# FLOOD RISK ASSESSMENT
# FOR PROPOSED INDUSTRIAL DEVELOPMENT
# AT ELSOMS WAY, SPALDING, LINCS.

**FINAL REPORT**

**GEOFF BEEL CONSULTANCY**

**AUGUST 2015**

**GCB/DUNN**

***DISCLAIMER***

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## 1.0 INTRODUCTION

1.1 A full planning application is to be submitted by Steven Dunn Architects Ltd on behalf of H L Hutchinson Ltd for proposed industrial development on land at Elsoms Way, Spalding, Lincs.

1.2 Planning approval requires a Flood Risk Assessment to accompany the application to meet the requirements and general principles contained in Paragraph 9 of the Technical Guide 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 Zone Map. The latest Flood Zone 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 Flood Zone 3 of the South Holland District Council's Strategic Flood Risk Assessment Maps (2115) and located in the Welland and Deepings Internal Drainage Board district.

1.3 Geoff Beel Consultancy was appointed on 3rd August 2015 to undertake a Flood Risk Assessment.

## 2.0 LOCATION

2.1 The development site is zoned industrial development land off Elsoms Way, Spalding. The National Grid Reference of the central point of the site is TF 25952545.

2.2 The position and extent of the site is shown in Fig 1 – Proposed Site Location Plan and Block Plan at the end of the document.

2.3 The site located within the Welland and Deeping's Internal Drainage Board district is shown within Flood Zone 3 as detailed both on the Environment Agency Flood Zone Maps and the Council's Strategic Flood Risk Assessment Maps.

## 3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is off Elsoms Way, Spalding.

3.2 The total area of development is approximately 0.24 hectare.

3.3 The proposed site layout consists the construction of a packaging warehouse.

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 the 1 in 200 year tidal event by the River Welland defences and the 1 in 100 year fluvial event by a combination of defences, pumping stations and sluice gates meeting the requirements of NPPF.

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.

## 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 Welland and Deepings Internal Drainage Board protected by the River Welland tidal defences to the 1 in 200 year return period flood event and the Welland & Deeping IDB main drain system.

4.3 The tidal River Welland defences are located 750mm east of the site with the Welland & Deepings IDB Vernatts Drain located 250m east of the site.

4.4 The site and surrounding land drains to the Riddington Pumping Station at Pinchbeck March which discharges into the Vernatts Drain which ultimately flows into the tidal River Welland.

4.5 The Vernatts Drain is an embanked high level carrier conveying the surface water run-off from some 16165 hectares of land in to the tidal River Welland at Surfleet Seas End.

The Welland and Deepings IDB have completed a three year programme to raise and strengthen the Vernatts Drain embankments to accommodate with 450mm freeboard, the design flood level of 3.96m aOD, estimated to be a 1 in 100 year return period event.

4.6 The site and surrounding land drains via AWS Ltd sewerage to Blue Gowt No. 1 and ultimately flows to the Board's Riddington Pumping Station.

4.7 The Welland and Deepings IDB have carried out improvements to the Pinchbeck Marsh catchment over the years such that the combined pumping station capacity is nowadays 3.00 cumecs. The nearest Board watercourse is the Blue Gowt No. 1 which has a design 1 in 100 year flood level 900mm below lowest land level.

4.8 Current maintenance standards within the Welland and Deepings 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.

4.9 The Boards Riddington Pumping Station was designed and constructed to accommodate additional flows into the system as a result of future industrial development in the area.

4.10 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 Riddington Pumping Station
d) overtopping and breaching of the tidal River Welland 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 Welland and Deepings 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 Riddington 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.

The Riddington Pumping Station at Pinchbeck Marsh was designed nad constructed to accommodate additional flows into the system as a result of future industrial development in the area.

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.

The preferred surface water disposal strategy will require approval by Lincolnshire County Council as the Lead Local Flood Authority and early discussions are to be recommended. Surface water run-off greater than the greenfield run-off of 1.4 litres/sec/hectare would discharge to the AWS Ltd sewerage in Elsoms Way and hence to the Board's Blue Gowt No. 1 drain.

5.5 The possible overtopping and breaching of the tidal River Welland 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 200 years would most probably have to be exceeded to create such conditions. The River Welland flood defences consist of earth embankments and it is estimated that the floodwaters would not affect the development site, as there is sufficient freeboard above the 1 in 200 year flood level inclusive of climate change.

5.6 The South Holland District Council Strategic Flood Risk Assessment has considered the effect or breach or overtopping to the River Welland as shown in Fig 7.

An estimated depth of floodwater up to 0.50m could be experienced and it is necessary to mitigate against such a risk by raising ground floor levels of 300mm above existing land level with flood resilient construction and safe refuge at first floor level.

5.7 The developer should ensure that the eventual occupiers of the industrial 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 contacting 0845 988 1188 and the occupiers should register with the Floodline Direct 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 floor levels a minimum of 300mm above existing land level.

7.2 The probability of the site flooding with water from any Welland and Deepings 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 Welland and Deepings 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 a minimum of 300mm above existing land level 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 Wardentree Lane in a westerly direction to land 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 a minimum of 300mm above existing land level offering additional protection against impacts arising from any extreme short duration, localised events. Surface water drainage will be discharged to the AWS Ltd sewerage and hence the Blue Gowt No. 1 main drain with payment of developers contribution to the Welland & Deepings IDB.

8.3 The general location of the site within the catchment is such that if flooding occurred from any of the Environment Agency or Welland and Deepings 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 Welland and Deepings IDB area and its location 750m from the River Welland tidal defences consisting of earth embankments.

9.2 Although within Flood Zone 3 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 of the whole District by appointed Consulting Engineers.

The Strategic Flood Risk Assessment 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 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 River Welland tidal defences to a 1 in 200 year return period.

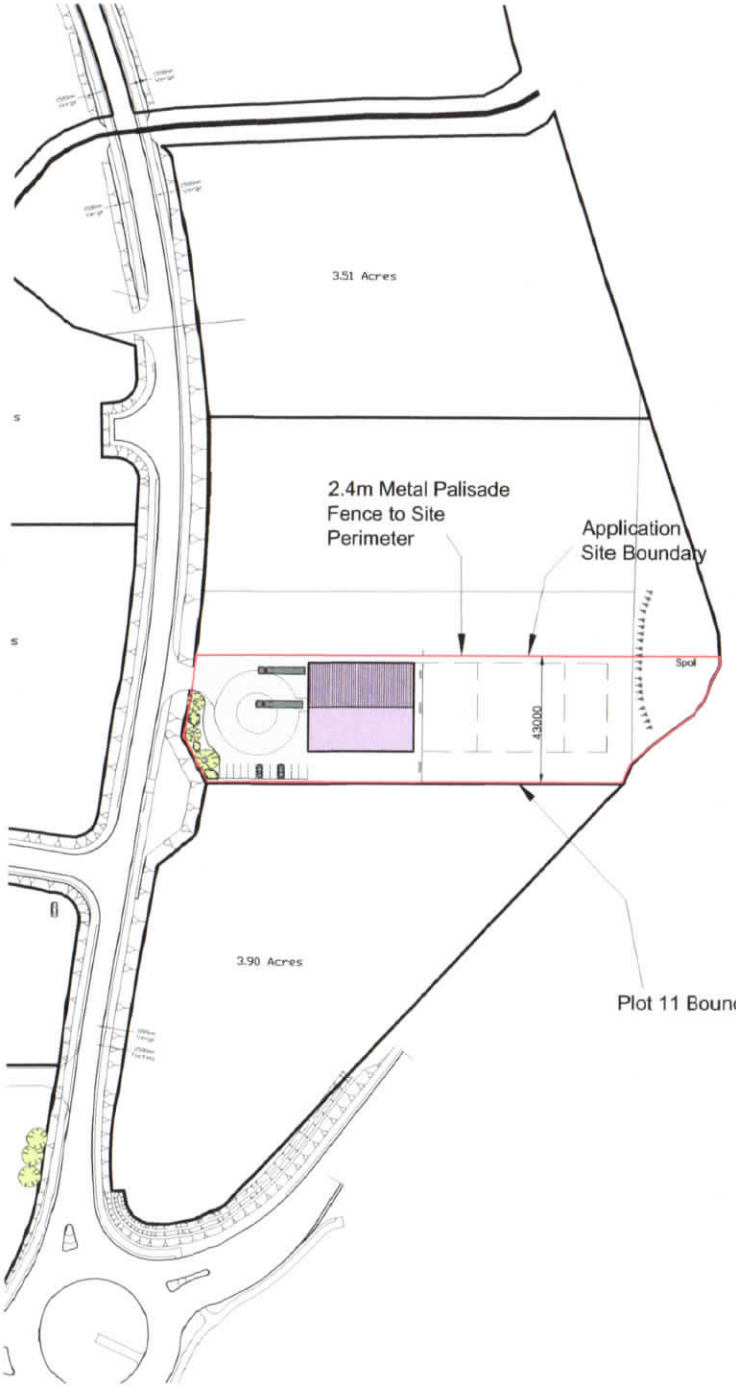
- Although the site is in Flood Zone 3, the actual risk of site flooding from any Environment Agency river system is very low.

- 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.

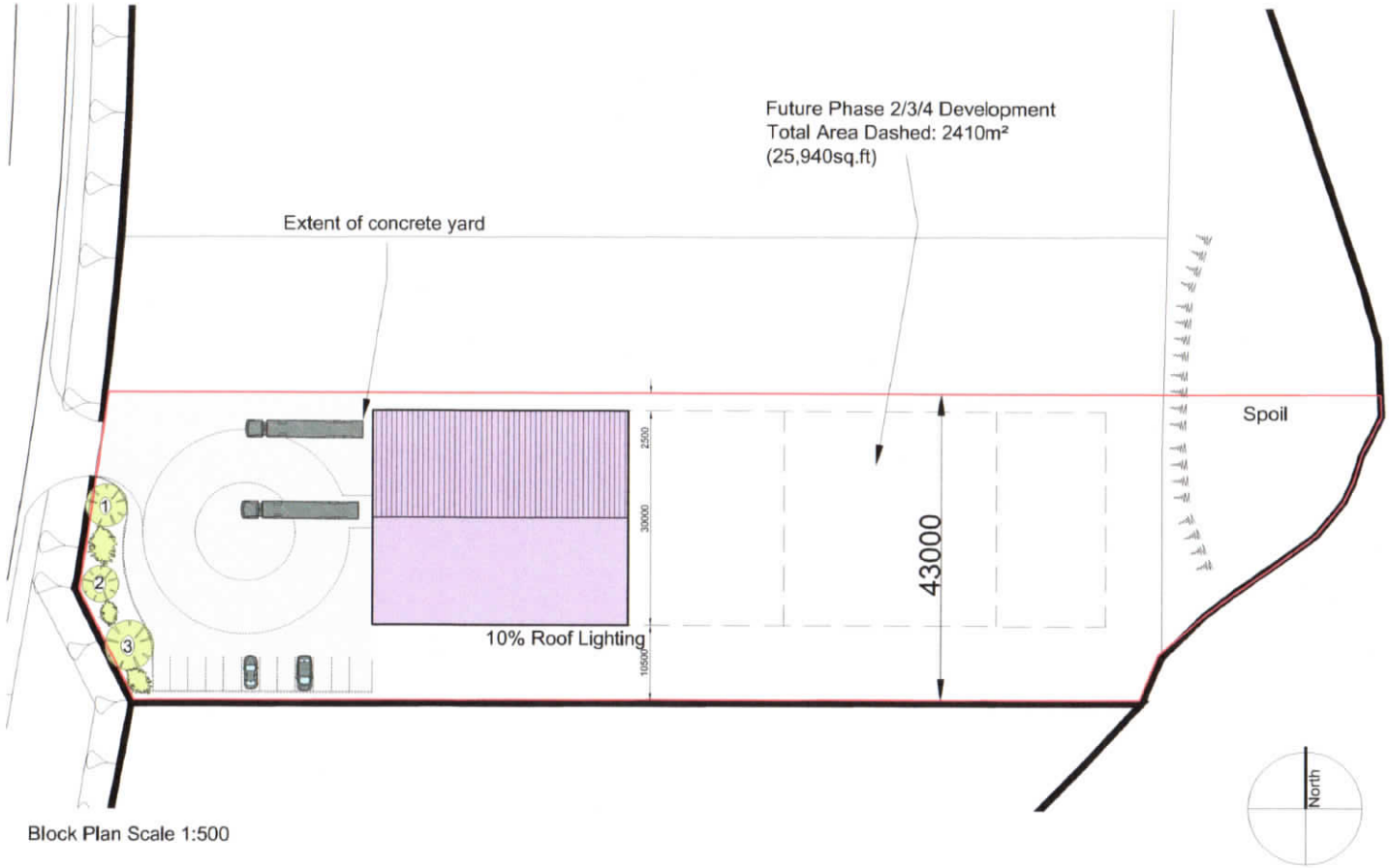
- Floor levels will be a minimum of 300mm above existing land level. Safe refuge is available at first floor level of the industrial development.

- On site surface water drainage will be discharged to AWS Ltd sewerage and hence to the Blue Gowt No. 1 main drain with payment of developers contribution to the Welland & Deepings IDB.

- Any surface water discharge via the AWS Ltd sewerage to the IDB main drain system would require prior written consent of both authorities.




Site Location Plan Scale 1:1250




Block Plan Scale 1:500

## Landscaping Schedule

1. Sorbus aria 'Lutescens'
   1.8m - 2.4m Standard Tree
   Rabbit Guards
   2 x Tree Ties
   1x Stake

2. Prunus Cerasofera 'Nigra'
   1.8m - 2.4m Standard Tree
   Rabbit Guards
   2 x Tree Ties
   1x Stake

3. Punus Maacki
   1.8m - 2.4m Standard Tree
   Rabbit Guards
   2 x Tree Ties
   1x Stake

Under Planted With Shrubs
90/100 shrubs.
Shrub Shelter & 1 Stake per shrub

- 2 x Berberis
- 2 x Escallonia
- 2 x Cotoneaster

Amendments
a) 29.07.15 - Landscaping Added to Drawing
b) 29.07.15 - Concrete Yard Reduced for Landscaping Purposes
c) 30.07.15 - Boundary Line Amended - Building Position Moved

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PROJECT DETAILS

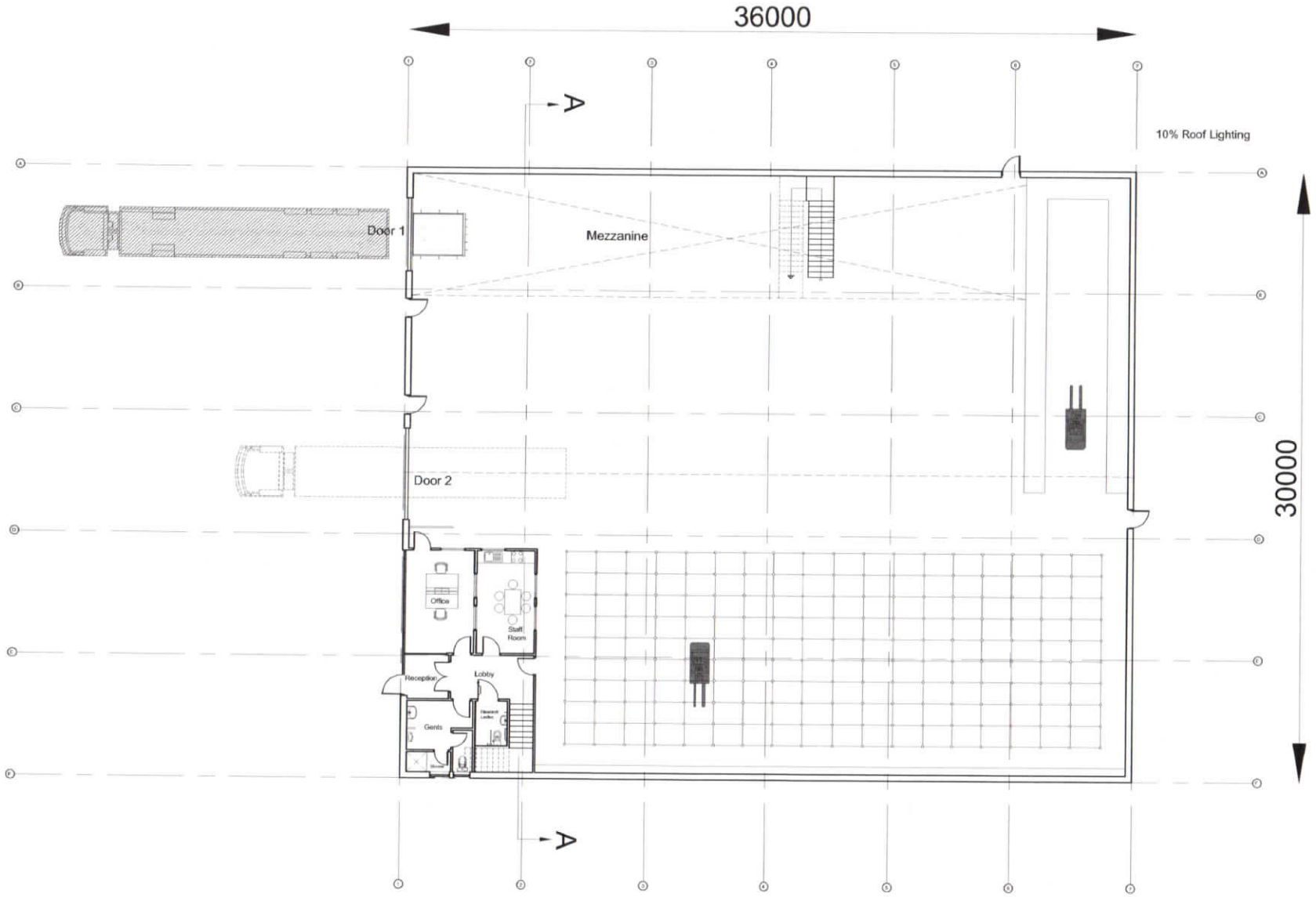
Proposed Packaging Warehouse at
Elsoms Way, Spalding, Lincolnshire,
PE11 3JG

CLIENT
H. L. Hutchinson Ltd

DRAWING TITLE
Proposed Site Location and Block Plan

| DATE | DRAWN |
|---|---|
| June 2015 | A.R |
| SCALE | DRNG No. |
| 1:1250 & 1:500@A2 | 2349-A2-07c |

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Ground Floor Plan Scale 1:100

Ground Floor Areas

Total Floor Area: 1080m² (11,625 sq.ft)
Warehouse Floor Area: 970m² (10,440 sq.ft)
External Concrete Yard: 1430m² (15,392sq.ft)

Total Office Area (Including Internal Walls): 70m² (753 sq.ft)
Individual Room Internal Areas:
Reception: 4.5m² (48 sq.ft)
Office: 17m² (183 sq.ft)
Staff Room: 14.5m² (156 sq.ft)
Toilets (Gent's and Disabled): 15m² (161 sq.ft)
Lobby: 9m² (97 sq.ft)

Amendments
a) 06.07.15 – First Floor Plan Added
b) 10.07.15 – Office and toilet layout amended.
c) 03.08.15 – Door 1 Position Amended

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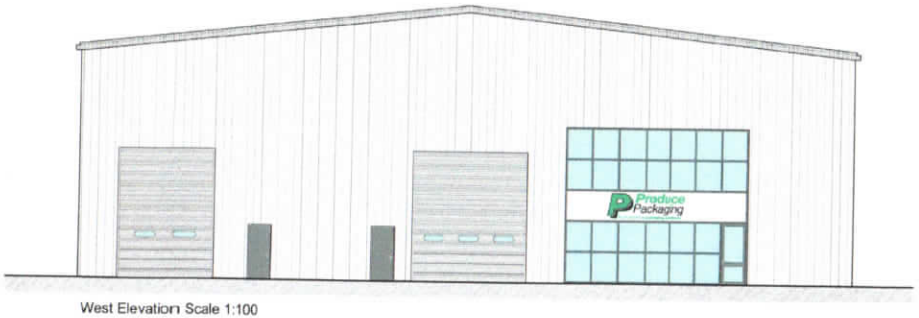
PROJECT DETAILS
Proposed Packaging Warehouse at Elsoms Way, Spalding, Lincolnshire, PE11 3JG

CLIENT
H. L. Hutchinson Ltd

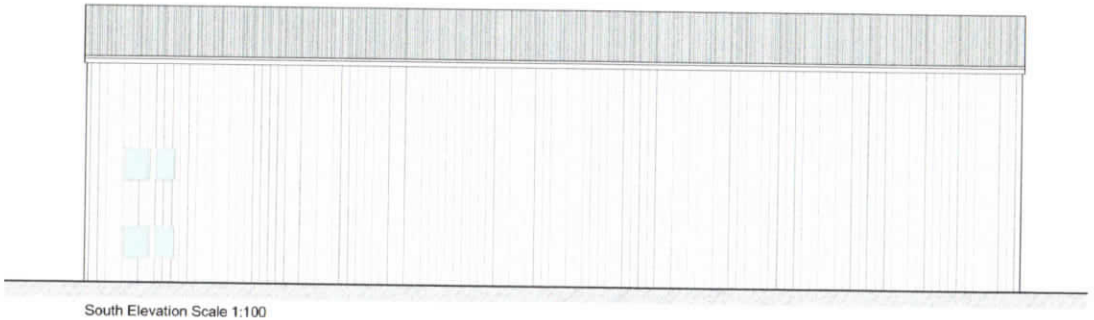
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Proposed Ground Floor Plan

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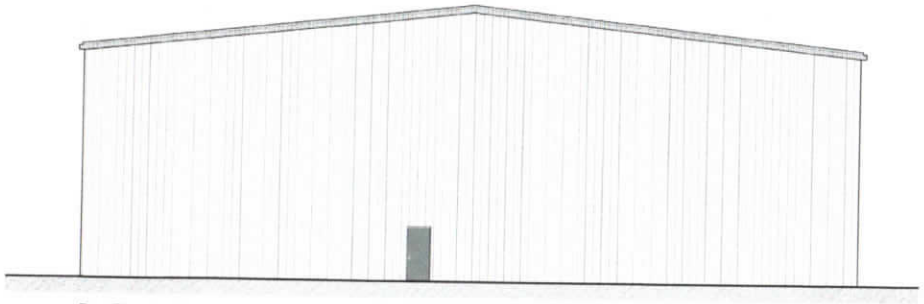
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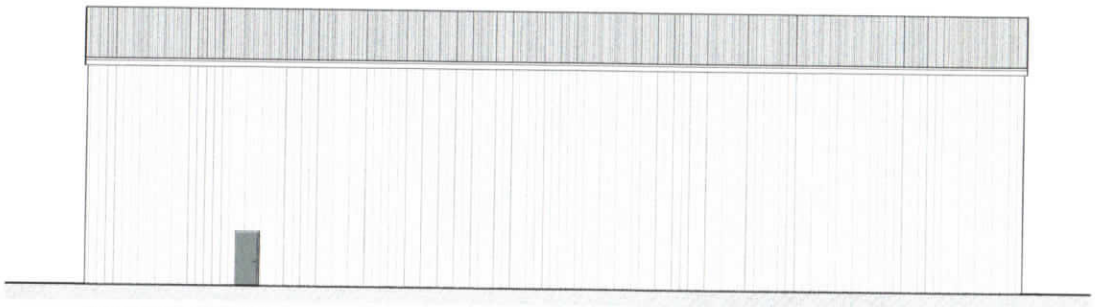

West Elevation Scale 1:100



South Elevation Scale 1:100



East Elevation Scale 1:100



North Elevation Scale 1:100

Amendments
a) 06.07.15 - First Floor Windows Added to South Elevation
b) 08.07.15 - Windows Altered and Repositioned Roller Doors
c) 03.09.15 - Door 1 Repositioned

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PROJECT DETAILS

Proposed Packaging Warehouse at Elsoms Way, Spalding, Lincolnshire, PE11 3JG

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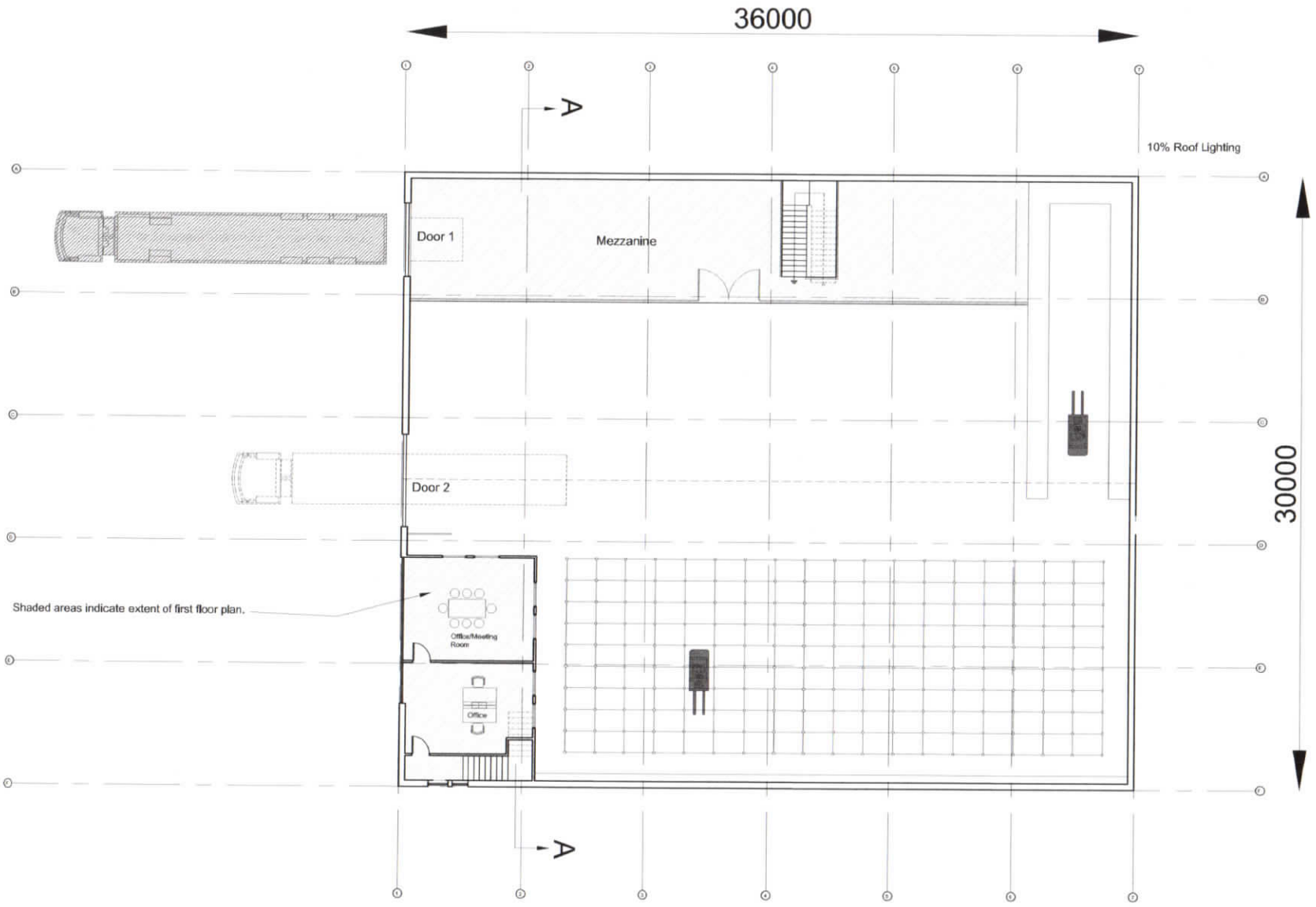
H. L. Hutchinson Ltd

DRAWING TITLE

Proposed Elevations

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First Floor Plan Scale 1:100

Ground Floor Areas

Total Floor Area: 1080m² (11,625 sq.ft)
Warehouse Floor Area: 970m² (10,440 sq.ft)
External Concrete Yard: 1430m² (15,392sq.ft)

First Floor

Total Office Floor Area (Including Stair Lobby):63m² (678 sq.ft)
Office1 Area: 27m² (290 sq.ft)
Office2/Meeting Room Area: 32m² (344 sq.ft)
Mezanine Area: 170m² (183 sq.ft)

Amendments
a) 08.07.15 - First Floor Plan Added
b) 03.08.15 - Door 1 Relocated

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PROJECT DETAILS

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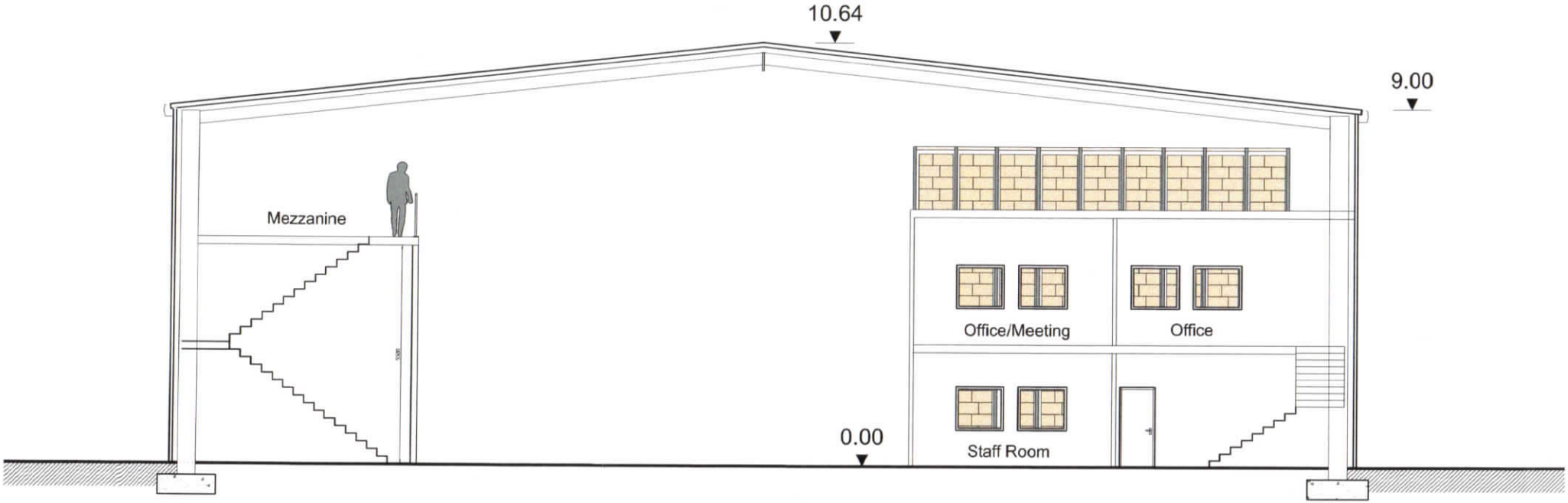
H. L. Hutchinson Ltd

DRAWING TITLE

Proposed First Floor Plan

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| SCALE | DRWG No. |
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Proposed Section A-A Scale 1:100

Amendments

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PROJECT DETAILS

Proposed Packaging Warehouse at Elsoms Way, Spalding, Lincolnshire, PE11 3JG

CLIENT

H. L. Hutchinson Ltd

DRAWING TITLE

Proposed Section A-A

| DATE | DRAWN |
|---|---|
| July 2015 | A.R |
| SCALE | DRING No. |
| 1:100@A3 | 2349-A3-06 |

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Environment Agency

Enter a postcode or place name:

Spalding, Lincolnshire

Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

# Flood Map for Planning (Rivers and Sea)

Map legend

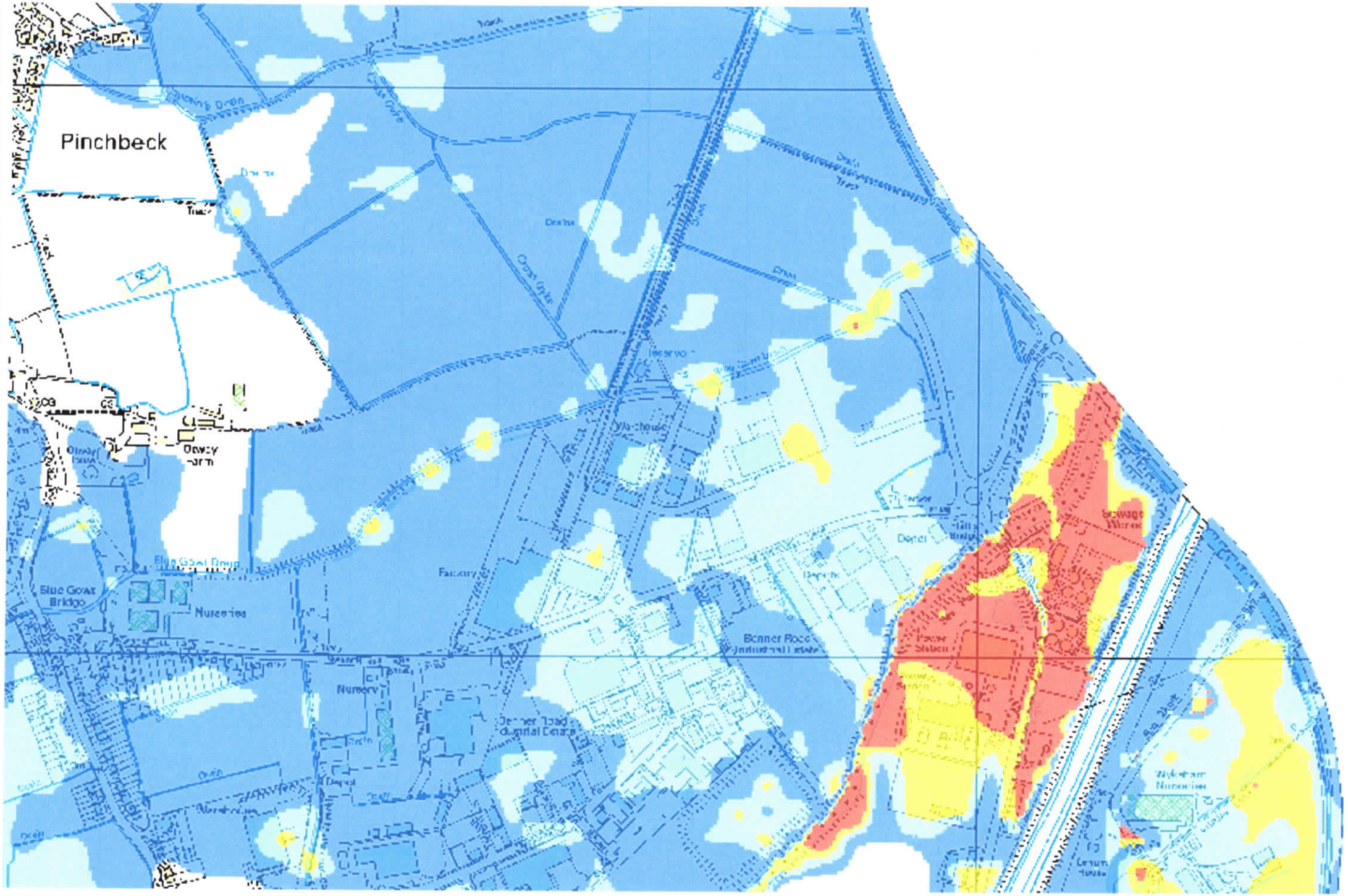
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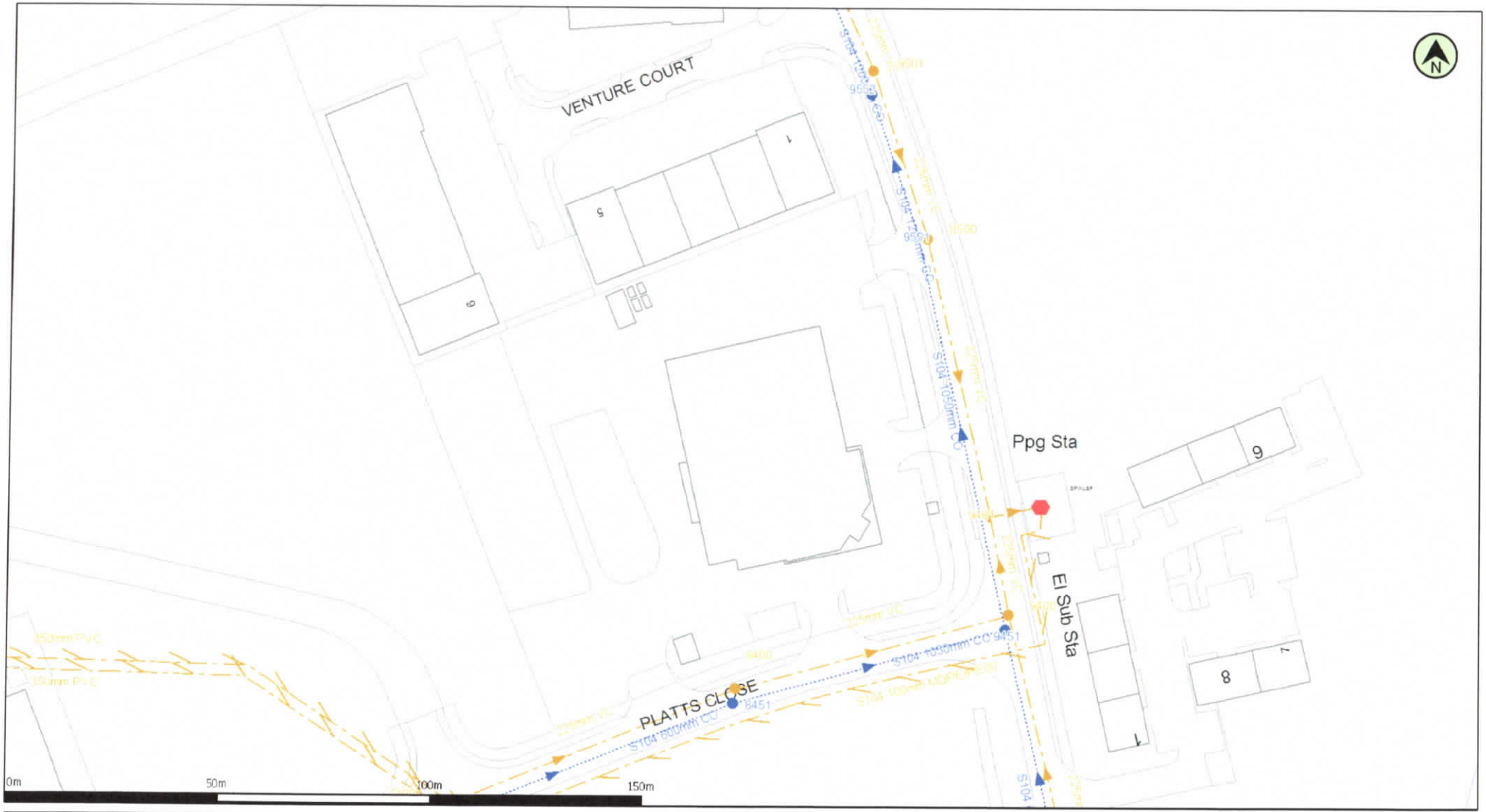
Other maps Data search Text only version

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 Rivers
  - Main Rivers
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility




Pinchbeck
Blue Goat Bridge
Nurseries
Nursery
Bonner Road
Industrial Estate



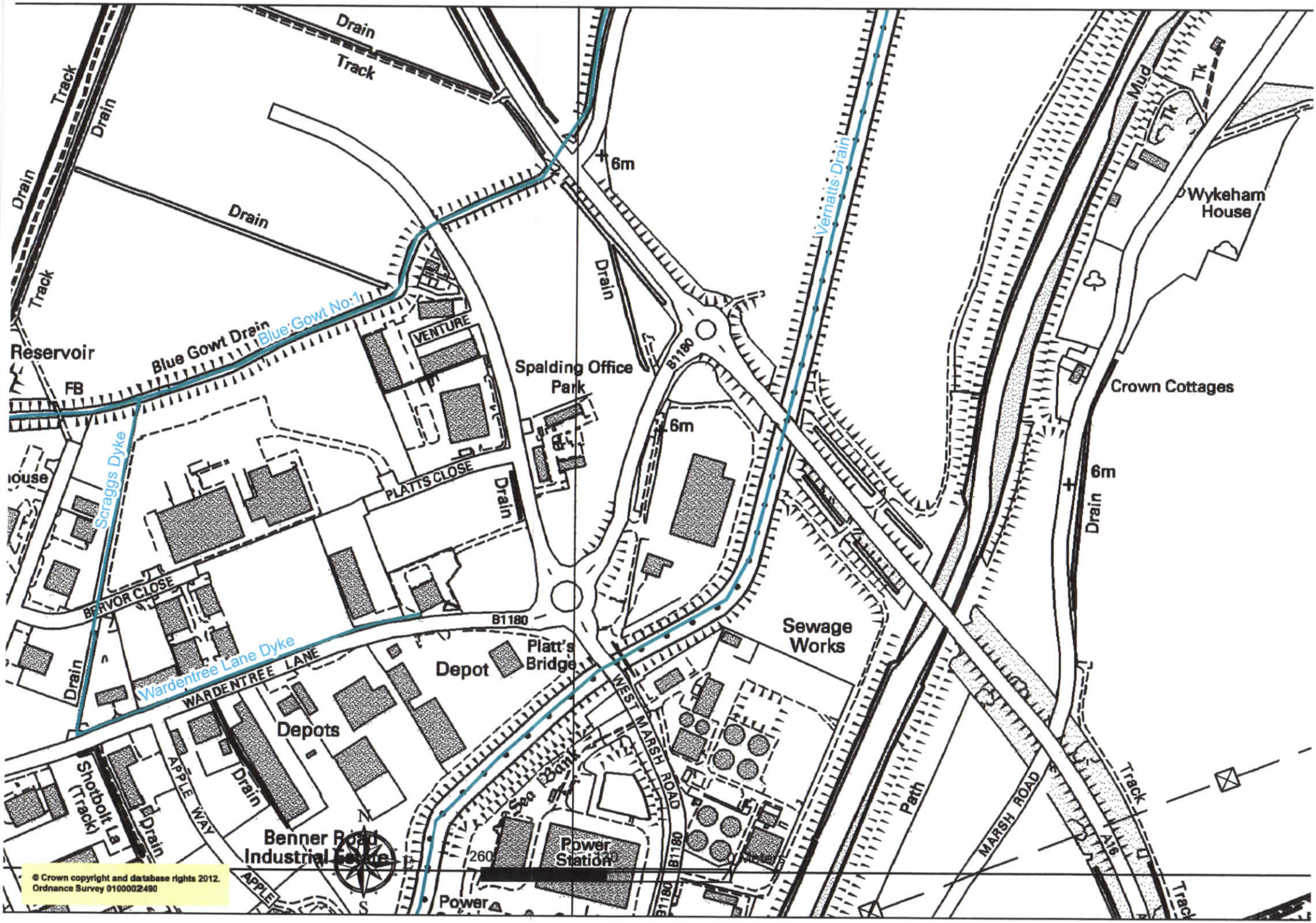

(c) Crown Copyright and database rights 2015 Ordnance Survey 100022432 | Date: 03/08/15 | Scale: 1:1250 | Map Centre: 525876,325484 | Data updated: 15/06/15 | Our Ref: 151538 - 1 | Wastewater Plan A4

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- 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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Elsoms Way

love every drop anglianwater


Drain
Track
Drain
Track
Drain
Drain
Track
Reservoir
Blue Gowt Drain
Blue Gowt No:1
FB
Scraggs Dyke
VENTURE
Spalding Office Park
PLATTS CLOSE
Drain
BERVOR CLOSE
Drain
B1180
Wardentree Lane Dyke
WARDENTREE LANE
Depot
Platt's Bridge
Depots
Drain
APPLE WAY
Shotbolt La (Track)
Drain
Benner Road Industrial Estate
APPLE
Power Station
Power
WEST MARSH ROAD
B1180
B1180
Sewage Works
Vernatts Drain
6m
6m
6m
Drain
Wykeham House
Crown Cottages
Mud
Tk
Tk
Path
MARSH ROAD
A16
Track
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