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FLOOD RISK ASSESSMENT

REPLACEMENT PUMP HOUSE ASSOCIATED WITH AN EXISTING IRRIGATION RESERVOIR

LEADENHALL FARM, HOLBEACH, SPALDING, LINCOLNSHIRE

DYSON FARMING LTD

APRIL 2022

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FRA		
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1.1 Introduction

1.1.1 This Flood Risk Assessment (FRA) accompanies the submission of a Planning Application on behalf of Dyson Farming Ltd for the construction of a replacement pump house associated with an existing winter water storage lagoon at Leadenhall Farm, Holbeach, Spalding, Lincolnshire.

1.1.2 The Application Site is located in Flood Zone 3a, which has a High Probability risk of flooding. Footnote 50 in the National Planning Policy Framework (NPPF) confirms that *"a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3"*. This FRA has been prepared in accordance with that requirement.

1.1.3 At paragraph 031 (Reference ID: 7-031-20140306) of the Planning Practice Guide, a response is provided in relation to: *What level of detail is needed in a flood risk assessment?* It states:

> *The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available,*

1.2 Planning Policy Context

1.2.1 The overarching aspiration of planning policy concerned with managing development and flood risk seeks to ensure that flood risk is taken into account at all stages of the planning process in order to divert development away from areas of the highest risk of flooding.

1.2.2 The South East Lincolnshire Local Plan (2011-2036) was adopted on 8th March 2019. Policy 4 (Approach to Flood Risk) states that development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, provided the criterion set out in the policy can be met.

1.2.3 Paragraph 167 of the NPPF (July 2021) states that *"when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

a) Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) The development is appropriately flood resistant and resilient;

c) It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) Any residual risk can be safely managed, and

e) Safe access and escape routes are included where appropriate, as part of an agreed emergency plan".

1.2.4 The Application Site is located in Flood Zone 3a of the Environment Agency's Flood Zone Map and is approximately 7 square metres in size. An FRA is therefore required to accompany the formal submission of a Planning Application.

1.2.5 This FRA has been undertaken with due regard to the statutory requirements of the NPPF and with reference to National Planning Practice Guidance (NPPG) in relation to development and flood risk. This ensures that flood risk is taken into account at all stages of the planning process and to avoid inappropriate development in areas potentially at risk of flooding.

1.2.6 The NPPG notes that:

"A flood risk assessment should also be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application".

1.3 The Proposed Development

1.3.1 The proposal seeks planning permission for a small-scale replacement pump house associated with an existing agricultural irrigation reservoir which was granted planning permission in August 2015. The winter storage reservoir at Leadenhall Farm enables Dyson Farming Ltd to reduce their reliance on summer water abstraction to meet the demand from their customers. The planning permission to the irrigation lagoon can be viewed here:

https://planning.sholland.gov.uk/OcellaWeb/showDocuments?reference=H09-0639-15&module=pl

1.3.2 The description of development is proposed to be as follows:

"The construction a replacement pump house associated with an existing agricultural irrigation reservoir."

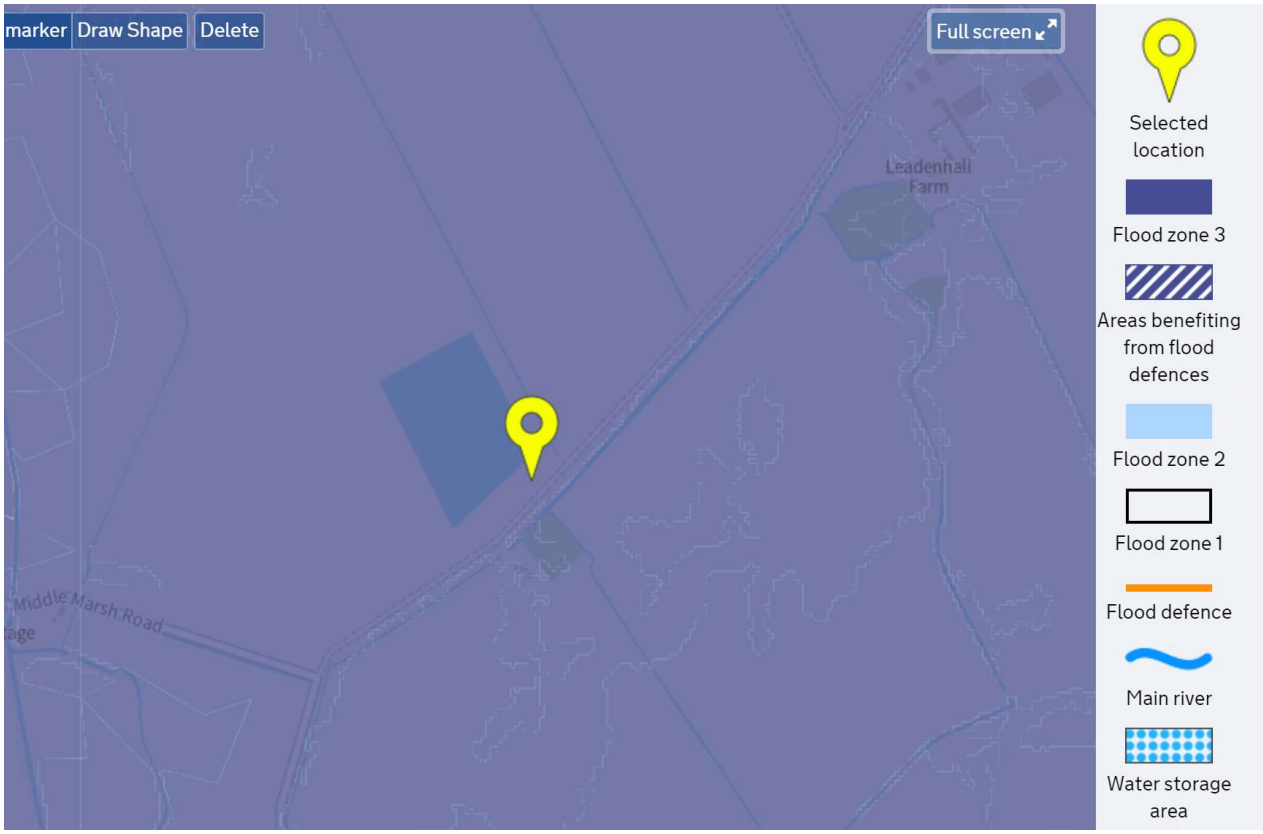
1.3.3 The existing pump house is an existing shipping container style building that houses the pump used to abstract water from the adjacent lagoon. Photographs of the existing pump house, which measures 3 metres long by 2.2 metres wide and 2.5 metres high, is shown below.





1.4 Flood Risk Classification

1.4.1 The yellow flag on the map below locates the Application Site on the Environment Agency's Flood Map. This confirms that the Application Site falls within Flood Zone 3a – highest risk of flooding.



1.4.2 Flood Zone 3a is land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.

1.4.3 The NPPG confirms that 'Land and buildings used for agriculture and forestry' is classified as 'Less Vulnerable'. Table 3 of the NPPG 'Flood Risk Vulnerability and Flood Zone Compatibility' (see below) states that less vulnerable development is 'appropriate' in Flood Zone 3a. This fulfils the requirements of the sequential test.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

1.5 Overview of the Surrounding Area

1.5.1 The River Welland and The Wash are located approximately 1.5km to the north of the Application Site, with dykes and raised roads across the area. Drainage ditches have been installed in the surrounding fields and during heavy rainfall, these ditches drain/are pumped into the River Welland to reduce the effects of localised flooding.

1.5.2 Flood protection measures in the form of embankments have been constructed alongside the River Welland and The Wash in order to protect surrounding land and buildings.

1.6 Potential Source of Flooding

1.6.1 The potential sources of flooding that could affect the Application Site have been identified as the River Welland, The Wash and the internal drainage network. The surrounding area is relatively flat, and any flood water will rise uniformly across the surrounding area.

1.6.2 Although the Application Site lies within an area susceptible to flooding, the surrounding area benefits from flood defence measures which will minimise the impact of a flood event on the site.

1.7 Impact of flooding on the Proposed Development

1.7.1 The proposed pump house will not create any additional floor space as it will be a replacement for the existing pump house building which will be identical in size.

1.7.2 The surrounding area benefits from flood defence measures including drainage ditches and is therefore well suited to cope with extreme flood events very quickly. The actual risk of flooding to the Application Site is very low given the level and condition of the existing flood defence measures.

1.7.3 The Environment Agency provides a free flood alert service. The Applicant is already registered on the alert database which provides early warning to ensure the site is prepared for a flood event.

1.8 Conclusion

1.8.1 This FRA has determined that the Application Site is located within Flood Zone 3a, which has the highest risk of flooding. The surrounding area benefits from flood defence measures in the form of embankments including drainage ditches designed to drain the surrounding land into the River Welland. The land is well equipped to deal with a flood event.

1.8.2 The proposal is defined as 'less vulnerable' and is appropriate in this location. The proposed pump house will not create any additional floor space as it will be a replacement for the existing pump house building which will be identical in size and form.

1.8.3 It is therefore concluded that the proposed development will not give rise to an increased risk of flooding in the locality. The proposal is therefore compliant with Policy 4 of the South East Lincolnshire Local Plan and national planning guidance relating to flood risk.

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