

**FLOOD RISK ASSESSMENT
FOR PROPOSED
RESIDENTIAL DEVELOPMENT
AT 86 LANGHOLE DROVE,
PINCHBECK, Lincs.**

FINAL REPORT

GEOFF BEEL CONSULTANCY

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GCB/GREEN PLANNING

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CONTENTS

- 1.0 INTRODUCTION
- 2.0 LOCATION
- 3.0 THE SITE AND SEQUENTIAL TEST
- 4.0 EXISTING FLOOD ALLEVIATION MEASURES
- 5.0 POTENTIAL SOURCE OF FLOODING
- 6.0 EXTENT OF KNOWN FLOODING
- 7.0 PROBABILITIES AND TRENDS OF FLOODING
- 8.0 IMPACTS OF FLOODING
- 9.0 RESIDUAL RISKS – EXTREME EVENTS
- 10.0 CONCLUSIONS AND RECOMMENDATIONS

- Fig 1 - Title Plan – HM Land Registry
- Fig 2 - Location Plan – Green Planning drg. no. 21_1186_001
- Fig 3 - Proposed Block Plan – Green Planning drg.no. 21_1186_03
- Fig 4 - Environment Agency Flood Map for Planning
- Fig 6 - South East Lincs. Strategic Flood
Risk Assessment Residual Depths - Present Day
- Fig 7 - South East Lincs. Strategic Flood
Risk Assessment Residual Depths – (2115)

1.0 INTRODUCTION

- 1.1 A full planning application is to be submitted by Green Planning Studio Ltd on behalf of Mr Thomas Connors for proposed residential development at land north of the Gatehouse, 86 Langhole Drove, Pinchbeck, Spalding, Lincs.
- 1.2 Planning approval requires a Flood Risk Assessment to accompany the application to meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

The site is shown within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Flood Maps have been created as a tool to raise awareness of flood risk with the public and 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 Hazard Zone (present day) of the South East Lincs. Strategic Flood Risk Assessment Maps as only affected by between 0.00 – 0.25m of Residual Depth floodwaters both present day and in year 2115 and located in the Black Sluice Internal Drainage Board district.

- 1.3 Geoff Beel Consultancy was appointed on 28th March 2022 to undertake a Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is located at land north of the Gatehouse, 86 Langhole Drove, Pinchbeck. The National Grid Reference of the central point of the site is TF 23472656.
- 2.2 The position and extent of the site is shown on Fig 1 – Title Plan and Fig 2 – Location Plan at the end of the document.
- 2.3 The site, located within the Black Sluice Internal Drainage Board district is shown within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning and in a Low Hazard Zone of the South East Lincs. Strategic Flood Risk Assessment Maps (present day).

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is at land north of the Gatehouse, 86 Langhole Drove, Pinchbeck.
- 3.2 The total area of development is approximately 0.25 hectare with existing land level at 3.50m aOD.
- 3.3 The proposed site layout consists the construction of a utility/day room and static home together with a touring caravan and car parking area in the north west corner of the site. Finished floor levels of the utility/day room and the static home will be a minimum of 400mm above existing ground level.

- 3.4 The Sequential Test and Exception Test will require to be applied but the development may be permitted as the site is protected against both the 1 in 100 year fluvial event and the 1 in 200 year tidal event by a combination of defences, pumping stations and sluice gates meeting the requirements of NPPF. There is no other land available in Pinchbeck at a lower risk of flooding to accommodate the development.
- 3.5 The development with the inclusion of appropriate mitigation measures would ensure the proposals pass Part 2 of the NPPF Exception Test by ensuring that the development has an adequate water exclusion strategy for the design flood and breach event.

The Sequential Test is met as the development site is located in a present day Low Hazard Zone of the South East Lincs. Strategic Flood Risk assessment maps.

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 and Practice 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 embankments is considered to be small.
- 4.2 The site is located within the Black Sluice Internal Drainage Board protected by the River Glen defences to the 1 in 100 year return period flood event.
- 4.3 The site and surrounding land drains to the Pinchbeck North Fen Pumping Station for discharge into the South Forty Foot Drain.
- 4.4 The Black Sluice IDB have carried out improvements to the Pinchbeck North Fen catchment over the years such that the pumping station capacity meets present day standards of protection with a maximum design water level of 0.60m aOD.
- 4.5 Current maintenance standards within the Black Sluice Internal Drainage Board 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.

- 4.6 The fluvial River Glen is located to the south-east of the site with a standard of protection of 1 in 100 years return period.

Defence and Flood levels of the River Glen protecting the site frontage are as follows:

	Present	Present + Climate Change	Defence Level
1%	4.46	4.74	5.50

- 4.7 Maintenance standards of the Environment Agency's main rivers and defences are well maintained and regularly inspected for their asset condition.

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 existing IDB main drain system.
- b) storm return period of 1 in 50 years being exceeded
- c) failure of Pinchbeck North Fen Pumping Station
- d) overtopping and breaching of the fluvial River Glen 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 Black Sluice 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.

- 5.3 Failure of the Pinchbeck North Fen Pumping Station 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.

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 development. The Boards policy regarding the connection of future developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage". The probability of the site flooding from this potential source is also considered to be low.

- 5.4 The possible overtopping and breaching of the fluvial River Glen flood defences which may affect the site under extreme conditions is also considered to be very low. The present standard of defence of 1 in 100 years would most probably have to be exceeded to create such conditions. The River Glen flood defences consist of concrete walls and it is estimated that the floodwaters would not affect the development site, as there is sufficient freeboard above the 1 in 100 year flood level inclusive of climate change.
- 5.5 The South East Lincs. Strategic Flood Risk Assessment has considered the effect of a breach or overtopping to the River Glen and the site is shown as affected by between 0.00-0.25m of floodwaters, both present day and in year 2115.

To safeguard the permanent buildings on the site from any risk of flooding , finished floor levels will be raised a minimum of 400 mm above existing ground level and suitably anchored to the ground.

- 5.6 The developer should ensure that the eventual occupiers of the development 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 contacting 0345 988 1188 and the occupiers of the development should register with the Floodline Warnings Direct Service to receive any future flood warnings.

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. It is also intended to construct finished floor levels at a minimum of 400mm above existing ground level.
- 7.2 The probability of the site flooding with water from any Black Sluice river system 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. Similarly the same standard is provided by the Environment Agency's main river and defences.
- 7.3 If under very extreme events, levels of floodwater from any Environment Agency or Black Sluice river 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.

7.4 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 proposed floor levels at a minimum of 400mm above existing ground level and suitably anchored will be appropriate for the design life of the development (i.e. 60 years).

7.5 Safe and dry access to and from the site would be available onto Langhole Drove and hence to Spalding where land is in Flood Zone 1.

8.0 IMPACTS OF FLOODING

8.1 No significant impacts of flooding are anticipated.

8.2 Floor levels of the development will be at a minimum of 400mm above existing ground level offering additional protection against impacts arising from any extreme short duration, localised events. Surface water drainage will be discharged to soakaway designed to BRE365 specification and Building Regulations approval.

8.3 The general location of the site within the catchment is such that if flooding occurred from any of the Environment Agency or Black Sluice IDB river 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 and agricultural land.

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 a pumped sub-catchment of the Black Sluice IDB area and its location near to River Glen fluvial defences consisting of concrete wall defences.

9.2 The site is within a Low Hazard Zone according to NPPF classification, with 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 Boston Borough Council and the Environment Agency and the local IDB's within the Councils area have carried out the South East Lincs. Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

The South East Lincs. 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 year 2115 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.

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 as defined by NPPF. It is located in the Passive Floodplain protected by defences to a 1 in 100 year return period.
- The site is in a Low Hazard Zone with the actual risk of site flooding from any Environment Agency river system being very low.
- 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.
- Finished floor levels of the utility/day room and the static home will be a minimum of 400mm above existing ground level and suitably anchored to the ground.
- On site surface water drainage will be discharged to soakaway to BRE365 specification and Building Regulations approval.