

Flood Risk Assessment

Proposed erection of 4. no dwellings, associated garages and site works

Land at Boston Road, Gosberton, Spalding



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DOCUMENT HISTORY

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1.0 Introduction

- 1.1 This Flood Risk Assessment (FRA) has been prepared to accompany a planning submission for the erection of 4 no. dwellings, along with associated garages and site works, at land to Boston Road, Gosberton, Spalding, Lincolnshire.
- 1.2 The site forms part of a wider development site which received planning permission for 20 dwellings in 2023, under reference 'H08-0870-22'.
- 1.3 The Government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process. This course of action seeks to reduce the future damage to property and risk to life resulting from incidents of flooding. National Planning Policy does not prevent all development in flood risk areas as this would be unsustainable and result in economic stagnation, depriving existing communities of much needed homes, services, employment opportunities etc. It is in the essential interests of the vitality of settlements and for the wider economic and social wellbeing of the community, that development opportunities are not unnecessarily constrained. Accordingly, the aims of this site-specific FRA will be as follows:
- Identify and address flood risk issues associated with the development.
 - Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future.
 - Demonstrate that the project is safe and where possible, reduces flood risk.
 - Propose measures to deal with the identified effects and risks.

2.0 Site Location

- 2.1 The site is approximately 0.28 hectares and is located off Boston Road in Gosberton (See Figure 1). The grid reference for the site is TF 24581 31904. The site forms part of a wider development site which received planning approval in 2023, under reference 'H08-0870-22'.
- 2.2 Currently, the site has been stripped, stoned up and is being used as a compound for the wider site. A topographical survey shows the site is relatively flat and varies between 2.6mAoD and 2.75mAoD.
- 2.3 The site is located in a mixed context formed of residential and agricultural uses. The land located directly to the south mainly has a residential use, whereas the lands to the north are largely allocated as countryside in the local plan, with an area denoted as local wildlife site directly to the east on the other side of Boston Road.
- 2.4 The site is located within Flood Zone 3a (See Figure 2). The Flood Map indicates the area at risk of flooding, assuming no flood defences exist, for a flood 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 with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.
- 2.5 The site is within a defended flood plain, as defined in Appendix 1 of the Environment Agency's "Policy and Practice for the Protection of Flood Plains", which is considered to be passive until such time that a flood greater than the defences can withstand occurs. The likelihood of flooding occurring due to overtopping or failures of the defences is considered to be very low.
- 2.6 The site is located approximately 4.2 km west of the tidal section of the River Welland, which has a tidal defence bank which is maintained by the Environment Agency.

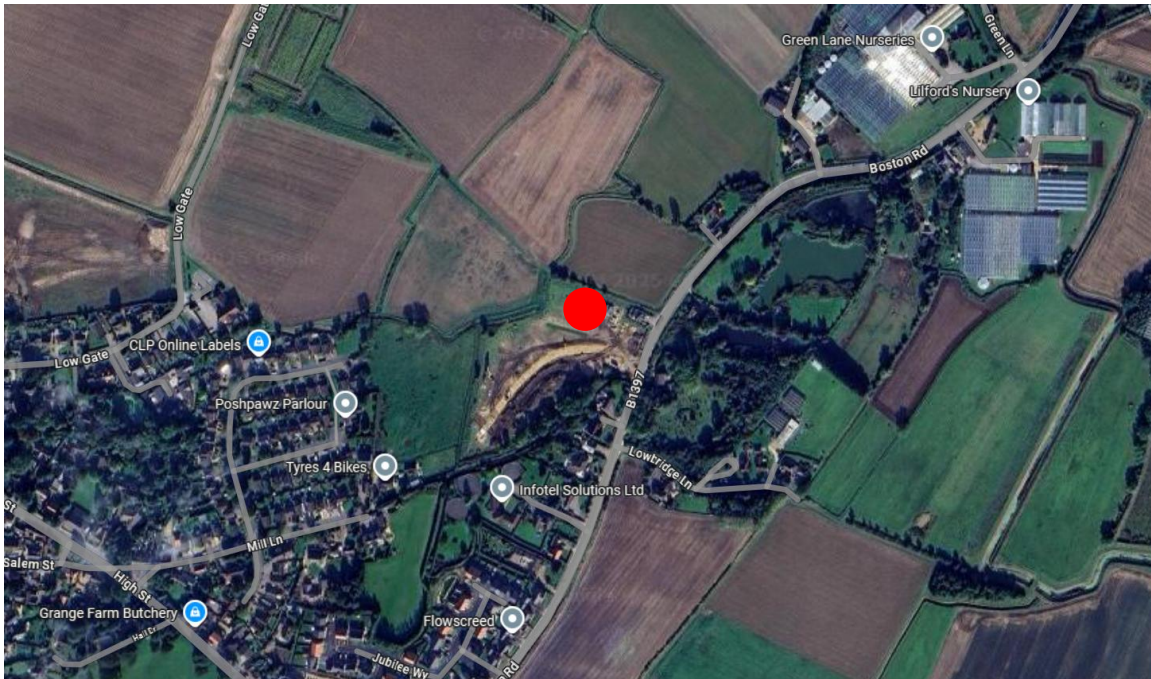


Figure 1- Aerial photograph showing the location of the site

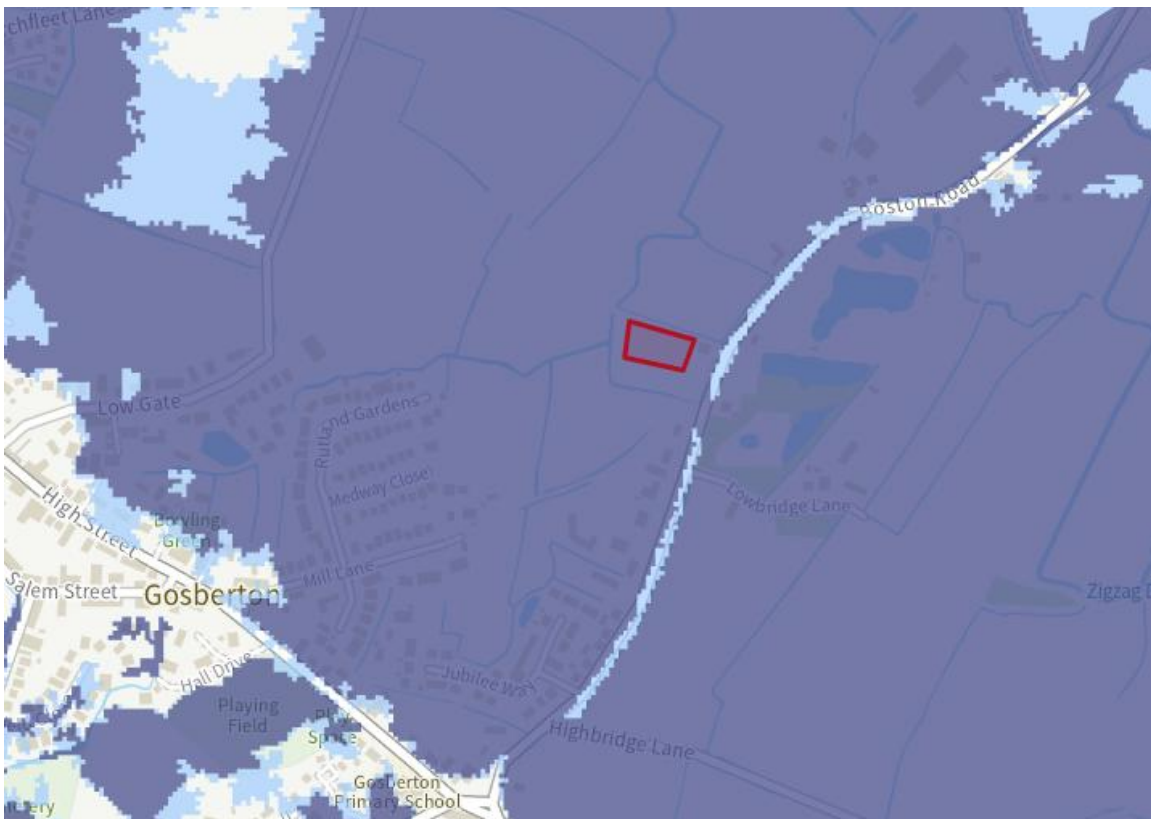


Figure 2- Extract from Flood Map showing the site located in flood Zone 3A

3.0 HISTORY OF FLOODING

- 3.1 The Environment Agency has advised that there are no records of flooding in this area. It is possible recent flooding may have occurred, but they have no information relating to this. No evidence has been discovered of the site or any adjoining properties having been flooded in the past.

4.0 PROPOSED SCHEME

- 4.1 The proposed development involves the erection of 4 no. dwellings and associated site works including garages and private driveways.

5.0 SEQUENTIAL & EXCEPTIONS TESTS

- 5.1 Within the National Planning Policy Framework (NPPF) and its accompanying Planning Practice Guidance (PPG) there is an expectation that proposals within the flood zone should be subject to the Sequential Test, and if necessary, the Exception Test at the planning application stage. The Guidance provides advice to Local Planning Authorities (LPA's) to ensure the effective implementation of the planning policy set out in the NPPF on development in areas at risk of flooding. It states that the overall aim should be to steer new development to Flood Zone 1 but adds that where there are no reasonably available sites in Flood Zone 1, LPA's allocating land in local plans or determining planning applications for development at any particular location should take into account the flood risk vulnerability of land uses (as set out in Table 2 of the document) and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required.
- 5.2 Paragraph 3.2.2 of the Local Plan confirms that as large parts of South East Lincolnshire, are at high risk of flooding, a sequential approach to flood risk has been applied to inform the spatial strategy. Accordingly, Policy 4 (Approach to Flood Risk) states that the sequential test is not required for sites allocated in the Local Plan. This Policy does still require the exception test to be passed and this is discussed in the following section.
- 5.3 Policy 4 also provides further guidance on what is required within a site-specific FRA and this has been taken into consideration during the preparation of this document.

- 5.4 Both the sequential and exception tests have been demonstrated as part of the sites extant planning approval 'H08-0870-22' for the wider site, within the previous Flood Risk Assessment prepared by 'S M Hemmings'. It is therefore considered that both tests are passed for this application.

6.0 POTENTIAL SOURCES OF FLOODING

6.1 The previous Flood Risk Assessment prepared by 'S M Hemmings' for the planning approval 'H08-0870-22' states the following as the potential sources of flooding for the site:

- Failure or overtopping to tidal defences of the River Welland.
- Overtopping or breach in the River Glen.
- Flooding from watercourses maintained by Welland and Deepings IDB.
- Flooding due to excess surface water run off from the development.

6.2 The above points were detailed as part of the FRA prepared by 'S M Hemmings' and have been considered to be low or zero risk, provided that adequate mitigation measures are provided.

7.0 MITIGATION MEASURES

7.1 The NPPF requires that a precautionary approach is adopted to ensure that development is safe and not exposed unnecessarily to flooding. The previously prepared Flood Risk Assessment for the wider site, under approval 'H08-0870-22' detailed their conclusions and mitigation. The following measures should therefore be incorporated into the development;

- **Finished Floor Level (FFL) of the proposed dwellings to be set a minimum of 300mm above existing ground level, set at a minimum level of 2.25AoD (which was agreed in the previous planning application 'H08-0870-22').**
- Flood resilient construction should be incorporated to a minimum height of 300mm above the predicted flood level, and all of the electrical installation should be a similar height above finished floor level.
- Avoid the use of plasterboard and gypsum plaster and use water resistant cement render or lime mortar, or fix the plasterboard horizontally to the ground floor walls.
- Avoid the use of absorbent cavity insulation to the ground floor level.
- Treated and sealed timber skirting and architraves.
- Arrange for all service circuits to be routed at first floor level where practical socket outlets, boilers etc. to be a minimum of 0.5m above the raised ground floor level.
- It is recommended that the site is registered with the Environment Agency's 'Warnings Direct' flood warning system. The Agency provides this flood warning service in England and Wales and supports the public taking action to prepare and respond when these warnings are issued. The warnings are provided for flooding from rivers and the sea but not for localised flash flooding that cannot be predicted, for example from blocked or overloaded sewers or local groundwater flooding. The Agency issues warnings through media on TV and radio weather bulletins and on its website (www.environment-agency.gov.uk/floodline). In areas of particular risk, the Agency can send a warning message direct to people at home or at work by telephone, fax or pager using an Automatic Voice Messaging (AVM) system.

8.0 CONCLUSION

- 8.1 The following conclusions, in relation to the questions posed at the start of this document, are as follows:

Identify and address flood risk issues associated with the proposed development:

The potential sources of flood risk have been discussed within this report as well as the previous report under planning approval 'H08-0870-22'. The risk of flooding can be considered to be low or non-existent.

Demonstrate the project is safe and where possible reduces flood risk overall and proposes measures to deal with the identified effects and risks:

It is proposed that the ground floor levels of the dwellings be set a minimum of 300mm above existing ground set at a minimum level of 2.25AoD (which was agreed in the previous planning application 'H08-0870-22') with flood resilient construction throughout. Flooding events are generally predicted, with warnings being given on pending events at least two hours in advance. There is a good road network in the surrounding area which would allow escape in the event of an unpredicted flooding event. It is considered that the risks to occupants and buildings are low and there is an adequate standard of protection against flooding for the anticipated life of the development.