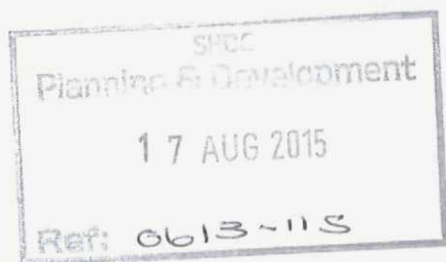


**FLOOD RISK ASSESSMENT FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT 21 STUKELEY ROAD,
HOLBEACH, Lincs.**



FINAL REPORT

GEOFF BEEL CONSULTANCY

AUGUST 2015

GCB/STATUS DESIGN

DISCLAIMER

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1.0 INTRODUCTION

- 1.1 A full planning application is to be submitted by Status Design on behalf of Mr C Nesbitt for proposed residential development adjacent to 21 Stukeley Road, Holbeach, Spalding, Lincs.
- 1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in Paragraph 9 of the Technical Guidance to the National Planning Policy Framework (NPPF).

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

The site however is also shown in Flood Zone 1 and outside of any Hazard Zone of the South Holland District Council's Strategic Flood Risk Assessment Maps (2010).

The site is also located in the South Holland IDB drainage district.

- 1.3 Geoff Beel Consultancy was appointed on 5th August 2015 to undertake a Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is located adjacent to 21 Stukeley Road, Holbeach. The National Grid Reference of the central point of the development is TF35702450.
- 2.2 The position and extent of the site is shown on Fig 2 – Site Plan at the end of the document.
- 2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on the Environment Agency Flood Zone Maps and in Flood Zone 1 of the Council's Strategic Flood Risk Assessment Maps (2010) as defended by the Agency's tidal defences and the Internal Drainage Board system.

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently garden to 21 Stukeley Road.
- 3.2 The area of development is approximately 0.032 hectare.
- 3.3 The proposed site layout consists the construction of a two storey dwelling with garage off Stukeley Road.
- 3.4 The Sequential Test is met as the site is located in Flood Zone 1 of the Council's Strategic Flood Risk Assessment Maps (2010) and protected against both the 1 in 100 year fluvial event and the 1 in 200 year tidal event.

4.0 EXISTING FLOOD ALLEVIATION MEASURES

- 4.1 The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy for the Protection of Floodplains' and is considered to be passive until such time as a flood greater than that for which the defences were designed occurs. The likelihood of flooding due to overtopping or failure of a flood defence embankment is considered to be small.

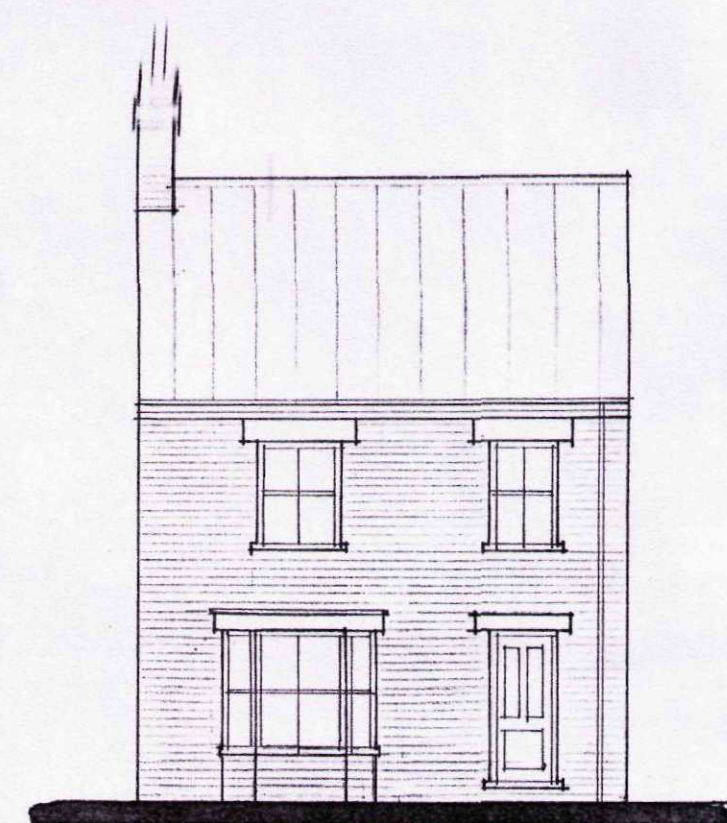
The development site within the South Holland Internal Drainage Board is protected by the Wash tidal defences to the Holbeach Marsh frontage with embankment levels of a minimum of 7.00m aOD. Existing carriageway levels of Stokeley Road is at 3.00m aOD.

- 4.2 The site and the surrounding land drains by gravity to the Holbeach Old River east of the site and hence via Little Holland Pumping Station to the South Holland Main Drain to discharge into the tidal River Nene at the Sutton Bridge Sluice.
- 4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.
- 4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very good.

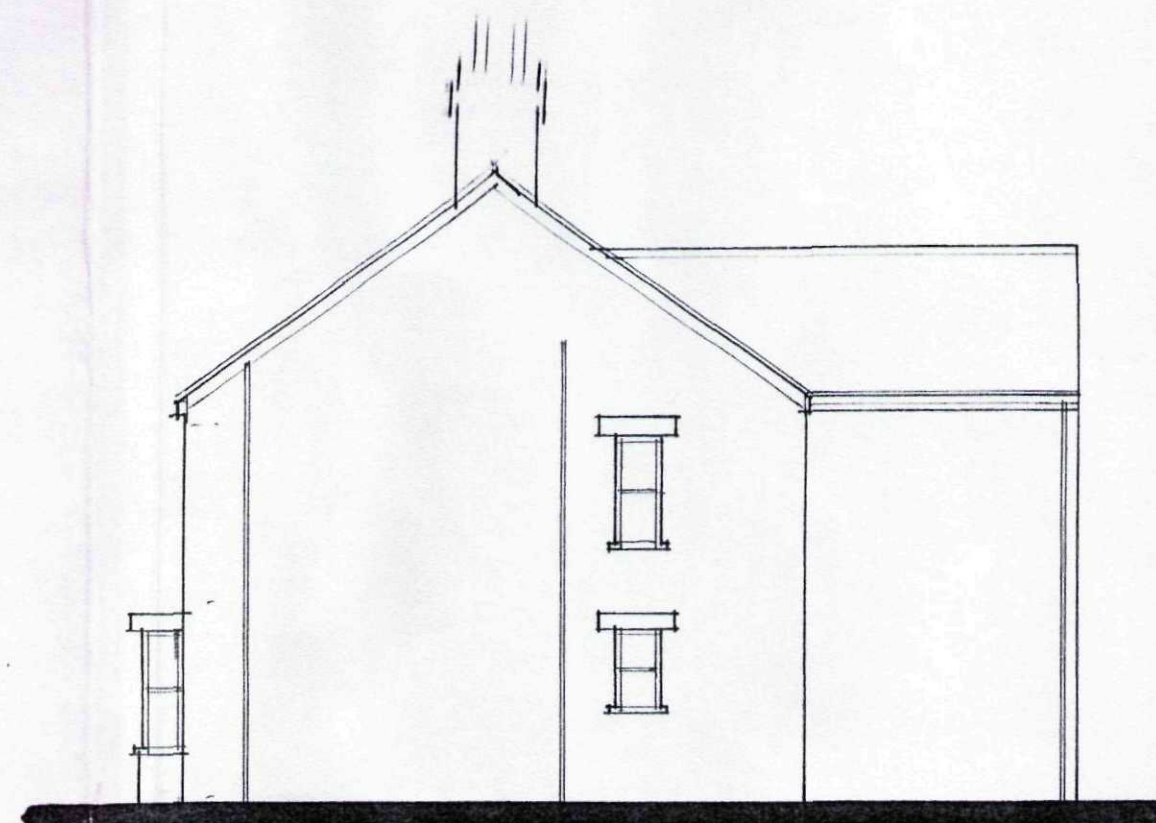
During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. However, bank slips, blocked culverts etc may occur from time to time and these matters are usually dealt with promptly.

5.0 POTENTIAL SOURCES OF FLOODING

- 5.1 Five potential sources of flooding have been identified as a result of this assessment:
- a) local blockages to IDB main drain system.
 - b) storm return period of 1 in 50 years being exceeded
 - c) failure of Little Holland Pumping Station
 - d) failure of Sutton Bridge Sluice
 - e) overtopping and breaching of the Wash and River Nene tidal defences



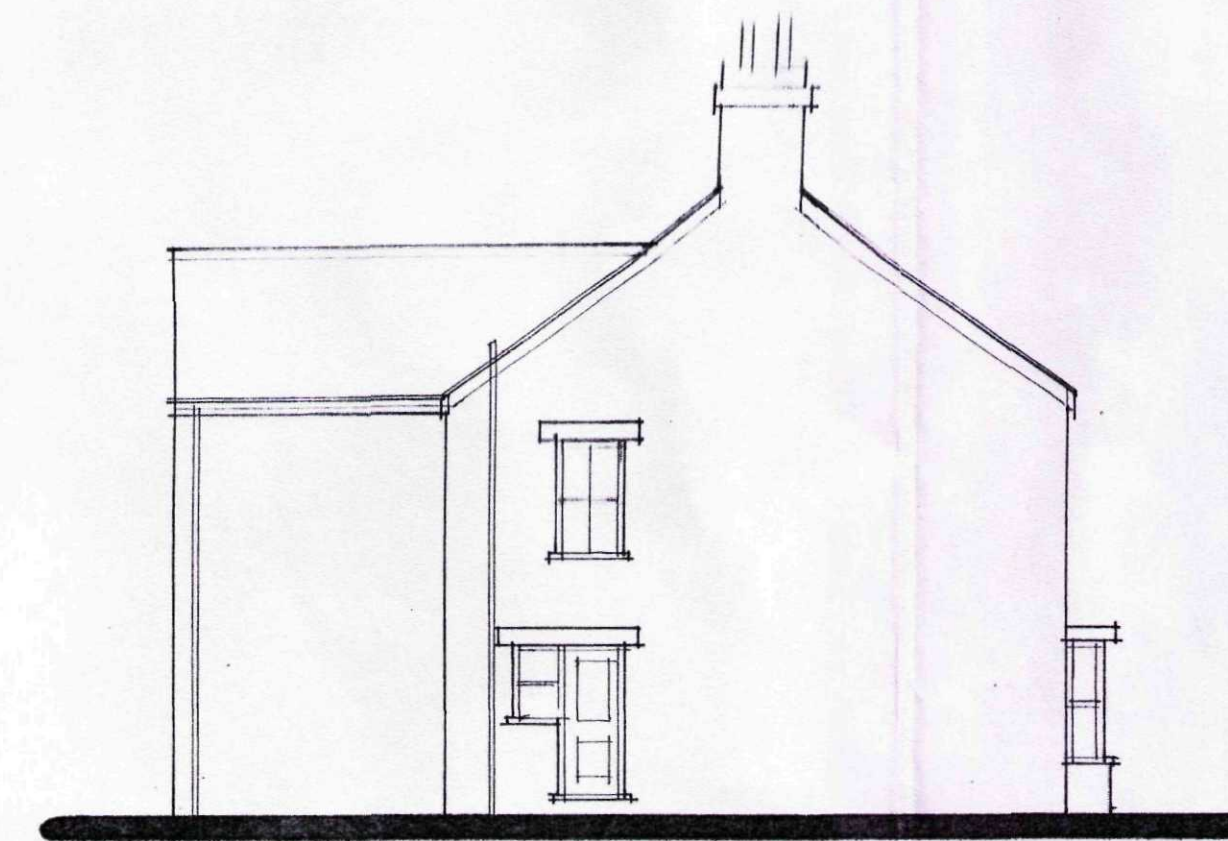
FRONT



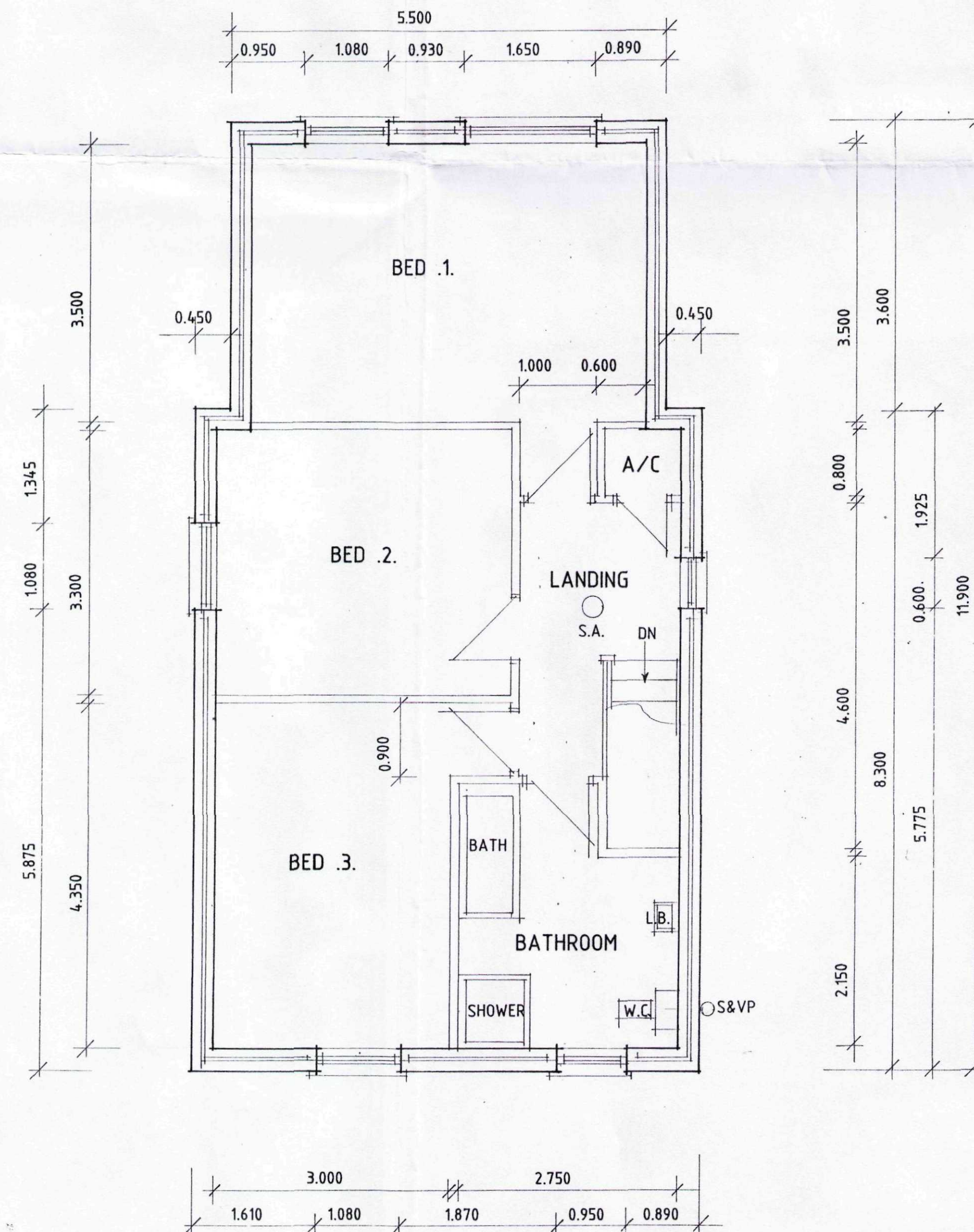
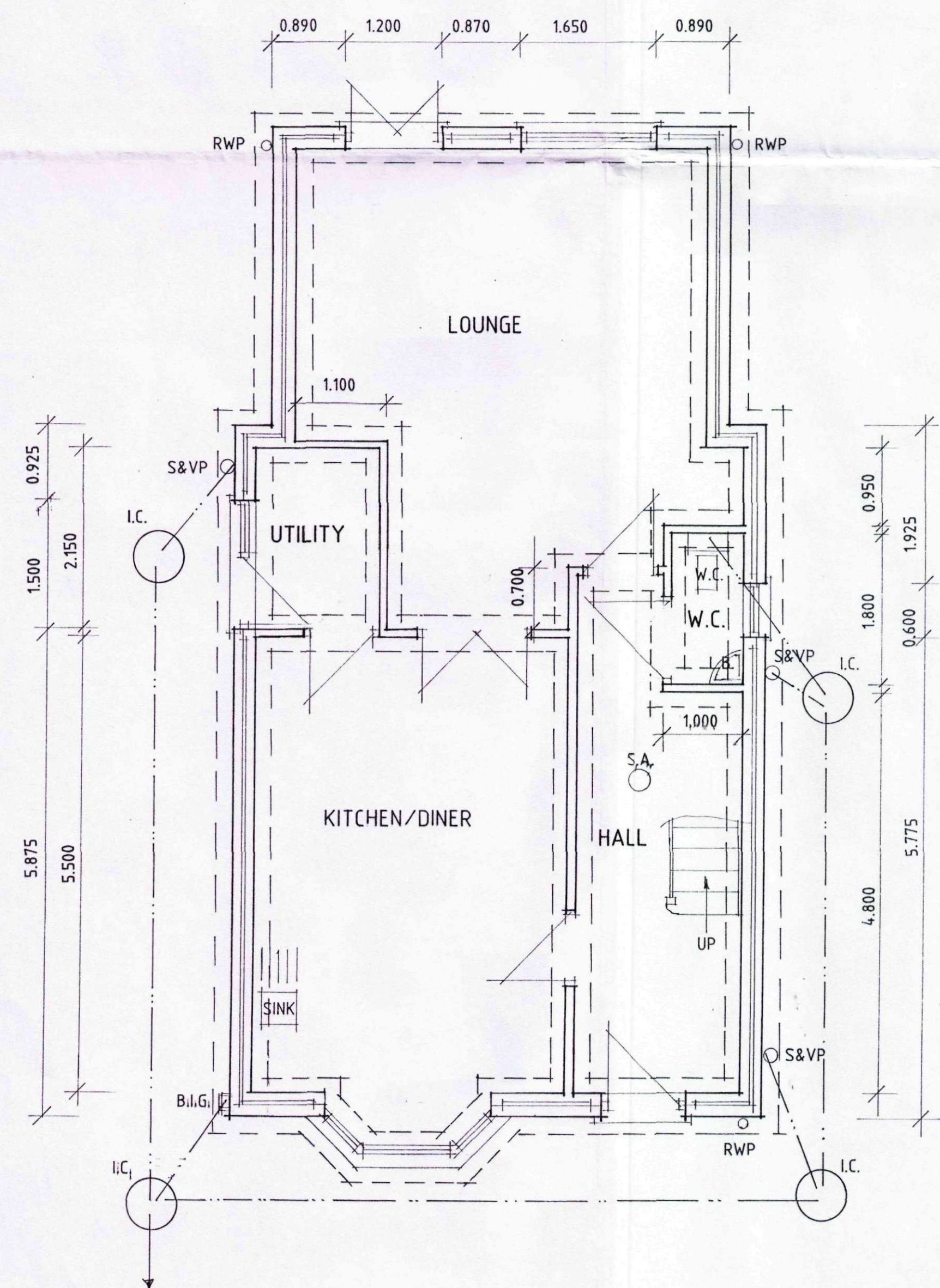
SIDE



REAR



SIDE



I.C. - B.R. ALTS - 6.2.06,
B - INFORMATION ADDED - 5.1.06
A - PLANNING ALTS - 5.12.05

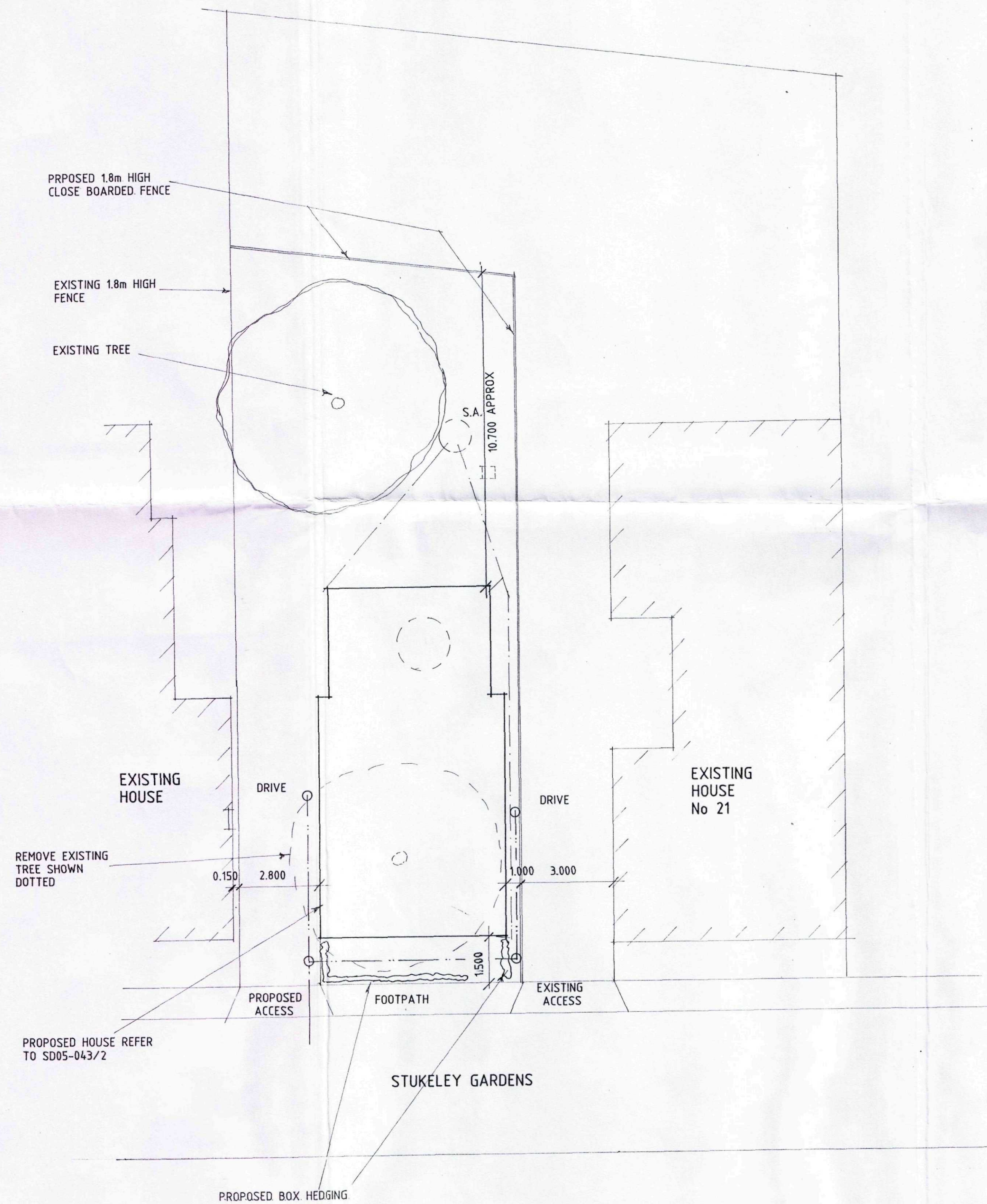
Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE ADJ. 21
STUKELEY GARDENS,
HOLBEACH FOR

MR. C. NESBITT.

1:50 1:100 SD05-043/2

NOV 06 D CHAM



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH
SD05-043/2, SD05-043/3

General Notes

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approval. The drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agent's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. Works that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

C - IMF, ADDED - 15.6.15
B - LANDSCAPING, ALTS. - 2.6.06
A - INFORMATION ADDED - 5.1.06

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE ADJ. 21
STUKELEY GARDENS,
HOLBEACH FOR

MR. C. NESBITT.

1:100

SD05-043/4

NOV-05

B. GILHAM.

2 Edinburgh Walk, Holbeach,
Spalding, Lincs. PE12 7AP
Tel: 01406 424343 Fax: 01406 490702





Enter a postcode or place name:

Holbeach, Lincolnshire



Other topics for this area...

Flood Map for Planning (Rivers and Sea)



Flood Map for Planning (Rivers and Sea)

Map legend

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

☒ Flood Map for Planning (Rivers and Sea)

Flood Zone 3

Flood Zone 2

Flood defences (Not all may be shown*)

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

☒ Main River Line

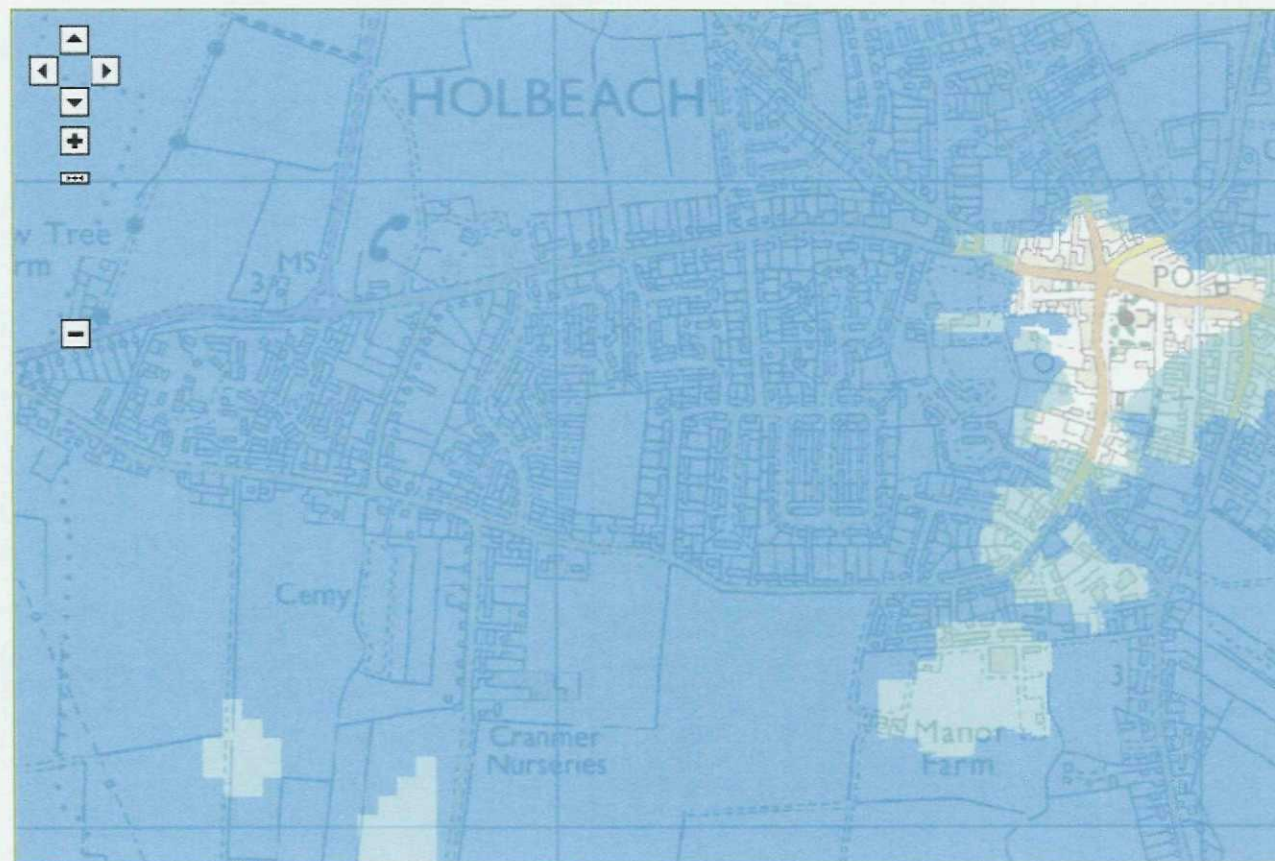
Main River Line

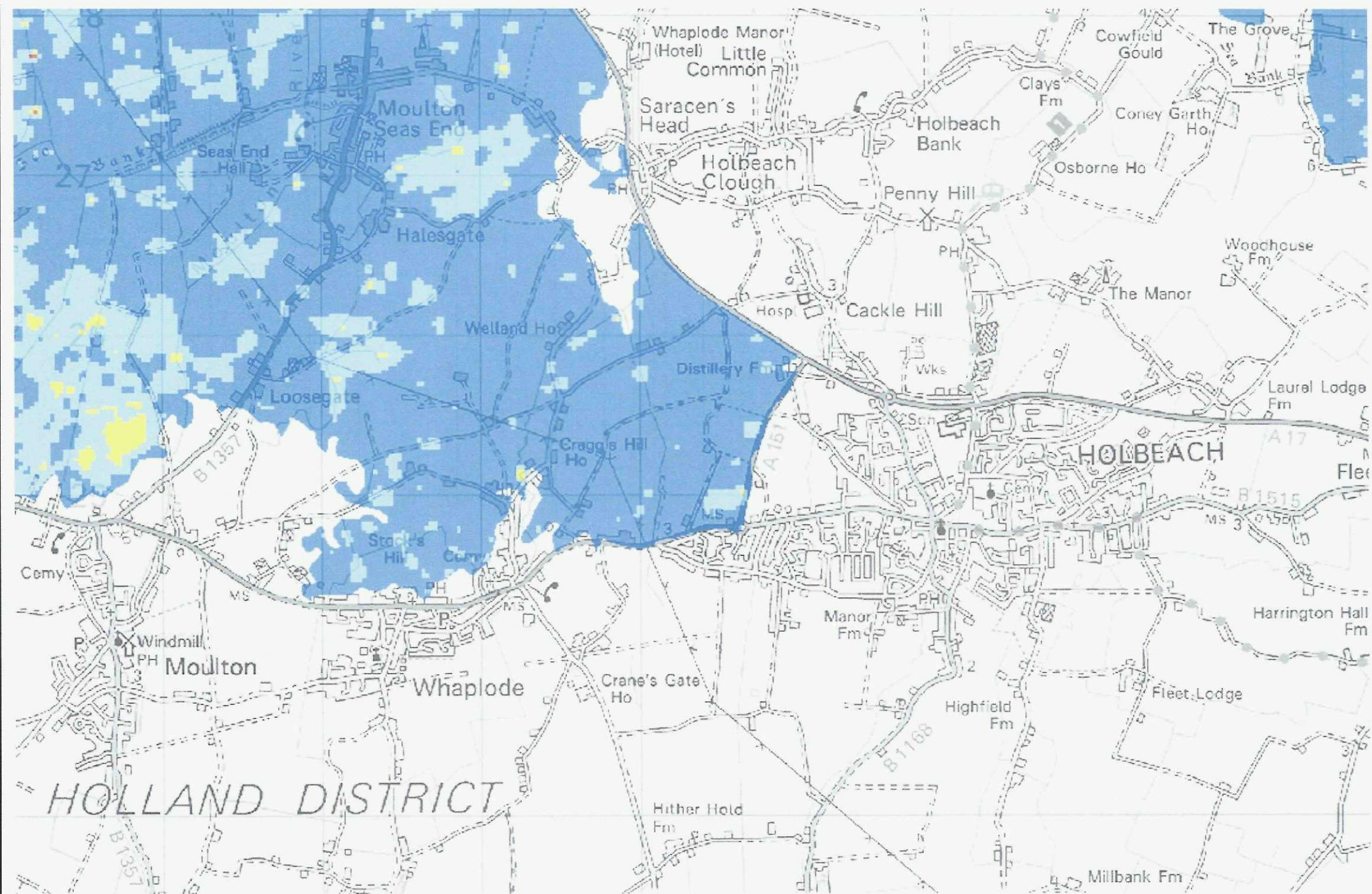
☒ Other national environmental organisations

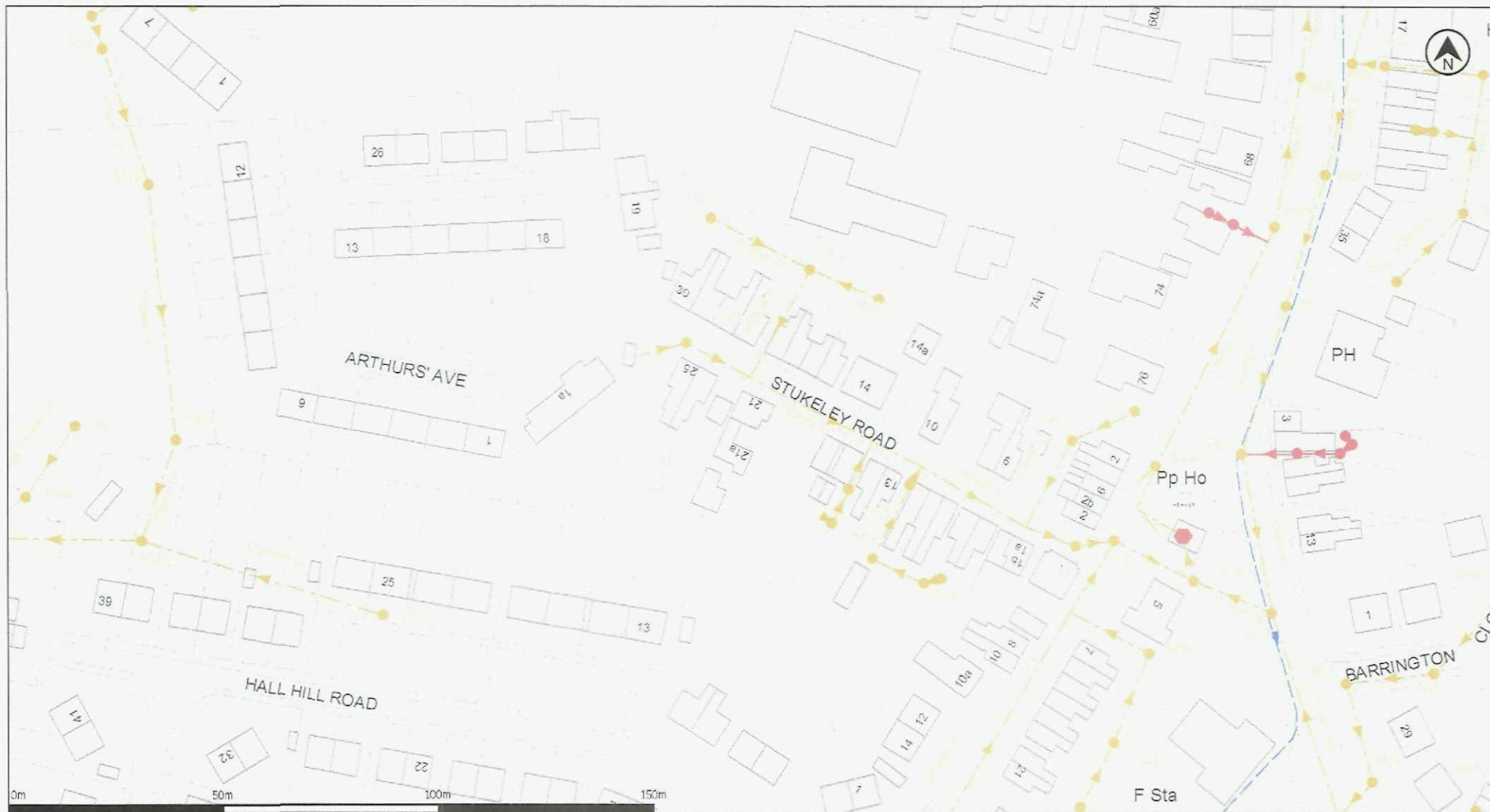
Natural Resources Wales Area of responsibility

Scottish Environment Protection Agency Area of responsibility

X: 535,153;Y: 324,602 at scale 1:10,000

[Other maps](#)[Data search](#)[Text only version](#)





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Date: 07/08/15

Scale: 1:1250

Map Centre: 535721,324558

Data updated: 15/06/15 Our Ref: 152205 - 1

Wastewater Plan A4

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2015 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer
Surface Sewer
Combined Sewer
Final Effluent
Rising Main
(Colour denotes effluent type)
Private Sewer
(Colour denotes effluent type)
Decommissioned Sewer
(Colour denotes effluent type)



Outfall
(Colour denotes effluent type)
Inlet
(Colour denotes effluent type)
Manhole
(Colour denotes effluent type)
Sewage Treatment Works
Pumping Station



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Stukeley Road

love every drop
anglianwater

