Flood Risk Assessment

Application for Outline Planning Permission with all matters reserved

Land east of 33 Cross Road Sutton St Edmunds, PE12 0LS

Scope

This report is in support of an application for outline planning permission with all matters reserved for 1 dwelling to be located on land east of 33 Cross Road Sutton St Edmunds PE12 0LS.

Terms of Reference

This report has been produced having due regard for the National Planning Policy Framework and Local Plan policy, and the South East Lincolnshire Strategic Flood Risk Assessment updated 2017.

Location

The site is shown in the location plan in Appendix 1 of this document. The property is situated within the South Holland district, within the development boundary for Sutton St Edmunds and within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning.

Flood Risk Assessment

The site lies within Flood Zone 3 of the Environmental Agency Flood Map for Planning (Appendix 2). This zoning ignores the presence of flood defence infrastructure which in this area is extensive and managed by the Environment Agency and Internal drainage Boards under statutory powers.

Flood risk primarily comes from tidal sources in this area. However all risks (tidal and Fluvial) have been assessed in the SFRA prepared by Royal Haskonig for the Council as evidence in support of the recently adopted Local Plan. Copies of the maps within the appendices for the SFRA at attached as Appendix 3 to this report. These show the predicted Residual Flood Extent, Depth and Hazard for South Holland based upon a 0.5% (1 in 200) Tidal Flood event and 1% (1 in 100) Fluvial Water event, with allowance for climate change to 2115.

On all of these plans the site is not predicted to be affected by residual flood events.

On this basis the site meets the sequential test. The site lies within the lowest category of predicted risk from the SFRA, and thus development is being directed to part of the safest area of the district (away from the coastal areas or areas adjoining the tidal rivers where generally risks are higher)

The site is effectively as safe one on which to build but to minimise risk further, to satisfy the Exception test, development would be proposed to have a finished ground floor level of 300mm above existing ground level as further protection against any risk. The proposed development as a chalet style development means that any bedroom accommodation can be at first floor level, which would also provide first floor refuge space. The occupier would be recommended to sign up to the Environment Agency's alert notifications in the event of flood warnings. If considered necessary, a condition could be imposed to require Flood resilient construction methods for an additional 300mm above finished ground floor level.

There is no known flood event history on the site. The probability of the site flooding is minimal due to the extent of the flood defences and mechanisms in the area.

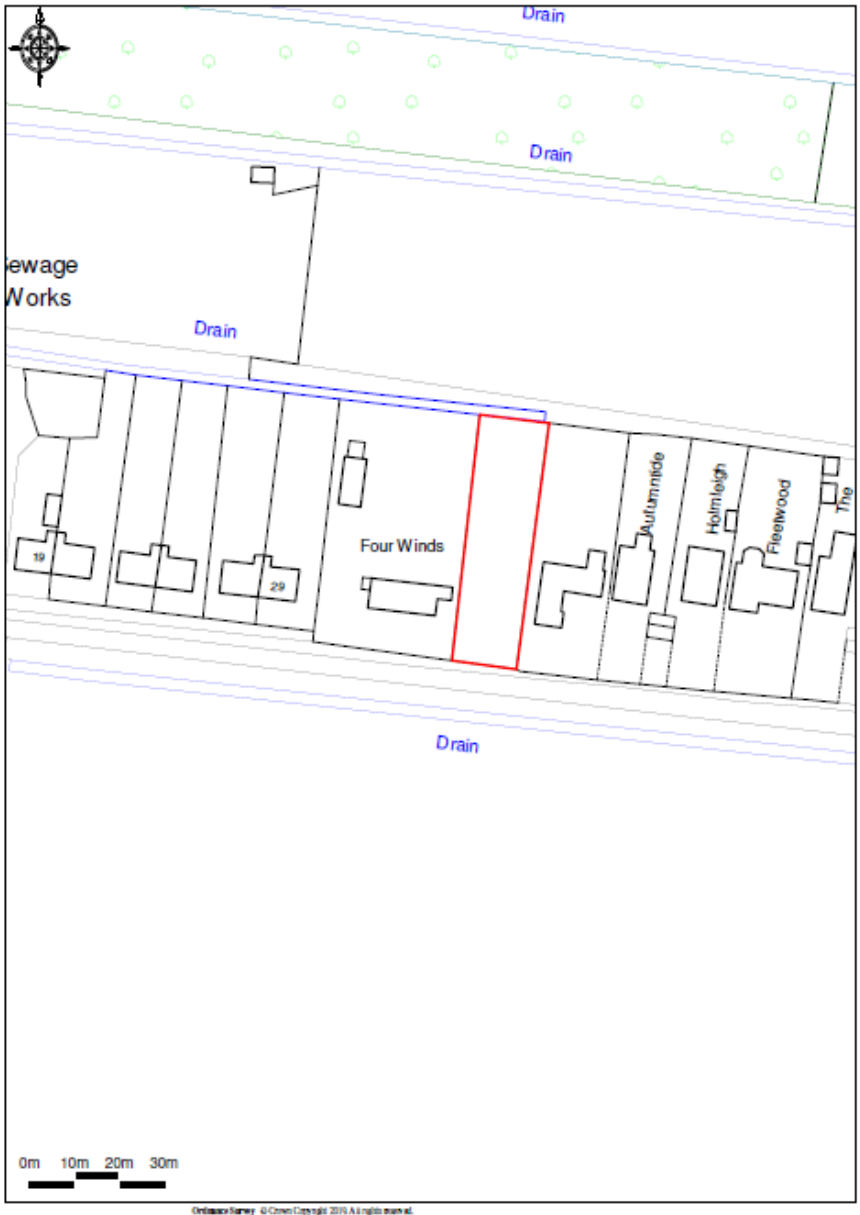
Conclusion

As a result of the above we have come to the following conclusions:

- Despite being in Flood Zone 3, the maps do not take in to account the flood defences which surround the site and therefore the actual risk of flooding is very low; especially with the level of protection that is provided by the defence infrastructure and the distance from tidal water.
- We propose that the property be built with a finished ground floor level at 300mm above existing ground level, with if considered necessary, flood resilient construction for 300mm above that level, which will help protect the property from any residual risk of flooding.
- Residents would be recommended to sign up to the Environment Agency Flood warning system to be alerted in case of risk of flooding.

Appendix 1 – Site plan

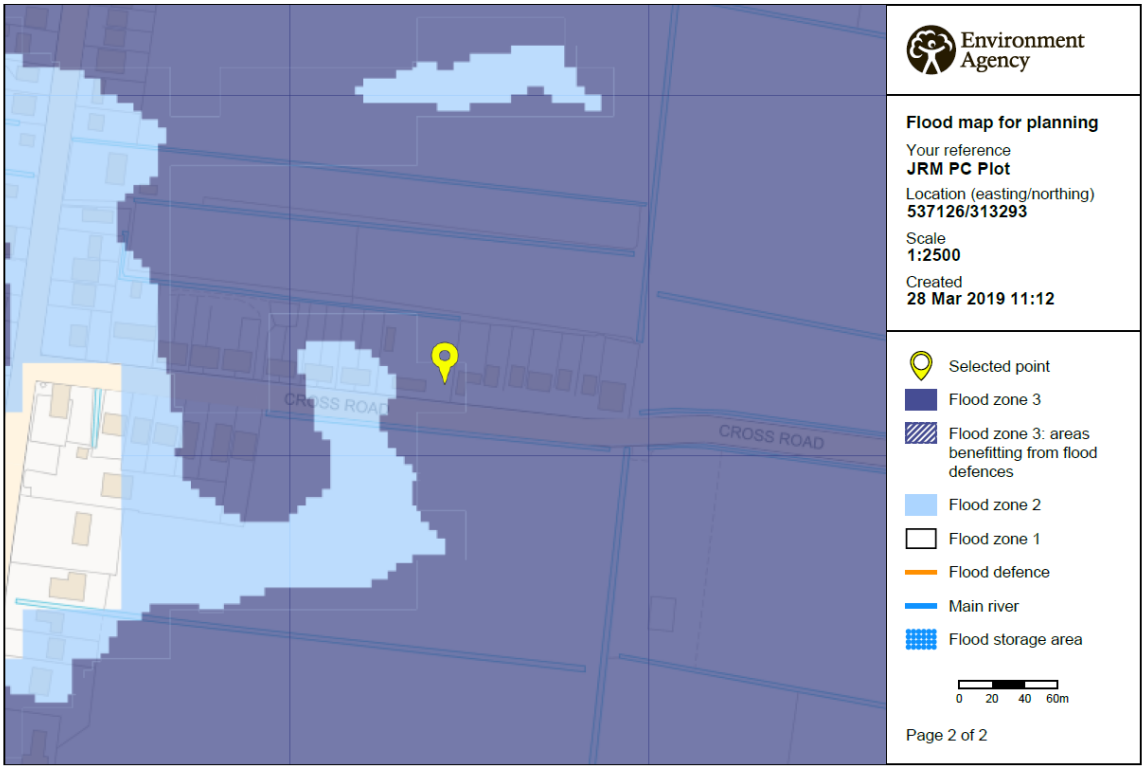
Cross Road Sutton St Edmunds



Maxey Grounds & Co, 1-3 South Brink, Wisbech. PE13 1JA

Not to scale – For reference only

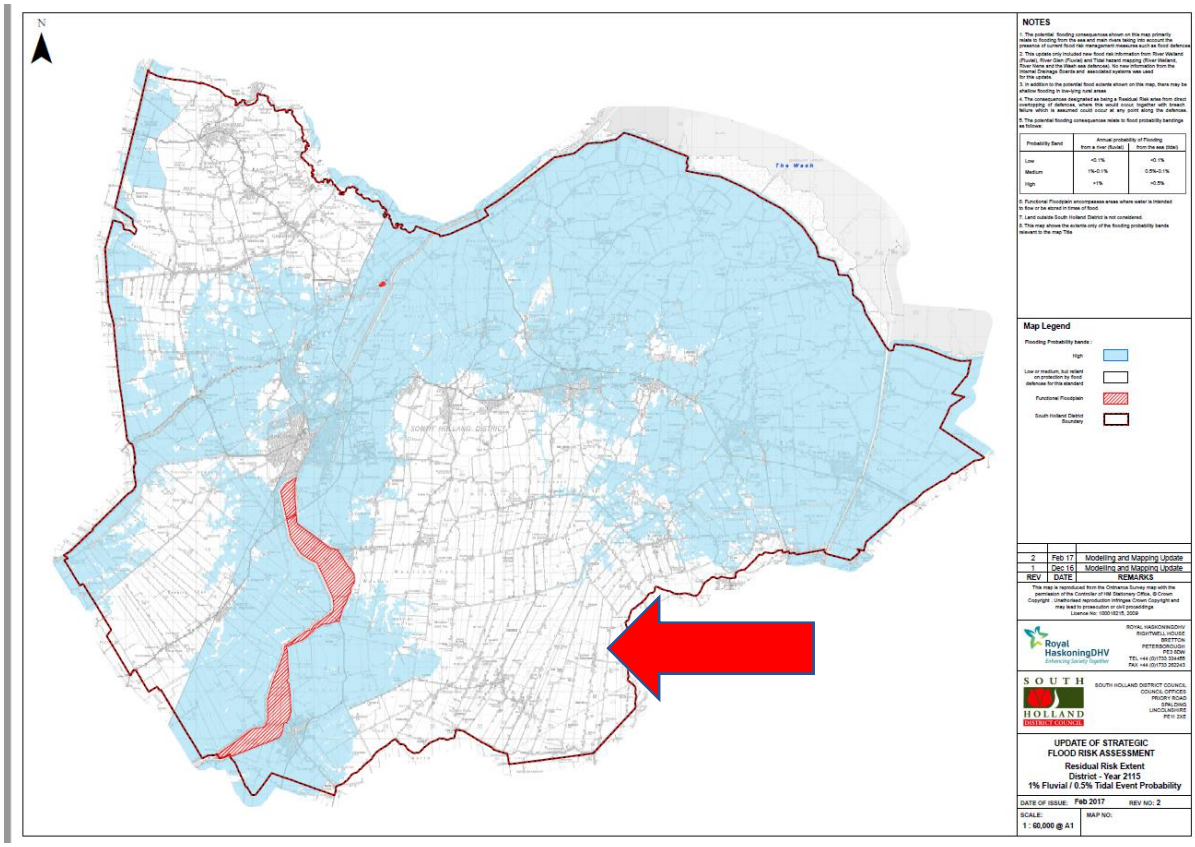
Appendix 2 – Flood Risk Map Zone 3



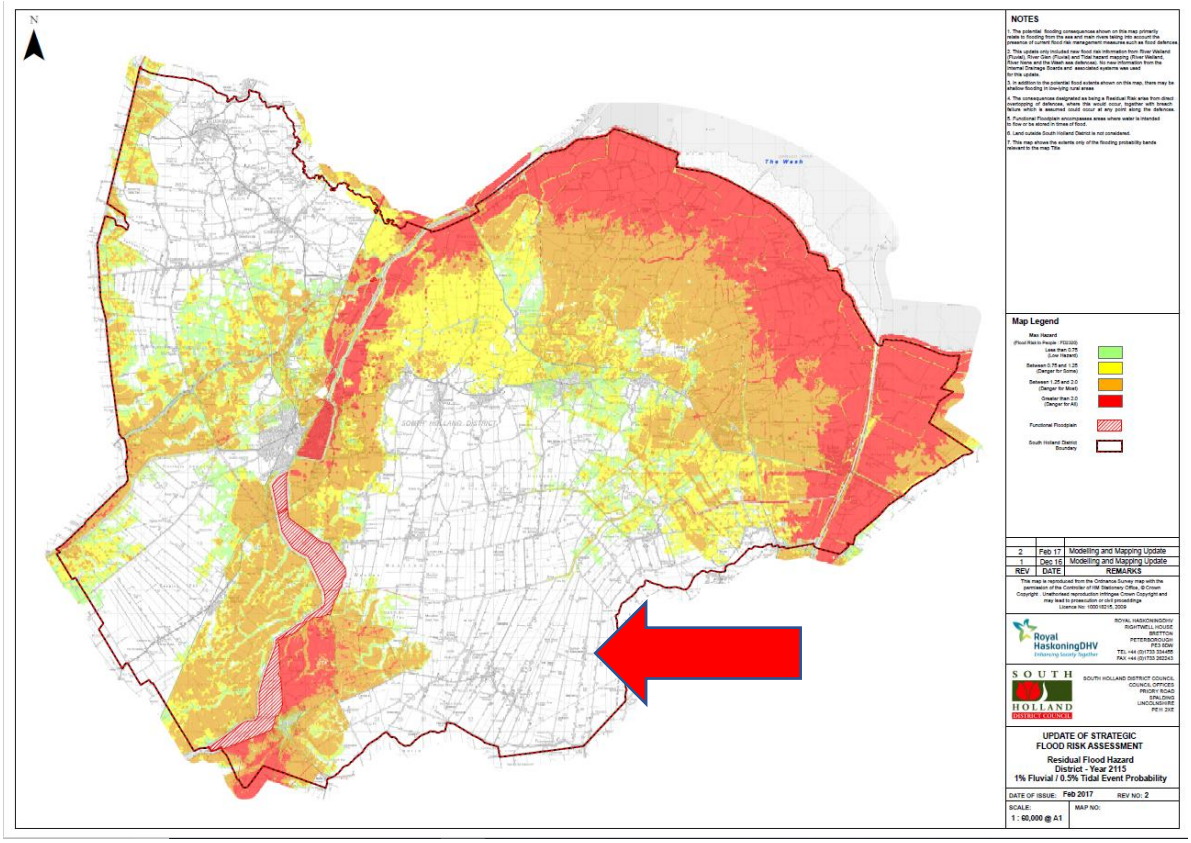
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Appendix 3 – SFRA Extent Hazard and Depth maps

Extent SFRA Map



Hazard SFRA Map



Depth SFRA Map

