

FLOOD RISK ASSESSMENT

Proposed Glamping Pitches

The Grange, Mablethorpe Road,
Theddlethorpe, Mablethorpe, LN12 1NN



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DOCUMENT HISTORY

1	Planning Application	30.03.2023
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1 INTRODUCTION

- 1.1 This Flood Risk Assessment (FRA) accompanies a planning application for the change of use of land at The Grange to provide 2 no. glamping pitches.
- 1.2 The objective of this FRA is to identify, appraise, manage, and reduce the flood risk to life and property at the proposed site and has been produced in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.

2 THE SITE & SURROUNDINGS

- 2.1 The Grange is located on the western side of Mablethorpe Road (A1031) within the village of Theddlethorpe St Helen (Figure 1). The property consists of a detached dwelling, stables, paddocks and a menage. The main vehicular access is almost central within the frontage to Mablethorpe Road, on the northern side of the dwelling (visible in Figure 2). There is also a secondary access to the south of the property. The property contains a large number of mature trees, many of which are along the roadside frontage.

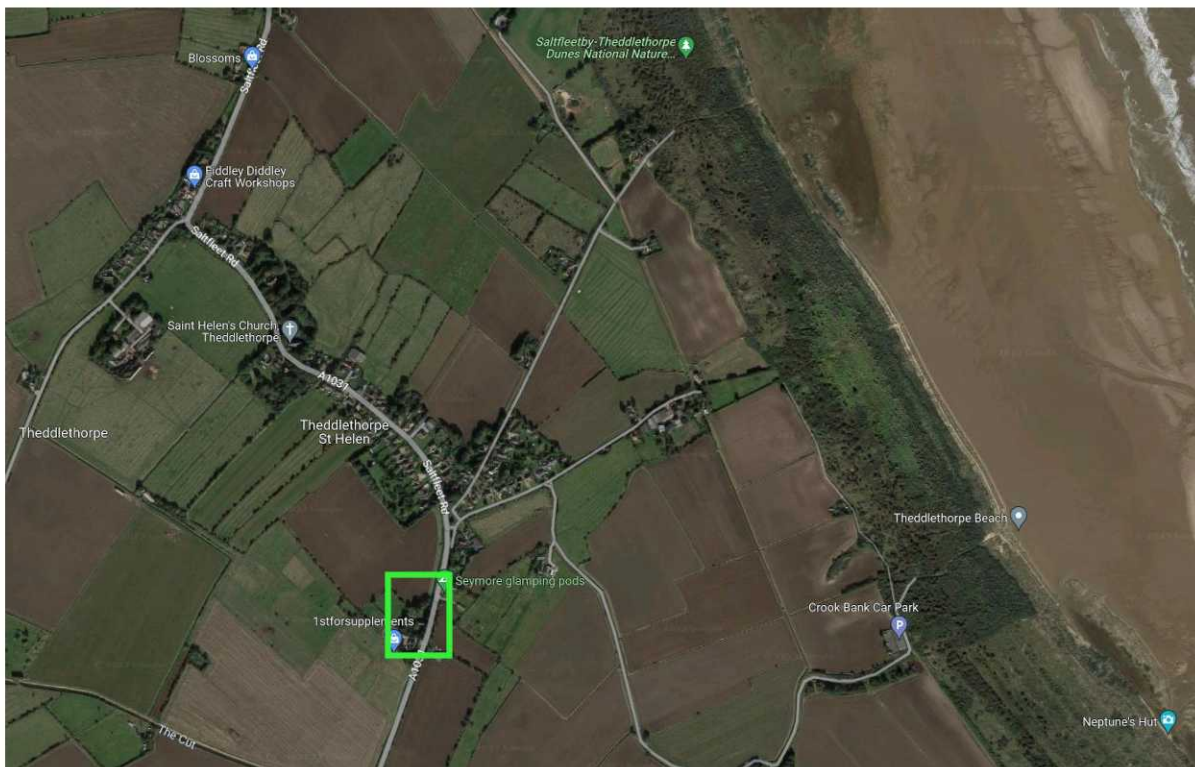


Figure 1: Aerial photograph showing the location of the site.

- 2.2 The land to the north and west of the property is in agricultural use. To the south is a dwelling (Hunters Gap) which similarly has equestrian facilities. Adjacent the northeast corner of the property, on the eastern side of Mablethorpe Road, is March

Cottage. In November 2020 planning permission was granted to convert the garage at March Cottage into two holiday cottages and for the siting of two log pods within the garden (application reference N/180/01576/20).

- 2.3 The site is within the 40mph speed limit which covers the whole of the village.
- 2.4 The site is on the southern edge of Theddlethorpe, a village which has direct access to the beach and a nature reserve. It is within the 'Coastal Zone' defined by the East Lindsey District Council (ELDC) 2018 Local Plan. Policy SP1 of the Local Plan defines the settlement as a 'medium village'.

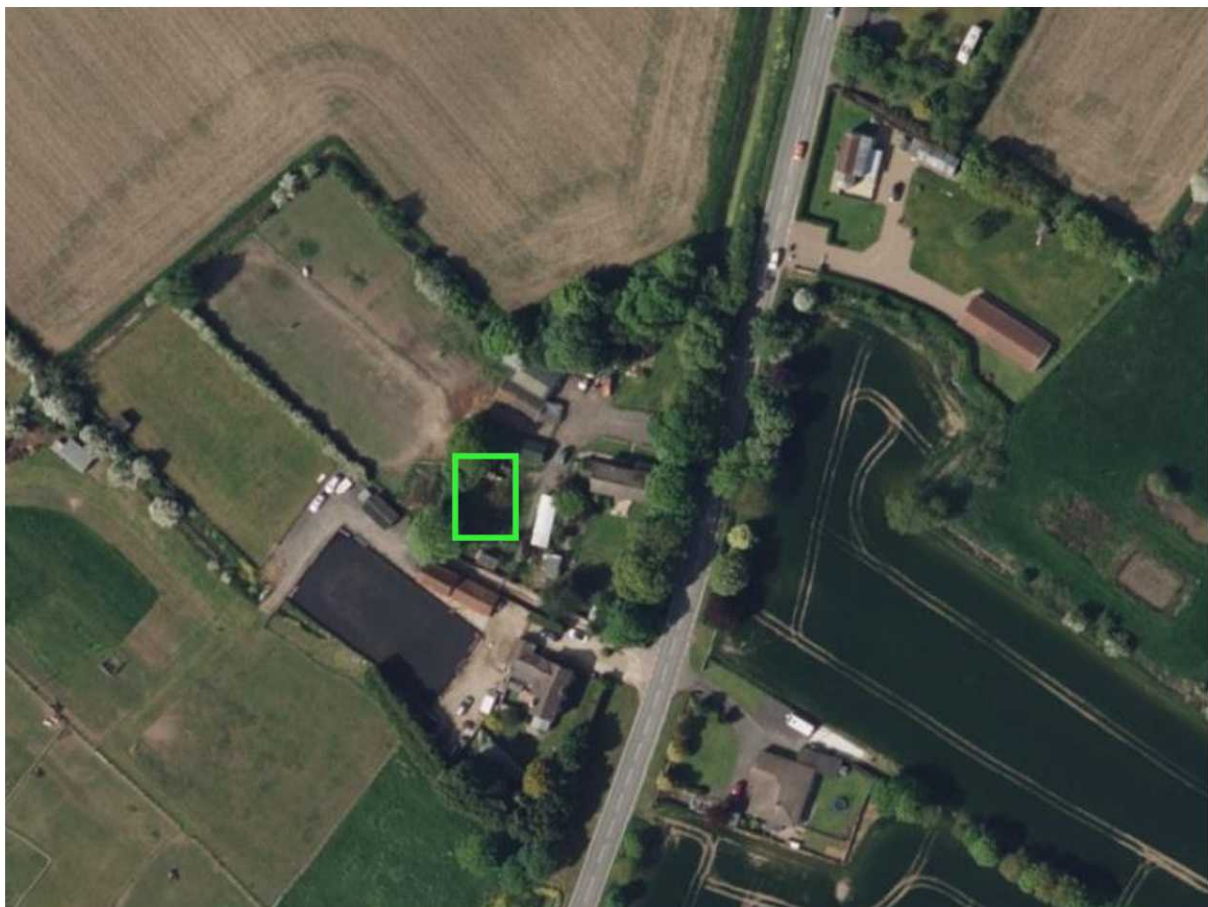


Figure 2: View of the site in more detail with the location of the pitches highlighted.

3 THE PROPOSAL

- 3.1 The proposal involves the creation of two glamping pitches between the dwelling and the paddocks. The type of accommodation used on these pitches is not yet known but they will be mobile structures in keeping with the site i.e., a converted horse box or lorry (similar to the example shown in Figure 3).
- 3.2 The glamping pitches will be accessed via the existing access to the south of the property. Guests wishing to walk into the village or to the nearby nature reserves and

beach will be directed through the property and to a gap which will be formed in the boundary landscaping in the far north-eastern corner. This will enable pedestrians to walk along the wide grass verge before crossing the road to adjoin a footpath which is only just over 100m from the site



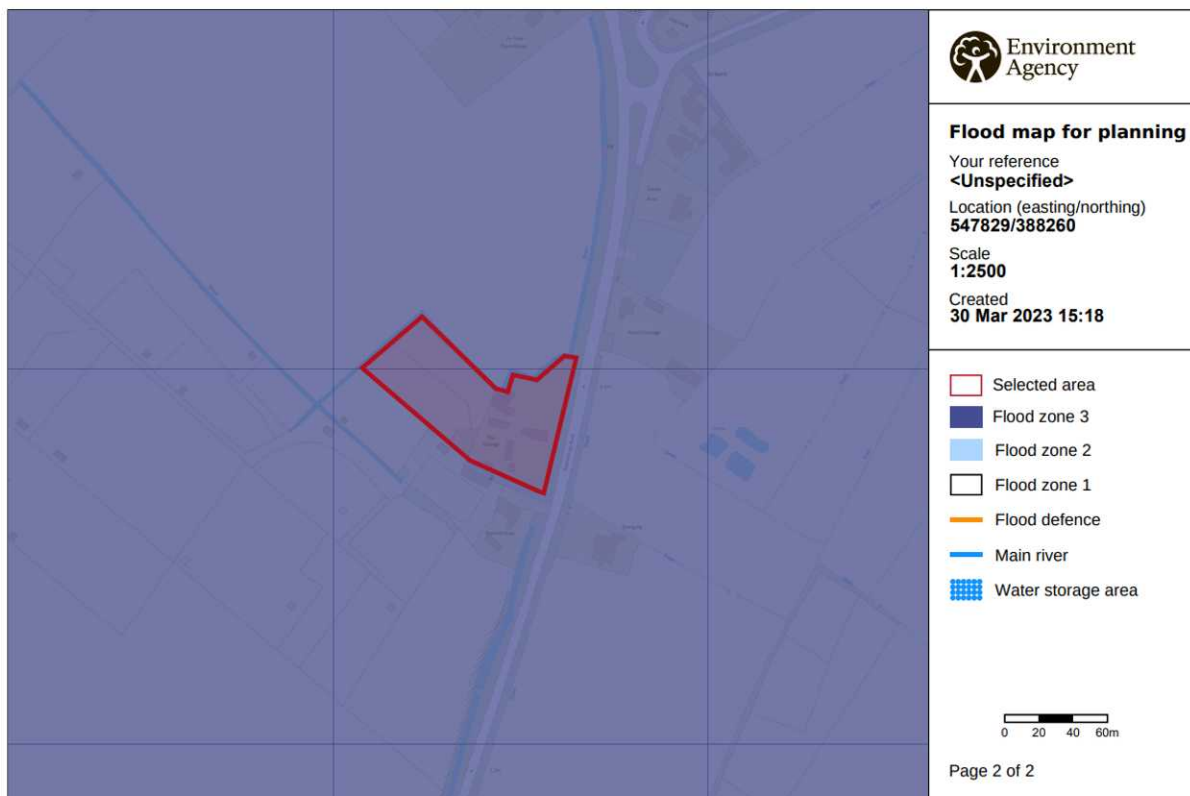
Figure 3: An example of how a horsebox/lorry can be converted to provide holiday accommodation.

4 FLOOD RISK PLANNING POLICY

- 4.1 The NPPF sets out the Governments national policies on different aspects of land use planning and in relation to flood risk. The NPPF is also supported by web-based Planning Practice Guidance (PPG)
- 4.2 The PPG uses Flood Zones to characterise flood risk, and these refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the

Environment Agency’s Flood Map for Planning and are as indicated in the Table 1. As can be seen in Figure 4, the application site is located within Flood Zone 3a.

TABLE 1: FLOOD ZONES (SOURCE: PPG PARAGRAPH 65)	
Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 & 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)



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Figure 4: Extract from the Flood Map for Planning with the site highlighted.

4.3 The NPPF requires the application of a Sequential Test to steer new development to areas with the lowest probability of flooding. The Flood Zones provide the basis for applying the test.

- 4.4 The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should consider the flood risk vulnerability of land uses (as shown in Table 2) and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.
- 4.5 In this instance Annex 2 of the East Lindsey District Council Local Plan (2018) states that the Sequential Test is automatically passed when a proposal is for holiday accommodation within the Coastal Zone.
- 4.6 Based on the vulnerability of a development (Table 2 below) the PPG states what Flood Zone(s) the development is appropriate in. This is demonstrated by Table 3 (page 8). Table 3 confirms that the proposed holiday accommodation, classified as 'more vulnerable' in Table 2, are appropriate within Flood Zone 3 but are subject to the Exception Test.

TABLE 2: FLOOD RISK VULNERABILITY CLASSIFICATION		(SOURCE: PPG PARAGRAPH 66)
Essential infrastructure	<ul style="list-style-type: none"> • Transport infrastructure • Essential utility infrastructure • Wind turbines. 	
Highly vulnerable	<ul style="list-style-type: none"> • Emergency Service which are required in times of flood • Basement Dwellings • Mobile Home parks • Installations requiring hazardous substances consent 	
More vulnerable	<ul style="list-style-type: none"> • Hospitals • Residential institutions (i.e., care homes, hostels, prisons) • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels • Non-residential uses for health services, nurseries and educational establishments • Landfill and hazardous waste management facilities • Site used for holiday short-let caravans and camping 	
Less vulnerable	<ul style="list-style-type: none"> • Emergency services which are not required to be operational during flooding • Buildings used for commercial establishments (i.e., shops, restaurants) • Land and buildings used for agriculture and forestry 	

**TABLE 3: FLOOD RISK VULNERABILITY AND FLOOD ZONE 'COMPATIBILITY'
(SOURCE: PPG PARAGRAPH 67)**

	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓*

KEY: ✓ Development is appropriate ✗ Development should not be permitted

4.7 The NPPF states that for this Test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

4.8 Again, Annex 2 of the Local Plan (2018) recognises the importance of tourism to the Coastal Zone economy and as a result confirms that the first criterion of the Exception Test is passed. In relation to the second criterion, this site-specific FRA has been produced to ensure that the development is safe and will not increase risk elsewhere.

4.9 Overall the proposal satisfies the requirements of the Sequential and Exception Tests.

5 FLOOD RISK SOURCES

5.1 The following sources of flood risk have been identified. Where mitigation is required to reduce the risk from flooding this is discussed in Section 7.

FLUVIAL

5.2 The Environment Agency advise that the site is not considered to be at risk of flooding from main rivers. The nearest ordinary watercourse is the Lindsey Marsh Drainage Board maintained The Cut Drain approx. 0.35km to the south. The Board have confirmed that they have no records of this watercourse flooding.

TIDAL

5.3 Tidal flooding is said to be the main source of flood risk to the site and the surrounding are. The Environment Agency hazard maps show that the site could be affected during either a 1 in 200 or 1 in 1000-year event during the present day and in the future.

- 5.4 The Environment Agency has confirmed that the coastline in this area is mainly protected from flooding by earth embankments, concrete floodwalls and natural sand dunes which are supplemented by beach nourishment to maintain foreshore levels. The Agency state that these defences provide protection against a flood with a 0.5% chance of occurring: a 1 in 200-year chance. Whilst these defences protect the site a residual risk that they may be breached or overtopped remains.

SURFACE WATER

- 5.5 The Flood Map for Planning shows that the site is at 'very low' risk of surface water flooding (Figure 5). 'Very low' risk means that each year this area has a chance of flooding of less than 0.1%.

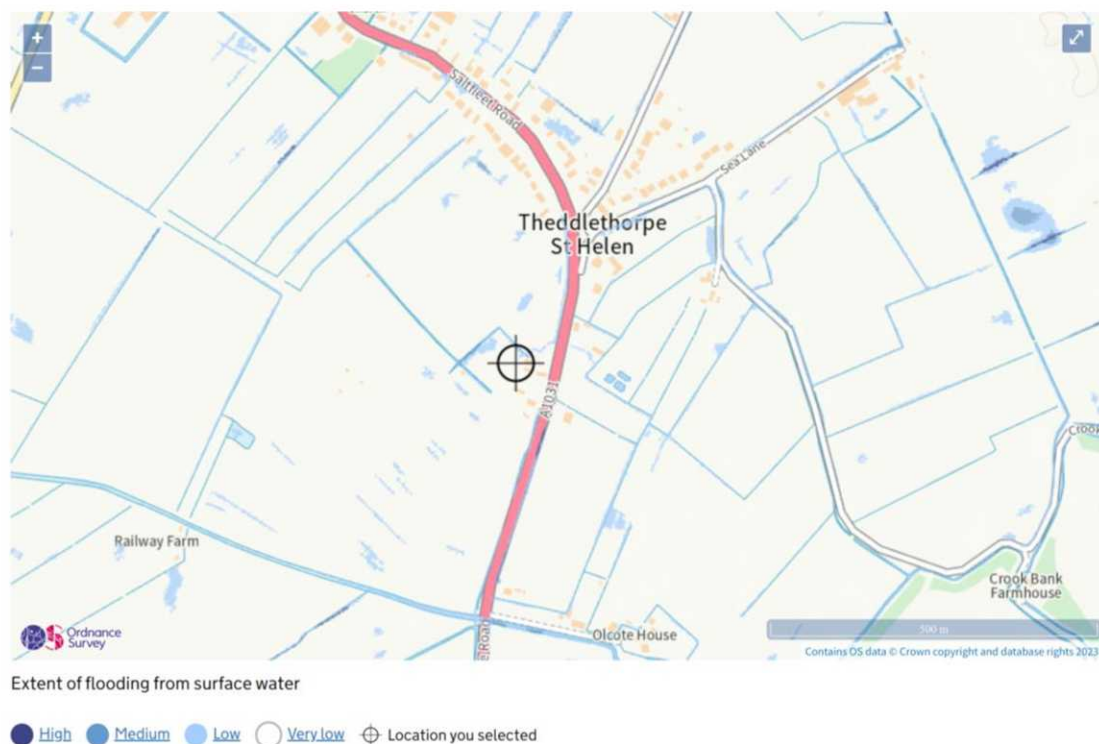


Figure 5: Extract from the Surface Water Flood Map with the site highlighted.

6 MITIGATION

- 6.1 The previous section has identified the sources of flooding which could potentially pose a risk to the site and the proposed glamping pitches. This section of the FRA sets out the mitigation measures which are to be incorporated within the proposed development to address and reduce the risk of flooding to within acceptable levels.
- 6.2 Policy SP19 of the East Lindsey District Council Local Plan places a restricted season on holiday accommodation within the coastal zone. Clause 7 of SP19 reads as follows:

7. Occupancy of caravan, log cabin, chalets, camping and touring sites will be limited to between 15th March and 31st October in any one year, or the following Sunday, if the 31st does not fall on a Sunday, except where it is proposed to extend the area of or redevelop an existing site that currently has a different occupancy period, but where no net increase or an overall reduction by an improved layout or density in the number of caravans, log cabins or chalets would result. In such cases, the existing occupancy period will continue to be applied to the whole site.

It is recommended that the season for the proposed glamping pitches accords with SP19.

- 6.3 In addition it is recommended that the owners of the site sign up to the Environment Agency flood warning service.
- 6.4 A Flood Warning and Evacuation Plan (FWEP) has been produced and is included as part of the Planning Application. This should be kept up to date on a yearly basis.

7 CONCLUSIONS

- 7.1 This FRA is compliant with the requirements set out in the NPPF and the associated Planning Practice Guidance. This report demonstrates that subject to the flood mitigation measures being implemented there will be no risk to life or property as part of this development.