FLOOD RISK ASSESSMENT

Proposed Additional Tourists Accommodation
North View Fishing Lakes
North Road,
Gedney Hill,
Spalding,
Lincolnshire.

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RMA

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FLOOD RISK ASSESSMENT FOR A PROPOSED ADDITIONAL TOURIST ACCOMMODATION, NORTH VIEW FISHING LAKES, NORTH ROAD, GEDNEY HILL, SPALDING, PE12 0NS.

INTRODUCTION

The Government has placed increasing priority on the need to take full account of the risk associated with flooding at all stages of the planning and development process. This seeks to reduce the future damage to property and the risk to life from incidents of flooding. Their expectations relating to flooding are contained in the National Planning Policy Framework Feb 2019, (NPPF), which identifies how the issue of flooding is dealt with in the drafting of planning policy and the consideration of planning applications by avoiding inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk.

The NPPF provides that development in areas at risk of flooding should be avoided and seeks to direct development away from areas at highest risk. There is a sequential, risk-based approach to the location of development avoiding where possible, flood risk to people and property managing any residual risk and taking account of the impacts of climate change.

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APPLICATION SITE

The proposed site is located at North View Lakes North Road Gedney Hill, Spalding PE12 0NS within the administrative area of South Holland District Council. The National Grid Reference is TF 33922 12085. **Plan 1**

This flood risk assessment has been prepared for a planning application for the erection of 4 No self-contained holiday lodges and 4 No static caravans for short term lets at the site of a well-established fishing lakes complex. **Plans 2 & 3**

The National Planning Policy Framework Guidance NPPG defines three levels of flood risk depending upon the

annual probability of fluvial flooding occurring.

Zone 1 – Low Probability (<0.1%)

Zone 2 – Medium Probability (0.1 – 1.0%)

Zone 3 – High Probability (>1.0%)

The proposed development site is shown to be within Flood Zone 3 High Probability' as detailed on the Environment Agency's Flood Zone Maps **without defences**, and as defined in Table 1 of NPPG**.**

Table 1: Flood Zones Definition

Flood Zone 3- High Probability
Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment. Policy aims Developers and local authorities should seek opportunities to: • reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques. • relocate existing development to land with a lower probability of flooding. • create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the existing development (sites used for short term caravans) is considered to be ‘More Vulnerable’. Table 1 of NPPG states that such uses are permitted in this zone subject to a flood warning and evacuation plan.

Table 2: Flood Risk Vulnerability Classification

More Vulnerable
• Hospitals • Residential institutions such as residential care homes, children’s homes, social services homes, prisons, and hostels. • Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels • Non-residential uses for health services, nurseries, and educational establishments • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravan and camping, subject to a specific warning and Evacuation Plan.

From the Lidar 2m DTM data the site is generally a level site with levels varying from 1.79mODN on the southern boundary to 1.36mODN on the northern boundary. The site levels for the siting of the units averages 1.66mODN **Plan 2**

DRAINAGE AUTHORITIES

Environment Agency

The Environment Agency has permissive powers for reducing the risk of flooding from designated main rivers and from the sea.

The following potential sources of flooding affecting the development site have been identified as:

- From the River Nene (Tidal)
- The River Welland
- The Wash
- South Holland Internal Drainage Board system

The flood zone maps indicate that the area would be flooded without flood defences.). The Flood Map indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. In some locations, such as around the fens and the large coastal floodplains there are many kilometres of raised flood defences. To meet the requirements of the National Planning Policy Framework, these defences are removed in their entirety to produce the Flood Map for Planning (Rivers and Sea). The map therefore shows the full extent of areas that would be at risk of flooding if no defences existed, and water could spread out across the floodplain.

Flood Zones

These maps show that the site is considered at risk from tidal/fluvial flooding as it is all located within an area zoned as Flood Zone 3a.The maps indicate that the area would be flooded without flood defences, which are in place, (with an annual probability of more than 0.5% i.e., return frequency of less than 1 in 200 years for tidal flooding or more than 1.33% return frequency of less than 1 in 100 years for fluvial flooding). **Map 1**

Risk of Flooding from Rivers & Sea

The Risk of flooding from Rivers and Sea shows that the site for the site is at Low risk. **Low risk** means that each year this area has a chance of flooding of between 0.1% and 1%.This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. **Map 2**

River Nene, The Wash & River Welland.

With the River Nene lying some 11.0Km to the east of the site, the Wash being some 20Km to the north-east and the River Welland some 11.0Km to the west, these flooding sources have been discounted as they are too distant to affect the site.

In locations such as this, within the fens and the large coastal floodplains, showing the area at risk of flooding assuming no defences may give a slightly misleading picture in that if there were no flood defences, water would spread out across these large floodplains. This flooding could cover large areas of land but to relatively shallow depths and could leave pockets of locally slightly higher land as isolated dry islands. However, the site is protected by defences to the three major sources of flooding and the site would only be affected by these defences failing.

Taking the precautionary approach, the Hazard Rating following a breach which in Flood Risk Assessment (FD 2320) Guidance for New Development Phase 2 R& D Technical Report these are classified as low <0.75, moderate 0.75-1.25, significant 1.25-2.50 and extreme >2.50 based upon an empirical measure of velocity and depth.

HR = d x (v + 0.5) +DF

Where V = Flood flow velocity (m/sec) D = Flood depth (m)

DF = A debris factor included to represent the greater damage, or risk of injury to people, that can occur if debris is swept along with the water. = 0.5 for depths <0.25 or 1.0 for depths.

For the degree of Flood Hazard to be classified as low HR must be <0.75

Flood Hazard			Description
	<0.75	Low	**Caution –** Flood Zone with shallow flowing water or deep standing water.
	0.75 – 1.25	Moderate	**Danger for Some -** (i.e. children) Danger Flood Zone with deep or fast flowing water.
	1.25 – 2.0	Significant	**Danger for Most –** Danger Flood Zone with deep fast flowing water.
	>2.0	Extreme	**Danger for All** – Extreme Danger Flood Zone with deep fast flowing water.

The 2017 Update to SHDC, SFRA has carried out a Tidal & Fluvial Hazard Mapping, for the district, following a breach to the defences. The Residual Flood Hazard, Depth and Velocity District – present day 1% Fluvial and 0.5% Tidal Event Probability Maps show that the site where the proposed development is to be located is within an area of no hazard. The Hazard, Velocity and Depth Maps, for year 2115, also shows that the site is still within an area of no hazard. **Map 3.**

The holiday lets floor level, will be set a minimum of 300mm above the existing ground level.

South Holland District Council

In order to inform the process of risk assessment and site selection the District Council commissioned Haskoning UK Ltd Consultants to prepare a Strategic Flood Risk Assessment in December 2002.They have carried out an update of this report and this report was published in January 2010 and this was further updated in February 2017.

This Flood Risk Assessment has taken the results of the (2017) updated South Holland Strategic Flood Risk

Assessment (SHSFRA) into account in its findings.

The whole of the tidal flooding information has been replaced by the mapping from the latest Environment Agency Tidal Hazard mapping. Where the mapping for an area contains both fluvial and tidal components, the more severe of the two has been presented.

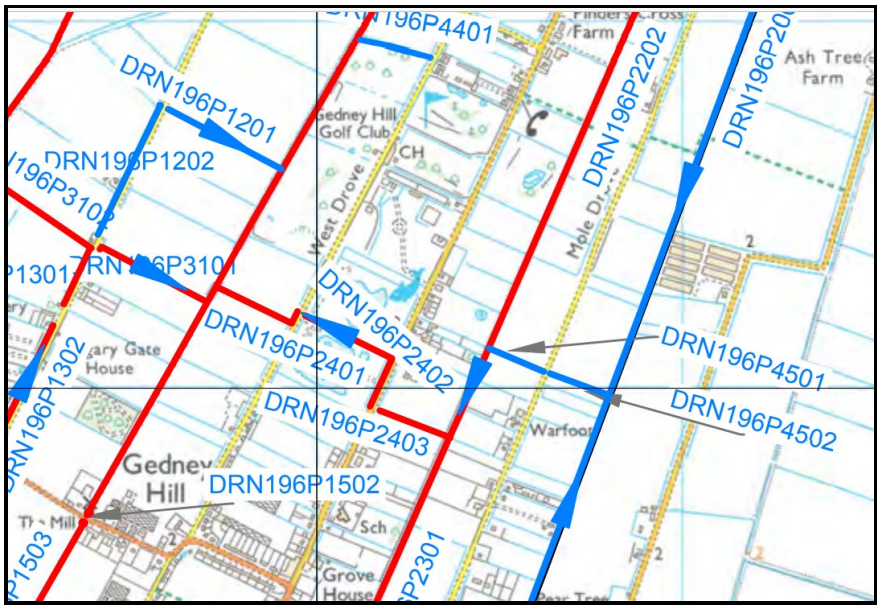
South East Lincolnshire Standing Advice Matrix

The proposed development falls within Cell G6.which is allowed subject to appropriate mitigation. This requires the preparation of a flood warning and evacuation plan to be agreed in consultation with the LPA's Emergency Planning Officer and that the units are secured to the ground.

South Holland Internal Drainage Board

The proposed development site is located within the catchment area of South Holland Internal Drainage Board. The Board is responsible to operate and maintain the arterial fluvial system.

The site is within Board's catchment Fleet Fen (S) and the nearest watercourse to the site is Drain No DRN196P2402, located to the north of the site.



South Holland IDB Drainage Map

The Board's prior written consent will be required for any of the following works:

- No person without the previous consent of the Board shall erect any building or structure, whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the landward toe of the bank where there is an embankment or wall or within 9 metres of the top of the batter where there is no embankment or wall, or where the watercourse is enclosed within 9 metres of the enclosing structure.

- No person shall, without the previous consent of the Board, for any purpose, by means of any channel, siphon, pipeline, or sluice or by any other means whatsoever, introduce any water into the District or, whether directly or indirectly, increase the flow or volume of water in any watercourse in the District.

- The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert within the channel of a riparian watercourse.

FLOODING FROM OTHER SOURCES

Flooding is a natural process and can happen at any time from sources other than watercourses and the sea.

- Flooding from land can occur from intense rainfall, often over short duration of time that is unable to soak into the ground or enter the drainage system. However, with the natural topographic nature of the ground having no high ground around the site this will not cause any rapid inundation of the site.

- The area is not known to suffer from any groundwater problems.

- Flooding from sewers can occur from overloading from heavy rainfall caused by blockages or having inadequate capacity. There are no public sewers within the vicinity of the site.

- Non-natural or artificial sources of flooding such as reservoirs, lakes, or canals where water is stored above natural ground level could cause flooding if the structure fails or is over topped. There are no known sources within the vicinity of the site.

SURFACE WATER FLOODING

The site is not shown on the Low-Risk scenario Surface Water flood maps, for the 1 in 1000-year event, not to be affected from surface water flooding. This type of flooding is usually short lived and associated with heavy downpours of rain, thunderstorms etc. **Map 6**

The maps for surface water and revised maps for river and sea flooding define the risk as High, Medium, Low and Very Low. The chance of flooding for the area defined in any given year is shown below:

- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

Unlike the fluvial mapping, which is based on a detailed hydraulic model, this mapping is based purely on applying rainfall to a digital terrain model. As such this mapping serves to represent a worst-case scenario which may well overstate the actual probability of flooding in this area.

There is a caveat on the Defra Data website, as to the use of these maps and that they are not to be used to identify that an individual property will flood. Because of the way they have been produced and the fact that they are indicative, these maps are not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies or evidence.

The Environment Agency and the Lead Local Flood Authority (custodians of the surface water flood risk dataset) have subsequently confirmed that the published high-level data should not be used on a site-specific basis and that mapping is only suitable for National to County Scale use.

SEQUENTIAL APPROACH

When applying the sequential approach for flood risk in accordance NPPF the site would fall into Flood Zone 3 (High Probability) as the site is shown to be within the fluvial flood plain as shown on the Environment Agency's Flood Map without defences in place.
The Environment Agency categorise land into one of three Flood Zones.

- Flood Zone 1 is land outside the 0.1% floodplain (with a chance of flooding of less than 0.1% chance in any given year) (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

- Flood Zone 2 is land that falls between the 1 in 100-year extent and the 1 in 1000-year extent (a chance of flooding between 1% and 0.1% in any given year) (Land shown in light blue on the Flood Map)

- Flood Zone 3a is land which falls within the 1 in 100-year flood extent (has a 1% chance of a flood occurring in any given year). (Land shown in dark blue on the Flood Map)

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed development for short term caravan lets is classified as, "More Vulnerable" with Table 1 of NPPG stating that such uses are appropriate in this zone (as summarised in Table 3 NPPG).

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test Required	✓	✓
	Flood Zone 3a	Exception Test Required	✓	×	Exception Test Required	✓
	Flood Zone 3b Functional Floodplain	Exception Test Required	✓	×	×	×

Sequential Test and Exceptions Test

NPPF Guidance Paragraphs 155 - 165 requires development within high areas of flood risk be determined using a sequential risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account the impacts of climate change.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is important to note that the Sequential Test does not specifically mean that sites such as this cannot be developed, rather that sites at less risk should be developed first.

With the proposal to provide additional on-site accommodation for users of the fishing lakes, the units could not, nor realistically be located elsewhere but on site.
There will also be advantages to the local economy with visits to local businesses and tourist attractions. Some employment options will be available during the construction stage and additional jobs, for maintaining the site.
This FRA addresses the second part of the Exception Test and shows that the site is made safe throughout its lifetime, taking climate change into account and would not increase flood risk elsewhere.

CLIMATE CHANGE

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events as both tidal and fluvial flooding. The Climate change allowances in the NPPF Guidance was updated on the 17th December 2019.

The site is located within the Anglian River Basin, for sites within Flood Zone 3a and for “More Vulnerable” land uses the Higher Central and Upper End river flow allowances figures in Table 1 should be used.

Table 1 Peak River Flow Allowances

Table 1 Peak river flow allowances by river basin district (1961 to 1990 baseline)				
River basin District	Allowance category	Total potential change anticipated for ‘2020s’ (2015 to2039)	Total potential change anticipated for ‘2050s’ (2040 to2069)	Total potential change anticipated for ‘2080s’ (2070 to2115)
Anglian	Upper End	25%	35%	65%
	Higher central	15%	20%	35%
	Central	10%	15%	25%

The effect of global warming on peak rainfall allowances is given in Table 2.

Table 2 Peak Rainfall Intensity

Table 2 Peak rainfall intensity allowance in small and urban catchments (1961 to1990 baseline)			
Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper End	10%	20%	40%
Central	5%	10%	20%

The annual sea rise due to climate change is given in NPPF and the recommended contingency allowances are stated in Table3.

Table 3 Peak Sea Level Rise

Table 3 Peak sea level allowance for each epoch in (mm) per year with cumulative sea level rise for each epoch in brackets (use 1981to 2000 baseline)						
Area of England Use River Basin	Allowance	2000 to 2035	2036 to 2065	2066 to 2095	2096 to 2125	Cumulative Rise 2000 to 2125 (m)
Anglian	Higher Central	5.8 (203mm)	8.7 (261mm)	11.6 (348mm)	13 (390mm)	1.20m
Anglian	Upper End	7 (245mm)	11.3 (339mm)	15.8 (474mm)	18.1 (543mm)	1.6m

DRAINAGE STATEMENT

Surface Water Drainage

Applications for developments where the proposals will result in the increase the amount of surface water run-off require that an appropriate drainage strategy to be undertaken to ensure that the surface water discharge mimics the existing pre-development regime.

Any proposed surface water drainage system will need to be designed to account for the effects of climate change over the lifetime of the development. Based on the recommendations the proposed drainage systems should be sized for the critical 1 in 100-year storm event and to allow for a 40% increase in rainfall intensity for climate change.

In accordance with recognised guidance, Part H of the Building Regulations 2010 and National Planning Policy Framework, there is a hierarchy of where surface water should discharge. This hierarchy should be followed where practicable, and is as follows:

1) Infiltration
2) Watercourse
3) Public sewer

Infiltration

The rainfall run-off from the roofs of the units will discharge to ground like any other caravan or be discharged into the neighbouring lake as top up. The new roadways will be constructed with permeable materials such as hardcore with a gravel surface.

Watercourses & Sewers

There are no proposals to discharge any surface water to a watercourse or public sewer.

Foul Water Drainage

Foul drainage from the units will be collected in underground pipes designed in accordance with Building Regulations. Document H. and be connected into a package sewage treatment unit.

As there is a positive drainage system capable of receiving flows from the development there is no likely impact on neighbouring property.

FLOOD RESILIENCE CONSTRUCTION

Any impact of damage to the properties can be foreseen and mitigated against by relatively simple design and construction techniques. There are two forms of flood protection works: -

Flood-resistance or proofing works- these try to reduce the amount of water entering a building.
Flood-resilient works: - these reduce the amount of damage caused by water entering the building.

The proposed development will have the following resilient measures incorporated in the construction of the ground floor area to aid a quick recovery after a flood, in accordance with “Improving the flood performance of new buildings” CLG (2007).

- The lodges and caravans will be securely fastened to the ground via steel chains fixed to insitu concrete pads and the finished floor level set at a minimum 300mm above ground level.

- A Flood Waning and Evacuation Plan will be prepared and displayed on the site notice boards.

- As this site is in an area that can receive flood warnings from the Environment Agency Floodline Warning Direct system. It is recommended that the property Owner contact the Environment Agency’s Floodline on 0845 988 1188 to register the property to receive advance warning of flooding by telephone, mobile, fax, SMS text, email or pager. The Environment Agency aim to issue a ‘severe flood warning’ approximately 2 hours before existing defences are overtopped.

CONCLUSION

- The site does have the protection of flood defences which are well maintained by the Environment Agency.

- The proposed site is shown to be within Flood Zone 3 ‘High Probability' as detailed on the Environment Agency's Flood Zone Maps without defences.

- The Flood Risk Vulnerability Classification in Table 2 of NPPG the proposed short term let caravan site is classified as “More Vulnerable”.

- The 2017 Update to SHDC, SFRA has carried out a Tidal & Fluvial Hazard Mapping, for the district, following a breach to the defences. The present day and for year 2115 Hazard, Velocity and Depth Maps, shows that the site is within an area of no hazard and therefore not affected by a breach from both tidal and fluvial sources.

- No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others. Following the guidelines contained within the NPPF, the proposed development is therefore considered to be suitable assuming appropriate mitigation is maintained for the lifetime of the development.

- Any impact of damage to the properties can be foreseen and mitigated against by relatively simple design and construction techniques. They will be constructed using materials which are flood resilient construction a stated in the report.

Flood map for planning

Your reference	Location (easting/northing)	Created
Gedney Hill	**533924/312076**	**8 Mar 2021 17:00**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

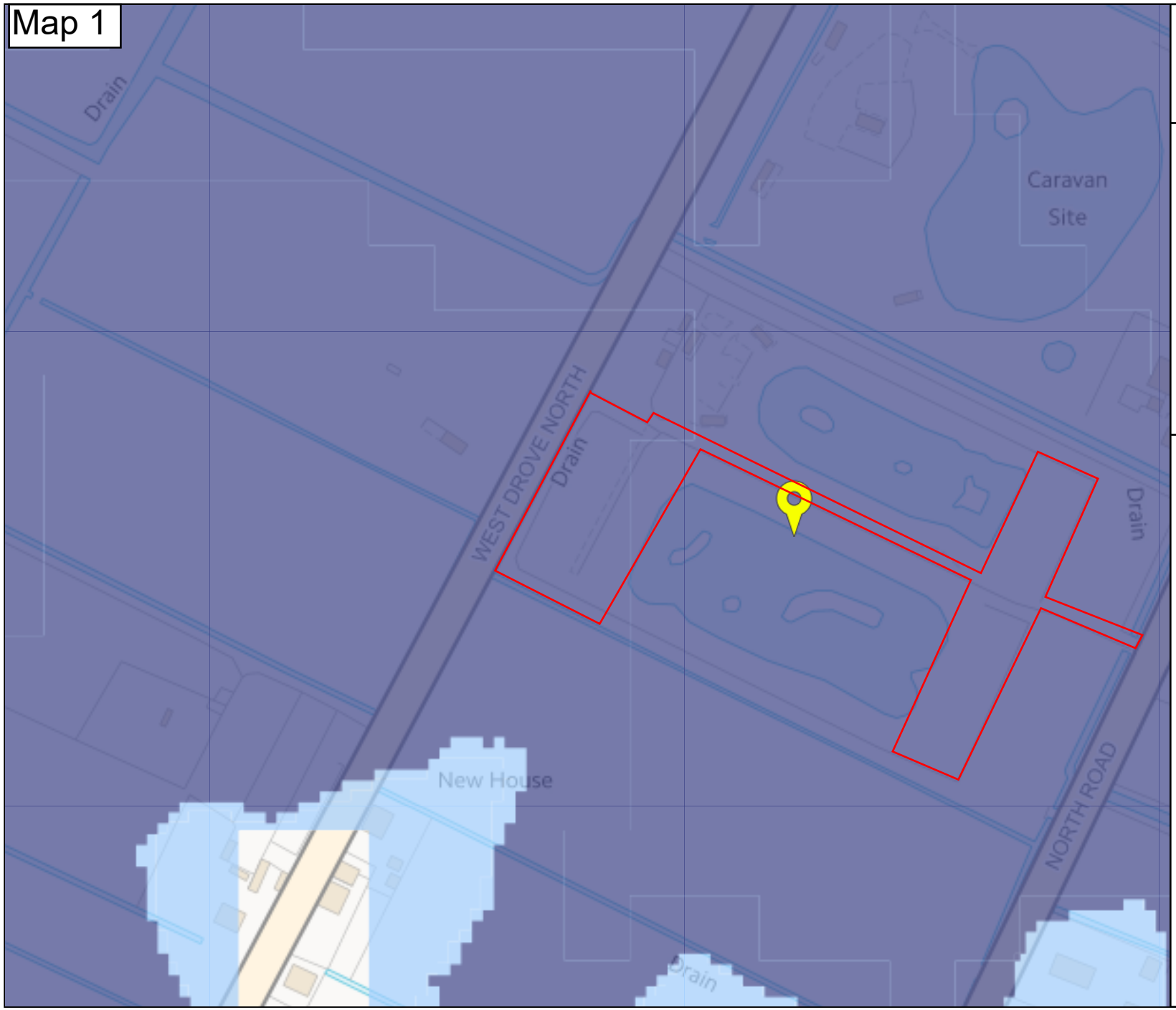
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Environment Agency

Flood map for planning

Your reference
Gedney Hill

Location (easting/northing)
533924/312076

Scale
1:2500

Created
8 Mar 2021 17:00

- 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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Flood risk

Extent of flooding

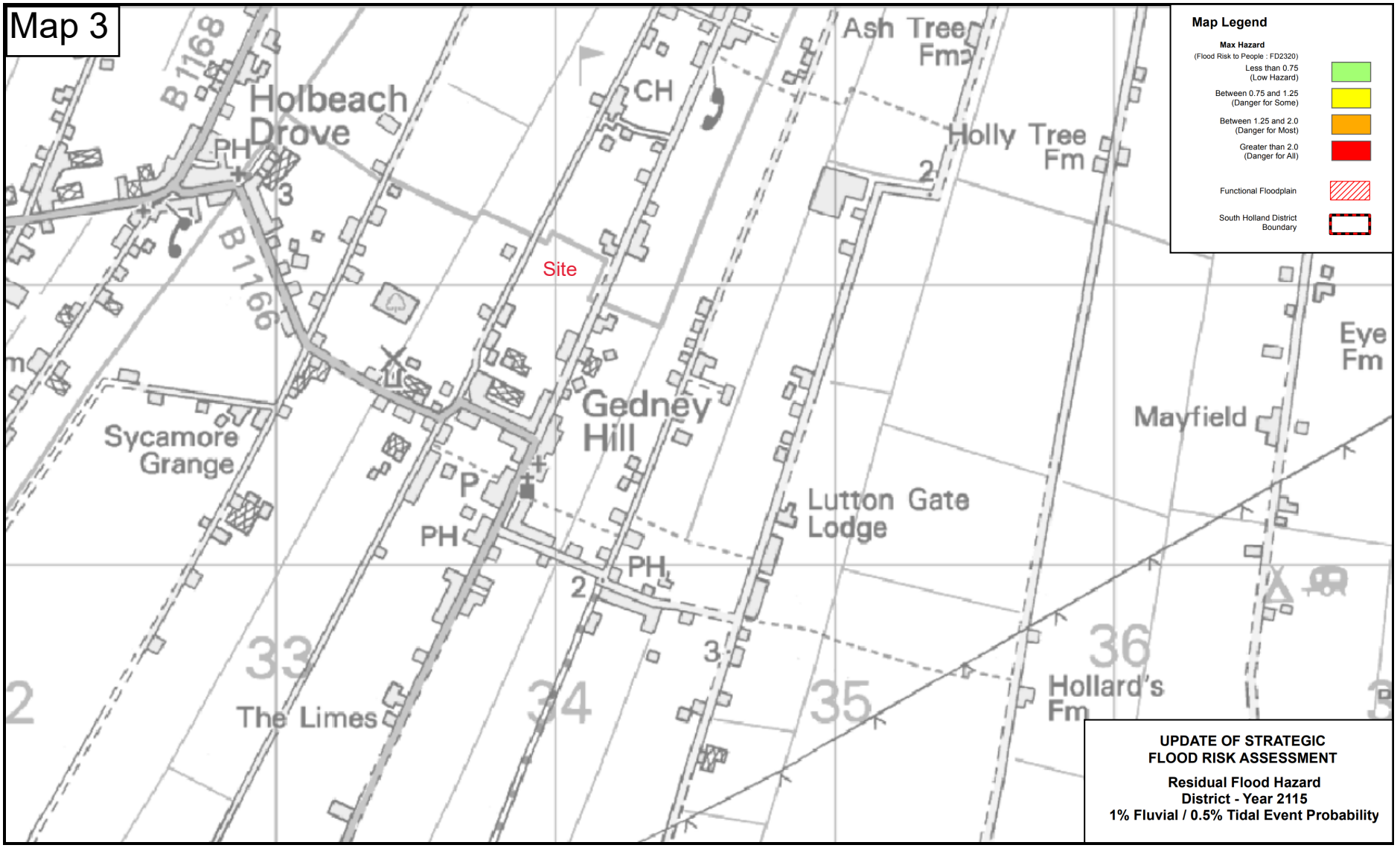
Location

Gedney Hill



Extent of flooding from rivers or the sea

High Medium Low Very low


Map 3
Holbeach Drove
B 1168
B 1166
PH
CH
Site
Ash Tree Fm
Holly Tree Fm
Eye Fm
Mayfield
Sycamore Grange
Gedney Hill
Lutton Gate Lodge
PH
PH
P
The Limes
33
34
35
36
Hollard's Fm
2
3
Map Legend
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)
Functional Floodplain
South Holland District Boundary
UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT
Residual Flood Hazard
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

Flood risk

Low risk: depth

Location

Gedney Hill

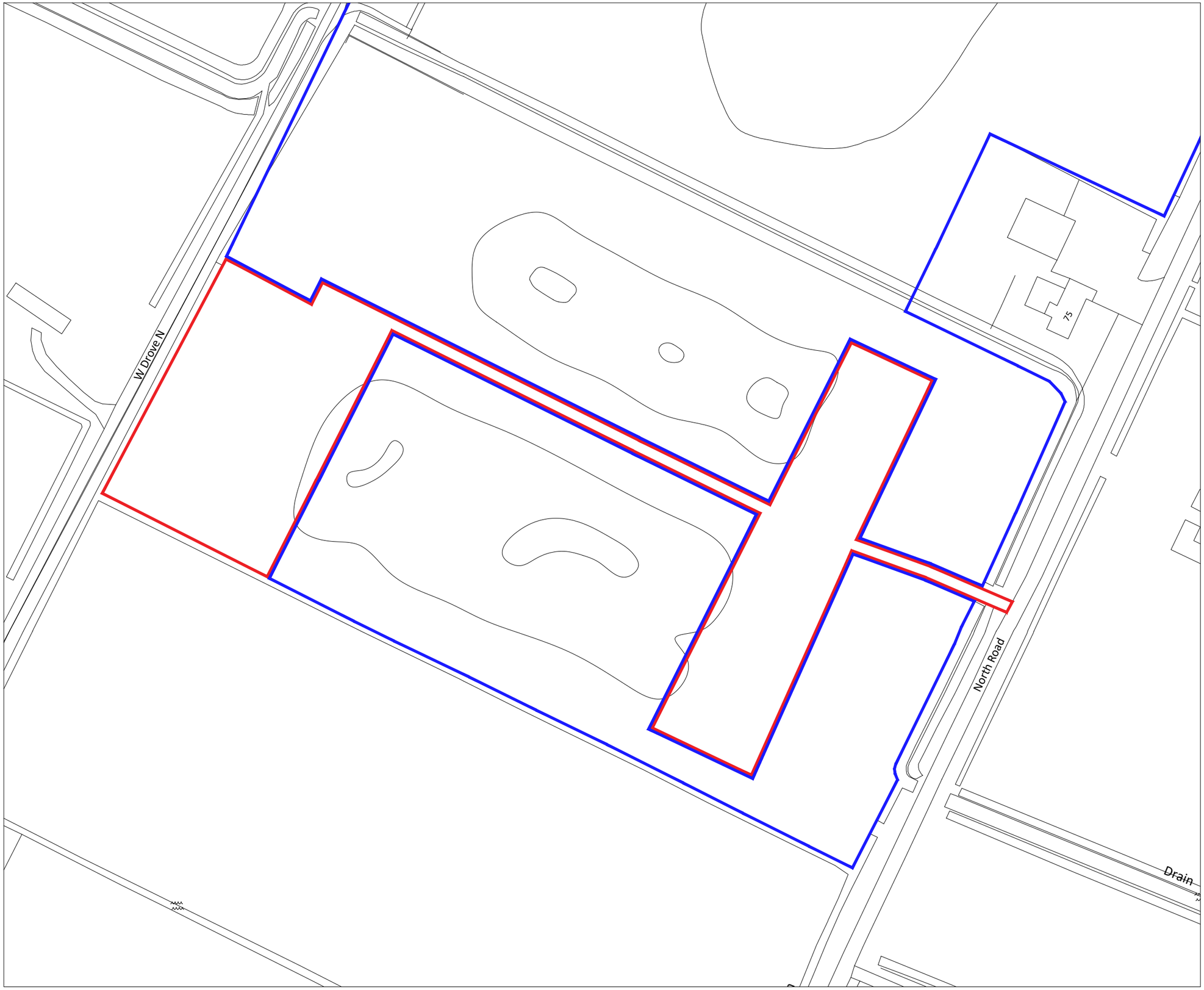


Surface water flood risk: water depth in a low risk scenario

Flood depth (millimetres)

Over 900mm | 300 to 900mm | Below 300mm

Plan 1



Notes

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N

0 10 20 30 40 50m

Rev	Description	Date
-	-	-

rdc
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Client
Steve Kennally

Project
Additional Tourism Accommodation
North View Lakes, Gedney Hill

Drawing
Location Plan

Scale @ A3	Date
1: 1250	17/02/21

Drawn By	Checked By
WW	WW

Job Number	Status	Purpose of Issue
817-8	PL	Planning

Drawing No.	Rev
817-8_PL_LP01	-

Plan 2



Notes

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CDM 2015
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+1.35 = Lidar 2m DTM Site Levels to OS Datum

Plot 1-4 = 4x12.2m static caravans
Plot 5-17 = 3.9x10.8m lodges

N

0 10 20 30 40 50m

Rev	Description	Date
-	-	-

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Client
Steve Kennally

Project
Additional Tourism Accommodation
North View Lakes, Gedney Hill

Drawing
Proposed Site Plan

Scale @ A2	Date
1: 1000	08/04/21
Drawn By	**Checked By**
WW	LMS

Job Number	Status	Purpose of Issue
817-8	PL	Planning

Drawing No.	Rev
817-8_PL_SP01	-

Plan 3



Side/ Rear Elevation



Rear Elevation



Side Elevation



Front/ Side Elevation

Notes

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Project
Additional Tourism Accomodation
North View Lakes, Gedney Hill

Drawing
Proposed Cabin

Scale @ A4	Date
NTS	18/01/21
Drawn By	**Checked By**
WW	LMS

Job Number	Status	Purpose of Issue
817-8	PL	Planning

Drawing No.	Rev
817-8_PL_PL01	-