

FLOOD RISK ASSESSMENT

Proposed 88 No Self-Storage Containers, Storage Shed
& Vehicle Storage Area
Mill Green Road,
Pinchbeck,
Spalding, Lincolnshire.
PE11 3PU

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RMA

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FLOOD RISK ASSESSMENT PROPOSED 88 NO SELF-STORAGE CONTAINERS, STORAGE SHED & VEHICLE STORAGE AREA. MILL GREEN ROAD, PINCHBECK, SPALDING, PE11 3PU

INTRODUCTION

The Government has placed increasing priority on the need to take full account of the risk associated with flooding at all stages of the planning and development process. This seeks to reduce the future damage to property and the risk to life from incidents of flooding. Their expectations relating to flooding are contained in the National Planning Policy Framework Dec 2023, (NPPF), which identifies how the issue of flooding is dealt with in the drafting of planning policy and the consideration of planning applications by avoiding inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk.

The NPPF provides that development in areas at risk of flooding should be avoided and seeks to direct development away from areas at highest risk. There is a sequential, risk-based approach to the location of development avoiding where possible, flood risk to people and property managing any residual risk and taking account of the impacts of climate change.

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APPLICATION SITE

The site is located at The Anglian Business Centre, Mill Green Road, Pinchbeck, Spalding, PE11 3PU within the South Holland District Council's administrative area. The National Grid Reference is TF 23402 24661. **Plan 1**

This flood risk assessment has been prepared for a planning application for an additional 88 No self-storage containers, a storage building and a hard-standing area for vehicle storage. it is proposed that the site is stripped of topsoil, which will form the bund on the southern boundary to form part of the biodiversity area and a layer of 300mm deep hardcore will form the area beneath the storage units area and for the vehicle storage area. **Plans 2, 3, 4 & 6**

The National Planning Policy Framework Guidance NPPG defines three levels of flood risk depending upon the

annual probability of fluvial flooding occurring.

Zone 1 – Low Probability (<0.1%)

Zone 2 – Medium Probability (0.1 – 1.0%)

Zone 3 – High Probability (>1.0%)

The proposed development site is shown mainly to be within Flood Zone 3 “High Probability” as detailed on the Environment Agency’s Flood Zone Maps **without defences**, and as defined in Table 1 of NPPG.

Table 1: Flood Zones Definition

Flood Zone 3- High Probability
Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood. Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment. Policy aims. Developers and local authorities should seek opportunities to: • reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques. • relocate existing development to land with a lower probability of flooding. • create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed self-storage units and the vehicle storage area are classified as “Less Vulnerable,” Table 1 of NPPG states that such uses are permitted in this zone.

Table 2: Flood Risk Vulnerability Classification

Less Vulnerable
• Police ambulance and fire stations that are not required to be operational during flooding. • Buildings used for shops, financial, professional, and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable” and assembly and leisure. • Land and buildings used for agricultural and forestry. • Waste treatment (except land fill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works that do not need to remain operational during times of flood. • Sewage treatment works (if adequate measures to control pollution and manage sewage during flood events are in place).

Site Levels

From the topographical survey the site is reasonably level, the ground levels for the self-storage containers and vehicle storage area is circa 3.50mODN. The road level at the site entrance, is 3.28mODN. **Plan 5**

DRAINAGE AUTHORITIES

Environment Agency

The Environment Agency has permissive powers for reducing the risk of flooding from designated main rivers and from the sea.

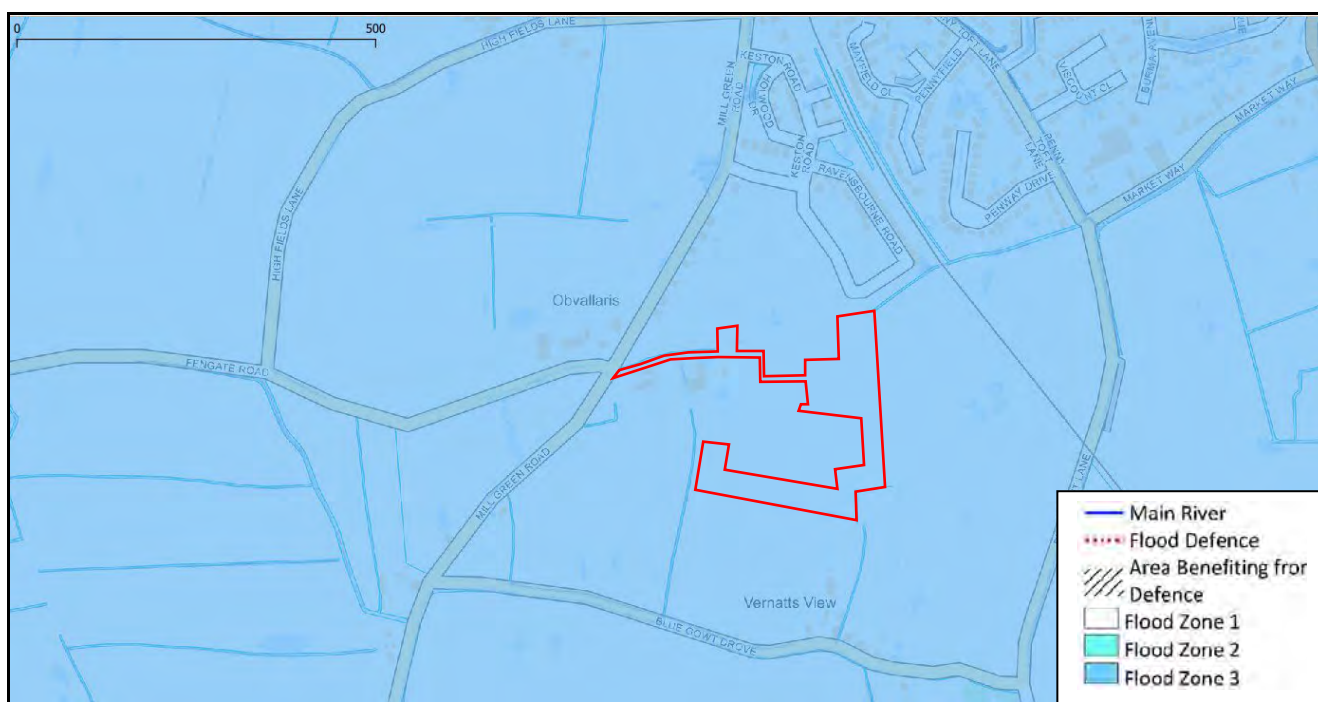
The following potential sources of flooding affecting the development site have been identified as:

The following potential sources of flooding affecting the development site have been identified as:

- the River Welland (Tidal)
- The River Glen (Fluvial)
- Welland & Deepings Internal Drainage Board system

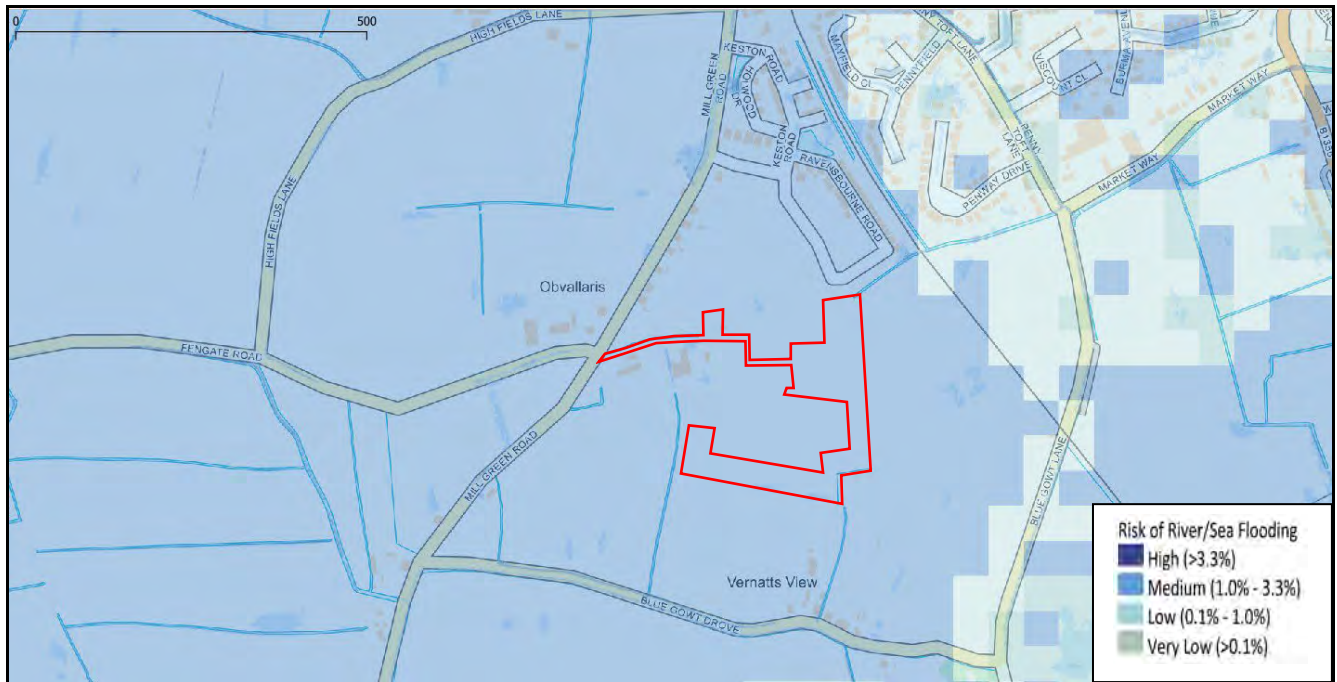
The flood zone maps indicate that the area would be flooded without flood defences.). The Flood Map indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. In some locations, such as around the fens and the large coastal floodplains there are many kilometres of raised flood defences. To meet the requirements of the National Planning Policy Framework, these defences are removed in their entirety to produce the Flood Map for Planning (Rivers and Sea). The map therefore shows the full extent of areas that would be at risk of flooding if no defences existed, and water could spread out across the floodplain.

Flood Zones



Flood Map for Planning (Source EA)

These maps show that the site is considered at risk from tidal/fluviat flooding as it is all located within an area zoned as Flood Zone 3a. The maps indicate that the area would be flooded, without flood defences, which are in place, (with an annual probability of more than 0.5% i.e., return frequency of less than 1 in 200 years for tidal flooding or more than 1.33% return frequency of less than 1 in 100 years for fluviat flooding).



Risk of Flooding from Rivers & Sea Map (Source EA)

The Risk of flooding from Rivers and Sea map shows the site for the development, to be at Medium Risk. Medium means that each year, this area has a chance of flooding between 1% and 3.3%. This takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

The River Welland Tidal Defences

The River Welland is located some 2.55Km southeast of the site, and is tidal down stream of Marsh Lane Sluice. The tidal defences protecting this site consist of earth embankments, the crest heights are circa 7.00mODN. They are in good condition and reduce the risk of flooding (at the defence) to a 0.67% (1 in 150) chance of occurring in any year. The Environment Agency inspect these defences routinely to ensure potential defects are identified.

Breach Analysis to River Welland Tidal Defences

Taking the precautionary approach, the Hazard Rating following a breach which in Flood Risk Assessment (FD 2320) Guidance for New Development Phase 2 R&D Technical Report these are classified as low <0.75, moderate 0.75-1.25, significant 1.25-2.50 and extreme >2.50 based upon an empirical measure of velocity and depth.

Flood Hazard			Description
	<0.75	Low	Caution – Flood Zone with shallow flowing water or deep standing water.
	0.75 – 1.25	Moderate	Danger for Some - (i.e. children) Danger Flood Zone with deep or fast flowing water.
	1.25 – 2.0	Significant	Danger for Most – Danger Flood Zone with deep fast flowing water.
	>2.0	Extreme	Danger for All – Extreme Danger Flood Zone with deep fast flowing water.

$$HR = d \times (v + 0.5) + DF$$

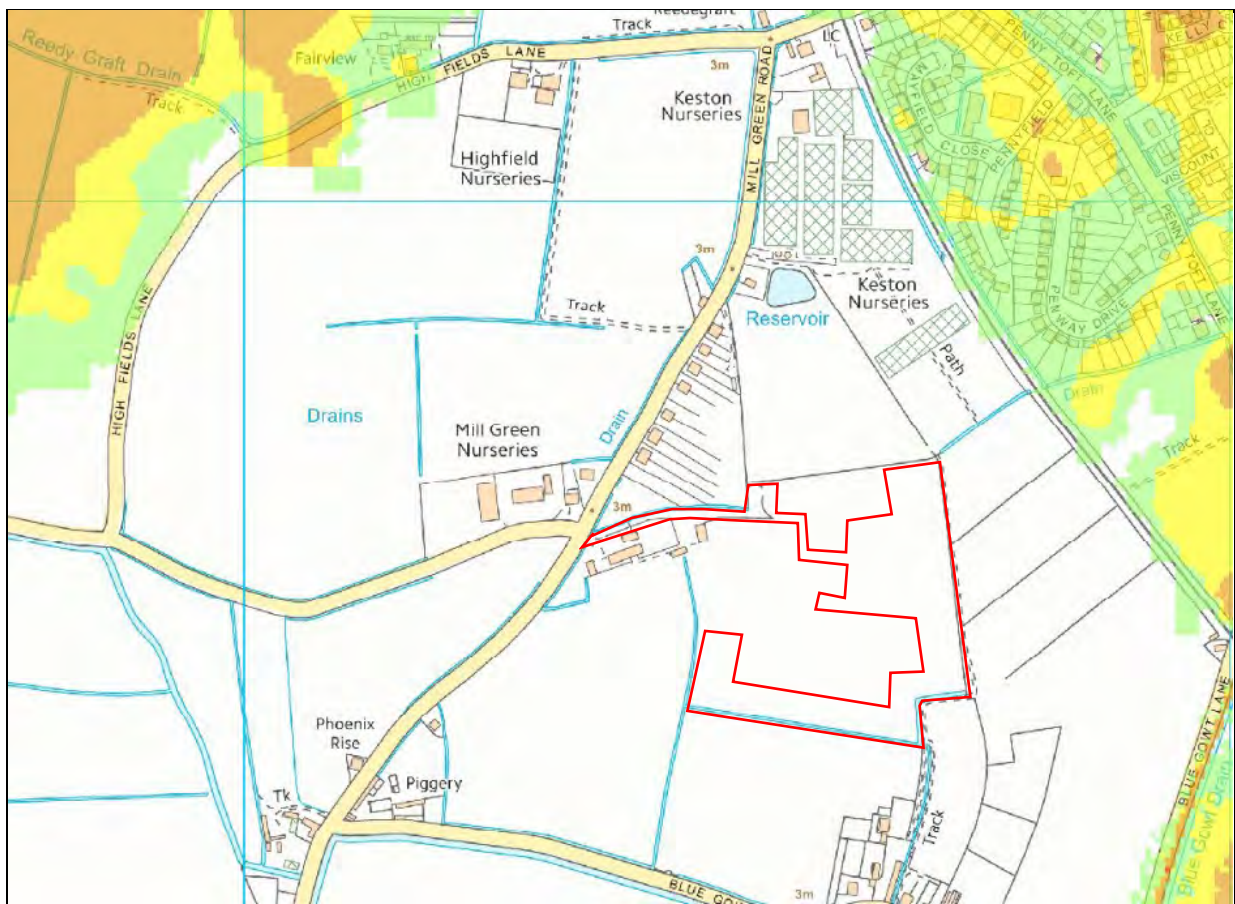
Where V = Flood flow velocity (m/sec)

D = Flood depth (m)

DF = A debris factor included to represent the greater damage, or risk of injury to people, that can occur if debris is swept along with the water. = 0.5 for depths <0.25 or 1.0 for depths.

For the degree of Flood Hazard to be classified as low HR must be <0.75

The 2017 Update to SHDC, SFRA has carried out a Tidal & Fluvial Hazard Mapping, for Spalding following a breach to the defences. The Hazard, Velocity and Depth Maps, year 2115, for the 1 in 100-year event, shows that the site where the proposed development is to be located is not within an area affected by flooding from a breach to the flood defences.

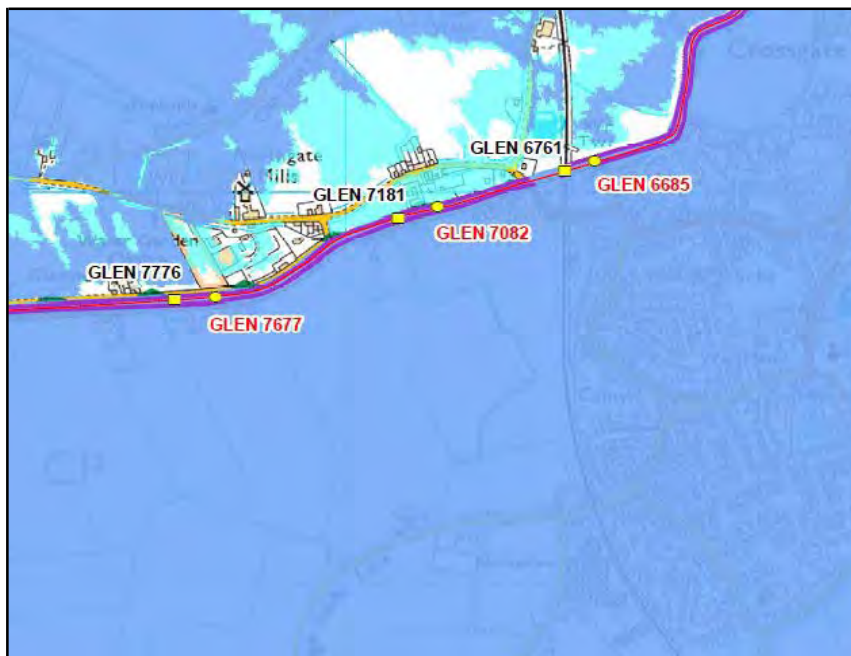


Extract from SHDC Hazard Map year 2115, for the 1 in 100-year event

River Glen

The River Glen lies some 1.3km to the north of the site and the present day 1 in 100-year flood level with 20%

consist of the B1180 Road which are in good condition and the crest heights for the right bank along this stretch of river are circa 5.90mODN. (SHDC SFRA). climate change is 4.87mODN. The flood defences of the River Glen between Herring Bridge and the A151 bridge.



Node Map

The fluvial flood data for the model nodes shown on the map are set out in the tables below.

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).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)										
			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 6685	523603	326081	4.01	4.16	4.23	4.31	4.34	4.35	4.38	4.84	4.44	4.60	4.94
GLEN 7082	523224	325963	4.04	4.17	4.25	4.32	4.36	4.39	4.41	4.87	4.49	4.70	5.01
GLEN 7677	522687	325733	4.06	4.20	4.28	4.35	4.41	4.43	4.45	4.91	4.54	4.79	5.07

Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Flows (m³/s)										
			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 6761	523531	326057	25.95	29.44	31.06	33.13	34.59	35.32	35.84	43.56	38.87	48.22	56.95
GLEN 7181	523130	325934	25.69	29.20	30.85	32.93	34.37	35.09	35.60	43.18	38.62	48.05	56.90
GLEN 7776	522589	325726	25.40	29.03	30.65	32.71	34.14	34.86	35.37	42.73	38.33	48.07	56.87

This data is taken from the Welland Model (2016) and are the most up-to date currently available. The Environment Agency aim to review the models on a regular basis.

These levels are “in-channel” levels and therefore may not represent the flood level on the floodplain, particularly where the channel is embanked or has raised defences.

The site lies within the Welland River Catchment, Peak River flows should be adjusted to reflect the latest climate change allowances of 17% increase in river level for 'Less Vulnerable' uses. It must also be assumed, to provide a worst-case scenario, that flood defences have been raised during this period to cater for the rise in river level.

Given the scale and nature of the proposed development it is considered that additional hydraulic modelling is not appropriate to determine the revised river levels and the 20% Climate Change level has been used in this assessment.

With the crest level of the B1180 road being circa 5.90mODN the climate change river levels for the 1 in 100 year Central (20%) would remain in channel. Based upon the crest heights of the flood defence the proposed site is protected with a freeboard of over 1.0m.

Floor Levels

With the site not being affected by a breach from both fluvial and tidal sources the storage units will be set at the ground level and the storage building 150mm above the existing ground level.

South Holland District Council

In order to inform the process of risk assessment and site selection the District Council commissioned Haskoning UK Ltd Consultants to prepare a Strategic Flood Risk Assessment in December 2002. They have carried out an update in 2017.

This Flood Risk Assessment has taken the results of the (2017) updated South Holland Strategic Flood Risk Assessment (SHSFRA) into account in its findings.

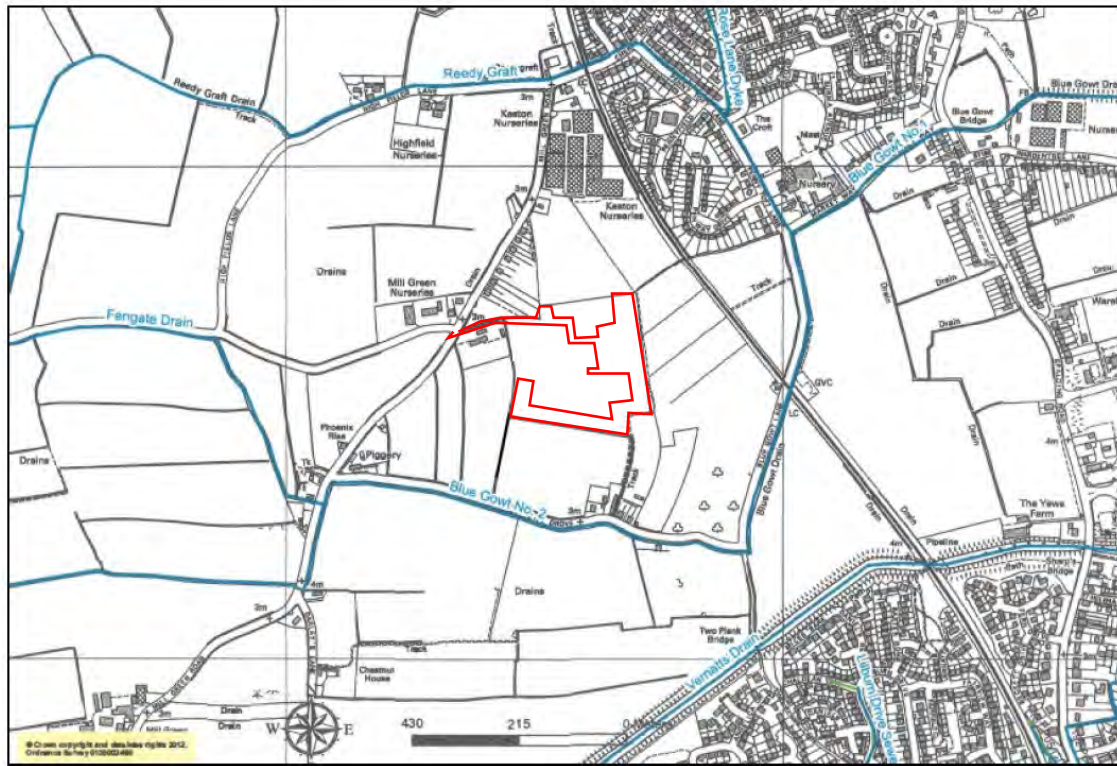
The whole of the tidal flooding information has been replaced by the mapping from the latest Environment Agency Tidal Hazard mapping. Where the mapping for an area contains both fluvial and tidal components, the more severe of the two has been presented.

The present-day for the Residual Flood Hazard, Depth and Velocity Spalding –1% fluvial and 0.5% Tidal Event Probability maps show that the site where the proposed development is to be located is not within hazard area. With climate change (2115) the Residual Flood Hazard, Depth and Velocity Spalding –1% fluvial and 0.5% Tidal Event Probability maps show that the site where the proposed development is to be located is still not within hazard area. **Maps 2, 3 & 5**

Welland & Deepings Internal Drainage Board

The proposed development site is located within Catchment area of Welland & Deepings Internal Drainage Board. The Board is responsible to operate and maintain the arterial fluvial system.

The Board's nearest watercourse to the site is the Blue Gowt No 2 some 500m south of the site.



Welland & Deepings Drainage Map

The Board's prior written consent will be required for any of the following works:

- No person without the previous consent of the Board shall erect any building or structure, whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the landward toe of the bank where there is an embankment or wall or within 9 metres of the top of the batter where there is no embankment or wall, or where the watercourse is enclosed within 9 metres of the enclosing structure.
- No person shall, without the previous consent of the Board, for any purpose, by means of any channel, siphon, pipeline or sluice or by any other means whatsoever, introduce any water into the district or, whether directly or indirectly, increase the flow or volume of water in any watercourse in the district.
- The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert within the channel of a riparian watercourse.

FLOODING FROM OTHER SOURCES

Flooding is a natural process and can happen at any time from sources other than watercourses and the sea.

- Flooding from land can occur from intense rainfall, often over short duration of time that is unable to soak into the ground or enter the drainage system. However, with the natural topographic nature of the ground being flat, with no high ground around the site this will not cause any rapid inundation of the site and is likely only lead to local ponding of shallow depth and low velocity. The ground floor level for the proposed storage

units are raised above the existing ground level. The updated SFRA concluded that flooding from this source is limited to minor isolated cases and is not of strategic significance as regards to flood risk.

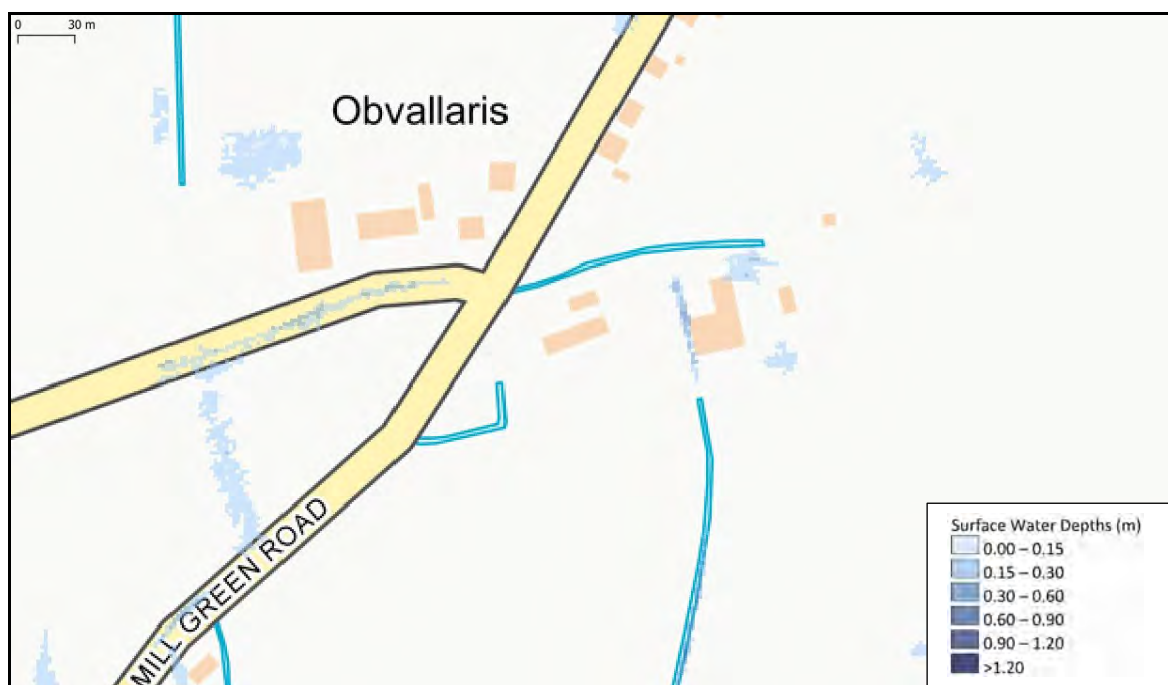
- Groundwater flooding occurs when groundwater levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys, in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels. The area is not known to suffer from any groundwater problems.
- Flooding from sewers can occur from overloading from heavy rainfall caused by blockages or having inadequate capacity. There are no public sewers close to the site.
- Non-natural or artificial sources of flooding such as reservoirs, lakes, or canals where water is stored above natural ground level could cause flooding if the structure fails or is over topped. There are no known sources within the vicinity of the site.

RESIDUAL RISKS

There is always a possibility of a flood more than that allowed for which might conceivably cause some flooding to the properties. However, such an event would have a very low probability and the risk of flooding to the property would be extremely small. It is therefore considered that the residual risks associated with flooding are not significant.

SURFACE WATER FLOODING

Part of the site is shown on the Low-Risk scenario Surface Water flood maps, for the 1 in 1000-year event, to be not affected from surface water flooding.



Risk of Flooding From Surface Water Map (Source EA)

The maps for surface water and revised maps for river and sea flooding define the risk as High, Medium, Low and Very Low. The chance of flooding for the area defined in any given year is shown below:

- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

Unlike the fluvial mapping, which is based on a detailed hydraulic model, this mapping is based purely on applying rainfall to a digital terrain model. As such this mapping serves to represent a worst-case scenario which may well overstate the actual probability of flooding in this area.

There is a caveat on the Defra Data website, as to the use of these maps and that they are not to be used to identify that an individual property will flood. Because of the way they have been produced and the fact that they are indicative, these maps are not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies or evidence.

SEQUENTIAL APPROACH

When applying the sequential approach for flood risk in accordance NPPF the site would fall into Zone 3a (High Probability) as the site is shown to be within the tidal/fluvial flood plain as shown on the Environment Agency's Flood Map without defences in place.

However, the results of the updated SHSFRA shows that the site is located within a low/medium probability flood zone, but the area is reliant on protection by flood defences providing a standard of protection of 1 in 100 years return period.

TABLE 3: Flood Risk Vulnerability and Flood Zones 'Compatibility'

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test Required	✓	✓
	Flood Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Flood Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Sequential Test

NPPF Guidance Paragraphs 157 - 179 requires development within high areas of flood risk be determined using a sequential risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account the impacts of climate change.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The

NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is important to note that the Sequential Test does not specifically mean that sites such as this cannot be developed, rather that sites at less risk should be developed first.

The risk of flooding at the site is very low, it is shown on the 2017 Update to SHDC, SFRA Hazard, Velocity and Depth Maps, year 2115, for the 1 in 100-year event, that the site where the proposed development is to be located is not within an area affected by flooding from a breach to the flood defences.

Accordingly, Policy 7 of the adopted SE Lincolnshire Local Plan confirms that new employment development /businesses or the extension of an existing business outside the allocated employment sites will be supported provided that the proposal involves the re-use of previously developed land or the conversion/re-use of redundant buildings. On that basis, it is considered that development would be important to the economic or social needs of the community.

As the proposal for the 'Less Vulnerable' uses are for industrial purposes on the site of the existing business, it would be unreasonable to consider sites elsewhere within the district as this facility is to sustain the established business and provide employment opportunities. In this particular case the business is centred on the land owned and operated by Anglia UK Ltd and to consider areas outside the holding would not be practical. The proposed additional vehicle storage and storage units will help to support the existing storage units and the vehicle storage use already provided on site. Consequentially the Sequential Test is met, with the development being "Less Vulnerable" the Exception Test is not required.

It is there for considered that flood risk and drainage is acceptable on site and in accordance with Policy 4 of the South East Lincolnshire Local Plan, 2019, and Section 14 of the National Planning Policy Framework, 2023.

CLMATE CHANGE

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events as both tidal and fluvial flooding. The Climate change allowances in the NPPF Guidance was updated on the 20th of July 2021.

Peak River Flow Allowances

For flood risk assessments use the Management Catchment Climate Changes for the peak river flow map. Management catchments are sub-catchments of River Basin Districts.

The site is located within the Welland Management Catchment within the Anglian River Basin District, for sites within Flood Zone 2 or 3a and for "Less Vulnerable" land uses, the Central allowances figures, in the Table below, should be used.

Peak River flow allowances within the Management Catchment Allowances				
River Basin District /Management Catchment	Allowance category	Total potential change anticipated for '2020s' (2015 to2039)	Total potential change anticipated for '2050s' (2040 to2069)	Total potential change anticipated for '2080s' (2070 to2115)
Anglian/ Welland	Upper End	22%	26%	53%
	Higher Central	10%	10%	28%
	Central	5%	4%	17%

The effect of global warming on peak rainfall allowances is given in Table 1.

Table 1 Peak Rainfall Intensity

Table 1 Peak rainfall intensity allowance in small and urban catchments (1961 to1990 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%

The annual sea rise due to climate change is given in NPPF and the recommended contingency allowances are stated in Table 2.

Table 2 Peak Sea Level Rise

Table 2 Peak Sea level allowance for each epoch in (mm) per year with cumulative sea level rise for each epoch in brackets (use 1981to 2000 baseline)						
Area of England) (Use River Basin	Allowance	2000 to 2035	2036 to 2065	2066 to 2095	2096 to 2125	Cumulative Rise 2000 to 2125 (m)
Anglian	Higher Central	5.8 (203mm)	8.7 (261mm)	11.6 (348mm)	13 (390mm)	1.20m
Anglian	Upper End	7 (245mm)	11.3 (339mm)	15.8 (474mm)	18.1 (543mm)	1.6m

DRAINAGE STATEMENT

Surface Water Drainage

The surface water run-off from the roofs of the storage units and the vehicle storage area will discharge to ground and percolate away within the proposed hardstanding. The storage shed will discharge to soakaways

Foul Water Drainage

There are no foul drainage requirements needed for this proposal.

CONCLUSION

- The site does have the protection of fluvial/ tidal flood defences which are well maintained by the Environment Agency.

- The proposed site for the proposed development is shown to be within Flood Zone 3 'High Probability' as detailed on the Environment Agency's Flood Zone Maps **without defences**.
- The Environmental Agency Breach Maps and the 2017 Update to SHDC, SFRA Hazard, Velocity and Depth Maps, for year 2115, for the 1 in 100-year event, shows that the site where the proposed development is to be located is not within an area affected by flooding from a breach to the flood defences.
- The proposed storage units will be located on top of the proposed hardstanding at ground level, the same as that that for the existing units and the storage building 150mm above the existing ground level.
- The Flood Risk Vulnerability Classification in Table 2 of NPPG the proposed development is classified as "Less Vulnerable" use.
- Any impact of damage to the property can be foreseen and mitigated against by relatively simple design and construction techniques. They will be constructed using materials which are flood resilient construction as outlined in the report.
- Flooding from other sources is unlikely to affect the site.
- No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others.
- It is therefore concluded that the proposed development can be constructed, safely and sustainably, to meet the requirements of the South Holland District Council Development Plan Policies, and the National Planning Policy Framework.

East Coast and Wash - 2018 Coastal Flood Boundary [CFB] Dataset

Key Node Points



Scale 1:550,000



▲ East Coast and Wash

See separate data sheet for predicted flood levels

East Coast and Wash: Immingham to the West Lighthouse

2018 Coastal Flood Boundary Extreme Sea Levels

CFB REF	LOCATION	EASTING	NORTHING	ANNUAL CHANCE (1 IN X) OF TIDE LEVEL IN METRES ODN																						
				1			10			50			100			200			300			1000				
				Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound				
				2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%
3888	Immingham	520440	417625	4.16	4.17	4.19	4.50	4.53	4.62	4.73	4.80	5.00	4.83	4.93	5.19	4.93	5.06	5.41	4.98	5.14	5.55	5.15	5.38	6.01		
3890	Haborough Marsh	522100	416512	4.14	4.15	4.17	4.48	4.51	4.60	4.70	4.77	4.97	4.80	4.90	5.16	4.90	5.03	5.38	4.94	5.10	5.51	5.11	5.34	5.97		
3898	Grimsby	529295	413162	3.98	3.99	4.01	4.31	4.34	4.43	4.53	4.60	4.80	4.61	4.71	4.97	4.71	4.84	5.19	4.74	4.90	5.31	4.88	5.11	5.74		
3906	Buck Beck	534709	407369	3.87	3.88	3.90	4.19	4.23	4.31	4.41	4.50	4.68	4.50	4.61	4.86	4.61	4.75	5.10	4.64	4.82	5.22	4.80	5.05	5.66		
3910	Tetney	538035	405537	3.85	3.86	3.89	4.17	4.22	4.30	4.40	4.50	4.67	4.49	4.61	4.86	4.60	4.75	5.10	4.63	4.82	5.21	4.80	5.06	5.66		
3918	Donna Nook	544641	401997	3.82	3.83	3.86	4.14	4.19	4.27	4.38	4.48	4.65	4.47	4.60	4.85	4.58	4.74	5.10	4.63	4.82	5.22	4.81	5.08	5.68		
3928	Saltfleet	549131	393360	3.78	3.79	3.82	4.11	4.16	4.26	4.36	4.46	4.64	4.47	4.59	4.86	4.57	4.74	5.11	4.63	4.83	5.25	4.83	5.11	5.74		
3942	Boygrift	555131	380860	3.72	3.74	3.77	4.06	4.11	4.22	4.33	4.43	4.65	4.43	4.57	4.87	4.56	4.73	5.13	4.62	4.83	5.28	4.85	5.15	5.82		
3968	Gibraltar Point	557652	356181	4.16	4.17	4.20	4.51	4.56	4.67	4.76	4.85	5.08	4.85	4.97	5.27	4.94	5.10	5.49	4.99	5.18	5.63	5.14	5.41	6.09		
3992_14	Hobhole	535990	340116	4.96	4.97	5.01	5.40	5.44	5.56	5.66	5.76	5.98	5.78	5.90	6.20	5.88	6.04	6.44	5.92	6.11	6.57	6.03	6.31	6.99		
	Grand Sluice*	532366	344510	4.93	4.94	4.98	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3		
3992_9	Boston Barrier	532754	342852	4.93	4.94	4.98	5.41	5.45	5.57	5.73	5.83	6.05	5.85	5.97	6.27	5.93	6.09	6.49	5.94	6.13	6.59	5.98	6.26	6.94		
3992_5	Fosdyke Bridge	531886	332234	4.87	4.88	4.92	5.31	5.35	5.47	5.58	5.68	5.90	5.71	5.83	6.13	5.82	5.98	6.38	5.87	6.06	6.52	6.01	6.29	6.97		
4008	West Lighthouse	550094	329971	4.87	4.88	4.91	5.21	5.26	5.37	5.46	5.56	5.78	5.56	5.68	5.98	5.66	5.82	6.21	5.71	5.90	6.35	5.86	6.14	6.81		
-	Marsh Road	525988	324065	-	5.04	-	-	5.44	-	-	5.73	-	-	5.85	-	-	5.98	-	-	-	-	-	-	-		
-	Wisbech	546110	309940	-	4.83	-	-	5.25	-	-	5.53	-	-	5.66	-	-	5.78	-	-	-	-	-	-	-		
-	Dog-in-a-Doublet	527200	299287	-	3.67	-	-	4.00	-	-	4.22	-	-	4.32	-	-	4.42	-	-	-	-	-	-	-		

See next page for notes

2018 Coastal Flood Boundary Extreme Sea Levels

NOTES:

The following notes apply to all CFB sites (ie all on table excluding Marsh Road, Wisbech, Dog-in-a-Doublet)

- The base date for the data is 2017.
- The levels are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- Levels for other annual chance probabilities are available if required.
- For additional information relating to the 2018 Coastal Flood Boundary Extreme Sea Levels or to access the full dataset for the above sites or intermediate locations refer to the Defra Metadata Catalogue at <https://deframetadata.com/geonetwork/srv/eng/catalog.search#/metadata/84a5c7c0-d465-11e4-b0bd-f0def148f590>

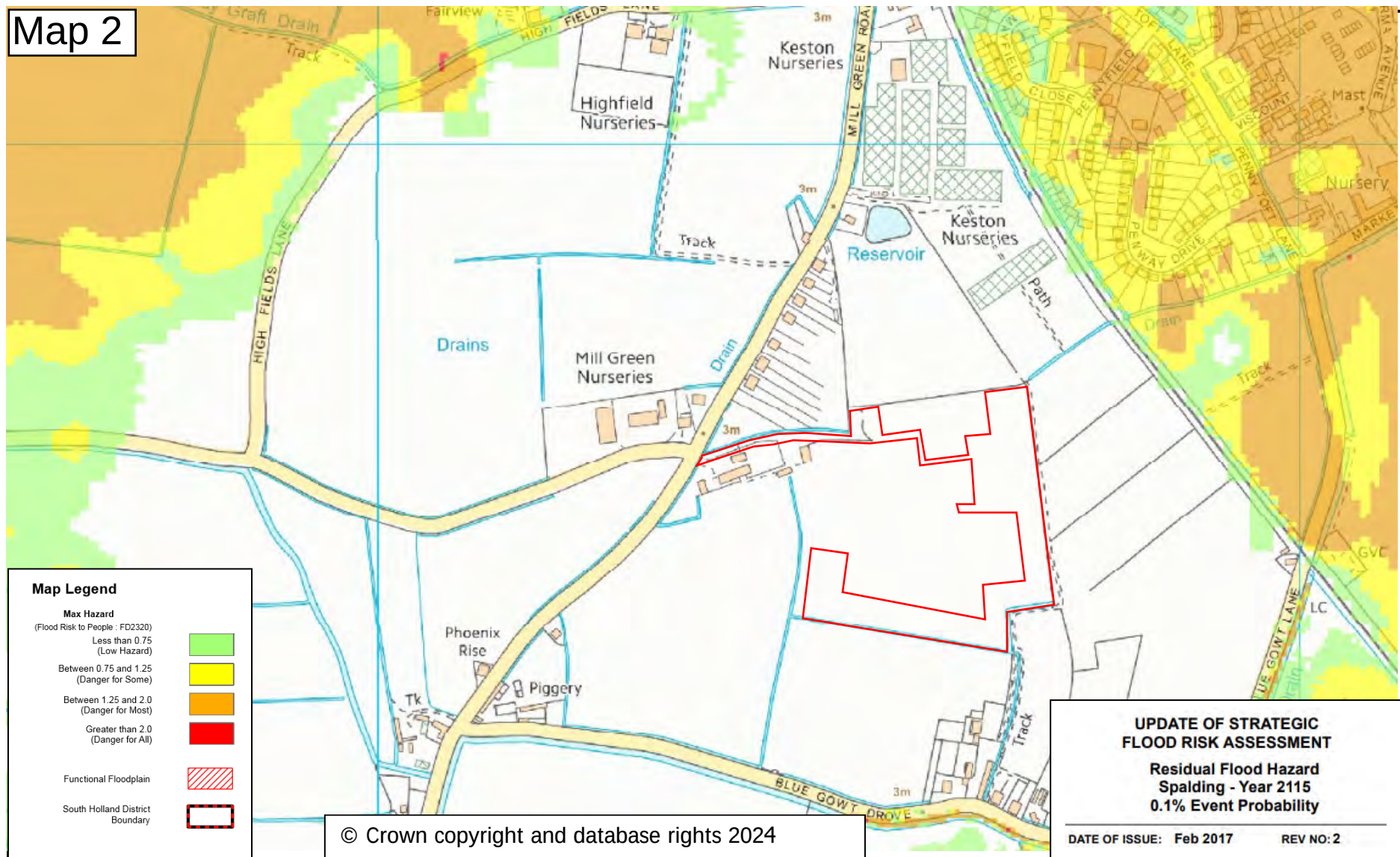
The following notes apply to all Marsh Road, Wisbech, Dog-in-a-Doublet

- The base date for the data is 2006
- The levels are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- Levels for other annual chance probabilities are available if required.
- These levels will be updated as their respective tidal river models are updated.

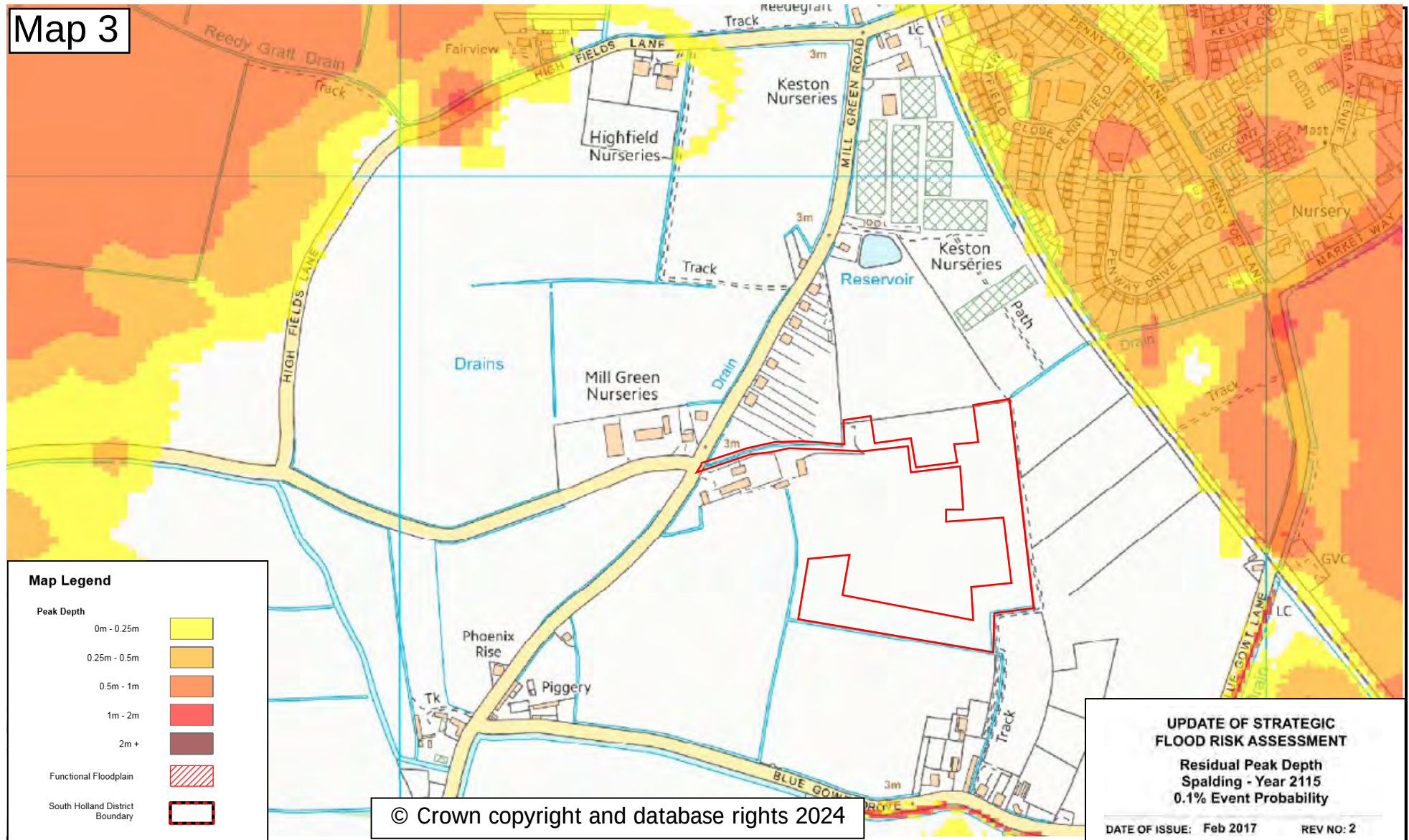
The following notes apply to Grand Sluice

- The data is based on CFB 2018 data for Boston Barrier site, capped at 5.3mAOD to reflect use of the barrier.
- The base date for the data is 2017
- The levels are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- For additional information relating to the 2018 Coastal Flood Boundary Extreme Sea Levels or to access the full dataset for the above sites or intermediate locations refer to the Defra Metadata Catalogue at <https://deframetadata.com/geonetwork/srv/eng/catalog.search#/metadata/84a5c7c0-d465-11e4-b0bd-f0def148f590>

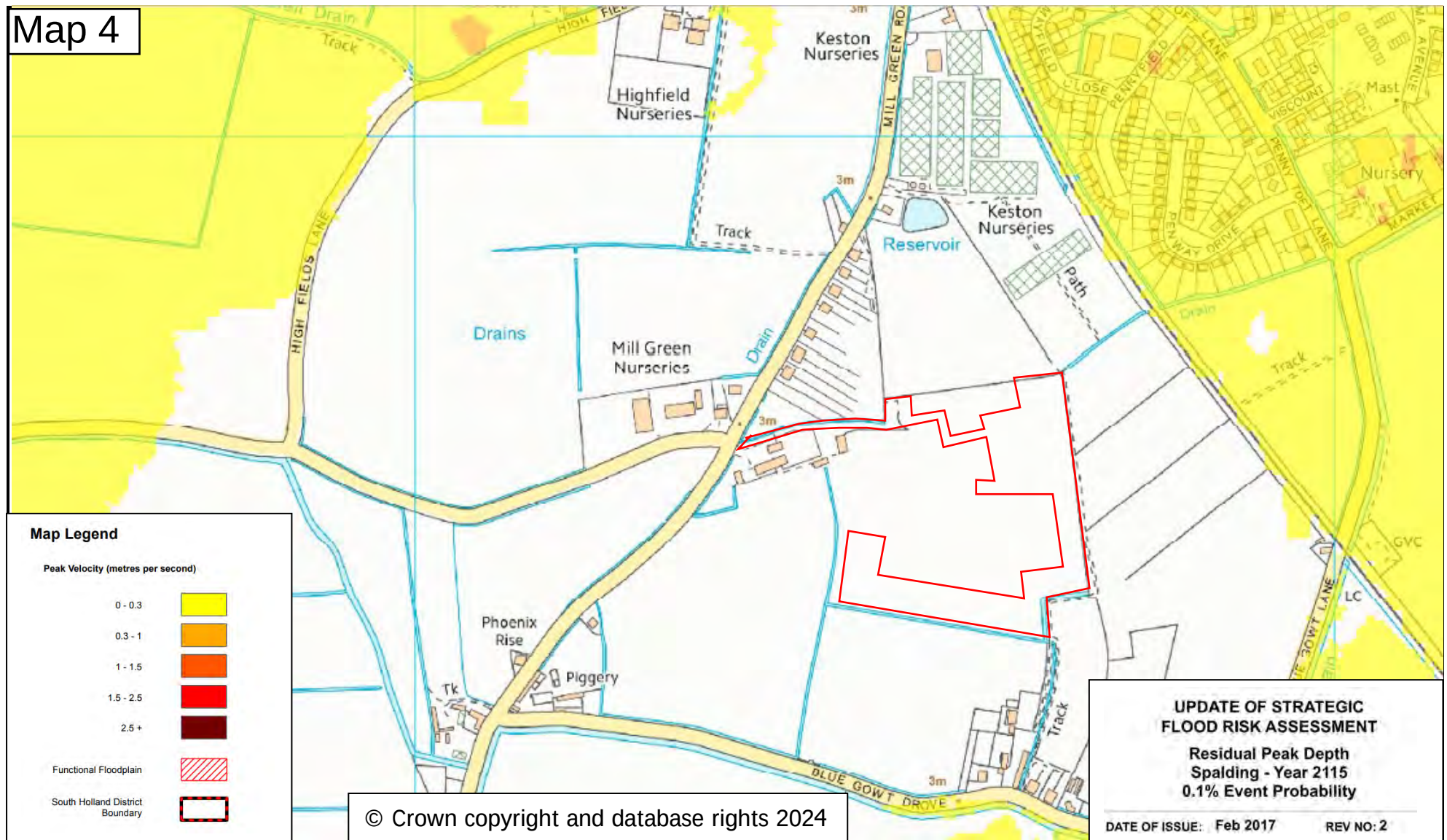
Map 2



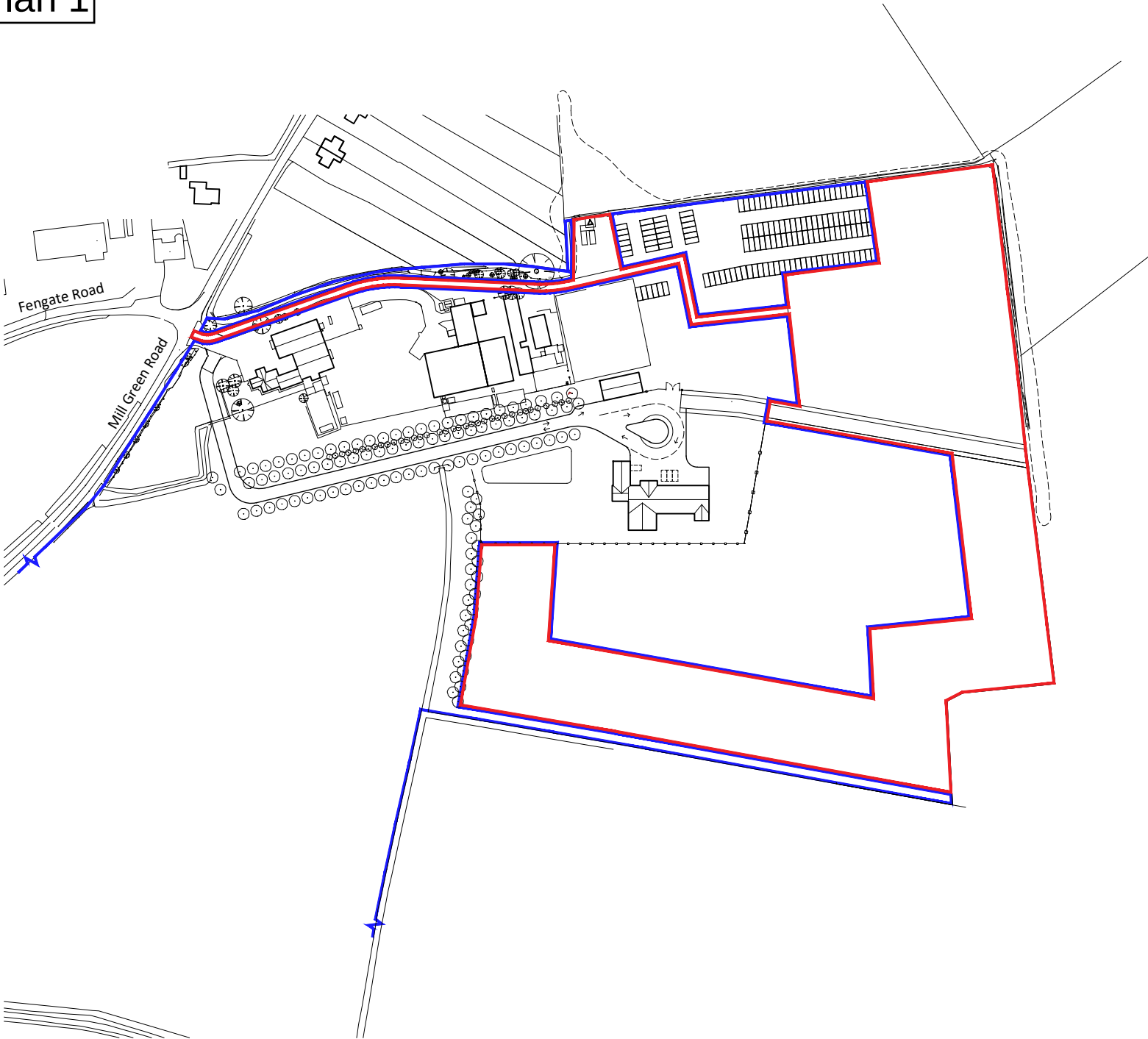
Map 3



Map 4



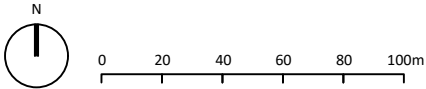
Plan 1



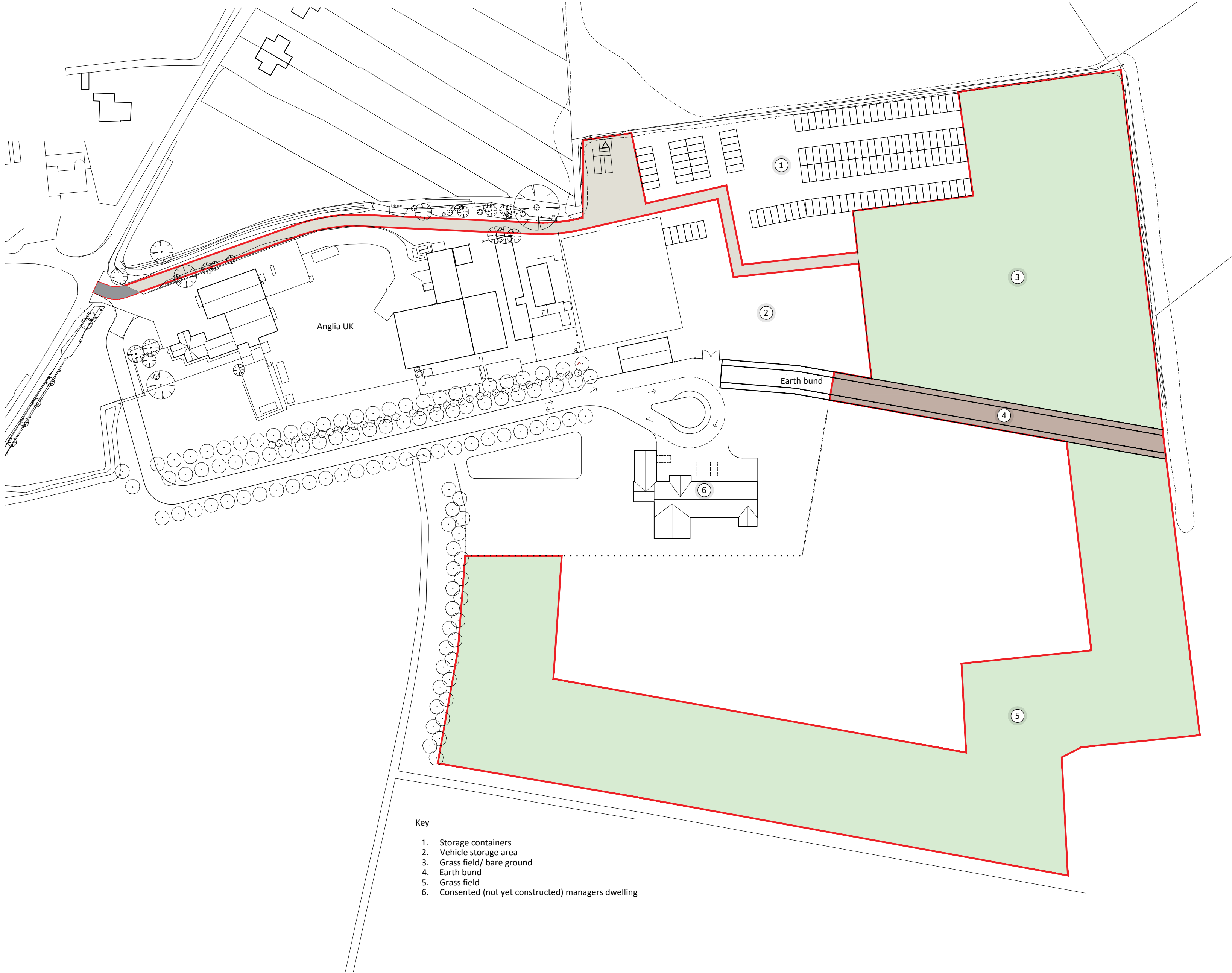
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Client Anglia (UK) Ltd		
Project Self storage containers Mill Green Road, Pinchbeck		
Drawing Location Plan		
Scale @ A4 1: 2500		Date 20/08/24
Drawn By WW		Checked By LMS
Job Number 823-31	Status FP	Purpose of Issue Planning
Drawing No. 823-31_FP_LP01		Rev -



- Key
- 1. Storage containers
 - 2. Vehicle storage area
 - 3. Grass field/ bare ground
 - 4. Earth bund
 - 5. Grass field
 - 6. Consented (not yet constructed) managers dwelling

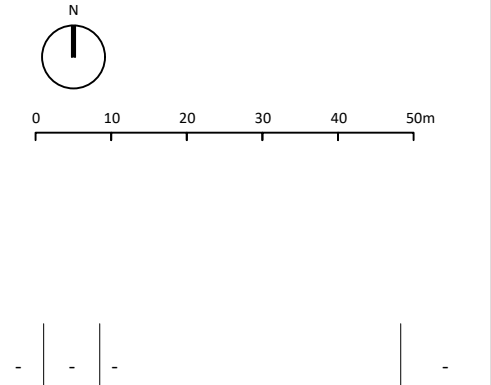
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Client
Anglia (UK) Ltd

Project
Self storage containers
Mill Green Road, Pinchbeck

Drawing		
Existing Site Plan		
Scale @ A2		Date
1: 1000		20/08/24
Drawn By		Checked By
WW		LMS
Job Number	Status	Purpose of Issue
823-31	FP	Planning

Drawing No.	Rev
823-31_FP_SP01	-



- Key
- 1. Proposed storage containers (88no)
 - 2. Proposed hardstanding for vehicle storage
 - 3. Existing earth bund to be seeded with general purpose meadow mix (habitat creation)
 - 4. Existing area of modified grassland to be overseeded with general purpose meadow mix (enhancement).
 - 5. Native tree planting
 - 6. Existing storage containers
 - 7. Existing area for vehicle storage
 - 8. Consented, not yet constructed, managers dwelling
 - 9. Proposed storage building
 - 10. Relocated antenna

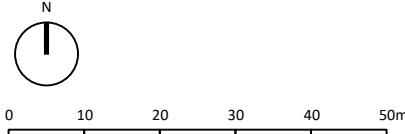
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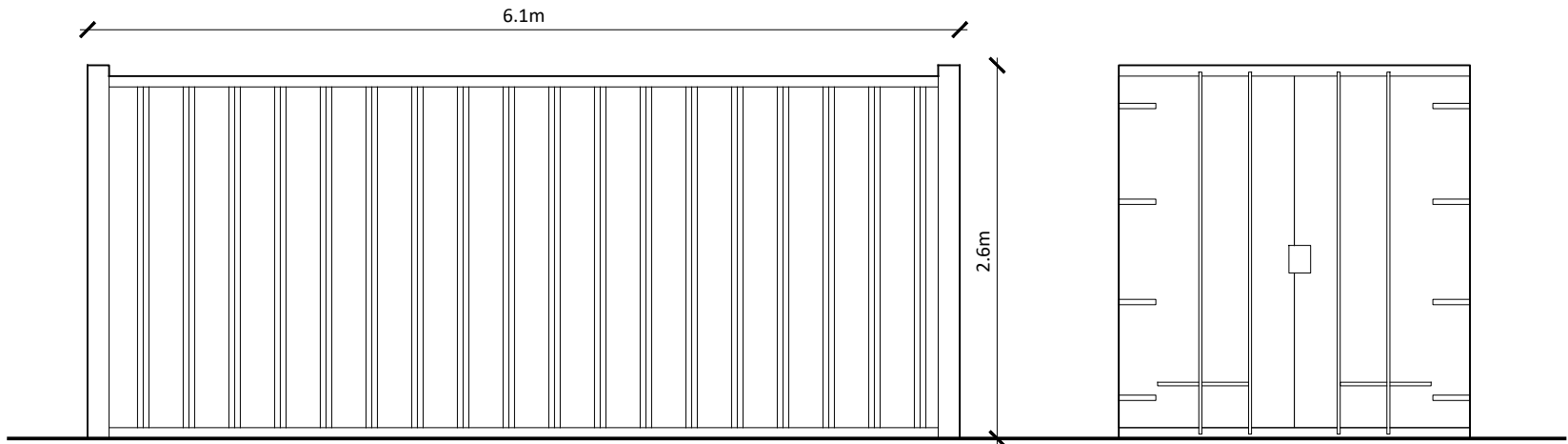
Client
Anglia (UK) Ltd

Project
Self storage containers
Mill Green Road, Pinchbeck

Drawing
Proposed Site Plan

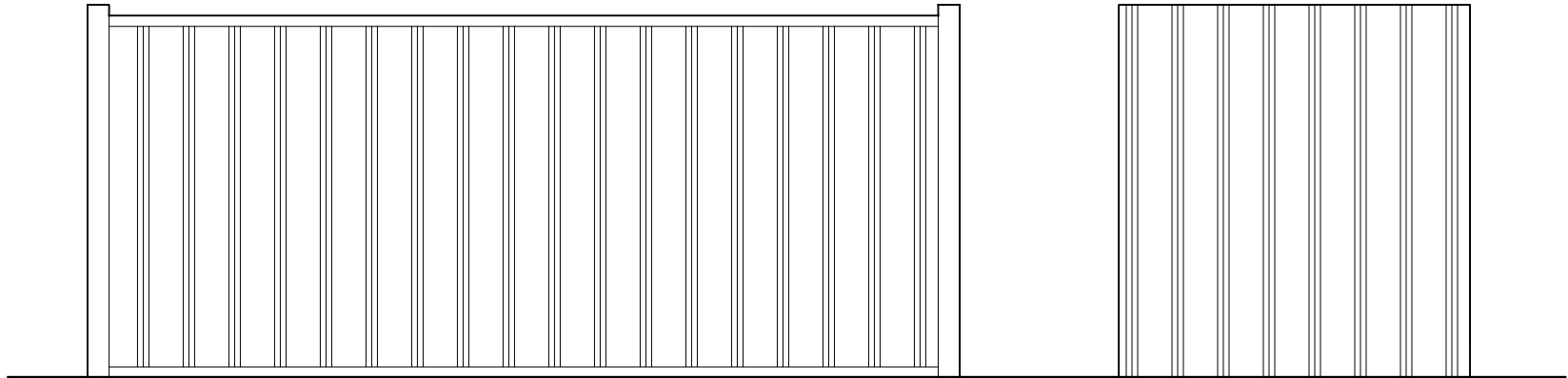
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Drawn By WW		Checked By LMS	
Job Number 823-31	Status FP	Purpose of Issue Planning	

Drawing No. 823-31_FP_SP02		Rev -
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Side Elevation

Front Elevation

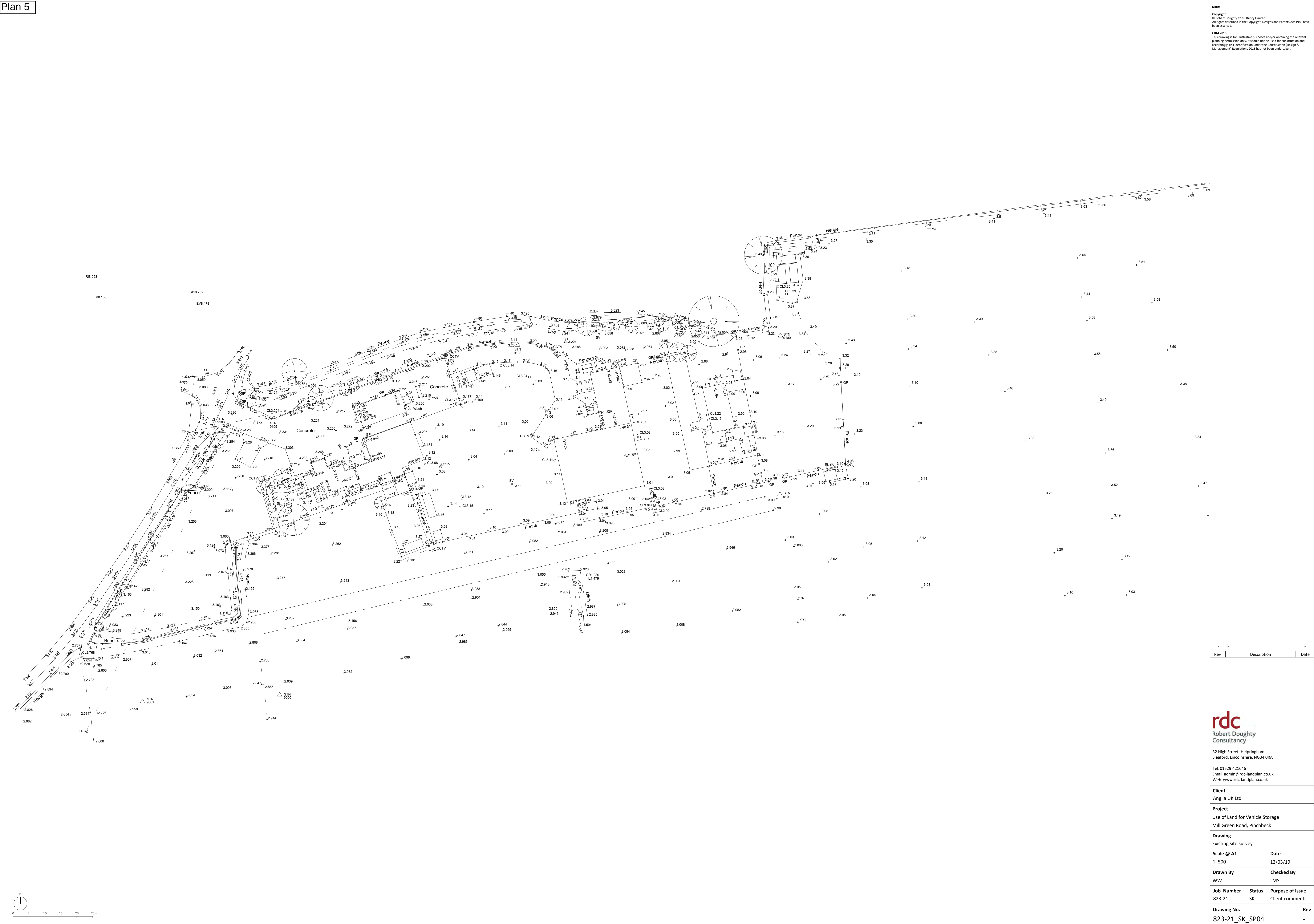


Side Elevation

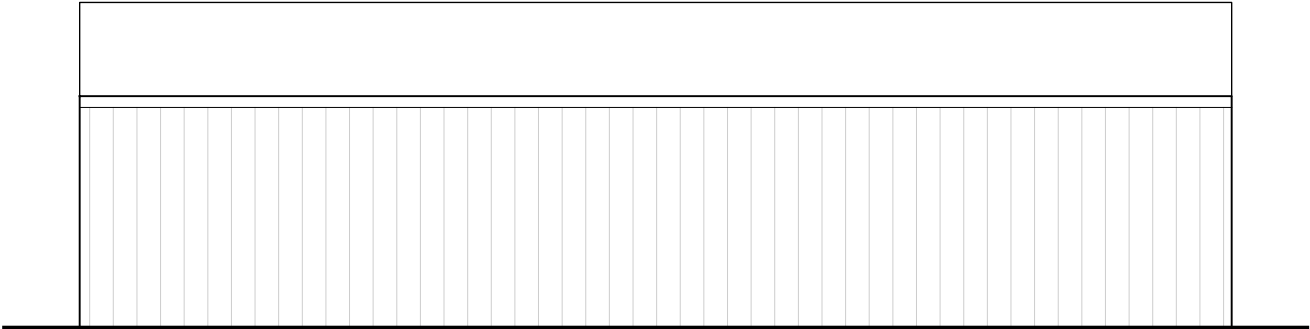
Rear Elevation

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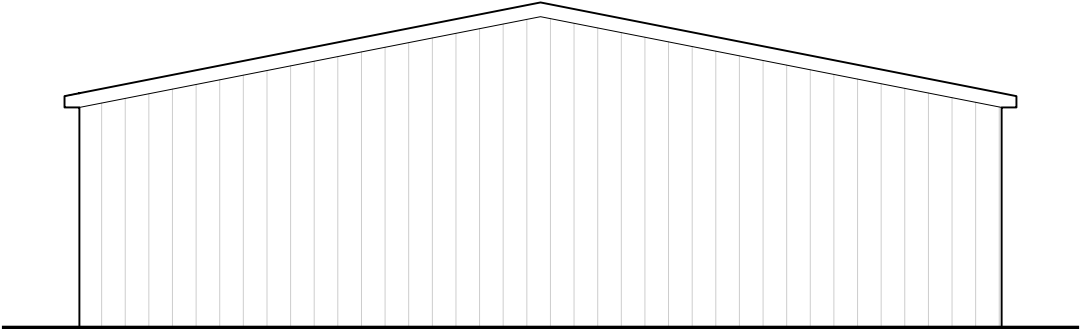
-	-	-	-											
Rev	By	Description	Date											
Current revision checked by: -														
rdc Robert Doughty Consultancy 32 High Street, Helpringham Sleaford, Lincolnshire, NG34 0RA Tel: 01529 421646 Email: admin@rdc-landplan.co.uk Web: www.rdc-landplan.co.uk Client Anglia (UK) Ltd Project Self storage containers Mill Green Road, Pinchbeck Drawing Storage container detail <table><tr><td colspan="2">Scale @ A3 1: 50</td><td>Date 20/08/24</td></tr><tr><td colspan="2">Drawn By WW</td><td>Checked By LMS</td></tr><tr><td>Job Number 823-31</td><td>Status FP</td><td>Purpose of Issue Planning</td></tr></table><table><tr><td>Drawing No. 823-31_FP_GA01</td><td>Rev -</td></tr></table>				Scale @ A3 1: 50		Date 20/08/24	Drawn By WW		Checked By LMS	Job Number 823-31	Status FP	Purpose of Issue Planning	Drawing No. 823-31_FP_GA01	Rev -
Scale @ A3 1: 50		Date 20/08/24												
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Job Number 823-31	Status FP	Purpose of Issue Planning												
Drawing No. 823-31_FP_GA01	Rev -													



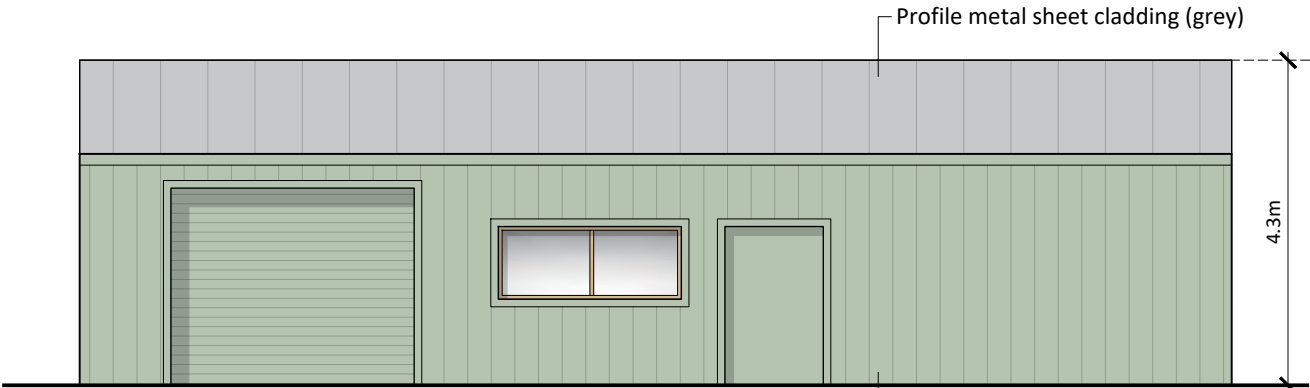
Plan 6



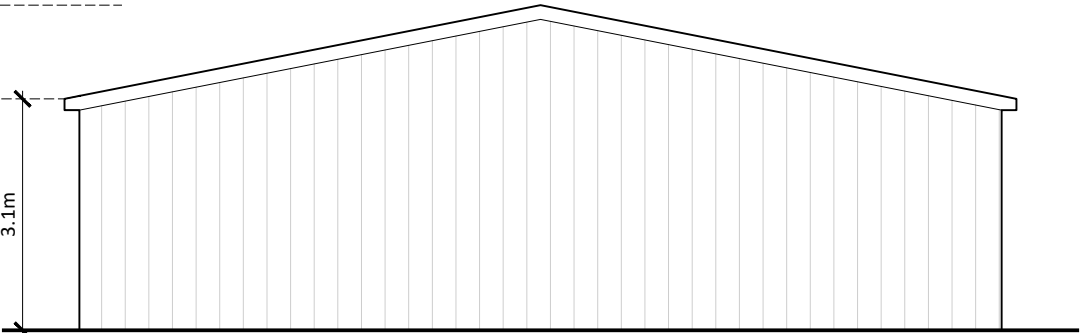
Rear Elevation



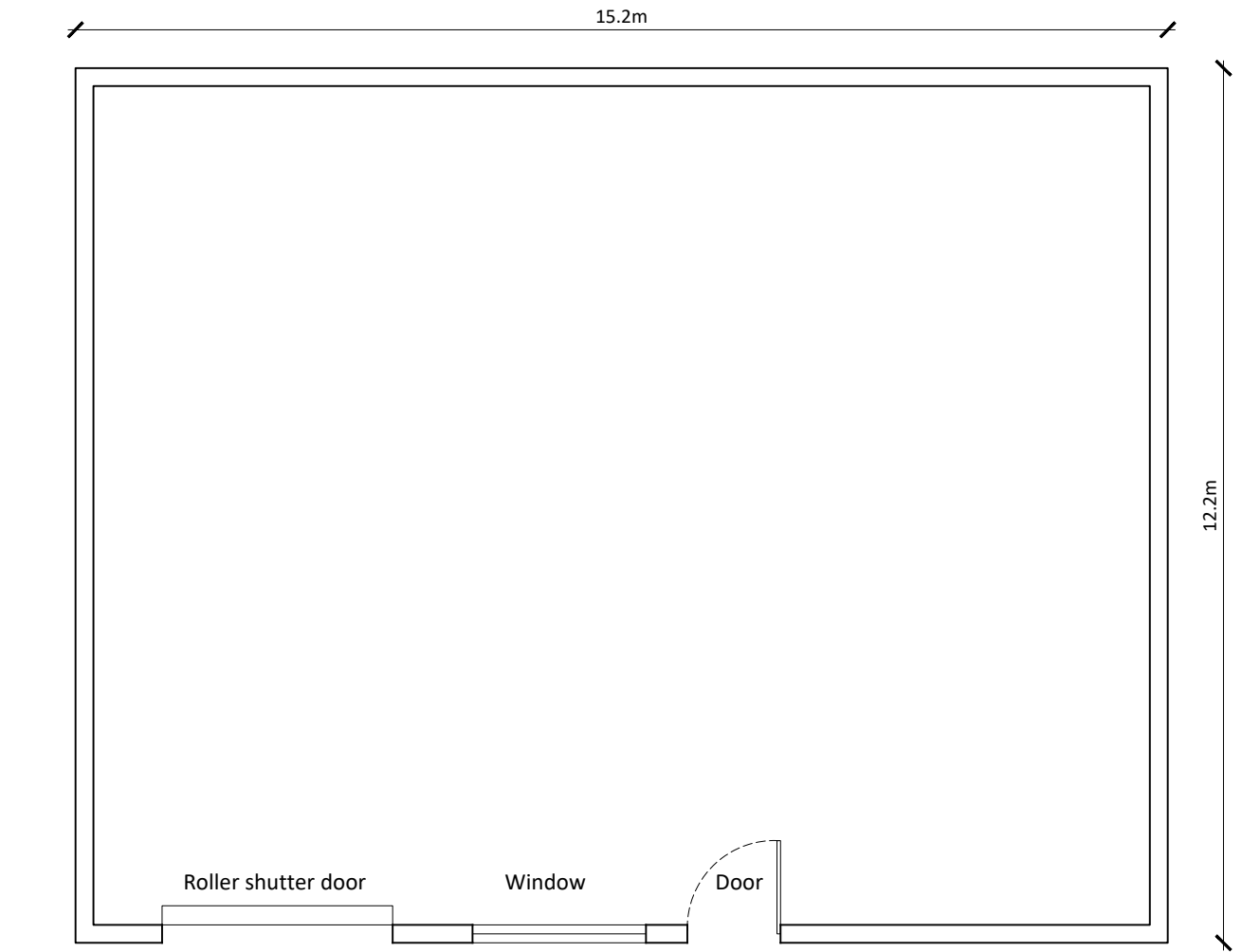
Side Elevation



Front Elevation



Side Elevation



Floor Plan

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Client Anglia (UK) Ltd		
Project Self storage containers Mill Green Road, Pinchbeck		
Drawing Storage shed plan and elevations		
Scale @ A3 1: 100		Date 03/09/24
Drawn By WW		Checked By LMS
Job Number 823-31	Status FP	Purpose of Issue Planning
Drawing No. 823-31_FP_GA02		Rev -