



**Borough Council of King's Lynn and West Norfolk**  
**Level 2**  
**Strategic Flood Risk Assessment**  
**Detailed Site Summary Tables**

**Site details**

<b>Site Code</b>	<b>GT29</b>
<b>Address</b>	Stables 2, at the junction between Fallowpipe, Lynn and High Road
<b>Area</b>	0.05ha
<b>Current land use</b>	Authorised Gypsy & Traveller Site
<b>Proposed land use</b>	Gypsy & Traveller Site
<b>Flood Risk Vulnerability</b>	Highly Vulnerable

**Sources of flood risk**

<b>Location of the site within the catchment</b>	<p>The site is located within the King's Lynn IDB area, and is drained by a complex network of drainage channels, which drain into the River Great Ouse to the West. This river is tidal through the IDB area and flows into the sea at the Wash, approximately 11km north of the site.</p> <p>The River Great Ouse is located both to the east and west of the site, due to it splitting off via a sluice at Salters Lode south of Downham Market. Here, several watercourses meet: River Great Ouse, Delph, Old Bedford River, New Bedford River (or Hundred Foot Drain) and Cut-off Channel. At Sluice Road, the River Great Ouse splits with narrow land between the bifurcation, which gets progressively wider in the vicinity of the site. The two re-join between Saddle Bow and the southern end of Kings Lynn.</p>
<b>Topography</b>	<p>The site and most of the surrounding area is flat and low lying, with the highest elevation in the centre of the site at approximately 2.9m AOD, and the lowest in the south, at 1.8m AOD.</p>
<b>Existing drainage features</b>	<p>There are several small drainage channels within the vicinity of the site which form part of the IDB drainage network, the closest of which flows 11m to the north of the site.</p> <p>The River Great Ouse is bifurcated and the site lies on land between the two channels which flow in a northerly direction.</p>
<b>Fluvial and tidal</b>	<p><b>The proportion of site at risk FMFP:</b>            FZ3 – 100%            FZ2 – 100%            FZ1 – 0%</p> <p><b>Fluvial model outputs:</b>            3.3% AEP fluvial event – 0%            1% AEP fluvial event – 0%            0.1% AEP fluvial event – 0%</p> <p><b>Breach Fluvial model outputs:</b>            1% AEP fluvial event – 68.7%</p> <p><b>Defended Tidal Model Outputs</b>            3.3% AEP tidal event – 0%            1% AEP tidal event – 0%</p>

	<p>0.5% AEP tidal event – 0% 0.1% AEP tidal event – 0%</p> <p><b>Undefended Tidal Model Outputs</b> 3.3% AEP tidal event – 100% 1% AEP tidal event- 100% 0.5% AEP tidal event – 100% 0.1% AEP tidal event – 100%</p> <p><b>Available data:</b></p> <p>Fluvial outputs are taken from the Environment Agency’s Fenlands Flood Risk Mapping Model (2015). Undefended runs have not been undertaken since the Fenlands in its current form exists only due to the long history of land drainage and continuous management by the IDB. Rather, there is composite breach mapping available which represents the risk due to failure of embankments and key management assets during the 1% AEP scenario. Tidal outputs are taken from the Environment Agency’s The Wash Model (2018).</p> <p><b>Flood characteristics:</b></p> <p>The site is at low risk in all fluvial modelled events, excluding the 1% AEP with climate change breach event, whereby two-thirds of the site falls within the outer extent of the breach modelled output. The western third is outside of this risk. The breach location modelled is from the eastern branch of the River Great Ouse 1.2km south-east of the site. The site lies at the edge of the flood extent, and depths are low with a maximum hazard of ‘Danger to some’.</p> <p>The site is protected by tidal defences to a standard greater than the 0.1% AEP event, including an allowance for climate change.</p> <p>In undefended scenarios however, the site is at high risk - in the 3.3% AEP tidal undefended event, depths across the site reach approximately 1.8m and hazard on site reaches ‘Danger for most’. In all larger events, hazard is ‘Danger for all’, with deep fast flowing water present on site and across much of the surrounding area. This means that in the event that tidal defences were to fail, occupants of the site would be at significant risk to life, and the nature of defence failure means that the speed of onset of flooding could be rapid. It is noted that there are currently questions as to the funding of defences around the King’s Lynn area for the long term, and maintenance of these defences could affect the risk to the site throughout its lifetime.</p> <p>Given this, and the widespread nature of flooding in the area, a flood warning and evacuation plan which considers the Highly Vulnerable nature of the site will be essential if the site is to be bought forwards. This plan should consider the speed of onset of flooding, and it may not be appropriate for residents to occupy the site during events where the defences are operational as a precaution in case of breach.</p>
<p><b>Surface Water</b></p>	<p><b>Proportion of site at risk (RoFfSW):</b>  <b>3.3% AEP</b> – 0%  Max depth – N/A  Max velocity – N/A  <b>1% AEP</b> – 0%  Max depth – N/A  Max velocity – N/A  <b>0.1% AEP</b> – 0%  Max depth – N/A  Max velocity – N/A</p> <p><b>Description of surface water flow paths:</b>  The site is in rural area which is well drained by the network of IDB drainage channels, and there is very little risk of surface water flooding to the site</p>

	identified even in the most extreme rainfall events. The site itself is not at risk, and there are only isolated locations of ponding in the vicinity of the site.
<b>Reservoir</b>	There are no reservoirs which could pose a risk to the site in event of an uncontrolled release.
<b>Groundwater</b>	The site is within an area where there is considered to be a very low risk of groundwater emergence.
<b>Sewers</b>	Anglian Water's Sewer Flooding register was not available for this assessment.
<b>Flood history</b>	The site is not within the Environment Agency's recorded flood outlines dataset. Historic Flood Records from the LLFA were not available to support this assessment.
<b>Flood risk management infrastructure</b>	
<b>Defences</b>	The site is protected by embankments and engineered high ground along the coastline to the north and River Great Ouse to the east and west. The embankments are owned and operated by the Environment Agency, and are recorded to give protection up to the 1% AEP event, although modelling suggests they will protect the site up to the 0.1% AEP event including climate change.
<b>Residual risk</b>	The site is shown to be at significant risk (danger to most/danger for all) in all undefended tidal events, including relatively low return period events. The east of the site is also at risk from breach of defences along the River Great Ouse. Therefore, the site would be at considerable risk in the event of a breach or failure of defences.
<b>Emergency planning</b>	
<b>Flood warning</b>	The site lies within the Environment Agency's 'Tidal Great Ouse from Denver to south of King's Lynn in Norfolk' Flood Alert area. The site lies within the Environment Agency's 'Tidal River Great Ouse at the Wiggenhalls' Flood Warning Area.
<b>Access and egress</b>	<p>Access and egress to the site is unlikely to be affected in any fluvial or surface water event.</p> <p>During a breach of the River Great Ouse defences, the site and its main access routes (Lynn Road, Fallowpipe Road and High Road) are likely to be significantly impacted.</p> <p>During undefended tidal events, flooding is widespread around the site with significant depths and velocities posing a risk to life even in the 3.3% AEP event.</p> <p>Access/egress will not be possible and a Flood Warning and Evacuation Plan will be essential to bringing forward the site. This should consider the Highly Vulnerable nature of the site and the potential for the rapid onset of flooding if defences were to breach.</p>
<b>Dry Islands</b>	The site is not located within a dry island during any modelled flood event.
<b>Climate change</b>	
<b>Implications for the site</b>	<p><b>Management Catchment:</b></p> <p><b>Fluvial Flooding (Fenlands Flood Risk Mapping)</b></p>

	<p>The site is not shown to be at risk in the 1% AEP baseline fluvial event including climate change from the Environment Agency’s Fenland Flood Risk Mapping model.</p> <p>The site is at risk in the 1% AEP plus climate change breach fluvial event (Fenland model), whereby two-thirds of the eastern side of the site are at risk. The breach location modelled is from the eastern branch of the River Great Ouse 1.2km south-east of the site.</p> <p><b>Tidal Defended</b></p> <p>The site is not shown to be at risk in the 0.1% AEP +CC (2115 epoch) tidal defended event.</p> <p><b>Tidal undefended/Breaches:</b></p> <p>In the undefended/breach scenarios, the site is shown to be highly sensitive to climate change, with depths on site during the 0.5% AEP Tidal event increasing from 2.0m in the baseline to 2.9m with climate change.</p> <p>However, given the site is already at significant risk from widespread tidal flooding during low return period present day undefended events, the implications for development from flood risk are unlikely to significantly change due to climate change in future. Flood warning and evacuation plans should consider the projected wider extents of flooding due to climate change.</p> <p><b>Surface Water:</b></p> <p>Climate change allowances have not been applied to the Environment Agency’s Risk of Flooding from Surface Water Dataset from this assessment, however a comparison of the extent of the 1% AEP surface water event to the 0.15 AEP surface water event suggests that the site is not sensitive to increases in surface water risk as a result of climate change and is likely to remain low risk in future.</p>
<p><b>NPPF and planning implications</b></p>	
<p><b>Exception Test requirements</b></p>	<p>The Local Authority will need to confirm that the Sequential Test has been carried out in line with national guidelines. The Sequential Test will need to be passed before the Exception Test is applied.</p> <p>The NPPF classifies Gypsy and Traveller Sites as “Highly Vulnerable”. Normally, Highly Vulnerable uses would not be permitted within Flood Zone 3. However, given the widespread extent of Flood Zone 3 within the Borough Area a pragmatic approach is required.</p> <p>The Borough Council of King’s Lynn and West Norfolk has engaged with the Environment Agency in their approach and demonstrated through a documented sequential screening process (see Main Report) that there are not sufficient sites outside Flood Zones to meet the required need. Therefore, this site has been taken forward for consultation.</p> <p>As the site is within Flood Zone 3 and Flood Zone 2, and classified as ‘Highly Vulnerable’, the Exception Test is required for this site.</p>
<p><b>Requirements and guidance for site-specific Flood Risk Assessment</b></p>	<p><b>Flood Risk Assessment:</b></p> <p>Appendix C of the Level 2 SFRA and Sections 8 and 9 of the Level 1 SFRA have more guidance on this section and any relevant policies and information applicable to development within King’s Lynn and West Norfolk. The Level 2 SFRA Addendum contains a summary of changes in legislation since the Level 1 and Level 2 SFRAs were completed.</p> <ul style="list-style-type: none"> <li>• Consultation with the Borough Council of King’s Lynn, Anglian Water, King’s Lynn IDB, and the Environment Agency should be undertaken at an early stage.</li> </ul>

- Developers should consult with Anglian Water to ensure that the development aims to help achieve the targets of the Drainage and Wastewater Management Plan.
- Any FRA should be carried out in line with the National Planning Policy Framework; Flood Risk and Coastal Change Planning Practice Guidance; Borough Council of King's Lynn and West Norfolk's Local Plan Policies and Sustainable Drainage Design and Evaluation Guide for developers.
- Flood Risk Assessments should be informed by detailed modelling including depth velocity and hazard outputs, including an allowance for climate change.

**Guidance for site design and making development safe:**

- The developer will need to show, through an FRA, that future users of the development will not be placed in danger from flood hazards throughout its lifetime. It is for the applicant to show that the development meets the objectives of the NPPF's policy on flood risk. For example, how the operation of any mitigation measures can be safeguarded and maintained effectively through the lifetime of the development. (Para 048 Flood Risk and Coastal Change PPG).
- This development is proposed within the 3.3% AEP tidal breach extent- careful consideration will need to be given to flood resistance and resilience measure and an appropriate Flood Warning and Evacuation Plan will be essential.
- This development is proposed within the 1% AEP fluvial breach extent for the River Great Ouse- careful consideration will need to be given to flood resistance and resilience measures and an appropriate Flood Warning and Evacuation Plan will be essential, which considers the likely onset and duration of flooding and the close proximity of the site to defences.
- The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy, so runoff magnitudes from the development are not increased by development across any ephemeral surface water flow routes. A drainage strategy should help inform site layout and design to ensure runoff rates are as close as possible to greenfield rates.
- Planning permission is required to surface more than 5 square metres of unpaved ground using a material that cannot absorb water.
- Arrangements for safe access and egress will need to be demonstrated for the 0.5% AEP tidal event and surface water events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs. As access and egress will not be possible during tidal and fluvial breach events, a Flood Warning and evacuation Plan will be required.
- Consultation with RMAs early on should be implemented to ensure an appropriate flood evacuation plan is put in place for the site. This should consider the Highly Vulnerable nature of residents, widespread extents of flooding, and potential for rapid inundation of the site in event of breach.
- Flood resilience and resistance measures should be implemented where appropriate during the construction phase, e.g. raising of floor levels. These measures should be assessed to make sure that flooding is not increased elsewhere.
  - raise them as much as possible
  - include extra flood resistance and resilience measures.
- Other examples of flood resistance and resilience measures include:
  - using flood resistant materials that have low permeability to at least 600mm above the estimated flood level
  - making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level
  - by raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level.

## Key messages

In the defended scenario, the site is generally low risk from all sources. However, the site is Highly Vulnerable, within Flood Zone 3, and shown to be at significant risk of Tidal flooding in low return period events in the event of a breach or failure, and is at risk from the breach of nearby fluvial defences. Normally, Highly Vulnerable uses are not permitted within Flood Zone 3, however considering the wide extent of Flood Zone 3 within the Borough, and the Borough's evidence demonstrating a clear need and lack of lower risk suitable sites, it may be appropriate to develop the site provided:

- a site-specific Flood Risk Assessment, supported by detailed modelling demonstrates users of the site are not at risk of flooding from fluvial and surface water sources during the 0.1% AEP event including an allowance for Climate Change.
- An appropriate Flood Warning and Evacuation Plan is prepared for the site, which considers the Highly Vulnerable nature of the site and its users, the potential for rapid onset of flooding, and the potential widespread nature of flooding affecting access routes. The plan will need to demonstrate that users of the site can be warned and evacuated safely during the 0.1% AEP tidal and fluvial breach events, including an allowance for climate change. Given the risk of rapid inundation during a breach, it may be determined that the site should be evacuated as a precaution whenever the defences are considered actively holding back flooding.

## Mapping Information

<b>Flood Zones</b>	Flood Zones 2 and 3 have been taken from the Environment Agency's Flood Map for Planning mapping.
<b>Climate change</b>	Climate change runs from the Environment Agency's Fenlands Flood Risk Mapping and The Wash Models have been used in this assessment.
<b>Fluvial and tidal extents, depth, velocity and hazard mapping</b>	Fluvial outputs are taken from the Environment Agency's Fenlands Flood Risk Mapping Model (2015). undefended runs have not been undertaken since the Fenlands in its current form exists only due to the long history of land drainage and continuous management by the IDB. Rather, there is composite breach mapping available which represents the risk due to failure of embankments and key management assets during the 1% AEP scenario. Tidal outputs are taken from the Environment Agency's The Wash Model (2018).
<b>Surface Water</b>	The Environment Agency's Risk of Flooding from Surface Water dataset has been used for this assessment.
<b>Surface water depth, velocity and hazard mapping</b>	The Environment Agency's Risk of Flooding from Surface Water dataset has been used for this assessment.