

Flood Risk Assessment - Redgate Depot

Final Report

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Prepared for:

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This report describes work commissioned by Extra Room Self Storage by an instruction dated 25th April 2023. The Client's representative for the contract was Mark Simpson of Extra Room Self Storage. Georgie Troy of JBA Consulting carried out this work.

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Abbreviations

AEP	Annual Exceedance Probability
AOD	Above Ordnance Datum
BGS	British Geological Survey
CFMP	Catchment Flood Management Plan
DTM	Digital Terrain Model
EA	Environment Agency
FMfP	Flood Map for Planning
FRA	Flood Risk Assessment
ID	Identifier
LiDAR	Light Detection And Ranging
LPA	Local Planning Authority
NGR	National Grid Reference
NPPF	National Planning Policy Framework
OS	Ordnance Survey
OS NGR	Ordnance Survey National Grid Reference
PFRA	Preliminary Flood Risk Assessment
PPG	Planning Policy Guidance
SFRA	Strategic Flood Risk Assessment

Executive Summary

JBA Consulting was commissioned by Extra Room Self Storage to undertake a desk-based Flood Risk Assessment (FRA) for their proposed extension to an existing Self Storage unit at The Redgate Depot, Watling Street, Nuneaton.

The level of flood risk to the site has been determined based on open licence flood risk datasets from the Environment Agency and available Defra Data Services website. This includes the Flood Map for Planning, LIDAR Digital Terrain Model (DTM) and flood history datasets. JBA has also considered existing policy requirements and other local guidance documents when assessing flood risk to the site.

The proposed development site will be located adjacent to the west of the existing storage unit, along the north of Watling Street (A5) and will be 46m west of Atherstone Road (A444). It is approximately 650m south of Fenny Drayton.

The River Anker flows approximately 550m south-west of the site in a north-westerly direction. There is an unnamed watercourse which flows along Atherstone Road and across the A5, 27m south of the proposed site, which flows into the River Anker 636m south of the proposed site. This unnamed watercourse forms a flow path during the 3.3% AEP surface water flood event. There is a ditch situated along the inside of the site's southern boundary which is classed as a watercourse under the Land Drainage Act. There are no other watercourses in the immediate vicinity.

The development will comprise of an extension to the existing storage unit which is adjacent to the east of the proposed site.

Although historic flooding has occurred in December 1992 approximately 540m south of the site, the site itself does not fall within the Environment Agency's historical flood outlines. At the time of the event there were no raised defences along the River Anker. Although Environment Agency historic flood outlines were not available for these flood events, the Hinckley and Bosworth 2019 Level 1 SFRA¹ states that more recent flood events occurred in Shenton Village (2012) as well as borough-wide flooding (2013, 2014, 2016 and 2018).

The Flood Map for Planning shows the entirety of the site as being within Flood Zone 1, meaning there is a low probability of flooding from rivers and the sea. The Flood Map for Planning shows 'undefended' fluvial flood risk and does not consider the presence of existing flood defences.

In terms of surface water flooding, the site is at high risk. According to the Environment Agency's Risk of Flooding from Surface Water (RoFSW) dataset, the entirety of the site is within the 3.3%, 1% and 0.1% AEP surface water flood events. There is conveyance of surface water flooding to the east and south of the site due to the low topography of the area, hence the site being encroached by a flow route.

¹ Strategic Flood Risk Assessment (SFRA) 2019 | Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk)

Hydraulic model outputs from a surface water rainfall-runoff modelling study (1D-2D linked InfoWorks-ICM) show that the majority of the site is within the 3.3%, 1%, 1% +40CC and 0.1% AEP surface water flood events.

Surface water runoff from the site will be managed as part of a surface water drainage strategy which will be carried out by JBA Consulting separately to this FRA.

According to the 2019 Level 1 Hinckley and Bosworth SFRA², the site is located within an area of 25-50% groundwater flood risk emergence, and this is classified as 'medium' risk of groundwater emergence. Based on Leicestershire County Council's historical flooding incident database, there have been no recorded incidents of groundwater flooding within Hinckley and Bosworth. According to the Hinckley and Bosworth Borough Council SFRA, there has been one recorded borough-wide sewer flooding incident. A review of this SFRA does not show any information regarding sewer flooding pertaining to the site.

The Environment Agency's reservoir flood mapping webpage shows the site is not at risk of flooding in the event of a breach through any of the reservoirs situated upstream of the site. This is the case during a fluvial flood event ("wet day" condition) and when river levels are normal ("dry day" condition). This said, each reservoir is owned and managed by different maintenance providers, and thus is subject to regular thorough inspections (in compliance line with the Reservoir Act 1975). This means the likelihood of a breach is deemed very low. Furthermore, it should be noted that there have been no fatalities associated with a reservoir breach in England since 1925. As a result, the risk of flooding to the site is deemed low.

Overall, flood risk to the site is acceptable if appropriate flood mitigation measures are put in place.

Following a review of all sources of flood risk on site, it is recommended to integrate the following mitigation measures as part of the proposal:

- The Finished Floor Levels (FFLs) of the proposed storage units are to be set at or above the predicted flood level in the 1% AEP plus 40% climate change surface water flood event (78.68m AOD).
- It is recommended that more valuable items are stored at higher levels.
- The FFLs and openings (e.g. air bricks) of buildings are set to a minimum of 150mm above the surrounding ground levels to prevent ingress of pluvial waters.
- The floors of all new buildings should be made of solid construction materials and the ground beneath suspended floors should be sealed to prevent ingress of groundwater should the water table levels increase directly beneath the site.
- SuDS techniques should be employed on site to manage the post-development surface water runoff in line with the current best practice and the requirements of Leicestershire County Council.

² Strategic Flood Risk Assessment (SFRA) 2019 | Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk)

1 Introduction

1.1 Terms of reference

JBA Consulting was commissioned by Extra Room Self Storage to undertake a Flood Risk Assessment (FRA) for a proposed extension to an existing Self Storage unit at The Redgate Depot, Watling Street, Nuneaton (hereafter referred to as 'the site').

This FRA provides information on all aspects of flood risk at the site in accordance with the National Planning Policy Framework (NPPF), associated Planning Practice Guidance (PPG) and Local Planning Policy. It also considers the flood risk mitigation relevant to the nature of the proposed development and the identified flood risks.

1.2 FRA requirements

It is a requirement for applications to consider the potential risk of flooding from various sources to a proposed development over its lifetime and any possible impacts on flood risk elsewhere as a result of the development.

Where appropriate, the following aspects of flood risk should be addressed:

- The nature and expected lifetime of the development and the extent to which the development is designed to deal with flood risk.
- The area liable to flood from various sources.
- The probability of the current and future flood risk.
- The extent and standard of existing flood defences and their effectiveness over time.
- The likely depth of flooding.
- The rates of predicted flows.
- The likelihood of impacts on other areas, properties and habitats.
- The effects of climate change.

The level of flood risk to the site has been determined based on a review of the site topography and information provided to us by the client and a review of publicly available information including open licence flood risk datasets provided on the Defra Data Services website by the Environment Agency. This includes the Flood Map for Planning, LIDAR Digital Terrain Model (DTM) and flood history datasets. Site-specific hydraulic modelling has also been undertaken to inform this FRA.

2 Site Details

2.1 Site description

The site is located to the north-west of the Watling Street (A5) and Atherstone Road (A444) junction, approximately 650m south of Fenny Drayton and is greenfield in nature. The wider ownership boundary contains an existing storage unit located to the east.

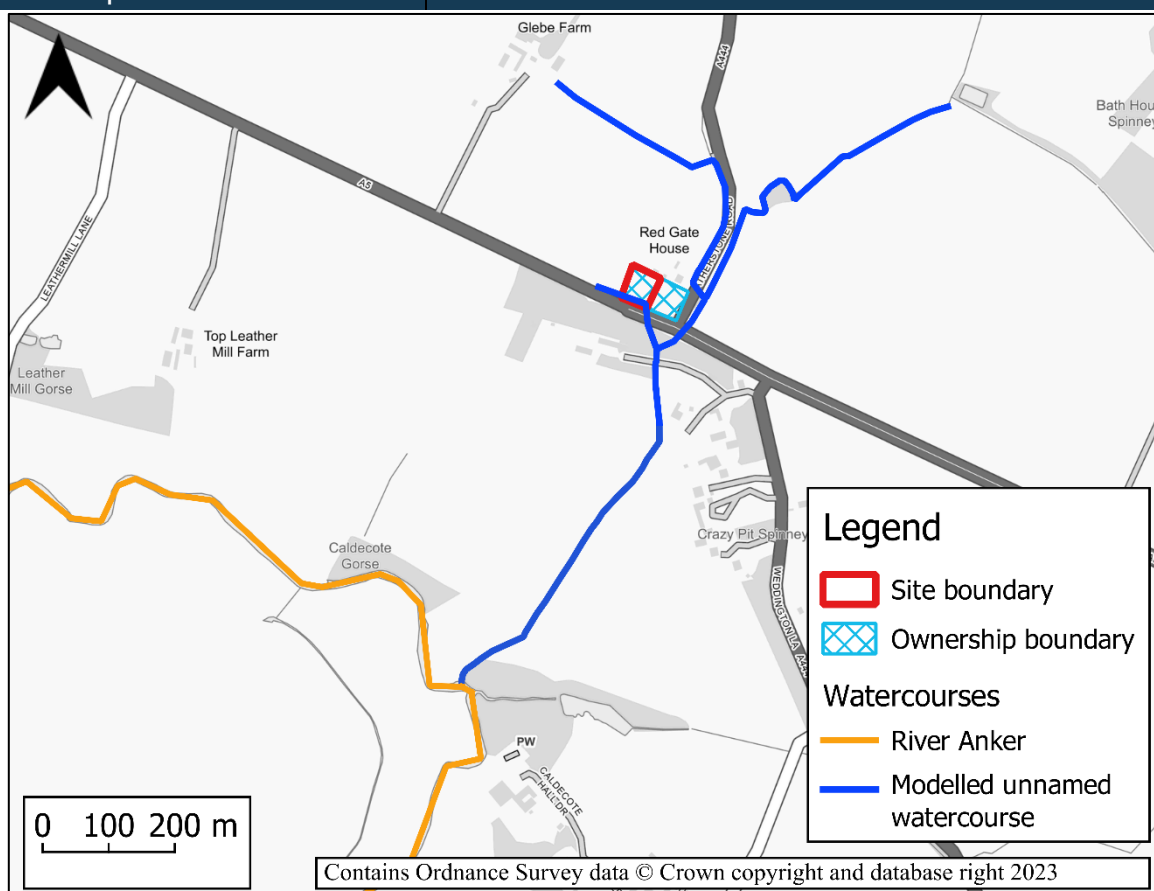
A number of unnamed watercourses flow in a southerly direction parallel to the Atherstone Road adjacent to the site before joining the River Anker approximately 550m to the south-west of the site.

Table 2-1: Site description

Site descriptors	Site details
Site location	Redgate Depot, Watling Street, Nuneaton CV10 0RY
Site area	0.23ha
Existing land use	Greenfield land
Proposed land use	Extension to storage unit
OS NGR	SP 35061 95823
County	Hinckley and Bosworth Borough Council
Country	England
Local Planning Authority	Hinckley and Bosworth Borough Council
Lead Local Flood Authority	Leicestershire County Council

Site descriptors

Site details



2.2 Proposed development

The proposed development is for an extension to the existing unit on its western side where there is currently an area of unused open ground. The proposed development layout is shown in Appendix A.

2.3 Topography

Publicly available LiDAR elevation data in Figure 2:1 along with site-specific topographic survey data shows that the north and west of the site have a higher elevation than the east and south of the site with the lowest point of 76.43m above ordnance datum (AOD) being within the south-eastern corner of the site. This low point is situated within a strip of low-lying topography within the south of the site which corresponds with a ditch running along the site's southern boundary. The elevation increases up to 78.32m AOD in the north-western corner of the site. Watling Street (A5), immediately south of the site, is at a higher elevation of approximately 78.69m AOD.

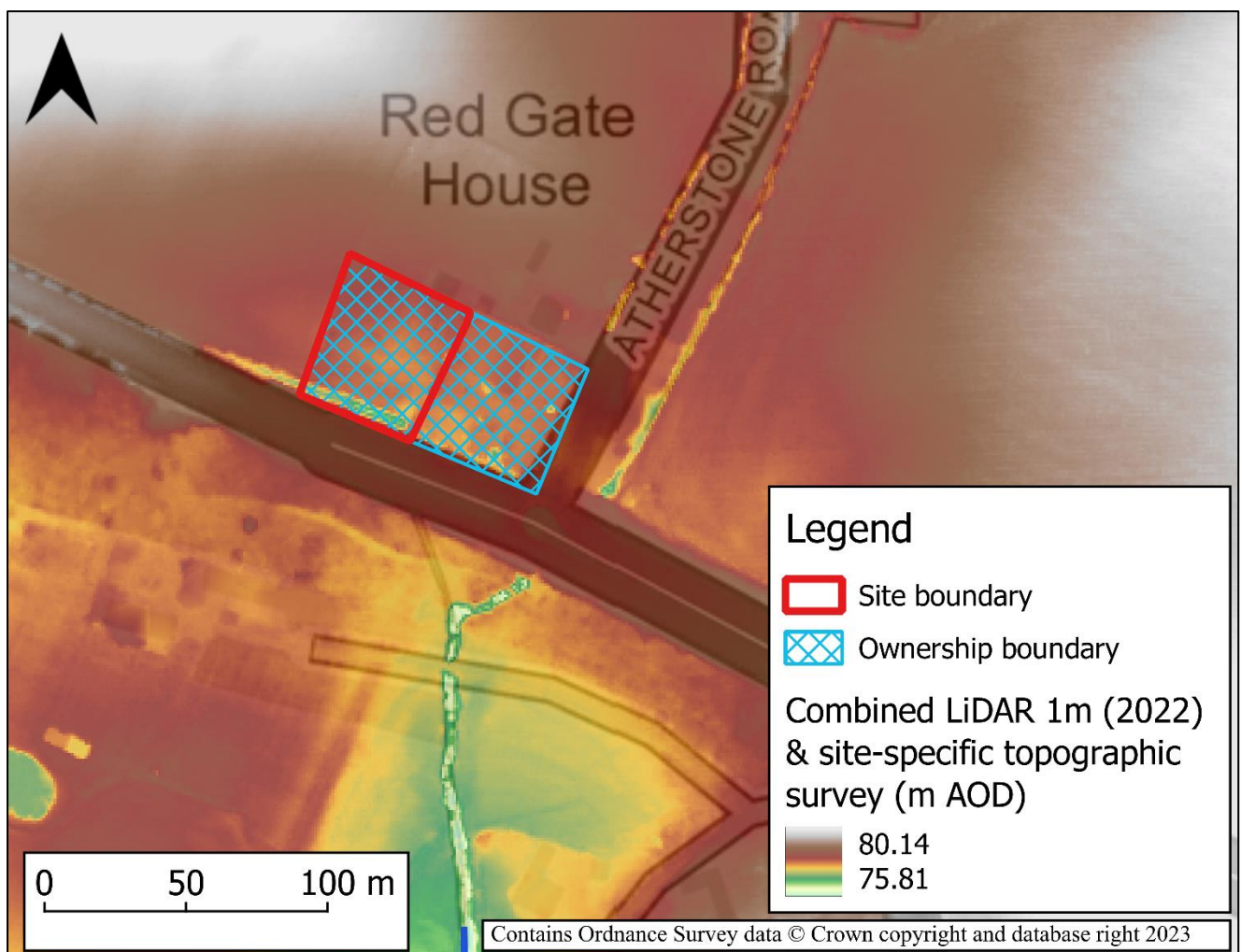


Figure 2:1: Topography (m AOD)

2.4 Geology

The British Geological Survey (BGS) 50k geological mapping³ indicates the underlying bedrock at the site is mudstone from the Mercia Mudstone Group. The site is also characterised by alluvium superficial deposits which comprise of clay, silt, sand and gravel. To the north of the site, Anker sand and gravel superficial deposits are present. Soils mapping⁴ indicates that the underlying soil types are slightly acid loamy and clayey soils with impeded drainage.

2.5 Watercourses

As shown in Figure 2:2, the River Anker, an Environment Agency Main River, flows approximately 550m to the south-west of the site in a north-westerly direction. Two reaches of an unnamed Ordinary Watercourse flow along both sides of Atherstone Road and converge 70m east of the site. This watercourse is then culverted beneath the A5 and converges with another reach of the unnamed Ordinary Watercourse approximately 60m south of the site. Aerial photographic evidence shows this reach consists of a ditch which flows along the inside of the site's southern boundary. The unnamed watercourse then flows into the River Anker approximately 630m south-west of the site. There are no other watercourses or formal flood defences in the immediate vicinity of the site.

³ BGS Geology of Britain viewer:

https://mapapps2.bgs.ac.uk/geoindex/home.html?layers=BGSBedrock50,BGSSuperficial50,BGSArtificial50,BGSMass50,BGSLinearFeat50&_ga=2.247862343.1190925926.1671547286-757587520.1671547286

⁴ Soils mapping: <https://www.landis.org.uk/soilsmapping/>

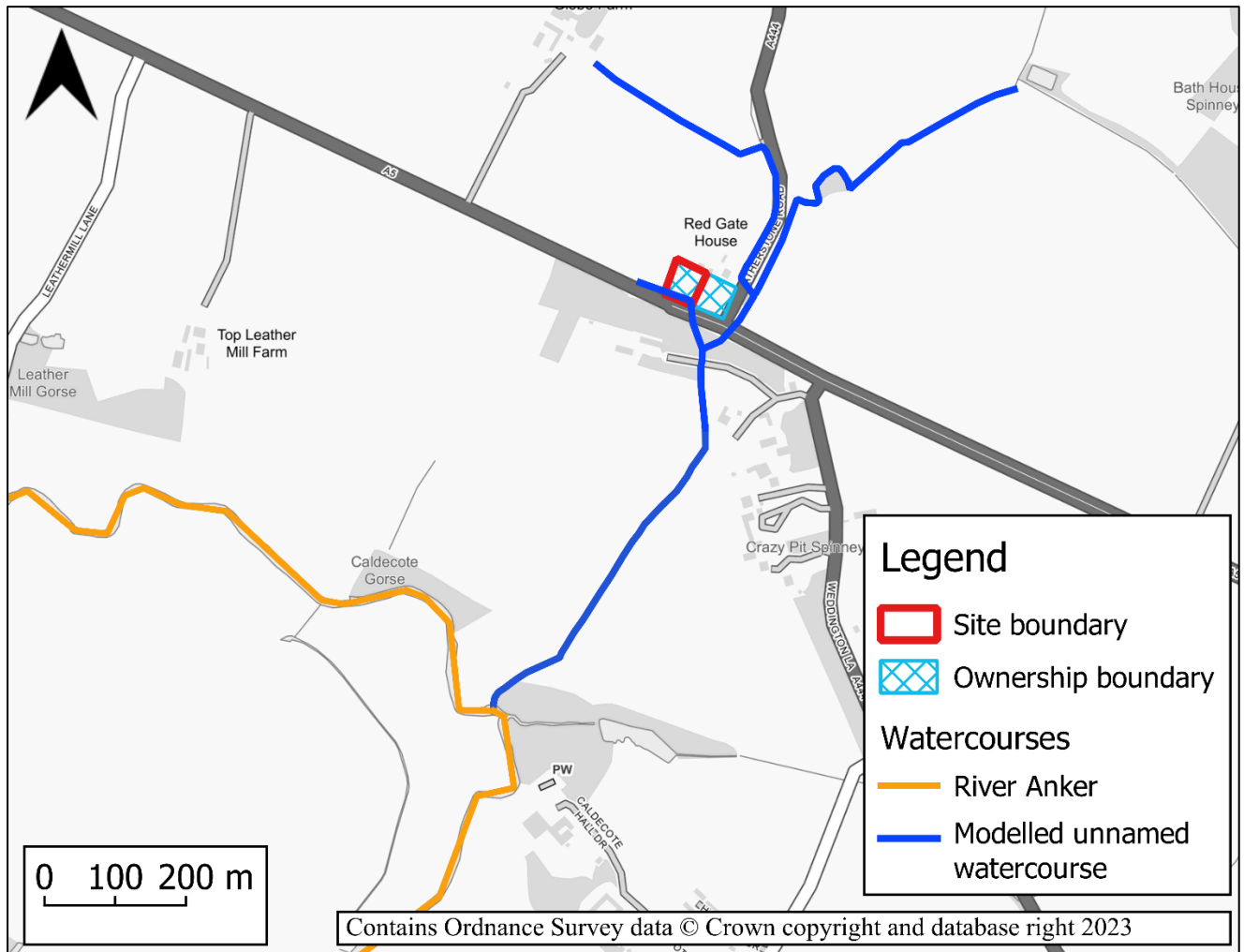


Figure 2:2: Watercourses

3 Planning Policy and Flood Risk

3.1 Planning context

The National Planning Policy Framework⁵ (NPPF) was issued by the Department for Communities and Local Government in March 2012 and last updated in July 2021. The NPPF is accompanied by the Planning Practice Guidance⁶ (PPG) on Flood Risk and Coastal Change, updated in August 2022, which gives further information on the approaches to be adopted in the assessment of flood risk for development. The PPG, in relation to development planning and flood risk, uses a sequential characterisation of risk based on planning zones and the Environment Agency Flood Map for Planning. A principal study requirement is to identify the Flood Zones and vulnerability classification relevant to the proposed development, based on an assessment of current and future conditions.

3.2 Development of sites in Flood Zones

Flood risk is a combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, from reservoirs and, canals, lakes and other artificial sources.

The Environment Agency categorise the risk in a series of Flood Zones; a definition of such Flood Zones can be found in Table 3-1 (reproduction of Table 1 of the PPG). The Environment Agency has developed the Flood Map for Planning which shows the risk of flooding in England for different return period events. This map provides the basis for the assessment of flood risk and development suitability.

It is important to note that the Environment Agency's Flood Map for Planning, in the majority of cases, is based on broad-scale river modelling and provides an indication of the potential flood risk in the area rather than a level of detail suitable for a site-specific assessment. In some areas the Flood Map is informed by historic flood mapping.

3.3 NPPF and PPG Flood Zones and development tables

Table 3-1 shows how the Flood Zones are defined (as based on Table 1 in the PPG). Figure 3:1 shows the Environment Agency's Flood Map for Planning in relation to the site. This shows that the entirety of the site is outside of Flood Zones 2 and 3 and is therefore located within Flood Zone 1. It should be noted that the Flood Map for Planning focuses on the Environment Agency Main Rivers and not Ordinary Watercourses, which are the responsibility of the Lead Local Flood Authority. The site appears to be upstream of the upstream extent of the Flood Map for Planning.

⁵ National Planning Policy Framework:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁶ Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Table 2 of the NPPF⁷ determines the classification of flood risk vulnerability in relation to a proposed development type. Industrial and commercial land-uses, such as that proposed, are considered to be 'Less Vulnerable' development.

Table 3-2 shows the compatibility of flood zones and vulnerability classifications.

Table 3-1: Flood Zones

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: - land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or - land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)
Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the Strategic Flood Risk Assessment when considering location and potential future flood risks to developments and land uses. Paragraph: 078 Reference ID: 7-078-20220825 Revision date: 25 08 2022	

⁷ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>

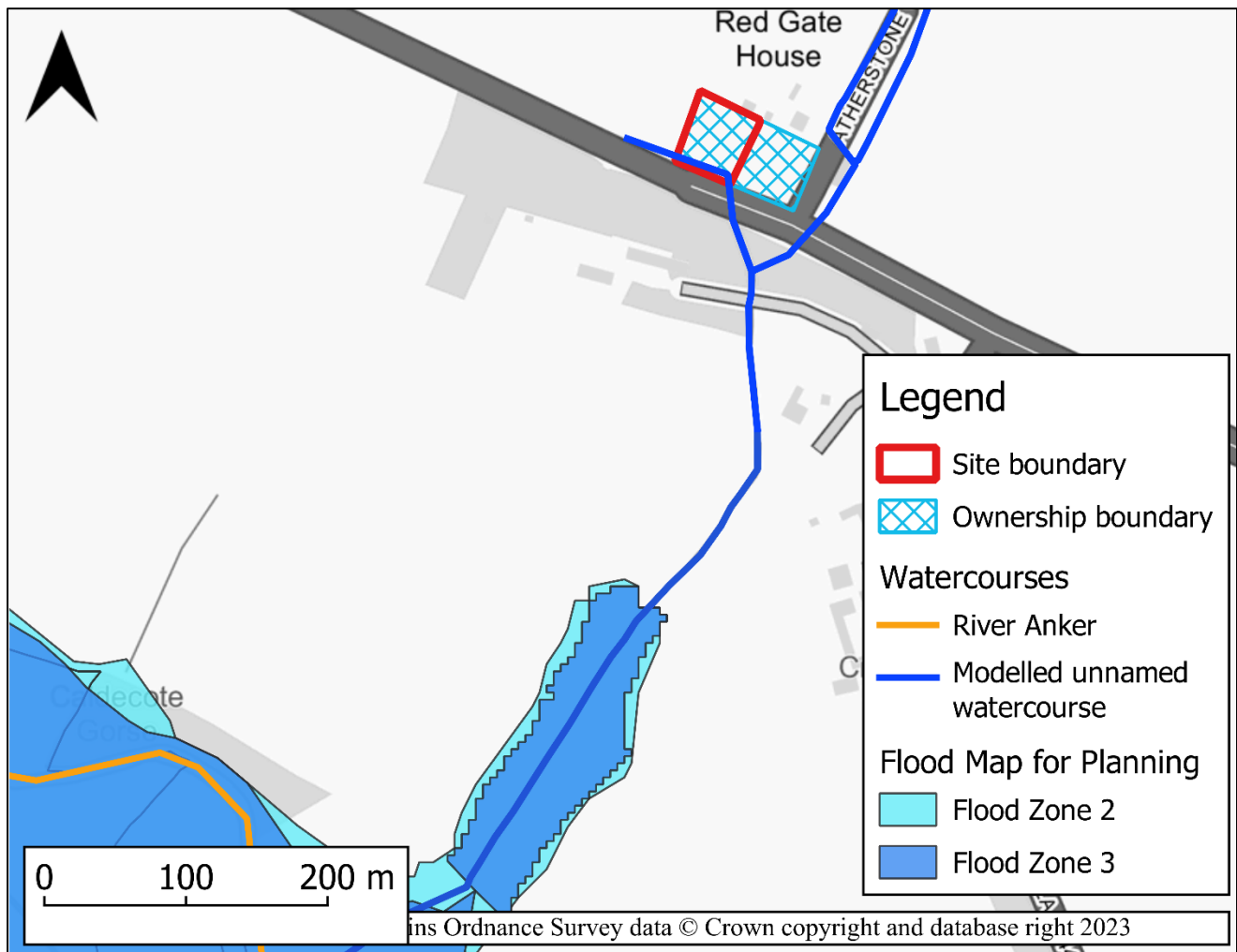


Figure 3:1: Flood Map for Planning

Table 3-2: Flood Risk Vulnerability and Flood Zone 'incompatibility'

Vulnerability Classification (NPPF Table 2)		Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	Exception Test	✓	✓	✓
	Zone 3a	Exception Test	✗	Exception Test	✓	✓
	Zone 3b	Exception Test	✗	✗	✗	✓
Source: Table 3, NPPF Technical Guidance						

✓ *Exception test is not required*

✗ *Development should not be permitted*

Notes:

1. *This table does not show the application of the Sequential Test which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea.*
2. *The Sequential and Exception Tests should be applied to 'major' and 'non major' development.*
3. *Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.*

3.3.1 Sequential and Exception Tests

The NPPF requires the application of Sequential and Exceptional Tests when deciding the location of new development and the layout of the development site.

When planning a development, a sequential approach should be applied to identify suitable sites which are at minimal risk from fluvial flooding, avoiding Flood Zones 2 and 3 where possible. If no suitable areas can be identified in Flood Zone 1 then sites with the ensuing lowest flood risk should be considered next.

The proposed site is located within Flood Zone 1. Less Vulnerable development is compatible with land within Flood Zone 1 and does not require the application of the Exception Test.

However, as of 2022, the PPG states that consideration of all sources of flood risk should be taken into account as part of the Sequential Test. Therefore, further assessment is required as to the risk posed by other sources. Section 4 of this FRA describes a comprehensive assessment of flood risk from all sources.

3.4 Climate change allowances

The NPPF and supporting PPG on Flood Risk and Coastal Change explain when and how flood risk assessments should be used. This includes demonstrating how flood risk will be managed now and over the development's lifetime, taking climate change into account.

In May 2022, the Environment Agency released new guidance on climate change allowances⁸ to support the NPPF.

⁸ Flood Risk Assessments – <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Table 3-3 shows peak river flow allowances⁹ for the Tame, Anker and Mease Management Catchment. For 'less vulnerable' developments the guidance states the central allowance should be used for the development lifetime.

⁹ Peak river flow allowances: <https://environment.data.gov.uk/hydrology/climate-change-allowances/river-flow>

Table 3-3: Tame, Anker and Mease Management Catchment peak river flow allowances

Epoch	Central	Higher	Upper End
2020s	10%	15%	24%
2050s	11%	17%	30%
2080s	22%	30%	51%

Table 3-4 shows the peak rainfall allowances¹⁰ for the Tame, Anker and Mease Management Catchment that should be used to assess the impacts of climate change on surface water flood risk. Paragraph 005 of the PPG should be utilised to determine if the development is safe for its lifetime.

Table 3-4: Tame, Anker and Mease Management Catchment peak rainfall allowances

Epoch	3.3% annual exceedance rainfall event		1% annual exceedance rainfall event	
	Central	Upper End	Central	Upper End
2050s	20%	35%	20%	40%
2070s	25%	35%	25%	40%

3.5 Policy and guidance review

3.5.1 Hinckley and Bosworth Local Plan (2020-2039)

The Hinckley and Bosworth Local Plan¹¹ sets out the vision and objectives for the growth of the borough up to 2039. The proposed site is located just within the southern boundary of Hinckley and Bosworth Borough.

The document sets out a series of spatial objectives which includes:

- Infrastructure: "to ensure that the future infrastructure needs of the Borough's new and existing communities are properly assessed, planned for and delivered at the right time in the development process." (Hinckley and Bosworth Local Plan, 2020-2039)
- Climate change: "to mitigate climate change and reduce the effects of new development on air quality by promoting the use of sustainable materials, low carbon technologies, sustainable transport options, renewable energy and energy efficiency measures." (Hinckley and Bosworth Local Plan, 2020-2039)
- Achieving good design: "to ensure that new development is designed to a good standard. Good design will help meet the Borough's current and future needs

¹¹ https://www.hinckley-bosworth.gov.uk/downloads/file/7356/draft_local_plan_2020_-_2039

and, make a positive contribution to maintaining and enhancing local character, distinctiveness and an attractive environment. Innovative design and construction methods will be supported." (Hinckley and Bosworth Local Plan, 2020-2039)

3.5.2 Hinckley and Bosworth Borough Council Level 1 Strategic Flood Risk Assessment (2019)

A Strategic Flood Risk Assessment (SFRA)¹² is undertaken by the Local Planning Authority to assess the current and future flood risk within their administrative boundary and, to determine the impact development may have on flood risk. This informs the allocation of land within the Local Plan, through the application of the Sequential Test and, if necessary, the Exception Test. The current version of the Hinckley and Bosworth Borough Level 1 Strategic Flood Risk Assessment was published in July 2019. There is also a Level 2 SFRA which was published in May 2020, however, the report does not refer to this site.

The recommendations and policies section relating to flood risk are summarised below:

- Developments need to be safe without increasing flood risk elsewhere, and where possible, reduce flood risk overall.
- Future developments should seek to reduce overall flood risk by reducing volume and rate of runoff through the use of SuDS, creating space for flooding, relocating development to zones with lower flood risk or green infrastructure (GI) should be considered within mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.
- Alternative access and egress routes should be made in the event that primary routes are inundated with flood water.

3.5.3 Leicestershire County Council Local Flood Risk Management Strategy

Leicestershire County Council Local Flood Risk Management Strategy¹³ (LFRMS) was adopted by Leicestershire County Council in August 2015. This document sets out the main recommendations for flood risk management in the area as the Lead Local Flood Authority (LLFA).

The LFRMS is an important new tool to help understand and manage flood risk within the county. Flood risk management in Leicestershire is beginning a new stage which will be marked by better knowledge of the risks in the county, better co-operation between organisations involved in flood risk management, and better communication with the public about those risks.

Leicestershire County Council, as a Lead Local Flood Authority, is responsible for management of Local Flood Risk. Local Flood Risk is defined as surface water, ordinary watercourse and groundwater flooding. This area of responsibility is defined by the Flood and Water Management Act (2010). Therefore, the Local Flood Risk Management Strategy only addresses Local Flood Risk and the interactions it might have with other forms of flood

¹² https://www.hinckley-bosworth.gov.uk/downloads/file/6551/strategic_flood_risk_assessment_sfra_2019_main_report

¹³ https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2015/12/8/flooding_strategy_plan.pdf

risk. More households are at risk from this form of flooding than any other but until now there has been little co-ordinated work to address these forms of risk.

There are 7 strategic objectives for managing local flood risk in Leicestershire. The objectives of the LFRMS include:

1. **Work Collaboratively** - Adopt a collaborative approach to managing local flood risk by working with local partners and stakeholders to identify, secure and optimise resources, expertise and opportunities for reducing flood risk and increasing resilience to flooding.
2. **Improve Understanding and Awareness** – Develop a greater understanding of local flood risk by improving the scope of local knowledge and understanding of current and future local flood risks.
3. **Enhance the Natural and Historic Environment** – Adopt a sustainable approach to reducing local flood risk, seeking to lessen the risk of localised flooding using mechanisms that are economically viable, deliver wider environmental benefits and promote the wellbeing of local people.
4. **Improve Resilience** – Reduce the harmful consequences of local flooding to communities and human health through proactive actions, activities and education programmes that enhance preparedness and resilience to local flood risk, and contribute to minimising community disruption.
5. **Encourage Sustainable Development** – Aim to mitigate and manage flood risk relating to development by producing guidance, setting standards, promoting the sustainable use of water and supporting the development of local policies and guidance.
6. **Use Resources Effectively** - ensure the financial viability of flood related schemes through the development of appropriate policies and assessment tools to ensure that flood risk management measures provide value for money whilst minimising the long term revenue costs. Seeking to use natural processes where possible or source the costs of any maintenance from the financial beneficiaries of the development.
7. **Promote Riparian Responsibilities** – Encourage flood management activities by working with riparian owners of ordinary watercourses.

3.5.4 Leicestershire County Council Preliminary Flood Risk Assessment

The Preliminary Flood Risk Assessment (PFRA) is a high-level screening exercise to find areas where there is significant flood risk in national terms. This covers the risk of flooding from local sources, namely ordinary watercourses, surface water (overland run-off) and groundwater. It does not directly consider flooding from Main Rivers, such as the River Anker.

The PFRA report looks at past flooding, where future flooding might happen across the county and the potential effects that this may have for people, properties, infrastructure and the environment. The PFRA helps Leicestershire County Council to develop a Local Flood Risk Management Strategy to manage flooding in Leicestershire.

Throughout Leicestershire there are locations at risk from flooding. Of the ten indicative Flood Risk Areas that have been identified by the Environment Agency nationally, one covers Leicestershire County Council's administrative area but not specifically the site.

3.5.5 The River Trent Catchment Flood Management Plan

The River Trent Catchment Flood Management Plan¹⁴ (CFMP) dated December 2010 gives an overview of flood risk in the Trent catchment and sets out the preferred plan for sustainable flood risk management over the next 50 to 100 years. The CFMP is designed to inform planning policy and decisions made by key stakeholders such as the Environment Agency, regional planning bodies, Internal Drainage Boards, landowners and local businesses.

The proposed development site falls within one of the ten sub areas identified within the management plan (Upper Soar and Upper Anker, Sub-Area 9). Leicester is the main city in the sub area and there are smaller towns such as Nuneaton and Loughborough. The area is characterised by the distinctive Soar river valley with its floodplains and terraces. Overall, there is a medium risk of flooding in this area. Throughout this sub area there are approximately 3,310 properties at risk during a 1% flood event. The policy for the sub-area (Policy option 4) is focused on areas of low, moderate or high flood risk, where flood risk is already being managed effectively but where further action may need to be taken to keep pace with climate change. The proposed actions of the policy are to:

- provide a more accurate and community focused flood warning service
- support the production and implementation of an integrated drainage strategy for urban areas, to reduce the incidence of surface water and foul water flooding by working with Severn Trent Water Ltd in flood risk management; and
- Investigate flood resilience for infrastructure such as roads.

14

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/289105/River_Trent_Catchment_Management_Plan.pdf

4 Assessment of Flood Risk

4.1 Historic flooding

The Environment Agency's Recorded Flood Outlines dataset for the site and surrounding area has been reviewed. Figure 4:1 highlights that although historic flooding has occurred approximately 540m south of the site, the site itself does not fall within the Environment Agency's historical flood outlines.

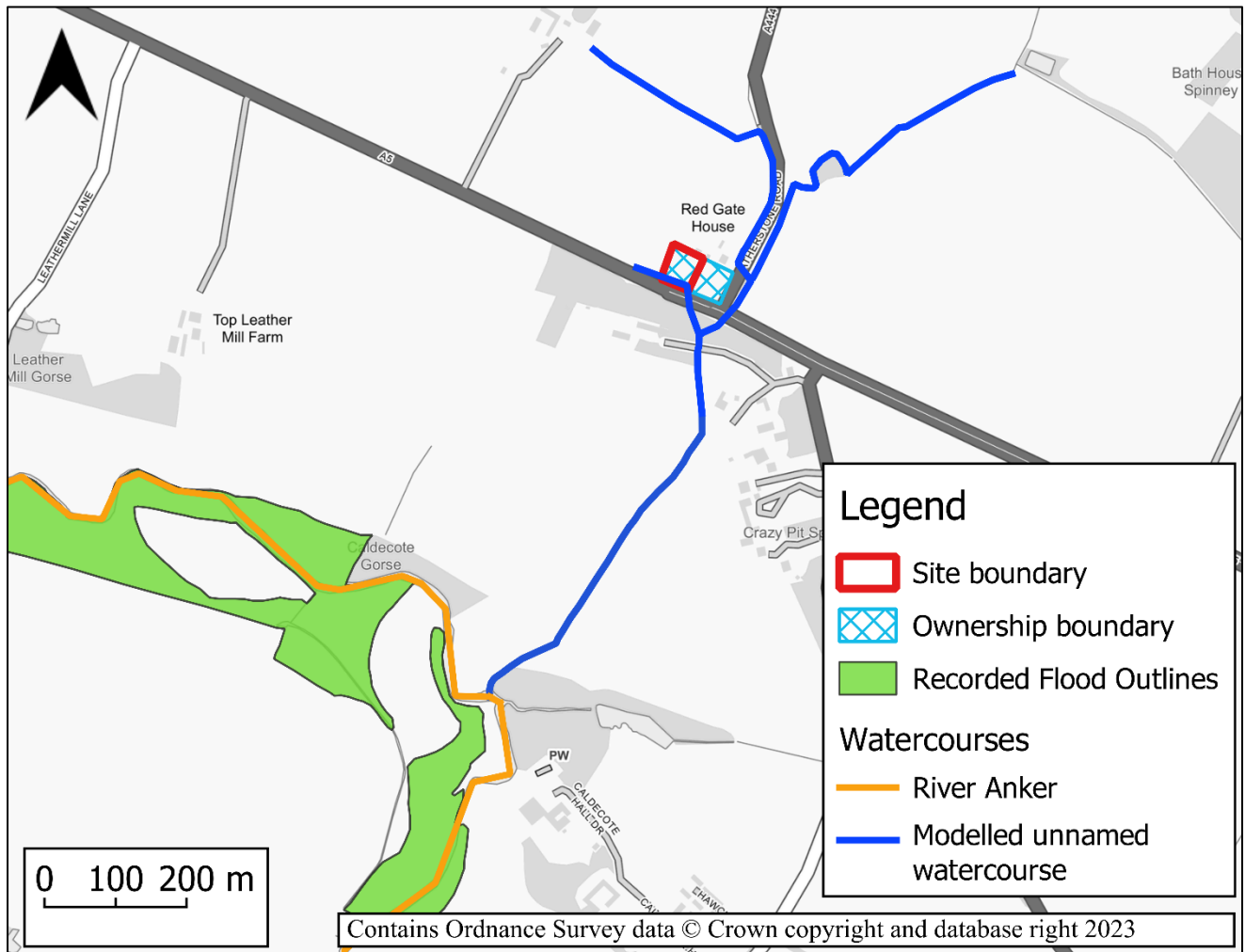


Figure 4:1: Recorded Flood Outlines

4.2 Fluvial flood risk

4.2.1 Flood Map for Planning

Figure 3:1 shows the Environment Agency's Flood Map for Planning. The entirety of the site is outside of Flood Zones 2 and 3. The nearest area within Flood Zone 3 is situated approximately 290m south of the site. The Flood Map for Planning is focused on the risk from Environment Agency Main Rivers and does not accurately represent the risk from Ordinary Watercourses such as those adjacent to the site. In the event of a breach of the River Anker bank, it is unlikely flood water will travel towards the site due to the site topography and the A5 impounding any flow paths from the River Anker.

4.3 Surface water flood risk

Surface water flooding arises following periods of intense rainfall, or rain falling on saturated soil, that is unable to soak into the ground or where drainage systems are unavailable or unable to manage surface water runoff. This surface water runoff forms overland flow when following the topography of the land, often pooling in topographic low spots. Surface water flooding and subsequent overland flow can also originate from surcharging or blocked sewers and drains.

Figure 4:2 shows the Environment Agency's Risk of Flooding from Surface Water (RoFSW). This mapping is likely to be a better representation of the flood risk from the adjacent Ordinary Watercourses.

The entirety of the site is within the 3.3% (1 in 30-year), 1% (1 in 100-year) and 0.1% AEP (1 in 1000-year) surface water flood events. The RoFSW mapping is informed by a generalised mapping approach and will not accurately account for the culverts and structures locally to the site. Therefore, a detailed hydraulic model has been developed to refine the flood risk shown within the RoFSW and to provide results suitable for a site-specific assessment of flood risk.

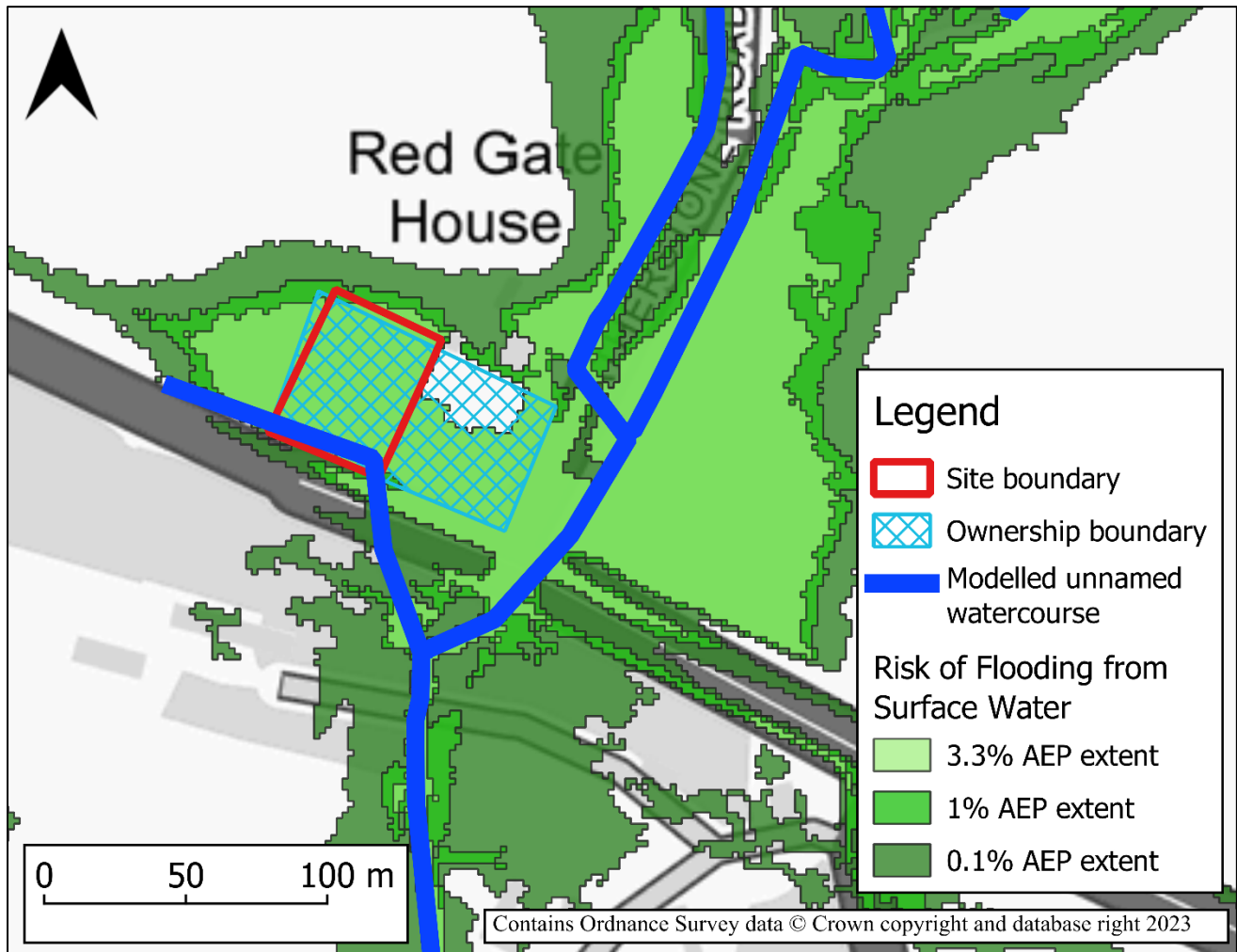


Figure 4:2: Risk of Flooding from Surface Water

4.3.1 Hydraulic modelling

A surface water rainfall-runoff hydraulic modelling study comprising a 1D-2D linked Infoworks-ICM hydraulic model was built alongside a hydrological assessment which was carried out to derive rainfall hyetographs to allow the detailed representation of flood depths, velocity and hazard within the site boundary. Flood extents, levels and depths are represented in the flood plain only. The predicted baseline flood extents during the 3.3%, 1% and 0.1% AEP events are shown in Figure 4:3.

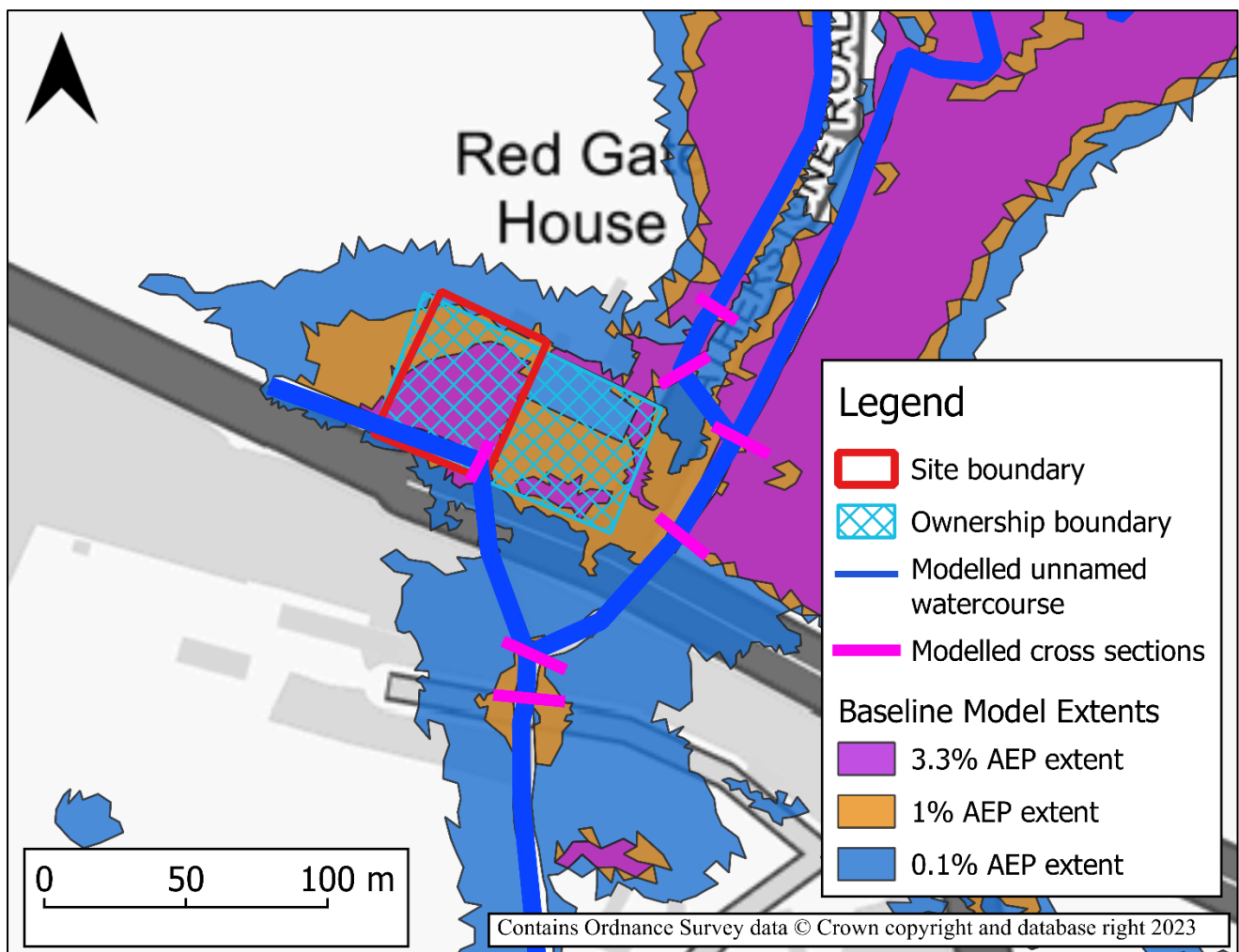


Figure 4:3: Baseline Flood Extents

Figure 4:3 shows the surface water extents follow the paths of the modelled unnamed watercourses to the north-east, east and south of the site. A proportion of the site is within the 3.3% AEP extent and the entire site is within the 1% AEP and 0.1% AEP surface water events. The 3.3% AEP event does not extend to the north of the site. The 1% AEP event does not extend to the north of the ownership boundary whilst the 3.3% AEP event only partially encroaches the south and east of the ownership boundary.

Due to this being a rainfall-runoff hydraulic model, the application of climate change has been set in line with EA guidance which is 40%. Please refer to Table in this report for

further information. The predicted 1% AEP +40CC modelled flood extent is shown in Figure 4:4.

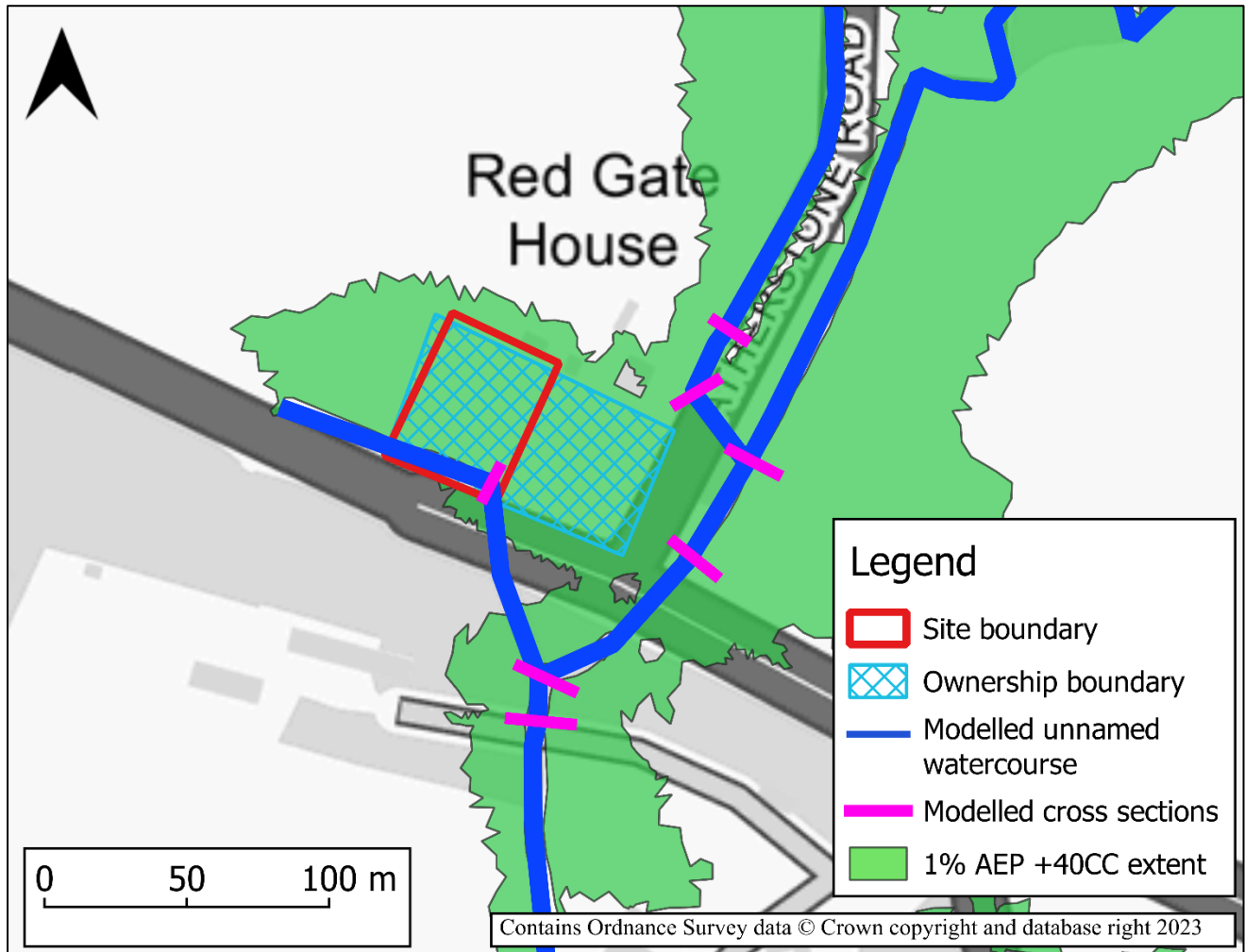


Figure 4:4 Modelled climate change surface water extent

Figure 4:4 shows the climate change surface water extent is similar to the 0.1% AEP extent within the site. The extent covers the majority of the site except along the flow path of the ditch within the south of the site. The entirety of the ownership boundary to the east of the site is within the 1% AEP +40CC surface water extent.

4.3.1.1 Peak flood depths

Figure 4:5 shows the peak flood depths within the site boundary during the 1% AEP plus 40% climate change event for the baseline scenario.

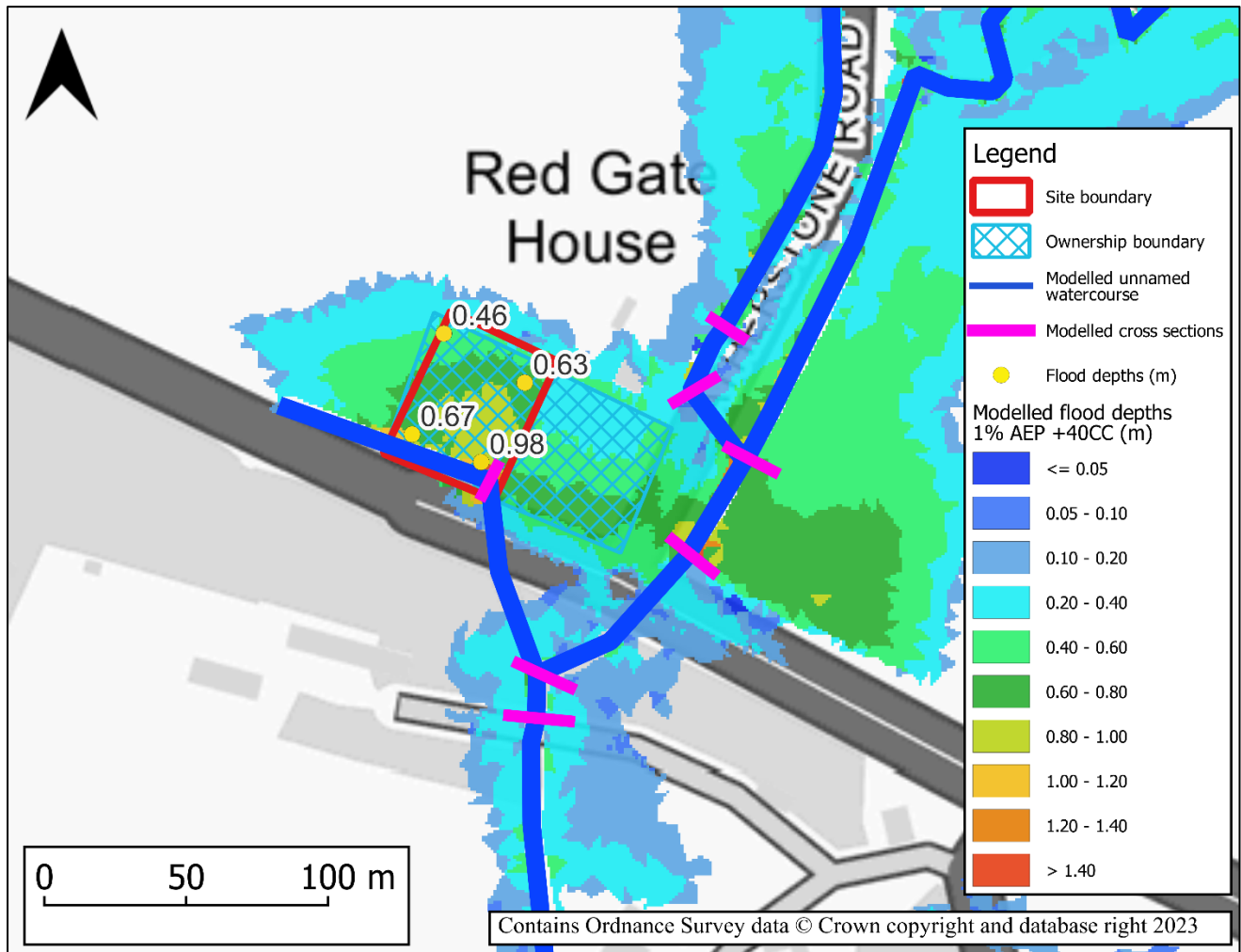


Figure 4:5 Modelled flood depths with 1% AEP +40CC flood event

Figure 4:5 shows that during the 1% AEP plus 40% climate change event in the baseline scenario, peak flood depths within the site (outside of the channel) are predicted to be between 0.20m and 1.72m.

4.3.1.2 Peak flood levels

Figure 4:6 shows the peak flood levels within the site boundary during the 1% AEP plus 40% climate change event for the baseline scenario.

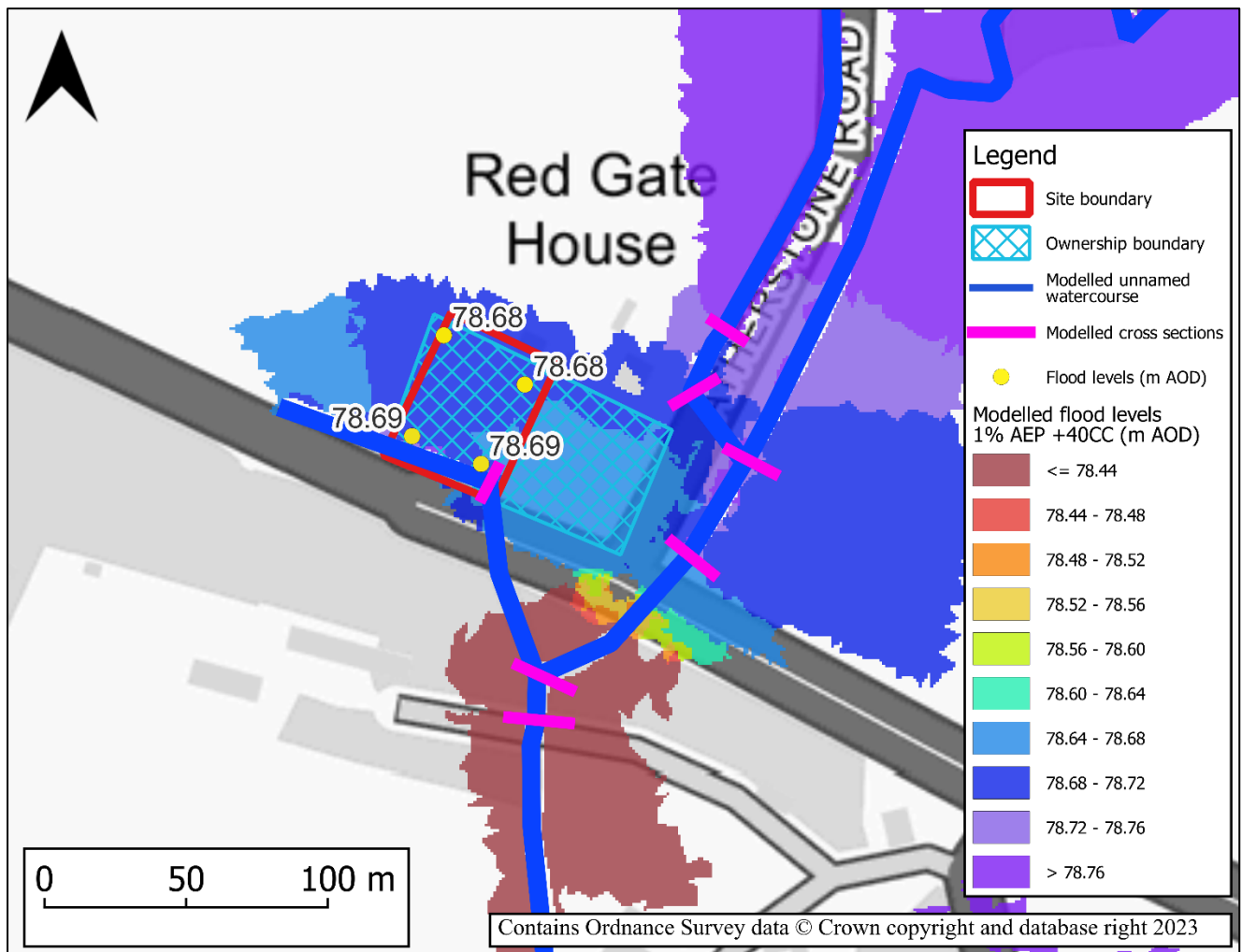


Figure 4:6 Modelled levels in 1% AEP +40% climate change flood event

Figure 4:6 shows that during the 1% AEP plus 40% climate change event in the baseline scenario, peak flood levels within the site (outside of the channel) are typically around 78.68m AOD with the maximum modelled level immediately adjacent to the channel being 78.81m AOD.

4.3.1.3 Post development

The post-development scenario has been modelled and the impact of the proposal assessed by comparing the modelled depths with baseline modelled depths. The option includes one proposed building as shown in Figure 4:7.

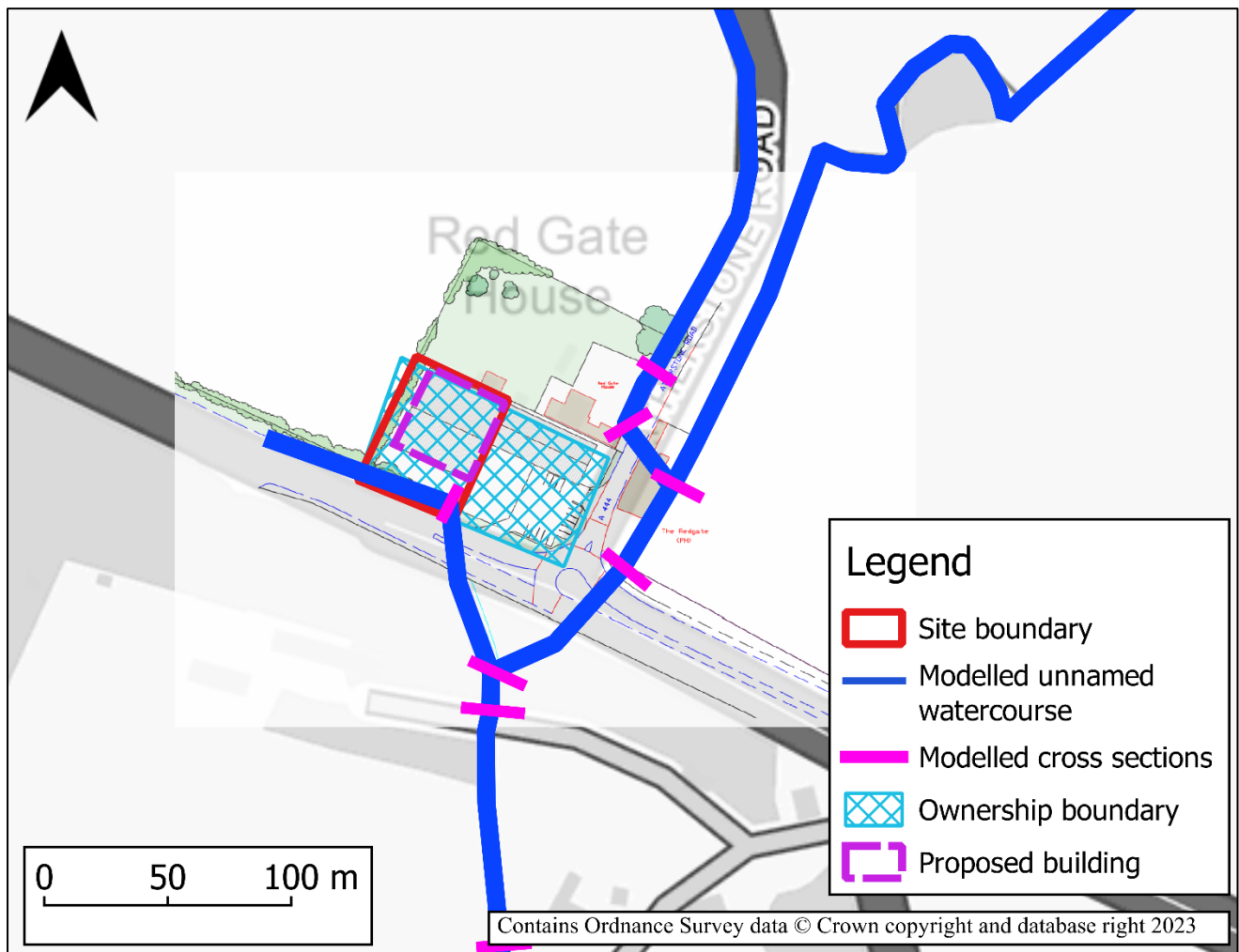


Figure 4:7: Schematisation of post-development scenario

The proposed building has been represented with a mesh zone to raise the ground level above the design flood level by setting it to infinite height, and a roughness zone to set the Manning's n to 0.3.

Figure 4:8 shows the change in flood depths in the proposed option when compared to the baseline scenario. The comparison shows negligible impact (less than $\pm 0.03\text{m}$) on land within the site, and third-party land surrounding and downstream of the site. Small areas are shown as 'significant increase', these have been investigated and are caused by small areas of flooding increasing very slightly in modelled hazard, taking them over the hazard threshold used for the post-processing of results. This means that flooding is showing in the post-development scenario but has been filtered out in the baseline. These can therefore be ignored as they do not represent an actual increase in flood depths.

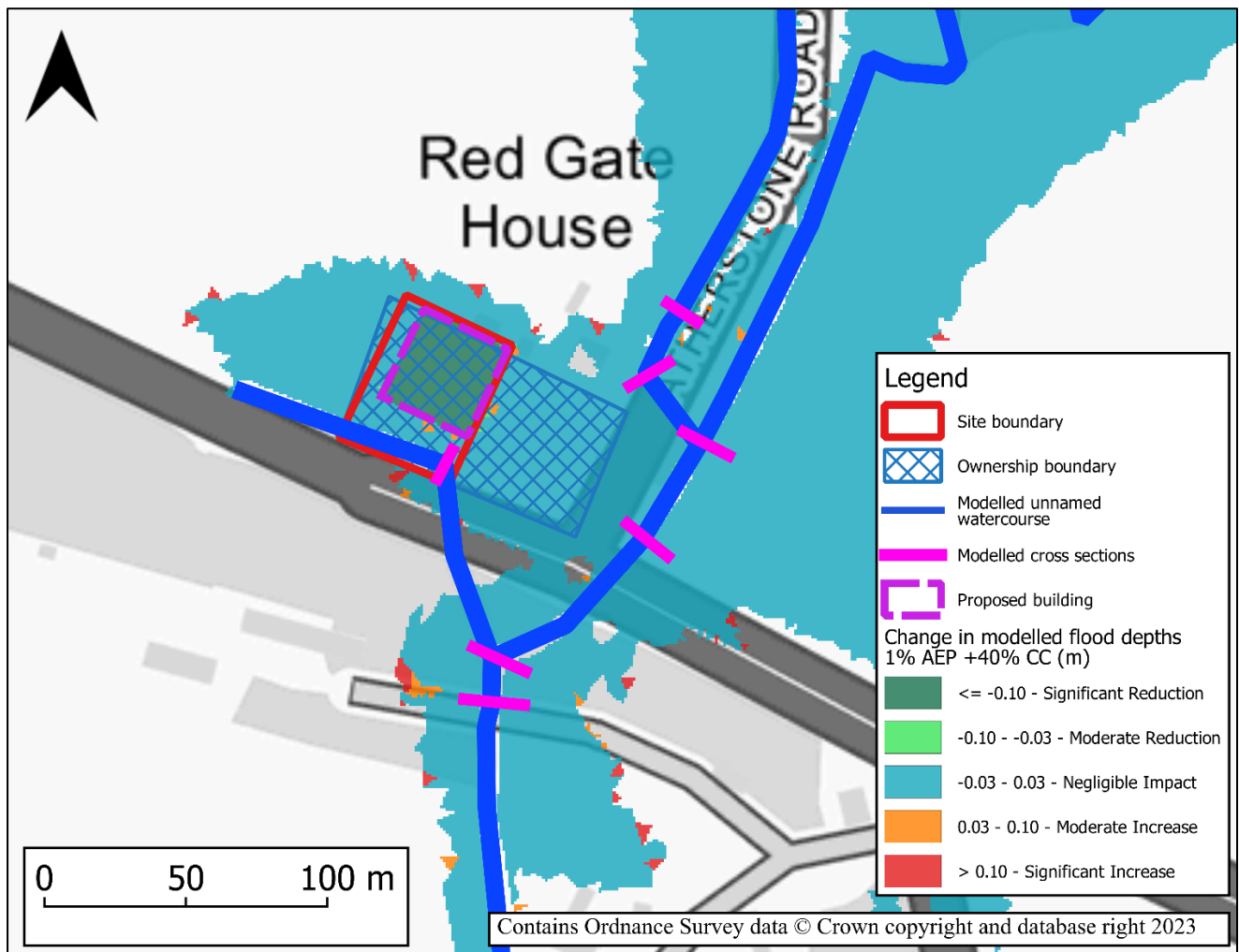


Figure 4:8 Proposed option depth comparison for 1% AEP plus 40% climate change event

The surface water hazard-to-people rating for the proposed option during the 1% AEP plus 40% climate change flood scenario has been mapped using the formula as suggested in Defra's FD2321/TR2 "Flood Risk to People". The different hazard categories are shown in Table 4-1 and the hazard classification to the proposed option during the 1% AEP plus 40% climate change scenario is shown in Figure 4:9. Modelled hazard remains around 'Danger for most' in the proposed scenario.

Table 4-1: Defra's FD2321/TR2 "Flood Risks to People" classifications

Flood hazard rating depth x (velocity+0.5) +DF	Level of Flood Hazard Description	Class label
<0.75	Low	Caution "Flood zone with shallow flowing water or deep standing water"
0.75 to 1.25	Moderate	Dangerous for some (i.e. Children) "Danger: flood zone with deep or fast flowing water"
1.25 to 2.00	Significant	Dangerous for most "Danger: flood zone with deep fast flowing water"
>2.00	Extreme	Dangerous for all "Extreme danger: flood zone with deep fast flowing water"

Using the hazard equation $HR = d \cdot (v + 0.5) + DF$
Where d = depth of flooding (m) v = velocity of floodwaters (m/sec) DF = debris factor

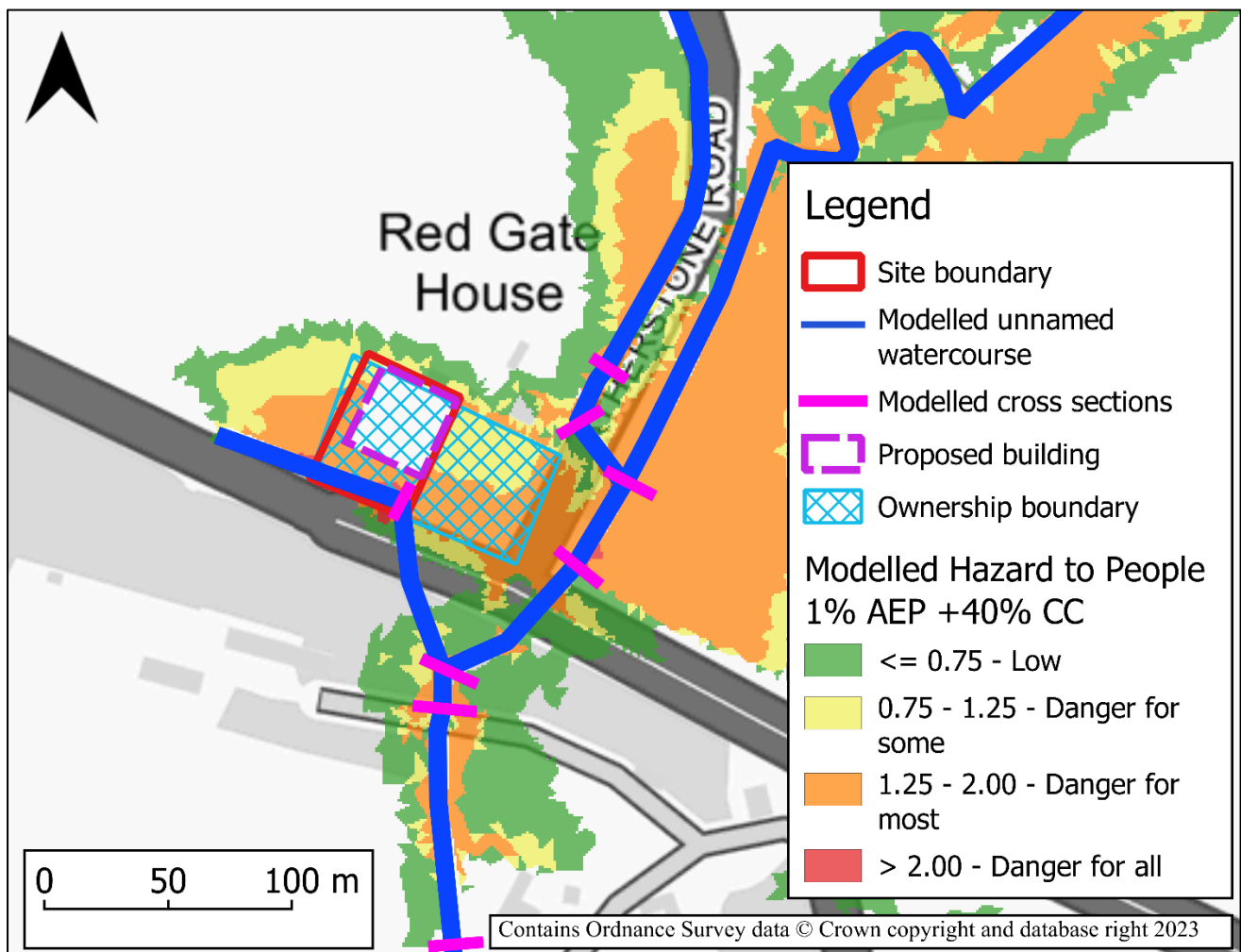


Figure 4:9 Proposed option modelled flood hazard in 1% AEP with (+40%) climate change event

Figure 4:9 shows that the Hazard to People rating for the majority of the site falls within the 'danger for most' hazard category, with the north-western corner of the site being within the 'danger for some' category. There are some areas classified as 'danger for all' surrounding the ditch within the south of the site, however, these are minimal. Access to, and egress from the site, which is situated on the east of the ownership boundary, is classified as 'danger for most'. However, Watling Street (A5) to the south of the site is largely flood-free with areas affected with only a Low hazard rating.

4.3.1.4 Blockage risk analysis

Two scenarios were modelled to simulate culvert blockages to the culverts near the site and assess the potential impact on flood risk. Flooding from a blocked culvert can result in impacts equivalent to a much more serious event than the return period might suggest. The locations of the culvert blockages are shown in Figure 4:10. The proportion of the blockage was determined using the Environment Agency's Blockage Management Guide¹⁵, a 100% blockage was applied to both of the culverts in the Blockage 1 scenario, and a 66% blockage applied to the culvert in the Blockage 2 scenario. Blockages were applied using orifice links and by reducing the cross-sectional area.

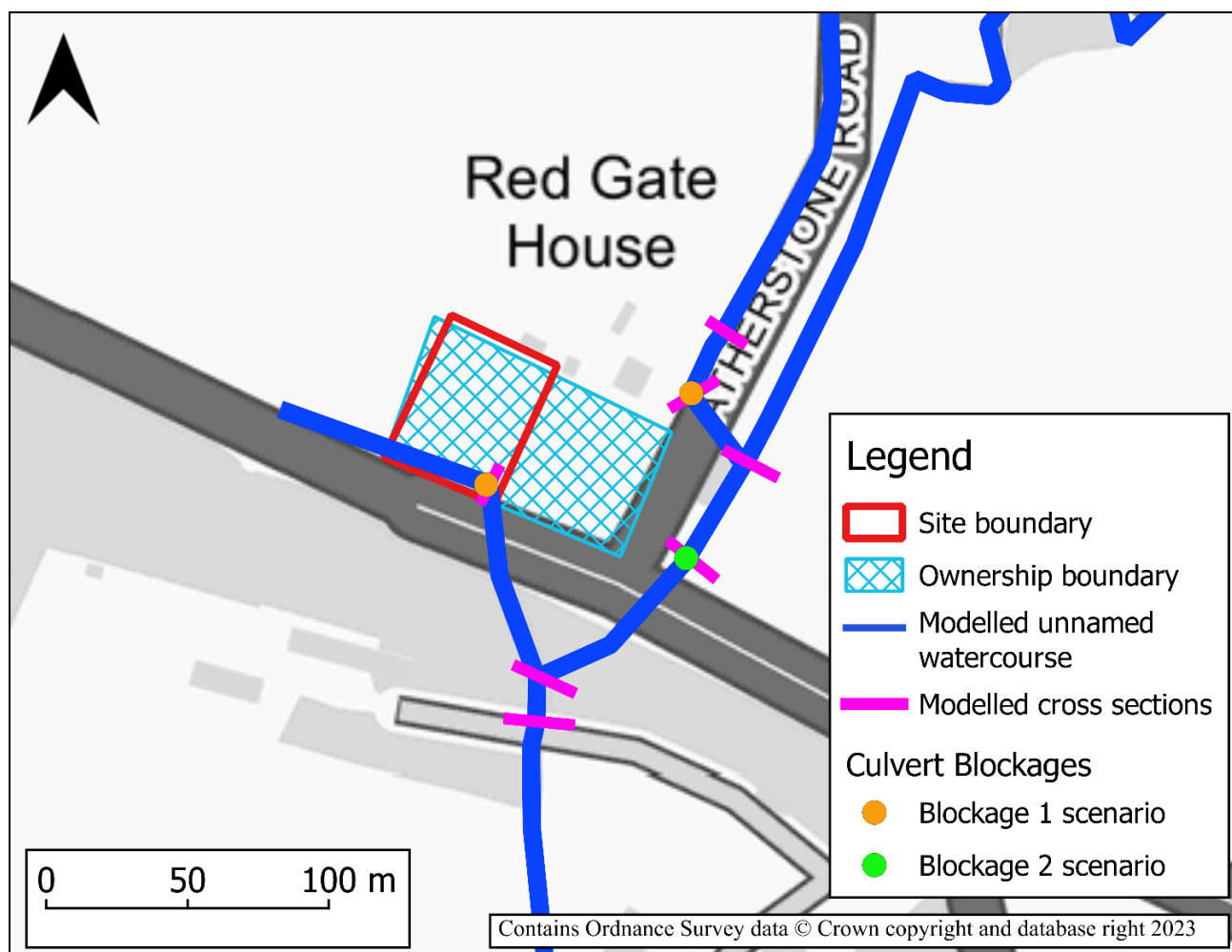


Figure 4:10 Blockage locations

¹⁵ <https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/blockage-management-guide>

Blockage 1 scenario

The modelled blockage 1 results showed there would be no additional impact to the site.

Blockage 2 scenario

Figure 4:11 shows the peak flood levels during the 1% AEP plus 40% climate change flood event when a 66% blockage is applied to the culvert located 70m east of the site.

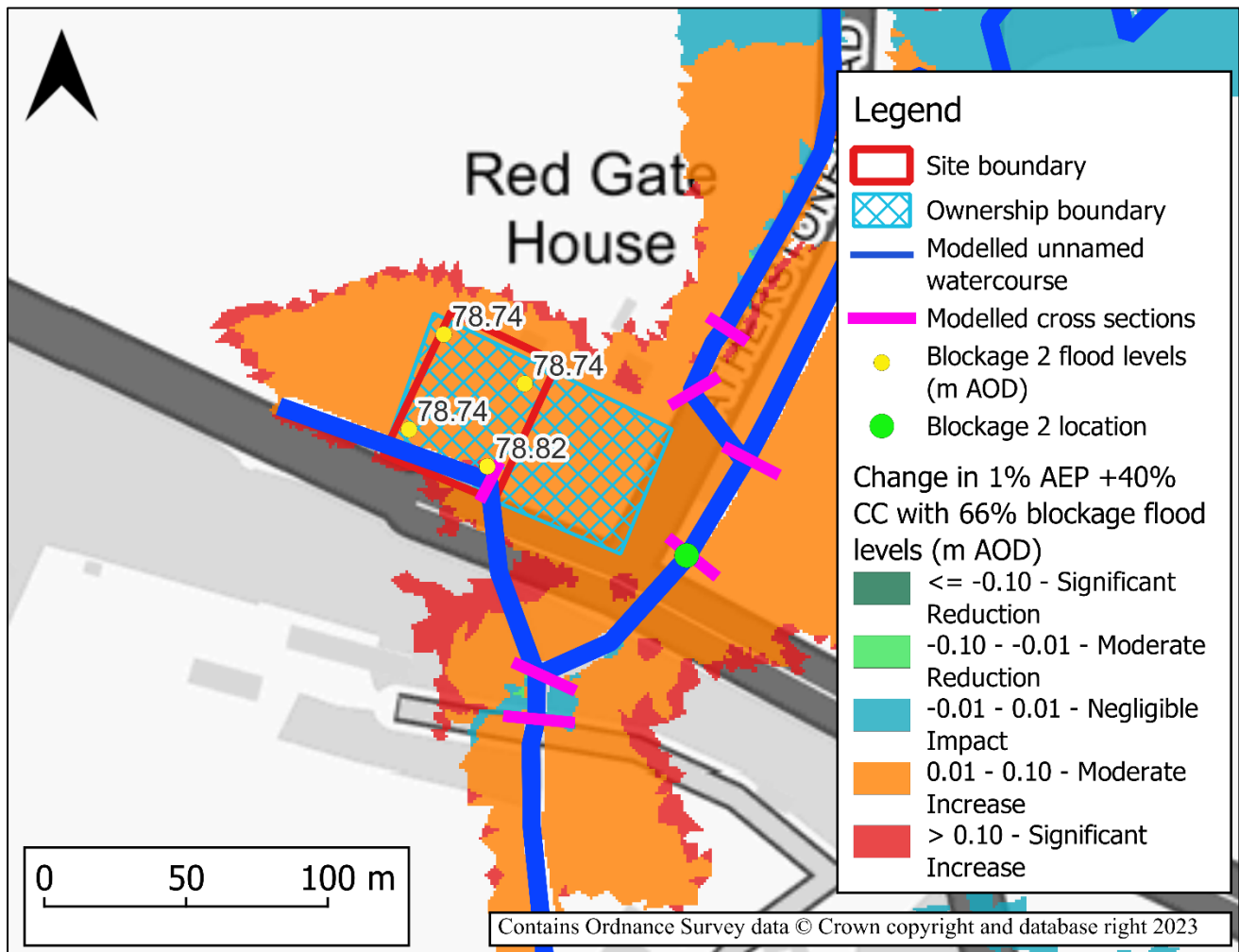


Figure 4:11 Baseline blockage 2 analysis (1% AEP +40CC)

Figure 4:11 shows that a 66% blockage 70m east of the site will generate an increase of up to 0.13m within the southern site boundary during the 1% AEP plus climate change event.

4.4 Groundwater flood risk

Groundwater flooding can occur when the water table rises after prolonged rainfall and emerges above ground level. This is most likely to occur in low-lying areas that are

underlain by permeable bedrock and superficial geology. According to Soilsclapes¹⁶, the geological background of the site indicates that the underlying soils are slightly acid loamy and clayey with impeded drainage.

Map D1 from the Hinckley and Bosworth Borough Council Level 1 SFRA¹⁷ from Areas Susceptible to Groundwater Flooding shows that the site is located within an area of 25-50% groundwater flood risk.

Based on Leicestershire County Council's historical flooding incident database, there have been no recorded incidents of groundwater flooding within Hinckley and Bosworth.

Based on the above, the risk of flooding at the site from groundwater sources is considered to be **Low**.

4.5 Sewer flood risk

According to the Hinckley and Bosworth Borough Council SFRA, there has been one recorded borough-wide sewer flooding incident. This occurred between 22-23rd January 2018 and resulted in property and highway flooding from surface water and public sewers. A review of this SFRA does not show any information regarding sewer flooding pertaining to the site.

Based on the above, the risk of flooding at the site from sewers is considered to be **Low**.

4.6 Reservoir flood risk

Figure 4:12 shows the Environment Agency's Reservoir Flood Extents. The mapping shows the site is not at risk of flooding if a reservoir were to fail during both a flood event (wet day) and when river levels are normal. Based on the above, the risk of flooding at the site as a result of a reservoir failure is considered to be **Low**.

¹⁶ Soilsclapes soil types viewer - Cranfield Environment Centre, Cranfield University (landis.org.uk)

¹⁷ https://www.hinckley-bosworth.gov.uk/downloads/file/6551/strategic_flood_risk_assessment_sfra_2019_main_report

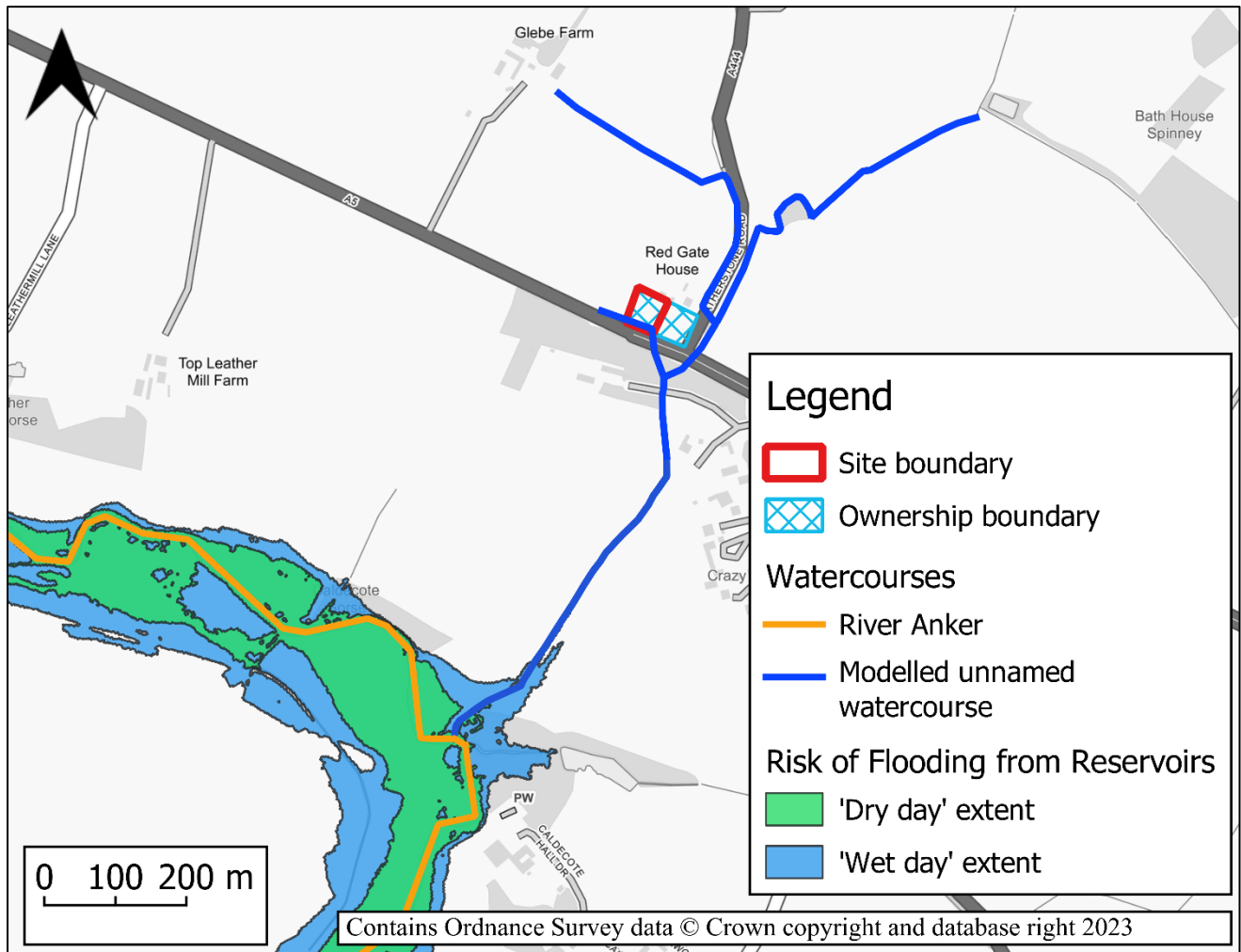


Figure 4:12 Reservoir Flood Extents

5 Flood Mitigation Measures

In accordance with the NPPF and the associated PPG, it must be demonstrated that the proposed development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

5.1 Site layout

In line with best practice, the development will be steered away from the areas most at risk of flooding from all sources. As shown in Appendix A, this will be done by avoiding any development in close proximity to the ditch within the south of the site where flood levels are the highest.

5.2 Finished Floor Levels

The Finished Floor Levels (FFLs) of the proposed storage units are to be set at or above the predicted flood level in the 1% AEP plus 40% climate change surface water flood event (78.68m AOD).

It is recommended that more valuable items are stored at higher levels.

Furthermore, in line with part H of the Building Regulations, FFLs and openings (e.g. air bricks) of the proposed buildings should also be set to a minimum of 150mm above the surrounding ground levels.

Post development modelling, as shown in Figure 4:8, suggests there will be negligible impact on flood depths (less than +/-0.03m) on land within the site and third-party land surrounding, and downstream of, the site.

5.3 Surface water flood risk

Surface water runoff from the site will be managed as part of a surface water drainage strategy which will be carried out by JBA Consulting separately to this FRA.

5.4 Groundwater flood risk

The site is located within an area of 25-50% groundwater flood risk emergence, and this is classified as 'medium' risk of groundwater emergence. Therefore, the floors of all new buildings should be made of solid construction materials. Alternatively, the ground beneath suspended floors should be sealed to prevent ingress of groundwater should the water table levels increase directly beneath the site.

5.5 Safe access and egress

5.5.1 Fluvial (Main River) event access and egress

Safe access and egress to/from the site will be via an access road situated in the south-eastern corner of the site, connecting it to the existing ownership boundary.

5.5.2 Surface water (Ordinary Watercourse) event access and egress

The availability of safe access and egress to and from the site was assessed and shown to be impeded by surface water according to the Surface Water Hazard Rating 0.1% AEP scenario. However, the proposed development is less vulnerable in nature and therefore it is not anticipated that users will be present during times of flood. Pedestrian access to the Watling Street (A5) to the south of the site is close by for emergency evacuation in the unlikely event that users are still present. Please refer to Section 4.5 for more details.

5.5.3 Flood warning and evacuation

Where a development or its main route of access is located within a flood risk area, the NPPF recommends that Flood Response Plans are put in place for managing the flood risk to the development and, if necessary, support the evacuation of the site. Based on the extent of surface water flooding over the site, it is recommended that the owner of the site signs up to the Environment Agency's warning services. The Environment Agency's flood warning and alert services are free services that are frequently updated and accessible for 24 hours of the day. In order to register for this service or find out if a flood warning (or alert) has been issued for the area of interest, the following telephone number and website should be used:

0345 988 1188

<https://www.gov.uk/sign-up-for-flood-warnings>

If a flood event is forecast, alerts and warnings are issued using a set of four easily recognisable codes as shown in Table 5-1. Generic advice and examples of actions to be taken on receipt of the alert or warning are shown in Table 5-1 informed from the flood warning information service.

Flood alerts cover larger areas than flood warnings and are issued more frequently when flooding is possible. It is noted by the Environment Agency that site users should be prepared for flooding and to take action upon the receipt of a flood alert. According to the Environment Agency's Flood Warning Areas Map, free flood alerts are available for this site.

The entirety of the site and surrounding area is outside of all Flood Warning and Flood Alert Areas.

Table 5-1: The Environment Agency's Flood Alert and Flood Warning codes

Flood Code	What it means	What to do
 Flood alert	Flooding is possible, be prepared.	Be prepared to act on your floodplain. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on your website.
 Flood warning	Flooding is expected, immediate action is required.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.
 Severe flood warning	Severe flooding and danger to life.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.
Warning no longer in force.	Warning has been removed in the last 24 hours.	Be careful. Flood water may still be around for several days and could be contaminated. If you've been flooded, ring your insurance company as soon as possible.

By receiving a warning, it is hoped that there will be sufficient lead time between the receipt of flood warning and flooding occurring. This can therefore potentially enable safe evacuation of residents before the onset of flooding.

Safe access and egress to the site will be located on the eastern ownership boundary along Atherstone Road (A444) and on the southern ownership boundary along Watling Street (A5). Post development modelling suggests that access via Atherstone Road is within the "danger for most" hazard category during the 1% AEP +40% CC surface water flood event. Despite a small area of Watling Street adjacent to the second access point is classified as "danger for some", the majority of the A5 at this point is classified as "low" hazard. Therefore, due to this development being for commercial use rather than residential and the post development scenario reducing the surface water flood risk, access and egress has been considered safe for this site.

6 Conclusions and Recommendations

6.1 Conclusions

- JBA Consulting was commissioned by Extra Room Self Storage in April 2023 to prepare a desk-based Flood Risk Assessment (FRA) for their proposed extension to an existing Self Storage unit at Redgate Depot, Watling Street, Nuneaton. This FRA is in accordance with National Planning Policy Framework (NPPF).
- The site is 0.23ha in size and currently greenfield land. The site is accessed via an access road situated in the south-eastern corner of the site, connecting it to the existing ownership boundary.
- The River Anker flows approximately 550m south-west of the site in a north-westerly direction. There is an unnamed watercourse which flows along Atherstone Road and across the A5, 27m south of the proposed site, which flows into the River Anker 636m south of the proposed site. This unnamed watercourse forms a flow path during the 3.3% AEP surface water flood event. There is a ditch situated along the inside of the site's southern boundary which is classed as a watercourse under the Land Drainage Act. There are no other watercourses in the immediate vicinity.

The proposed development is for an extension to the existing unit on its western side where there is currently an area of unused open ground.
- Although historic flooding has occurred in December 1992 approximately 540m south of the site, the site itself does not fall within the Environment Agency's historical flood outlines. At the time of the event there were no raised defences along the River Anker. Although Environment Agency historic flood outlines were not available for these flood events, the Hinckley and Bosworth 2019 Level 1 SFRA states that more recent flood events occurred in Shenton Village (2012) as well as borough-wide flooding (2013, 2014, 2016 and 2018).
- The EA's Flood Map for Planning shows the entirety of the site is within Flood Zone 1 meaning there is a low probability of flooding from rivers or the sea. The nearest area within Flood Zone 3 is situated approximately 290m south
- In terms of surface water flooding, the site is at high risk. According to the EA's Risk of Flooding from Surface Water (RoFSW) dataset, the entirety of the site is within the 3.3%, 1% and 0.1% AEP surface water flood events. There is conveyance of surface water flooding to the east and south of the site due to the low topography of the area, hence the site being encroached by a flow route.
- Hydraulic model outputs from a surface water rainfall-runoff modelling study (1D-2D linked InfoWorks-ICM) show that the majority of the site is within the 3.3%, 1%, 1% +40CC and 0.1% AEP surface water flood events.
- Surface water runoff from the site will be managed as part of a surface water drainage strategy which will be carried out by JBA Consulting separately to this FRA.

- Due to this development being for commercial use rather than residential and the post development scenario reducing the surface water flood risk, access and egress has been considered safe for this site.
- The EA's Risk of Flooding from Reservoirs map shows that the site is outside of both the "wet day" and "dry day" flood extents. The site is therefore at very low risk of flooding if a reservoir were to fail during a flood event and when river levels are normal.
- The Hinckley and Bosworth Level 1 SFRA has been considered to assess the flood risk from groundwater. The site is located within an area of 25-50% groundwater flood risk and this is classified as 'medium' risk of groundwater emergence.
- Permanent safe access and egress is not available via the access road situated in the south-eastern corner of the site, connecting it to the existing ownership boundary.

6.2 Recommendations

Following a review of all sources of flood risk on site, it is recommended to integrate the following mitigation measures as part of the proposal:

- The Finished Floor Levels (FFLs) of the proposed storage units are to be set at or above the predicted flood level in the 1% AEP plus 40% climate change surface water flood event (78.68m AOD).
- More valuable items should be stored at higher levels.
- The FFLs and openings (e.g. air bricks) of buildings are set to a minimum of 150mm above surrounding finished ground levels to prevent ingress of pluvial waters.
- The floors of all new buildings should be made of solid construction materials and the ground beneath suspended floors should be sealed to prevent ingress of groundwater should the water table levels increase directly beneath the site.
- SuDS techniques have been employed on site to manage the post-development surface water runoff in line with the current best practice and the requirements of Leicestershire County Council.

A Site layout



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