

**FLOOD RISK ASSESSMENT  
FOR RESIDENTIAL DEVELOPMENT  
AT BRIDGE ROAD, SUTTON BRIDGE**

**FINAL REPORT**

**ECL1333/HAYWARD MCMULLAN ARCHITECTS**

**DATE AUGUST 2024**

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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 LMP Holding Group Ltd in respect of a development that consists of two new dwellings and four flats at 186 Bridge Road, Sutton Bridge.

A planning application for the proposed development is to be submitted by Hayward McMullan Architects.

## 2.0 SITE LOCATION AND DESCRIPTION

### 2.1 Site Location

The site is located at 186 Bridge Road, Sutton Bridge, Lincolnshire, PE12 9SF. The National Grid Reference of the site is 54739/32149.

The location of the site is shown in Figure 1.

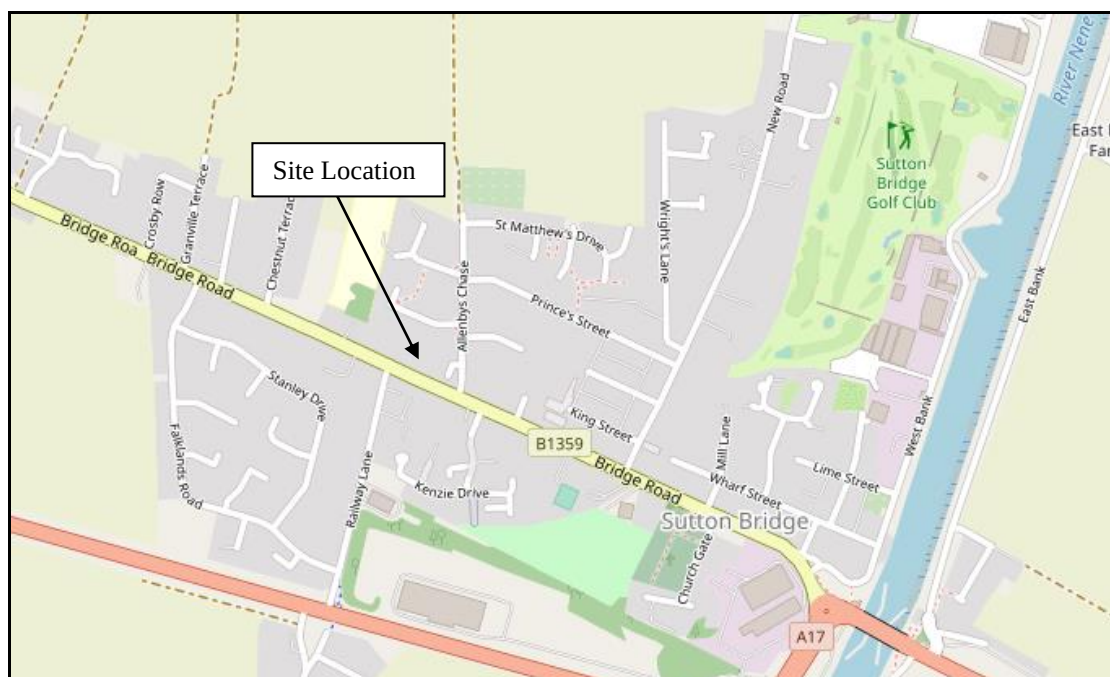


Figure 1 – Location Plan (© OpenStreetMap contributors)

### 2.2 Existing Site

The site is on the northern side of Bridge Road. The building fronting Bridge Road has a part residential and part commercial use. There are a number of outbuildings within the site. The site has an existing access to Bridge Road. The area of development is approximately 0.09 hectares.

Environment Agency LiDAR shows that the site is flat and ground levels are typically between +3.7m OD and +3.9m OD. The lowest ground levels within the site are close to the northern boundary. The carriageway level of Bridge Street adjacent to the site is +4.2m OD.

The site is in the South Holland Internal Drainage Board (IDB) District. Surface water at the site naturally drains through soakaway and hence to the IDB drain system. There is an IDB High Priority Pipeline approximately 600m north west of the site.

The online British Geological Survey maps indicate that the site is likely to be underlain by Amptill 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 two dwellings and four flats. The dwellings will have two storeys and there will be two ground floor flats and two first floor flats. The existing buildings at the site will be demolished. Details of the proposed development are shown 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 Flood Zones

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.

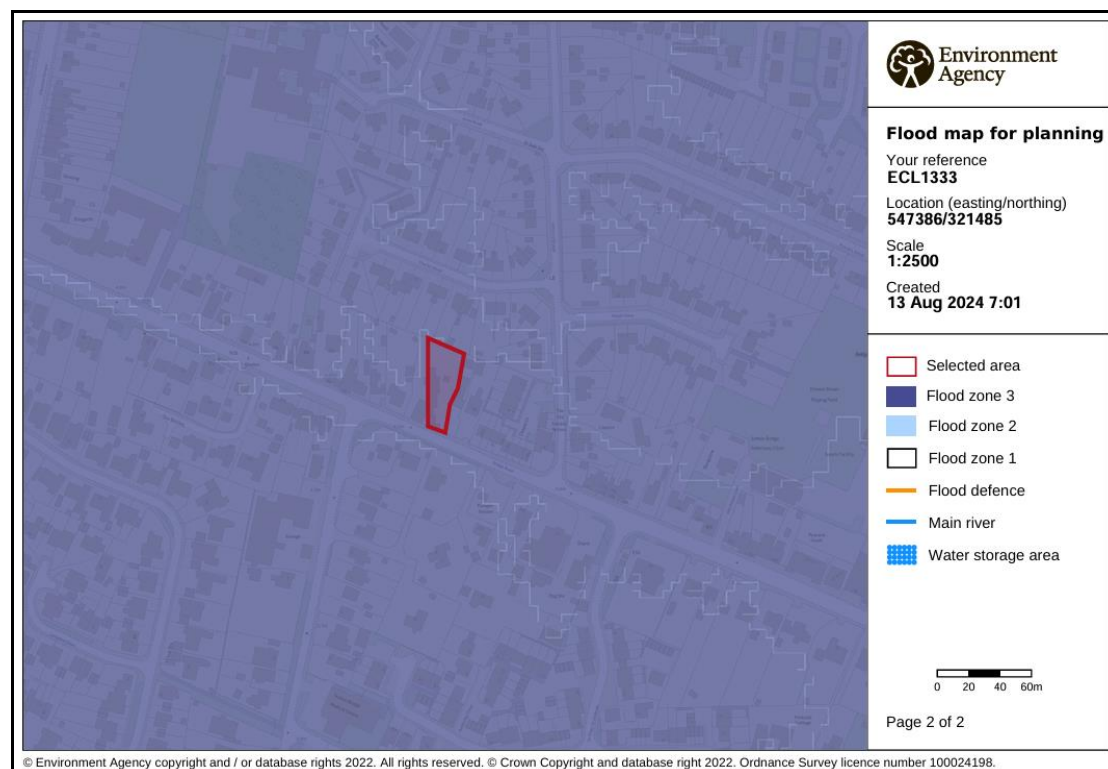


Figure 2 – Environment Agency Flood Map for Planning

The Environment Agency Long Term Flood Risk maps show that:

- the site has a low risk of flooding from rivers or the sea (annual probability between 0.1% and 1%);
- the site has a very low risk (annual probability less than 0.1%) of surface water flooding; 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.

| <b>SFRA Map</b>                                                   | <b>Present Day</b>                                | <b>Year 2116</b>                                                                                                     |
|-------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Residual Flood Hazard Map for the 1% fluvial and 0.5% tidal event | The site is outside the 'Low Hazard' area         | The northern part of the site is in the 'Danger for All' area and the southern part of the site in 'Danger for Most' |
| Residual Peak Depth Map for the 1% fluvial and 0.5% tidal         | The site is outside the area at risk of flooding. | The peak flood depth is between 0.5m and 1.0m.                                                                       |

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 that are near the River Nene lie within Flood Zone 3. As such, the opportunities to undertake the development at an alternative site with a lower flood risk are limited. At this location it is not possible to position the development on higher ground within the proposed site.

The River Nene has defences that provide protection during the 0.5% annual probability (1 in 200 chance each year) event including climate change. Therefore the 'actual risk' of flooding at the site is low 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 site is considered to provide three primary sustainability benefits.

- 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.

- The development is located within an existing community. The additional dwellings are a benefit as they will sustain and support the growth of Sutton Bridge.
- The flood risk mitigation measures incorporate climate change allowances and therefore provide a solution that is sustainable for the next 100 years.

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 measures proposed to mitigate this residual risk are in accordance with the Local Authorities Standing Advice. In summary the site is protected to the appropriate standard and the residual risk is mitigated. The development is considered to pass the Exception Test.

## 4.0 SITE SPECIFIC FLOOD RISK

### 4.1 Local Flood Assets

The site is 900m west of the tidal River Nene. The site is protected by the River Nene tidal defences through Sutton Bridge. The River Nene is 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 South Holland IDB. There is an IDB High Priority Pipeline approximately 600m north west of the site. The site and the surrounding land are within the Westmere catchment and discharge to the tidal River Nene at the Westmere Tidal Sluice. The site is 1.4km north of the South Holland Main Drain.

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 South Holland 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.                                 |
| Fluvial Flooding          | The risk is assessed in Section 4.3 & 4.5.                                   |
| Tidal Flooding            | The risk is assessed in Section 4.3, 4.5 & 4.6.                              |
| Reservoir Flooding        | 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 probability of flooding associated with blockages in the South Holland IDB drainage system is low due to the maintenance standards achieved and managed by the IDB. Failure of Westmere Tidal Sluice could lead to an increased level of risk in the IDB catchment.

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 South Holland IDB main drains incorporating freeboard. This freeboard provides storage during the exceedance events.

The site benefits from defences on the River Nene that provide protection during a 0.5% annual probability (1 in 200 chance each year) tidal event and a 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.

### 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 in the River Nene.

The River Nene tidal defences have been designed to include an allowance for climate change. In summary the site is not at risk for the design life of the development (i.e., 100 years).

### 4.6 Residual Risk

There is a residual risk of flooding at the site should a breach of the tidal defences occur. The South East Lincolnshire SFRA includes maps demonstrating the residual peak depth in 2115. When climate change allowances are applied to 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 the peak depth at the site from direct overtopping together with breach failure is between 0.5m and 1.0m. An extract from this map is shown in Figure 3 below.



Figure 3 – SFRA 2115 Residual Peak Depth Map

The proposed development includes single storey accommodation and therefore the finished floor level of these elements 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 Sutton Bridge. The single storey dwellings are to be located in the southern part of the site closest to Bridge Road. In this part of the site the breach depths are between 0.5m and 1.0m during the 0.1% annual probability (1 in 1000 chance each year) event for 2115.

## **5.0 FLOOD RISK MITIGATION**

### **5.1 Summary of Risks**

The probability of this development flooding from localised drainage systems is low. Failure of Westmere Tidal Sluice could lead to an increased level of risk at the site.

The probability of the site flooding from any Environment Agency system is less than 1% annual probability (1 in 100 chance each year) because of the standards of the existing flood defences. 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 2115. The maps show that the maximum flood depth to be mitigated is 1.0m.

The development increases the impermeable area and therefore has the potential to increase flood risk elsewhere.

### **5.2 Mitigation Measures**

The proposed mitigation measures are in accordance with the South East Lincolnshire Standing Advice Matrix. To mitigate against the remote risk of flooding it is proposed that the finished floor levels of the dwellings and flats are 1.0m above surrounding ground level. It is recommended that there 0.3m of flood resilient construction above finished floor level.

The developer should ensure that the eventual occupier 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 Westmere Tidal Sluice 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.

It is recommended that surface water run-off is managed 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 two 2 storey dwellings and four flats (including two at ground floor) at 186 Bridge Road, Sutton Bridge.
- 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 River Nene tidal defences provide protection during the 0.5% annual probability (1 in 200 chance each year) event. During the design life of the development, including an allowance for climate change, it is not anticipated that there would be flooding at the site.
- The maximum breach depth during the 0.5% annual probability (1 in 200 chance each year) tidal event in 2115 in the area of the proposed dwellings and during 0.1% annual probability (1 in 1000 chance each year) tidal event in 2115 in the area of the proposed flats is 1.0m.
- It is recommended that the finished floor levels are 1.0m above surrounding ground level and there is 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**

**SITE PLAN  
(Dwg 2429 A003)**



1

Site Plan  
1:200

Purpose of Issue      notes

architect  
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|                       |               |                |     |
|-----------------------|---------------|----------------|-----|
| project               | drawing title |                |     |
| Pre App Sutton Bridge | Site Plan     |                |     |
| client                | scale @ A3    | drawn by       |     |
| <CLIENT_COMPANY>      | 1:200         | <ORG>          |     |
|                       | Project No.   | Drawing Number | rev |
|                       | 2429          | A003           |     |