



**PROPOSED MOT
WORKSHOP BUILDING AT
THE A L ENGINEERING
SITE, YAXLEY HALL LANE,
YAXLEY, EYE, SUFFOLK**

FLOOD RISK ASSESSMENT

JANUARY 2024

REPORT REF: 3356/RE/01-24/01

Evans Rivers and Coastal Ltd

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CONTRACT

Evans Rivers and Coastal Ltd has been commissioned by A L Engineering and Sons to carry out a flood risk assessment for a proposed MOT workshop building at the A L Engineering site, Yaxley Hall Lane, Yaxley, Eye, Suffolk.

QUALITY ASSURANCE, ENVIRONMENT AND HEALTH AND SAFETY

Evans Rivers and Coastal Ltd operates a Quality Assurance, Environmental, and Health and Safety Policy.

This project comprises various stages including data collection; depth analysis; and reporting. Quality will be maintained throughout the project by producing specific methodologies for each work stage. Quality will also be maintained by providing specifications to third parties such as surveyors; initiating internal quality procedures including the validation of third party deliverables; creation of an audit trail to record any changes made; and document control using a database and correspondence log file system.

To adhere to the Environmental Policy, data will be obtained and issued in electronic format and alternatively by post. Paper use will also be minimised by communicating via email or telephone where possible. Documents and drawings will be transferred in electronic format where possible and all waste paper will be recycled. Meetings away from the office of Evans Rivers and Coastal Ltd will be minimised to prevent unnecessary travel, however for those meetings deemed essential, public transport will be used in preference to car journeys.

The project will follow the commitment and objectives outlined in the Health and Safety Policy operated by Evans Rivers and Coastal Ltd. All employees will be equipped with suitable personal protective equipment prior to any site visits and a risk assessment will be completed and checked before any site visit. Other factors which have been taken into consideration are the wider safety of the public whilst operating on site, and the importance of safety when working close to a water source and highway. Any designs resulting from this project and directly created by Evans Rivers and Coastal Ltd will also take into account safety measures within a "designers risk assessment".

Report carried out by:

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DISCLAIMER

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1. INTRODUCTION

1.1 Project Scope

1.1.1 Evans Rivers and Coastal Ltd has been commissioned by A L Engineering and Sons to carry out a flood risk assessment for a proposed MOT workshop building at the A L Engineering site, Yaxley Hall Lane, Yaxley, Eye, Suffolk.

1.1.2 It is understood that this Flood Risk Assessment will be submitted to the Planning Authority as part of a planning application. Specifically, this assessment intends to:

- a) Review any literature and guidance specific to this area such as the SFRA;
- b) Assess the risks to people and property and propose mitigation measures accordingly;
- c) Review existing evacuation and warning procedures for the area;
- d) Carry out an appraisal of flood risk from all sources as required by NPPF;
- e) Report findings and recommendations.

1.1.3 This assessment is carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) dated 2023. Other documents which have been consulted include:

- DEFRA/EA document entitled *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*, 2005;
- Communities and Local Government 2007. *Improving the Flood Performance of New Buildings*. HMSO.
- DEFRA/EA document entitled *The flood risks to people methodology (FD2321/TR1)*, 2006;
- EA *Supplementary Note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose*, 2008;
- National Planning Practice Guidance – Flood Risk and Coastal Change.
- UK Government’s climate change allowances guidance.
- Suffolk Local Flood Risk Management Plan dated 2012.
- Suffolk County Council Preliminary Flood Risk Assessment dated 2011.
- Babergh and Mid Suffolk Level 1 Strategic Flood Risk Assessment (SFRA) dated 2020.

2. DATA COLLECTION

2.1 To assist with this report, the data collected included:

- Ordnance Survey 1:10,000 street view map obtained via Promap (Evans Rivers and Coastal Ltd OS licence number AC0000814628).
- British Geological Survey, *Online Geology of Britain Viewer*.
- British Geological Survey, *Groundwater flooding susceptibility map*.
- 1:625,000 *Hydrogeological Map of England and Wales*, published in 1977 by the Institute of Geological Sciences (now the British Geological Survey).
- Filtered LIDAR data at 1m resolution.

3. SITE CHARACTERISTICS

3.1 Existing Site Characteristics and Location

3.1.1 The site is located at the A L Engineering site, Yaxley Hall Lane, Yaxley, Eye, Suffolk. The approximate Ordnance Survey (OS) grid reference for the site is 612125 273476 and the location of the site is shown on Figure 1.



Figure 1: Site location plan (Source: Ordnance Survey)

3.1.2 The site comprises an area of hardstanding and workshop building. The site is accessed via Yaxley Hall Lane to the north of the site.

3.1.3 Filtered LIDAR data at 1m resolution has been obtained to determine and illustrate the topography of the site and surrounding area (Figure 2).

3.1.4 The survey data indicates that ground levels across the site fall in a northerly direction. A localised low area is shown on the LIDAR survey across part of the yard and partially across the position of the proposed workshop. However, this low area denotes the location of a former pond which has now been infilled up to the level of surrounding land levels.



Figure 2: Filtered LIDAR survey data at 1m resolution where higher ground is denoted by red and orange colours and lower ground is denoted by blue colours

3.2 Site Proposals

3.2.1 It is the Client's intention to erect a new steel workshop building set similar to existing ground levels and at 37.90m AOD. The proposed site layout can be seen on Drawing Number 2945/02/Rev 6 and 2945/03/Rev 6.

3.2.2 Annex 3 of the NPPF confirms that this proposal is classified as a 'less-vulnerable' use. The vulnerability classification will not change and will remain 'less-vulnerable'. Hence there will not be an increase in vulnerability classification at the site.

4. SOURCES OF FLOODING

4.1 Fluvial

4.1.1 The Environment Agency Flood Map (Figure 3 and 4) and Appendix B of the SFRA (Palgrave Ward) shows that the site is located within the NPPF Flood Zone 1, 'Low Probability' which comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). NPPF states that all uses of land are appropriate in this zone.

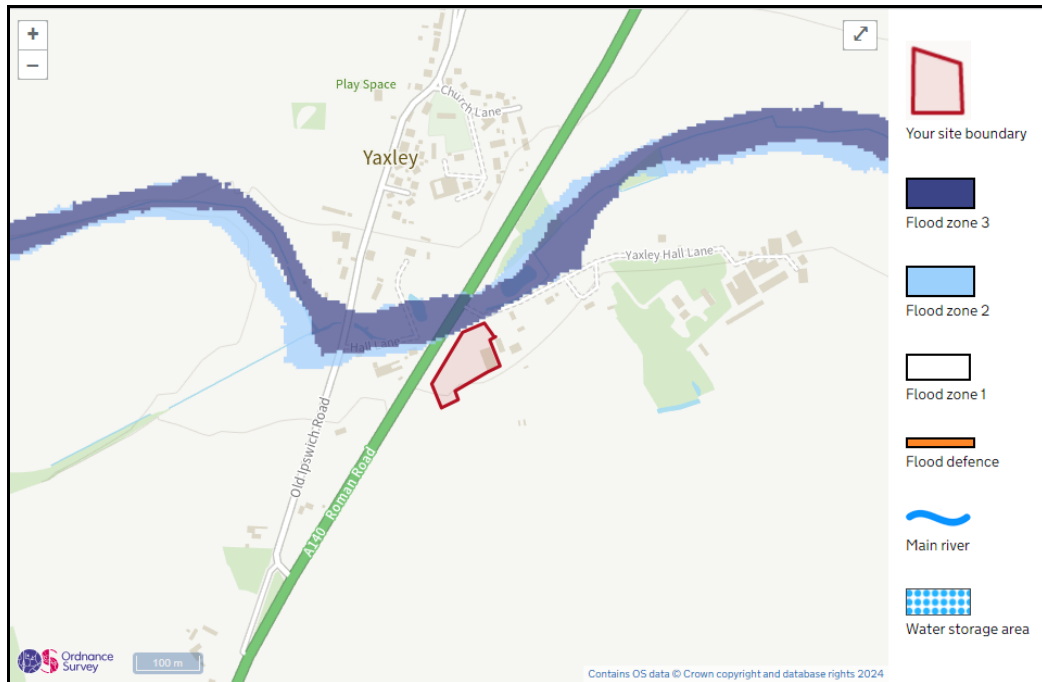


Figure 3: Environment Agency Flood Zone Map (Source: Environment Agency, 2024)



Figure 4: Environment Agency Flood Zone 2 extent and site location

4.2 Groundwater Flooding

- 4.2.1 In order to assess the potential for groundwater flooding during higher return period rainfall events, the Jacobs/DEFRA report entitled *Strategy for Flood and Coastal Erosion Risk Management: Groundwater Flooding Scoping Study*, published in May 2004, was consulted, together with the guidance offered within the document entitled *Groundwater flooding records collation, monitoring and risk assessment (ref HA5)*, commissioned by DEFRA and carried out by Jacobs in 2006.

Soil and Geology at the Site

- 4.2.2 The British Geological Survey's *Online Geology of Britain Viewer*, indicates that the soils beneath the site comprise clay deposits.

Groundwater Flooding Potential at the Site

- 4.2.3 There have been no recorded groundwater flood events across the area between 2000 and 2003, as indicated by the Jacobs study. Appendix G of the SFRA indicates that this area is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.

4.3 Surface Water Flooding and Sewer Flooding

- 4.3.1 Surface water and sewer flooding across urban areas is often a result of high intensity storm events which exceed the capacity of the sewers thus causing them to surcharge and flood. Poorly maintained sewer networks and blockages can also exacerbate the potential for sewer flooding. Surface water flooding can also occur as a result of overland flow across poorly drained rural areas.
- 4.3.2 Appendix E of the SFRA shows that there have been 1 recorded sewer flood incidents in this postcode area. Appendix D of the SFRA indicates that there have been no recorded flood incidents at the site and no flood incidents have been investigated at this location by Suffolk County Council.
- 4.3.3 The Environment Agency's Surface Water Flooding Map (Figure 5 and 6) together with Appendix A of the SFRA indicates that there is a very low to high surface water flood risk across the site (i.e. between a less than a 1 in 1000 year chance and events greater than 1 in 30 years).
- 4.3.4 Further more detailed data has been obtained via the Data.gov.uk site (<https://environment.data.gov.uk/DefraDataDownload/?Mode=rofsw>). The flood extent, depth and hazard GIS *shape file* was downloaded from Data.gov.uk (for tile TM_17).
- 4.3.5 It is generally accepted that the low risk flood event (i.e. between 1 in 1000 years and 1 in 100 years) on the Agency's map is used as a substitute for the climate change 1 in 100 year event to provide a worst-case scenario. There is no policy requirement to apply climate change onto the 1 in 1000 year event, as climate change is applied up to the 1 in 100 year event as confirmed at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#when-to-use-climate-change-allowance>.

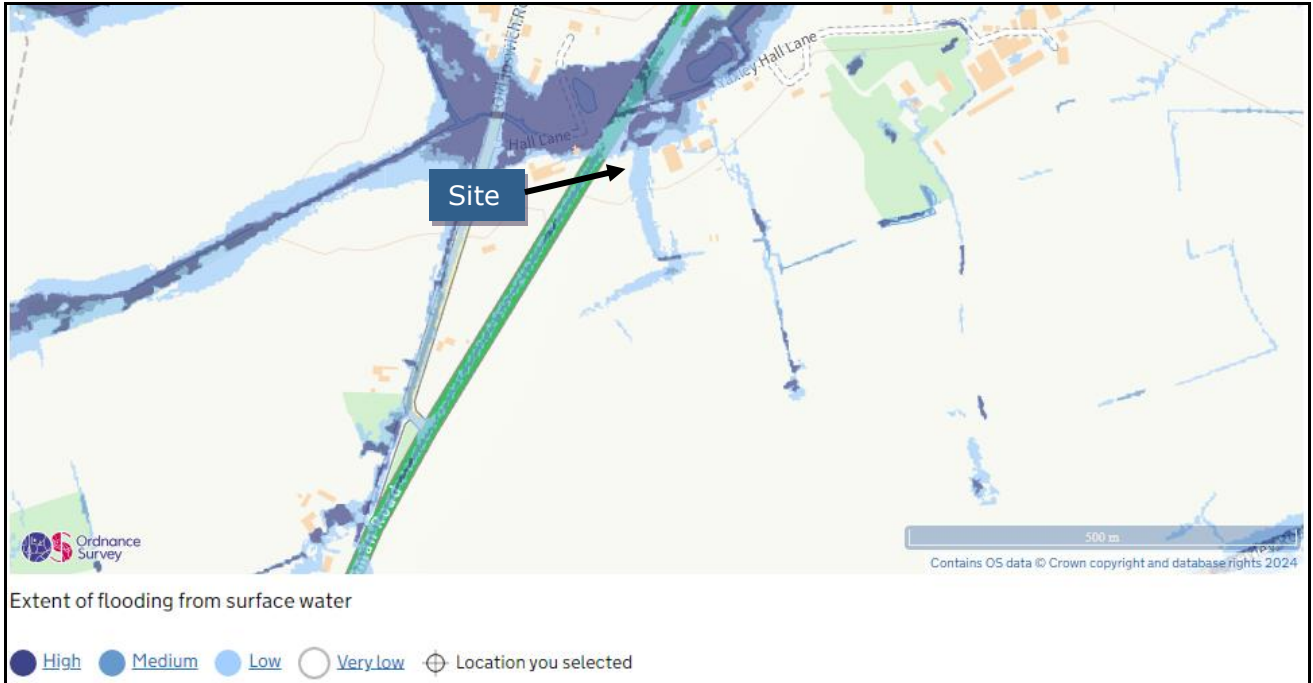


Figure 5: Environment Agency Surface Water Flooding Map (Source: Environment Agency, 2024)

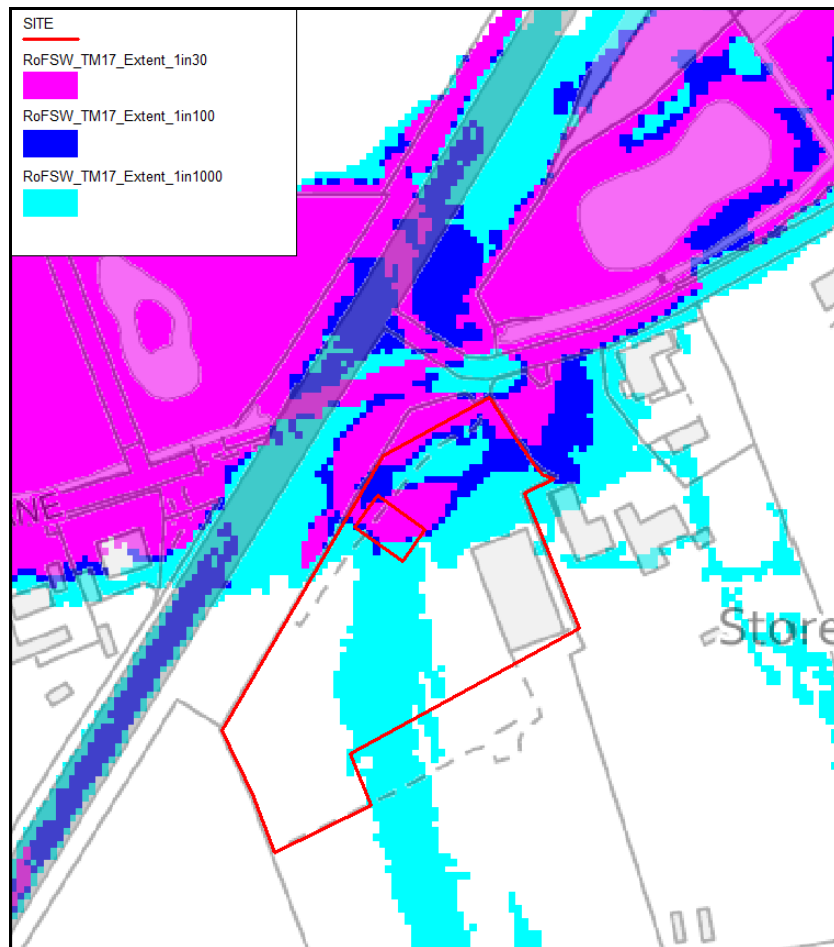


Figure 6: Environment Agency Surface Water Flooding Map (Source: Environment Agency, 2024)

- 4.3.6 Figure 6 shows that the area intended for the proposed workshop is partially across high risk areas, however, as discussed earlier this area partially comprises a former pond and the land has since been raised to equal surrounding land levels. Therefore, this area is likely to have a low surface water flood risk similar to adjacent areas.
- 4.3.7 By comparing the survey data to the low risk flood depth data it is estimated that the low risk (1000yr/100yr plus climate change) flood level across the area intended for the workshop would be up to 38.15m AOD. The flood depth across the ground floor would be 0.25m.

Surface Water Flood Risk Mitigation

- 4.3.8 It has been established that the low risk (1000yr/100yr plus climate change) surface water flood level across the area intended for the workshop is approximately 38.15m AOD.
- 4.3.9 It is not practical to avoid the surface water flood risk by raising floor levels above the flood depth of up to 0.25m.
- 4.3.10 The DEFRA/EA document entitled *Improving the Flood Performance of New Buildings*, dated 2007, suggests that there is some damage to buildings if the depth differential between the outside and inside water levels exceeds 0.6m. Severe damage can occur if this reaches 1m even if the buildings are flood proofed.
- 4.3.11 Despite the differential depth being below the critical threshold it is proposed that a *Water Entry Strategy* is adopted.

Water Entry Strategy

- 4.3.12 In accordance with the ODPM guidance document *Preparing for Floods* and the DEFRA/EA document entitled *Improving the Flood Performance of New Buildings*, a *Water Entry Strategy* in this case aims to allow floodwater to enter the building and flood resilience techniques are incorporated to reduce the consequences of flooding.
- 4.3.13 Ground supported floors will be preferable and suitable floor finished such as concrete based floor surfaces are recommended.
- 4.3.14 Suitable flood proofing measures will need to be incorporated within the walls up to the flood level.
- 4.3.15 Durable fittings which are not affected by floodwater could be used internally (e.g. plastic or stainless steel units). Wood fittings should be avoided; however sacrificial fittings can be installed which can then be replaced easily after the flood. There should be gaps behind the fittings to promote drainage and drying.
- 4.3.16 It may be practical to raise any electrical sockets above the flood level. However, the mains supply of electric should be turned off in the event of a flood. Wiring for communications should also be insulated to prevent damage.
- 4.3.17 It is recommended that after the event, a structural survey is carried out in order to assess any damage due to prolonged periods of flood water exposure. The CIRIA guidance document (C623) entitled *Standards for the repair of buildings following flooding* outlines the various approaches.

Reducing Vulnerability to the Hazard

4.3.18 Flood Warnings for surface water flooding do not currently exist, however, the site manager should sign up to the Met Office weather warning system <https://www.metoffice.gov.uk/public/weather/warnings>.

4.3.19 There are additional ways in which the people can reduce the risk themselves as shown in Table 1 below.

Table 1: Flood Event Action Plan

Alert	Level Definition	Action	Responsibility
Yellow: be aware	<p>Yellow warnings can be issued for a range of weather situations.</p> <p>Many are issued when it is likely that the weather will cause some low level impacts, including some disruption to travel in a few places.</p> <p>Other yellow warnings are issued when the weather could bring much more severe impacts to many people but the certainty of those impacts occurring is much lower.</p> <p>It is important to read the content of yellow warnings to determine which weather situation is being covered by the yellow warning.</p>	<p>Monitor weather through media and local observations.</p> <p>Locate employees and inform them of risk. If away from the site make assessment on risk if considering returning to site (i.e. how long it will take to return etc).</p>	Site management and employees.
Amber: be prepared	There is an increased	Monitor weather through	Site management and

	<p>likelihood of impacts from severe weather, which could potentially disrupt your works plans.</p> <p>This means there is the possibility of travel delays, road and rail closures, power cuts and the potential risk to life and property.</p>	<p>media and local observations.</p> <p>Consider advice given from authorities including Council, Environment Agency and emergency services.</p> <p>Check insurance, Check flood kit.</p> <p>Check alternative accommodation arrangements.</p>	<p>employees.</p>
Red: Take Action	<p>Dangerous weather is expected and, if you haven't already done so, you should take action now to keep yourself and your works force safe from the impact of the severe weather.</p> <p>It is very likely that there will be a risk to life, with substantial disruption to travel, energy supplies and possibly widespread.</p> <p>You should avoid travelling, where possible, and follow the advice of the emergency services and local authorities.</p>	<p>Leave site immediately if not already done so.</p> <p>Take flood kit with you.</p> <p>Follow advice given by Emergency Services, Environment Agency and Council.</p> <p>Maintain communication through the media.</p> <p>Begin to implement Flood Plan.</p> <p>Close business.</p>	<p>Site management and employees.</p>

Safe Access/Egress

- 4.3.20 The EA surface water flood map on Figure 5 and 6 shows that along Yaxley Hall Lane adjacent to the site there is a low to high risk.
- 4.3.21 The flood hazard is calculated based on different combinations of floodwater depth and velocity, and subsequently by using the hazard equation as cited in the DEFRA/EA R&D Document *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*. The numerical hazard rating extracted from the model is then categorised into four degrees of flood hazard (Table 2 overleaf) in accordance with Table 3.2 of *FD2321/TR1* and Table 4.2 of *FD2321/TR2*.

Table 2: Hazard to people categories (taken from Table 3.2 of *FD2321/TR1* and Table 4.2 of *FD2321/TR2*)

Hazard Rating	Degree of Flood Hazard	Description
< 0.75	Very low hazard	Caution "Flood zone with shallow flowing water or deep standing water"
0.75 – 1.25	Danger for Some	Dangerous for some (i.e. children) "Danger: Flood zone with deep or fast flowing water"
1.25 – 2.0	Danger for Most	Dangerous for most people (i.e. general public) "Danger: Flood zone with deep fast flowing water"
> 2.0	Danger for All	Dangerous for all "Extreme danger: flood zone with deep fast flowing water"

4.3.22 By reviewing the flood hazard GIS *shape file* downloaded from Data.gov.uk (<https://environment.data.gov.uk/DefraDataDownload/?Mode=rofsw>) the hazard to people accessing/leaving the site during low risk events would be a combination of *Dangerous for All*, *Dangerous for Most* and *Dangerous for Some* for 154m, then *Very low* thereafter (Figure 7).

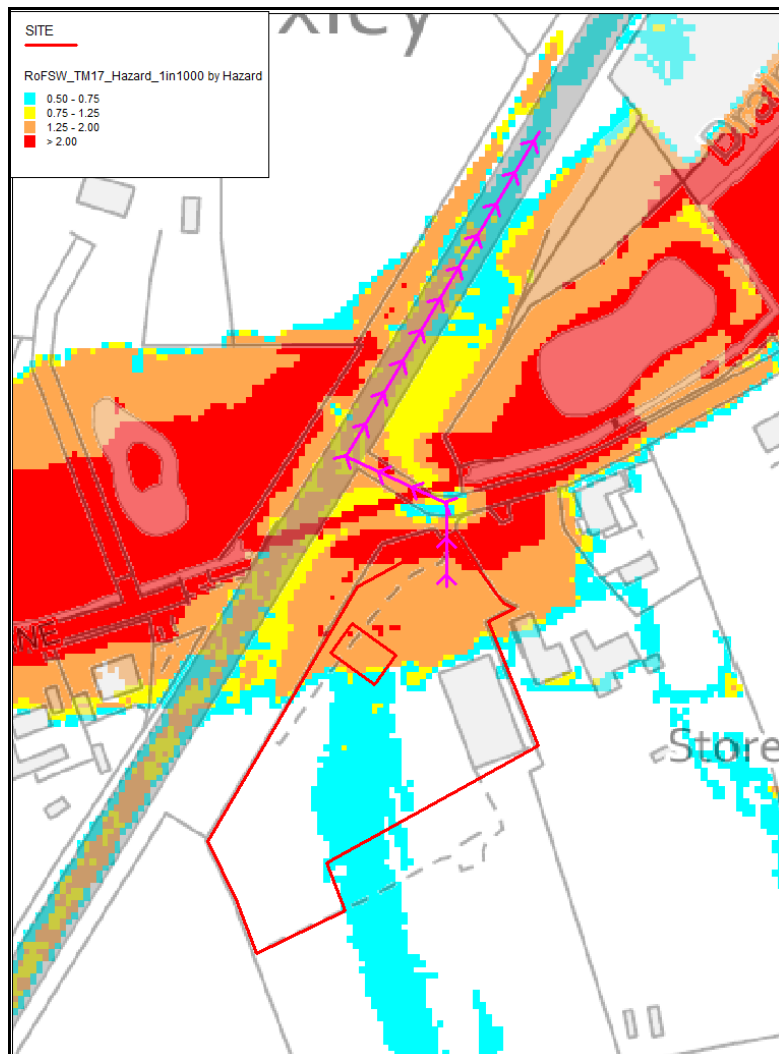


Figure 7: Evacuation route and flood hazard during low risk events (refer to Table 2 above for hazard classification)

4.4 Reservoirs, Canals And Other Artificial Sources

- 4.4.1 The failure of man-made infrastructure such as flood defences and other structures can result in unexpected flooding. Flooding from artificial sources such as reservoirs, canals and lakes can occur suddenly and without warning, leading to high depths and velocities of flood water which pose a safety risk to people and property.
- 4.4.2 The Environment Agency's "Risk of flooding from reservoirs" map suggests that the site is not at risk from reservoirs.

4.5 Drainage

- 4.5.1 It is understood that drainage pipes are present beneath the yard area which outfall into the ditch to the north.
- 4.5.2 A drainage trench will be placed around the proposed workshop to collect and attenuate rainwater which will in turn discharge into either the existing drainage system or directly outfall into the ditch.
- 4.5.3 Detailed drainage design will be provided by others in due course and could form part of a planning condition.

5. CONCLUSIONS

- The site comprises less-vulnerable uses.
- The site is located within the fluvial Flood Zone 1.
- There is a low groundwater flood risk and low risk from reservoirs.
- There is a very low to high surface water flood risk across the site.
- It is generally accepted that the low risk flood event (i.e. between 1 in 1000 years and 1 in 100 years) on the Agency's map is used as a substitute for the climate change 1 in 100 year event to provide a worst-case scenario. There is no policy requirement to apply climate change onto the 1 in 1000 year event, as climate change is applied up to the 1 in 100 year event as confirmed at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#when-to-use-climate-change-allowance>.
- A more detailed analysis of the flood risk has been undertaken using the Data.gov.uk GIS data. It has been established that the low risk (1000yr/100yr plus climate change) surface water flood level across the area intended for the workshop is up to 38.15m AOD.
- The ground floor of the workshop will be set similar to existing ground levels and at 37.90m AOD and could therefore be affected by a flood depth of up to 0.25m during the worst-case low risk event.
- A *Water Entry Strategy*, as discussed further in the aforementioned DEFRA/EA document, can be adopted above the ground floor level up to the depth of 0.25m in order to protect property.
- A warning and evacuation strategy has been developed within this assessment.

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DRAWINGS

EXISTING/PROPOSED SITE PLANS

A L Engineering, Hall Lane, Yaxley, Eye, IP23 8BY



The Furnace
The Maltings
Princes Street
Ipswich
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t: 01473 407911
e: enquiries@planningdirect.co.uk
w: planningdirect.co.uk

TITLE: Existing/Proposed Site Plans		
DATE: 11/01/24		
REF: 2945	DRAWING: 02	REVISION: 6
SCALE: 1:1250	SHEET SIZE: A3	
DRAWN BY: CM	CHECKED BY: EC	
CONTACT: technical@planningdirect.co.uk		

CLIENT: A L ENGINEERING
APPLICATION SUMMARY:
Full planning application for a new workshop

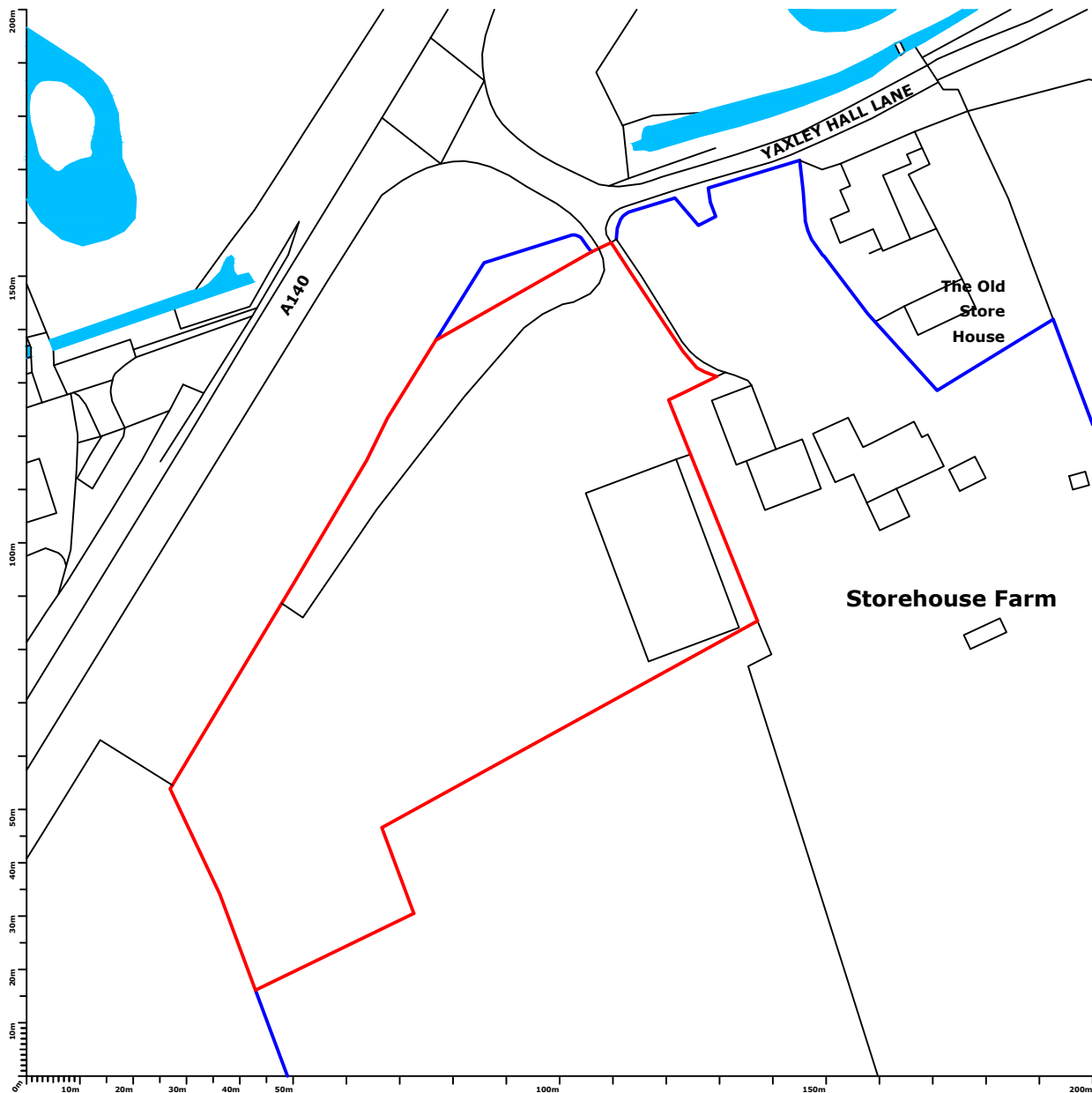
KEY:

	Site boundary
	Curtilage of owned property

NOTES:

BUILDING FOOTPRINT: 216m² approx.
SITE AREA: 7,342m² approx.

EXISTING

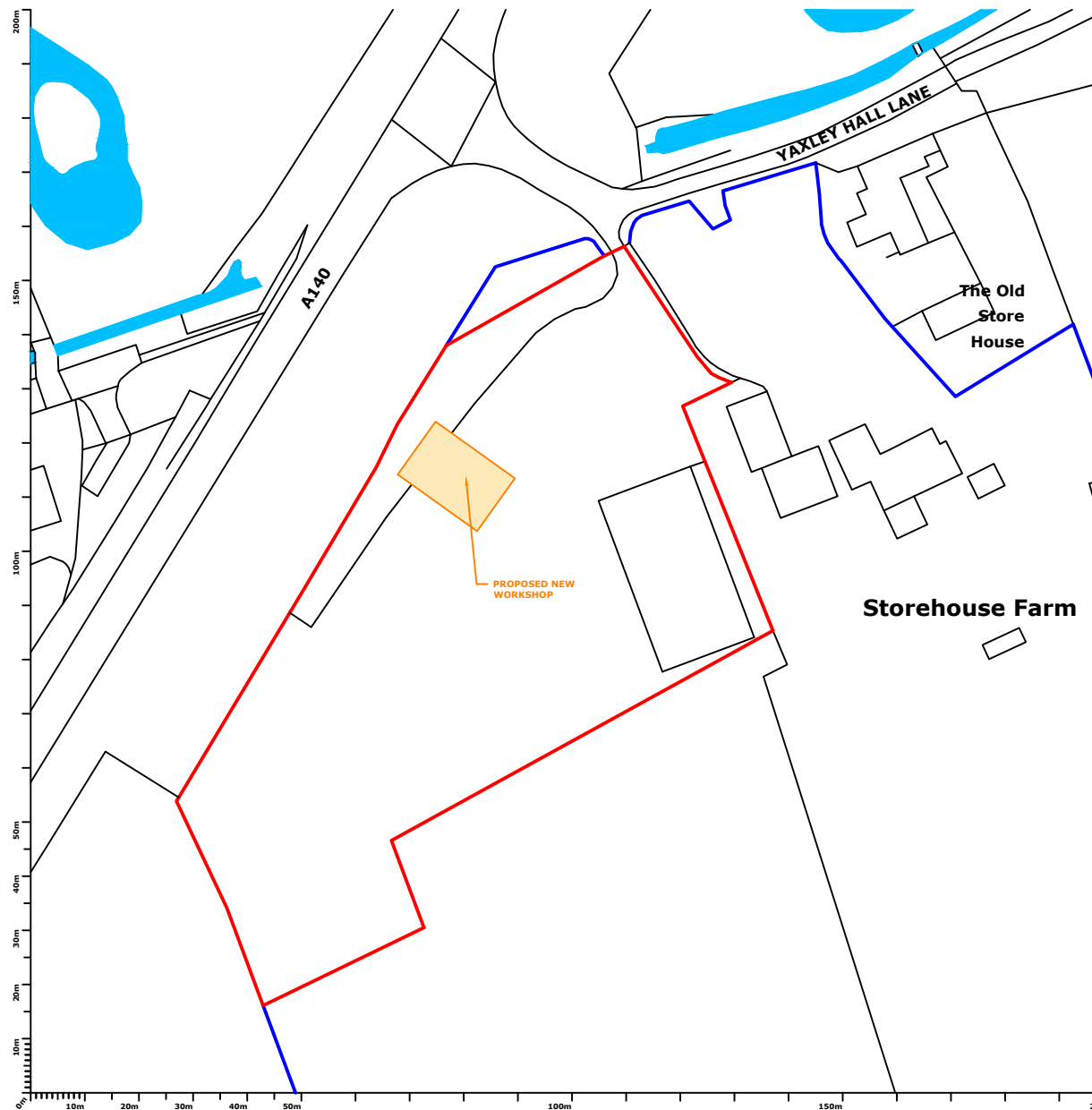


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PROPOSED: FLOOR PLAN

A L Engineering, Hall Lane, Yaxley, Eye, IP23 8BY

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w: planningdirect.co.uk

TITLE: Proposed: Floor Plan		
DATE: 11/01/24		
REF: 2945	DRAWING: 03	REVISION: 6
SCALE: 1:100	SHEET SIZE: A3	
DRAWN BY: CM	CHECKED BY: EC	
CONTACT: technical@planningdirect.co.uk		

CLIENT: A L ENGINEERING
APPLICATION SUMMARY:
Full planning application for a new workshop

KEY:

NOTES:

FOOTPRINT: 216m² approx.
SITE AREA: 7,342m² approx.

AVERAGE HUMAN ADULT DIMENSIONS:

