FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
HORSESHOE ROAD, SPALDING

FINAL REPORT

ECL1393/SEAGATE HOMES

DATE DECEMBER 2024

ELLINGHAM CONSULTING LTD
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CONTENTS

1.0 INTRODUCTION

This Flood Risk Assessment has been prepared in accordance with National Planning Policy Framework (NPPF) and supporting planning practice guidance (PPG) on Flood Risk and Coastal Change.

In areas at risk of flooding or for sites of 1 hectare or more, developers are required to undertake a site-specific Flood Risk Assessment to accompany an application for planning permission. This Flood Risk Assessment has been produced on behalf of Seagate Homes in respect of a development that consists of seventy-six new residential dwellings at Horseshoe Road, Spalding.

A planning application for the proposed development is to be submitted by Seagate Homes.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located at Horseshoe Road, Spalding, Lincolnshire, PE11 3JA. The National Grid Reference of the site is 52299/32162.

The location of the site is shown in Figure 1.

Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is on the southern side of Horseshoe Road. The site consists of agricultural land which has an access track running through the centre. The track has an existing access to Horseshoe Road. The area of development is approximately 3.0 hectares.

A topographic survey of the site has been undertaken and is provided in Attachment 1. Ground levels at the site range between +2.8m OD and +3.3m OD. The carriageway level of Monks House Lane on the northern boundary of the site is typically +3.6m OD.

The site is in the Welland and Deepings Internal Drainage Board (IDB) District. The site and the surrounding land are within the Deeping Fen catchment. There are riparian drains on the eastern and northern boundaries of the site and Broughton Drain, an IDB Main Drain, is 700m west of the site.

The online British Geological Survey maps indicate that the site is likely to be underlain by Oxford Clay Formation mudstone. The bedrock is shown to be overlain with superficial deposits of clay and silt.

2.3 Proposed Development

The proposed development consists of seventy-six new dwelling. The development will include both single storey and two storeys dwellings. A Site Layout is provided in Attachment 2.

2.4 Local Development Documents

The South East Lincolnshire Local Plan 2011 – 2036, adopted in March 2019, is the Local Plan for the district. Policy 4: Approach to Flood Risk states the requirements for flood risk reduction.

The South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) was prepared in June 2017.

The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by reducing the number of people at risk of flooding, increasing the resilience of local communities, and reducing the impact of flooding

2.5 Available Flood Risk Information

An extract from the Environment Agency Flood Map for Planning is shown in Figure 2. The site is located within Flood Zone 3, an area with a high probability of flooding.

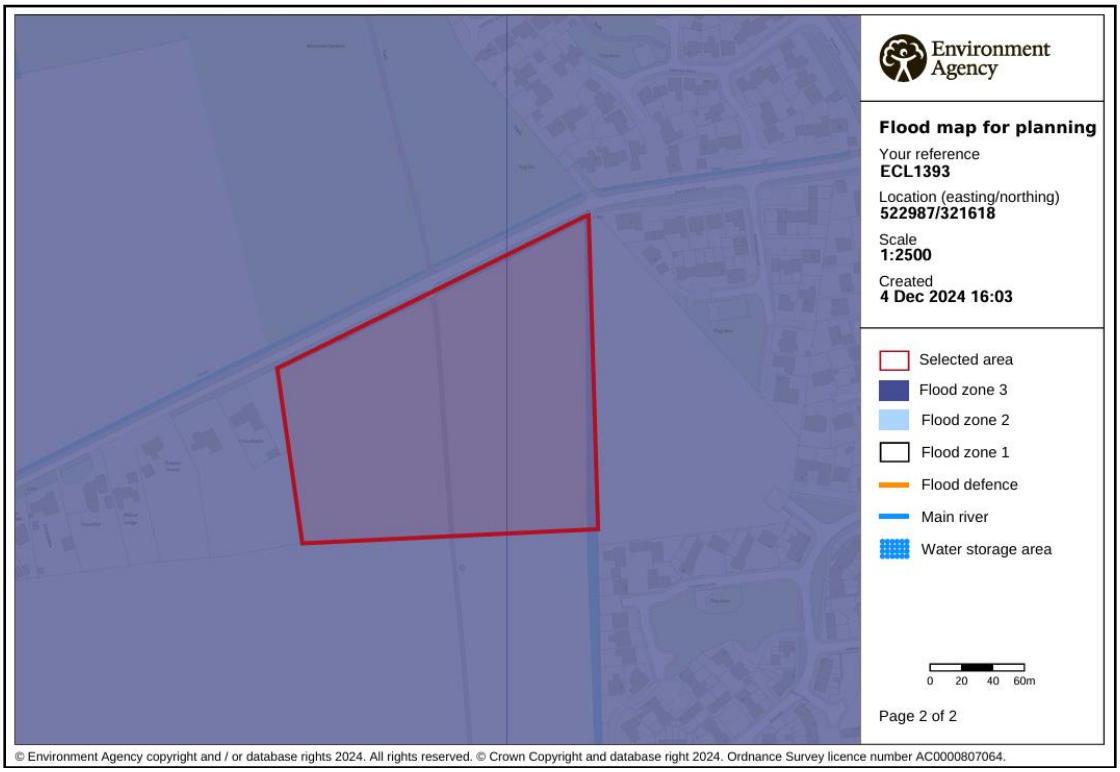


Figure 2 – Environment Agency Flood Map for Planning

The Environment Agency Long Term Flood Risk maps show that:

- the site has a medium risk of flooding from rivers or the sea (annual probability between 1% and 3.3%);
- there are isolated pockets of the site with a low risk of surface water flooding (annual probability between 0.1% and 1%) however the remainder of the site has a very low (annual probability less than 0.1%); and
- the site is not within an area at risk of reservoir flooding.

Table 1 shows the level of risk at the site within the South East Lincolnshire SFRA.

SFRA Map	Present Day	2116
Residual Flood Hazard Map for the 1% fluvial and 0.5% tidal event	The site is outside the 'Low Hazard' area	The site is outside the 'Low Hazard' area
Residual Peak Depth Map for the 1% fluvial and 0.5% tidal event	The site is outside the area at risk	The site is outside the area at risk

Table 1 – Flood Risk within SFRA Maps

3.0 FLOOD RISK VULNERABILITY

3.1 The Sequential and Exception Test

The NPPF requires the application of a Sequential Test to ensure that new development is in areas with the lowest probability of flooding.

The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

3.2 Vulnerability Classification

Table 2 of the PPG Flood Risk and Coastal Change categorises different types of uses and development according to their vulnerability to flood risk. The proposed development is covered by the description of buildings used for dwellings and is classified as 'More Vulnerable'.

Table 3 of the PPG Flood Risk and Coastal Change sets out Flood Risk Vulnerability and flood zone 'compatibility'. The site is in Flood Zone 3 and the development is 'More Vulnerable' therefore it is necessary to complete the Exception Test.

PPG Flood Risk and Coastal Change defines that the lifetime of the development in terms of flood risk and coastal change is 100 years.

3.3 Application of the Sequential and Exception Test

It is for the Local Planning Authority, using the evidence provided and taking advice from the Environment Agency as appropriate, to consider whether an application passes the Sequential Test.

Large parts of the South Holland district close to the River Welland lie within Flood Zone 3. As such, opportunities to undertake the development at an alternative site with a lower flood risk are limited. The Environment Agency Flood Maps for Planning show that the whole of Spalding is within Flood Zone 3. In this context it is noted that SE Lincolnshire Local Plan residential allocations are within flood risk areas due to the lack of availability of sites within areas of lower flood risk.

The River Welland has defences that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event including climate change. The site therefore has a low probability of flooding and is considered to pass the Sequential Test.

The Exception Test requires consideration of the wider sustainability benefits of a development and that the development would be safe and residual risks managed.

The Local Plan has a target of a net increase of at least 11,681 dwellings in South Holland over the 25-year local plan period. The Plan considers this new housing is

required to ensure the sustainability of the Local Plan area. The proposed development will contribute to this target.

Section 5 of this Flood Risk Assessment describes the flood mitigation measures and the management of the residual risks, demonstrating that this development will be safe and not increase flood risk elsewhere. The development is considered to pass the Exception Test.

4.0 SITE SPECIFIC FLOOD RISK

4.1 Local Flood Assets

The site is 1300m west of the River Welland as it flows through Spalding. To the east of the site the River Welland has an inlet to the Coronation Channel, a bypass channel of the River Welland. The embankments of the Coronation Channel were constructed in the 1950's to convey river flows around Spalding. The Coronation Channel together with the Crowland and Cowbit Washes offer flood reduction to Spalding and the surrounding district.

The River Welland tidal defences are downstream of the confluence of the Coronation Channel and River Welland, however, these defences provide benefit downstream of Spalding and not to the town. The Cowbit Washes, Coronation Channel and River Welland tidal defences are the responsibility of the Environment Agency.

There is a long-term strategy for the maintenance of the Environment Agency defences which is reviewed and updated periodically.

There is an extensive local drainage network managed by Welland and Deepings IDB. The site and the surrounding land are within the Deeping Fen catchment and drain in a northerly direction to Pode Hole Pumping Station. Pode Hole Pumping Station discharges to Vernatts Drain which flows into the River Welland at Surfleet.

During the operation and maintenance of its pumping stations, associated structures and channel systems, the IDB 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.

Current maintenance standards of the Welland and Deepings Internal Drainage Board and the Environment Agency are generally good.

4.2 Sources of Flooding

A summary of the sources of flooding is provided in Table 2.

Source of Flooding	Level of Risk
Drainage Network Flooding	The risk is assessed in Section 4.3.
Surface Water Flooding	Based upon the EA maps the risk is very low / low.
Fluvial Flooding	The risk is assessed in Section 4.3 and Section 4.5.
Tidal Flooding	The risk is assessed in Section 4.3 and Section 4.5.
Reservoir Flooding	The risk of a breach is considered in Section 4.6.
Groundwater Flooding	Based upon the local drainage network the risk is low.

Table 2 – Sources of Flooding

4.3 Probability of Flooding

The probability of flooding associated with blockages in the Welland and Deepings IDB drainage system is low due to the maintenance standards achieved and managed by the IDB.

Through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 years and 1 in 100 years, respectively. The risk associated with flood events that exceed the standard of protection provided is lowered due to the Welland & Deeping IDB main drains incorporating freeboard. This freeboard provides storage during the exceedance events.

The Coronation Channel and the Cowbit Washes protect the site from the River Welland. These flood relief measures provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event.

4.4 Historic Flooding

During the preparation of this assessment, no evidence was discovered of the site being flooded. Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1% annual probability (1 in 100 chance each year), caused no flooding to any residential properties.

4.5 Climate Change

Climate change is likely to impact the site through increased rainfall intensity and duration affecting the local drainage network and increased flood levels.

The River Welland defences have been designed to include an allowance for climate change.

In summary the existing systems and defences are appropriate for the design life of the development (i.e., 100 years).

4.6 Residual Risk

There is a residual risk of flooding in and around Spalding site should a breach occur in the defences. The South East Lincolnshire SFRA includes maps demonstrating the impact of a breach in 2116. The Residual Peak Depth maps within the SFRA indicate the maximum flood depths associated with a breach and overtopping of defences during a 1% fluvial event and 0.5% tidal event. Ashown in Figure 3 the site is not within an area at risk.

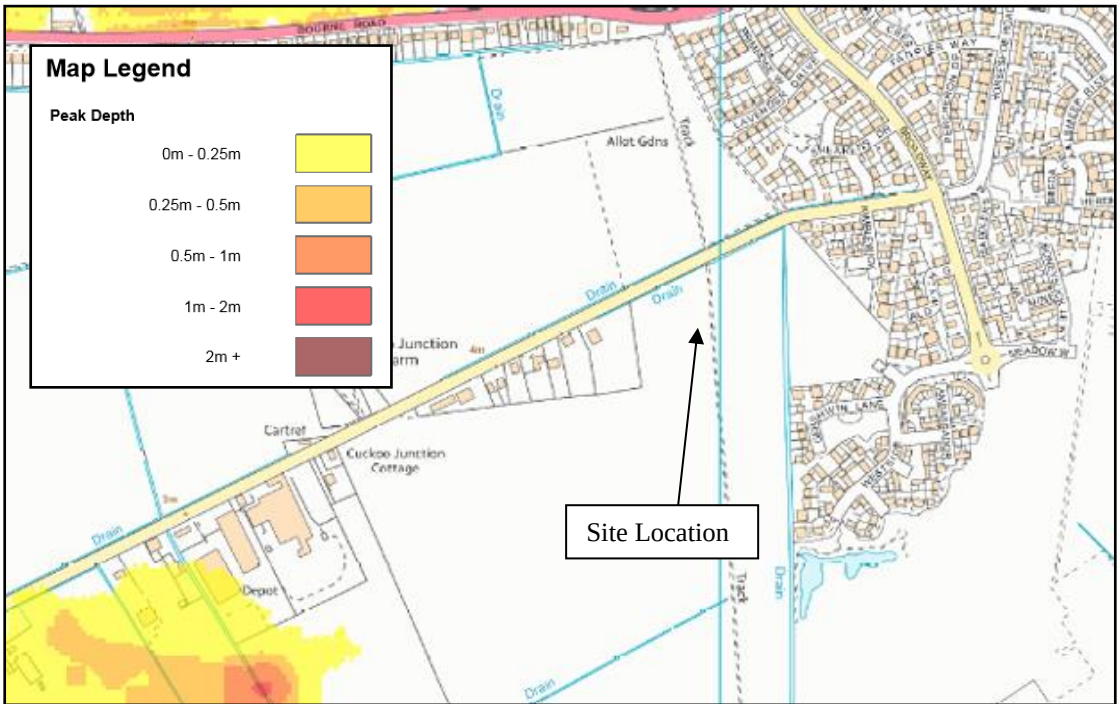


Figure 3 – SFRA 2116 Residual Peak Depth Map during the 1% fluvial and 0.5% tidal Annual Probability Event

The proposed development includes single storey dwellings and therefore the finished floor level within these dwellings needs to consider the 0.1% annual probability (1 in 1000 chance each year) event in 2115. The South East Lincolnshire SFRA includes 0.1% annual probability (1 in 1000 chance each year) maps for 2116 which show that the site is not within an area at risk during.

5.0 FLOOD RISK MITIGATION

5.1 Summary of Risks

The probability of this development flooding from localised drainage systems is low. Failure of Pode Hole Pumping Station could lead to an increased level of risk at the site.

The site benefits from any Environment Agency defences that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200 chance each year) tidal event. Over time there will be a gradual increase in risk to the site due to climate change. During the design life of the development, it is not anticipated that the site would flood.

The SFRA considers the residual risk associated with overtopping and a breach in the defences in 2116. During the 0.1% annual probability (1 in 1000 chance each year) event including climate change the site is not at risk.

The proposed arrangement increases the impermeable area and therefore there will be an increased volume of surface water that has the potential to increase flood risk.

5.2 Mitigation Measures

The site has a low 'actual risk' of flooding. Based upon the information available during the preparation of this flood risk assessment, it is recommended that the floor level of the dwellings is a minimum of 0.3m above ground level. It is recommended that there is 0.3m of flood resilient construction above finished floor level.

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 operates a flood warning system for properties at risk of flooding to enable householders to protect life or take actions to manage the effect of flooding on property. Floodline Warnings Service is a national system run by the Environment Agency for broadcasting flooding warnings. The occupiers of the dwellings should register to receive flood warnings.

Should there be a failure of Pode Hole Pumping Station and 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 using temporary pumping equipment.

A Sustainable Drainage Strategy has been prepared to support the application so that stormwater from the development will not affect any adjoining properties or increase the flood risk elsewhere.

6.0 CONCLUSION

As a result of the assessment, the following conclusions have been reached.

- The proposed development consists of seventy-six residential dwellings at Horseshoe Road, Spalding.

- The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years respectively.

- The proposed development is in Flood Zone 3. The site benefits from defences on the River Welland that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200 chance each year) tidal event including climate change.

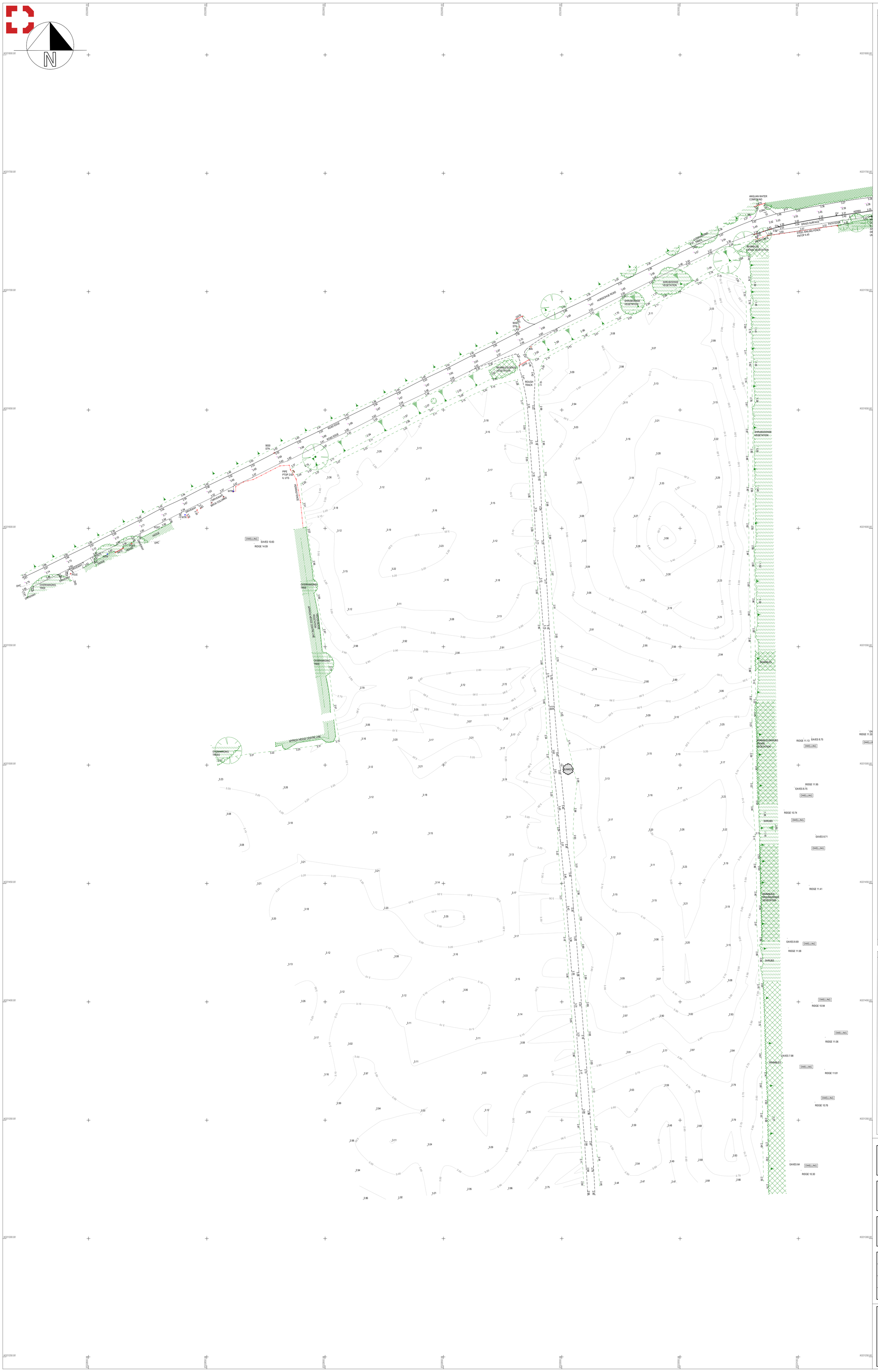
- During a breach of the defences the site is not at risk.

- It is recommended that the floor level of the dwellings is a minimum of 0.3m above ground level with 0.3m of flood resilient construction above finished floor level.

- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

ATTACHMENT 1

TOPOGRAPHIC SURVEY
(DWG 24-113-01/02)



NOTES

ABBREVIATIONS & SYMBOLS

AV	AIR VALVE	OHC	OVERHEAD CABLE
BH	BORE HOLE	PB	POST BOX
BOL	BOLLARD	PINV	PIPE INVERT LEVEL
CATV	CABLE TV MH	PM	PARKING METER
CCTV	SECURITY CAM	PO	POST
CL	COVER LEVEL	PT	PIPE TOP LEVEL
CH	CHANNEL	P/R	POST & RAIL FENCE
COL	COLUMN	P/W	POST & WIRE FENCE
DC	CABLE TV LID	RD	EDGE OF ROAD/NO KERB
DP	DOWN PIPE	RE	RODDING EYE/POINT
DR	DRAIN	RL	RIDGE LEVEL
EL	EAVES LEVEL	RP	REFLECTIVE POST
EP	ELECTRIC POLE	RS	ROAD SIGN
ER	EARTH ROD	SLVL	STONE LEVEL
FB	FLOWER BED	SOFF	SOFFIT LEVEL
FH	FIRE HYDRANT	SV	VALVE
FFL	FINISHED FLOOR LEVEL	SW	SURFACE WATER
FP	FLAG POLE	Tac	TACTILE PAVING
FW	FOUL WATER	TH	TRIAL HOLE
GV	GAS VALVE	TL	TRAFFIC LIGHTS
HW	HEADWALL	TLVL	TARMAC LEVEL
IC	INSPECTION COVER	TOW	TOP OF WALL LEVEL
IL	I NVERT LEVEL	TP	TELEGRAPH POLE
KB	KERB BOTTOM	TRK	TRACK
KO	KERB OFFLET	UTL	UNABLE TO LIFT
KT	KERB TOP	VP	VENT PIPE
LP	LAMP POST	WL	WATER LEVEL
LC	LIGHT COLUMN	WLVL	WATER LEVEL
MH	MANHOLE	WM	WATER METER
MP	MARKER POST	WO	WASH OUT POINT

FENCE, HEDGE, ELECTRIC, BANK EDGE, STORM LINE, FOUL LINE, TELECOM LINE, GAS LINE, LARSON PILES, CHANNELS, WATER MAIN

TREE, BOREHOLE, STATION, TBM, MANHOLE, GULLY, BATTER, WATER LVL, GATE

1. THE POSITION OF THIS SURVEY IS BASED ON GPS OSTN15 GRID.
2. ALL LEVELS RELATE TO GPS DATA ACQUIRED WITH TRIMBLE VRS.
3. TREES SPREADS ARE DRAWN TO SCALE AND SHOW THE GENERAL/AVERAGE CANOPY SPREAD.
4. ALL BELOW GROUND LEVEL INFORMATION INCLUDING VOIDS, DRAINAGE & SERVICES HAVE BEEN IDENTIFIED FROM THE SURFACE LEVEL ONLY, THEREFORE PIPE SIZES ETC ARE ESTIMATIONS ONLY. ALL CRITICAL DIMENSIONS SHOULD BE CHECKED PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS.
5. EVERY EFFORT HAS BEEN MADE TO LOCATE AND SURVEY ALL VISIBLE FEATURES. IT SHOULD BE NOTED THAT SOME ITEMS MAY HAVE BEEN OBSCURED AT THE TIME OF THE SURVEY AND THEREFORE NOT SHOWN ON THIS DRAWING.
6. PHYSICAL BOUNDARY FEATURES SHOWN ON THIS DRAWING DO NOT NECESSARILY REPRESENT THE ACTUAL LEGAL BOUNDARIES. THIS INFORMATION SHOULD BE CONFIRMED WITH THE RELEVANT DOCUMENTATION.
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SURVEY CONTROL POINT INFORMATION

Point	Easting	Northing	Elevation
9000	522878.485	321631.843	3.521
9002	522982.225	321685.015	3.518
9003	523182.199	321738.788	3.161

SURVEY DATE	SEPT 2024	INITIALS	MDH

REV	AMENDMENTS	DRN	DATE

Client: SEAGATE HOMES

Project Title: HORSESHOE ROAD SPALDING

Drawing Title: TOPOGRAPHICAL SURVEY (1 of 2)

Scale @ A0:	Date:
1:500	24/09/2024

Drawing No: **24-113-01** Rev:

C.A.D.Title: \seagate homes - horseshoe road - spalding\1 magnet master files\mastertopo (24-113-01).mjo

Drawn By: *MDH* Checked By: *MJW*

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SURVEY DATE: SEPT 2024 | INITIALS: MDH

REV	AMENDMENTS	DRN	DATE

Client: SEAGATE HOMES

Project Title: HORSESHOE ROAD SPALDING

Drawing Title: TOPOGRAPHICAL SURVEY (2 of 2)

Scale @ A0:	Date:
1:500	24/09/2024
Drawing No: 24-113-02	Rev:
C.A.D.Title: seagate homes - horseshoe road - spalding\1. magnet master files\mastertopo (24-113-01).mjo	
Drawn By: MDH	Checked By: MJW

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ATTACHMENT 2

SITE LAYOUT
(DWG 10035-SGH-AR-SL-002 P01)

HORSESHOE ROAD, SPALDING

NOTES:

All dimensions to be checked on site prior to construction or off-site fabrication by the Contractor, his Sub-contractor or Supplier.

Do not scale plans - use figure or grid dimensions where given.
Any deviation from the drawing is to be reported to the originator immediately.

IF IN DOUBT ASK !

N

House Type Schedule

1 Bed House			
S102	(52.22m² / 562.10ft²)	10, 11, 12, 13,	4
S103	(48 / 516.6ft²)	62, 63	2
S104	(52m² / 559.6ft²)	64, 65	2
2 Bed Houses			
S213	V3 (68.61² / 738.5ft²)	16, 17, 22, 23, 24, 25, 28, 29, 39, 40, 41, 42, 57, 58	14
3 Bed Houses			
S301	V4 (86.6m² / 932ft²)	66	1
S303	V2 (83.1m² / 894ft²)	26, 27, 47, 48, 49, 50, 51, 52, 55, 56, 59, 60, 61	13
S305	V3 (86.8m² / 934ft²)	9	1
S306	V3 (86.8m² / 934ft²)	32, 43, 45, 48	4
S312	V2 (89.3m² / 961 ft²)	30, 31,	2
S318	V2 (77.9m²/ 838.51 ft²)	15, 19, 21, 33, 35, 54, 67, 69	8
S319	V2 (83.46m² / 898ft²)	14, 18, 20, 34, 36, 53, 66, 70	8
4 Bed Houses			
S400	(118.8m²/1279 ft²)	2, 5	2
S405	(107.46 m² / 1156.69 ft²)	4, 7,	2
S406	(118.8m²/1279 ft²)	2	1
S409	V1 (1138m² / 1224.9 ft²)	1, 8,	2
S409	V2 (1138m² / 1224.9 ft²)	6, 44,	2
S411	(188.16m²/2025.3 ft²)	71, 75	2
S415	(243.9m²/ 2625.3 ft²)	72	1
S430	V3 (124.4m²/1343.19ft²)	37, 38	2
S420	(143m² / 1539ft²)	76	1
5 Bed Houses			
S503	(242.98m²/2615.43 ft²)	73, 74	2
		Total =	76

House Breakdown

1 Bed Houses	8
2 Bed Houses	14
3 Bed Houses	37
4 Bed Houses	15
5 Bed Houses	2
Total =	76

LEGEND

- Application Site Boundary
- Proposed Housing
- Private Gardens/Green Space
- SUDS
- Drives/Parking
- Adoptable road/ Footpaths
- Private Footpaths
- Existing Tree
- Indicative Tree Planting
- Trees to be removed
- House with dummy chimney(s) - C
  These locations take precedent over house type drawings. (Refer to house type drawing for positions on roof)
- Garage personnel door

Scale: 1:500 0 5 10 20 25 50

Rev	Notes	Date	By

SEAGATE HOMES

Project: PROPOSED RESIDENTIAL DEVELOPMENT, HORSESHOE ROAD, SPALDING, LINCS

Drawing: SITE LAYOUT

DRAFT

Drawn: MD Date: 26.11.2024

Status: PLANNING Scale: 1:500 @A1

Drawing Number: 10035-SGH-AR-SL-002 Issue: P01