

**FLOOD RISK ASSESSMENT FOR
PROPOSED COMMERCIAL DEVELOPMENT
AT THE RED LION PUBLIC HOUSE,
SPALDING ROAD, HOLBEACH, LINCS.**

FINAL REPORT

GEOFF BEEL CONSULTANCY

SEPTEMBER 2015

GCB/WARWICK

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Julian Warwick drg. no. J026-PL1

Fig 2 - Enlarged Block Plan of Beer Garden & Courtyard –
Julia Warwick drg. no. J026-PL2

Fig 3 - Existing Plans & Elevations –
Julian Warwick drg. no. J026-PL3

Fig 4 - Proposed Ground Floor Plan –
Julian Warwick drg. no. J026-PL4

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Julian Warwick drg. no. J026-PL5

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Julian Warwick drg. no. J026-PL6

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Julian Warwick drg. no. J026-PL7

Fig 8 - Environment Agency Flood Zone Map

Fig 9 - South Holland District Council Strategic Flood Risk
Assessment (2010) Residual Flood Depth - District 2115

Fig 10 - South Holland Internal Drainage Board district plan

Fig 11 - AWS Ltd Wastewater Plan

1.0 INTRODUCTION

- 1.1 A full planning application is to be submitted by Julian Warwick Architectural Design Consultant on behalf of STP Properties for proposed commercial development at The Red Lion Public House, Spalding 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 2 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 September 2015 to undertake a Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is located at The Red Lion Public House, Spalding Road, Holbeach. The National Grid Reference of the central point of the development is TF 35552490.
- 2.2 The position and extent of the site is shown on Fig 1 – Block Plans & Location 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 2 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 The Red Lion Public House.
- 3.2 The area of development is approximately 600 sq. metres.
- 3.3 The proposed site layout consists of alterations and construction of an extension to the existing public house.
- 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 land levels at the site are generally at 4.30m aOD.

- 4.2 The site and the surrounding land drains by gravity to the IDB main drains north of the site and hence via other drains in the Holbeach River catchment to discharge into the tidal River Welland at the Holbeach River Outfall Sluice downstream of Fosdyke.
- 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 Board's 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 Four 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 Holbeach River Outfall Sluice
 - d) overtopping and breaching of the Wash and River Nene tidal defences

- 5.2 The probability of flooding from source a) is low due to the maintenance standards already achieved and managed by the IDB.

The probability of flooding from b) is also low due to the South Holland IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years.

Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and developments to the arterial system enables a flexible approach to be adopted and meet the criteria for “sustainable urban drainage”.

- 5.3 Failure of Holbeach River Outfall Sluice may occur due to long term mechanical breakdown or power supply being disrupted. However, in these circumstances, if conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.
- 5.4 The flood embankments to the Wash and River Welland tidal defences provide a 1 in 200 year return period level of protection.

The 1 in 200 year tidal event to the tidal River Welland and the Holbeach Marsh frontage inclusive of climate change to 2115 is estimated to be 7.20m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences. However, the site is further protected by second line defences with embankment levels of 6.00m aOD.

- 5.5 It is understood that the surrounding land could be flooded to a depth of between 0.00 – 0.25m if the secondary defences also breached and it is necessary to mitigate against this remote risk.

Finished floor level of the public house extension has been raised 300mm above existing ground level.

Flood resilient construction will be incorporated up to a minimum level of 300mm above finished floor level with some sleeping accommodation remaining on the ground floor. Safe refuge will be provided at first floor level of the new public house extension.

- 5.6 The Environment Agency has recently published The Wash Shoreline Management Plan 2 from Gibraltar Point to Old Hunstanton. The summary of the plan between Gibraltar Point and Wolferton Creek is as follows:-

The intent of management for this Policy Development Zone (PDZ) is to sustain flood defence for the communities and their hinterland on the low-lying areas around The Wash. This includes an increase of management as needed to sustain the current level of flood risk in the face of climate change.

- 5.7 Surface water drainage from the development site would appear to discharge to a combined sewer of AWS Ltd.

6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

- 7.1 The probability of this development flooding from localised drainage systems is very low.
- 7.2 The probability of the site flooding with water from any South Holland IDB main drain is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.
- 7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.
- 7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains or arterial systems rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.
- 7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the proposed floor levels at a minimum of 300mm above surrounding ground level will be appropriate for the design life of the development (i.e. 100 years). Safe refuge is available at first floor level with some sleeping accommodation remaining on the ground floor.

8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor levels of the hotel extension will be a minimum of 300mm above surrounding ground levels, which together with the flood resilient construction and proposed soakaway drainage system will offer additional protection against impacts arising from any extreme short duration, localised events.
- 8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.
- 8.4 No displacement of water from the site will affect any adjoining properties as existing drainage appears to be to a combined sewer of AWS Ltd.
- 8.5 The developer should ensure that the eventual occupiers of the premises are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency provides a Flood Warning Service which includes Flood Warning Codes and uses direct warning methods where the risks and impacts of flooding are high. Indirect warnings are provided to all flood risk areas, even those at low risk of flooding. The main method is media broadcasts via local radio and also by television.

In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding, contact tel no: 0845 988 1188.

9.0 RESIDUAL RISK – EXTREME EVENTS

- 9.1 The residual risk from extreme events is very low on this site, because of its location, within the South Holland IDB area and its location 11.00kms from The Wash and River Welland tidal defences with secondary defences between the marsh frontage and the site.
- 9.2 The site is within fluvial Flood Zone 1 according to NPPF classification, the site actually has a very low risk of flooding due to the current standards of drainage and flood defence and land levels. The site is not located within a Functional Flood Plain of any 'main river' or 'main drain'. The Environment Agency Flood Zone Maps have been produced irrespective of existing flood defences and standards of protection.

- 9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out a Strategic Flood Risk Assessment (2010) of the whole District by appointed Consulting Engineers.

The Strategic Flood Risk Assessment (2010) has produced more definitive Flood Risk Maps than those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the Strategic Flood Risk Assessment (2010) the site is outside any Hazard Zone and defended by tidal defences and tidal doors.

10.0 CONCLUSIONS AND RECOMMENDATIONS

- 10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain of The Wash and tidal River Welland and the South Holland IDB protected by defences to a 1 in 200 year return period (1.0%).
- The site is in Flood Zone 1 with the actual risk of site flooding from any Environment Agency river system being very low (less than 0.5%).
- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.
- On site rainwater from the development will be discharged to existing combined sewer of AWS Ltd.
- Floor level of the new extension will be at a minimum of 300mm above ground level with safe refuge at first floor level and some sleeping accommodation remaining at ground floor level. Flood resilient construction will be incorporated up to 300mm above finished floor level.



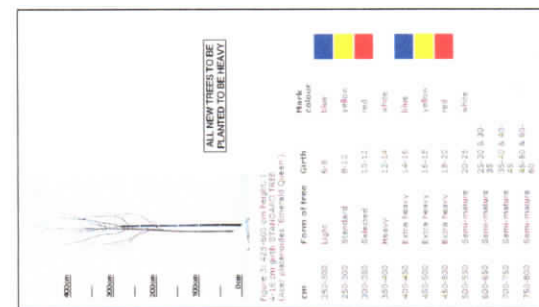
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J026- PL 2

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New Grove
 Dictionary
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SEP 2015

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J026- PL 3

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Google
Breed Drive
Garrington
Sealing
Units
Sept. 1990



PROPOSED EXTENSION AND ALTERATIONS TO
THE RED LION PH SPALDING ROAD
HOLBEACH FOR STP PROPERTIES

PROPOSED GROUND
FLOOR PLAN

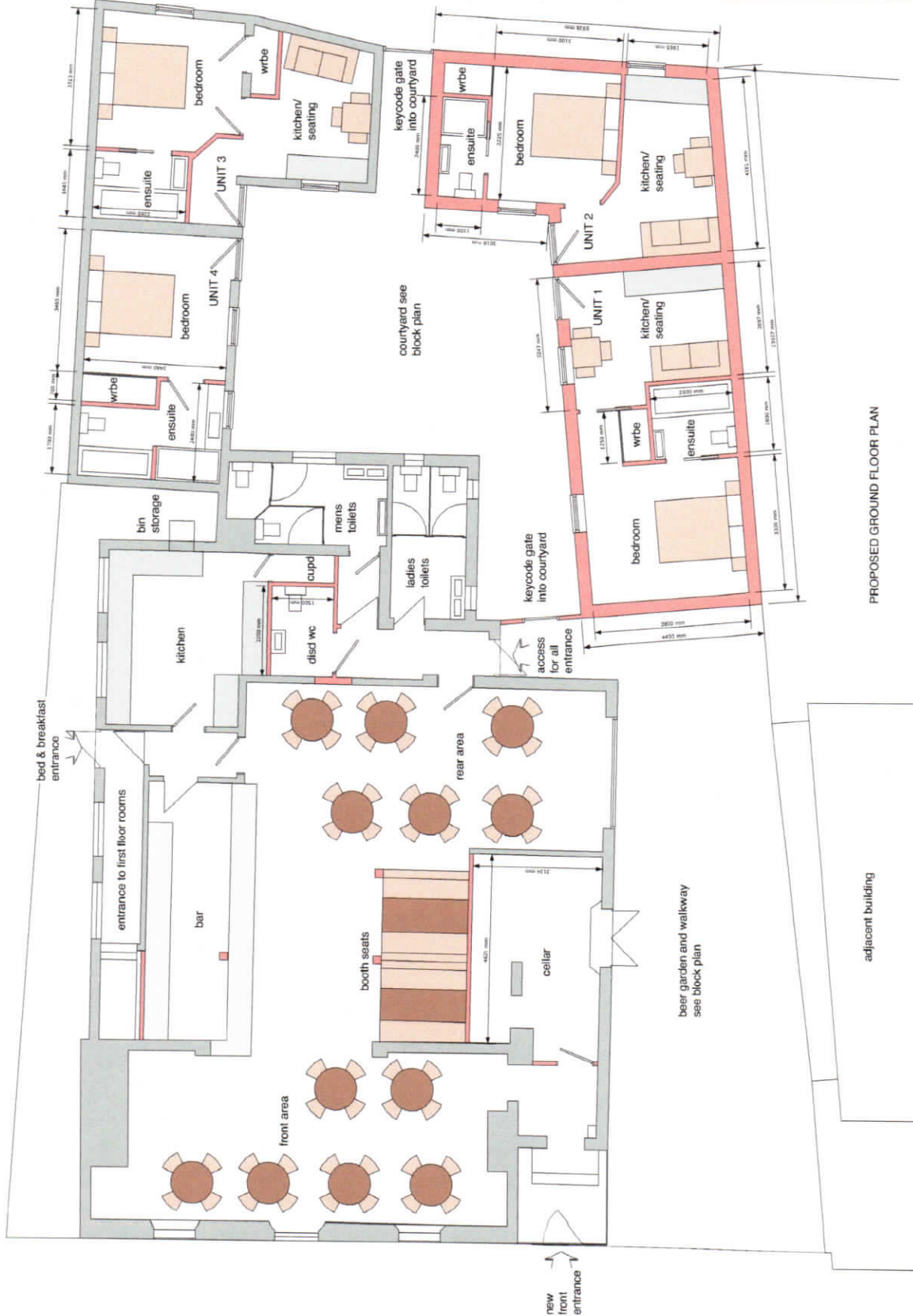
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J026- PL 4

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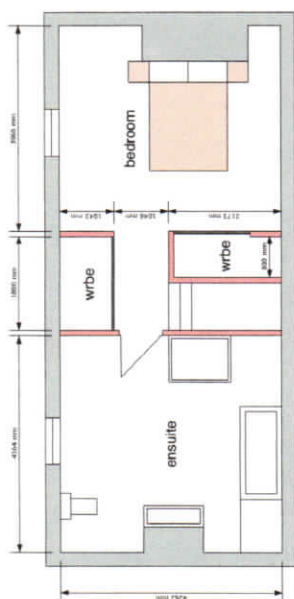
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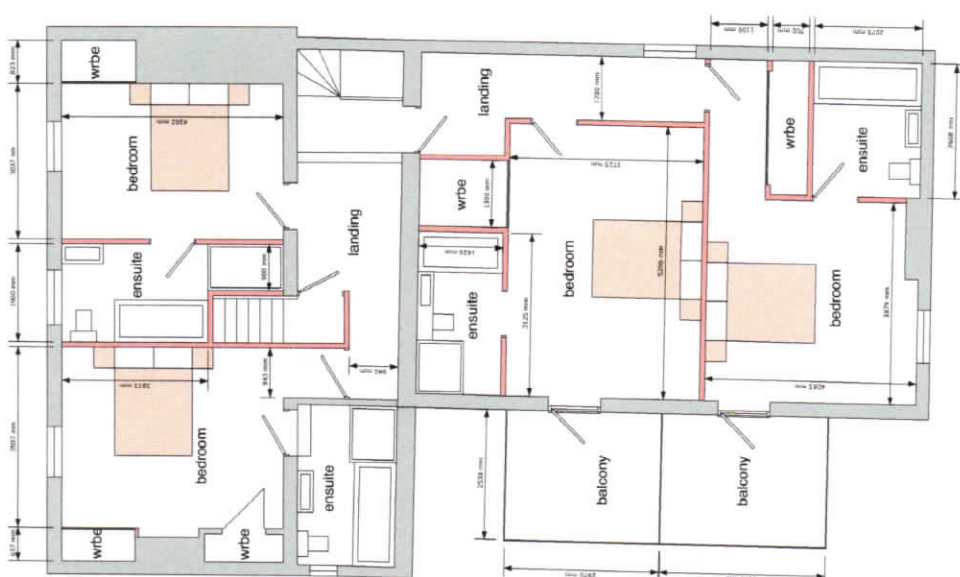
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PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

1/100 SEP 2015

J026- PL 6



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PROPOSED EXTENSION AND ALTERATIONS TO
THE RED LION PH SPALDING ROAD
HOLBEACH FOR STP PROPERTIES

EXTERNAL VIEWS

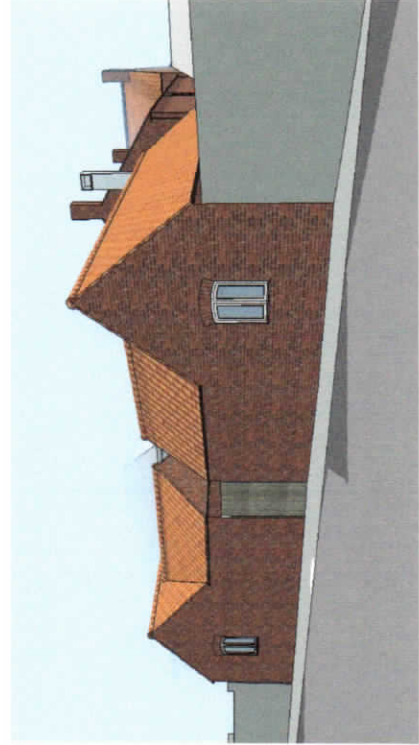
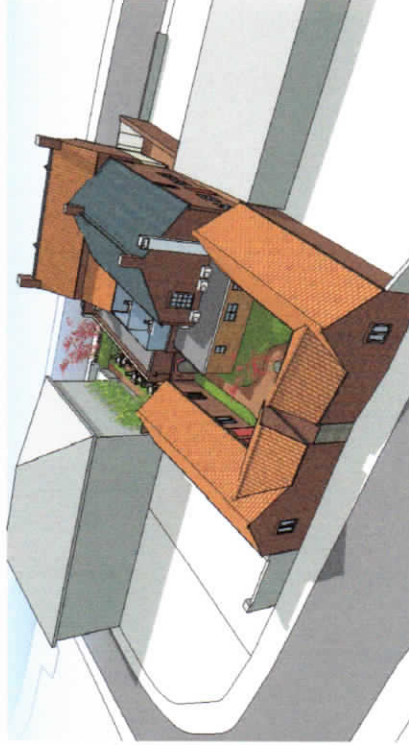
NO SCALES

SEP 2015

J026- PL 7

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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)

X: 535,839; Y: 324,839 at scale 1:10,000

Other maps Data search Text only version

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*)

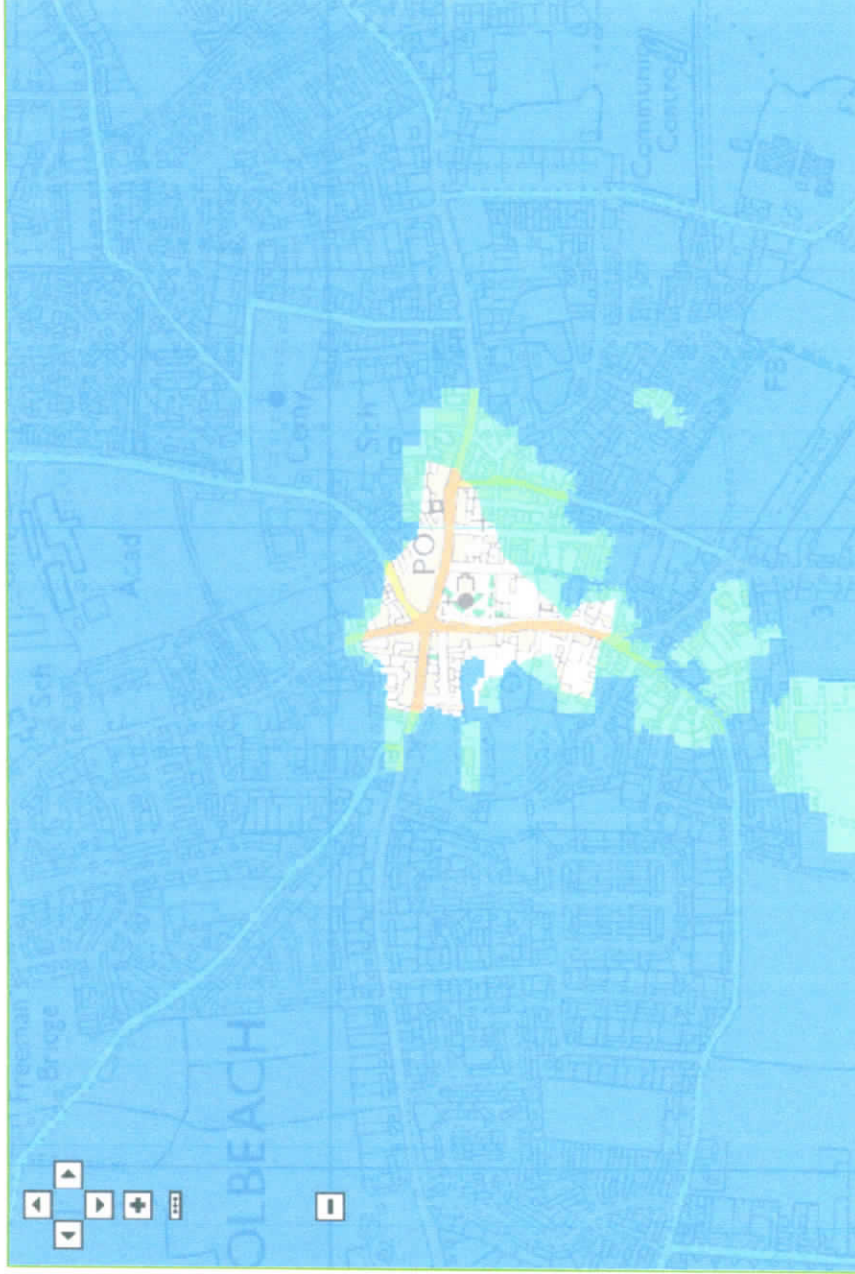
☒ Main River Line

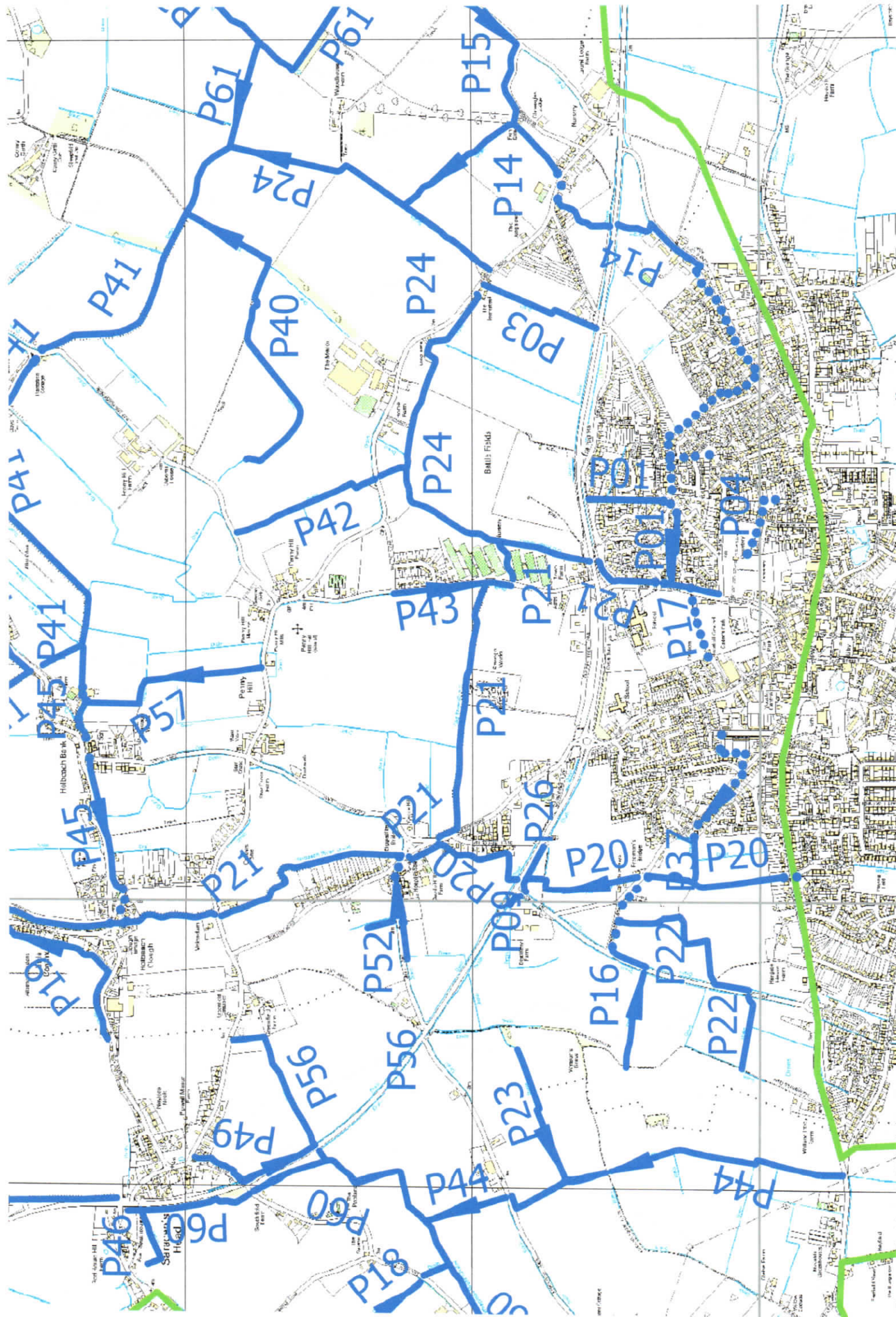
Main River Line

☒ Other national environmental organisations

Natural Resources Wales Area of responsibility

Scottish Environment Protection Agency Area of responsibility







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|--|--|--|---|
| | Foul Sewer | | Outfall
(Colour denotes effluent type) |
| | Surface Sewer | | Inlet
(Colour denotes effluent type) |
| | Combined Sewer | | Manhole
(Colour denotes effluent type) |
| | Final Effluent | | Sewage Treatment Works |
| | Rising Main
(Colour denotes effluent type) | | Pumping Station |
| | Private Sewer
(Colour denotes effluent type) | | |
| | Decommissioned Sewer
(Colour denotes effluent type) | | |

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