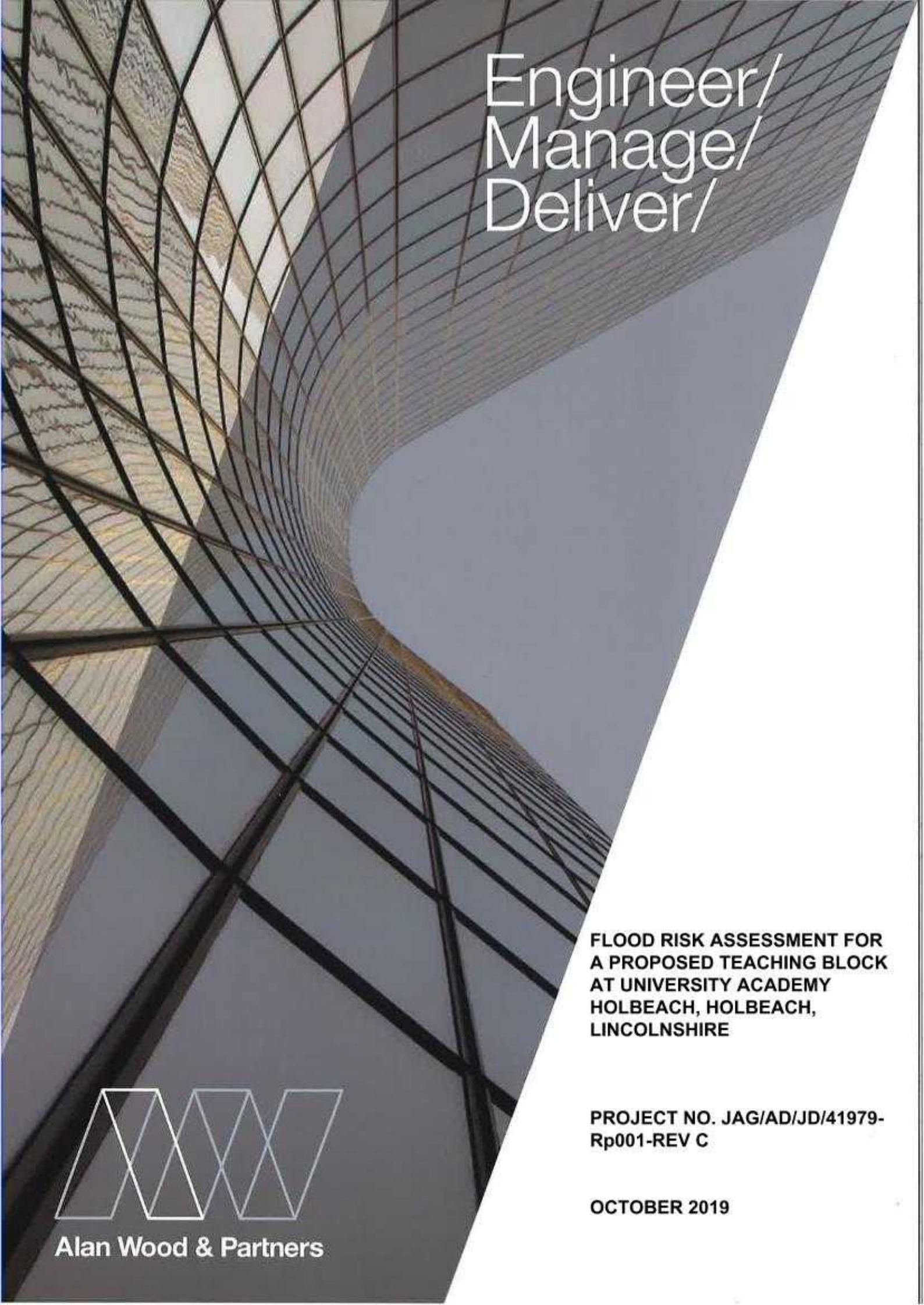




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**FLOOD RISK ASSESSMENT FOR
A PROPOSED TEACHING BLOCK
AT UNIVERSITY ACADEMY
HOLBEACH, HOLBEACH,
LINCOLNSHIRE**

**PROJECT NO. JAG/AD/JD/41979-
Rp001-REV C**

OCTOBER 2019



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**FLOOD RISK ASSESSMENT FOR A PROPOSED TEACHING BLOCK AT
UNIVERSITY ACADEMY HOLBEACH, HOLBEACH, LINCOLNSHIRE**

Prepared by: A Dunn



Signed:

Date: 7th December 2018

Approved by: J Gibson, MEng (Hons), CEng, CWEM MCIWEM
Civil Engineering Director



Signed:

Date: 7th December 2018

Issue	Revision	Revised by	Approved by	Revised Date
A	Flood Mitigation Measures amended	AD	JAG	03.01.19
B	Site Layout amended	AD	JAG	20.09.19
C	Indicative Layout Drawings further updated	AD	JAG	21.10.19

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of third Parties) Act 1999.

The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

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APPENDICES

Appendix A : Indicative Layout Drawings

Appendix B : Surface Water Storage Calculations

Appendix C : Environment Agency Flood Data

1.0 **INTRODUCTION**

1.1 **Background**

1.1.1 Alan Wood & Partners were commissioned by Lindum BMS on behalf of University Academy Holbeach to prepare a Flood Risk Assessment for a proposed Teaching Block development on land at University Academy Holbeach, Holbeach, Lincolnshire.

1.1.2 A Flood Risk (FRA) for the proposed development is required to assess the development's risk from flooding.

1.2 **Layout of Report**

1.2.1 Section 1 provides an introduction to the FRA, explains the layout of this FRA and provides an introduction to flood risk and the latest guidance on development and flood risk in England.

1.2.2 Section 2 provides an introduction to the site. The site description is based upon a desktop study and information provided by the developer. In order to obtain further information on flood risk, consultation was undertaken with the Environment Agency.

1.2.3 Section 3 of this report details the information gathered through the consultation.

1.2.4 Section 4 of this report details the development proposals, and considers the development proposals in relation to the current planning policy on development and flood risk in England (and what type of development is considered appropriate in different flood risk zones). National Planning Policy Framework (NPPF); and its associated Technical Guidance (Communities and Local Government, March 2012) is the current planning policy on flood risk in England, and an introduction to NPPF is provided below.

1.2.5 Section 5 considers the drainage arrangements for the proposed development. The drainage assessment is based on NPPF, and outlines an indicative foul and surface water drainage strategy.

1.2.6 Section 6 of this report considers the flood risk to site, and the potential for the development proposals to impact on flood risk. The assessment of flood risk is based on the latest planning policy and uses all the information gathered as part of FRA. Based on all the work undertaken as part of the FRA.

1.2.7 Section 7 of this report provides details of any recommendations for further work to mitigate against possible flooding.

1.2.8 Section 8 of this report provides a summary of the report.

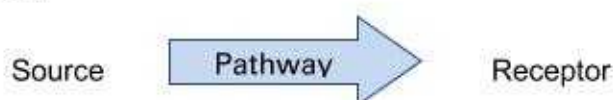
1.3 Flood Risk

1.3.1 Flood risk takes account of both the probability and the consequences of flooding.

1.3.2 Flood risk = probability of flooding x consequences of flooding

1.3.3 Probability is usually interpreted in terms of the return period, e.g. 1 in 100 and 1 in 200 year event, etc. In terms of probability, there is a 1 in 100 (1%) chance of one or more 1 in 100 year floods occurring in a given year. The consequences of flooding depends on how vulnerable a receptor is to flooding.

The components of flood risk can be considered using a source-pathway-receptor model.



1.3.4 Sources constitute flood hazards, which are anything with the potential to cause harm through flooding (e.g. rainfall extreme sea levels, river flows and canals). Pathways represent the mechanism by which the flood hazard would cause harm to a receptor (e.g. overtopping and failure of embankments and flood defences, inadequate drainage and inundation of floodplains). Receptors comprise the people, property, infrastructure and ecosystems that could potentially be affected should a flood occur.

1.4 National Planning Policy Framework

1.4.1 General

1.4.1.1 NPPF and its associated Technical Guidance replaces Planning Policy Statement 25 and provides guidance on how to evaluate sites with respect to flood risk.

1.4.1.2 A summary of the requirements of NPPF is provided below.

1.4.2 Sources of Flooding

1.4.2.1 NPPF requires an assessment to flood risk to consider all forms of flooding and lists six forms of flooding that should be considered as part of a flood risk assessment. These forms of flooding are listed in Table 1, along with an explanation of each form of flooding.

Table1: Forms of Flooding

Flooding From Rivers (Fluvial Flooding)
Watercourses flood when the amount of water in them exceeds the flow capacity of the river channel. Flooding can either develop gradually or rapidly, depending on the characteristics of the catchment. Land use, topography and the development can have a strong influence on flooding from rivers.
Flooding From the Sea (Tidal Flooding)
Flooding to low-lying land from the sea and tidal estuaries is caused by storm surges and high tides. Where tidal defences exist, they can be overtopped or breached during a severe storm, which may be more likely with climate change.
Flooding from Land (Pluvial Flooding)
Intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems can run quickly off land and result in local flooding. In developed areas this flood water can be polluted with domestic sewage where foul sewers surcharge and overflow. Local topography and built form can have a strong influence on the direction and depth of flow. The design of development down to a micro-level can influence or exacerbate this. Overland flow paths should be taken into account in spatial planning for urban developments. Flooding can be exacerbated if development increases the percentage of impervious area.

Flooding from Groundwater

Groundwater flooding occurs when groundwater levels rise above ground levels (i.e. groundwater issues). Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). Chalk is the most extensive source of groundwater flooding.

Flooding from Sewers

In urban areas, rainwater is frequently drained into sewers. Flooding can occur when sewers are overwhelmed by heavy rainfall, and become blocked. Sewer flooding continues until the water drains away.

Flooding from Other Artificial Sources (i.e. reservoirs, canals, lakes and ponds)

Non-natural or artificial sources of flooding can include reservoirs, canals and lakes. Reservoir or canal flooding may occur as a result of the facility being overwhelmed and /or as a result of dam or bank failure.

1.4.3 Flood Zones

- 1.4.3.1 For river and sea flooding, NPPF uses four Flood Zones to characterise flood risk. These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences, and are detailed in Table 2.

Table 2: Flood Zones

Flood Zone	Definition
1	Low probability (less than 1 in 1,000 annual probability of river or sea flooding in any year (<0.1%).
2	Medium probability (between 1 in 100 and 1 in 1,000 annual probability of river flooding (1%-0.1%) or between 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5%-0.1%) in any year).
3a	High probability (1 in 100 or greater annual probability of river flooding (>1%) in any year or 1 in 200 or greater annual probability of sea flooding (>0.5%) in any given year).
3b	This zone comprises land where water has to flow or be stored in times flood. Land which would flood with an annual probability of 1 in 20 (5%), or is designed to flood in an extreme flood (0.1%) should provide a starting point for discussions to identify functional floodplain.

1.4.4 Vulnerability

1.4.4.1 NPPF classifies the vulnerability of developments to flooding into five categories. These categories are detailed in Table 3.

Table 3: Flood Risk Vulnerability Classification

Flood Risk Vulnerability Classification	Examples of Development Types
Essential Infrastructure	- Essential utility infrastructure including electricity generating power stations and grid and primary substations - Wind turbines
Highly Vulnerable	- Police stations, ambulance stations, fire stations, command centres and telecommunications installations required to be operational during flooding. - Emergency dispersal points. - Basement dwellings. - Caravans, mobile homes and park homes intended for permanent residential use.
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. - Sites used for holiday or short-let caravans and camping.
Less Vulnerable	- Building used for shops, financial, professional and other services, restaurants and cafes, hot foot takeaways, offices, general industry, storage and distribution, non-residential institutions not included in "more vulnerable" and assembly and leisure. - Land and buildings used for agriculture and forestry.
Water Compatible	- Docks, marinas and wharves. - Water based recreation (excluding sleeping accommodation). - Lifeguard and coastguard stations. - Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.

- 1.4.4.2 Based on the vulnerability of a development, NPPF states within what Flood Zones(s) the development is appropriate. The flood risk vulnerability and Flood Zone 'compatibility' of developments is summarised in Table 4.

Table 4: Flood Risk Vulnerability and Flood Zone Compatibility

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

1.4.5 The Sequential Test, Exception Test and Sequential Approach

- 1.4.5.1 The Sequential Test is a risk-based test that should be applied at all stages of development and aims to steer new development to areas with the lowest probability of flooding (Zone 1). This is applied by the Local Planning Authority by means of a Strategic Flood Assessment (SFRA).
- 1.4.5.2 The SFRA and NPPF may require the Exception Test to be applied to certain forms of new development. The test considers the vulnerability of the new development to flood risk and, to be passed, must demonstrate that:
- There are sustainability benefits that outweigh the flood risk and;
 - The new development is safe and does not increase flood risk elsewhere.
- 1.4.5.3 The Sequential Approach is also a risk based approach to development. In a development site located in several Flood Zones or with other flood risk, the sequential approach directs the most vulnerable types of development towards areas of least risk within the site.

1.4.6 Climate Change

- 1.4.6.1 This is a planning requirement to account for climate change in the proposed design. The recommended allowances should be based on the most relevant guidance from the Environment Agency and the Lead Local Flood Authority.

1.4.7 Sustainable Drainage

- 1.4.7.1 The key planning objectives in NPPF are to appraise, manage and where possible, reduce flood risk. Sustainable Drainage Systems (SuDS) provide an effective way of achieving some of these objectives, and NPPF and Part H of the Building Regulations (DTLR 2002) direct developers towards the use of SuDS wherever possible.

2.0 EXISTING SITE DESCRIPTION

2.1 Location

- 2.1.1 The proposed development lies within the University Academy Holbeach, which is located to the west of Penny Hill Road and to the south of the A17 in Holbeach, Lincolnshire.
- 2.1.2 An aerial photograph is included in Figure 1 below, which identifies the location of the proposed development sites.



Figure 1: Aerial Photograph

- 2.1.3 The Ordnance Survey grid reference for the centre of Site Development A is approximately 535925, 325440.
- 2.1.4 The Ordnance Survey grid reference for the centre of Site Development B is approximately 535900, 325390.

2.2 Surrounding Features

- 2.2.1 The proposed development lies within the grounds of the University Academy Holbeach Campus.
- 2.2.2 There are existing university campus buildings to the north, east, south and west of the development site.
- 2.2.3 To the north of the campus is Park Road and an area of grassed landscaping, beyond which is the A17 highway.
- 2.2.4 To the east of the campus is Penny Hill Road, "Old River" (drain) and a residential development beyond.
- 2.2.5 To the south of the campus buildings is a sports ground and a football ground.
- 2.2.6 To the west of the campus is a residential development.
- 2.2.7 To the north west of the campus is Holbeach Primary School.

2.3 Topography

- 2.3.1 A topographic survey of the site which was undertaken for a previous development shows that the existing ground levels over the area of the proposed development vary from approximately 3.07m to 3.13m OD(N).

2.4 Ground Conditions

- 2.4.1 No intrusive ground investigation works have currently been undertaken in respect of the proposed development.
- 2.4.2 However, a desktop study of the British Geological Survey map reveals the local geology to comprises superficial deposits of Alluvium-Clay, Silt and Sand overlaying bedrock comprising West Walton Formation – Mudstone and Siltstone.
- 2.4.3 A local borehole record indicates that silts and silty sands extend to a minimum of 6m below ground level, with ground water encountered at a depth of 3m.

- 2.4.4 Ground conditions in the area of the development are therefore not suitable for soakaways to be used as a means of surface water disposal from the development.
- 2.4.5 A study of the groundwater maps reveals that the site does not overlay an aquifer or lie within a Groundwater Vulnerability Zone.

3.0 CONSULTATION

- 3.1 Consultation has taken place with the Environment Agency in order to obtain relevant information in respect of flood mapping and Product 6 flood data, relevant details of which are included within this report.
- 3.2 Consultation has taken place with the design team in order to obtain information with regard to the development proposals.

4.0 PROPOSED DEVELOPMENT

4.1 The proposed development involves the construction of two new Teaching Blocks to include the following:-

- Construction of new two-storey Science Block (Building A) to provide classrooms, offices, plant room, toilet facilities, staircases and corridors etc.
- Construction of new two-storey Maths Block (Building B) to provide classrooms, offices, plant room, toilet facilities, staircases and corridors etc.
- Associated services etc..2 The development will be carried out in two separate phases and each phase will be the subject of a separate application for planning consent.

4.3 Indicative layout drawings for each phase of the proposed development are included in Appendix A.

4.4 In terms of flood risk, the development is classed as 'More Vulnerable' in terms of flood risk vulnerability (Table 3).

4.5 In terms of flood zone compatibility, the development is considered to be suitable in Flood Zone 3 (Table 4) subject to an Exception Test being provided. However, as the whole of Holbeach and the surrounding area lies within Flood Zone 3, the provision of an Exception Test should not be applicable.

5.0 DRAINAGE ASSESSMENT

5.1 Surface Water Drainage

- 5.1.1 From the aerial photograph included in Figure 2 below, it can be seen that the areas of the new development site currently comprise areas of external paving.



Figure 2: Aerial Photograph

- 5.1.2 Requirement H3 of the Building Regulations establishes a preferred hierarchy for disposal of surface water disposal. Consideration should firstly be given to soakaway, infiltration, watercourse and sewer in that priority order.
- 5.1.3 The underlying strata in the vicinity of the development is considered to be unsuitable for the disposal of surface water run-off from the development into soakaways or infiltration trenches.
- 5.1.4 The second preferred option would be to discharge the surface water run-off from the development to a watercourse.

- 5.1.5 Whilst there is an open watercourse located to the east of the site, at a distance of approximately 180m the watercourse cannot be accessed without crossing third party land outside the control of the developer.
- 5.1.6 It is therefore proposed that the surface water run-off from the new development is discharged into the existing site drainage network.
- 5.1.7 The new impermeable roof area for each of the new buildings has been calculated at approximately 535m².
- 5.1.8 Based upon the BSEN752 calculations for the impermeable existing paved area of 535m², the existing run-off rate from each paved area has been calculated at approximately 7.4 litres per second.
- 5.1.9 However, to meet the flood risk planning requirements it is unacceptable to discharge flows freely from the proposed development at an unrestricted rate. Therefore flows from the proposed development are normally limited to the brownfield runoff rate, based on the impermeable contributing area and with a 30% reduction from the current situation to provide a degree of improvement to the drainage network.
- 5.1.10 The brownfield discharge rate from each area of the development would therefore reduce to 5.2 litres per second (7.4 litres per second x 0.7) and consequently this figure has been used as basis for the new drainage design.
- 5.1.11 The required design criteria for new developments is a 1 in 100 year storm event plus an allowance for climate change.
- 5.1.12 It is assumed that each outfall can be achieved by means of a gravity connection to the existing sewer. However, if it is found that this is not possible due to relative levels then a pumped outfall will be required.
- 5.1.13 Lincolnshire County Council SuDS guidance advises that an allowance of 40% is made to account for climate change resulting from global warming.
- 5.1.14 Based upon the above design criteria, surface water storage calculations have been undertaken in order to assess the likely storage volume of surface water which will be required for each building, details of which are included below:-

30 year storm - Volume required 6m³

100 year storm + 40% climate change	-	Volume required 13m ³ (7m ³ of additional storage above the 30 year storm requirement)
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- 5.1.15 The storage volumes will be dictated by the agreed discharge rate and the impermeable area created by the development.
- 5.1.16 Copies of the surface water storage calculations are included in Appendix B.
- 5.1.17 To comply with current design requirements the drainage system will need to contain the 30 year storm volume below ground within the drainage network in the form of oversized pipes or an appropriate storage tank, which has been calculated at approximately 6m³ (for each building).
- 5.1.18 The additional storage volume required to accommodate the 100 year storm + 40% climate change can be stored above ground on site providing it does not pose a risk of flooding to the development and does not leave the confines of the site, or alternatively can be stored below ground in a suitable storage tank. This storage volume has been calculated at approximately 7m³ (13m³ – 6m³) for each building.

5.2 Foul Water Drainage

- 5.2.1 Based upon the British Code of Practice 'Flows and Loads – 4' and a maximum number of 350 occupants (per building), the peak flow generated by the new development would be approximately 0.4 litres per second (per building).
- 5.2.2 Allowing for factoring the peak flow rate, the discharge from each phase of the development would be less than 1 litre per second.
- 5.2.3 It is proposed that the foul water discharge from the development will be connected to the existing site drainage network.
- 5.2.4 It is envisaged that the connection to the existing sewer from each phase of the development can be achieved by means of a gravity connection.
- 5.2.5 It is considered that such low rate of discharge would not have any impact on the sewer network.

6.0 FLOOD RISK ASSESSMENT

6.1 Flood Zone

- 6.1.1 A copy of the Environment Agency Flood Map for Planning is included in Figure 3 below which identifies the development site to be located within an area designated as Flood Zone 3, (high probability of flooding), comprising land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 year or greater annual probability of flooding from the sea.



Figure 3: Environment Agency Flood Map for Planning dated September 2019

6.2 Tidal Flooding

- 6.2.1 The site is located at a distance of approximately 11km from the coastline of The Wash which is the main potential source of flooding to the development and approximately 0.5km to the north of The Haven, which is tidally influenced.
- 6.2.2 The predicted 1 in 200 year tidal water level for The Wash is stated as 5.95m OD(N).

- 6.2.3 For a development with a design life of 50 years the predicted sea level rise is 415mm, resulting in a predicted flood level of 6.37m OD(N).
- 6.2.4 A copy of the map produced by the Environment Agency showing the extent of flooding from rivers or the sea is included in Figure 4 below.

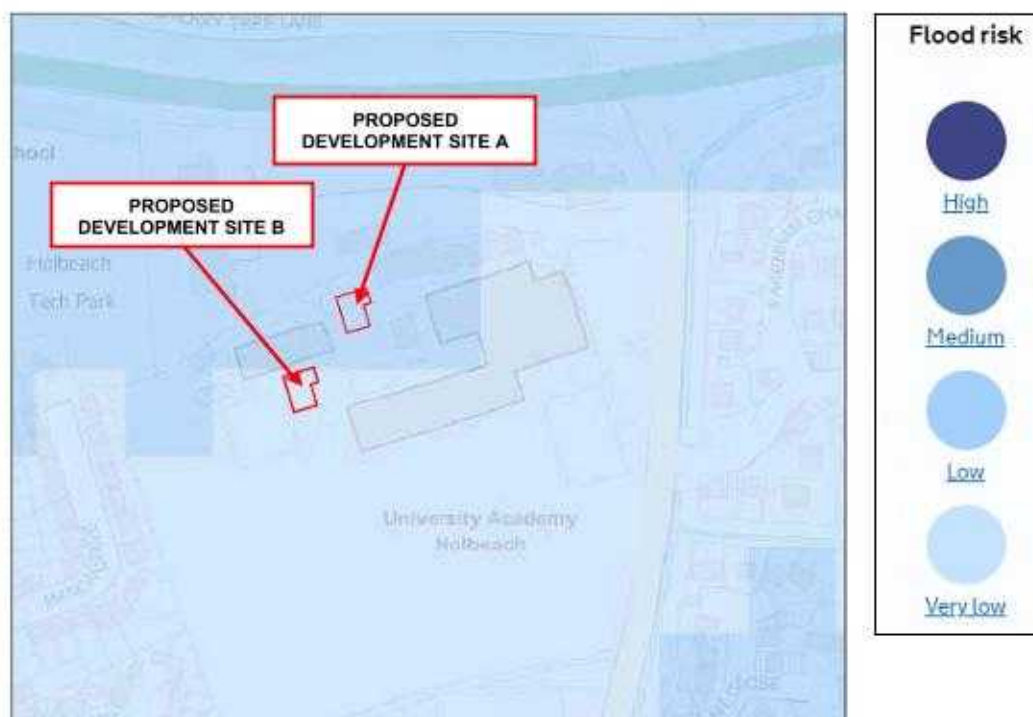


Figure 4: Environment Agency Map dated September 2019 showing the Extent of Flooding from Rivers or the Sea

- 6.2.5 The map shows that the site is considered to be at 'low risk' of flooding.
- 6.2.6 The region is protected by concrete sea defence walls. However, there remains a residual risk of flooding should the defences become breached or overtopped.
- 6.2.7 Flood data has been obtained from the Environment Agency in respect of potential flood risk to the development.
- 6.2.8 A copy of the flood data is included in Appendix C.
- 6.2.9 The data indicates for a situation where there is a breach of the defences, for an annual probability of 1:200 incorporating the predicted sea level rise resulting from global warming, the site lies in an areas which is considered to

lie in an area with a hazard rating classed as 'Danger to Some' and in an area likely to flood to a depth of 0.25 to 0.5 metres.

- 6.2.10 Flood mitigation measures will consequently need to be incorporated within the design of the project. Details of such measures are included in Section 7 of this report.

6.3 Fluvial Flooding

- 6.3.1 The River Welland is located approximately 10km to the west of the development site.

- 6.3.2 The River Nene is located approximately 13km to the east of the development site.

- 6.3.3 These watercourses are tidally influenced and consequently the rivers could overtop their banks at periods of high tides.

- 6.3.4 However, with the watercourses being located at such a distance from the development, the likelihood of any such flooding affecting the site is extremely remote.

- 6.3.5 The risk to the development from fluvial flooding is considered to be low and acceptable.

6.4 Flooding from Open Drainage Ditches

- 6.4.1 There are a large number of open drainage ditches in the region which drain the local low-lying land towards the local rivers and the North Sea.

- 6.4.2 The outfalls from the ditches into the local river network are tidally influenced and consequently there is a risk of the ditches overtopping their banks during periods of high tides.

- 6.4.3 The maps produced by the Environment Agency considering flood risk from surface water flooding included in Section 6.5 below do not indicate any risk of flooding to the development.

- 6.4.4 The risk to the development from this potential flood source is considered to be low and acceptable.

6.5 Surface Water Flooding

- 6.5.1 A copy of the Environment Agency map showing the extent of flooding from surface water is included in Figure 5 below.

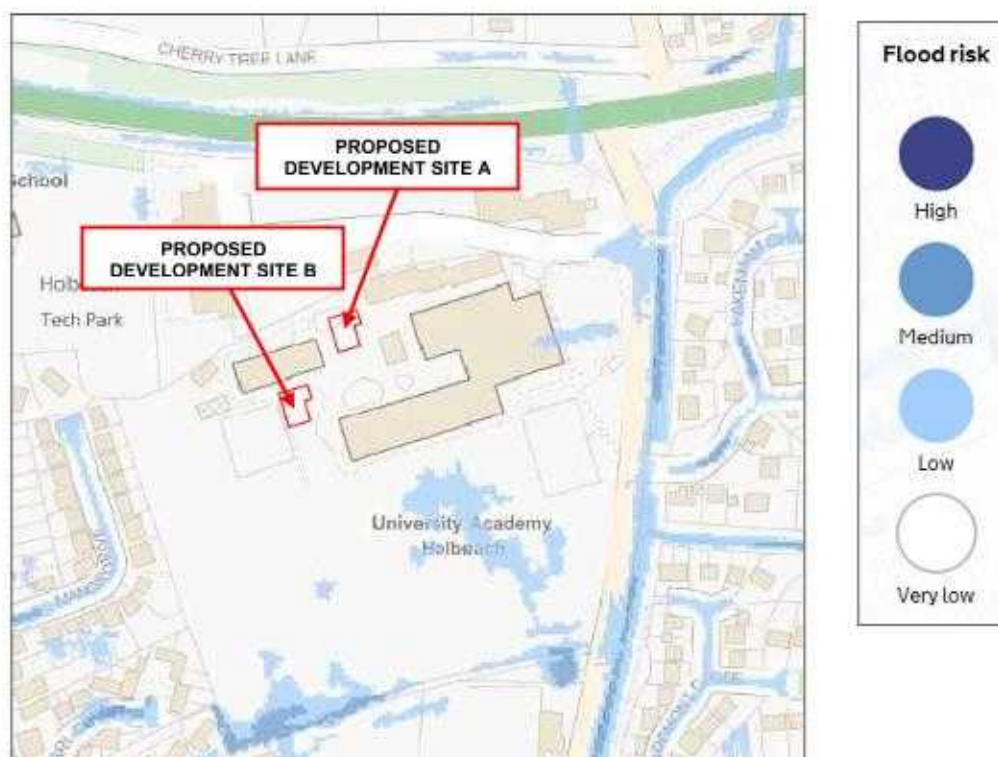


Figure 5: Environment Agency Map dated September 2019
Showing the Extent of Flooding from Surface Water

- 6.5.2 The map shows that the site lies in an area which is not considered to be at risk of surface water flooding.
- 6.5.3 The risk to the development from Surface Water flooding is considered to be low and acceptable.

6.6 Flood Risk from Existing Water Mains

- 6.6.1 There are likely to be water mains present in the vicinity of the development site serving the adjacent buildings.

6.6.2 There are no known issues with regard to these water mains.

6.6.3 The risk to the development from this potential flood source is therefore considered to be low and acceptable.

6.7 Flood Risk from Existing Drainage Sewers

6.7.1 There are likely to be existing domestic drainage services serving the adjacent buildings.

6.7.2 There are no known issues with regard to the capacity or condition of the existing drainage services.

6.7.3 The risk of flooding to the new development from this potential source is considered to be low and acceptable.

6.8 Flooding from Reservoirs, Canals and Other Artificial Sources

6.8.1 Investigations indicate that there are no structures in proximity to the development which are likely to pose any risk of flooding.

6.8.2 A copy of the map produced by the Environment Agency showing the extent of flooding from reservoirs is included in Figure 6 below.

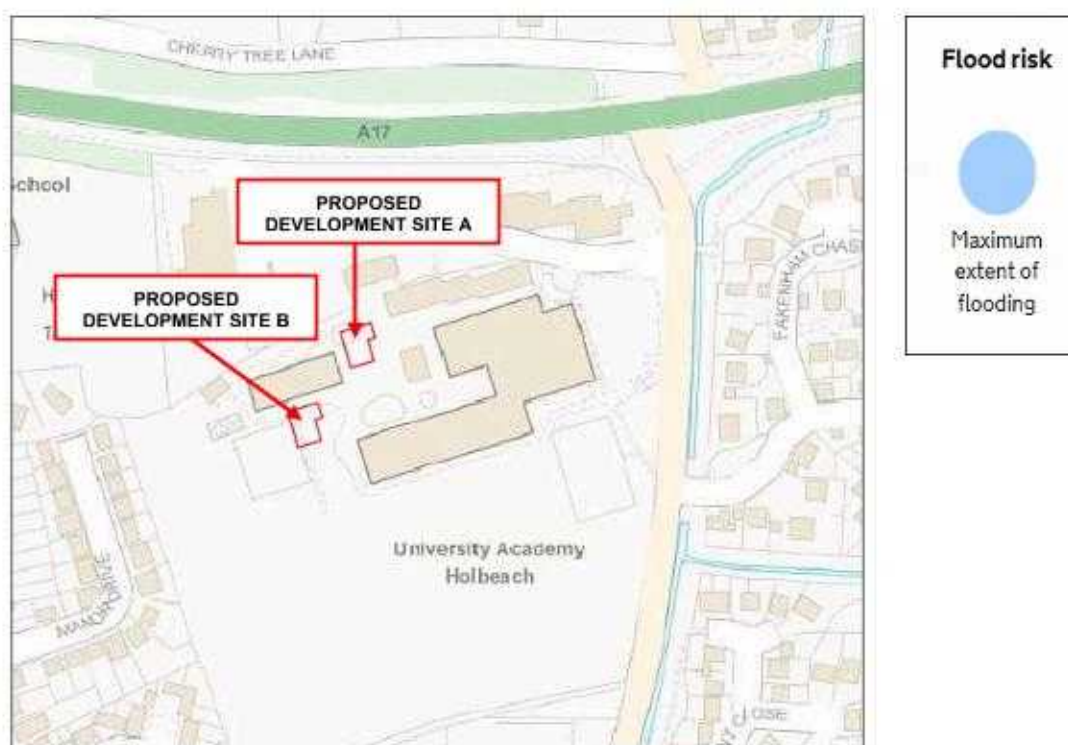


*Figure 6: Environment Agency Map dated September 2019
Showing the Extent of Flooding from Reservoirs*

6.8.3 The map shows that the development site lies in an area which is not considered to be at risk from reservoir flooding.

6.8.4 The risk to the development from any such potential flood source is considered to be low and acceptable.

6.9 Groundwater Flooding

6.9.1 Groundwater flooding can occur when the sub-surface water levels are high and emerges above ground level.

6.9.2 There are no proposals to create any basements within the development.

6.9.3 The construction works will not involve deep excavation works and consequently the risk to the development from this potential flood source is considered to be low and acceptable.

7.0 FLOOD MITIGATION MEASURES

7.1 Managerial

- 7.1.1 The buildings are shown to be at potential risk of flooding from a breach or overtopping of the coastal defences to the North Sea.
- 7.1.2 If it is not already registered, the campus should be connected to the Environment Agency's 'Flood Direct' flood warning system. This would then ensure that there is sufficient time available for safe evacuation measures to be put in place should this prove necessary.
- 7.1.3 An evacuation plan is to be provided and warning notices displayed in prominent locations within each building to advise occupants of the procedures to follow should a major flood situation occur.
- 7.1.4 The University Academy Holbeach already has an Emergency Procedures Policy in place and the new building will subscribe to this to ensure safe procedures are followed should a flood event occur.

7.2 Passive Flood Protection

- 7.2.1 For new development lying in Flood Zone 3 it is normally a requirement to raise the ground floor construction level above the predicted flood level and provide additional flood resilience above floor level.
- 7.2.2 The Environment Agency have advised that for developments shown to be prone to flooding to a depth of 0.25 to 0.5m, the ground floor should be elevated to a height of 500mm above ground level and provide an additional 300mm of flood resilience above floor level.
- 7.2.3 For this development, this would result in a finished ground floor construction level of 3.60m OD(N) for each building, with flood resilient construction up to a level of 3.90m OD(N).

7.3 Safe Refuge

- 7.3.1 It is a requirement for safe refuge to be provided above the predicted flood level to ensure that there will be no requirement for evacuation measures.
- 7.3.2 This requirement has been met as each building within the development incorporates accommodation at first floor level which is above the required refuge level. Access from the ground floor accommodation is provided by means of communal staircases and a passenger lift.

7.4 Flood Resilience

- 7.4.1 Other than doorways there should be no other voids in the external walls within 300mm of finished floor level which could otherwise enable flood waters to enter the buildings.
- 7.4.2 All new partition walls constructed at ground floor level should be of suitable robust construction or metal stud partitions fixed with plasterboard, with the lower boarding laid horizontally for ease of replacement.
- 7.4.3 All new electrical apparatus or other flood sensitive equipment within the buildings should be elevated to a minimum of 300mm above finished floor level to prevent damage occurring should flood waters enter the building. All cables should be routed at high level with vertical drops to the fittings.
- 7.4.4 All service entry points must incorporate adequate flood resistant seals or should preferably be located above the flood protection level.
- 7.4.5 All drainage service pipes will need to be fitted with proprietary anti-flood valves to prevent the ingress of flood waters through the drainage network.
- 7.4.6 Floor finishes provided at ground floor level should be suitable for ease of cleaning after flooding without incurring damage.

8.0 SUMMARY

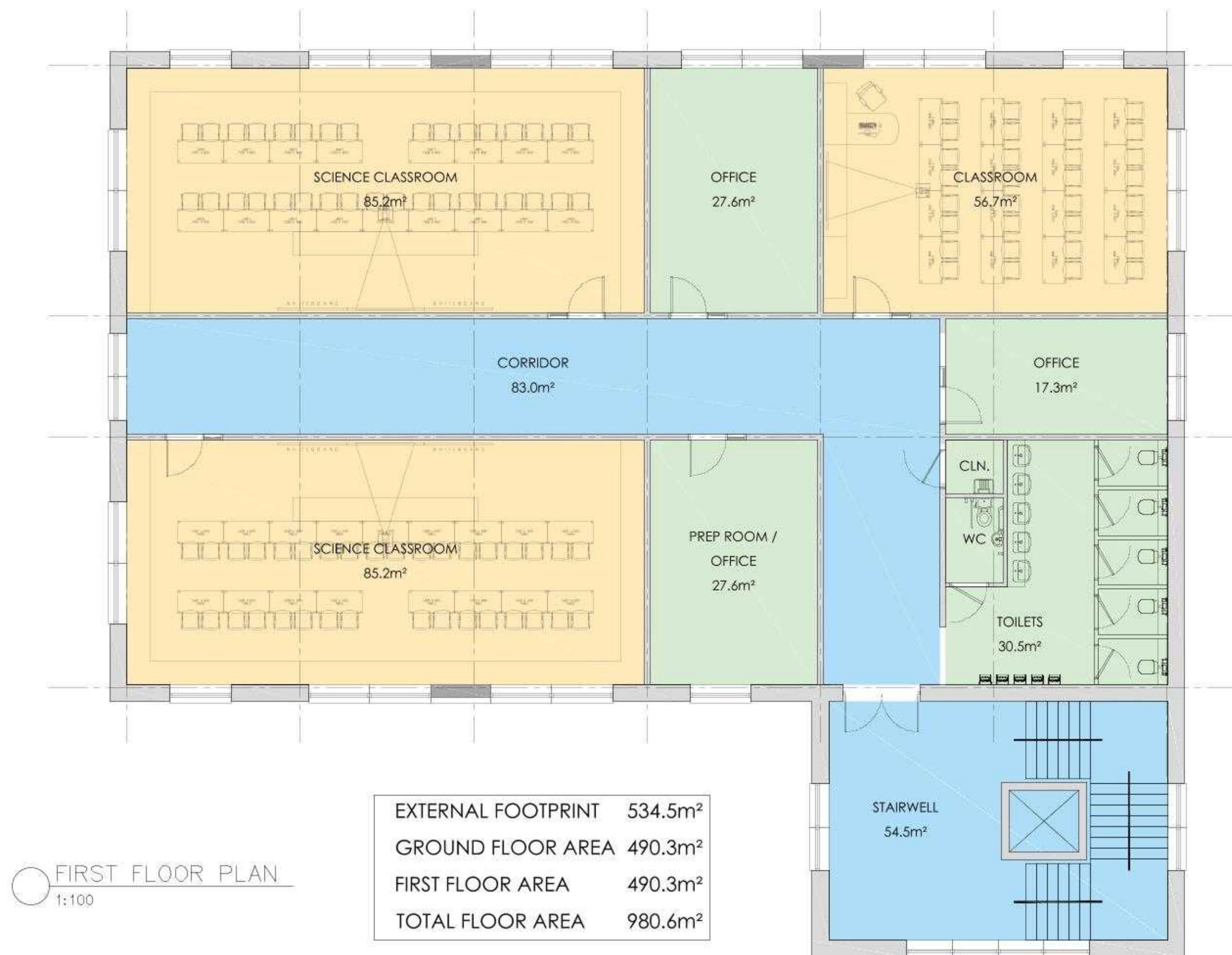
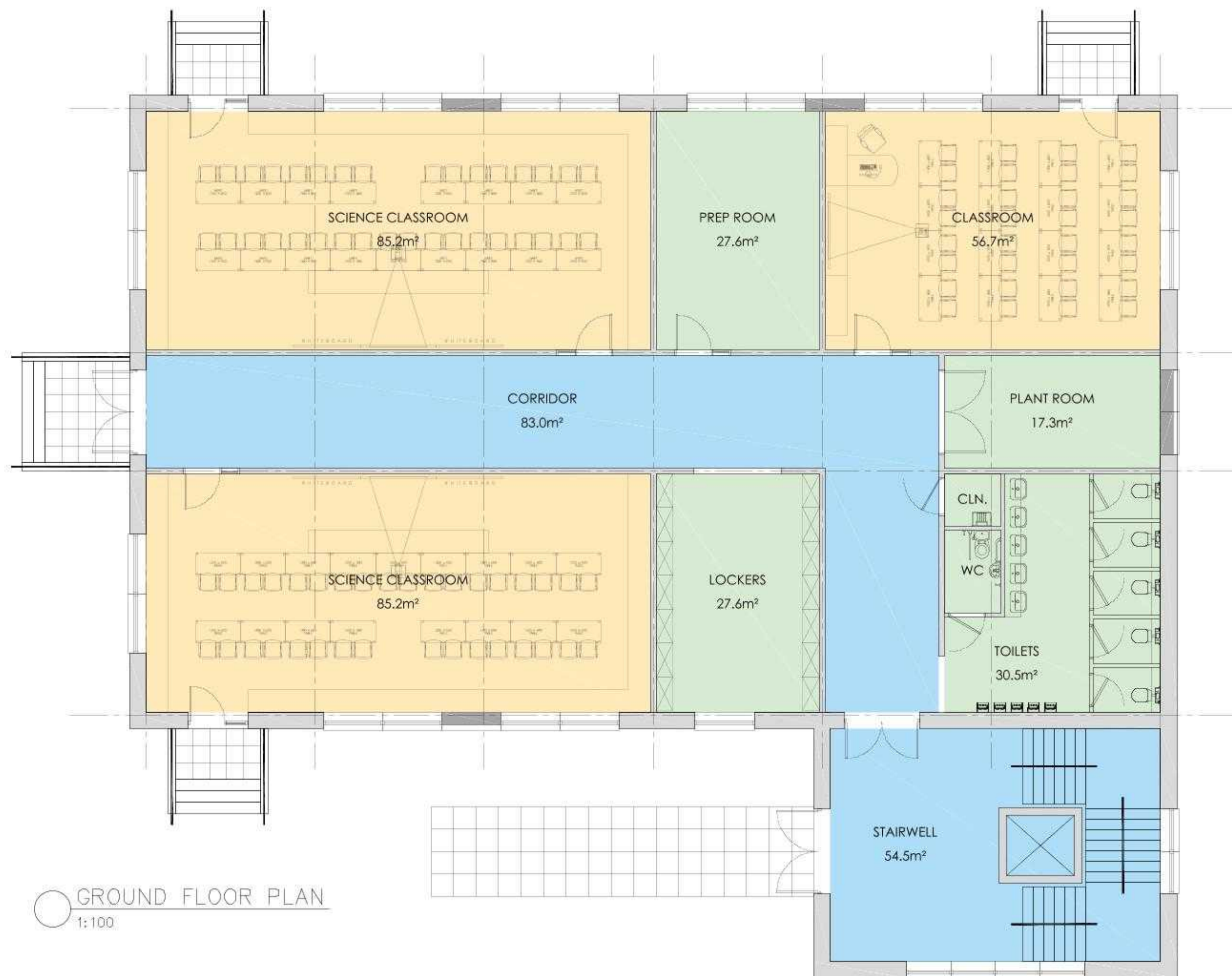
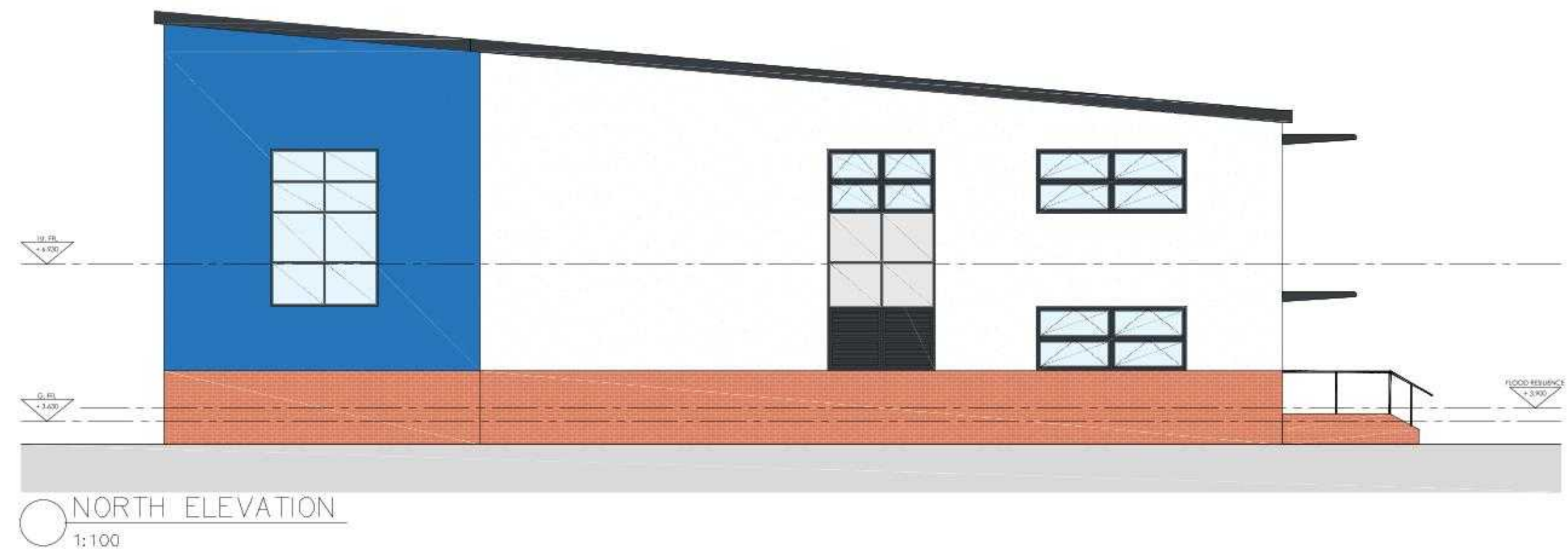
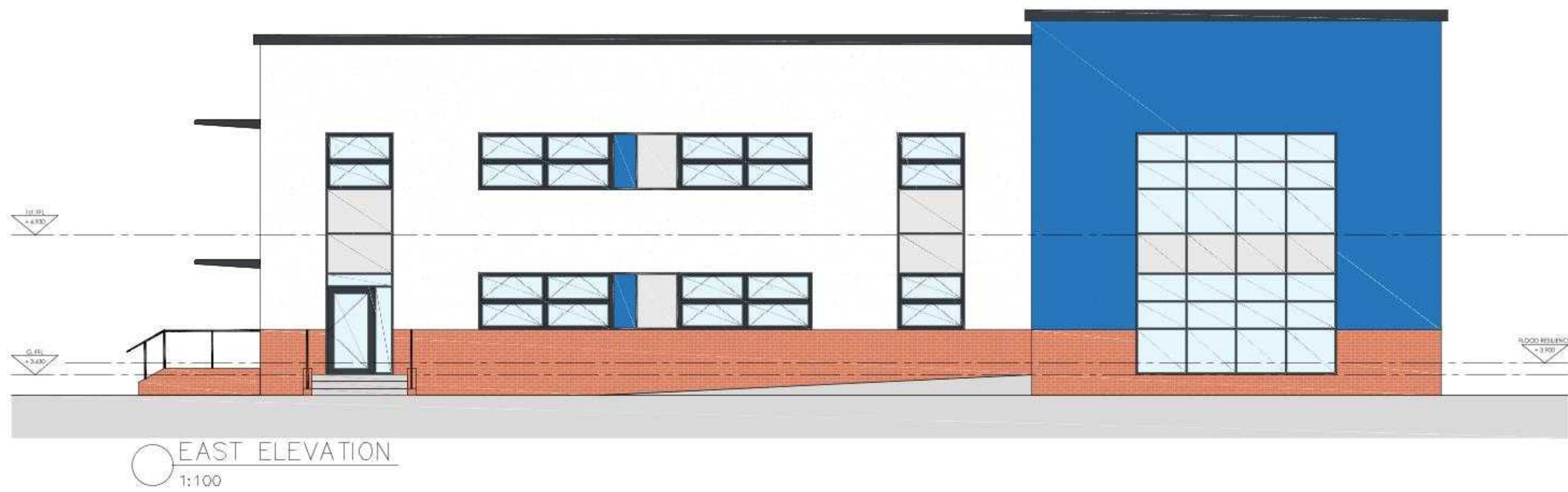
- 8.1 This report has been prepared to assess the flood risk implications for two new teaching blocks at University Academy Holbeach, Holbeach, Lincolnshire, with each teaching block being the subject of a separate application for planning consent.
- 8.2 The site falls in Flood Zone 3a (high flood risk) on the Environment Agency maps and in an area shown to be subject to flooding to a depth between 0.25m to 0.5m and the proposals are considered to include 'More Vulnerable' development.
- 8.3 The primary risk to the site is from tidal flooding from the North Sea resulting from the coastal defences being breached or overtopped during an extreme flood event.
- 8.4 The primary focus for flood risk assessment is to protect life, and then consideration should be given to buildings, contents, operation and re-use. As the scheme is progressed the design should consider exceedance and routing of flows away from the buildings.
- 8.5 Mitigation works are proposed which we consider will reduce the risk to the development from flooding down to an acceptable level.
- 8.6 This report has considered other potential sources of flooding to the site, including groundwater, surface water, existing sewers, water mains and other artificial sources.
- 8.7 Overall, this report demonstrates that the flood risk to the development is reasonable and acceptable.

APPENDIX A

Indicative Layout Drawings

- **Building A (Science Block)**
- **Building B (Maths Block)**

Building A (Science Block)



EXTERNAL FOOTPRINT	534.5m²
GROUND FLOOR AREA	490.3m²
FIRST FLOOR AREA	490.3m²
TOTAL FLOOR AREA	980.6m²

F	13.09.19	Levels Added	SR
E	19.06.19	Planning Issue	SR
D	05.08.19	Lockers Added	SR
C	25.07.19	Lift Moved to Stairwell	SR
B	04.07.19	Schema Revises	SR
A	20.06.19	Phone removed to client comment	SR
Revision	date	details	Revised By

LINDUM BMS	
Lindum Business Park, Station Road, North Hykeham, Lincoln LN6 3DX t: (01522) 500300 f: (01522) 500377 e: bms@lindumgroup.co.uk	
Client	University Academy Holbeach
Project	New Classroom Block
Drawing	Proposed Plans & Elevations
Date	May 2019
Scale	1:100
Drawn	SR
Checked	IH
Status	PLANNING
Drawing No.	31468 425 22
Revision	F



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E	10.08.19	Planning Issue	SR
D	05.08.19	Position Revised	SR
C	25.07.19	Lift Moved to Entrance	SR
B	04.07.19	Scheme Revised	SR
A	20.06.19	Scheme Revised	SR
Revision	Date	Details	Revised By

LINDUM BMS

Lindum Business Park, Station Road, North Hykeham,
Lincoln LN6 3QX
t: (01522) 500300 f: (01522) 933377
e: bms@lindumgroup.co.uk

Client
University Academy Holbeach

Project
New Classroom Block

Drawing
Proposed Site Plan

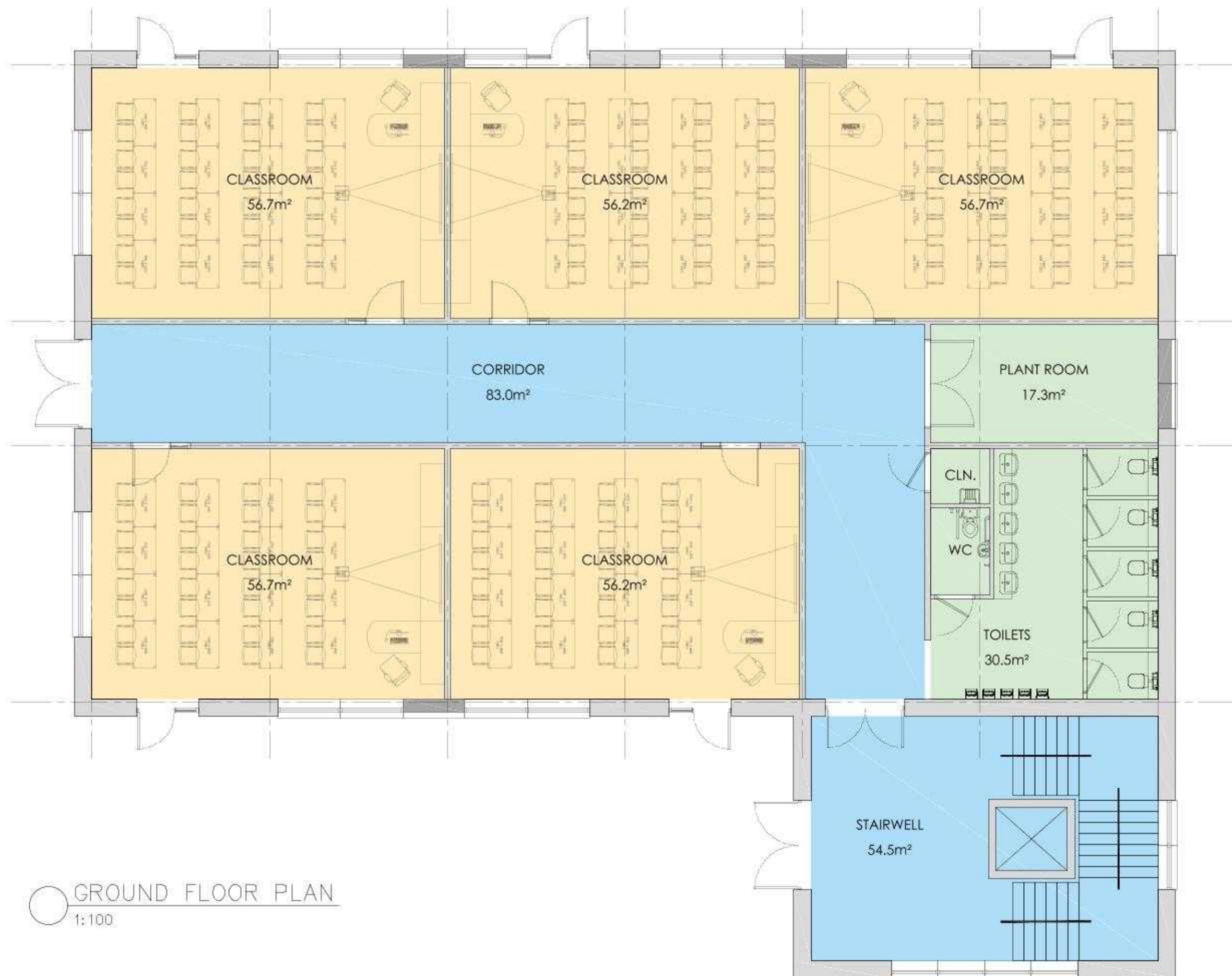
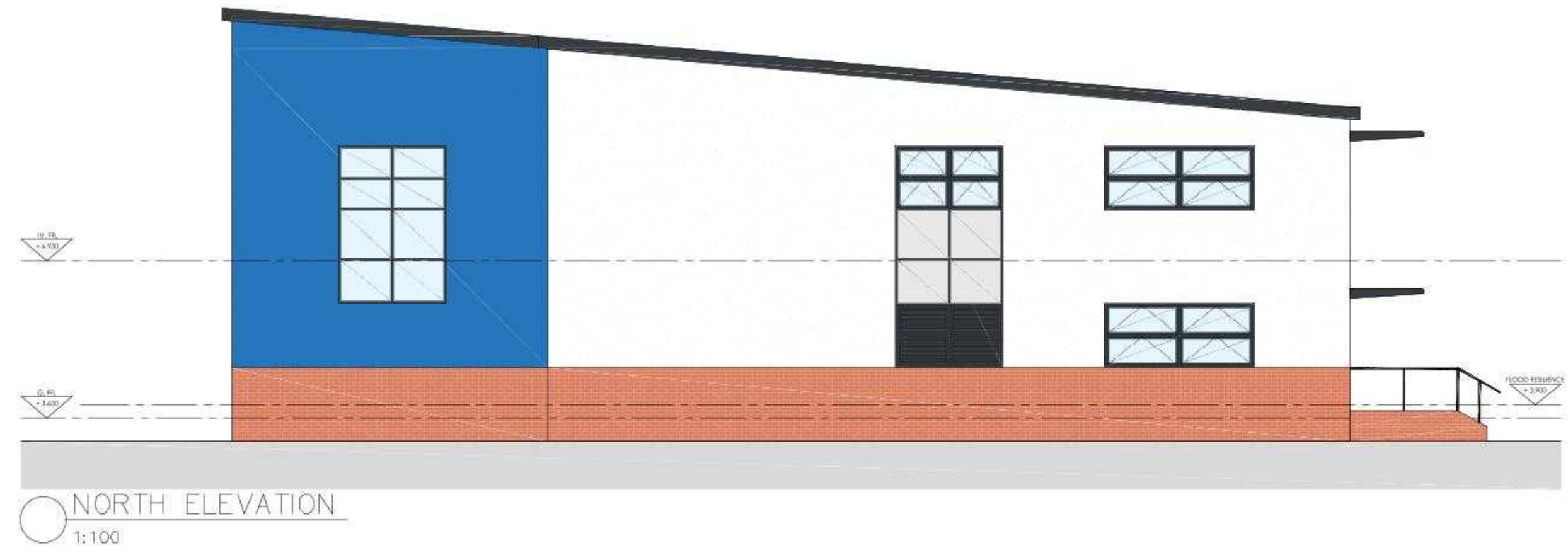
Date	June 2019	Scale	1:500
Drawn	SR	Checked	SR
Status	PLANNING		

Drawing No.	Revision
31468 425 23	E

University Academy Holbeach, New Classroom Block

Proposed Site Plan

Building B (Maths Block)

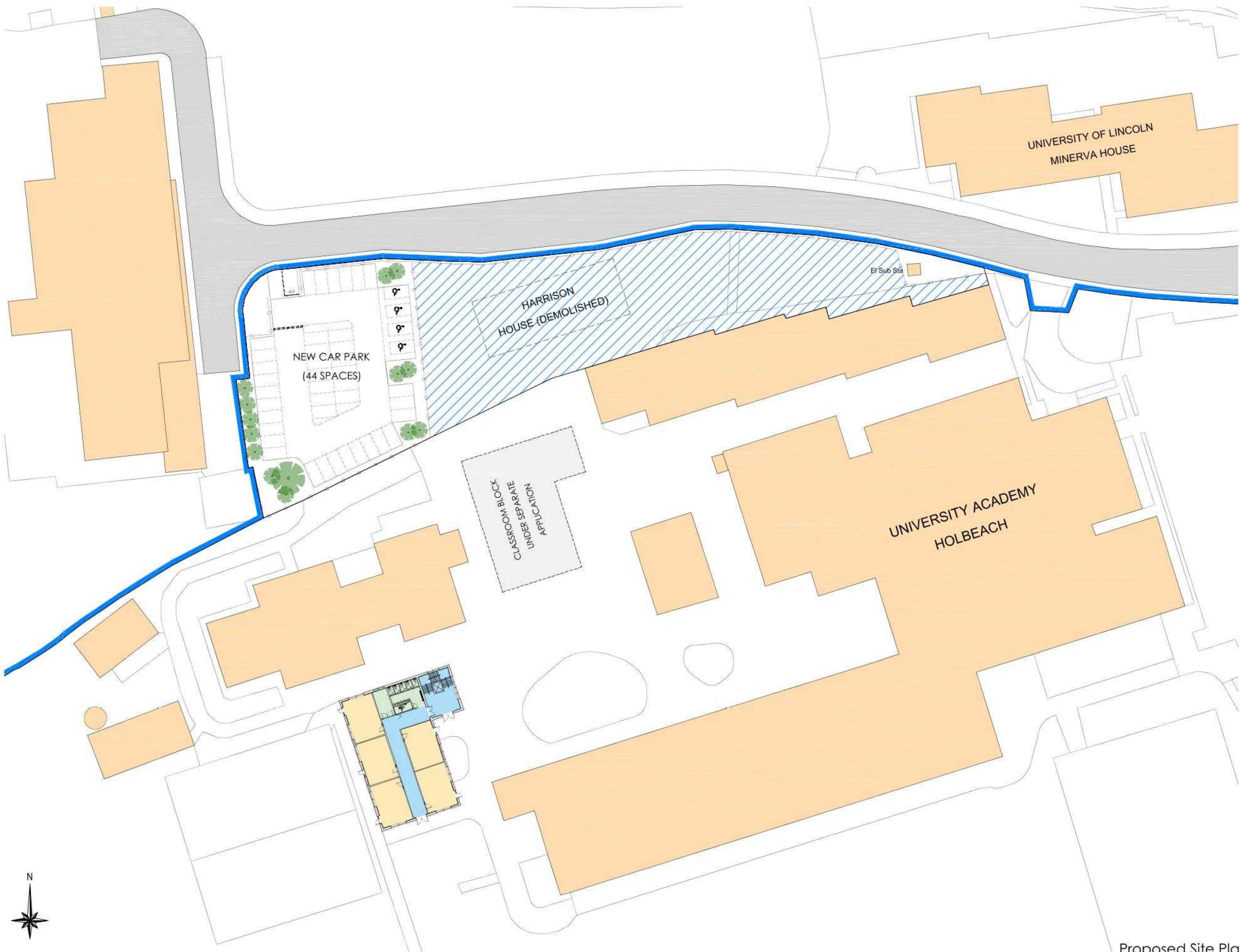


EXTERNAL FOOTPRINT	534.5m²
GROUND FLOOR AREA	490.3m²
FIRST FLOOR AREA	490.3m²
TOTAL FLOOR AREA	980.6m²

12.10.19	Ground Level Revised	SR
13.09.19	Levels Added	SR
19.08.19	Planning Issue	SR
Revision	Date	Drawn By

LINDUM BMS	
Lindum Business Park, Station Road, North Hykeham, Lincoln LN6 3DX t: (01522) 500300 f: (01522) 500377 e: bms@lindumgroup.co.uk	
Client	University Academy Holbeach
Project	New Classroom Block
Drawing	Proposed Plans & Elevations (Maths)
Date	Aug 2019
Scale	1:100
Drawn	SR
Checked	IH
Status	PLANNING
Drawing No.	31468 425 28
Revision	C

PROPOSED SOCIAL PLAY
 AREA



Revision	Date	Details	Revised By
LINDUM BMS Lindum Business Park, Station Road, North Hykeham, Lincoln LN6 3QX t: (01522) 500300 f: (01522) 500377 e: bms@lindumgroup.co.uk			
Client: University Academy Holbeach			
Project: New Classroom Block			
Drawing: Proposed Site Plan			
Date	Aug 2019	Scale	1:500
Drawn	SR	Checked	UJH
Status		PLANNING	
Drawing No.		Revision	
31468 425 29		—	

Proposed Site Plan
 University Academy Holbeach, New Classroom Block

APPENDIX B

Surface Water Storage Calculations

Alan Wood & Partners		Page 1
Omega 2 Monks Cross Drive York YO32 9GZ	41979 University Academy Holbeach	
Date 18/09/2019 File 41979-M30_Q5.2.SRCX	Designed by EL Checked by AD	
Innovyze	Source Control 2018.1	

Summary of Results for 30 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	100.297	0.297	5.2	4.4	O K
30 min Summer	100.314	0.314	5.2	4.7	O K
60 min Summer	100.273	0.273	5.2	4.1	O K
120 min Summer	100.185	0.185	5.0	2.8	O K
180 min Summer	100.134	0.134	4.7	2.0	O K
240 min Summer	100.112	0.112	4.1	1.7	O K
360 min Summer	100.089	0.089	3.2	1.3	O K
480 min Summer	100.077	0.077	2.6	1.2	O K
600 min Summer	100.069	0.069	2.2	1.0	O K
720 min Summer	100.064	0.064	1.9	1.0	O K
960 min Summer	100.056	0.056	1.6	0.8	O K
1440 min Summer	100.047	0.047	1.2	0.7	O K
2160 min Summer	100.039	0.039	0.8	0.6	O K
2880 min Summer	100.035	0.035	0.7	0.5	O K
4320 min Summer	100.030	0.030	0.5	0.4	O K
5760 min Summer	100.026	0.026	0.4	0.4	O K
7200 min Summer	100.024	0.024	0.3	0.4	O K
8640 min Summer	100.022	0.022	0.3	0.3	O K
10080 min Summer	100.021	0.021	0.2	0.3	O K
15 min Winter	100.337	0.337	5.2	5.1	O K
30 min Winter	100.345	0.345	5.2	5.2	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
15 min Summer	71.211	0.0	7.2	13
30 min Summer	46.390	0.0	9.4	22
60 min Summer	29.921	0.0	11.7	38
120 min Summer	17.521	0.0	14.2	68
180 min Summer	12.939	0.0	15.7	96
240 min Summer	10.393	0.0	16.8	126
360 min Summer	7.592	0.0	18.4	186
480 min Summer	6.076	0.0	19.7	246
600 min Summer	5.109	0.0	20.7	306
720 min Summer	4.433	0.0	21.5	368
960 min Summer	3.541	0.0	22.9	490
1440 min Summer	2.577	0.0	25.0	732
2160 min Summer	1.874	0.0	27.3	1100
2880 min Summer	1.494	0.0	29.0	1460
4320 min Summer	1.084	0.0	31.6	2196
5760 min Summer	0.863	0.0	33.6	2904
7200 min Summer	0.723	0.0	35.1	3552
8640 min Summer	0.625	0.0	36.5	4352
10080 min Summer	0.553	0.0	37.6	5032
15 min Winter	71.211	0.0	8.1	14
30 min Winter	46.390	0.0	10.5	23

Alan Wood & Partners		Page 2
Omega 2 Monks Cross Drive York YO32 9GZ	41979 University Academy Holbeach	
Date 18/09/2019 File 41979-M30_Q5.2.SRCX	Designed by EL Checked by AD	
Innovyze	Source Control 2018.1	

Summary of Results for 30 year Return Period

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	100.271	0.271	5.2	4.1	O K
120 min Winter	100.148	0.148	4.8	2.2	O K
180 min Winter	100.107	0.107	4.0	1.6	O K
240 min Winter	100.090	0.090	3.2	1.3	O K
360 min Winter	100.073	0.073	2.4	1.1	O K
480 min Winter	100.064	0.064	1.9	1.0	O K
600 min Winter	100.058	0.058	1.6	0.9	O K
720 min Winter	100.053	0.053	1.4	0.8	O K
960 min Winter	100.047	0.047	1.1	0.7	O K
1440 min Winter	100.039	0.039	0.8	0.6	O K
2160 min Winter	100.033	0.033	0.6	0.5	O K
2880 min Winter	100.029	0.029	0.5	0.4	O K
4320 min Winter	100.025	0.025	0.3	0.4	O K
5760 min Winter	100.022	0.022	0.3	0.3	O K
7200 min Winter	100.020	0.020	0.2	0.3	O K
8640 min Winter	100.019	0.019	0.2	0.3	O K
10080 min Winter	100.018	0.018	0.2	0.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	28.921	0.0	13.1	40
120 min Winter	17.521	0.0	15.9	70
180 min Winter	12.939	0.0	17.6	98
240 min Winter	10.393	0.0	18.8	126
360 min Winter	7.592	0.0	20.7	186
480 min Winter	6.076	0.0	22.0	250
600 min Winter	5.109	0.0	23.2	306
720 min Winter	4.433	0.0	24.1	370
960 min Winter	3.541	0.0	25.7	478
1440 min Winter	2.577	0.0	28.1	710
2160 min Winter	1.874	0.0	30.6	1076
2880 min Winter	1.494	0.0	32.5	1468
4320 min Winter	1.084	0.0	35.4	2200
5760 min Winter	0.863	0.0	37.6	2984
7200 min Winter	0.723	0.0	39.3	3560
8640 min Winter	0.625	0.0	40.8	4368
10080 min Winter	0.553	0.0	42.1	4928

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Omega 2 Monks Cross Drive York YO32 9GZ	41979 University Academy Holbeach	
Date 18/09/2019 File 41979-M30_Q5.2.SRCX	Designed by EL Checked by AD	
Innovyze	Source Control 2018.1	

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	30	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	18.800	Shortest Storm (mins)	15
Ratio R	0.400	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+0

Time Area Diagram

Total Area (ha) 0.054

Time (mins)	Area
From:	To: (ha)
0	4 0.054

Alan Wood & Partners		Page 4
Omega 2 Monks Cross Drive York YO32 9GZ	41979 University Academy Holbeach	
Date 18/09/2019 File 41979-M30_Q5.2.SRCX	Designed by EL Checked by AD	
Innovyze	Source Control 2018.1	

Model Details

Storage is Online Cover Level (m) 102.000

Tank or Pond Structure

Invert Level (m) 100.000

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	15.0	1.000	15.0	1.001	0.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0108-5200-1000-5200
Design Head (m)	1.000
Design Flow (l/s)	5.2
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	108
Invert Level (m)	100.000
Minimum Outlet Pipe Diameter (mm)	150
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.000	5.2
Flush-Flo™	0.296	5.2
Kick-Flo®	0.641	4.2
Mean Flow over Head Range	-	4.5

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	3.7	1.200	5.7	3.000	8.7	7.000	13.0
0.200	5.1	1.400	6.1	3.500	9.4	7.500	13.4
0.300	5.2	1.600	6.5	4.000	10.0	8.000	13.9
0.400	5.1	1.800	6.8	4.500	10.5	8.500	14.3
0.500	4.9	2.000	7.2	5.000	11.1	9.000	14.7
0.600	4.5	2.200	7.5	5.500	11.6	9.500	15.1
0.800	4.7	2.400	7.8	6.000	12.1		
1.000	5.2	2.600	8.1	6.500	12.6		

Alan Wood & Partners				Page 1	
Omega 2 Monks Cross Drive York YO32 9GZ		41979 University Academy Holbeach			
Date 18/09/2019 File 41979-M100+40_Q5.2.SRCX		Designed by EL Checked by AD			
Innovyze		Source Control 2018.1			
Summary of Results for 100 year Return Period (+40%)					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	100.646	0.646	5.2	9.7	O K
30 min Summer	100.727	0.727	5.2	10.9	O K
60 min Summer	100.715	0.715	5.2	10.7	O K
120 min Summer	100.578	0.578	5.2	8.7	O K
180 min Summer	100.433	0.433	5.2	6.5	O K
240 min Summer	100.319	0.319	5.2	4.8	O K
360 min Summer	100.182	0.182	5.0	2.7	O K
480 min Summer	100.126	0.126	4.6	1.9	O K
600 min Summer	100.108	0.108	4.0	1.6	O K
720 min Summer	100.095	0.095	3.5	1.4	O K
960 min Summer	100.081	0.081	2.8	1.2	O K
1440 min Summer	100.066	0.066	2.0	1.0	O K
2160 min Summer	100.054	0.054	1.5	0.8	O K
2880 min Summer	100.048	0.048	1.2	0.7	O K
4320 min Summer	100.040	0.040	0.8	0.6	O K
5760 min Summer	100.035	0.035	0.7	0.5	O K
7200 min Summer	100.032	0.032	0.6	0.5	O K
8640 min Summer	100.030	0.030	0.5	0.4	O K
10080 min Summer	100.028	0.028	0.4	0.4	O K
15 min Winter	100.743	0.743	5.2	11.1	O K
30 min Winter	100.835	0.835	5.2	12.5	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	129.089	0.0	13.1	16	
30 min Summer	84.848	0.0	17.2	26	
60 min Summer	53.188	0.0	21.5	44	
120 min Summer	32.259	0.0	26.1	76	
180 min Summer	23.779	0.0	28.9	108	
240 min Summer	19.047	0.0	30.8	136	
360 min Summer	13.827	0.0	33.6	192	
480 min Summer	11.024	0.0	35.7	248	
600 min Summer	9.241	0.0	37.4	308	
720 min Summer	7.997	0.0	38.9	368	
960 min Summer	6.361	0.0	41.2	488	
1440 min Summer	4.600	0.0	44.7	730	
2160 min Summer	3.321	0.0	48.4	1096	
2880 min Summer	2.633	0.0	51.2	1468	
4320 min Summer	1.896	0.0	55.3	2200	
5760 min Summer	1.500	0.0	58.3	2920	
7200 min Summer	1.251	0.0	60.8	3600	
8640 min Summer	1.077	0.0	62.8	4328	
10080 min Summer	0.949	0.0	64.6	5112	
15 min Winter	129.089	0.0	14.6	16	
30 min Winter	84.848	0.0	19.2	28	
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Omega 2 Monks Cross Drive York YO32 9GZ	41979 University Academy Holbeach	
Date 18/09/2019 File 41979-M100+40_Q5.2.SRCX	Designed by EL Checked by AD	
Innovyze	Source Control 2018.1	

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
60 min Winter	100.807	0.807	5.2	12.1	O K
120 min Winter	100.590	0.590	5.2	8.9	O K
180 min Winter	100.366	0.366	5.2	5.5	O K
240 min Winter	100.222	0.222	5.1	3.3	O K
360 min Winter	100.118	0.118	4.3	1.8	O K
480 min Winter	100.096	0.096	3.5	1.4	O K
600 min Winter	100.084	0.084	2.9	1.3	O K
720 min Winter	100.076	0.076	2.5	1.1	O K
960 min Winter	100.066	0.066	2.0	1.0	O K
1440 min Winter	100.054	0.054	1.5	0.8	O K
2160 min Winter	100.045	0.045	1.1	0.7	O K
2880 min Winter	100.040	0.040	0.8	0.6	O K
4320 min Winter	100.033	0.033	0.6	0.5	O K
5760 min Winter	100.030	0.030	0.5	0.4	O K
7200 min Winter	100.027	0.027	0.4	0.4	O K
8640 min Winter	100.025	0.025	0.3	0.4	O K
10080 min Winter	100.023	0.023	0.3	0.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
60 min Winter	53.188	0.0	24.1	46
120 min Winter	32.259	0.0	29.3	82
180 min Winter	23.779	0.0	32.4	112
240 min Winter	19.047	0.0	34.6	138
360 min Winter	13.827	0.0	37.6	188
480 min Winter	11.024	0.0	40.0	246
600 min Winter	9.241	0.0	41.9	306
720 min Winter	7.997	0.0	43.5	368
960 min Winter	6.361	0.0	46.2	482
1440 min Winter	4.600	0.0	50.1	728
2160 min Winter	3.321	0.0	54.2	1088
2880 min Winter	2.633	0.0	57.3	1468
4320 min Winter	1.896	0.0	61.9	2200
5760 min Winter	1.500	0.0	65.3	2928
7200 min Winter	1.251	0.0	68.1	3560
8640 min Winter	1.077	0.0	70.4	4296
10080 min Winter	0.949	0.0	72.3	4992

Omega 2
Monks Cross Drive
York YO32 9GZ

41979 University Academy
Holbeach

Date 18/09/2019

Designed by EL

File 41979-M100+40_Q5.2.SRCX

Checked by AD

Innovyze

Source Control 2018.1



Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	18.800	Shortest Storm (mins)	15
Ratio R	0.400	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.054

Time	(mins)	Area
From:	To:	(ha)

0	4	0.054
---	---	-------

Alan Wood & Partners		Page 4
Omega 2 Monks Cross Drive York YO32 9GZ	41979 University Academy Holbeach	
Date 18/09/2019 File 41979-M100+40_Q5.2.SRCX	Designed by EL Checked by AD	
Innovyze	Source Control 2018.1	

Model Details

Storage is Online Cover Level (m) 102.000

Tank or Pond Structure

Invert Level (m) 100.000

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	15.0	1.000	15.0	1.001	0.0

Hydro-Brake® Optimum Outflow Control

Unit Reference MD-SHE-0108-5200-1000-5200
Design Head (m) 1.000
Design Flow (l/s) 5.2
Flush-Flo™ Calculated
Objective Minimise upstream storage
Application Surface
Sump Available Yes
Diameter (mm) 108
Invert Level (m) 100.000
Minimum Outlet Pipe Diameter (mm) 150
Suggested Manhole Diameter (mm) 1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.000	5.2
Flush-Flo™	0.296	5.2
Kick-Flo®	0.641	4.2
Mean Flow over Head Range	-	4.5

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	3.7	1.200	5.7	3.000	8.7	7.000	13.0
0.200	5.1	1.400	6.1	3.500	9.4	7.500	13.4
0.300	5.2	1.600	6.5	4.000	10.0	8.000	13.9
0.400	5.1	1.800	6.8	4.500	10.5	8.500	14.3
0.500	4.9	2.000	7.2	5.000	11.1	9.000	14.7
0.600	4.5	2.200	7.5	5.500	11.6	9.500	15.1
0.800	4.7	2.400	7.8	6.000	12.1		
1.000	5.2	2.600	8.1	6.500	12.6		

APPENDIX C

Environment Agency Flood Data

Morgan Cropp
Morgan.Cropp@alanwood.co.uk

Our ref: CCN/2018/109233

Date: 20 December 2018

Dear Morgan

Provision of Flood Risk Information for Park Road, Holbeach

Thank you for your request to use our flood risk information in the development of the Flood Risk Assessment (FRA) for the above site. The information is set out below and attached. It is important you read any contextual notes on the maps provided.

We aim to review our information on a regular basis, so if you are using this data more than twelve months from the date of this letter, please contact us again to check it is still valid.

Flood Map

The attached map includes the current Flood Map for your area. 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.

In some locations, such as around 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. It is important to understand the actual risk of the flooding to these dry islands, particularly in the event of defence failure.

The Flood Map also shows the location of formal raised flood defences and flood storage reservoirs. It represents areas at risk of flooding for present day only and does not take account of climate change.

The Flood Map only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered flooding may occur from other sources such as surface water sewers, road drainage, etc.

History of Flooding

With regards to the history of flooding I can advise we do not have any records of flooding in this area. It is possible other flooding may have occurred we do not have records for, and other organisations, such as the Local Authority or Internal Drainage Boards, may have records.

Tidal Flood Risk Information

Tidal Defence Information

The tidal defences protecting this site consist of earth embankments. They are in fair condition and reduce the risk of flooding to a 0.67% (1 in 150) chance of occurring in any year. We inspect these defences routinely to ensure potential defects are identified.

Tidal Flood Levels

The attached table shows our current best estimate for extreme tide levels.

Levels for the Humber Estuary have an assessment date of 2014, with others having an assessment date of 2006, which should be used in any consideration of future increases due to climate change.

Modelled Hazard Mapping

For certain locations we have carried out modelling to map the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from overtopping and / or breaching of defences at specific locations for a number of scenarios.

At present this information is available along the full coastal / tidal floodplain, except the tidal Witham Haven in Boston (upstream of Hobhole) where only breaching and not overtopping has been modelled and the tidal River Welland upstream of Fosdyke Bridge where neither breaching nor overtopping are available. Hazard mapping is also available for fluvial flood risk in Northampton, Lincoln, Brigg, Wainfleet and some isolated rural locations.

The number of locations we have this information for is expected to increase in time.

Hazard Mapping – Breaching

The attached maps show the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from breaching of the defences at specific locations for the scenarios below. For some locations the breach mapping also includes flooding from overtopping if this is expected in that scenario. The location of modelled tidal breaches is shown on a separate attached map.

- Year 2115 1% (1 in 100) chance / 0.5% (1 in 200) chance
- Year 2115 0.1% (1 in 1000) chance

Your site is not affected by breaching of the defences for the present day (2006) scenarios.

Development Planning

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of our information for Flood Risk Assessments. We recommend that you undertake a formal pre-application enquiry using the form available from the website.

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Climate change will increase flood risk due to overtopping of defences. Please note the climate change data included has an allowance for 20% increase in flow. Updated guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances' was published on GOV.UK in February 2016. The appropriate updated climate change allowance should be applied in a Flood Risk Assessment.

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

Supporting Information

Please see the Standard Notice or licence for details of permitted use. The Standard Notice can be found at the link below.

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We respond to requests for recorded information we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

Further information on flood risk can be found on the GOV.UK website at:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. Additional information may be available from your Lead Local Flood Authority (ie county council or unitary authority) or, where they exist, the Internal Drainage Board.

Further Contact

I hope we have correctly interpreted your request. If you are not satisfied with our response to your request for information, you can contact us within two calendar months to ask for our decision to be reviewed.

If you have any queries or would like to discuss the content of this letter further please contact Emily Holroyd using the details below.

Yours sincerely,



FOR Alastair Windler

Partnerships and Strategic Overview Team Leader - Welland and Nene

Team dial 020 302 53535

E-mail PSOWN@environment-agency.gov.uk

Enc.

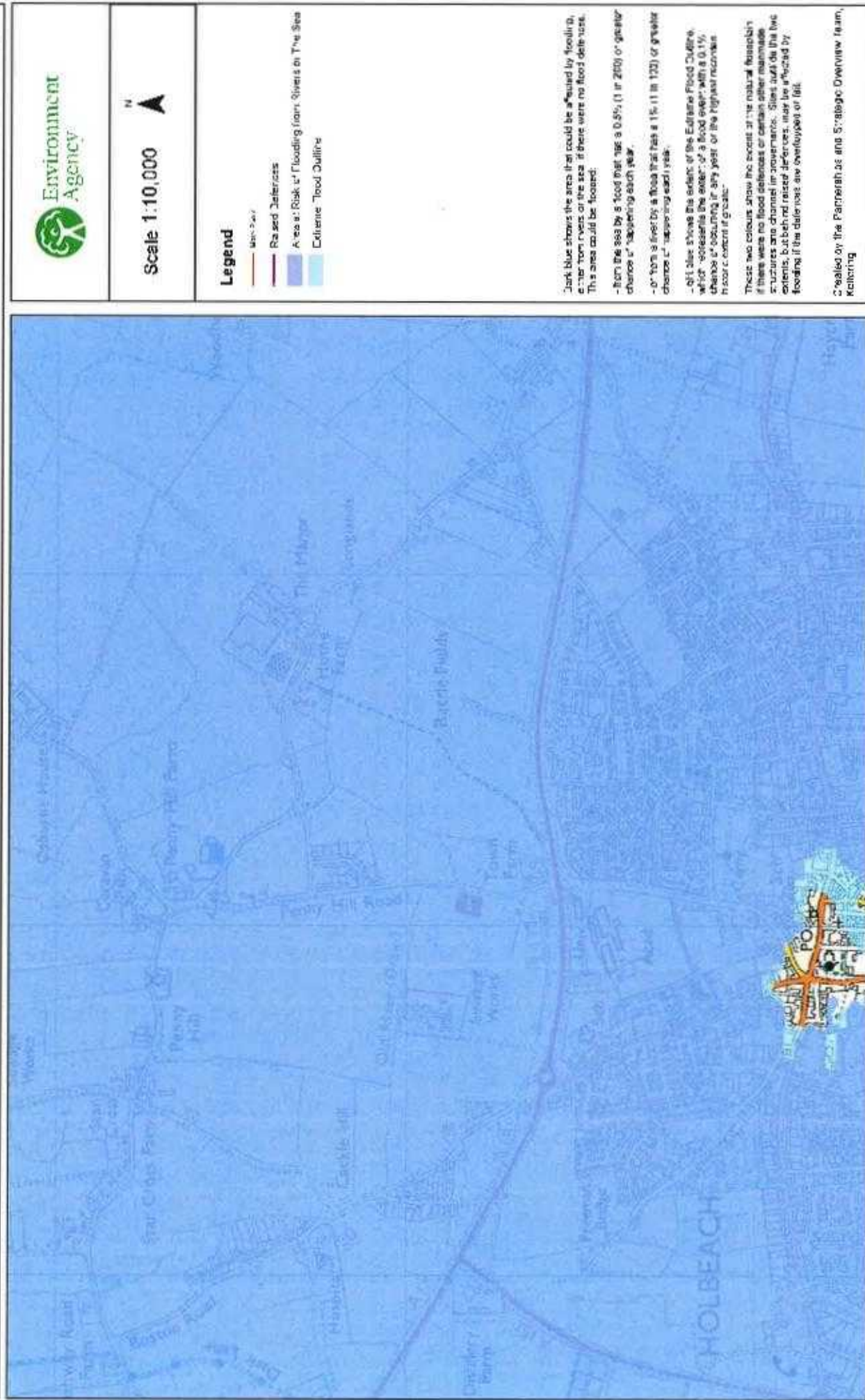
Flood Map

Estimated Tide Levels

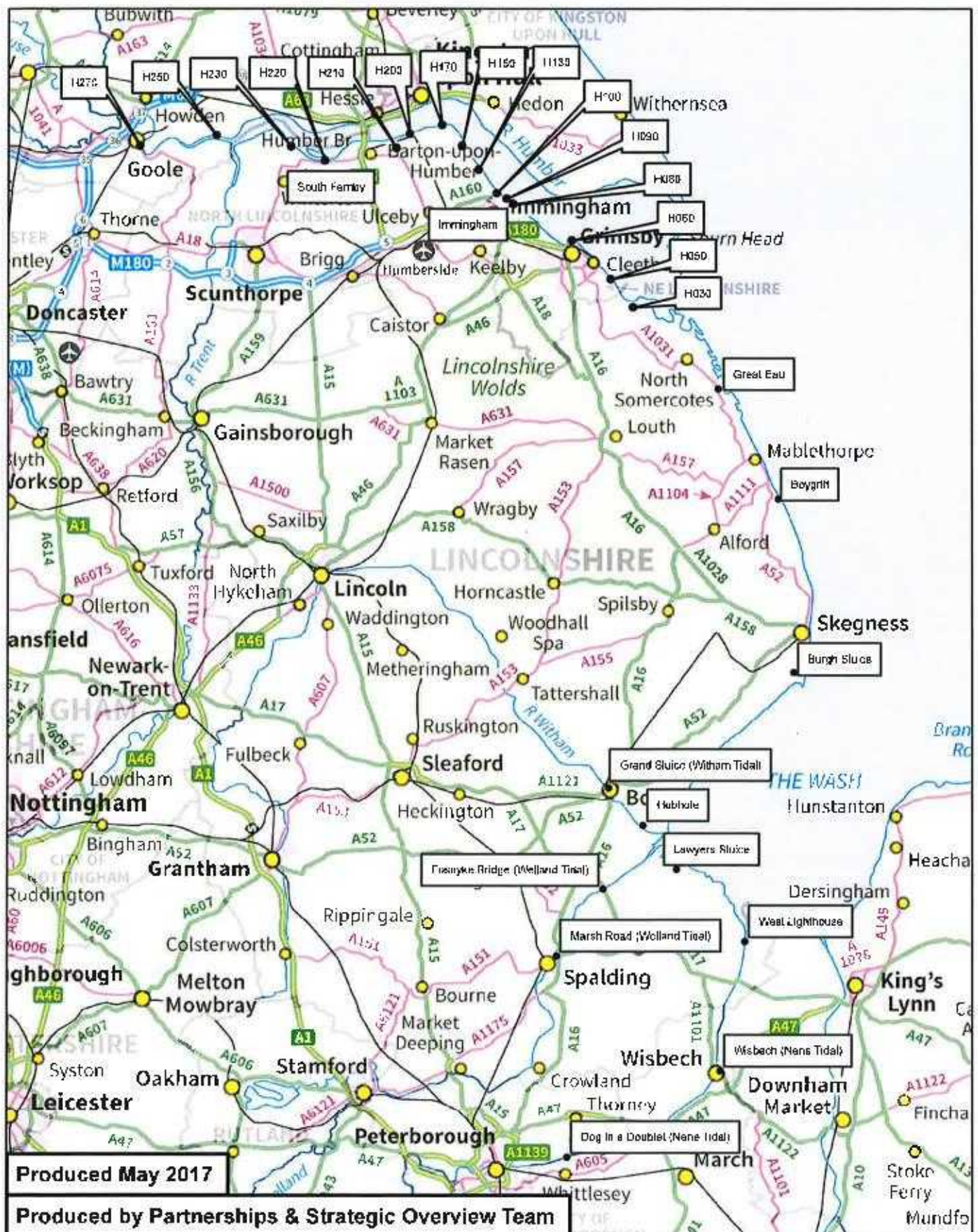
Tidal Breach Locations Map

Hazard Mapping – Breaching (2 maps)

Flood Map centred on TF 36192 25908 - created December 2018 [Ref: CCN-2018-109233]



Tidal Level Location Map Lincolnshire & Northamptonshire Area

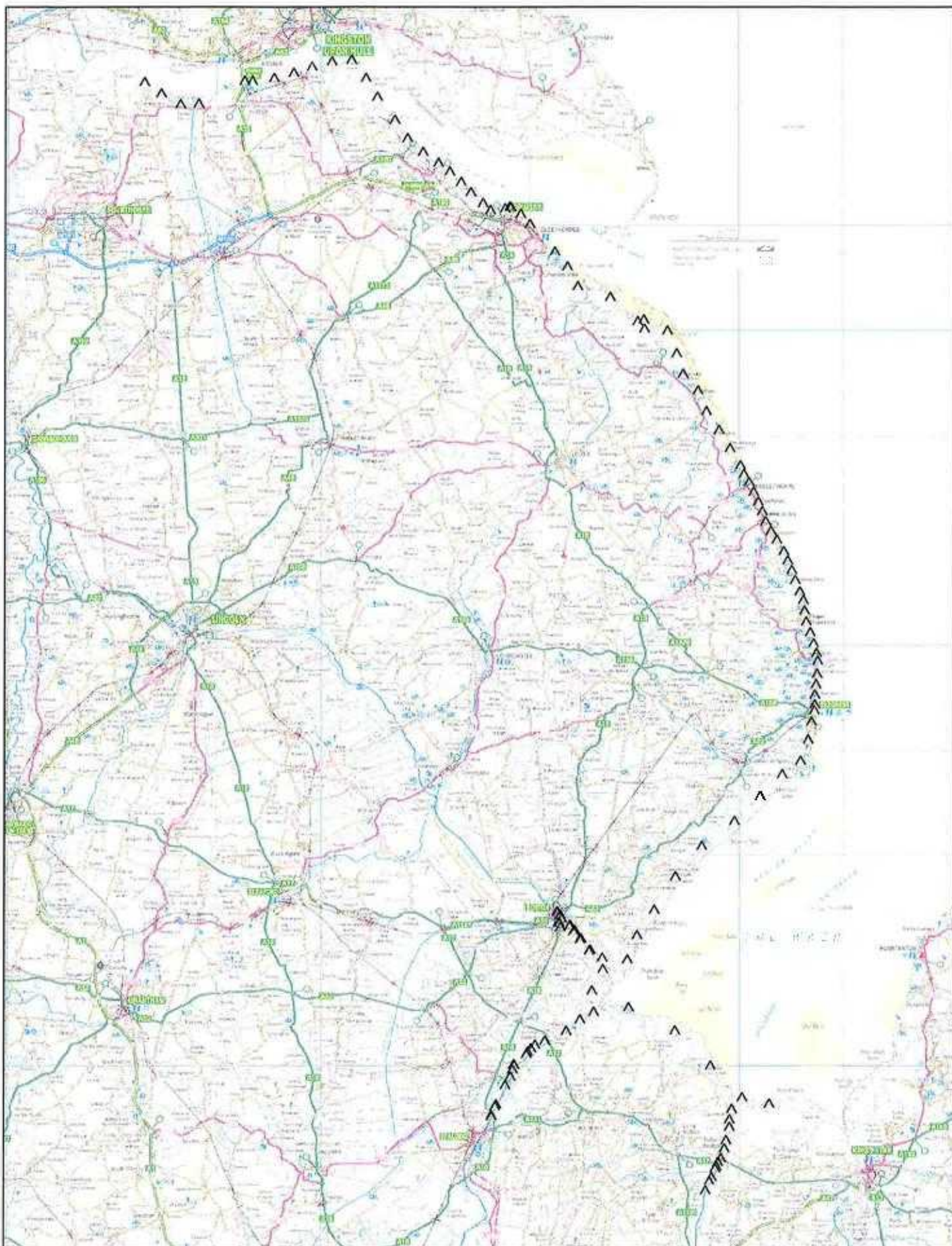


Tidal Water Levels for the South Humber, East Coast and The Wash

The table below shows still water levels for locations, from the above location map, around the South Humber Estuary, East Coast and The Wash. It is important to note the following:

- The base date for the data is 2014 for the South Humber and 2006 for the East Coast and The Wash.
- The data are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- The water level quoted is the 'Best Estimate' water level. Depending on the use of the data it may be necessary to carry out sensitivity testing. Upper and Lower 95% confidence bandings are available upon request.
- Levels for other annual chance scenarios are available if required.

Ref	Location	Easting	Northing	Annual Chance (1 In x) of Tide Level					
				metres ODN					
				1	10	50	100	200	1000
HUMBER									
H030	Tetney	535420	403180	3.94	4.29	4.56	4.69	4.82	5.15
H050	Buck Beck	532700	406580	4.03	4.36	4.62	4.74	4.87	5.18
H060	Grimsby	527878	411346	4.10	4.43	4.70	4.82	4.95	5.27
H080	Haborough Marsh	520790	415740	4.26	4.61	4.88	5.01	5.14	5.47
H090	Immingham	519141	417449	4.26	4.61	4.88	5.01	5.14	5.47
H100	South Killingholme	518700	417120	4.41	4.77	5.05	5.18	5.32	5.66
H130	North Killingholme	518530	420000	4.51	4.87	5.15	5.28	5.42	5.77
H150	East Halton	514450	422870	4.59	4.96	5.25	5.39	5.53	5.89
H170	Goxhill	511870	425440	4.67	5.04	5.34	5.47	5.61	5.95
H200	New Holland	508020	424330	4.87	5.26	5.55	5.68	5.81	6.12
H210	Barrow Haven	506380	422620	4.92	5.31	5.60	5.73	5.86	6.17
H220	Ferriby	497550	421150	5.04	5.42	5.67	5.77	5.86	6.04
H230	Winterton	493420	422830	5.14	5.51	5.74	5.83	5.90	6.02
H250	Blacktoft	484247	424190	5.25	5.62	5.83	5.90	5.96	6.04
H270	Goole	474857	422960	5.46	5.85	6.07	6.15	6.21	6.29
East Coast									
-	Great Ouse	545500	393800	3.80	4.19	4.46	4.57	4.69	4.98
-	Boygriff	553300	379800	3.84	4.24	4.53	4.65	4.77	5.05
-	Burgh Sluice	555190	358620	4.26	4.45	4.76	4.90	5.03	5.34
Wash									
~	Hobhole	536610	339940	4.82	5.30	5.64	5.78	5.93	6.27
~	Lawyers Sluice	540750	334550	4.84	5.32	5.66	5.80	5.95	6.29
~	West Lighthouse	549150	325750	4.88	5.37	5.71	5.86	6.01	6.35
-	Grand Sluice	532400	344500	4.88	5.33	5.65	5.78	5.93	-
~	Fosdyke Bridge	531700	332200	4.91	5.38	5.71	5.85	5.99	~
~	Marsh Road	526000	324000	5.04	5.44	5.73	5.85	5.98	~
~	Wisbech	546100	310000	4.83	5.25	5.53	5.66	5.78	~
~	Dog In Doublet	527300	299300	3.67	4.00	4.22	4.32	4.42	-



Modelled Breach Locations

0 3.5 7 14 Kilometres

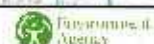
This map indicates the location of where we have modelled the consequence of breaches in the defences along the coastline and tidal rivers. We have mapped the the maximum values of Hazard Rating (Danger to People), Depth and Velocity.

We have not assumed that all breaches occur at the same time, but have modelled each breach individually and overlaid the results to find the maximum values.

Our modelling only considers the consequences of a breach. It does not make any assumption about the likelihood of a breach occurring. Our defences generally provide a good standard of flood defence but a risk of breaching remains.

Please contact the Environment Agency for information on how these maps are used in the management of flood risk.

General Enquiries No. 03708 506 506.
Weekday daytime calls cost 3p plus up to 10p from BT Weekend Unlimited. Mobile and other providers charges may vary.

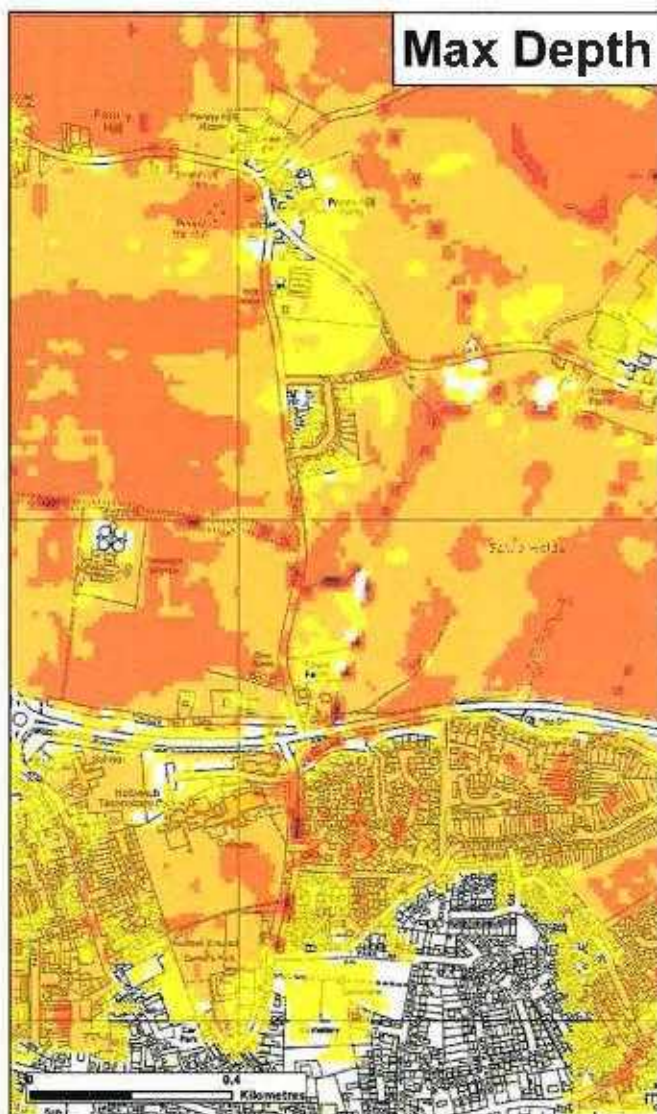


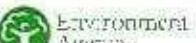
Produced by the Environment Agency (Environment Agency) 1/2010
General Enquiries No. 03708 506 506

Northern Area Tidal Hazard Mapping

Location of Modelled Breaches

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★ Modelled Breach Locations – see also the accompanying plan 'Location of Modelled Breaches'								This map shows the level of flood hazard to people (called a 'hazard rating') if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped. The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results. The map only considers the consequences of a breach. It does not make any assumptions about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.		Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping Map Created on TF 35192 25908
Max Hazard (Flow rate at breach: m³/sec)		Max Depth (m)		Max Velocity (m/s)		This map is produced by the Environmental Agency delivery as part of the 'The Coastal Flood Vulnerability Assessment Office' (CFAVO). It is a technical document and is not intended for general use. It is not a map of the United Kingdom and is not a map of the United Kingdom. It is not a map of the United Kingdom and is not a map of the United Kingdom.				
 Less than 0.75 (Low Hazard)	 0 - 0.25	 0 - 0.5								
 Between 0.75 and 1.25 (Danger for Small)	 0.25 - 0.50	 0.5 - 1.0								
 Between 1.25 and 2.0 (Danger for Most)	 0.50 - 1.0	 1.0 - 1.5								
 Greater than 2.0 (Danger for All)	 1.0 - 1.5	 1.5 - 2.5	 2.5 +							
Date Printed	December 2018	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2018-109233			



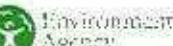
★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"						
Max Hazard (if not specified Map 1 (02123))			Max Depth (m)		Max Velocity (m/s)	
Less than 0.75 (Low Hazard) Between 0.75 and 1.25 (Danger for Some) Between 1.25 and 2.0 (Danger for Many) Greater than 2.0 (Danger for All)			0 - 0.25 0.25 - 0.50 0.50 - 1.0 1.0 - 1.5 1.5 - 2.0 2.0 +		0 - 0.3 0.3 - 1.0 1.0 - 1.5 1.5 - 2.5 2.5 +	
Date Printed	December 2018	Scenario year	2115	Scenario Annual Chance	0.1% (' in 1000)	CCN Number
						CCN-2018-109733

This map shows the level of "hazard" to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches - other combinations of breaches - different sized tidal surges or flood flows may all give different results.

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General Enquiries: 01509 500 500. Weekday daytime calls cost 10p per min, inc. VAT. Weekend & out of hours calls cost 20p per min, inc. VAT. Text messages may vary.

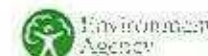


Environment
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Lincolnshire and Northamptonshire
Tidal Breaching Hazard
Mapping

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Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

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