FLOOD RISK ASSESSMENT
FOR PROPOSED RESIDENTIAL DEVELOPMENT
AT 170 GUYS HEAD ROAD,
SUTTON BRIDGE, LINCS.

REVISED FINAL REPORT

GEOFF BEEL CONSULTANCY

APRIL 2015

GCB/MERCHANT

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Fig 1 - Existing Floor Plans & Elevations with Location Plan – G R Merchant drg. no. 2738-14-01

Fig 2 - Proposed Floor Plans & Elevations with Site Plan – G R Merchant drg. no. 2738-14-02B

Fig 3 - Site Survey with Existing Levels – G R Merchant drg. no. 2738-14-03A

Fig 4 - Environment Agency Flood Zone Map

Fig 5 - South Holland District Council Strategic Flood Risk Assessment Flood Zone Map (2115)

Fig 6 - South Holland Internal Drainage Board District Plan

1.0 INTRODUCTION

1.1 A full planning application is to be submitted by G R Merchant Ltd for proposed residential development on behalf of Mr & Mrs C Powell at 170 Guys Head Road, Sutton Bridge, Lincs.

1.2 A Flood Risk Assessment is required to meet the requirements and general principles contained in Paragraph 9 of the Technical Guidance to the National Planning Policy Framework (NPPF) for approval by the Environment Agency.

The site, as situated, is located within Flood Zone 3, of the Environment Agency's Flood Zone Maps. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site is also shown in Flood Zone 3 of the South Holland District Council's Strategic Flood Risk Assessment Maps (2115).

The site is also located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 12th February 2015 to undertake a Flood Risk Assessment.

1.4 The Environment Agency objected to the original Flood Risk Assessment due to the lack of flood risk mitigation measures and they do not consider demountable flood barriers exceeding 600mm in height to be a suitable mitigation option.

However, the existing barn construction does not allow the full minimum mitigation measures requested by the Environment Agency to be provided.

2.0 LOCATION

2.1 The development site is located at 170 Guys Head Road, Sutton Bridge. The National Grid Reference of the central point of the development is TF 48102440.

2.2 The position and extent of the site is shown on Fig 1 – Floor Plans, Elevations with Location Plan at the end of the document.

2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on both the Environment Agency Flood Zone Maps and the Council's Strategic Flood Risk Assessment Map (2115).

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is an existing redundant barn at 170 Guys Head Road.

3.2 The area of development is approximately 0.04 hectare.

3.3 The proposed site layout consists the conversion of the redundant barn to a residential dwelling.

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 both the 1 in 200 year return period tidal event and the 1 in 100 year return period fluvial event.

The development is for a barn conversion with a known risk of flooding but mitigation measures have been incorporated into the design and construction to meet NPPF requirements.

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 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 embankment is considered to be small.

The South Holland Internal Drainage Board is protected by a combination of the River Welland tidal defences downstream of Spalding, the River Welland fluvial embankments as well as the River Nene tidal defences downstream of Foul Anchor.

4.2 The site and the surrounding land drains by gravity of the site to the Lutton Leam Outfall and hence to the tidal River Nene downstream of the West Lighthouse.

4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.

4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences 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.

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 IDB main drain system.
b) storm return period of 1 in 50 years being exceeded
c) Failure of Lutton Leam Outfall Sluice
d) overtopping and breaching of defences of the tidal River Nene

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 South Holland 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.

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 developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage".

5.3 Failure of Lutton Lean Outfall Sluice 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 South Holland IDB would take emergency action to maintain the drainage level of service by utilising temporary equipment. The probability of such an occurrence is also considered to be low.

5.4 The flood embankments to the tidal River Nene and The Wash provide a 1 in 200 year return period level of protection.

The Environment Agency has confirmed that the site is shown as affected by floodwaters of between 1.00m – 1.60m when considering the 1 in 1000 year 2115 breach scenario. This is the correct scenario to consider for single storey development, although two-storey proposals can consider the 1 in 200 year 2115 breach scenario.

The Environment Agency have requested the following minimum mitigation measures:

- <u>For areas where flood depths are 1.00m – 1.60m</u>:

  Proposals must be a minimum of 2 storeys. FFL should be set a minimum of 1.0m above ground level with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level. In addition, demountable defences to a height of 600mm should be installed on ground floor doorways,

  These mitigation measures are not able to be provided and alternative methods are proposed to the estimated flood height of 1.60m.

Finished floor level of barn conversion at 4.00m aOD. All ground floor openings to the barn conversion and the courtyard gates to be fixed with flood barriers up to a height of 1.30m above finished floor level.

Safe refuge provided in the gable end first floor at a minimum level of 6.00m aOD with roof light escape windows.

5.5 The developer should ensure that the eventual occupiers of the property are sufficiently aware of the risk of flooding and the standard of the existing defences. The Environment Agency provides a Flood Warnings 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 a low risk of flooding. The main method is media broadcasts via local radio and also by television.

In addition to direct ad indirect food warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding by contacting 0845 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.

7.2 The probability of the site flooding with water from any South Holland IDB main drain 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.

7.3 The probability of the site flooding with fluvial waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.

7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains 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.

7.5 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 the proposed floor levels and other flood mitigation measures as identified will be appropriate for the design life of the development (i.e. 100 years).

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 and above existing barn ground floor slab level which together with the flood resilient construction and other mitigation measures will offer additional protection against impacts arising from any extreme short duration, localised events.

8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland IDB main drain 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. It is intended to provide soakaways drainage to BRE365 design requirements and Building Regulations approval.

8.5 Safe and dry access/egress is available to the site from Guys Head Road in a south-westerly direction to Long Sutton where land is in Flood Zone 1.

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 the South Holland IDB area and its location 800m from the Wash and River Nene tidal 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 Zone Maps have been produced irrespective of existing flood defences and standards of protection.

9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out a Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

The Strategic Flood Risk Assessment has produced more definitive Flood Risk Maps than those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences for years 2002 and 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:-

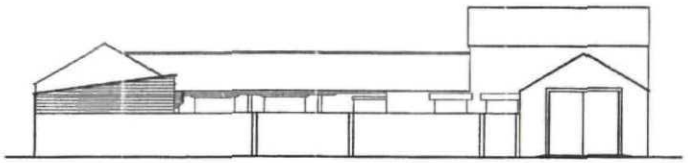
- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by River Nene tidal defences to a 1 in 200 year return period, (0.5%)

- Although the site is in Flood Zone 3, the actual risk of site flooding from any Environment Agency river system is very low (less than 0.5%).

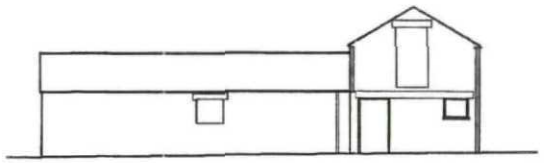
- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.

- On site rainwater from the development will be discharged via soakaways to BRE 365 design requirement and Building Regulations approval.

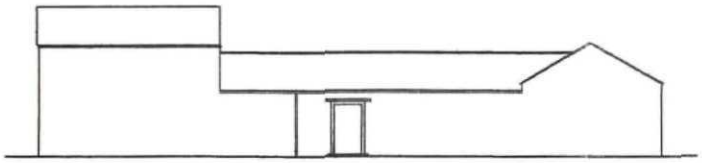
- Finished floor levels of the barn conversion have been raised above original ground floor slab level to 4.00m aOD with flood resilient construction incorporated up to 5.30m aOD and a safe refuge provided in the roof space for emergency access evacuation.



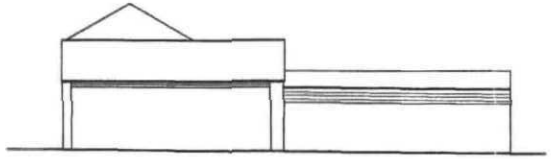
SOUTH ELEVATION - EXISTING



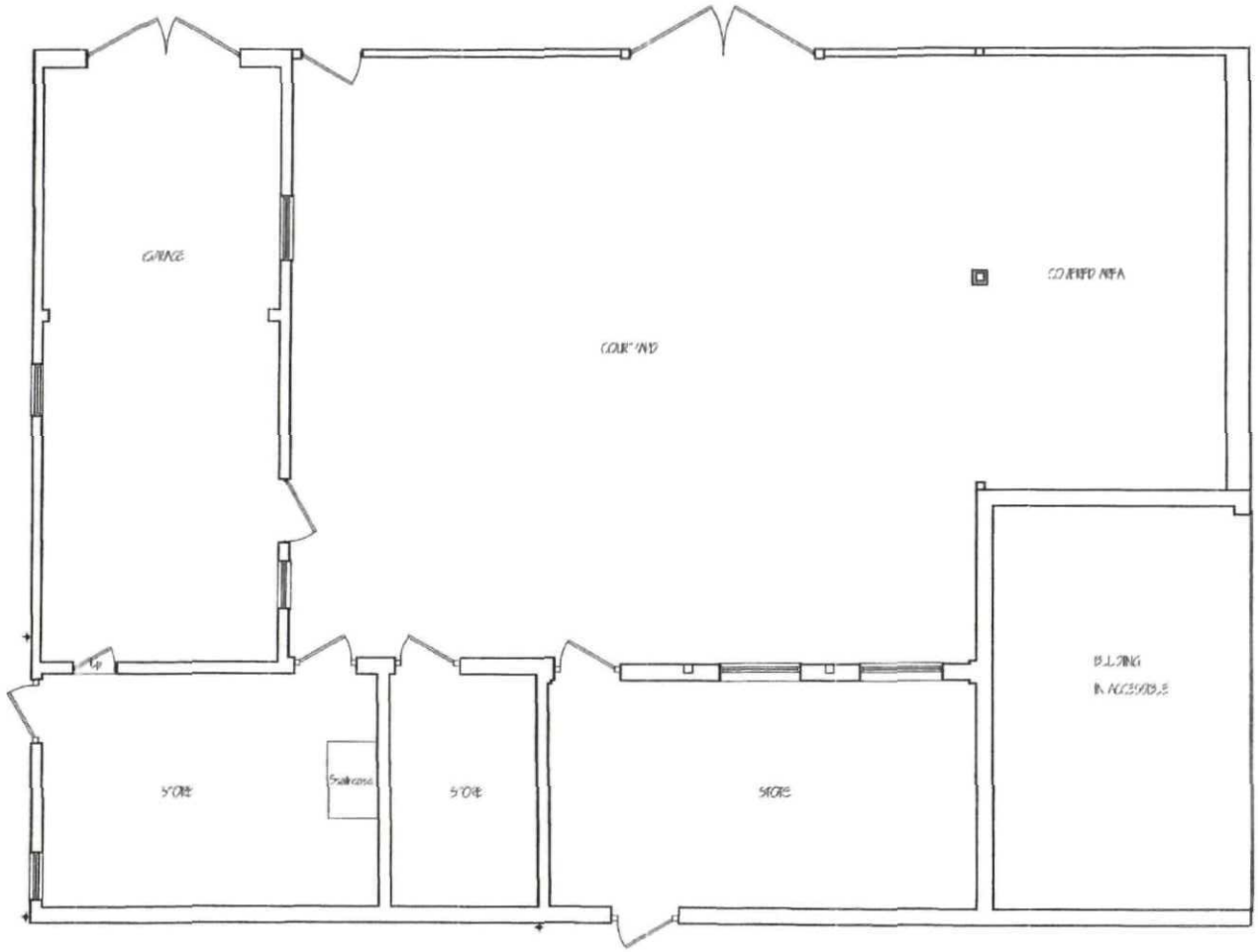
EAST ELEVATION - EXISTING



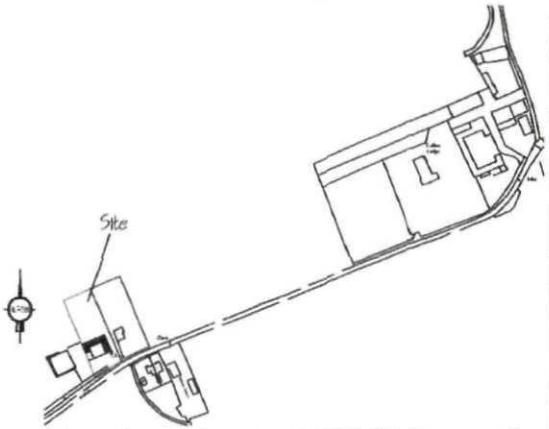
NORTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING

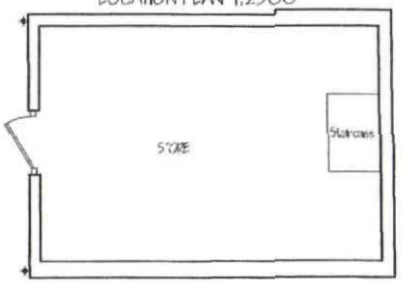


GROUND FLOOR PLAN - EXISTING



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LOCATION PLAN 1:2500



FIRST FLOOR PLAN - EXISTING

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PROPOSED BARN CONVERSION
(AT SHAWFIELDS, SUTTON BRIDGE
SPALDING
LINCS

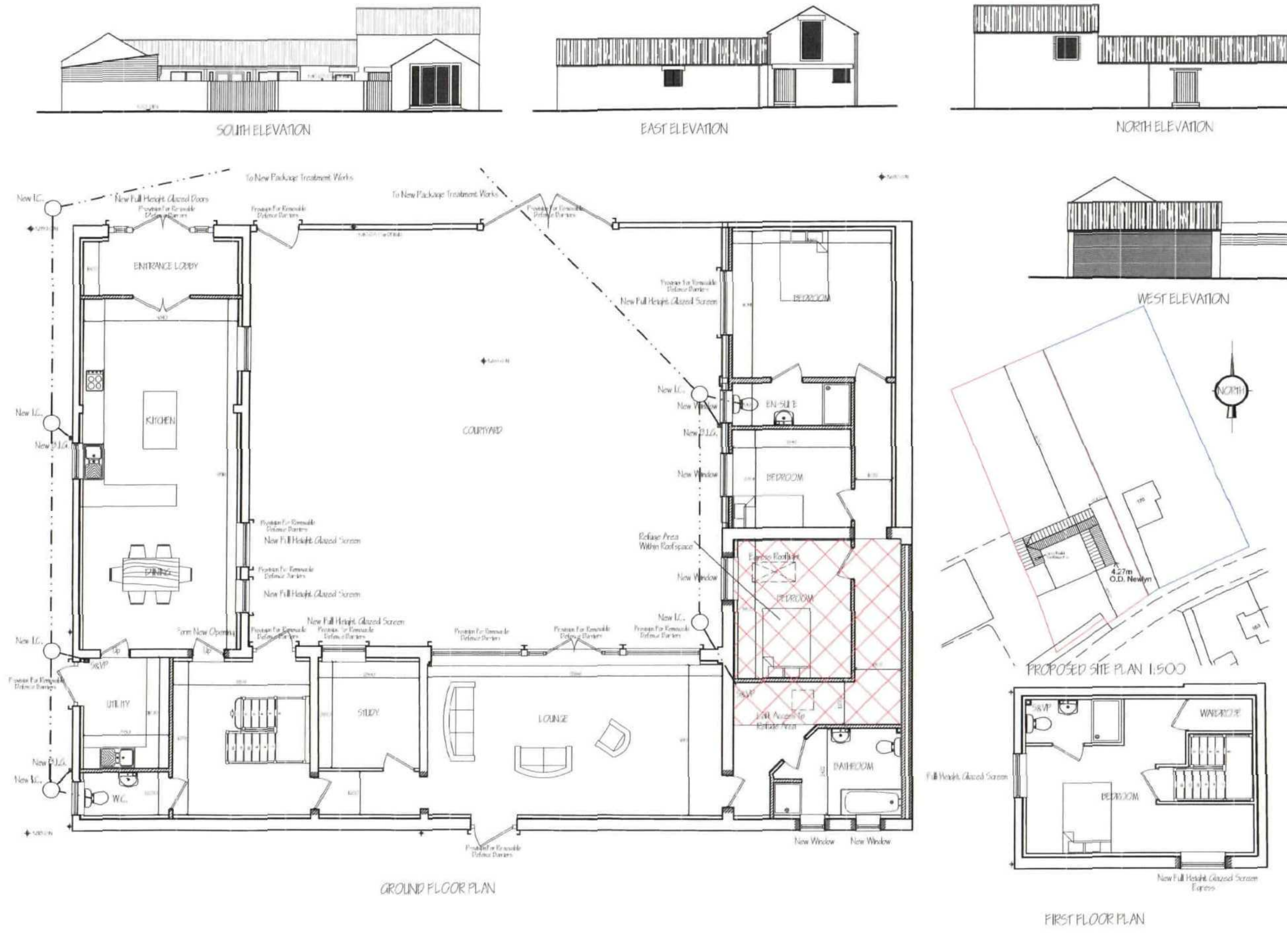
MR & MRS C POWELL

FLOOR PLANS & ELEVATIONS
AS COMMON PLAN

Job No. 2715/14
Drawing No. 01
Date JAN 2015
Drawn S.T

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Project: PROPOSED BARN CONVERSION, GUY'S HEAD ROAD, SUTTON BRIDGE, SPALDING, LINCS.

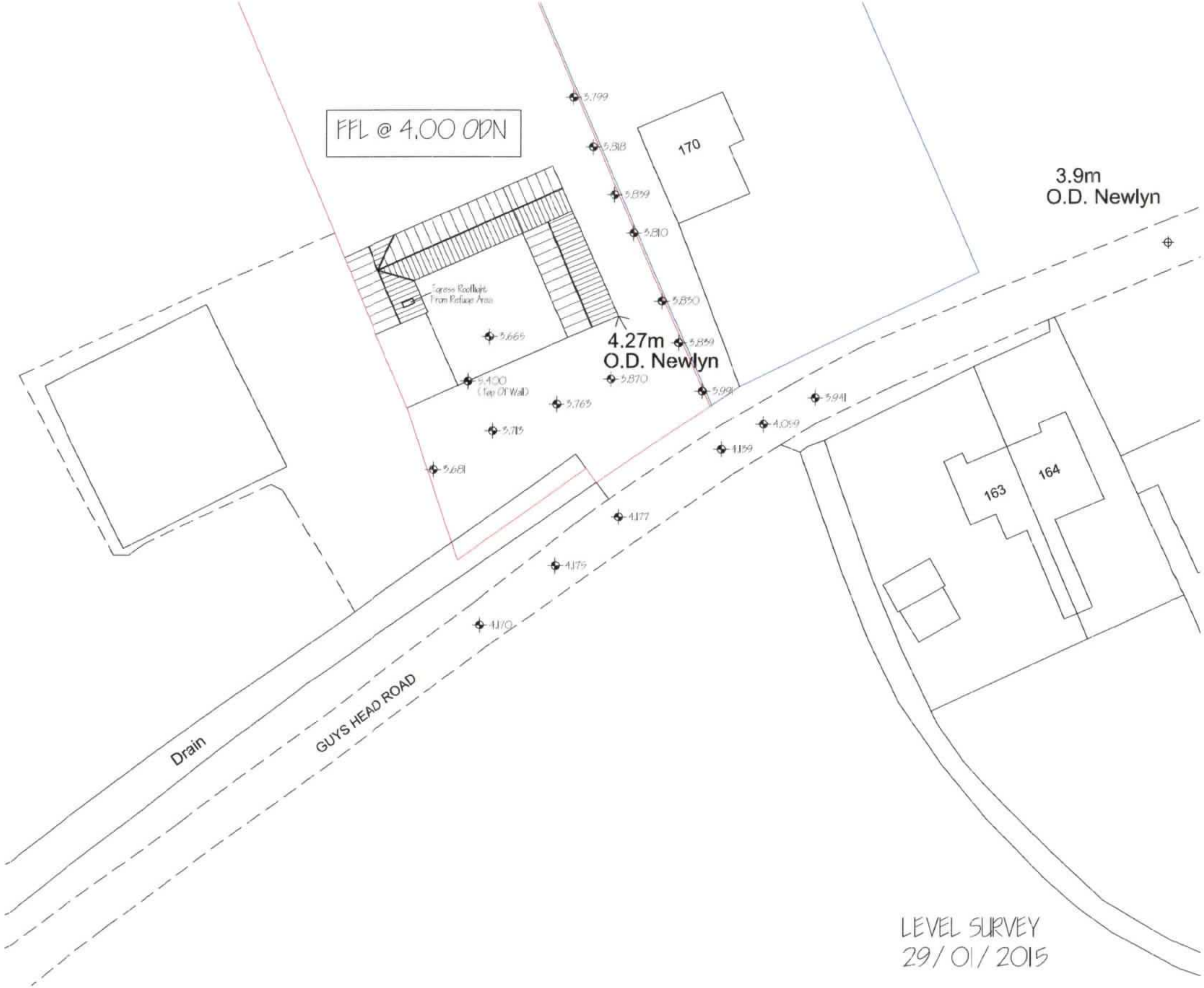
Client: MR & MRS C POWELL

Drawing: FLOOR PLANS & ELEVATIONS - PROPOSED SITE PLAN - PROPOSED

Job Ref.: 2758-14	Drawing No.: 07B
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LEVEL SURVEY
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Project: PROPOSED BARN CONVERSION, GUY'S HEAD ROAD, SUTTON BRIDGE, SPALDING, LINCS.

Client: MR & MRS C POWELL

Drawing: EXISTING SITE LEVELS

Job Ref.	Drawing No.
2758-14	03A
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JAN 2015	SLB

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Environment Agency

Enter a postcode or place name:

Sutton Bridge, Lincolnshire Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

X: 548,294;Y: 324,410 at scale 1:20,000

Other maps Data search Text only version

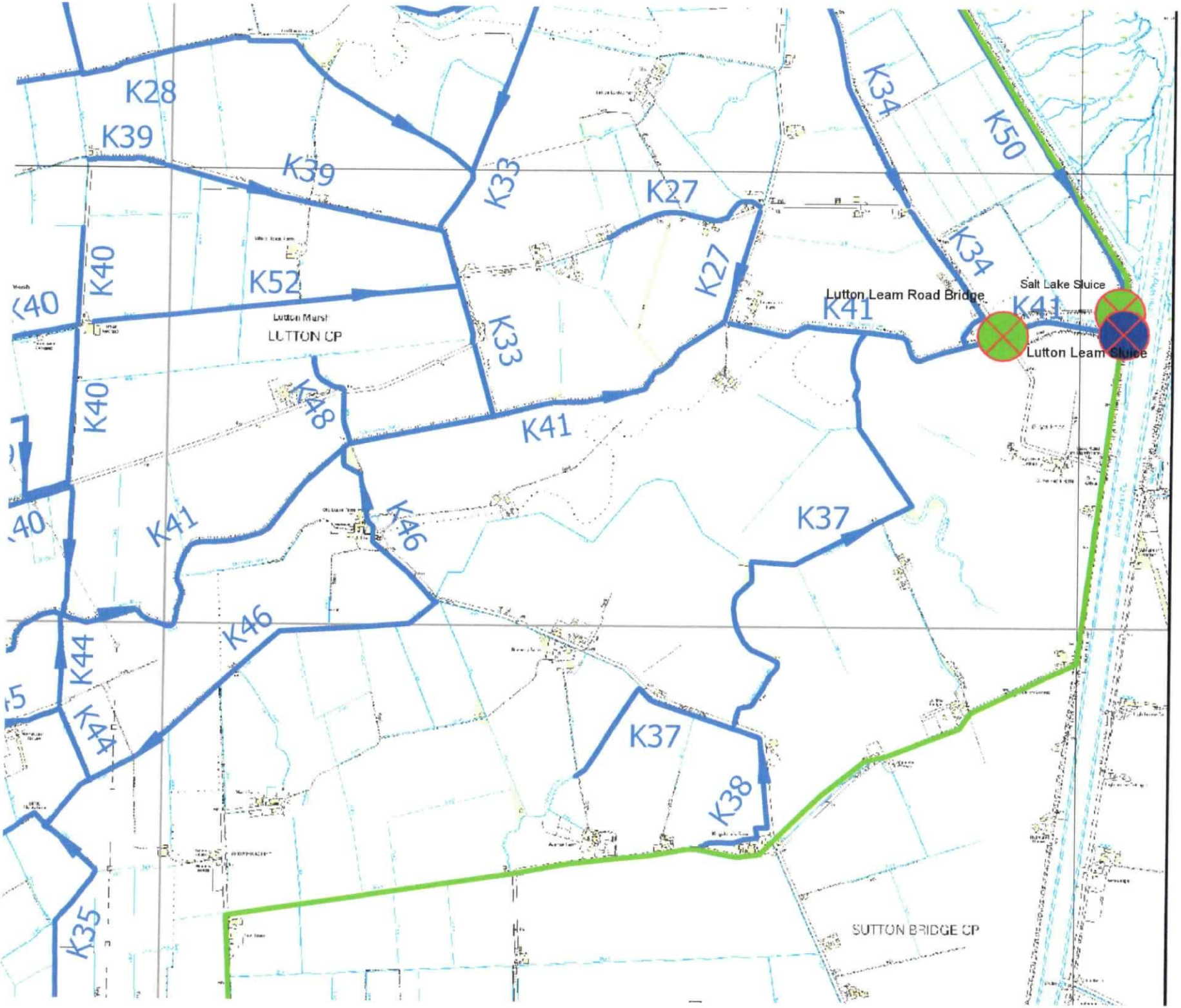
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- River and Sea levels
  - Main rivers



Old Leaf Fm
Westmere Fm
King John Fm
Curlew
Marks Fm
Sluices
Marshlands
New Ho
Works
Sutton
Ridge
Avenue Fm


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Salt Lake Sluice
Lutton Leam Road Bridge
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K41
Lutton Leam Sluice
Lutton Marsh
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