King's Lynn and West Norfolk Borough Strategic Flood Risk Assessment Level 2 Community Level Guidance Tables

Completed by	JBA consulting
Date	March 2019
Author	Freyja Scarborough
Reviewer / Sign-off	Hannah Coogan
Version Number	Version 4.0

Level 2 Community Level Guidance Tables

Community details	**Community**	Gayton			
	Flood Risk Summary	Highest risk flooding mechanism	Surface water		
		Most likely source of flooding	Surface water		
Sources of flood risk	**Existing drainage features**	• There are two small unnamed drainage ditches present within the community. • There are additional small watercourses present to the west and south of the community.			
	Fluvial	Flood Zone 3b (minor on southern boundary of the settlement)community)			
	Tidal	No			
	Surface Water	Impacted from the 3.3% AEP event and above.			
	Residual Risk	Reservoir breach from Soigne and Dodds Reservoirs in the south of the community.			
	IDB watercourse present?	This community is partially covered in the western and southern parts by the King's Lynn Internal Drainage Board (IDB), in the admin area of the Water Management Alliance WMA. The drains influencing the community are: • Pilkingtons Drain • Middleton Stop Drain			
	Flood history	• There are no historical records of flooding within the Environment Agency recorded flood outlines, provided section 19 data and internet searches. • There are records of Sewer flooding in this community from January 2013.			
Flood risk management infrastructure	**Defences**	**Defence Type**	**Flooding Type**	**Standard of Protection**	**Condition**
		-	-	-	-
		N/A			
Opportunities for sustainable development	**Asset management**	No EA pipeline schemes at or near this community.			
	Capital investment policy and regeneration	No current schemes identified for this community.			

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	Higher level policy	The Great Ouse CFMP identifies Gayton as being in an area of low to moderate flood risk where risk is generally being managed effectively where it is expected that flooding will not increase significantly in the future. CFMP/ SMP policies set the high level and strategic direction for flood risk and coastal change management. There is no guarantee that funding will be available from national, regional or local sources to implement the policy. More detailed strategy and scheme work considers funding needs and availability at a community level.	
Emergency planning	**Flood warning**	The settlement community is partially covered by the North West Norfolk Rivers Environment Agency Flood Alert system in the south of the community.	
	Access and egress	Possible during all affected flood events	
Climate Change	**Implications for the community**	There is a small increase in the impact of surface water when taking into account the future effects of climate change.	
Requirements for drainage control and impact mitigation	**Broad scale assessment of possible SuDS**	**Bedrock Geology**	Eastern areas – Chalk Western areas – Sedimentary mudstone
		Superficial Geology	No
		Soil Type	Naturally high groundwater
		Groundwater Source Protection Zone	No
		Historic Landfill Site	No
		• Source control techniques are likely to be suitable for this community. • Mapping suggests groundwater flooding may be an issue in this community, providing a site is not at medium to high risk from groundwater flooding infiltration techniques may be suitable. • Detention features may be feasible providing site slopes are <5% at the location of the detention feature. If groundwater is a risk to the site, then a liner may be required to mitigate against potential contamination issues. • Filtration systems are probably suitable providing site slopes are <5% and the depth to the water table is >1m. If the site is at risk from groundwater, then a liner will be required. • All forms of conveyance features are likely to be suitable. Where slopes are >5%, features should follow contours or utilise check dams to slow flows.	

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NPPF and planning implications	**Existing Local Considerations**	• Gayton is identified as a key rural service centre in the Housing and Economic Land Availability Assessment 2014. • The Sustainability Appraisal, 215 identifies Gayton as having several areas of Flood Zone 1 available for development potential.		
	Requirements and guidance for site-specific Flood Risk Assessment	• New development must seek opportunities to reduce overall level of surface water flood risk at the community. • Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space. • Risk of flooding from the drains to the west and south of the community should be considered using detailed hydraulic modelling and residual risk from blockages along these drains (including IDB drains) should also be considered where relevant to a site. • Residual risk of blockages should be considered from the culvert to the north-eastern boundary of the community. • This area is suitable for SuDS and these should be applied using the guidance provided by the Lead Local Flood Authority. • Ensure safe access and egress due to the impact of climate change on additional surface water flooding. • Consultation with the WMA is strongly recommended in this area.		
Conclusions and recommendations		Tidal and Coastal	Fluvial	Surface Water
		No Risk	1% AEP	3.3% AEP
		• There are limited records of flooding. • The community is mainly situated within Flood Zone 1. • The community is considered to be in an area suitable for SuDS. • Consider mitigation for surface water flooding depending on site location. • Consider implications to IDB watercourses • Ensure safe access and egress due to the impact of climate change on additional surface water flooding. • Consultation with the WMA is strongly recommended in this area.		
Mapping Information				
Flood Zones		All Flood Zone information has been compiled from Environment Agency Flood Zones. Indicative Flood Zone 3b is present here due to the lack of modelled information to inform Flood Zone 3b.		