

FLOOD RISK ASSESSMENT

Application Coastal Zone Local Development Order

XYZ Caravan Holiday Park

West Road

North End

Skegness



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INTRODUCTION

East Lindsey District Council has made Local Development Order (“the Order”) covering that part of the district which it has defined as “the Coastal Zone” Within the Coastal Zone, the Order permits the operation of holiday parks for holiday purposes outside of the traditional summer season and will encourage investment in facilities by holiday park operators.

The Order will achieve this by allowing the occupation of caravans within holiday parks at any time during the period 1st March and the 5th January the following year and by permitting certain other defined forms of development which would otherwise require planning permission.

The order represents a variation from the Local Plan adopted policy (SP19(7)), which restricts occupation to between 15th March and 31st October in any year for a period of two years only.

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APPLICATION SITE

The Caravan Holiday Park is located on land at **North End, Skegness, PE20 1NU**, within the administrative area of East Lindsey District Council. The National Grid Reference is **TF29059 40123**. **Figure 1**

This flood risk assessment has been prepared to allow the occupation of caravans within the holiday park to between 15th March and 31st October and by permitting certain other defined forms of development which would otherwise require planning permission as defined under the Local Development Order dated *****.

The site has the benefit of an extant planning approval granted --/-- Ref No -----

The National Planning Policy Framework Guidance NPPG defines three levels of flood risk depending upon the

annual probability of fluvial flooding occurring.

Zone 1 – Low Probability (<0.1%)

Zone 2 – Medium Probability (0.1 – 1.0%)

Zone 3 – High Probability (>1.0%)

The proposed development site is shown to be within Flood Zone 3 High Probability' as detailed on the Environment Agency's Flood Zone Maps **without defences**.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed development (Sites used for holiday or short-let caravan and camping) are considered 'More Vulnerable'. Table 2 of NPPG states that such uses are permitted in this zone subject, subject to a specific warning and Evacuation Plan.

Table 2: Flood Risk Vulnerability Classification

More Vulnerable
<ul style="list-style-type: none">• 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 caravan and camping, subject to a specific warning and Evacuation Plan.

Environment Agency

The Environment Agency has permissive powers for reducing the risk of flooding from designated main rivers and from the sea.

The following potential sources of flooding affecting the development site has been identified as:

- From the East Coast

Flood Zones

The Flood Zone Map indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. In some locations, there are many kilometres of raised flood defences. To meet the requirements of the National Planning Policy Framework, these defences are removed in their entirety to produce the Flood Map for Planning (Rivers and Sea). The map therefore shows the full extent of areas that would be at risk of flooding if no defences existed and water could spread out across the floodplain.

The Flood Map represents areas at risk of flooding for present day only and does not take account of climate change. In this area the main risk of flooding is from a breach to the tidal defences along the coastline that could affect the site. These maps show that the site of the proposed development is considered at risk from flooding as it is all located within an area zoned as Flood Zone 3a. **Figure 2**

Risk of Flooding from Rivers & Sea

The risk of flooding from Rivers and Sea Map shows that the site is at a High risk of flooding. **High risk** means that each year this area has a chance of flooding of greater than 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail. **Figure 3**

Tidal Defences

The area is not affected by any flooding from a Main River and therefore would only be affected by tidal flooding from the East Coast.

The tidal defences protecting this site are maintained by the Environment Agency who inspect these defences routinely to ensure potential defects are identified.

Breach to the Defences

The site is located within the defined coastal area shown on the East Lindsey maps (present day) for the coastal zone in the East Lindsey SFRA 2017. The site would be subject to flooding if a breach occurred to the sea defences and lies within a high hazard area. The depth of flooding could be, in parts could be over 2.0m deep and with caravans being of a fragile construction they are at risk of damage during poor weather. **Figure 4**

Caravans and mobile homes are particularly vulnerable to the effects of flooding, even more so to the deep and fast flowing waters of the North Sea on the east coast of Lincolnshire's tidal floodplain. which could present a risk to life in these scenarios.

In order to prevent any loss of life, the following actions will be implemented upon notification of a Flood Warning by the Environment Agency; -

- The caravan park will be immediately closed down.
- All residents will be informed and told to evacuate the site in accordance with the Flood Warning and Evacuation Plan before dry access and egress is lost.

Note: - the Flood Warning is issued usually at least 3 days in advance following a prediction of a high spring tide, low pressure over the North Sea and a north easterly gale. These scenarios could lead to undue pressure on the sea defences causing them to fail.

CONCLUSION

- The site does have the benefit of protection from tidal flooding by the existing defences which are properly maintained to a 1 in 200-year standard of protection from tidal flooding.
- The site is shown to lie within the Flood Zone 3a (High Probability), land assessed as having a less than 1 in 100-year annual probabilities of river flooding (1%) or 1 in 200- year sea flooding (0.5%) in any year (**without defences** on the Agency's flood maps). There are no local site-specific risks that would adversely affect this categorisation.
- Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG. The proposed use of the land and buildings for holiday use falls within the 'More Vulnerable' uses of land shown in Table 2 Flood Risk Vulnerability Classification and buildings used for all purposes are appropriate in Flood Zone 3a subject to a specific warning and Evacuation Plan.
- A Flood Warning and Evacuation plan accompanies this assessment, and the site will be evacuated and closed when a Flood Warning for the area has been issued by the Environment Agency.
- This application is only to permit the occupation of the holiday park for holiday purposes outside the traditional summer season for the period up to 31st December 2022