FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
WASHWAY ROAD, SARACENS HEAD, SPALDING

FINAL REPORT

ECL0691/ G R MERCHANT

DATE FEBRUARY 2022

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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 G R Merchant Ltd in respect of a residential development that consists of one dwelling at Bridge House, Washway Road, Saracens Head, Spalding.

A planning application for the proposed development is to be submitted by G R Merchant Ltd.

An application for a dwelling at the site was granted in April 2019. The findings of this Flood Risk Acceptance are consistent with Condition 6 of the earlier permission.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is at the rear of Bridge House, Washway Road, Saracens Head, Spalding, Lincolnshire, PE12 8AY. The National Grid Reference of the site is 53398/32721.

The location of the site is shown in Figure 1.



Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is to the north east of the junction between Washway Road and the A17. The site consists of the access to Bridge House and the land to the east of the dwelling and garden at Bridge House. The area of development is approximately 0.09 hectares.

Environment Agency LIDAR show that the site is flat with ground levels in the area of the proposed dwelling between +3.0m OD and +3.2m OD. The agricultural land surrounding the site is between +3.4m OD and +3.8m OD. Washway Road has a typical level of +4.1m OD adjacent to the site.

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 a riparian drain along the southern boundary of the site and the Whaplode River, an IDB High Priority Watercourse is to the north of the site on the eastern side of the A17.

The online British Geological Survey maps indicate that the site is likely to be underlain by West Walton Formation Mudstone and Siltstone. The bedrock is shown to be overlain with superficial deposits of clay and silt.

2.3 Proposed Development

The proposed development consists of one new dwelling. The dwelling will have two storeys. A Site Plan is provided 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

The site is located within Flood Zone 3, an area with a high probability of flooding, of the Environment Agency Flood Maps for Planning as shown in Figure 2.

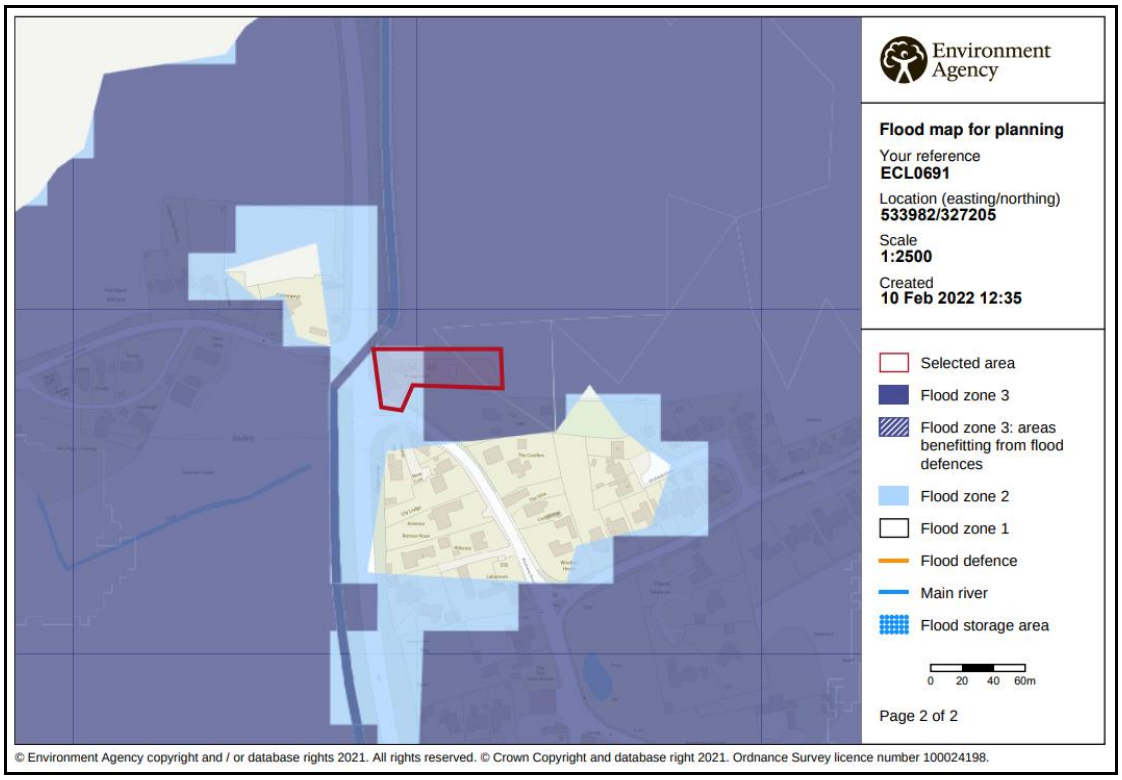


Figure 2 – Environment Agency Flood Map for Planning

The Environment Agency Long Term Flood Risk maps show that:

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

SFRA Map	Present Day	2116
Residual Flood Hazard Map for the 1% fluvial and 0.5% tidal event	The site is outside the 'Low Hazard' area	The site is in the 'Danger for Some' area
Residual Peak Depth Map for the 1% fluvial and 0.5% tidal event	The site is outside the area at risk of flooding.	The peak flood depth across the site varies between 0.25m - 0.5m.

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 Test 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 between the River Welland and River Nene lie within Flood Zone 3. As such, opportunities to undertake the development at an alternative site with a lower flood risk are limited.

The SFRA states that as it is necessary to use the refined flood risk information (hazard and depth maps) to assist with the application of the sequential test. The refined flood risk information contained within the SFRA demonstrates the site is not at risk during the present day 1% fluvial and 0.5% tidal event. The site therefore has a low probability of flooding 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 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.

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 development is considered to pass the Exception Test.

4.0 SITE SPECIFIC FLOOD RISK

4.1 Local Flood Assets

The South Holland IDB district is protected by the Wash tidal defences along the Holbeach Marsh frontage with embankment levels at a minimum of +7.0m OD. The Wash tidal defences are approximately 9.6km from the site.

The River Welland tidal defences are approximately 5.4km to the north west of the site. The tidal defences between Spalding and Fossdyke also have minimum embankment levels of +7.0m OD.

Both defences are 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. The Whaplode River, an IDB High Priority Watercourse, is approximately 60m west of the site. The site and the surrounding land are within the Holbeach River catchment and drains in a northerly direction to discharge to the tidal River Welland at the Holbeach River Outfall Sluice.

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

The potential sources of flooding that have been identified during this assessment are:

- local blockages to the IDB drainage system;
- an event in the local drainage network that exceeds the standard of protection;
- failure of Holbeach River Outfall Sluice; and
- overtopping and breaching of the Wash or River Welland tidal defences.

4.3 Probability of Flooding

The Environment Agency Long Term Flood Risk Maps show that the eastern part of the site has a medium risk of surface water flooding and the central and western part of the site a low risk of surface water flooding. During the present day medium

risk event (1% annual probability) the eastern part of the site is affected with flood depths that are below 0.3m.

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.

The standard of drainage provided by South Holland IDB is assessed at 2% annual probability (1 in 50 chance each year), compatible with the Department of the Environment, Food and Rural Affairs (DEFRA) target level of service for rural drainage and flood defence works. The risk associated with flooding due to events greater than 2% annual probability (1 in 50 chance each year) is lowered due to the South Holland IDB high priority watercourses incorporating a freeboard. This provides storage during events greater than 2% annual probability (1 in 50 chance each year).

The site is within an area benefitting from defences. The flood embankments to the Wash and the River Welland tidal defences provide protection during a 0.5% annual probability (1 in 200 chance each year) event. The flood risk from the Wash is lowered further by second line defences and various informal banks constructed during the reclamation of Holbeach Marsh.

4.4 Historic Flooding

During the preparation of this assessment, no evidence was discovered of the site being flooded. Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1% annual probability (1 in 100 chance each year), caused no flooding to any residential properties.

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 tide levels.

An estimate of the 1% annual probability (1 in 100 chance each year) with an allowance for climate change surface water event can be made from the 0.1% annual probability (1 in 1000 chance each year) event. The extent and depth of flooding during the 0.1% annual probability (1 in 1000 chance each year) event is shown in Figure 3.

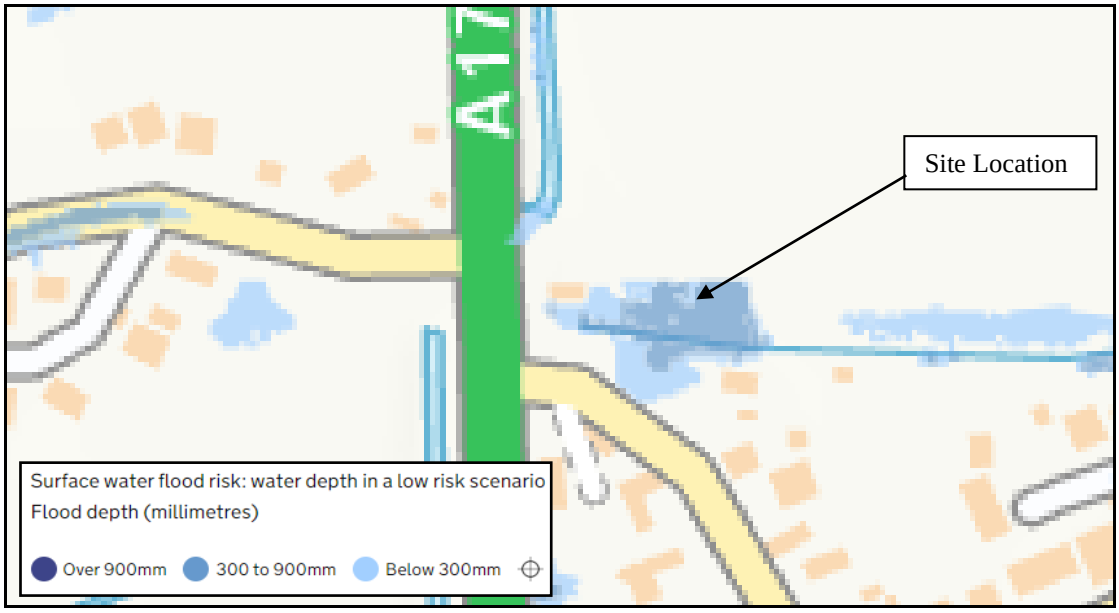


Figure 3 – Environment Agency Surface Water Flood Risk Map
0.1% Annual Probability

As shown in Figure 3 the site is affected by depths between 0.3m and 0.9m during the 1% annual probability (1 in 100 chance each year) event with climate change. Based upon the terrain data the depth is not anticipated to exceed 0.5m.

The flood level in the River Welland at Fossdyke during the 0.5% annual probability (1 in 200 chance each year) event inclusive of climate change to 2069 is estimated to be 6.41m AOD. The minimum defence level of the River Welland embankments is 7.0m AOD. The site is not at risk of tidal flooding for the design life of the development (i.e. 100 years).

4.6 Residual Risk

The South East Lincolnshire SFRA includes maps demonstrating the impact of climate change in 2116. The Residual Peak Depth maps within the SFRA indicate the maximum flood depths associated with a breach of the tidal defences. These show that when the climate change allowances are applied to the combination of a 1% annual probability (1 in 100 chance each year) fluvial event and a 0.5% annual probability (1 in 200 chance each year) tidal event the peak flood depth at the site is between 0.25m and 0.5m.

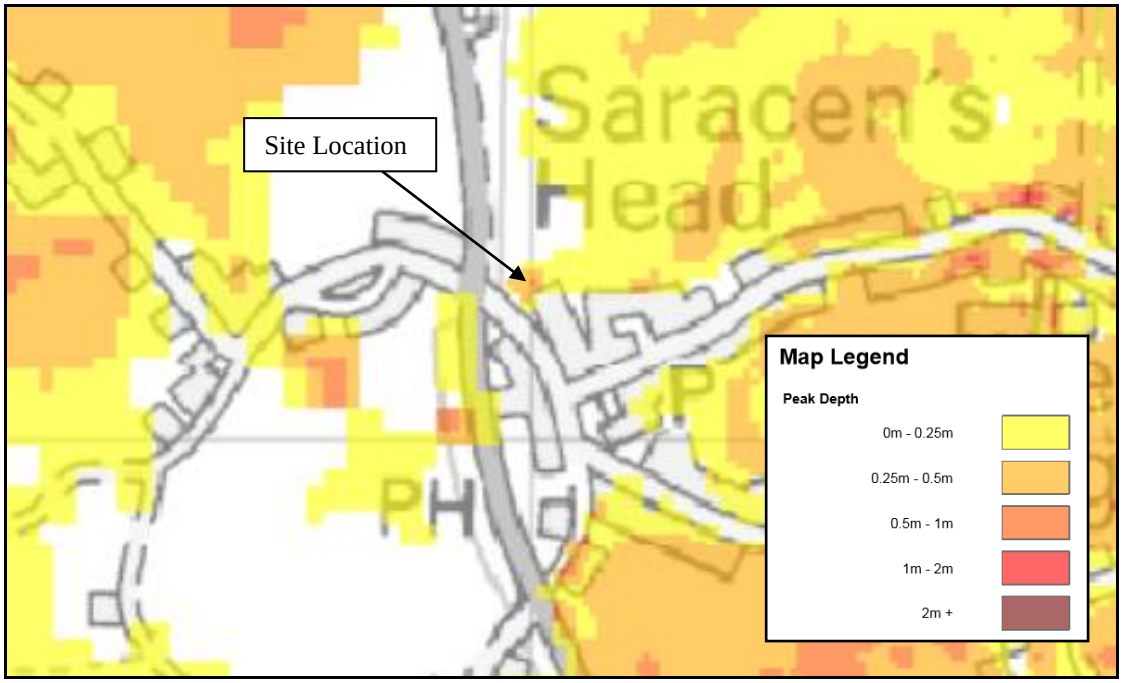


Figure 3 – SFRA 2115 Residual Peak Depth Map during the 1% fluvial and 0.5% tidal Annual Probability Event

5.0 FLOOD RISK MITIGATION

5.1 Summary of Risks

The site is at risk of surface water flooding with depths up to 0.5m during the 1% annual probability (1 in 100 chance each year) event with climate change.

The probability of this development flooding from localised drainage systems is low. Failure of Holbeach River Outfall 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 0.5% annual probability (1 in 200 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 from overtopping of the defences.

The SFRA considers the residual risk associated with a breach in the defences. From the maps the flood depth during the 0.5% annual probability (1 in 200 chance each year) tidal event with climate change is up to 0.5m.

The proposed arrangement increases the impermeable area and therefore there will be an increased volume of surface water that has the potential to increase flood risk.

5.2 Mitigation Measures

The site has a low 'actual risk' of flooding. Based upon the information available during the preparation of this flood risk assessment, it is recommended that the finished floor level of the dwelling is 0.5m above surrounding ground levels and there is 0.3m of flood resilient construction above finished floor level.

The risk of flooding is also mitigated by the proposed dwellings having two storeys. Sleeping accommodation will be on the first floor above the potential flood level.

The developer should ensure that the eventual occupier of the dwelling is 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.

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. The occupier of the dwelling should register with the Floodline Direct Warnings Service to receive any future flood warnings.

During an exceedance event it is anticipated that sufficient time would be available to take precautionary actions to limit the potential impact of flooding.

Should there be a failure of Holbeach River Outfall 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 utilising 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 CONCLUSIONS

As a result of the assessment, the following conclusions have been reached.

- The proposed development consists of eight new dwellings, a combination of single storey dwellings and two storey dwellings, at Boston Road North, Holbeach.

- The site is located within an Internal Drainage Board catchment with a minimum standard of drainage of 2% annual probability (1 in 50 chance each year) which accords with DEFRA guidelines for rural development. The risk of flooding is lowered further due to the South Holland IDB Watercourses incorporating a significant freeboard. This provides storage during events greater than 2% annual probability (1 in 50 chance each year).

- The site is at risk of surface water flooding with depth up to 0.5m.

- The proposed development is in Flood Zone 3. The site is protected during the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200) tidal event including climate change by the Wash tidal defences and River Welland tidal defences.

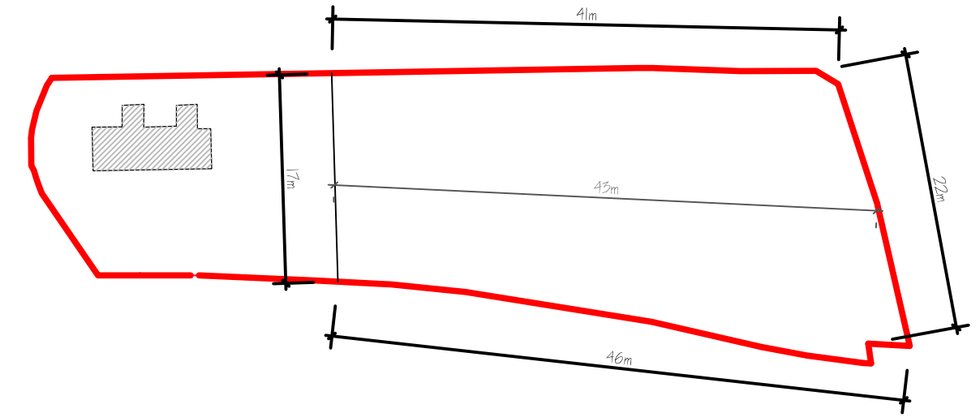
- There is a residual risk associated with a breach of the defences.

- It is recommended that the finished floor level of the dwelling is 0.5m above surrounding ground levels with 0.3m of flood resilient construction above finished floor level.

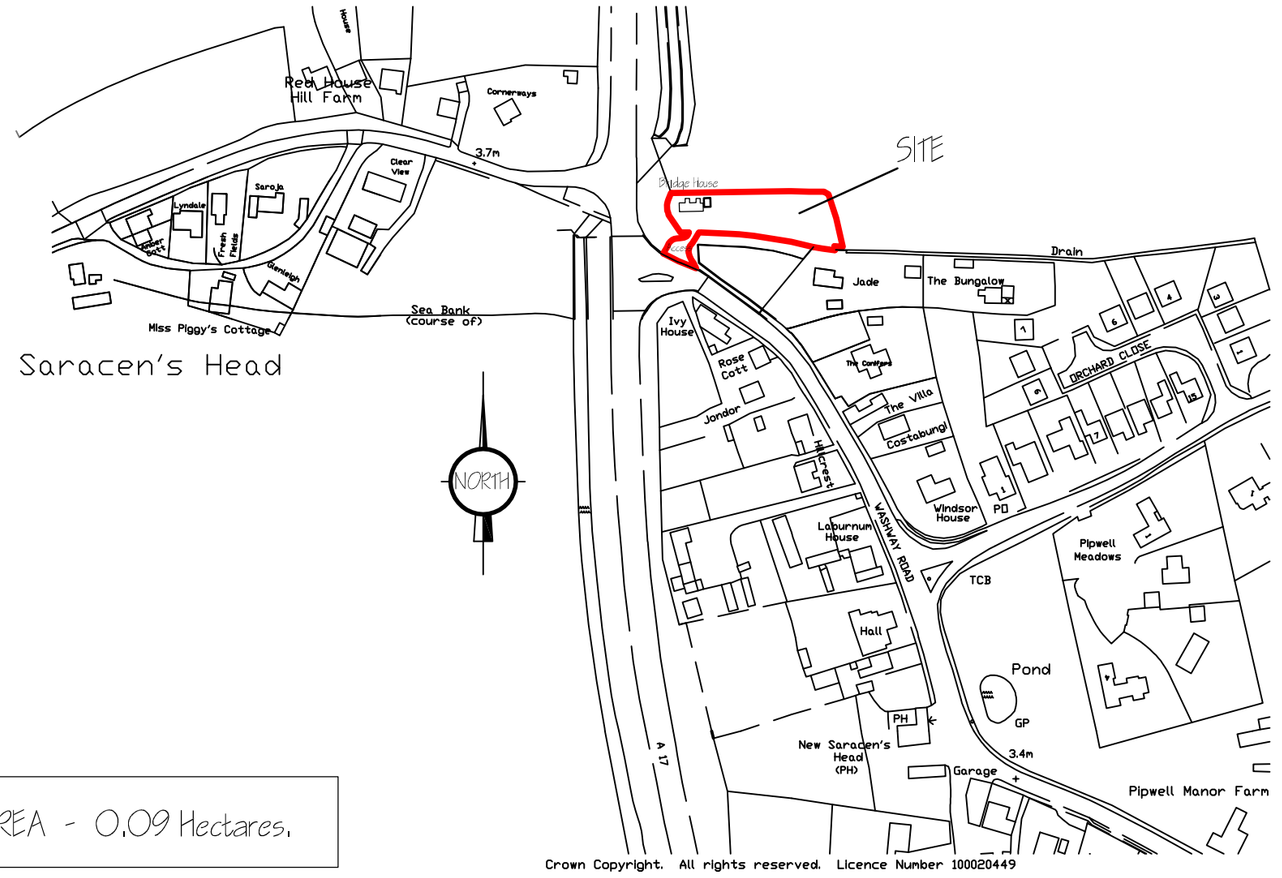
- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

ATTACHMENT 1

SITE & LOCATION PLANS
(Dwgs 3475-19 01A)



DIMENSIONAL PLAN.
1/2500.
(approximate only)



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LOCATION PLAN.
1/2500.

SITE PLAN.
1/500.

SITE AREA - 0.09 Hectares.

INDICATIVE DWELLINGS SCHEDULE :-

PLOT 1 - EXISTING BRIDGE HOUSE.

PLOT 2 - 4 BEDROOM HOUSE & DETACHED DOUBLE GARAGE..

ref:	revision	date
A.	RED LINE AMENDED - PLANNING.	FEB 19.

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Project
RESIDENTIAL DEVELOPMENT.
Rear of BRIDGE HOUSE, WASHWAY ROAD,
SARACENS HEAD, SPALDING,
LINC'S, PE12 8AY.

Client
MR & MRS E CROFT.

Drawing
SITE & LOCATION PLANS.

Job Ref.	Drawing No.
3475-19.	01A.
Date	**Drawn**
JAN' 2019.	HLD / GRM.

Scales
AS INDICATED.

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