

FLOOD RISK ASSESSMENT

Change of Use to Residential
Dovecott, Midville

Mr B Whitehead
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DOCUMENT ISSUE RECORD

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EXECUTIVE SUMMARY

This Flood Risk Assessment is compliant with the requirements set out in the National Planning Policy Framework, and the associated online Planning Practice Guidance. It has been produced on behalf of Mr B Whitehead. This report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented.

Policy

Development Type	Flood Zone	Vulnerability	Sequential Test
Dwelling Houses	3	More Vulnerable	Not Required

Climate Change Allowance

Peak River Flow

WITHAM MANAGEMENT CATCHMENT	
Allowance Category	Percentage Increase
Central	21

Sea Level Rise

Area of England	Allowance	2000-2035 (mm/year)	2036-2065 (mm/year)	2066-2095 (mm/year)	2096-2125 (mm/year)
Anglian	Higher Central	5.8	8.7	11.6	13.0
	Upper End	7.0	11.3	15.8	18.1

Flood Risk and Mitigation

Flood Risk Source	Level of Risk Without Mitigation	Proposed Mitigation
Fluvial Tidal Groundwater Sewers	Low	Floor level 150mm above ground level
Pluvial Reservoir Canal/Artificial	None	

CONTENTS PAGE

DOCUMENT ISSUE RECORD	i
EXECUTIVE SUMMARY	ii
Policy	ii
Climate Change Allowance	ii
Flood Risk and Mitigation	ii
CONTENTS PAGE	iii
1.0 INTRODUCTION	1
Data Used	1
Existing Site	1
Proposed Development	2
1.0 FLOOD RISK PLANNING POLICY	3
National Planning Policy Framework	3
Sequential Test	3
Flood Zone Definition	3
Flood Risk Vulnerability Classification	4
Appropriate Development	5
Exception Test	5
Development Proposals	6
1.0 CLIMATE CHANGE	7
Peak River Flow Allowances	7
Peak Rainfall Intensity Allowance	7
Sea Level Allowances	8
4.0 FLOOD RISK SOURCES	9
Fluvial	9
Residual Risk	10
Tidal	11
Residual Risk	11
Pluvial	12
Groundwater	13
Sewers	13
Reservoirs	13
Canals and Artificial Water Bodies	13
1.0 MITIGATION	14
Site Layout	14
1.0 CONCLUSIONS	15
TABLES	
Table 3.1 Climate Change Allowances for Peak River Flow	7
Table 3.2 Climate Change Allowances for Sea Level Rise	8
Table 4.1 East Fen Catchwater Flood Levels.....	9
Table 6.1 Summary of Risk and Mitigation	15
FIGURES	
Figure 1.1 Site Location	1
Figure 1.2 Proposed Plans	2
Figure 2.1 Flood Zones.....	6
Figure 4.1 Modelled Flood Extents	10
Figure 4.2 Surface Water Flooding Extents	12

1.0 INTRODUCTION

- 1.1 This Flood Risk Assessment, (FRA), is compliant with the requirements set out in the National Planning Policy Framework, (NPPF), and the associated online Planning Practice Guidance.
- 1.1 The FRA has been produced on behalf of Mr B Whitehead in respect of a planning application for a change of use from barns to residential at Dovecott, Midville.

Data Used

- 1.1 This FRA is based on the following information:
 - LiDAR 2m DTM
 - Proposed Plans
 - British Geological Survey Drift & Geology Maps
 - Environment Agency Consultation
 - Environment Agency Data
 - British Geological Survey Hydrogeology Data

Existing Site

- 1.1 The site is located at grid reference TF3745158150 as shown in Figure 1.1 below.



Figure 1.1 Site Location

- 1.1 LiDAR 2m DTM shows that the land level adjacent to the barns is approximately 1.10m AOD.
- 1.1 The online British Geological Survey maps indicates that the site is located on superficial deposits of peat over a bedrock of mudstone.

Proposed Development

- 1.1 The proposed development consists of a change of use from barns to residential as shown on the extract of the proposed plans below in Figure 1.2



Figure 1.2 Proposed Plans

2.0 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

- 1.1 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. A supporting web-based Planning Practice Guidance is also available.
- 1.1 The guidance uses four Flood Zones to characterise flood risk which refer to the probability of river and sea flooding, ignoring the presence of defences.

Sequential Test

- 1.1 The NPPF requires the application of a Sequential Test to ensure that new development is in areas with the lowest probability of flooding and the Flood Zones provide the basis for applying the Test.

Flood Zone Definition

Flood Zone 1	Low probability (1 in 1000 annual probability of river or sea flooding (<0.1%).)
Flood Zone 2	Medium probability (between 1 in 100 and 1 in 1000 annual probability of river flooding (1.0%-.0.1%) or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-.0.1%) in any given year).
Flood Zone 3a	High probability (1 in 100 or greater annual probability of river flooding (>1.0%) or 1 in 200 or greater annual probability of sea flooding (>0.5%) in any given year).
Flood Zone 3b	This zone comprises land where water must flow or be stored in times of flood. Land which would flood with an annual probability of 1 in 20 (5.0%), or is designed to flood in an extreme flood (0.1%) should provide a starting point for discussions to identify functional floodplain.

- 2.4 The Flood Zones do not consider the projected effects of climate change and may not represent potential flooding from smaller watercourses.
- 1.1 The aim is to steer new development to Flood Zone 1 and 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 and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required.
- 2.4 Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, considering the flood risk vulnerability of land uses and applying the Exception Test if required.
- 2.4 The guidance also sets out the vulnerability to flooding of different land uses and this land use is highlighted below.

Flood Risk Vulnerability Classification

Essential Infrastructure

Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.

Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood.

Wind turbines.

Solar farms

Highly Vulnerable

Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.

Emergency dispersal points.

Basement dwellings.

Caravans, mobile homes and park homes intended for permanent residential use.

Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)

More Vulnerable

Hospitals

Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.

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 sites used for waste management facilities for hazardous waste.

Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

Police, ambulance and fire stations which are not required to be operational during flooding.

Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.

Land and buildings used for agriculture and forestry.

Waste treatment (except landfill and hazardous waste facilities).

Minerals working and processing (except for sand and gravel working).

Water treatment works which do not need to remain operational during times of flood.

Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Car parks.

Water Compatible

Flood control infrastructure.
Water transmission infrastructure and pumping stations.
Sewage transmission infrastructure and pumping stations.
Sand and gravel working.
Docks, marinas and wharves.
Navigation facilities.
Ministry of Defence installations.
Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodation).
Lifeguard and coastguard stations.
Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan

Appropriate Development

- 2.4 Based on the vulnerability of a development the guidance states what Flood Zone(s) the development is appropriate within. The flood risk compatibility is summarised below.

Flood Zone 1	Appropriate Development – All.
Flood Zone 2	Exception Test - Highly vulnerable. Appropriate Development - Essential Infrastructure; More vulnerable; Less vulnerable and Water Compatible.
Flood Zone 3a	Should not be permitted – Highly vulnerable. Exception Test – Essential Infrastructure, More vulnerable. Appropriate Development – Less vulnerable; Water compatible.
Flood Zone 3b	Should not be permitted – Highly vulnerable; More vulnerable; Less vulnerable. Exception Test – Essential Infrastructure. Appropriate Development –Water compatible.

- 1.1 The Planning Practice Guidance also states that all sources of flooding should be considered when preparing a FRA.

Exception Test

- 2.10 The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.
- 2.11 The first part of the Exception Test is to show that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk. The second part is the requirement for a FRA to demonstrate that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

Development Proposals

2.11 The proposed development consists of Dwelling Houses.

Flood Zones

2.11 The Flood Zones are shown on Figure 2.1 below which shows the site to be in Flood Zone 3.

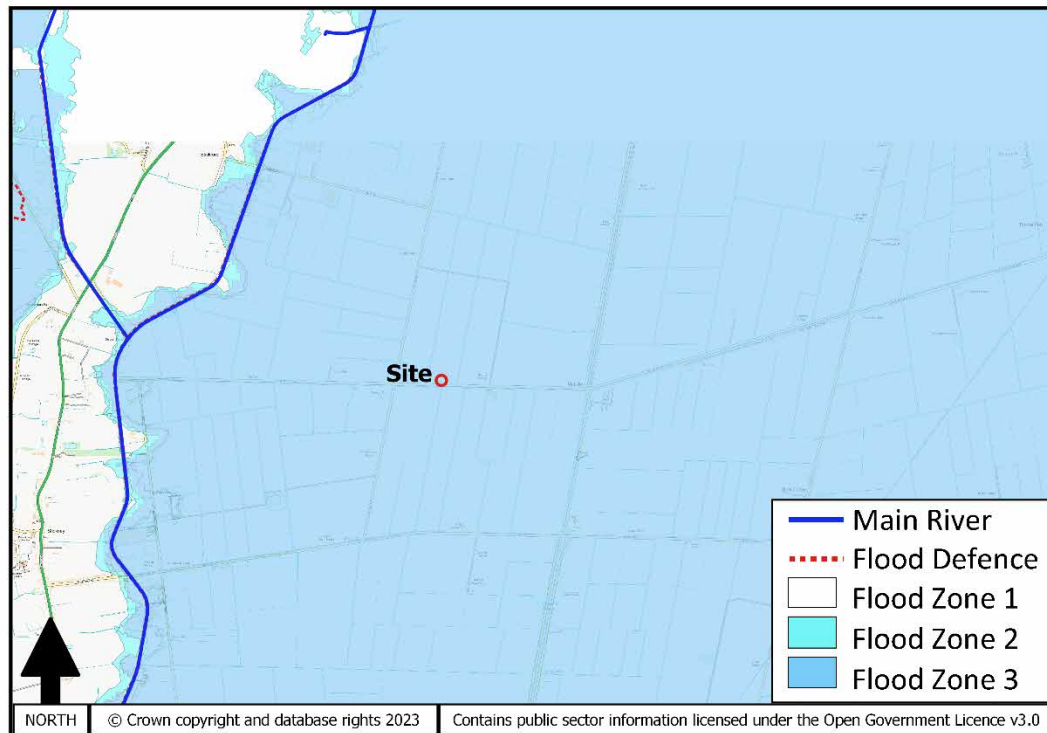


Figure 2.1 Flood Zones

Development Vulnerability

2.10 Dwelling Houses are More Vulnerable.

Site Sequential Test

2.11 The NPPF states that “Applications for some minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.”

2.11 The proposed development is for a change of use and therefore not subjected to the Sequential and Exception Tests.

Exception Test

2.11 A FRA is required to ensure the development will remain safe over its lifetime from all sources of flooding and not increase flood risk elsewhere.

3.0 CLIMATE CHANGE

- 2.4 The NPPF sets out how the planning system should help minimise vulnerability and provide resilience to the impacts of climate change.
- 2.4 As the Government's expert on flood risk on 19th February 2016 the Environment Agency, (EA), published revised climate change allowances to support the NPPF. The sea level rise allowances were revised on the 17th December 2019, the peak river flows revised on the 20th July 2021 and the peak rainfall allowances were revised on 10th May 2022.
- 2.4 The climate change allowances are based on projections and different scenarios of carbon dioxide (CO₂) emissions to the atmosphere and provide predictions of anticipated change for:
- peak river flow and peak rainfall intensity by river Management Catchment;
 - sea level rise;
 - offshore wind speed and extreme wave height.

Peak River Flow Allowances

- 2.4 The peak river flow allowances show the anticipated changes to peak flow by Management Catchment with three allowances; central; higher central and upper end. This proposed development is in the Witham Management Catchment.
- 2.4 The appropriate allowance depends on the Flood Zone and vulnerability classification of the development and for this proposal it is appropriate to use the Central allowance.
- 2.4 The allowances change over three periods of time over the next century. The appropriate period should be chosen based on the expected lifetime of the development and for residential that is 100 years.
- 2.4 The following climate change allowances in peak river flows therefore need to be applied:

WITHAM	
Allowance Category	Percentage Increase
Central	21

Table 3.1 Climate Change Allowances for Peak River Flow

Peak Rainfall Intensity Allowance

- 2.4 Increased rainfall affects river levels and land and urban drainage and should be applied to surface water drainage systems. However, the proposed development does not increase the impermeable area for these allowances to apply.

Sea Level Allowances

- 2.4 There is a range of allowances for each region and epoch or time frame for sea level rise as follows:

Area of England	Allowance	2000-2035 (mm/year)	2036-2065 (mm/year)	2066-2095 (mm/year)	2096-2125 (mm/year)
Anglian	Higher Central	5.8	8.7	11.6	13.0
	Upper End	7.0	11.3	15.8	18.1

Table 3.2 Climate Change Allowances for Sea Level Rise

4.0 FLOOD RISK SOURCES

- 2.4 The following flood risk sources have been identified and where mitigation is required to reduce the flood risk this is discussed in Section 5.

Fluvial

Main River

- 2.4 The nearest EA Main River to the site is the East Fen Catchwater approximately 2.50km to the west.
- 2.4 Information provided by the EA confirms that the existing fluvial defences reducing the risk of flooding from main river to this site consist of earth embankments. They are in fair condition and reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. The EA inspect these defences routinely to ensure potential defects are identified.
- 4.4 The information provided by the EA from the Stonebridge 2017 model at node EF5299 gives the following modelled, in-channel, flood levels:

Return Period	Level (m AOD)
1.0% (1 in 100)	2.53
1.0% (1 in 100) + 20%	2.56
0.1% (1 in 1000)	2.59
0.1% (1 in 1000) + 20%	2.60

Table 4.1 East Fen Catchwater Flood Levels

Climate Change

- 2.4 The above results have a climate change increase of 20% added to the peak river flows whereas the guidance now indicates that in the Witham Management Catchment, for residential developments 21% should be added.
- 4.4 Given the scale and nature of the proposed development it is considered that additional hydraulic modelling is not appropriate to determine the revised river levels as the increase in levels shown above is not significant.

Actual Risk of Flooding

- 4.4 The EA have provided mapping showing the modelled flood extents, with defences, for a range of return periods and this map is shown below in Figure 4.1.



Figure 4.1 Modelled Flood Extents

- 4.4 The site is not at risk of flooding for all events up to and including the 0.1%, (1:1000) + 20% climate change allowance event.

Ordinary Watercourses

- 2.4 The site lies within the district of the Witham 4th Internal Drainage Board, (IDB), and the Boards maintained watercourses are located immediately south of the road and 300m west.
- 4.10 Flood risk from these watercourses is considered low.
- 2.10 The risk of flooding from fluvial sources is low.

Residual Risk

- 2.10 The site is protected from flooding by defences, including a raised defence. However, if that defence was to be breached then flooding could occur, but hazard mapping is not currently available for this site.
- 2.10 Standard broad crested weir calculations have been used in a very simplified approach to establish the potential flood depths at the site should a breach in the defences occur.
- 4.10 The site is 2,500m from the defence and although land levels taken from LiDAR 2m DTM in the floodplain fall below the site level it has been assumed in this simplified approach that the breach depths will be down to 1.10m AOD, being the land level at the site.

- 2.10 It has been assumed that a breach in the defences will act as a broad crested weir where the quantity calculation is;

$$Q = 1.7b \times H^{3/2}$$

Q = quantity of water flowing through the breach (m³/sec).

b = breach width (m).

H = height of breach (m).

$$\text{Velocity} = Q/b \times H \text{ (m/sec).}$$

- 2.10 Assuming a breach width of 40m and a depth of breach from the 0.1% (1:1000) + 20% Climate Change flood level of 2.60m AOD to the site level of 1.10m AOD = 1.50m then;

$$Q = 124.92\text{m}^3/\text{sec}$$

- 2.10 Assuming the breach width propagates at 45° then as the site is 2,500m away the effective width of the breach at the site is 5,040m. With the same quantity of water as before, Q = 124.92m³/sec, then the depth of flooding at the site, (H), is;

$$H = (Q/1.7b)^{2/3}$$

$$H = 0.06\text{m}$$

- 2.10 Flood risk from a breach is low.

Tidal

- 2.10 The site is approximately 13.00km from the Wash Estuary.
- 4.10 Information provided by the EA confirms that the existing tidal defences protecting this site consist of earth embankments which are supplemented by saltmarsh to maintain foreshore levels. They are in fair condition and reduce the risk of flooding (at the defence) to a 0.67% (1 in 150) chance of occurring in any year. The EA inspect these defences routinely to ensure potential defects are identified.
- 2.10 The risk of flooding from tidal sources is low.

Residual Risk

- 2.10 The site is protected from flooding by defences, including a raised defence. However, if that defence was to be breached or overtopped then flooding could occur.

Breaching

- 2.10 The information provided by the EA confirms that the site is not at risk of a breach in the present day or with the effects of climate change.

Overtopping

- 4.10 The information provided by the EA confirms that the site is not at risk due to overtopping in the present day.

Climate Change

- 2.10 Whilst overtopping is shown due to the impact of climate change it has been assumed that as the EA and other organisations have a policy to take account of climate change then overtopping in the future has not been considered further.
- 2.10 The residual risk of flooding from tidal sources is low.

Pluvial

- 2.10 The EA have produced maps showing flooding when rainwater lies or flows over the ground. The surface water flooding extents are shown below in Figure 4.2. Unlike the fluvial mapping, which is based on a detailed hydraulic model, this mapping is based purely on applying rainfall to a digital terrain model. As such this mapping serves to represent a worst-case scenario which may well overstate the actual probability of flooding in this area.
- 2.10 There is a caveat, as to the use of these maps and that they are not to be used to identify that an individual property will flood. Because of the way they have been produced and the fact that they are indicative these maps are not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies or evidence.

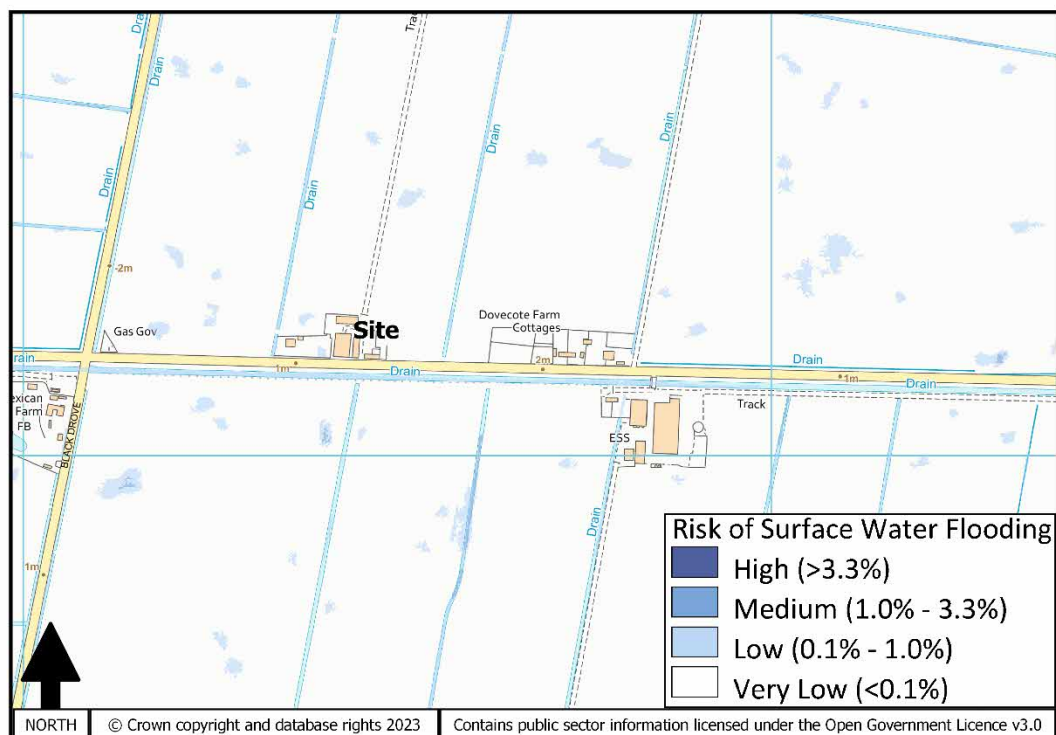


Figure 4.2 Surface Water Flooding Extents

- 2.10 The site is not at risk of flooding from pluvial sources.

Groundwater

- 4.10 The site is located on rocks with essentially no groundwater and there are no known instances of groundwater flooding in the area.
- 2.10 The risk of flooding from groundwater is low.

Sewers

- 2.10 Public maintained sewers are unlikely to pose a significant flood risk as they are well maintained.
- 2.10 The risk of flooding from existing sewers is low.

Reservoirs

- 4.10 The EA has prepared reservoir failure flood risk mapping to show the largest area that might be flooded if a reservoir were to fail and release the water it holds.
- 2.10 The site is not at risk of flooding from reservoirs.

Canals and Artificial Water Bodies

- 2.10 The site is not at risk of flooding from canals.

5.0 MITIGATION

- 2.4 Section 4.0 has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. 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.

Site Layout

- 2.4 The proposed development is only at a low risk of flooding from fluvial, tidal, groundwater and existing sewers and therefore the standard raising of finished floor levels a minimum 150mm above the surrounding ground levels will be sufficient mitigation.

6.0 CONCLUSIONS

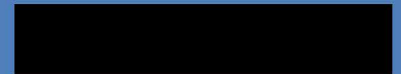
- 2.4 This FRA is compliant with the requirements set out in the NPPF and the associated online Planning Practice Guidance.
- 2.4 The FRA has been produced on behalf of Mr B Whitehead.
- 2.4 This report demonstrates that the proposed development is not at significant flood risk, and will not increase flood risk to others, subject to the recommended flood mitigation strategies being implemented.
- 2.4 The identified risks and mitigation measures are summarised below;

Flood Risk Source	Level of Risk Without Mitigation	Proposed Mitigation
Fluvial Tidal Groundwater Sewers	Low	Floor level 150mm above ground level
Pluvial Reservoir Canal/Artificial	None	

Table 6.1 Summary of Risk and Mitigation

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