



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Our ref: 3165-17

**RESIDENTIAL DEVELOPMENT
OFF CHURCH STREET/CROSSGATE
PINCHBECK
SPALDING
LINCS
PE11 3XW**

FOR

P. J. BORST ESQ



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF CHURCH STREET/CROSSGATE
PINCHBECK
SPALDING
LINCS
PE11 3XW**

The application is to acquire Town and Country Planning Permission (Outline) off Church Gate (B1356)/Crossgate Lane, Pinchbeck for the benefit of P J Borst Esq.

The application site which amounts to 1.45 hectares is surrounded by existing residential developments to the North, East and South (see application plan and Inset Map No 2 for Pinchbeck). This area is classified as a sub-regional centre and therefore accepted as a *sustainable location*.

National Planning Policy Framework – Paragraph 15:-

“Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.”

The application is accompanied by an indicative layout plan showing how the site could be developed for 16 dwellings which includes indicative area for affordable properties. Consideration has been given to Flood Risk issues, the Welland & Deepings Internal Drainage Board Bye-Laws and the Anglian Water main which traverses the site along the Southern boundary.

As the site is within Flood Zone 3 of the Environment Agency flood map a site specific Flood Risk Assessment has been carried out which suggests that finished floor levels will need to be 1 metre above existing ground levels. This criteria can be easily achieved by the low number of properties on this 1.45 hectare site.

All utilities are readily available:-

- Foul water discharge to public foul sewer in Crossgate Lane.
- Surface water disposal from access road and property roofs to comprehensively dedicated system to discharge into either or both open dikes on the North and West boundaries subject to approval of the Welland and Deepings Internal Drainage Board (see email from Drainage board in appendix)
- Water supply pipes are available in Crossgate Lane and Church Street
- Electricity and gas are readily available in Crossgate Lane and Church Street

The current South Holland District Council Local Plan 2006 is out of date and they do not have a 5 year supply of housing, therefore, this application should be considered as a sustainable “windfall” site.

South Holland has experienced a long standing shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the LPA can only identify a 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan (SELLP).

New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

The application site is surrounded by housing that have been accepted as within a sustainable location.

In the absence of a 5 year supply of housing land Paragraph 14 of the NPPF applies and LPA’s should grant Planning Permission unless:-

“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole”.

The site is within Flood Zone 3 of the Environment Agency flood map but the site specific Flood Risk Assessment suggests that the site is developable subject to certain requirements.

This outline application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE):-

USE

The current use of the site is agriculture and is surrounded on three sides by residential development and is therefore not viable financially to continue as agriculture.

AMOUNT

The application site which amounts to 1.45 hectares is indicated to contain 16 No properties which could be developed with larger numbers but the indicative layout has considered the following:-

- Flood Risk – Environment Agency
- Road layout – LCC Highways

- Foul water disposal – Anglian Water
- Rising main – Anglian Water
- Surface water disposal – Welland & Deepings Internal Drainage Board
- Bye-law easements

The final layout and character of the site to be determined by Reserved Matters.

LAYOUT

The final layout, numbers or properties and architectural design/character of the development to be agreed at Reserved Matters stage.

SCALE

The scale of development to be determined by Conditions at Reserved Matters stage.

LANDSCAPING

The open site between existing developments is bereft of any form of landscaping and tree planting, consideration needs to be given to North, South and West boundaries which are controlled by easements of utilities therefore a comprehensive landscaping and tree planting scheme needs to be agreed by consultation at Reserved Matters stage.

ACCESS

Access to the whole site will be via an adopted roadway which will connect to Crossgate Lane to the requirements and specification of Lincolnshire County Council Highways Department.

Access to and within the properties to be determined by compliance with Part M of the Building Regulations.

EXTERNAL MATERIALS

To be agreed by Conditions at Reserved Matters stage.

FLOOD RISK

As the site is within Flood Zone 3 of The Environment Agency flood map a site specific Flood Risk Assessment has been provided (see appendix).

ENERGY EFFICIENCY

Various measures to be incorporated in the designs of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source/ground source heat pumps
- PV panels to roofs
- Log burners
- High levels of insulation

APPLICATION PLANS

3165-17-02	Location & Site Layout Plans – Indicative
25317-01	Topographical Survey – SRC Ltd

G R Merchant
September 2017

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” SITE & LOCATION PLANS

PROPOSED DEVELOPMENT BOUNDARY PLAN FOR PINCHBECK
INSET MAP NO 2

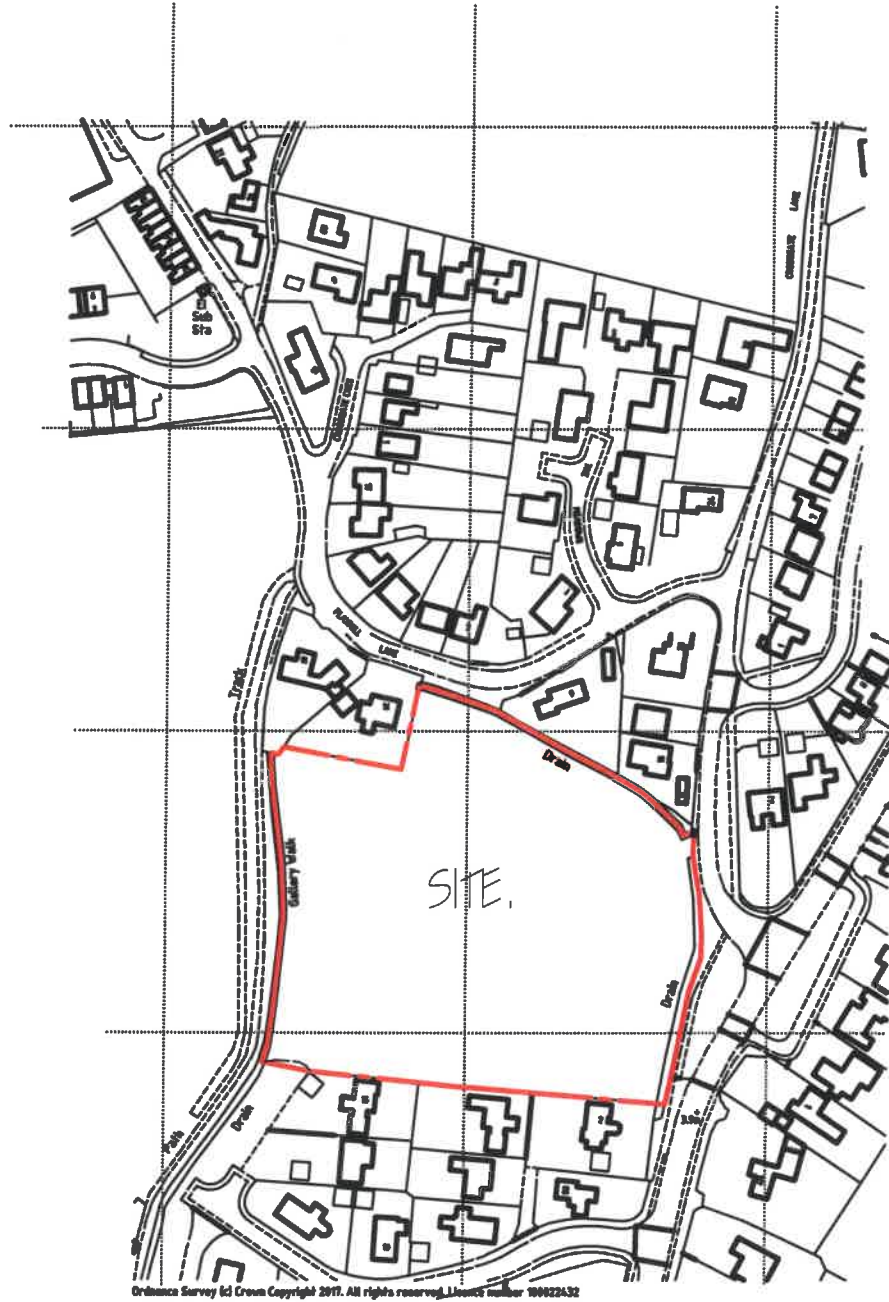
LCC HIGHWAYS BOUNDARY PLAN

ANGLIAN WATER UTILITIES MAP

WELLAND & DEEPINGS INTERNAL DRAINAGE BOARD EMAIL

FLOOD RISK ASSESSMENT

LOCATION PLAN 1/2500



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LOCATION PLAN,
1/ 2500.

"GOOGLE" SITE & LOCATION PLANS



Imagery ©2017 Google, Map data ©2017 Google

United Kingdom

200 m



Google Maps 117 Church St



Image capture: Jun 2016 © 2017 Google United Kingdom

Pinchbeck, England



Street View - Jun 2016

Google Maps 117 Church St

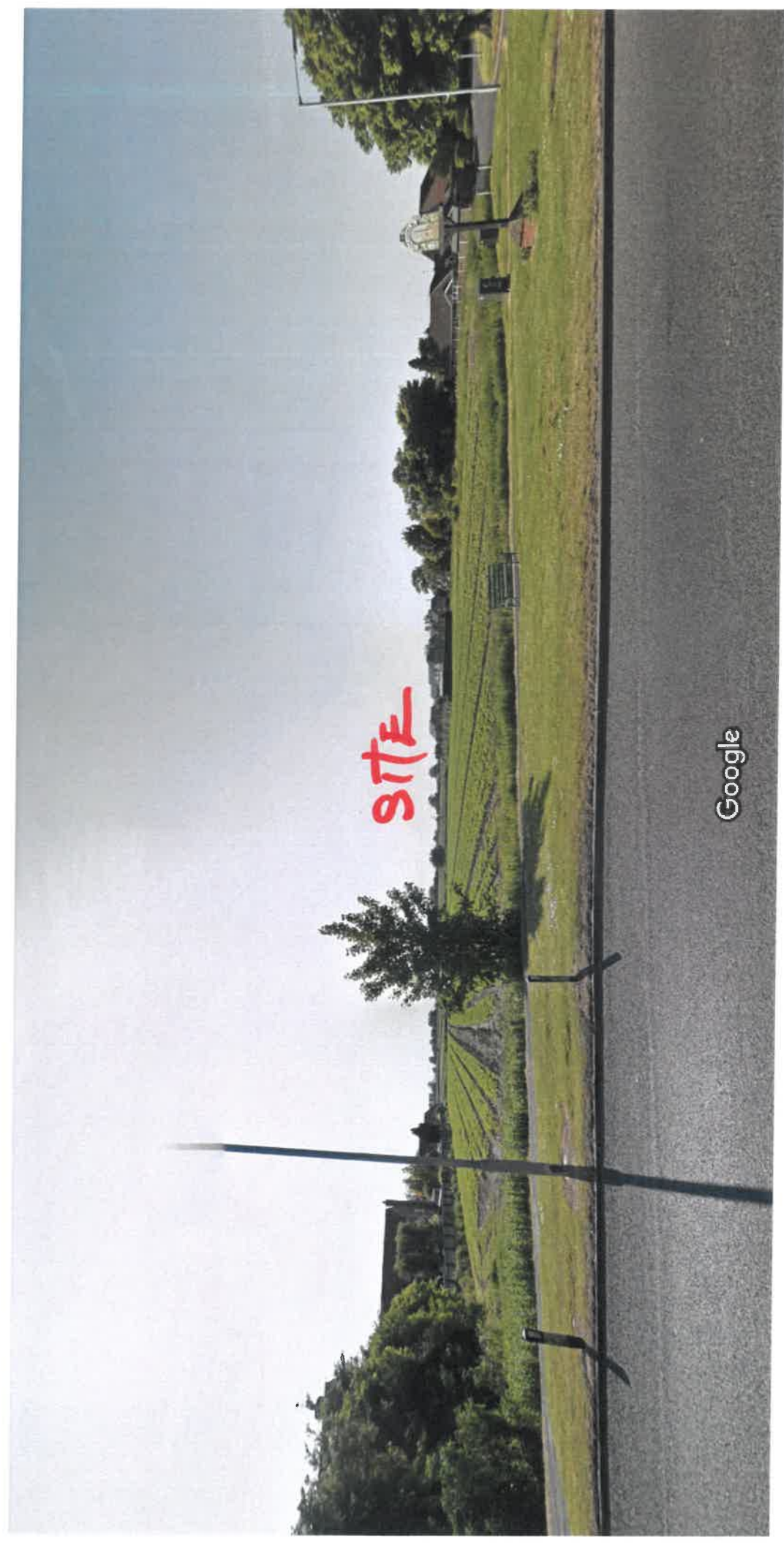


Image capture: Jun 2016 © 2017 Google United Kingdom

Pinchbeck, England



Street View - Jun 2016

Google Maps B1356

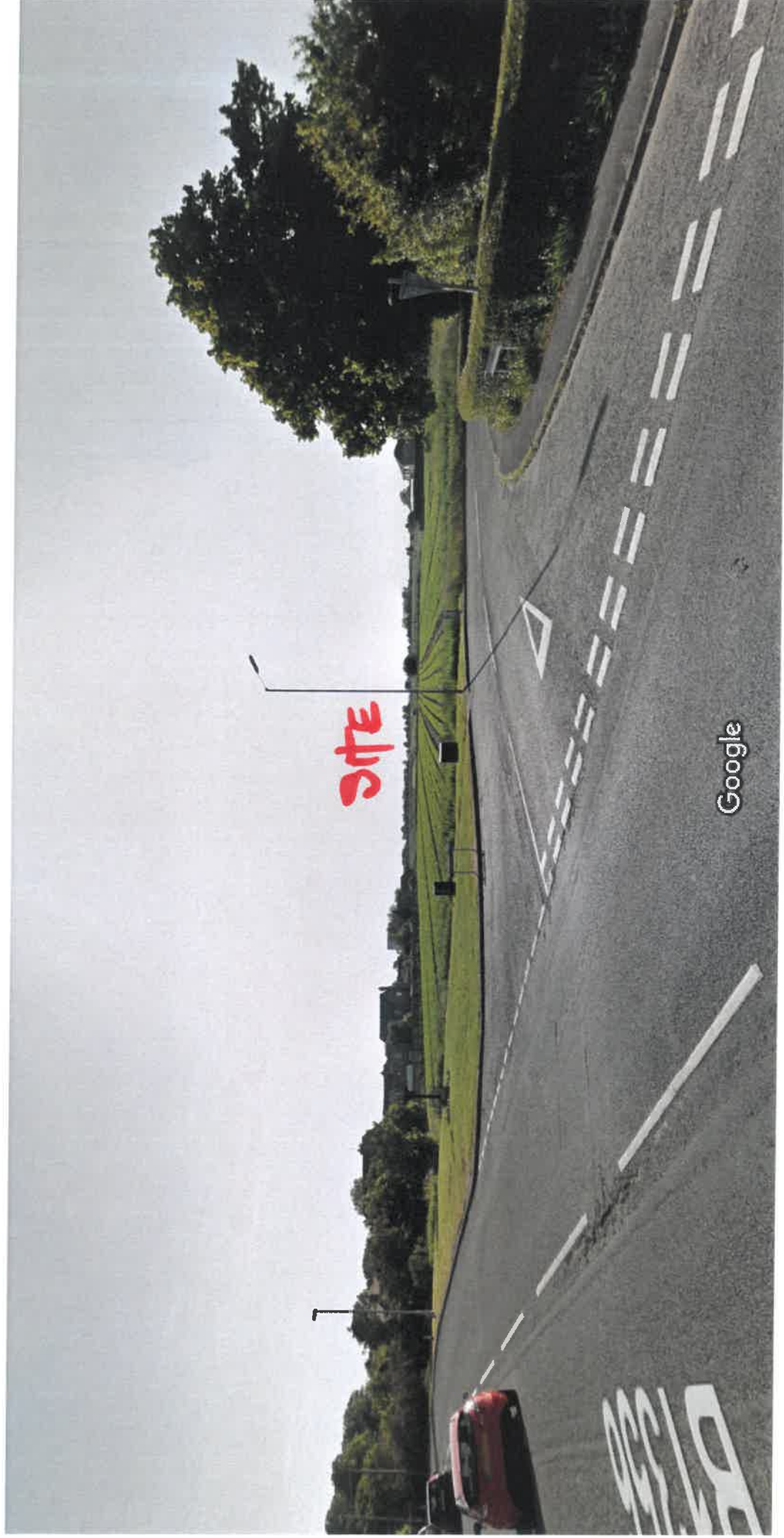


Image capture: Jun 2016 © 2017 Google United Kingdom

Pinchbeck, England



Street View - Jun 2016



Image capture: Apr 2010 © 2017 Google United Kingdom

Pinchbeck, England

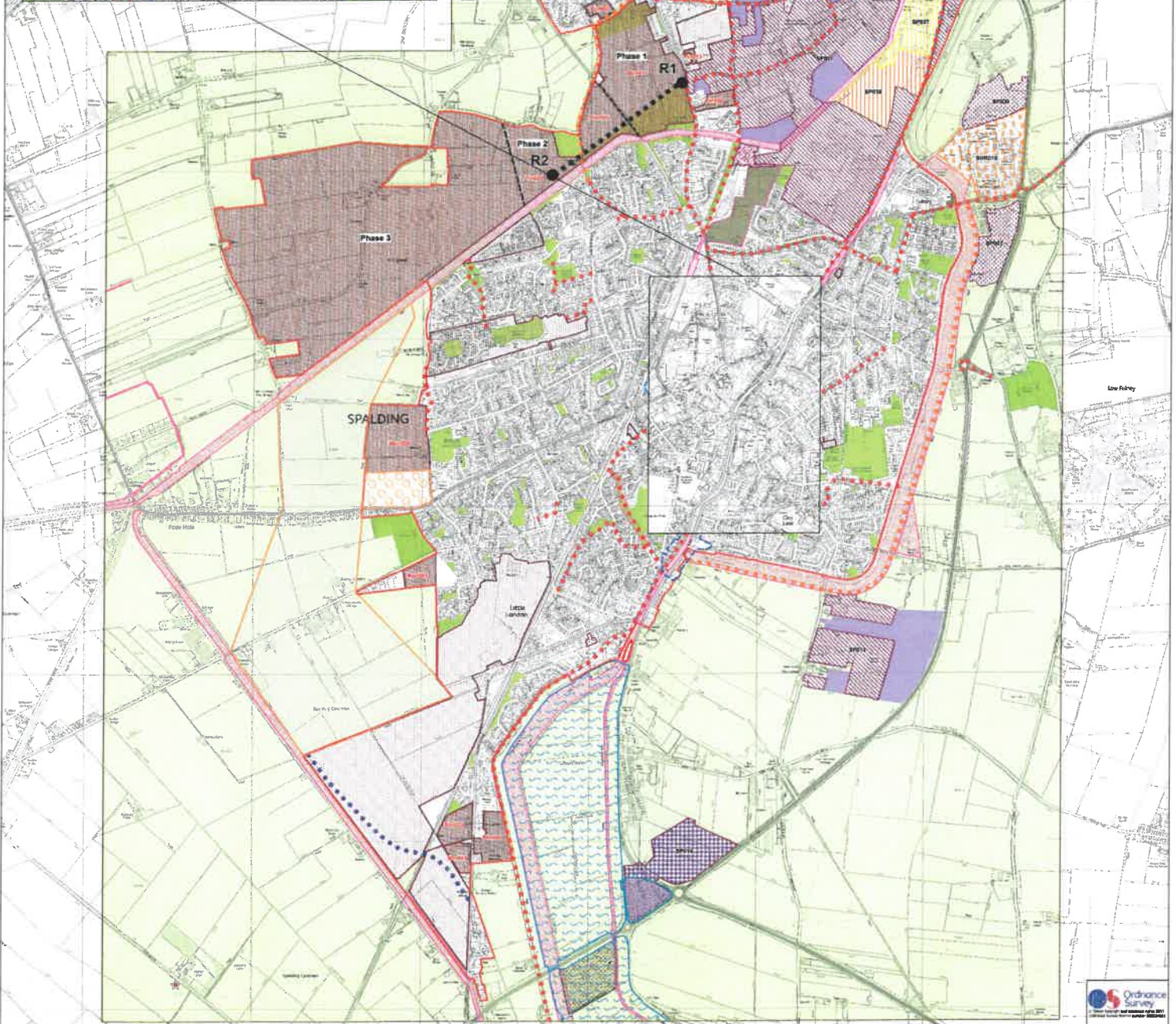
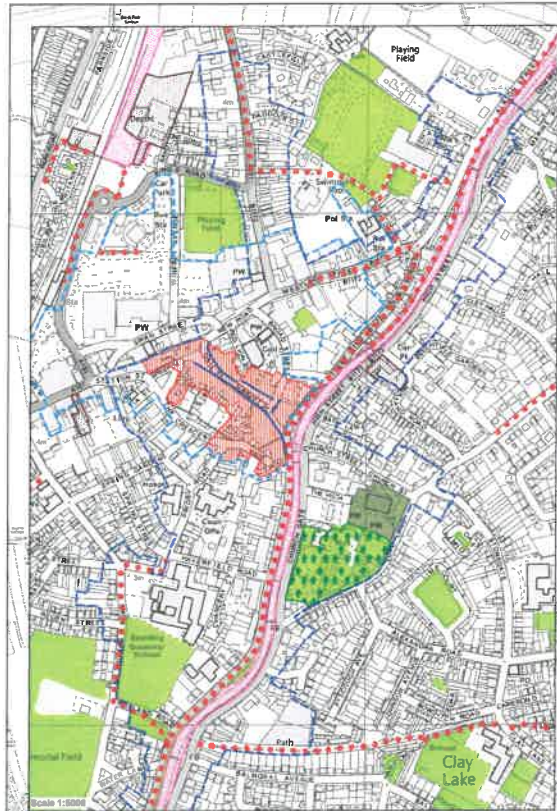


Street View - Apr 2010

**PROPOSED DEVELOPMENT BOUNDARY PLAN FOR PINCHBECK
INSET MAP NO 2**



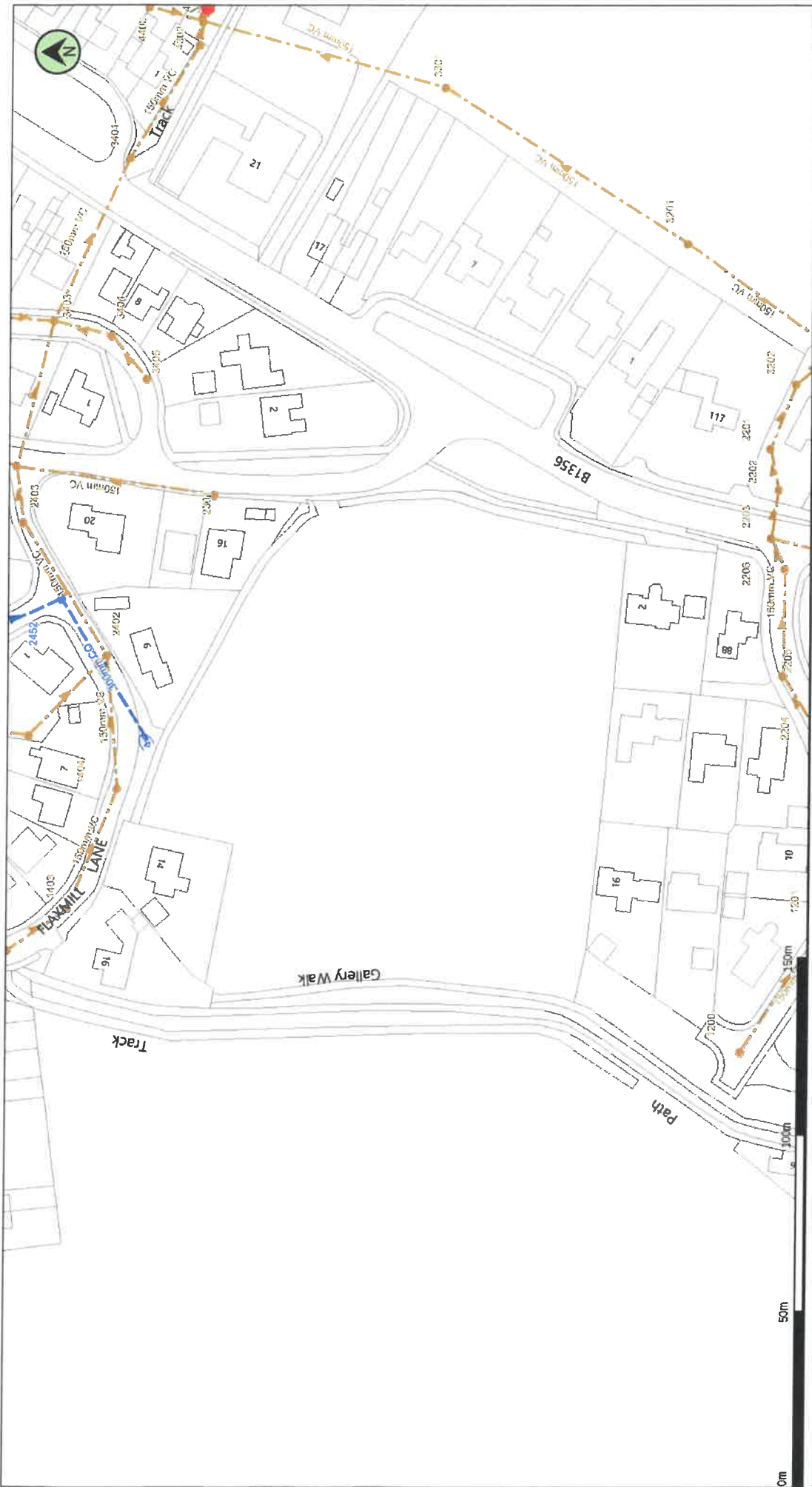
	Inset Map Boundary			Proposed Education Facilities	Policy 6
	Countywide	Policy 2.6, 16, 18, 20		Springfields Shopping and Festival Gardens	Policy 9.23
	Land Safeguarded for Housing After 2036	Policy 12		Primary Shopping Area	Policy 21.22.23
	Settlement Boundary	Policy 2.16, 19, 20		Primary Shopping Frontage	Policy 21.22
	Town Centre Boundary	Policy 21.22.23		SSSI	Policy 24
	Conservation Area	Policy 25		Local Wildlife Site	Policy 24
	Housing Commitment	Policy 11		Local Nature Reserve	Policy 24
	Housing Allocation	Policy 11, 12, 13		Flood Storage Area	Policy 5
	Existing Main Employment Area	Policy 8		Recreational Open Space	Policy 28
	Proposed Main Employment Area	Policy 8		Green Infrastructure	Policy 28
	Established Employment Site	Policy 8		Historic Park and Garden	Policy 24.25
	Existing Mixed Use Employment Site	Policy 8		Southern Section of the SWRR	Policy 12.29, 30
	Proposed Mixed Use Employment Site	Policy 8		SWRR Safeguarding Corridor	Policy 12.29, 30
	Existing Restricted Use Site	Policy 8		Northern Section of the SWRR: Indicative Road Line	Policy 12.29, 30
	Proposed Restricted Use Site	Policy 8		Cycle Route	Policy 29
				Proposed Cycle Route	Policy 29
				Ancient Monument	Policy 25



LCC HIGHWAYS BOUNDARY PLAN



ANGLIAN WATER UTILITIES MAPS



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This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 186 or 193. It must be used in conjunction with any search results attached. The information shown is not a guarantee of the accuracy of the information shown. The information is provided for information only and is not intended to be used for any other purpose. The information is provided for information only and is not intended to be used for any other purpose. The information is provided for information only and is not intended to be used for any other purpose.

	Foul Sewer
	Surface Sewer
	Combined Sewer
	Final Effluent
	Rising Main
	Private Sewer
	Discontinued Sewer
	Outfall
	Inlet
	Manhole
	Sewage Treatment Works
	Pumping Station

bburrell@sholland.gov.uk
Off Crossgate Lane



WELLAND & DEEPINGS INTERNAL DRAINAGE BOARD EMAIL



G R MERCHANT <grmerchant.arch.cons@gmail.com>

FW: Residential Development - Gallery Walk Drain

1 message

Craig Shinkin <Craig@wellandidb.org.uk>

13 September 2017 at 09:59

To: "Bob Merchant (gr.merchant@btconnect.com)" <gr.merchant@btconnect.com>

Dear Bob,

Residential Development Church Street/Crossgate, Pinchbeck – Gallery Walk Drain

In line with current recommendations, the use of SUDS (Sustainable Urban Drainage Systems) should be considered as a first approach to dealing with surface water run-off. Lincolnshire County Council as Lead Local Flood Authority will have a key input into any SUDS or surface water disposal strategy. I would advise early engagement of discussions with them.

Flows at the Board's accepted Greenfield run-off rate of 1.4 litres/second/hectare may be accepted to the Board's system subject to agreement of technical details and submission of an application to discharge surface water.

The Board's Gallery Walk drain runs along the Western and Northern boundaries of the site as you have identified and I am pleased to see that the Board's 9 metre byelaw is being observed. I am not quite sure from the plans if the existing access is to be widened or not as part of the proposals.

If it is, this will be require an application to alter a watercourse being submitted in advance to the Board.

If you have any further queries please let me know.

Regards,

From: Nick Morris**Sent:** 07 September 2017 13:37**To:** Craig Shinkin <Craig@wellandidb.org.uk>**Subject:** FW: Residential Development

Craig

Can you please print out all the attached plans and we can then get a response to Bob.

Thanks

Nick

From: grmerchant.arch.cons@gmail.com [<mailto:grmerchant.arch.cons@gmail.com>] **On Behalf Of** G R MERCHANT
Sent: 07 September 2017 12:02
To: Nick Morris <Nick@wellandidb.org.uk>
Subject: Residential Development

Dear Nick

RESIDENTIAL DEVELOPMENT
CHURCH STREET/CROSSGATE, PINCHBECK
P J BORST ESQ.

I have been commissioned by Mr Borst, in association with Longstaff's, to make a Planning Application on his behalf on the above site.

The application is likely to be made in the next couple of weeks when we have acquired a site specific Flood Risk Assessment from Geoff Beel.

Please find attached indicative layout for your information, it is proposed to discharge the surface water into your Boards watercourses alongside Gallery Walk and Flaxmill Lane subject to your approval.

Any advice you can give at this outline application stage would be appreciated.

Regards

Bob Merchant

G R Merchant Ltd

01406 490800

Nick Morris
Operations Engineer



Deeping House
Welland Terrace
Spalding
PE11 2TD
www.wellandidb.org.uk
Tel: 01775 725861

Fax: 01775 767689

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Craig Shinkin
Planning and Enforcement Officer



Welland & Deepings
Internal Drainage Board

Deeping House
Welland Terrace
Spalding
PE11 2TD
www.wellandidb.org.uk
Tel: 01775 725861
Fax: 01775 767689

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4 attachments

 **3165-17-02 (BORST).pdf**
1096K

 **S25C-917090710590.pdf**
432K

 **S25C-917090711000.pdf**
155K

 **S25C-917090711001.pdf**
96K

FLOOD RISK ASSESSMENT

FLOOD RISK ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT OFF CROSSGATE LANE, PINCHBECK, Lincs.

FINAL REPORT

GEOFF BEEL CONSULTANCY

SEPTEMBER 2017

GCB/MERCHANT

DISCLAIMER

This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development off Crossgate Lane, Pinchbeck, Spalding, Lincs. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr P J Borst" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Geoff Beel Consultancy" during the necessary investigative process, and the conclusions and recommendations could therefore, differ in the event of material subsequently being found erroneous, incomplete or misleading. "Geoff Beel Consultancy" therefore, accepts no liability should this prove to be the case.

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- Fig 2 - Topographical Survey –
Sidebottom, Richardson, Cheng drg. no. 25317/01
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Risk Assessment (2016) – Residual Depths (2115)
- Fig 5 - Welland & Deepings Internal Drainage Board District Plan.

1.0 INTRODUCTION

- 1.1 An outline planning application is to be submitted by G R Merchant Ltd on behalf of Mr P J Borst for proposed residential development at land off Crossgate Lane, 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 Flood Zone 3 with of the South Holland District Council's Updated Strategic Flood Risk Assessment Maps (2016) and located in the Welland and Deepings Internal Drainage Board district.

- 1.3 Geoff Beel Consultancy was appointed on 6th September 2017 to undertake a Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is land off Crossgate Lane, Pinchbeck, Spalding. The National Grid Reference of the central point of the site is TF 24202630.
- 2.2 The position and extent of the site are shown on Fig 1 – Location & Site Layout Plans 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 Map for Planning and the Council's Updated Strategic Flood Risk Assessment Maps.(2016)

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site lies on the west side of Crossgate Lane and south of Flaxhill Lane.
- 3.2 The area of development is approximately 1.45 hectares.
- 3.3 The proposed site layout consists the construction of a cul-de-sac off Crossgate Lane servicing 16 two storey properties.
- 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 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.

There is no other land available for development in Pinchbeck at a lower risk of flooding and hence the Sequential Test may be considered as being met.

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 and River Glen defences to the 1 in 100 year return period flood event. Road level of Crossgate Lane on the site frontage is generally at 3.50m aOD.
- 4.3 The site and surrounding land drains to the Pinchbeck Marsh and Pinchbeck Marsh - Riddington Pumping Stations which discharge into the Blue Gowt Drain and ultimately flows via gravity into the River Glen at Surfleet.
- 4.4 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 main drains are located both north and west of the site with a design bank full capacity of the 1 in 100 year flood event.
- 4.5 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.
- 4.6 The fluvial River Glen is located approximately 300m to the west of the site with a standard of protection of 1 in 100 years return period plus climate change.
- 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 Marsh and Pinchbeck Marsh – Riddington Pumping Stations
- 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 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 Pinchbeck Marsh Pumping Stations 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.

However, the latest updated South Holland Strategic Flood Risk Assessment Residual Flood Depth map shows the site affected by floodwaters of between 0.50-1.00m as a result of a breach to the River Glen flood defences.

It is necessary to protect against this remote risk of flooding and finished floor levels have been raised to a level of 4.00m aOD with a further 300mm of flood resilient constriction above finished floor level.

This will provide freeboard of up to 700mm above lowest ground level.

- 5.5 It is proposed that floor levels of the development are to be at 4.00m aOD with a minimum of 300mm flood resilient construction above finished floor level that will be adequate to safeguard against the remote possibility of overtopping/breaching of the River Glen defences.
- 5.6 The developer should ensure that the eventual occupiers of the dwellings 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 should register with the Floodline Direct Warnings 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 at a minimum of 4.00m aOD offering freeboard of up to 700 mm above lowest ground 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 at 4.00m aOD with a further 300mm of flood resilient construction above finished floor level will be appropriate for the design life of the development (i.e. 100 years).
- 7.5 Safe and dry access to and from the site would be available onto Crossgate Lane.

8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor levels of the development will be at 4.00m aOD with a further 300mm of flood resilient construction above finished floor level offering additional protection against impacts arising from any extreme short duration, localised events. Surface water drainage will be discharged to the satisfaction of the Welland & Deepings IDB and Lincolnshire Lead Local Flood Authority.
- 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 300 m from the River Glen fluvial defences consisting of concrete wall defences.
- 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 Map for Planning has been produced irrespective of existing flood defences and standards of protection.
- 9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out an Updated Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

The Updated Strategic Flood Risk Assessment has produced more definitive Flood Risk Maps similar to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences for 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.
- 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 at 4.00m aOD with an additional 300mm of flood resilient construction above finished floor level and no sleeping accommodation at ground floor level.
- On site surface water drainage will be discharged to the satisfaction of the Welland & Deepings IDB and the Lincolnshire Lead Local Flood Authority.

[illegible]

Key A Myriad

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	
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FOR INFORMATION



Silt Survey at
Millery Vale, Dymchuck
Spalding, Lincs
For Ebb March and
Geographical Survey

ORG No. 25317/01



