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Your ref:

Our ref: H8642/MH/mh

Date: 11 October 2022

FLOOD RISK ASSESSMENT

FOR

PROPOSED GARAGE CONVERSION TO
RESIDENTIAL ANNEXE, 309A BROADGATE,
SUTTON ST EDMUND, PE12 0LR

1 Gordon Avenue
March
Cambridgeshire
PE15 8AJ

Tel: 01354 655454

1.0 INTRODUCTION

It is proposed to convert the existing double garage to a one bedroom annexe in conjunction with the existing two storey property at the above site.

The proposed also includes a single storey extension.

2.0 ENVIRONMENT AGENCY FLOOD MAP

On reviewing the Environment Agency Flood Map this site is located within a Flood Zone 3.

3.0 DRAINAGE BOARD

This site is located within North Level Internal Drainage Board District.

4.0 SOURCES OF POTENTIAL FLOODING

Flooding could occur at this site from failure of the Tydd Pumping Station, obstructions on the Internal Drainage Board main drain and breeching of the River Nene between Wisbech and Sutton Bridge.

Generally the North Level Internal Drainage Board main drain incorporates a minimum of 900mm free board of the lowest land level point.

The Internal Drainage Board main drain discharges into the North Level main drain at -1.30m above Ordnance Staton. This would allow a free board of some 2.3m between the North Level maximum design water level drain and the approximate ground level at this site.

Where there are pumping stations in this area particularly the Tydd Pumping Station, these do have temporary pumping equipment if there are difficulties or a breakdown with the main pumping equipment.

This site is located approximately 14km west of the River Nene where defences have been increased since the 1978 flood/surge event.

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Reg: 5525923

If a breaching of the River Nene defences happened, the flood water is likely to be captured from the North Level main drain, allowing the Tydd St Giles Pumping Station to return the water to the tidal River Nene.

The highest recorded tidal/flood surge level reached 5.60m above Ordnance Data Map Wisbech on 11th January 1978 where numerous areas of Wisbech were flooded. A further tidal surge on 5th December 2013 reached 6.10m above Ordnance Staton, however Wisbech was protected by the improved defences along this section of the River Nene.

5.0 PREVIOUS FLOODING OF THIS SITE

All we have been advised that this site did not flood during the 1978 tidal surge and since this time no further flooding has occurred.

6.0 EXTREME EVENTS

It is considered flooding of the existing garage is low because of the adjacent drainage board system, raising of the proposed floor level and the improved defences to the River Nene.

If Internal Drainage Board pumping stations breakdown, the floor levels within the garage conversion and extension are raised above ground level.

7.0 WARNING SYSTEM

The Environment Agency provides a Flood warning service which includes Flood warning codes. Flood warning sirens are operated both at Sutton Bridge and Wisbech.

Further warning would be given by the internet, t.v. and local radio.

The Environment Agency Flood Line Service is 0845 988 1188.

8.0 RECOMMENDATIONS

The following recommendations are given.

- 1 The floor levels of the existing garage will be raised to 0.225m above the existing ground level both within the extension and the converted garage to provide additional protection.
- 2 The proposal is for a residential annexe where there will be persons within the main dwelling and this is not a separate dwelling. The actual garage conversation is approximately 40m² with a further extension of approximately 16m². This is therefore a small conversion from a garage to residential.
- 3 The site is located in the Internal Drainage Board District which operate 900mm free board within the main drain design standard to the lowest land level.
- 4 On viewing the Environment Agencies Flood Map, this advises there is no flood risk from flooding at reservoirs at this site.
- 5 The Environment Agencies Flood Map confirms that there is no extent of known flooding from surface water.
- 6 The Environment Agencies Flood Map confirms the extent of flooding from rivers and the sea is considered low.
- 7 The site is however in Flood Zone 1 on the South Holland Strategic Flood Risk Assessment Map 2010.

Flood map for planning

Your reference	Location (easting/northing)	Created
8642_flood	536886/313732	10 Oct 2022 19:29

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

8642_flood

Location (easting/northing)

536886/313732

Scale

1:2500

Created

10 Oct 2022 19:29



Selected point



Flood zone 3



Flood zone 3: areas benefitting from flood defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Water storage area

