PROPOSED ANNEX AT 15 STARLODE DROVE, WEST PINCHBECK, SPALDING, PE11 3TD

FLOOD RISK ASSESSMENT



View looking south at proposed site

S M Hemmings B Sc C Eng MICE MIWEM,

13 Lea Gardens

Peterborough

PE3 6BY

This flood risk assessment has been prepared solely to support the planning application for an annex at 15 Star Lode Drove, West Pinchbeck, Spalding. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any purposes other than for which it was originally commissioned.

Introduction

A planning application is due to be submitted to South Holland District Council to construct an annex south of the existing house at 15 Starlode Drove, West Pinchbeck, Spalding, PE11 3TD. The site is situated on the western side of the village of West Pinchbeck and is located north of the River Glen.

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone map. The flood zone maps do not take into account existing flood defences.

The Planning Application requires a flood risk assessment to be carried out as specified in the Practice Guidance to the National Planning Policy Framework Development and Flood Risk. The site is within a defended area as specified on the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the Black Sluice Internal Drainage Board District.

Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in this area.



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It can be seen that all of the site is in flood zone 3.

Application Site

The site is located directly north of the River Glen and the National Grid Reference of the site is 519475 326255.

The position and extent of the site is shown on the plan at the end of this document.

Referring to the flood risk vulnerability classification in Table 2 of the Guidance, a residential development is categorised as “more vulnerable”.

Table 3 of the Guidance is shown below:

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 †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

It can be seen that for “More Vulnerable” development is considered satisfactory in flood zone 3 subject to satisfying the Sequential and Exception Test.

Sequential Test

The aim of the Sequential Test, as set out in the Planning Practice Guidance, is to ensure that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as defined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

As can be seen from the map on page 2 of this report most the site of the proposed annex is in Flood Zone 3.

It is assumed that the annex will provide accommodation similar to an extension to the existing house. As such it is not possible to locate this annex on an alternative site.

The safety of the site will be delivered by ensuring the ground floor level is above the 1 in 1000 year predicted flood level in 2115.

Therefore I consider that the sequential test has been passed.

Exception Test

The Sequential Test has demonstrated that it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding. Therefore the Exception Test must be applied and for this to be passed:

- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risks, informed by the Strategic Flood Risk Assessment; and
- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking into account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible will reduce flood risk overall.

Both parts of this test must be satisfied in order for the development to be considered appropriate in terms of flood risk. There must be robust evidence in support of every part of the test.

The first section will be demonstrated by the Supporting Planning Statement and compliance with South Holland District Council's planning policies.

This flood risk assessment will demonstrate that the development will be safe for its lifetime and it will not increase flood risk elsewhere.

Strategic Flood Risk Assessment

The Strategic Flood Risk Assessment (SFRA) written for the South Holland District Council (SHDC) in 2010 provides details of the actual flood risk in the Council's area. This information has not been updated and reference to the maps in this document give the following information for the actual flood risk and hazard at the site for the 1% fluvial event and 0.5% tidal event.

For present day	Depth of flooding …	zero
	Extent of flooding ..	zero
	Hazard ……...	Nil
	Velocity ……...	Nil
For year 2115	Depth of flooding …	zero
	Extent of flooding …	zero
	Hazard ……..	Nil
	Velocity …….	Nil

The maps showing the residual flood hazard were revised in the 2016 update of the South Holland District Council Strategic Flood Risk Assessment which can be found on the website of the South East Lincolnshire Joint Planning Committee. The hazards are as follows for the 1% fluvial or 0.5% tidal event probability:

For present day Depth of flooding ... zero
Extent of flooding … zero
Hazard ……. Nil
Velocity ……. Nil

For year 2115 Depth of flooding..... zero
Extent of flooding .. zero
Hazard …… Nil
Velocity …….. Nil

Tables in the SFRA show the following details of the defence bank on the west side of the tidal section of the River Welland north of Fulney Lock at chainage 22.0km.

	2007	2055	2115
Peak 1 in 200 year extreme tide level	5.98m OD	6.31m OD	7.12m OD
Peak 1 in 1,000 year extreme tide level	6.32m OD	6.65m OD	7.46m OD

The crest levels of the defences, which are earth banks along this length, vary between 6.97 and 7.30 m OD. With a minimum crest level of 7.00m OD the freeboards are as follows:

	2007	2055	2115
Peak 1 in 200 year freeboard	1020mm	690mm	-120mm
Peak 1 in 1,000 year freeboard	680mm	350mm	-460mm

Tables in the SFRA show the following details for the predicted flood levels in the River Glen at chainage 11.0 km.

	2007	2115
Peak 1 in 100 year flood level	4.73m OD	4.97m OD
Peak 1 in 1,000 year flood level	5.04m OD	5.25m OD

The table in the SFRA states that the crest level of the earth bank on this section of the northern side of the River Glen is between 5.70m and 6.00m OD.

Information from the Environment Agency

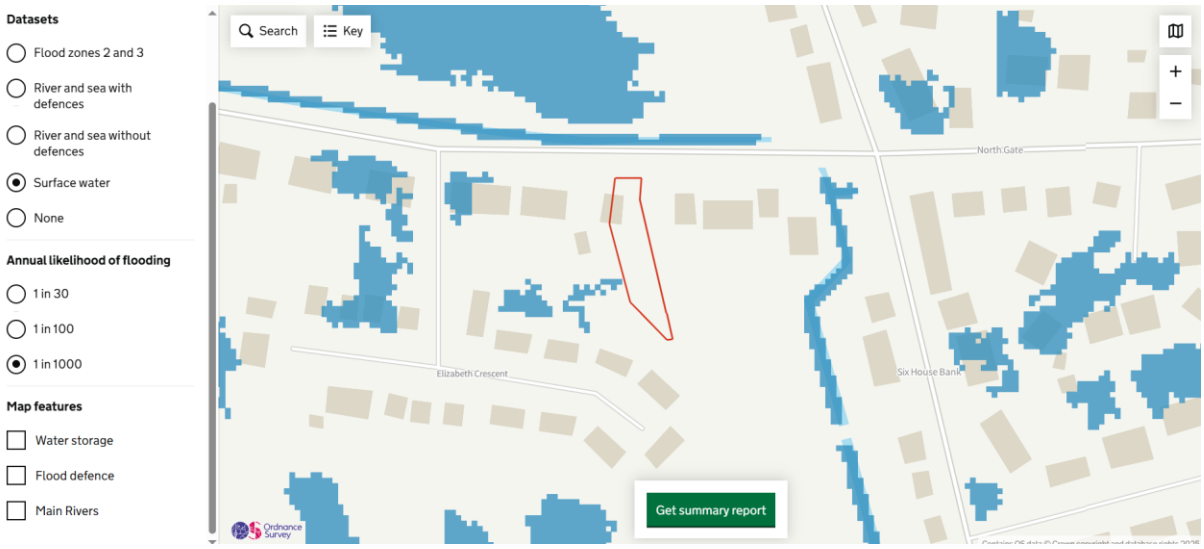
The Environment Agency has provided predicted flood levels for the River Glen which are taken from the Welland Catchment Model (2016). The reference of this information is CCN-2022-261149.

	2007	2115
Peak 1 in 100 year flood level	4.64m OD	5.05m OD
Peak 1 in 1,000 year flood level	5.14m OD	5.38m OD

The predicted fluvial levels supplied by the Environment Agency are reproduced on page 13 of this report.

Information on Surface Water Flooding on Environment Agency Website

The map below shows the predicted areas of surface water flooding in a 1 in 1000 year event in this area of Gosberton Risegate.



It can be seen there is no predicted risk of surface water flooding on the site in a 1 in 1000 year event.

Existing Flood Alleviation Measures

The site is within a defended flood plain, as defined in Appendix 1 of the Environment Agency's "Policy and Practice for the Protection of Flood Plains", which is considered to be passive until such time that a flood greater than the defences can withstand occurs. The likelihood of flooding occurring due to overtopping or failures of the defences is considered to be very low.

The site is located 1.9km north of the bank of the River Glen which is maintained by the Environment Agency.

The site is located 2.8km east of the bank of the South Forty Foot Drain which is maintained by the Environment Agency.

The site is located approximately 7.7 km from the tidal section of the River Welland, which is maintained by the Environment Agency.

There are additional smaller watercourses in the area that are maintained by Black Sluice IDB.

Existing Ground Levels

The level of Starlode Drove north of the property is 2.95m OD and the level of the site at the southern end of the garden is 2.45m OD. The level of the ground floor of the existing house is 2.65m OD. These levels assume the level of the road at the junction with Beck Bank is 3.30m OD as stated on the Ordnance Survey map.

Potential Sources of Flooding

The potential sources of flooding to the site are:-

1. Failure or overtopping of tidal defences of the River Welland.
2. Failure or overtopping of the River Glen.
3. Flooding from the IDB drainage system.
4. Surface Water Flooding

1. Failure or overtopping of tidal defences

The nearest section of the tidal River Welland is approximately 7.7km east of the site. If a breach were to occur in this section of the River Welland the site is unlikely to be affected as Vernatts Drain and the River Glen will prevent the flood water from reaching the site. However if a breach were to occur in the section north of the sluice at Surfleet Seas End then flood water could possibly affect the site. North of the sluice the bank levels are all higher than 7.50m OD. If a breach were to occur in this section of the west bank of the tidal River Welland water would flow westwards then southwards towards the site. The railway line approximately 4.1 km east of the site would check the flood flow and reduce the risk of flooding to the development site.

Therefore it is very unlikely that flood water from this source would flow as far as the development site and as this report will recommend that the floor level of the development should be significantly higher than the existing ground level on the site the risk of flooding from this source can be considered to be extremely low.

It is considered that the precaution of significantly raising floor level of the proposed annex will adequately mitigate the risk of flooding from this source.

2. Failure or overtopping of the River Glen

The predicted maximum 1 in 1000 year water level shown in the advice from the Environment Agency at the present time is 5.14m OD and in 2115 with 20% allowed for climate change the predicted level is 5.38m OD. These predicted levels are lower than the defence levels on this section of the bank of the River Glen which are between 5.70m and 6.0m OD.

Although the flood risk from overtopping of the bank is extremely low there is still a residual risk of flooding to the proposed annex if the bank directly south of the site was to breach. The map on the South East Lincolnshire website showing the predicted hazard indicates that there is no predicted flood risk to the site in a 1 in 100 year event in 2115.

The most common first stage of the formation of a breach is overtopping of a bank, which then leads to erosion of the back of the bank. This type of failure is more likely to happen at locations where the bank is lower and subject to overtopping.

Although the likelihood of a breach occurring at this location is extremely low, this source of flooding is the greatest risk to the site. However if a breach occurred areas west of the site with lower ground levels would be more likely to flood than the site of the proposed annex.

Adequate mitigation against this risk will be provided by raising floor level 500mm above the existing ground level on the site.

3. Flooding from the IDB Drainage System

The drainage channel on the north side of Starlode Drove is a watercourse maintained by Black Sluice IDB. This flows westwards and the level in the drain is controlled by Pinchbeck North Fen Pumping Station which pumps the water into the South Forty Foot Drain.

The Hammond Beck Drain is located on the west side of Six House Bank east of the site. The level of this drain is controlled by Gosberton Pumping Station which is located alongside the South Forty Foot Drain 4.4km northwest of site. JBA Consulting carried out a catchment study of the Gosberton catchment for Black Sluice IDB in 2011. The computer model produced for this study predicts a maximum water level of 2.74m OD in the Hammond Beck in a 1 in 1000 year event. If the water level rose to this level flooding could occur to some properties east of Six House Bank, and possibly to the site of the proposed annex.

Drainage channels maintained by the Black Sluice IDB generally have a 1 in 10 year standard with up to 1.0 metre of freeboard, which generally provides between 1 in 50 and 1 in 100 year standard against flooding.

Adequate mitigation against this risk from IDB watercouses will be provided by raising floor level 500mm above the existing ground level on the site.

4. Surface Water Flooding

As the proposed ground floor level of the proposed annex will be higher than the ground level on the site the risk of surface water flooding to the annex can be considered to be adequately mitigated.

Extent of known Flooding

During the preparation of this assessment, no evidence was discovered of the site or any of the adjoining properties being flooded in the past fifty years.

Probabilities and Trends of Flooding

The probability of this development flooding from Environment Agency main river is very low.

Residual Risk – Extreme Events

The residual risk from extreme events is very low on this site. The major risk to the site is from a breach or overtopping of the River Glen.

The risk of this happening in this case is low and the hazard from any flooding is also low.

Climate Change

The recommendations for flood depths for this flood risk assessment use information mostly taken from the South Holland DC SFRA which was last updated in 2010. The EA have issued new guidance on recommended contingency allowances for predicted

sea rises, fluvial flows and rainfall intensities which from 19th February 2016 needs to be considered in this FRA. The effects of these new recommendations are considered in Appendix A of this report (pages 14 to 17). It is concluded that no extra mitigation measures are necessary to comply with the new guidance on climate change.

South East Lincs Advice Matrix

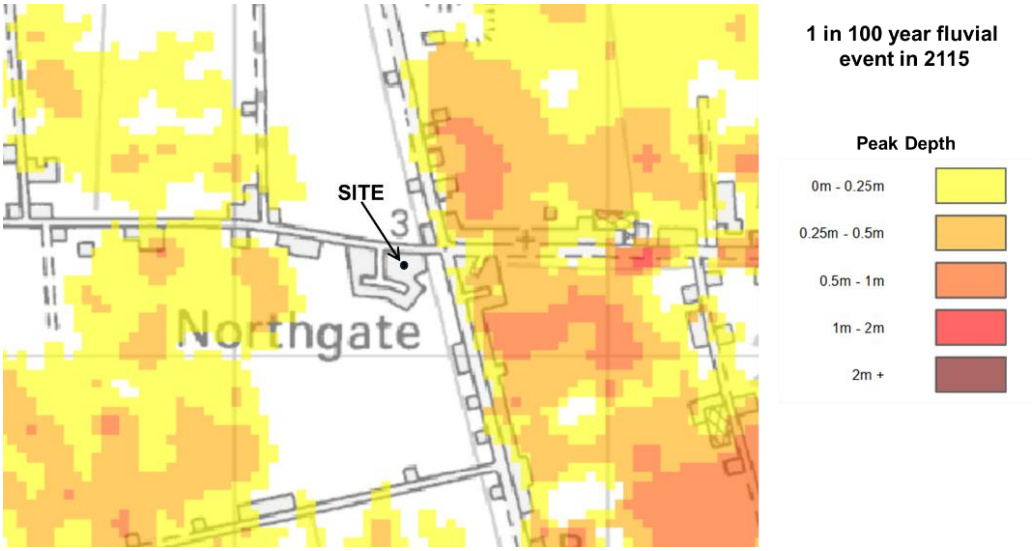
Advice can be found on the recommended mitigation required by referring to a spreadsheet on the South East Lincolnshire website.

As the development is in flood zone 3 and there is no flood hazard reference should be made to Category H8 which shows that the matrix reference for this category is "No Comment".

Conclusions and Proposed Mitigation

The map on the South East Lincolnshire Planning website showing the residual flood depths in a 1 in 100 year coastal or fluvial event in 2115 does not predict any flooding will occur in this area of West Pinchbeck.

The relevant part of this map is shown below:



It is assumed that the flooding shown east and west of the site will result from overtopping of the River Glen south of the site.

The risk of flooding from the tidal section of the River Welland east of the site if a breach occurred in these banks can be considered remote.

The risk of any flood water from any IDB sources increasing above the proposed ground floor level can be considered to be adequately mitigated.

The proposed development is not in a functional flood plain as defined by PPS 25.

Recommendations

In any area where there is a risk of flooding, although the risk at this site is low, it is preferable to construct new buildings with two stories with all sleeping accommodation

on the first floor, in order that the first floor can provide a safe refuge if any flooding were to occur.

However as the proposed annex will be occupied as part of the existing house then it is considered satisfactory to provide bedrooms on the ground floor as long as these are above the predicted flood level if a breach of the bank of the River Glen were to occur in a 1 in 1000 year event in 2115.

The finished ground floor level of the proposed annex should be raised a minimum of 500mm above the existing ground level.

All future occupiers of the properties should register with the Environment Agency's Floodline Warnings Direct Service.

In an extreme fluvial event water levels in the River Glen would rise slowly and would only reach the peak after a minimum of 24 hours. The Environment Agency would issue warnings hours before the event, and all occupiers would be aware of the situation.

On site surface water drainage should if possible be discharged into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations.

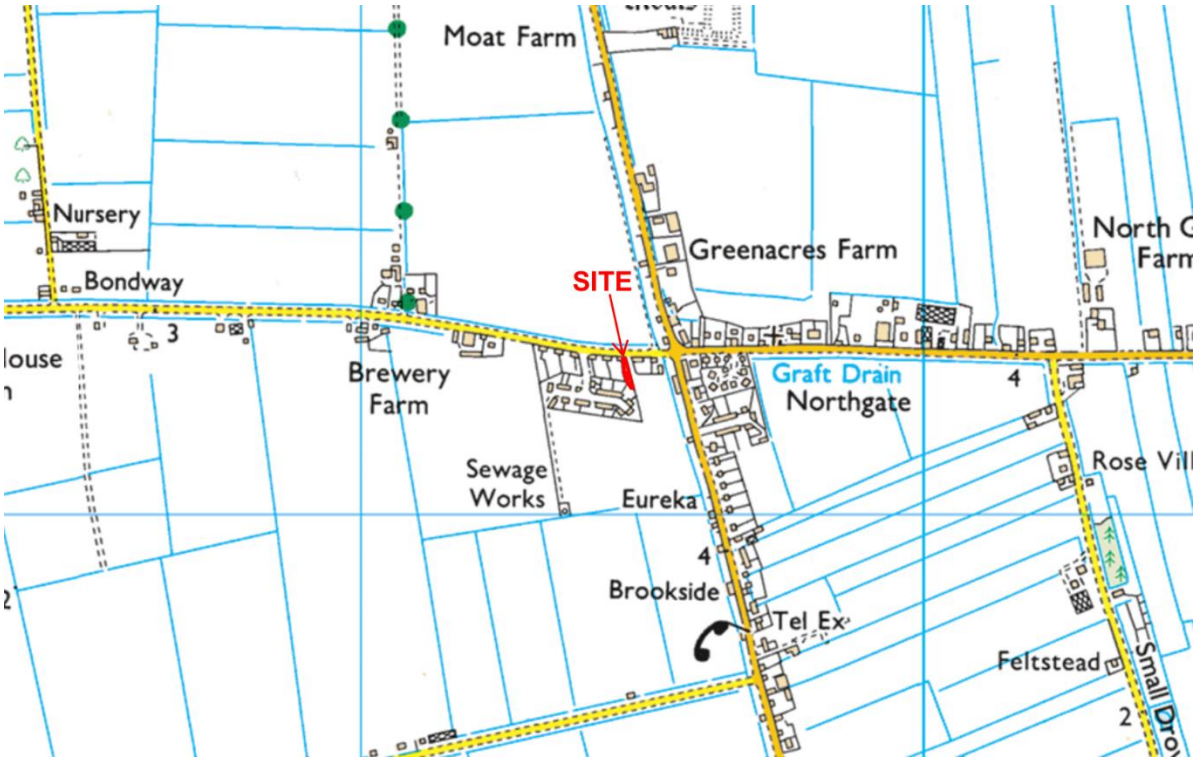
The annex should be designed incorporating flood resistant and resilient techniques to allow it to be refurbished after being flooding to a depth of approximately 300mm above the floor level of the new buildings. Consideration should be given to the electrics and heating pipes being distributed at ceiling level rather than at floor level. Materials used for the floor and walls should be able to withstand flooding for a period of a few days.

S M HEMMINGS B Sc C Eng MICE MIWEM

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14th July 2025.

LOCATION PLAN



PLAN OF IDB DRAINS



BLOCK PLAN OF PROPOSED DEVELOPMENT



Environment Agency

Datasheet [Ref: CCN-2020-194622] **Model Name: Welland Catchment Strategic** **Model Date: 2016**

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

			Annual Exceedance Probability - Maximum Water Levels (mODN)										
Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
GLEN 10442	520239	324699	4.13	4.30	4.39	4.47	4.54	4.58	4.60	5.02	4.74	5.08	5.32
GLEN 10628	520131	324548	4.14	4.31	4.40	4.49	4.55	4.59	4.61	5.03	4.75	5.10	5.34
GLEN 10820	519985	324432	4.15	4.32	4.40	4.50	4.57	4.60	4.63	5.04	4.77	5.12	5.36
GLEN 11019	519800	324359	4.16	4.33	4.41	4.51	4.58	4.61	4.64	5.05	4.78	5.14	5.38
GLEN 11218	519634	324256	4.16	4.33	4.42	4.52	4.59	4.62	4.65	5.06	4.79	5.15	5.40
GLEN 11417	519489	324119	4.17	4.34	4.42	4.52	4.60	4.63	4.66	5.06	4.80	5.16	5.42

APPENDIX A CLIMATE CHANGE

The Environment Agency has issued revised guidance on climate change and have now stated that the new predictions should be considered and incorporated into all flood risk assessments produced after 19th February 2016.

Listed below are the climate change allowances in three documents:

- South Holland SFRA
- EA guidance (2013)
- Revised EA guidance

The recommendations in each document are shown below.

2010 South Holland DC SFRA

The SHDC SFRA states that the the following allowances have been made for climate change:

4.4 Climate Change

Scenarios for the years 2055 and 2115 include for climate change contingency allowances to the amount suggested by PPS25[1]. These allowances are expressed in *Table 2*. Percentage increases are relative to the present-day.

Table 2 – Adopted Climate change contingency allowances

Parameter	Year 2055	Year 2115
Sea level rise (m)	+ 0.33	+ 1.14
Extreme wave height	+ 10%	+ 10%
Peak river flow and volume	+ 20%	+ 20%
Peak rainfall intensity	+ 20%	+30%

Where flows arise from pumping rather than natural run-off, notably in the Vernatt's Drain and for the Fenland subcatchments of the South Forty Foot Drain, peak flow rates for future eras have been taken as equal to current rates since this SFRA assumes all flood risk management measures will remain in their current state.

2013 Guidance to Planners

Guidance to planners was issued by EA in September 2013

Table 1: Recommended contingency allowances for net sea level rises (Net sea level rise (mm per year) relative to 1990)

	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
East of England, east midlands, London, south-east England (south of Flamborough Head)	4.0	8.5	12.0	15.0
South-west England	3.5	8.0	11.5	14.5
North-west England, north-east England (north of Flamborough Head)	2.5	7.0	10.0	13.0

document is out of date

Table 2: Recommended national precautionary sensitivity ranges for peak rainfall intensity, peak river flow, offshore wind speed and wave height

Parameter	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
Peak rainfall intensity	+5%	+10%	+20%	+30%
Peak river flow	+10%	+20%		
Offshore wind speed	+5%		+10%	
Extreme wave height	+5%		+10%	

s been withdrawn (19

Revised 2016 EA Guidance

Table 1 peak river flow allowances by river basin district (use 1961 to 1990 baseline)

River basin district	Allowance category	Total potential change anticipated for '2020s' (2015 to 39)	Total potential change anticipated for '2050s' (2040 to 2069)	Total potential change anticipated for '2080s' (2070 to 2115)
Anglian	Upper end	25%	35%	65%
	Higher central	15%	20%	35%
	Central	10%	15%	25%

For more vulnerable development in flood zone 2 the central and higher central figure should be used to assess the range of allowances.

Table 2 peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)

Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper end	10%	20%	40%
Central	5%	10%	20%

Table 3 sea level allowance for each epoch in millimetres (mm) per year with cumulative sea level rise for each epoch in brackets (use 1990 baseline)

Area of England	1990 to 2025	2026 to 2050	2051 to 2080	2081 to 2115	Cumulative rise 1990 to 2115 / metres (m)
East, east midlands, London, south east	4 (140 mm)	8.5 (212.5 mm)	12 (360 mm)	15 (525 mm)	1.24 m

Table 4 offshore wind speed and extreme wave height allowance (use 1990 baseline)

Applies around all the English coast	1990 to 2050	2051 to 2115
Offshore wind speed allowance	+5%	+10%
Offshore wind speed sensitivity test	+10%	+10%
Extreme wave height allowance	+5%	+10%
Extreme wave height sensitivity test	+10%	+10%

Effects on Predictions of Flood Risk in FRA

The SFRA predicts that there will be flooding to the proposed development site up to a depth of 500mm in a 1 in 100 year fluvial or 1 in 200 year tidal event in 2115. It has been concluded that the major flood risk to the site is most likely to be fluvial flooding from the River Glen to the north of the site.

The FRA has identified three sources of flooding where the new climate change recommendations could affect the predictions of flood levels in 2115 at the development site:

1) Flooding from the tidal River Welland
2) Flooding from the River Glen
3) Flooding from the Vernatts Drain and other IDB drains

1) Flooding from the tidal River Welland

The contingency allowance in metres for the years 2055 and 2115 using 1990 as a baseline in the SFRA compared with the guidelines is as follows:

Year	SFRA	2013 guidance	Revised 2016 guidance
2055	0.33	0.395	0.412
2115	1.14	1.205	1.24

It can be seen that the revised guidance increases the maximum allowance for sea rise in 2115 by 100mm. This will only have the effect of increasing flood levels by between 10mm and 20mm at the most. This may slightly increase the risk of a breach occurring in the tidal bank north of the site.

Therefore the small increase in the maximum level of tidal flooding will not change the conclusion of this flood risk assessment.

2) Fluvial Flooding from the River Glen.

Fluvial flooding from the River Glen is considered to be the major flood risk to the site. As the development is in flood zone 2 and is classed as more vulnerable, the advice from the Environment Agency is that the central climate change allowance, which is 25%, should be considered. After considering the effects of this increase the higher central allowance, which is 35%, should be considered to assess the effect of this.

Maximum flood levels in the River Glen will not be increased by the increase in flows projected in the new climate change allowances. If flows increase by between 25% and 35% in this river systems it will have the effect of flooding over the long sections of bank between Bourne and Surfleet Reservoir and the maximum levels will not increase significantly.

3) Flooding from IDB drains

IDB's have been using an allowance of 20% for climate change over the past few years in their assessments and modelling of their systems. Generally IDB's are happy that their systems provide a 1 in 100 year standard to most urban areas at the present time.

Black Sluice IDB, and all IDB's, are aware that climate change will affect the operations of pumping stations, sluices and drainage channels. Pumping stations and sluices only have a 30 year life and will need to be refurbished or rebuilt within this timespan. It is assumed that Black Sluice IDB will continue to review the modelling they have already carried out and when the Board consider these refurbishments adequate arrangements will be made to incorporate the latest climate change projections in order that the Board continues to provide the same standard of service as the present day.

Therefore it is considered that the mitigation proposed for the annex, with the recommendation that the ground floor level should be raised 500mm above the existing ground level, is considered satisfactory.