FLOOD RISK ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT AT RAVENS BANK, WHAPLODE ST. CATHERINE, SPALDING, LINCS.

FINAL REPORT

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GCB/WRIGHT

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Fig 1 - Location Plan & Block Plan – Andrew M Wright drg. no. 051804.P001.D1

Fig 2 - Environment Agency Flood Map for Planning

Fig 3 - South Holland District Council Updated Strategic Flood Risk Assessment (2016) Hazard Zone Map – District 2116

Fig 4 - South Holland District Council Updated Strategic Flood Risk Assessment (2016) Residual Flood Depths – District 2116

Fig 5 - South Holland Internal Drainage Board district plan

1.0 INTRODUCTION

1.1 An outline planning application is to be submitted by Andrew M Wright Ltd on behalf of Mr P Siracusano for proposed residential development at Ravens Bank, Whaplode St. Catherine, Spalding, Lincs.

1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

The site, as situated, is located partly within Flood Zones 2 & 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site however is also shown in Flood Zone 1 and outside of any Hazard Zone of the South Holland District Council's Updated Strategic Flood Risk Assessment Maps (2016).

The site is also located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 20th June 2018 to undertake a Flood Risk Assessment.

2.0 LOCATION

2.1 The development site is located at land adjacent to Willowcroft, Ravens Bank, Whaplode St. Catherine. The National Grid Reference of the central point of the development is TF33931999.

2.2 The position and extent of the site is shown on Fig 1 – Location & Block Plan at the end of the document.

2.3 The site, located within the South Holland Internal Drainage Board district is shown partly within Flood Zones 2 & 3 as detailed on the Environment Agency Flood Map for Planning and in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment Maps (2016) as defended by the Agency's tidal defences and the Internal Drainage Board system.

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is currently open land.

3.2 The area of development is approximately 0.34 hectare.

3.2 The proposed site layout consists the construction of a two-storey residential dwelling off existing access from Ravens Bank.

3.4 The Sequential Test is met as the site is located outside of any Hazard Zone and in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment Maps (2016) and protected against both the 1 in 100 year fluvial event and the 1 in 200 year tidal event.

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 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.

The development site within the South Holland Internal Drainage Board is protected by the Wash tidal defences to the Holbeach Marsh frontage with embankment levels of a minimum of 7.00m aOD.

4.2 The site and the surrounding land drains by gravity to the Little Holland Pumping Station to discharge into the South Holland Main Drain and hence the tidal River Nene.

4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.

4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very good.

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

a) local blockages to IDB main drain system.
b) storm return period of 1 in 50 years being exceeded
c) failure of Little Holland Pumping Station
d) overtopping and breaching of defences 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 b) is also low due to the South Holland 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.

Surface water run-off will be to soakaways designed to BRE365 requirements and Building Regulations approval..

Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage".

5.3 Failure of Little Holland Pumping Station may occur due to long term mechanical breakdown or power supply being disrupted. 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 The flood embankments to the River Nene tidal defences provide a 1 in 200 year return period level of protection. The 1 in 200 year tidal event to the River Nene frontage inclusive of climate change to 2115 is estimated to be 7.20m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences. However, the site is further protected by second line defences with embankment levels of 6.00m aOD. Any overtopping/breaching would therefore not reach the development site.

5.5 The Environment Agency has recently published The Wash Shoreline Management Plan 2 from Gibraltar Point to Old Hunstanton. The summary of the plan between Gibraltar Point and Wolferton Creek is as follows:-

The intent of management for this Policy Development Zone (PDZ) is to sustain flood defence for the communities and their hinterland on the low-lying areas around The Wash. This includes an increase of management as needed to sustain the current level of flood risk in the face of climate change.

6.0 EXTENT OF KNOWN FLOODING

6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

7.1 The probability of this development flooding from localised drainage systems is very low.

7.2 The probability of the site flooding with water from any South Holland IDB main drain is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.

7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.

7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains or arterial systems 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.

7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the proposed floor levels of the dwelling at 300mm above Ravens Bank carriageway with a further 300mm of flood resilient construction 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 level of the development will be 300mm above Ravens Bank carriageway which will offer 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 any of the South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.

8.4 No displacement of water from the site will affect any adjoining properties as surface water run-off will be to soakaways designed to BRE 365 requirements and Building Regulations approval.

8.5 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, contact tel no: 0345 988 1188.

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 South Holland IDB area and its location 10.00kms from the River Nene tidal defences with secondary defences between the river frontage and the site.

9.2 The site is within fluvial Flood Zone 1 according to NPPF classification and has a very low risk of flooding due to the current 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.

9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out an Updated Strategic Flood Risk Assessment (2016) of the whole District by appointed Consulting Engineers.

The Updated Strategic Flood Risk Assessment (2016) has produced more definitive Flood Risk Maps similar to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the Updated Strategic Flood Risk Assessment (2016) the site is outside any Hazard Zone and defended by tidal defences and tidal doors.

10.0 CONCLUSIONS AND RECOMMENDATIONS

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

- The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain of the tidal River Nene and South Holland IDB protected by defences to a 1 in 200 year return period, (1.0%)

- The site is in Flood Zone 1 with the actual risk of flooding from any Environment Agency river system being very low (less than 0.5%).

- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.

- On site surface water run-off from the development will be discharged to soakaways designed to BRE 365 requirements and Building Regulations approval.

- Proposed floor level will be 300mm above Ravens Bank carriageway with a further 300mm of flood resilient construction above finished floor level