

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 3.0

Level 2 Community Level Guidance Tables

Community details	Community	Grimston and Pott Row			
	Flood Risk Summary	Highest risk flooding mechanism	Surface water		
		Most likely source of flooding	Fluvial		
Sources of flood risk	Existing drainage features	<ul style="list-style-type: none"> There are multiple drains, surrounding both of the settlements. There are several areas of open watercourse between culverts within Grimston. 			
	Fluvial	Indicative Flood Zone 3b in Grimston.			
	Tidal	No			
	Surface Water	Small impact in 3.3% and 1% AEP events and medium impact in 0.1% AEP event.			
	Residual Risk	No			
	IDB watercourse present?	This community is partial covered by the King's Lynn Internal Drainage Board, in the admin area of the Water Management Alliance (WMA). The only drain near the community is called Roydon Straight Drain, located outside the north-western corner of the community site.			
	Flood history	<ul style="list-style-type: none"> The Environment Agency's recorded flood outline, provided Section 19 data and an internet search indicate no records of flooding. There are records of sewer flooding in this community from February 2013 and March 2016. 			
Flood risk management infrastructure	Defences	Defence Type	Flooding Type	Standard of Protection	Condition
		-	-	-	-
		There are no flood defences in this community.			
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.			
	Higher level policy	<p>The Great Ouse CFMP identifies this area as being at 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.</p> <p>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.</p>			
Emergency	Flood warning	This area is partially covered by Flood Alert Services provided by the Environment Agency for the area 'North West Norfolk rivers'.			

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planning	Access and egress	<ul style="list-style-type: none"> Several possible routes into Grimston are limited because roads are inundated during fluvial flooding. Fluvial flooding does not affect access and egress in Pott Row. Dry access and egress in the community will be difficult in the 3.3% AEP event but will be significantly impacted above the 1% AEP event. 	
Climate Change	Implications for the community	There is a significant increase in flooding from surface water though the whole community due to climate change	
Requirements for drainage control and impact mitigation	Broad scale assessment of possible SuDS	Bedrock Geology	Chalk and mudstone
		Superficial Geology	Diamicton, clay, silt, sand and gravel
		Soil Type	Slowly permeable, seasonally wet.
		Groundwater Source Protection Zone	No
		Historic Landfill Site	No
		<ul style="list-style-type: none"> Source control techniques are likely to be suitable for this community. Mapping suggest groundwater flooding may be an issue in this community, providing the 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. 	
NPPF and planning implications	Existing Local Considerations	<ul style="list-style-type: none"> Grimston is designated as a joint Key Rural Service Centre with Gayton and Pott Row in the Borough Council's Local Plan. 	

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	Requirements and guidance for site-specific Flood Risk Assessment	<ul style="list-style-type: none"> • New development must seek opportunities to reduce overall level of surface water flood risk at the community. • The Flood Risk Assessment (FRA) should investigate the impact of all forms of flood risk impacting this community (fluvial, surface water and groundwater flooding). • Ensure safe access and egress from the site in fluvial and surface water flood events. • Detailed hydraulic modelling will need to consider any drains within and surrounding the community that are likely to affect the site to assess fluvial flood risk in the community (including IDB drains). Hydraulic modelling should also seek to understand the impact of residual risk from culvert blockage to any proposed site from structures along these watercourses. • Consider the impacts of climate change from fluvial and surface water climate change of flooding within the community. • Early consultation with WMA is strongly recommended. 		
Conclusions and recommendations		Tidal and Coastal	Fluvial	Surface Water
		No Risk	5% AEP	3.3% AEP
		<ul style="list-style-type: none"> • Pott Row is located in Flood Zone 1 • Limited records of historical flooding in this community. • Early consultation with WMA is strongly recommended. • Ensure safe access and egress from the community in fluvial, and surface water events. • Consider mitigation for surface water flooding. 		
Mapping Information				
Flood Zones		All Flood Zones are comprised of Environment Agency Flood Zones containing fluvial outlines.		