

FLOOD RISK ASSESSMENT

Proposed Camping Site

Rosa Campsite, Laburnham House, Wigg Lane,
Chapel St Leonards, Skegness, Lincolnshire, PE24 5RL



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DOCUMENT HISTORY

1	Planning Application	21.03.2024
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1 INTRODUCTION

- 1.1 This Flood Risk Assessment (FRA) accompanies a planning application to provide additional touring caravan pitches at the Rosa Campsite in Chapel St Leonards.
- 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 Rosa Campsite is a certified camping site located on Wigg Lane on the northern edge of Chapel St Leonards (see Figures 1 & 2). It is owned and managed by the occupants of the adjoining dwelling, Laburnham House. Whilst the property is at the end of the highway there is a public footpath which heads east through the adjacent holiday parks and out onto Saint Leonards Drive, close to the North Sea Observatory.

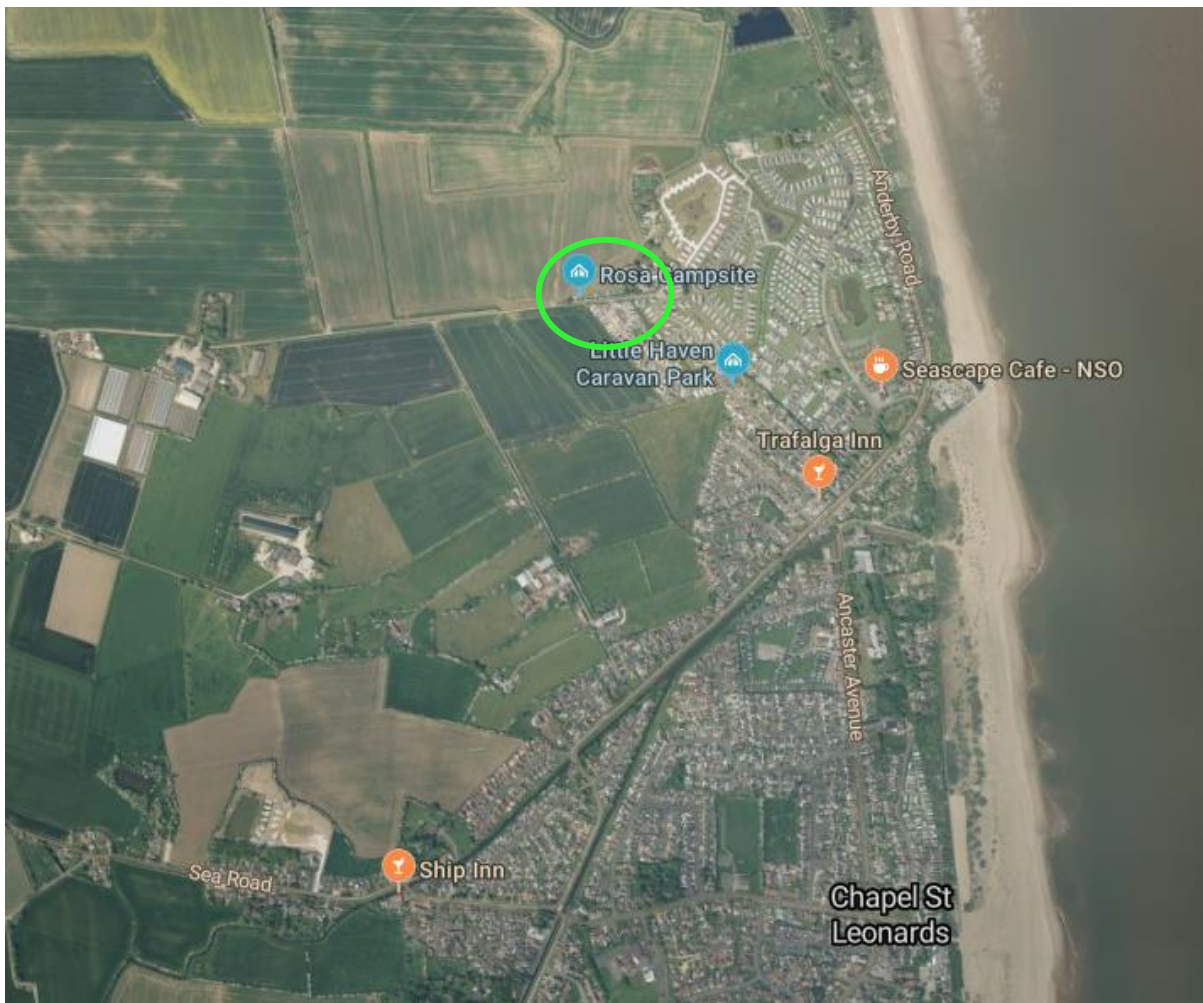


Figure 1: The location of the site in relation to North Chapel St Leonards.

2.2 The site has a mature hedge to the southern boundary but with a certain number of gaps. The northern boundary has a post and rail fence with a recently planted mixed native hedge on the outside. Access into the site is in the southwestern corner where there are secure gates (Figure 3).

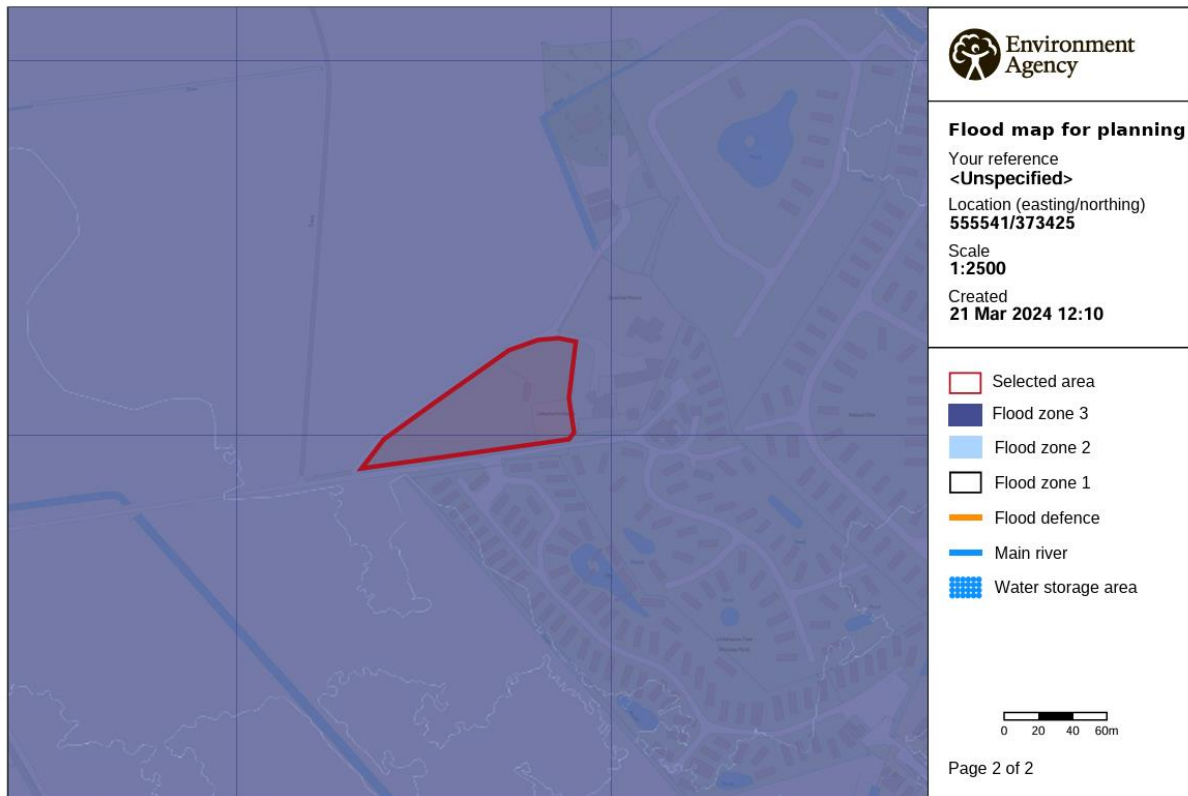


Figure 2: Aerial photograph showing the full extent of Rosa Campsite.



Figure 3: The existing gated access into the site.

- 2.3 The site is in an area dominated by static caravan site, with Littlehaven Caravan Park adjacent to the south, Nelson Villa Caravan Park to the southeast and Eastfields Park further to the east. The parent dwelling is located immediately to the east of the campsite. A neighbouring dwelling is located to the northeast. The land to the north and west is agricultural.
- 2.4 The site is located within Flood Zone 3 (Figure 4) and is also within the 'Coastal Zone' defined by the East Lindsey District Council 2018 Local Plan. It is also located within the defined Lincolnshire Coastal Country Park (Figure 5).



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Figure 4: The Flood Map shows that the site and the surrounding area is in Zone 3.

3 THE PROPOSAL

- 3.1 The proposal is to increase the current 15 pitch certified site (5 touring caravans and 10 tents) to provide 22 pitches which can be used for both touring caravans and tents. Access will continue to be via the gated entrance in the southwestern corner. All boundary treatments will remain but with the addition of extra planting within the southern hedge to create a denser screen. The existing toilets will be replaced with a new purpose-built toilet and shower block, sized to meet the licencing requirements for the number of pitches proposed. Although not required for a seasonal camping site a gravel road will be constructed to ensure that the site can be used to its full potential during the permitted season.



Figure 5: Map of Lincolnshire Coastal Country Park showing the location of the site.

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 and are as indicated in the Table 1. As previously seen in Figure 4, the application site is located within Flood Zone 3a.

TABLE 1: FLOOD ZONES (NPPG, Paragraph 078, Reference ID: 7-078-20220825)

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)

- 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 take into account the flood risk vulnerability of land uses (as shown in Table 2, below) 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 ELDC 2018 Local Plan 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 the PPG states what Flood Zone(s) the development is appropriate in. Table 2 (Flood Risk Vulnerability Classification) confirms that the proposed camping use is classified as 'more vulnerable'. Table 3 shows that this use is appropriate within Zone 3a but is subject to the Exception Test.

TABLE 2: FLOOD RISK VULNERABILITY CLASSIFICATION (NPPG, Annex 3)	
Essential infrastructure	<ul style="list-style-type: none"> • Essential transport infrastructure • Essential utility infrastructure • Wind turbines & Solar Farms
Highly vulnerable	<ul style="list-style-type: none"> • Emergency Services 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 pr short-let caravans and camping
Less vulnerable	<ul style="list-style-type: none"> • Emergency service 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' (NPPG, Paragraph: 079 Reference, ID: 7-079-20220825)					
	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 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 6.

FLUVIAL

5.2 The Environment Agency have confirmed that the site is not considered to be at risk of flooding from main rivers.

5.3 The Orby Drain is located over 600m to the south. This watercourse is maintained by Environment Agency and the levels are controlled by the Pumping Station. Overall, it is considered that the risk from this maintained watercourse is low.

TIDAL

5.4 Tidal flooding is said to be the main source of flood risk to the site.

5.5 The Environment Agency breach hazard maps show that the site could be affected during a 1 in 200 or 1 in 1000-year event both in the present day and the future (year 2115). In the future (2115) the worst-case scenario (during a 0.1% or 1 in 100-year event) is that parts of the site could be affected by flooding over 1.6m deep.

5.6 Overtopping of the coastal defences would not affect the site during the present day. In the future (2115) the worst-case scenario (during a 0.1% or 1 in 100-year event) is that parts of the site could be affected by flooding between 0.5-1.0m deep.

- 5.7 The Environment Agency has confirmed that the coastline closest to the site is mainly protected from flooding by natural sand dune supplemented by a programme of beach nourishment. The Agency state that these defences are in good condition and 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

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

6 MITIGATION

- 6.1 The previous section has identified the sources of flooding which could potentially pose a risk to the site and the proposal. 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 camping site accords with SP19.

- 6.3 An up-to-date Flood Warning and Evacuation Plan (FWEP) has been prepared and accompanies the planning application. This provides a means by which those staying at the site shall be made aware of the flood hazard and identifies any procedures that will enable them to avoid being directly exposed to the hazard in any future flood events that may affect the site. The FWEP will be put in place by the owners of the site and a summary version kept on site for visitors. The FWEP should be reviewed on an annual basis.

- 6.4 The site should also be registered with the Environment Agency flood warning service; further details are available at <https://www.gov.uk/sign-up-for-flood-warnings>. The owners of the site will be responsible for issuing warning and evacuation instructions following any flood warning from the Environment Agency.

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. The proposal will also not increase the risk of flooding elsewhere.