

**FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
79 CHAPELGATE, SUTTON ST. JAMES,
SPALDING, LINCS.**

FINAL REPORT

GEOFF BEEL CONSULTANCY

FEBRUARY 2022

GCB/STATUS DESIGN

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1.0 INTRODUCTION

- 1.1 A full planning application is to be submitted by Status Design on behalf of Mr S Sutton & Mrs B Sutton for proposed residential development at land adjacent to 79 Chapelgate, Sutton St. James, Spalding, Lincs.
- 1.2 Planning approval requires a Flood Risk Assessment to accompany the planning application to meet the requirements and general principles contained in Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

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

The site is however, shown in Flood Zone 1 of the South East Lincs. Strategic Flood Risk Assessment Flood Zone Map both present day and in year 2115.

The site is also located in the North Level Internal Drainage Board district.

- 1.3 Geoff Beel Consultancy was appointed on 10th February 2022 to prepare a Flood Risk Assessment.
- 1.4 A previous Flood Risk Assessment prepared by the author in February 2018 formed part of planning approval H20-0378-18 dated 4th July 2018.

2.0 LOCATION

- 2.1 The development site is located at land west of 79 Chapelgate, Sutton St. James, 7.50kms west of the tidal River Nene. The National Grid Reference of the site is TF 39291821.
- 2.2 The position and extent of the site are shown on Fig 1 – Location Plan at the end of the document.
- 2.3 The site is located in the North Level Internal Drainage Board district and is shown within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning but in Flood Zone 1 of the South East Lincs. Strategic Flood Risk Assessment Flood Zone Map both present day and in year 2115.

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently open land.
- 3.2 The area of development is approximately 0.06 hectare.
- 3.3 The proposed site layout consists the construction of a single 2 storey dwelling with garage off existing access from Chapelgate.

- 3.4 The Sequential Test and Exception Test will require to be applied but the development may be permitted as the site is protected against both the 1 in 200 year return period tidal event as well as the 1 in 100 year return period fluvial event meeting the requirements of NPPF.

The Sequential Test is met as the site is located in Flood Zone 1 of the South East Lincs. Strategic Flood Risk Assessment Flood Zone Maps both present day and in year 2115.

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 and Practice 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.

- 4.2 The site is located in the North Level Drainage Board area, the nearest main drain is situated on the opposite side of Mill Lane on the western boundary of the site. Land levels are generally at 2.00m aOD.

The site drains to the Denhams Pumping Station some 3.00kms south east of the site and hence via the North Level Main Drain to the Tydd Pumping Station which discharges into the tidal River Nene.

- 4.3 The existing standard of drainage for the IDB main drain is 1 in 50 years return period, compatible with the Department of Environment, Food and Rural Affairs target level of service for rural urban drainage and flood defence works.
- 4.4 Tidal flood protection from the River Nene between Wisbech and Sutton Bridge is estimated to be a 1 in 200 years return period. The Environment Agency has recently carried out the River Nene Tidal Strategic Study which covers the tidal River Nene from the Dog in a Doublet Sluice near Peterborough to its outfall in the Wash at Nene Lighthouses, a distance of some 39.5km.
- 4.5 The Strategic Study has concluded that improvement works are cost effective to meet Department of the Environment, Food and Rural Affairs guidelines in order to sustain the existing tidal defences over the 50 year appraisal period up to a 1 in 200 year standard.

- 4.6 Current maintenance standards of the Environment Agency for tidal defences; and the North Level Internal Drainage Board for surface water and land drainage are considered to be very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seek 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 Five potential sources of flooding have been identified as a result of this assessment:

- a) local blockages to existing IDB main drains
- b) storm return period of 1 in 50 years being exceeded
- c) failure of the Denhams Pumping Station
- d) failure of the Tydd Pumping Station
- e) overtopping and breaching of the River Nene tidal defences

- 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 source b) is also low due to the North Level 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.

- 5.3 Failure of the Denhams Pumping Station may occur due to mechanical breakdown or electricity power failure. However, in these circumstances, if 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 utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

- 5.4 Failure of the Tydd Pumping Station may occur due to mechanical breakdown or electricity power failure. However, in these circumstances, if 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 utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

- 5.5 The existing tidal defences between Wisbech and Sutton Bridge consist generally of strengthened and heightened earth embankments with a riverside berm. Crest levels are at 7.00m aOD. The recorded tidal surge level reached 5.60m aOD at Wisbech on 11th January 1978 when extensive areas of the town were flooded. The more recent tidal surge event of 5th December 2013 reached a level of 6.10m aOD and the town and surrounding areas were protected by the improved defences.

The site is located approximately 7.50kms west of the River Nene tidal defences which were raised and strengthened after the 1978 surge event.

More recent studies by the Environment Agency have concluded a design water level for the 1 in 200 year tidal event between Sutton Bridge and Wisbech to be below existing tidal defence crest level with sufficient freeboard to take into account sea level rise during the next 100 years. If any overtopping or breaching of the River Nene tidal defences occurred, floodwaters from east to west would be captured by the North Level Main Drain to return the floodwaters via Tydd Pumping Station to the tidal River Nene. It is therefore confirmed that any overtopping or breaching of the tidal defences would not affect the development site.

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

In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding contacting 0345 988 1188.

- 5.7 Surface water drainage from the development site will be to soakaways to BRE 365 design requirements and Building Regulation approval.

6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, the site did not flood during the tidal surge event of February 1978 and since that date, the defences between Sutton Bridge and Wisbech have been raised to the 1 in 200 year standard. The more recent tidal surge event of 5th December 2013 reached a level of 6.10m aOD at Wisbech Town Bridge and the town and surrounding areas were protected by the improved defences.

7.0 PROBABILITIES AND TRENDS OF FLOODING

- 7.1 The probability of this development flooding from localised drainage systems is very low. It is also intended to construct floor levels at a minimum of 300mm above existing ground levels with a further 300mm of flood resilient construction above finished floor level.
- 7.2 The probability of the site flooding with water from the River Nene tidal river system is less than 0.5% because of the standards of the existing flood defences.

- 7.3 If under very extreme events, levels of floodwater from the North Level IDB arterial system 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.
- 7.4 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing main drains and tidal defences together with the raising of floor levels 300mm above existing ground level with a further 300mm of flood resilient construction incorporated above finished floor level 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 raised 300mm above existing ground levels with flood resilient construction incorporated up to 300mm above finished floor level offering 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 the IDB main drain or the River Nene tidal system sufficient warning time would be available.
- 8.4 No displacement of water from the site will affect any adjoining properties as the site will be provided with soakaway drainage to BRE365 design requirements and Building Regulations approval.
- 8.5 Safe access and egress is available from the site onto Chapelgate to Sutton St. James which all remains 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 internal drainage system, existing levels of tidal defences and proposed floor level compared to surrounding land and road levels.
- 9.2 The site is within Flood Zone 1 according to NPPF classification, with a very low risk of flooding due to the proposed 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 Map for Planning has been produced irrespective of existing flood defences and standards of protection. The risk of flooding to adjoining properties in the vicinity is not increased in terms of probability by the proposed development.
- 9.3 In the extreme event of a serious pumping station failure occurring to the IDB main drain system, or the overtopping of tidal defences, protection will be afforded by the proposed raising of floor levels above existing ground level.

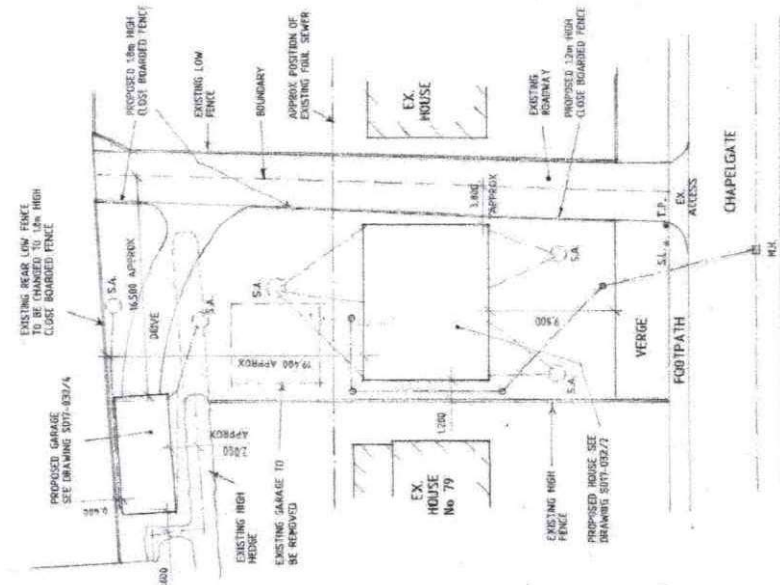
10.0 CONCLUSIONS AND RECOMMENDATIONS

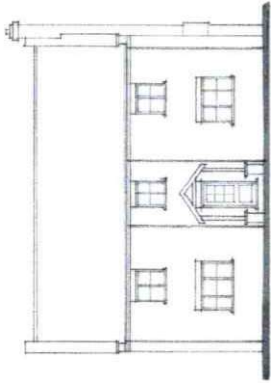
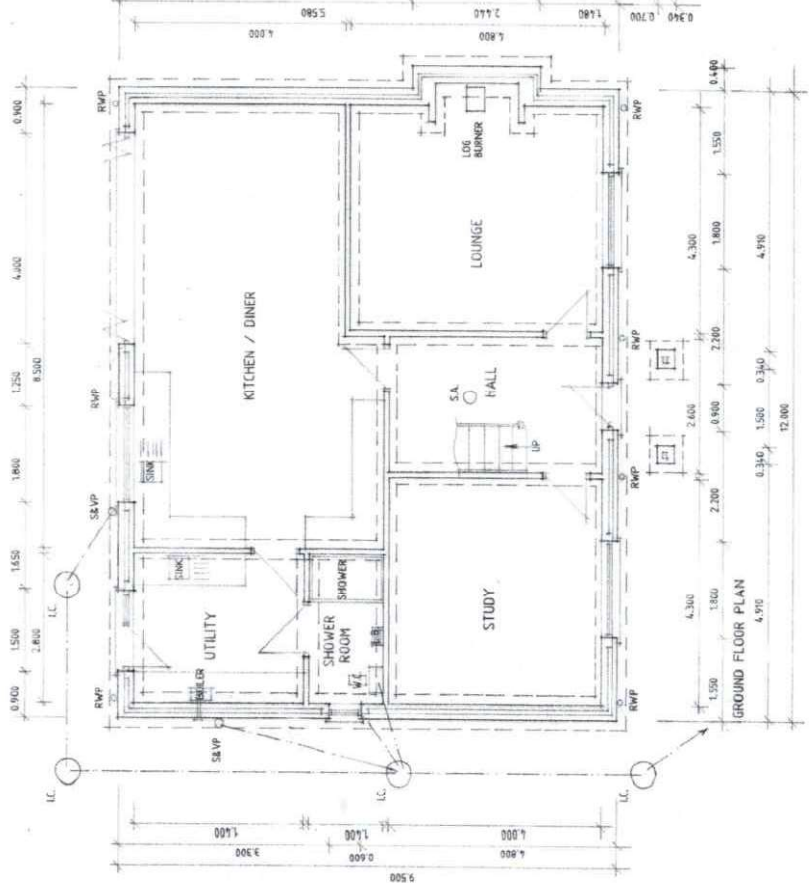
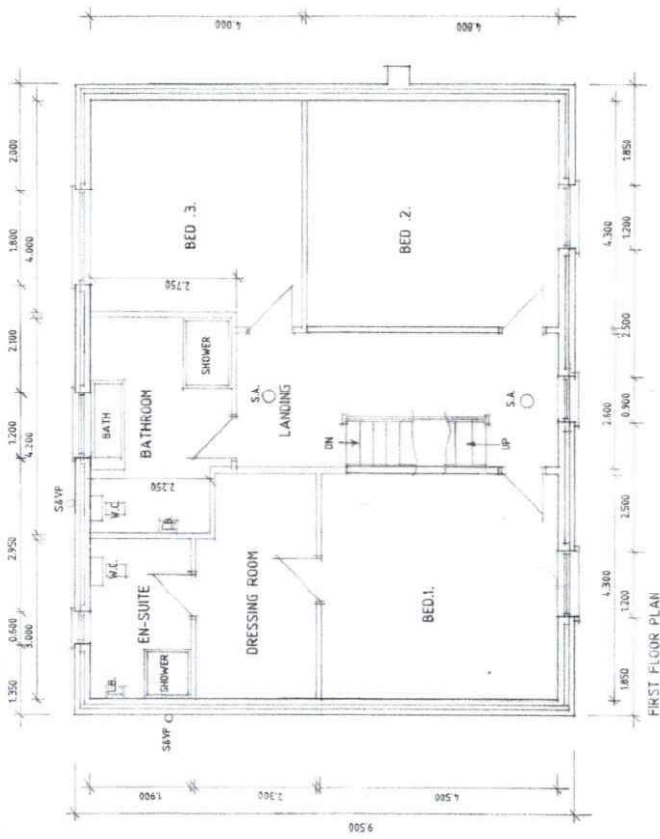
10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by existing River Nene tidal defences to a minimum standard of 1 in 200 years.
- The site is in Flood Zone 1 of the South East Lincs. Strategic Flood Risk Assessment Flood Zone Maps with the actual risk of the site flooding from the tidal River Nene system being very low (less than 0.5%).
- Although the site is located within an Internal Drainage District with a standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. A minimum of 900mm freeboard is provided within the main drain design standard to the lowest land level which provides further storage to cater for events greater than 1 in 50 years.
- On site surface water drainage will be discharged via soakaways to BRE365 design requirements and Building Regulations approval.
- Floor levels will be 300mm above existing ground level with a further 300mm of flood resilient construction incorporated above finished floor level.

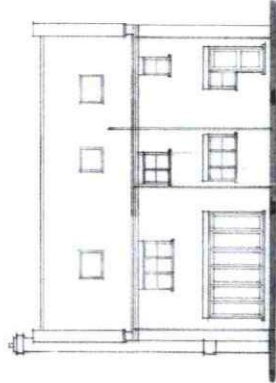


1. The proposed development is situated on a plot of land of approximately 0.5 hectares, bounded by the A100 to the north and the A101 to the south. The site is currently occupied by a mix of residential and commercial buildings, including a large warehouse and several smaller houses. The proposed development consists of a new residential house and a garage, to be built on the eastern side of the plot. The new house will be a two-story building, approximately 10m wide and 12m deep, with a total floor area of approximately 120m². The garage will be a single-story building, approximately 6m wide and 4m deep, with a total floor area of approximately 24m². The proposed development will be set back from the A100 by approximately 10m and from the A101 by approximately 5m. The site is surrounded by a mix of residential and commercial properties, and the proposed development is in line with the local planning policy. The site is well-served by public transport, including the A100 and A101, and the proposed development will provide a new residential unit in a prime location. The proposed development is a significant addition to the local housing stock and will provide a new home for a family. The site is well-served by public transport, including the A100 and A101, and the proposed development will provide a new residential unit in a prime location. The proposed development is a significant addition to the local housing stock and will provide a new home for a family.

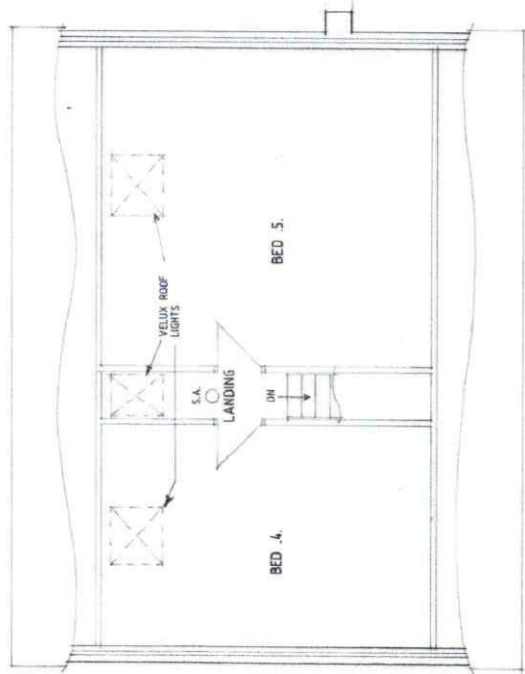




SIDE



SIDE



SECOND FLOOR PLAN

Status
DESIGN & PLANNING
CONSULTANTS IN ARCHITECTURE & PLANNING

D - ALTS - 6.6.18
C - RF ADDED - 23.18
B - NAME CHANGE - 15.2.18
A - DESIGN ALTS - 31.18

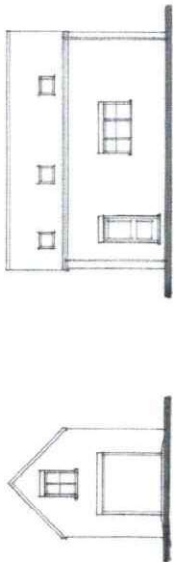
PROPOSED HOUSE & GARAGE
ADJ. 79 CHAPEL GATE,
SUTTON ST. JAMES,
FUR

MR. S. & MRS. B. SUTTON

HOUSE DESIGN

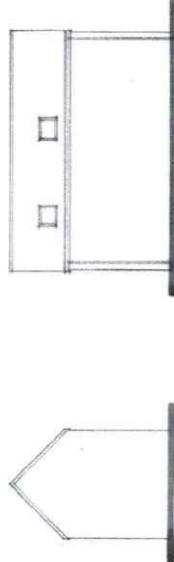
150	1.100	SD17-832/2
JAN-18	B. GILHAM	

2 Edinburg, York, Northumb.
Architectural Services Ltd.
Tel: 0191 234 1111 Fax: 0191 234 1112



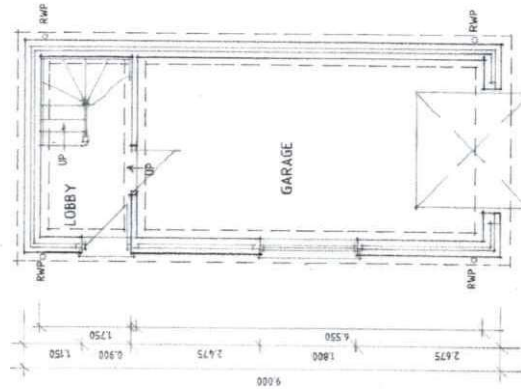
FRONT

SIDE

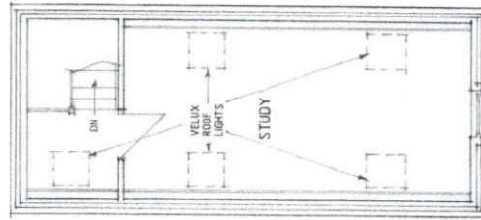


REAR

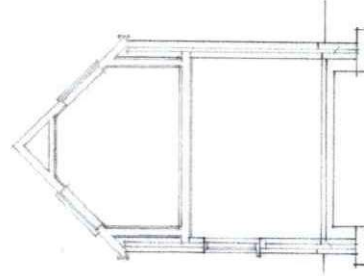
SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION

C - INF. ADDED - 12.3.18
B - INF. ADDED - 2.7.18
A - NAME CHANGE - 15.2.18

Status
DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED HOUSE & GARAGE
ADJ. 79 CHAPELGATE,
SUTTON ST. JAMES, FOR

MR. S. & MRS. B. SUTTON

GARAGE DESIGN

1:50 £100 SD17-032/4

FEB-18 B. GILHAM

2 Edinburg, South, Edinburgh
Spalding, Leics. PE12 7AF
Tel: 01509 475353 Fax: 01509 470112



Flood map for planning

Your reference

Sutton St jam

Location (easting/northing)

539286/318209

Scale

1:2500

Created

14 Feb 2022 13:57



Selected point



Flood zone 3



Flood zone 3: areas
benefiting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river

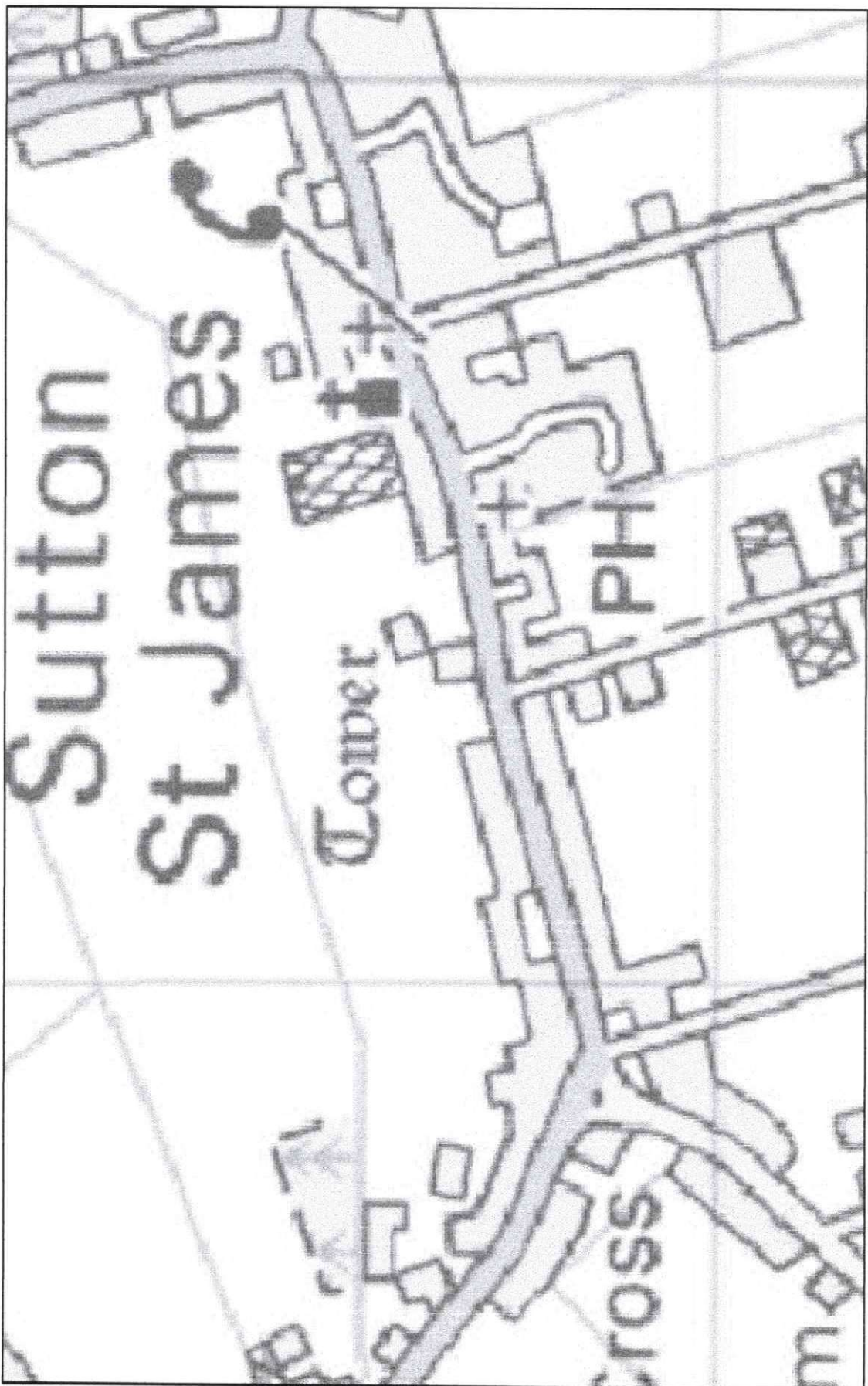


Flood storage area

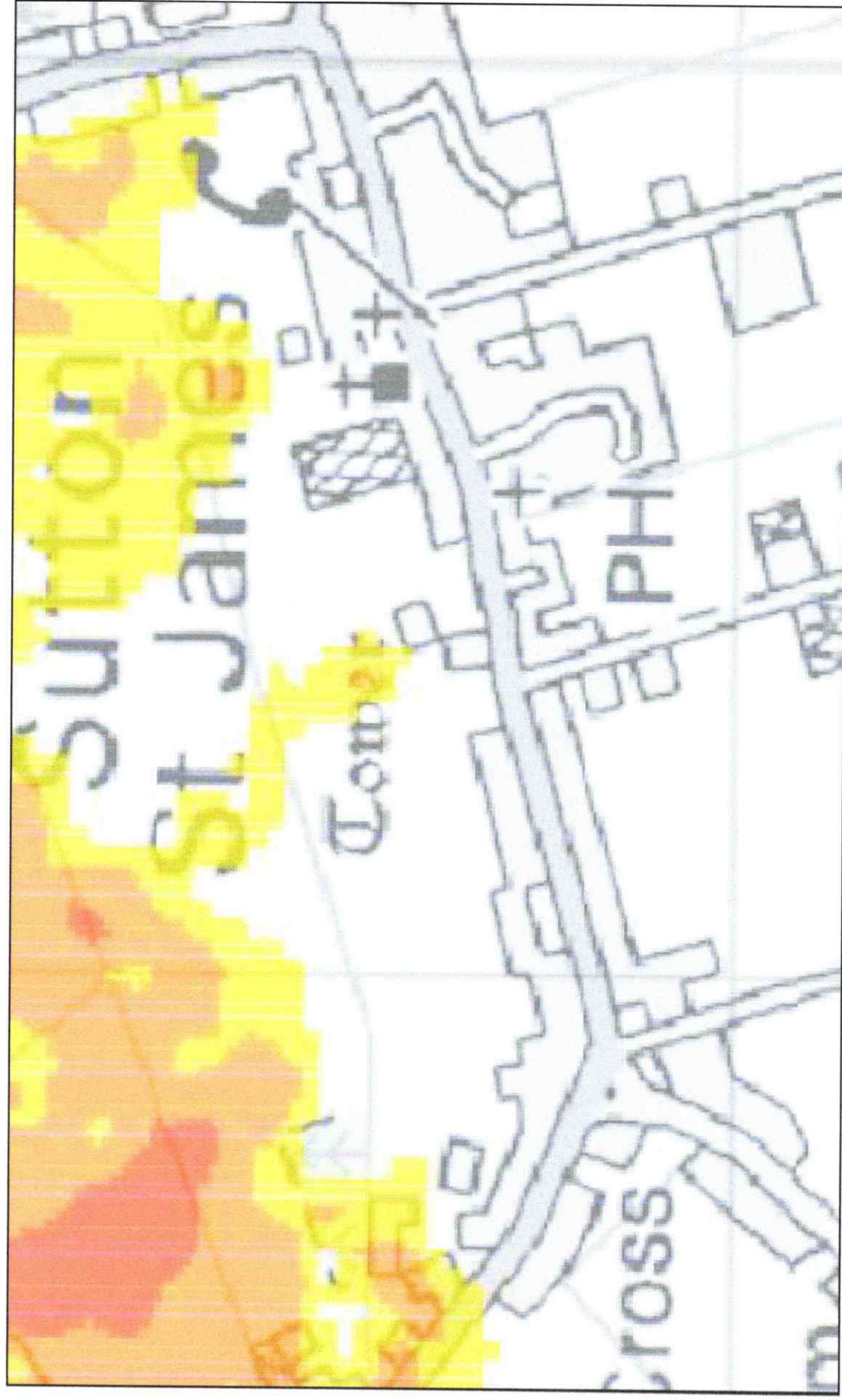


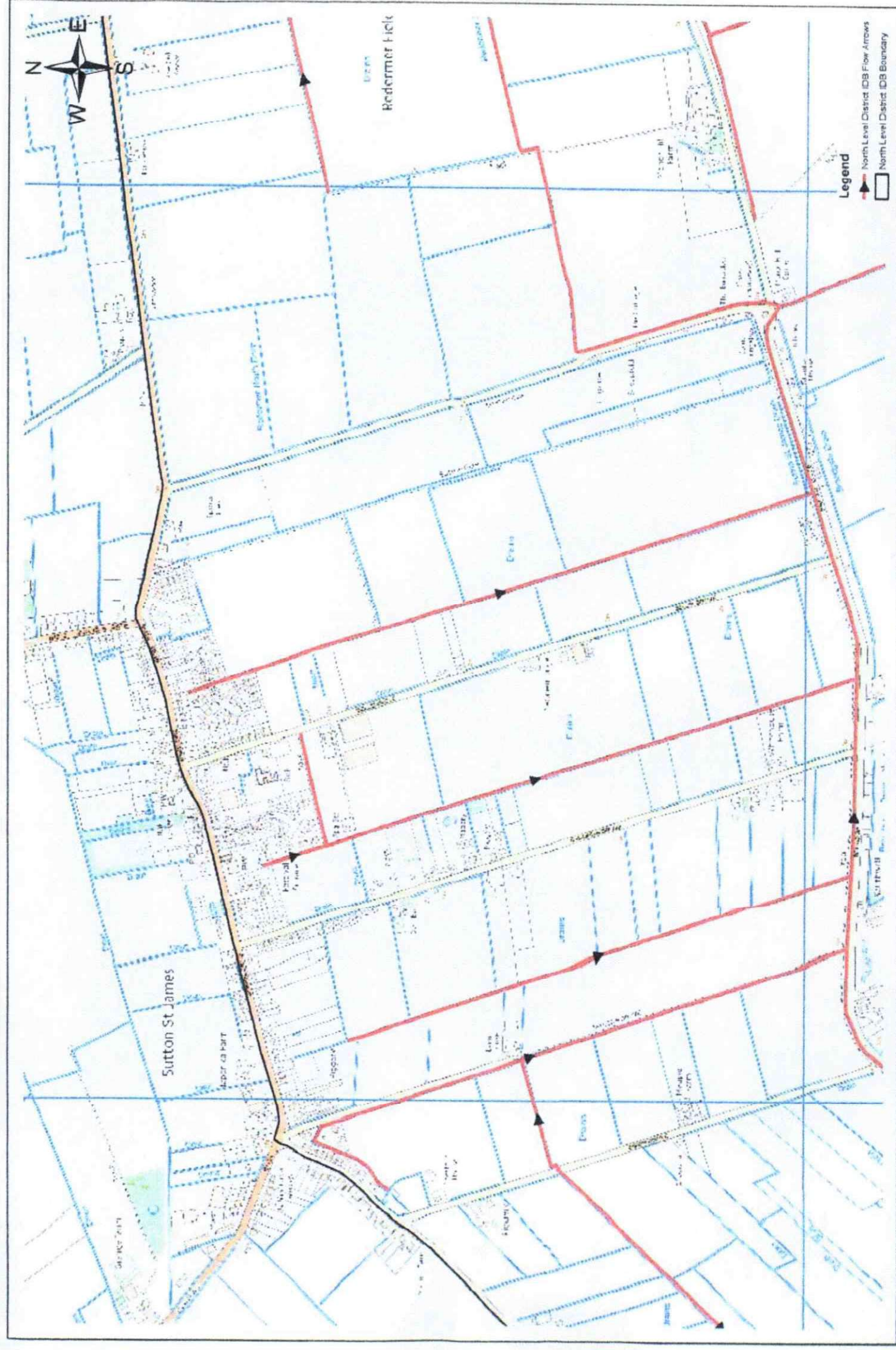
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Residual Peak Depth – 0.5% Annual Probability Present Day



Residual Peak Depth – 0.5% Annual Probability Year 2115





North Level District Internal Drainage Board

1:10 000 K Tizzard 2016

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