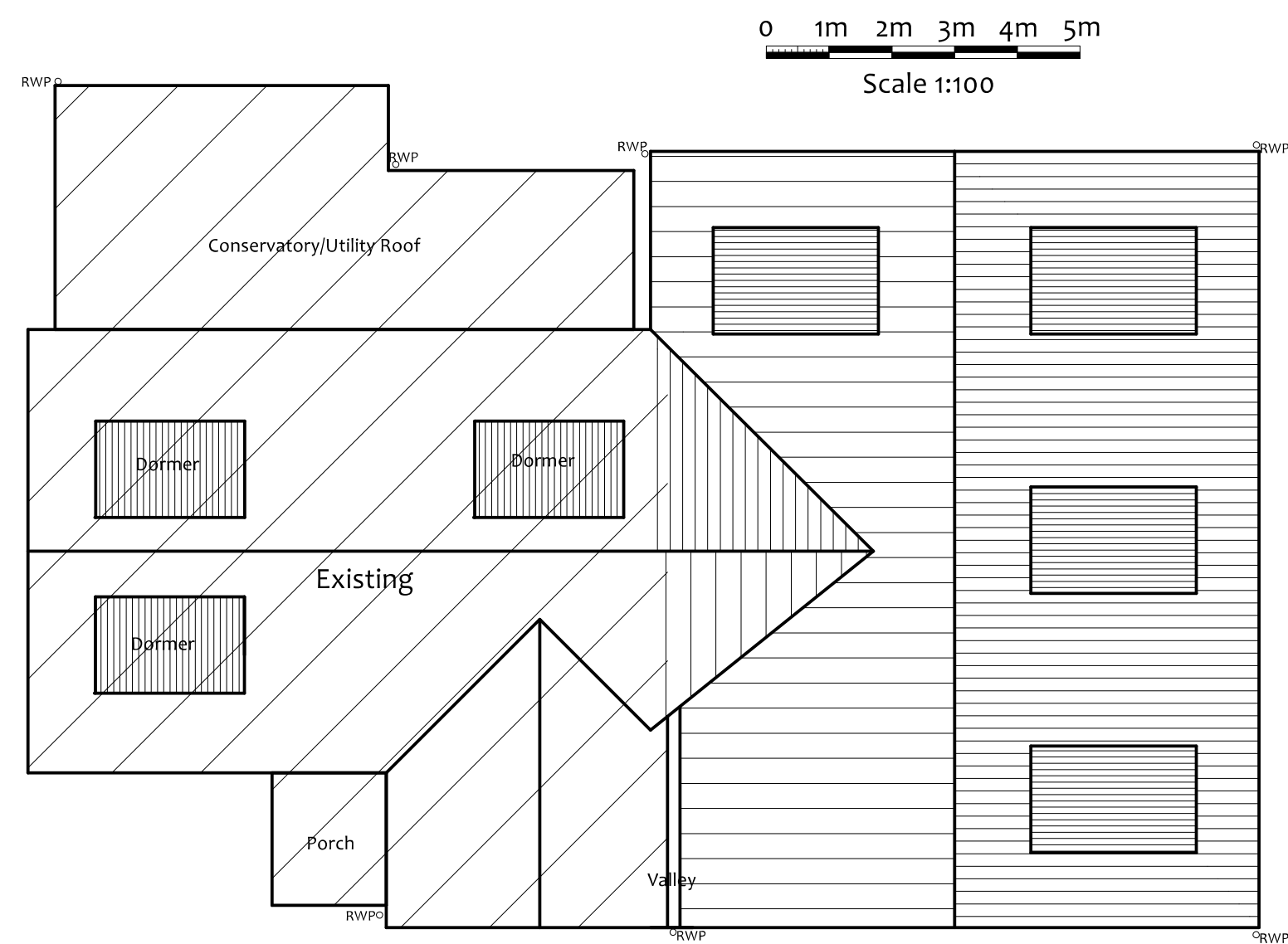
Client: Mr Mickleburgh and Ms Funnell

Date: July 2016
Scale: 1:50 At: A1
Drawing Number: 16-1496-6

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First Floor Plan
Scale 1:50



Roof Plan
Scale 1:100



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Project: Extension and Alterations to
Dwelling and Building of an Annexe

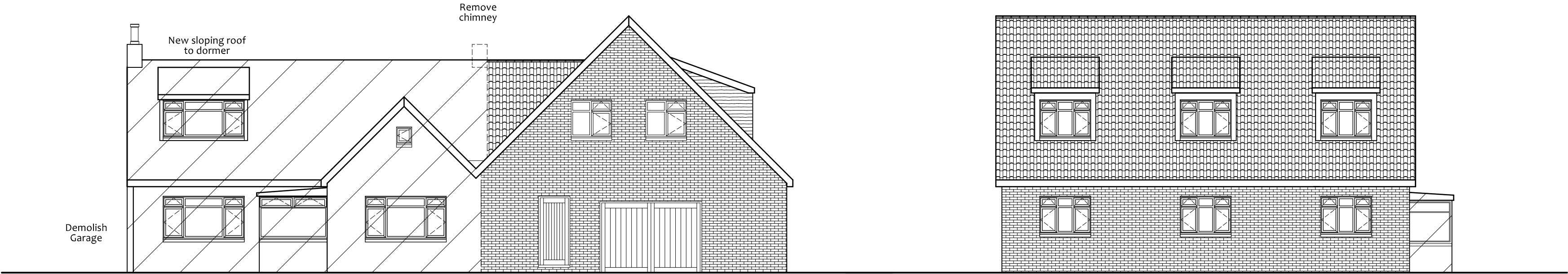
Drawing Title: Proposed Dwelling First
Floor Plan and Roof Plan

Client: Mr Mickleburgh and Ms Funnell

Date: July 2016
Scale: 1:50 and 1:100 At: A1
Drawing Number: 16-1496-6

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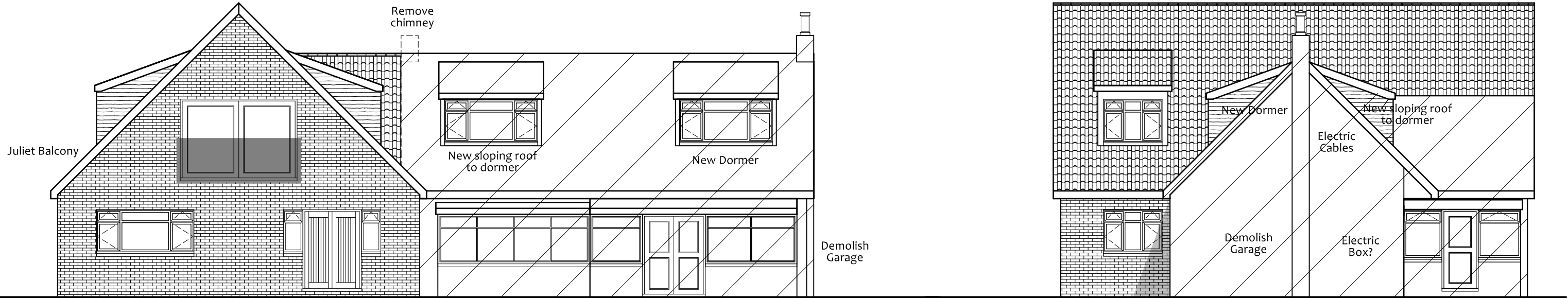
0 1m 2m 3m 4m 5m
Scale



Front Elevation

Side Elevation

Materials
Roof - Tiles to match existing
Walls - Bricks to match existing
Windows/doors - White UPVC to match existing

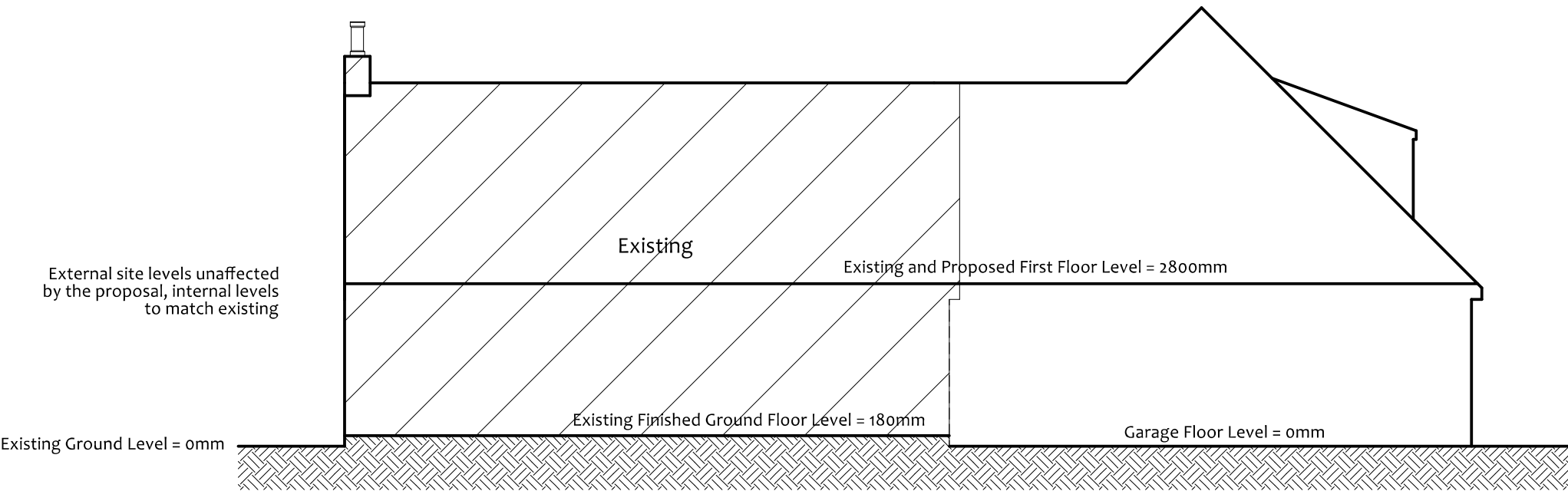


Rear Elevation

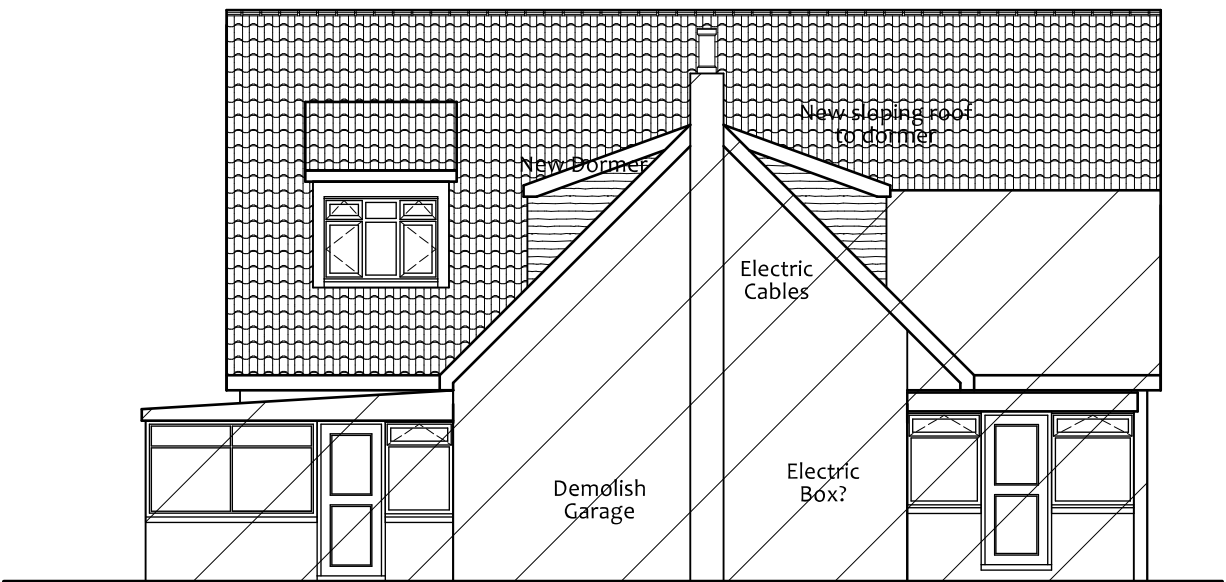
Side Elevation
(Conservatory Removed)



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Site Section



Side Elevation
(Part obscured by Conservatory)

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Project: Extension and Alterations to
Dwelling and Building of an Annexe

Drawing Title: Proposed Dwelling Elevations
and Site Section

Client: Mr Mickleburgh and Ms Funnell

Date: July 2016
Scale: 1:100 At: A2
Drawing Number: 16-1496-8





Enter a postcode or place name:

Sutton St James, Lincolnshire



Other topics for this area...

Flood Map for Planning (Rivers and Sea)



Flood Map for Planning (Rivers and Sea)

X: 538,045;Y: 318,897 at scale 1:10,000

Other maps Data search Text only version

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

Areas benefiting from flood defences (Not all may be shown*)

☒ Main River Line

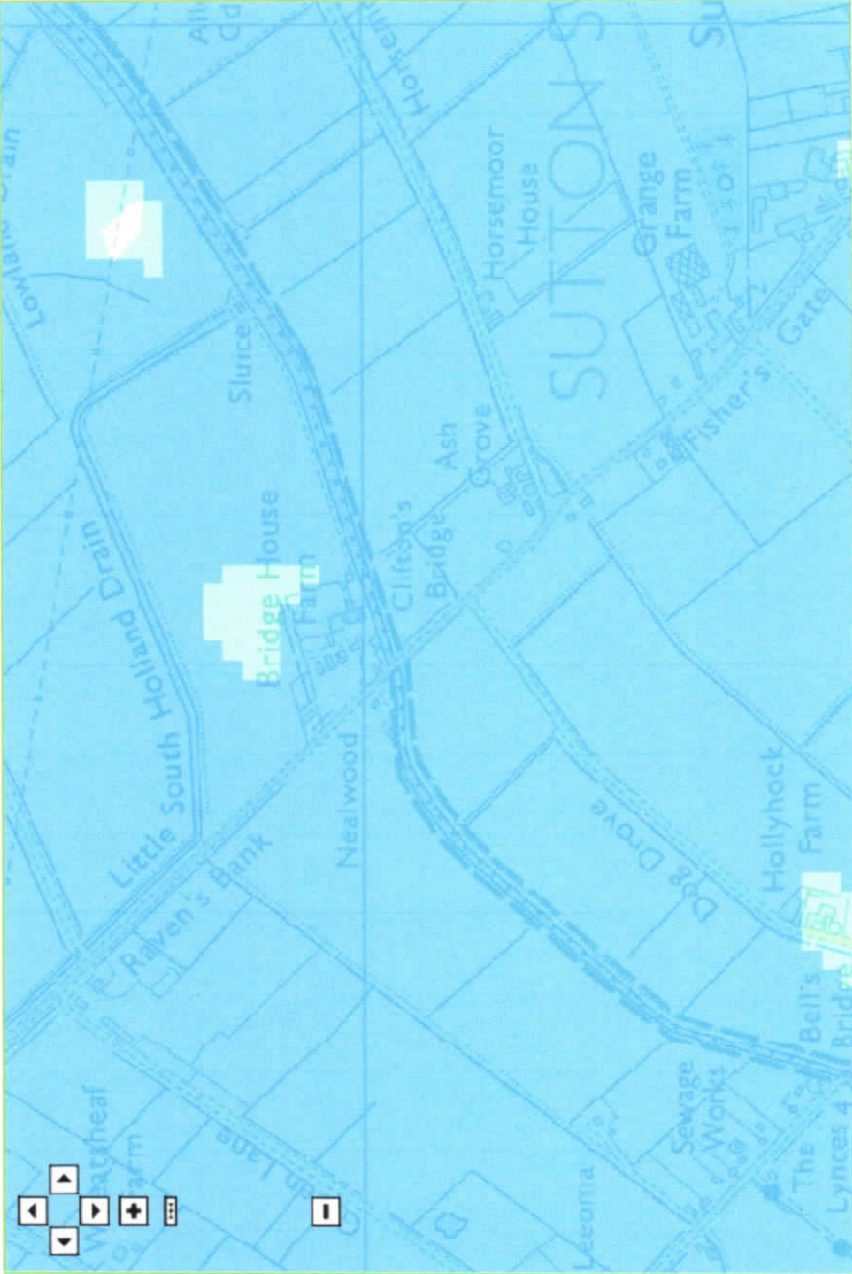
Main River Line

☒ Other national environmental organisations

Natural Resources Wales Area of responsibility

Scottish Environment

Protection Agency Area of responsibility



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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