FLOOD RISK ASSESSMENT
FOR COMMERCIAL DEVELOPMENT
AT WISBECH ROAD, LONG SUTTON, LINCS.

FINAL REPORT

GEOFF BEEL CONSULTANCY

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GCB/3D PLANNING

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i-lid Design drg. no. 291-01SD01

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CCN/2016/25722

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1.0 INTRODUCTION

1.1 A retrospective planning application is to be submitted by 3D Planning Ltd on behalf of Mr M Upton of Compact Cars for proposed commercial development at Compact Car Corner Wisbech Road, Long Sutton, Lincs.

1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

The site, as situated, is located within Flood Zone 2 of the Environment Agency's Flood Map for Planning. 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 is also shown in a Low Probability Zone of Flooding in the South Holland District Council's Updated Strategic Flood Risk Assessment Map (2016) and located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 23rd October 2017 to undertake a Flood Risk Assessment.

2.0 LOCATION

2.1 The development site is located at land east of Wisbech Road, Long Sutton. The National Grid Reference of the central point of the development is TF 44202165.

2.2 The position and extent of the site is shown on Fig 1 – Proposed Site 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 Map for Planning and in a Low Probability Zone of Flooding of the Council's Updated Strategic Flood Risk Assessment Map (2016).

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is currently part of a car sales premises.

3.2 The area of development is approximately 0.09 hectare.

3.3 The proposed site layout consists the retention of a mobile home on site in conjunction with the car sales business. Ground level is generally at 4.00m aOD.

3.4 The Sequential Test and Exception Test will require to be applied by the Local Planning Authority but the development may be permitted as the site is protected against both the 1 in 200 year return period tidal event and the 1 in 100 year return period fluvial event. The Sequential Test is met as located in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment.

Flood mitigation measures have been incorporated into the design and construction of the development by raising finished floor levels above the existing ground level to safeguard against the risk of flooding as a result of a breach to the tidal defences and to ensure the proposals pass Part 2 of the Exception Test with an adequate water exclusion strategy for the design flood and breach 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 South Holland Internal Drainage Board is protected by a combination of the River Welland tidal defences downstream of Spalding, the River Welland fluvial embankments as well as the River Nene tidal defences downstream of Foul Anchor.

4.2 The site and the surrounding land drains by gravity to the Board's main drain on the opposite side of Wisbech Road to the development site and hence via the South Holland Main Drain to the South Holland Outfall Sluice to discharge into the tidal River Nene upstream of Sutton Bridge.

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 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 the South Holland Outfall Sluice
d) overtopping and breaching the tidal River Nene 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 the South Holland Outfall Sluice may occur due to long term mechanical breakdown or power supply being disrupted. However, in these circumstances, if conditions were such as 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 tidal River Nene provide a 1 in 200 year return period level of protection. Surface water drainage from the site will be a combination of soakaways designed to BRE365 requirement together with the attenuation pond/fishing lake all to Building Regulations and IDB approval.

5.5 The South Holland Updated Strategic Flood Risk Assessment Residual Flood Depth Maps show the site to be flooded to a depth of between 0.00-0.25m similar to the Tidal Hazard Mapping prepared by the Environment Agency. It is necessary to mitigate against such risks with finished floor level of the mobile home raised 400mm above ground level and anchored to the ground.

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 fluvial 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 400mm above ground level and anchored to the ground will be appropriate for the design life of the development (i.e. 60 years).

8.0 IMPACTS OF FLOODING

8.1 No significant impacts of flooding are anticipated.

8.2 Floor levels of the development will be 400mm above existing ground level with anchorage to the ground to 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 soakaways drainage will be to BRE365 design requirements and Building Regulations approval.

8.5 Safe and dry access/egress is available to Wisbech Road and hence in a westerly direction to Holbeach where land is in Flood Zone 1.

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 4.00kms from the River Nene tidal defences.

9.2 Although within Flood Zone 2 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 Map for Planning has 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 an Updated Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

The Updated Strategic Flood Risk Assessment has produced more definitive Flood Risk Maps similar to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences for years up to 2116 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. Part of the site is shown as being liable to flooding up to 250mm as a result of a failure of the River Nene tidal defences.

9.4 As a result of the Updated Strategic Flood Risk Assessment; the South Holland Main Drain and associated IDB main drains have been determined as providing protection against a 1 in 100 year return period event both in year 2116.

10.0 CONCLUSIONS AND RECOMMENDATIONS

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

- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by the River Nene tidal defences and the South Holland IDB to a 1 in 200 year return period, (0.5%).

- Although the site is in Flood Zone 2 the actual risk of site flooding from any Environment Agency river system is very low (less than 0.5%). The site has been identified as liable of up to 250mm depth of flooding due to the failure of the River Nene tidal defences in the South Holland District Council's Updated Strategic Flood Risk Assessment Map.

- 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.

- Floor level of the mobile home has been raised 400mm above existing ground level and suitably anchored to the ground.

- On site rainwater from the development will be discharged via soakaway drainage to BRE365 design requirements to Building Regulations approval.