

**FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
11 THE CRESCENT, SPALDING**

FINAL REPORT

ECL1875/GR MERCHANT LTD

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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 G R Merchant Ltd in respect of a development that consists of the change of use of an office to form a residential dwelling at Unit 1, 11 The Crescent, Spalding.

A planning application for the proposed development is to be submitted by G R Merchant Ltd.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located at Unit 1, 11 The Crescent, Spalding, Lincolnshire, PE11 1AE. The National Grid Reference of the site is 52467/32258.

The location of the site is shown in Figure 1.

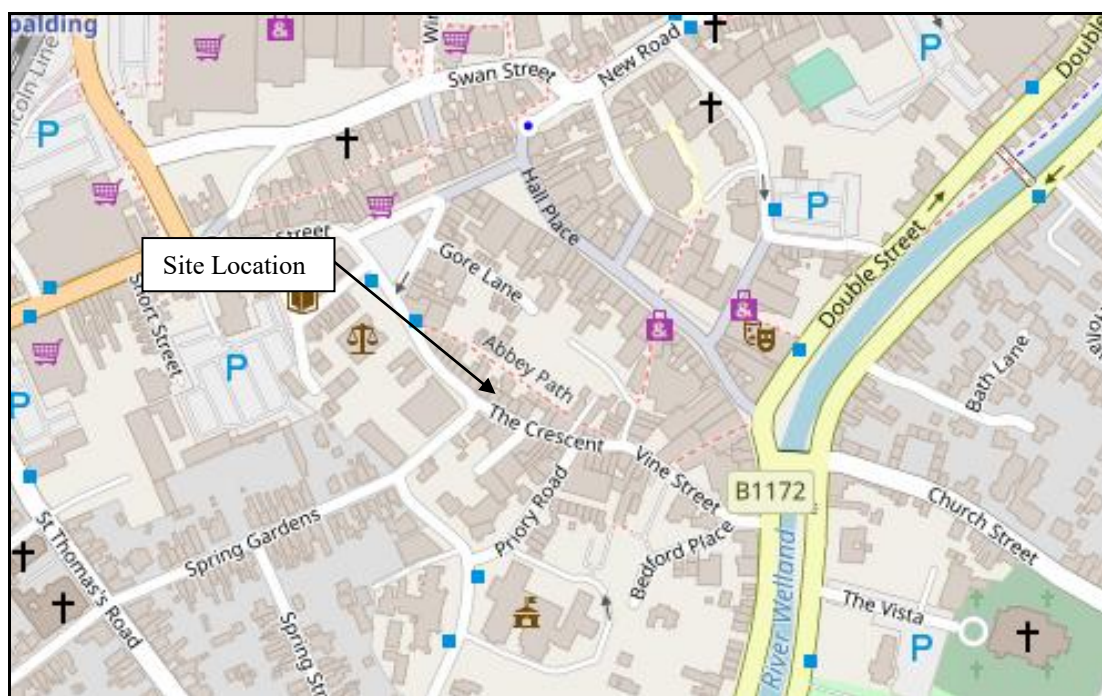


Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is on the northern side of The Crescent. The site consists of the ground floor of a three-storey building and consists of a shared lobby and office. The area of development is 0.01 hectares.

Spot levels have been taken at the site and a cross-section is shown in Attachment 1. The floor levels of the office are 0.5m above footpath level in The Crescent. LiDAR shows that the ground levels on The Crescent are between +4.7m OD and +4.8m OD whilst those to the rear of the office are 0.3m lower. The floor level of the office is therefore 0.8m above the ground levels to the rear of the office.

The site is in the Welland and Deepings Internal Drainage Board (IDB) District. The site and the surrounding land are within the Urban Spalding catchment and the nearest IDB watercourse is 500m south 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 the change of use of the ground floor to form a residential dwelling. Details of the proposed development are provided in Attachment 1.

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.

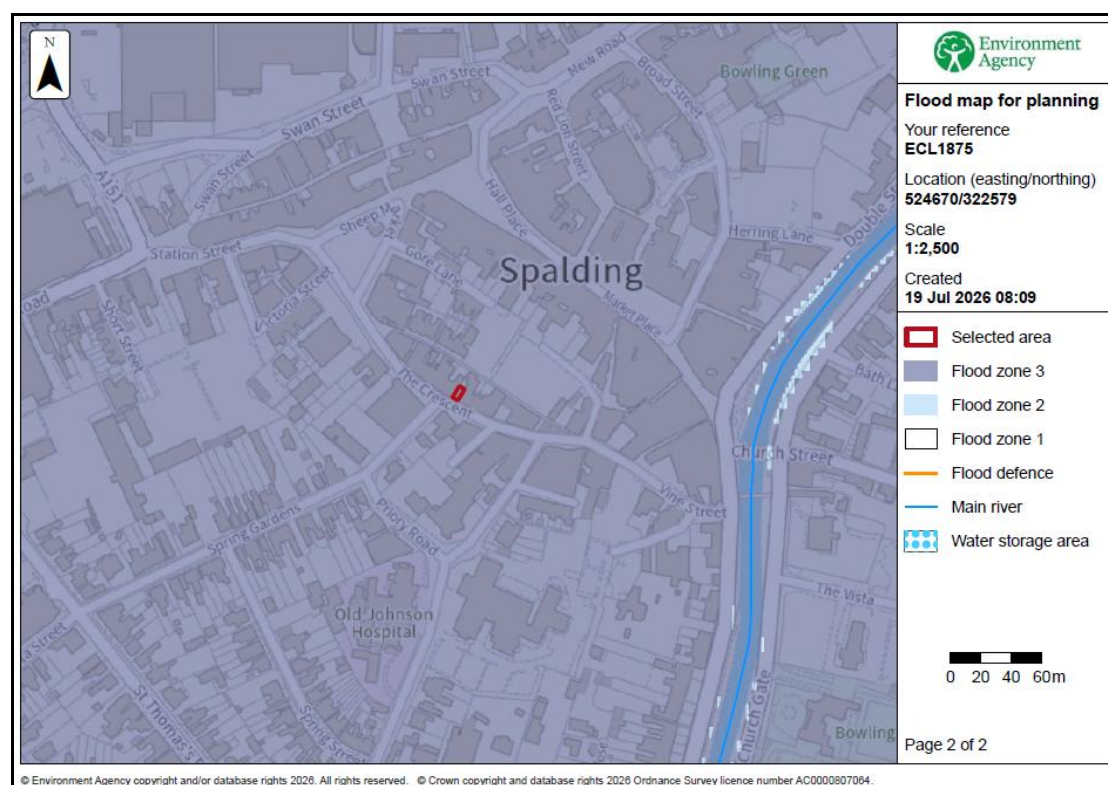


Figure 2 – Environment Agency Flood Map for Planning

The Flood Map for Planning shows that part the footprint of the subject building is in an area that is at risk of surface water flooding during the 1 in 100 annual likelihood event. The flood depths are between 0.15 and 0.3m. When climate change is considered the flood depth is between 0.3m and 0.6m.

The Environment Agency Long Term Flood Risk maps show that the site is 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 of the 'Low Hazard' area	The site is outside of the 'Low Hazard' area
Residual Peak Depth Map for the 1% fluvial and 0.5% tidal event	The site is outside of the area at risk of flooding	The site is outside of the area at risk of flooding

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

Annex 3 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 residential care homes and is classified as 'More Vulnerable'.

Table 2 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.

Paragraph 033 of planning practice guidance (PPG) on Flood Risk and Coastal Change states that 'The Sequential Test does not need to be applied for applications for Change of Use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site)'.

Paragraph 048 of the PPG states that 'A Change of Use may involve an increase in flood risk if the vulnerability classification of the development is changed. In such cases, the applicant will need to show in their flood risk assessment that future users of the development will not be placed in danger from flood hazards throughout its lifetime.' The mitigation measures proposed in Section 5.2 of this flood risk assessment are such that risks to future users are mitigated.

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 200m west of the River Welland as it flows through Spalding. The site is 850m north of the 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 Urban Spalding catchment and drain in a westerly 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 site is at risk with a maximum depth that is between 0.3m and 0.6m.
Fluvial Flooding	The risk is assessed in Section 4.3.
Tidal Flooding	The site is not at risk of tidal flooding.
Reservoir Flooding	Based upon the EA Maps the site is not at risk of reservoir flooding.
Groundwater Flooding	There is no evidence to suggest the site is at risk of groundwater flooding.

Table 2 – Sources of Flooding

4.3 Probability of Flooding

The Environment Agency Flood Map for Planning indicating the extent of surface water flooding has been used to assess the chance and depth of flooding. The flood extent and depth for the 1 in 100 annual likelihood event is shown in Figure 3.



Figure 3 – Present Day 1 in 100 Annual Likelihood of Flooding

The footprint of the subject building is shown to be at risk with depths between 0.15m and 0.3m. The carriageway of The Crescent is not at risk of surface water flooding. The floor within the building is above the potential flood level.

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. Failure of Pode Hall Pumping Station would lead to an increased level of risk in the IDB catchment.

Through the operation and maintenance of pumping stations and 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 from flood events that exceed the standard of protection provided is lowered due to the Welland and Deepings 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 extent and depth of flooding including an allowance for climate change is shown in Figure 4.



Figure 4 – 2061-2125 1 in 100 Annual Likelihood of Flooding

The footprint of the subject building is shown to be at risk with depths between 0.3m and 0.6m. The carriageway of The Crescent is not at risk of surface water flooding. The floor within the building is above the potential flood level.

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 0.1% event. These show that the site is not at risk.

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 within the IDB catchment.

During the 1% annual probability (1 in 100 chance each year) surface water event the proposed dwelling is at risk of surface water flooding on its northern side with a maximum depth below 0.3m. 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 1% annual probability (1 in 100 chance each year) event with climate change the proposed dwelling is at risk of surface water flooding on its northern side with a maximum depth between 0.3m and 0.6m. During the design life of the development the site is not at risk from fluvial flooding during the 1% annual probability (1 in 100 chance each year) event or the 0.5% annual probability (1 in 200 chance each year) tidal event.

The SFRA considers the residual risk associated with a breach in the defences. The maps show that the site is not at risk.

There will be no increase in impermeable area associated with the development so there is no potential that flood risk will be increased elsewhere.

5.2 Mitigation Measures

Based upon the information available during the preparation of this flood risk assessment, the existing floor level is above the potential flood level at the site. It is recommended that during the refurbishment consideration is given to the use of flood resilient (recovery) construction for 0.3m above finished floor level.

The developer should ensure that the eventual occupier of the dwelling is 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 occupier of the dwelling 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.

6.0 CONCLUSIONS

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

- The proposed development consists of the change of use of the ground floor to form a residential dwelling at Unit 1, 11 The Crescent, Spalding.
- The northern side of the subject building is at risk of surface water flooding during the 1% annual probability (1 in 100 chance each year) event including climate change with a maximum depth between 0.3m and 0.6m.
- 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. The site is not at risk during a breach of the defences.
- The finished floor level is estimated to be 0.8m above ground levels on the northern side of the building and therefore above the flood level. It is recommended that during the refurbishment consideration is given to the use of flood resilient (recovery) construction for 0.3m above finished floor level.
- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

ATTACHMENT 1

EXISTING AND PROPOSED FLOOR PLANS & LOCATION PLAN (DWG 4501-26 01)

