

## Appendix A- Flood Risk Issues

### Flood Risk Review of Sites (Environment Agency Maps)

The flood map for planning shows all 3 sites are located in Flood Zone 1 and have a low probability of flooding from river and sea (less than 0.1%). Other sources of flooding such as surface water may still pose a risk and constrain development. These other sources of flooding are reviewed and compared for sites GNLP 0298/0335, 0520 and 0503 below.

The general flow of surface water in the local area is North to South following the fall of the land until joining Seamere SSSI.

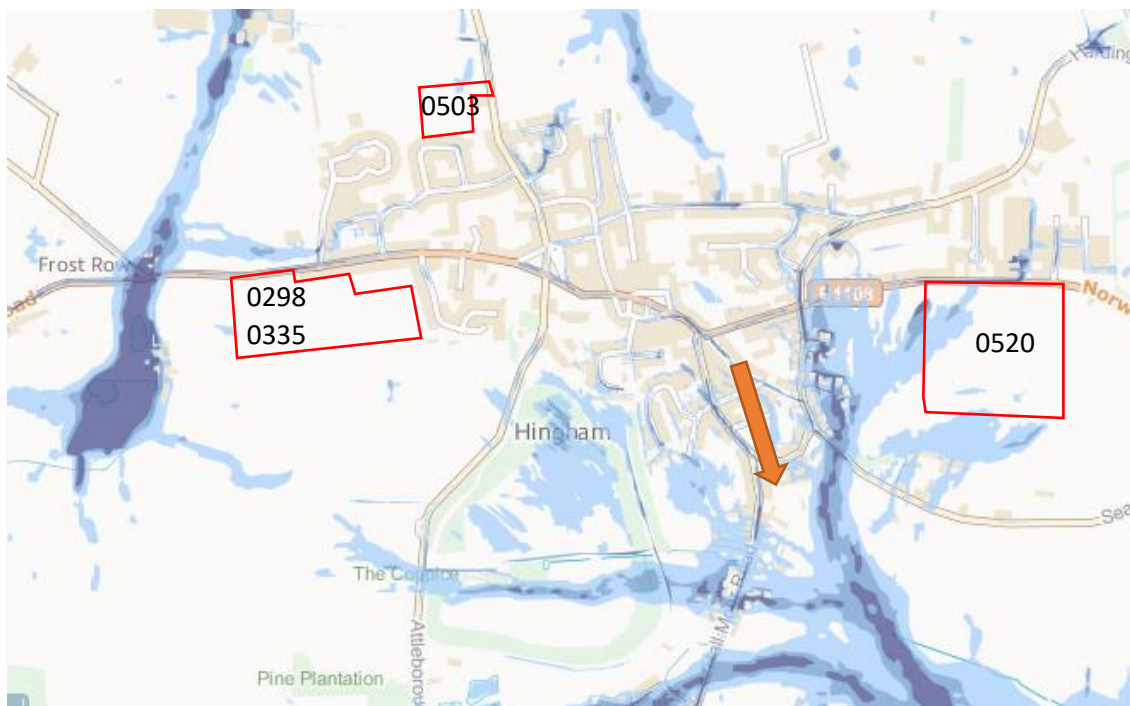


Figure 1. overview of extent of flooding in Hingham.

### SITE 0298/0335 Land off Watton Road

This site contains a very small patch of Low risk on the Western Boundary. There are no flooding issues or records of historical flooding from surface water relating to this site.

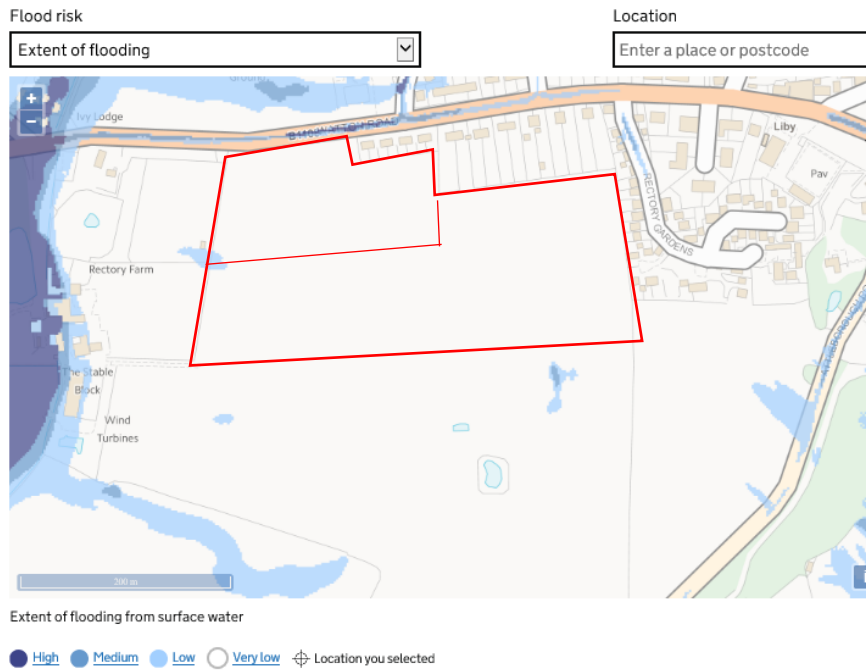


Figure 2 site 0298/0335 mainly clear of flood areas



Figure 3. site photograph looking NE at 0298/0335 feb 2021

### SITE 0503 Land off Dereham Road

This site shows a small area of Surface water (low risk) crossing the access point to the Highway. As stated in the Sustainability Appraisal Hingham 18C development of this site *“would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.”*

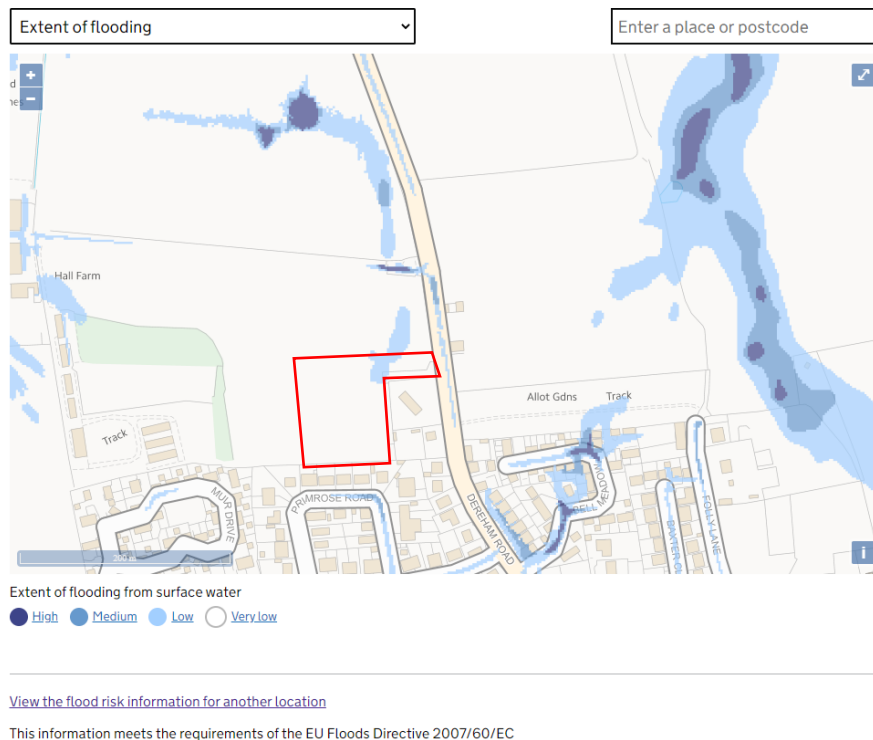


Figure 4. small area of low risk flooding

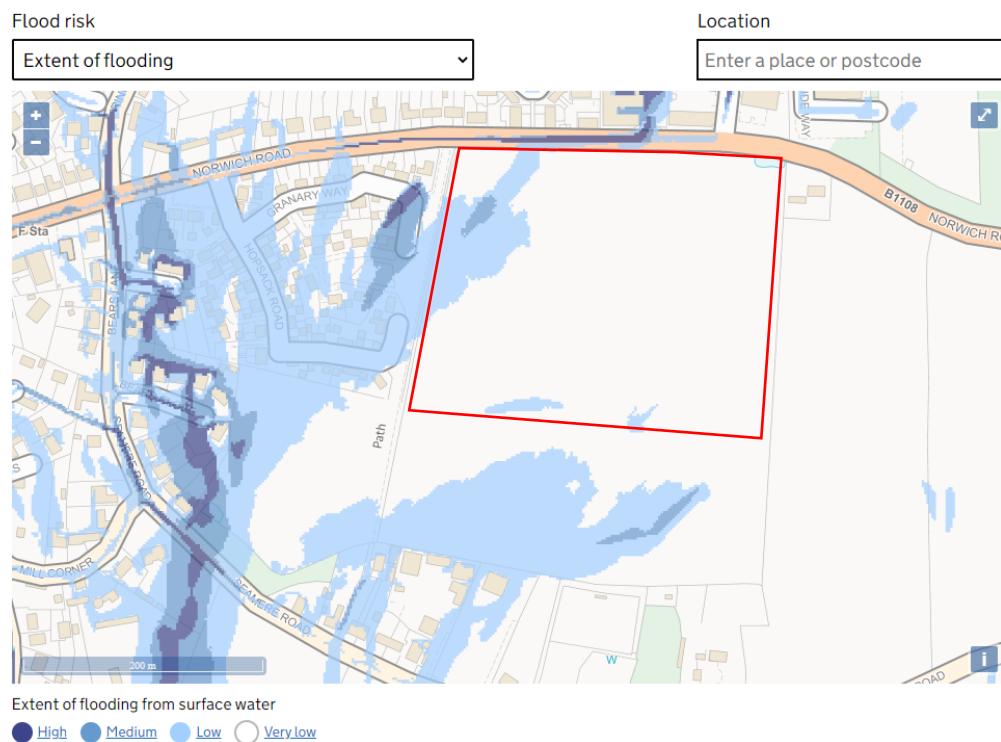
### SITE 0520 Land off Norwich Road

The site contains areas on the south and west within Medium and Low Flood Risk. The Adjoining site (The Hops) to the West has known local flood issues and areas of High Risk. The area for these two sites appears to form part of a wider surface water route with water from B1/B2 Industrial areas opposite running across the sites in a southerly direction following the slope of the land.

The southern areas of the site abut additional land within medium/low risk from flooding which are likely to contribute to historic flooding of Listed Buildings and Seamere Road. This has been further documented by Hingham Town Council and is understood to be a serious issue that has not been resolved by The Hops development and could be worsened by further development in this location.

As stated in the GNLP Sustainability Appraisal Hingham 18C development of this site *“would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.”*





[View the flood risk information for another location](#)

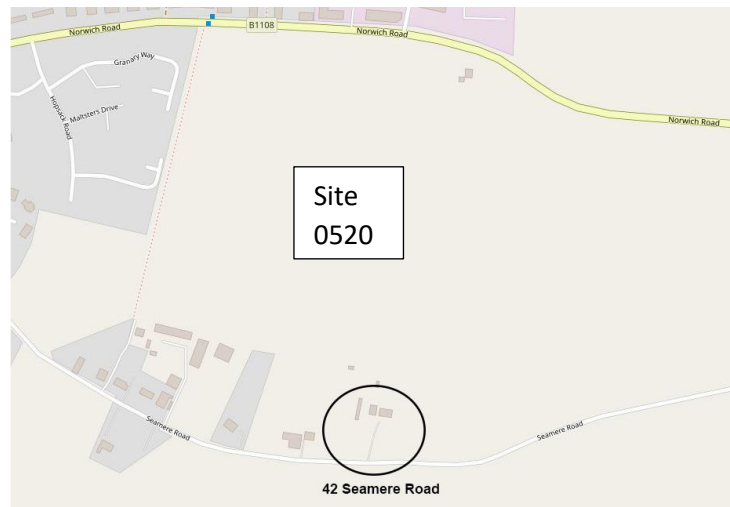
Figure 5. flood areas west and south



Figure 6. standing water on NW of site 0520 (feb 2021)

#### 42 Seamere Road, (Listed Building) Hingham, NR9 4LW

A number of houses (including 2 Grade 2 Listed Buildings) are situated on the southern side of site 0520 along Seamere Road. This is a low lying area which appears to be within the surface water direction of travel.







*Figure 7. View along Seamere Road showing surface water flow*





Figure 8. Saturated ground and standing water. Lilac Farm House , 42 Seamere Road, Hingham, NR9 4LW. (April 2020)

The listed assets and other houses along Seamere Road appear to be at risk from surface water damage. A concerning issue here has been the accumulation of significant quantities of surface water. We understand this phenomenon will occur for at least 5 months of the year, and is the result of ground water draining down from areas north of the property.

### Policy References

- The Site Assessment booklet Key Services Centres, Hingham Policy GNLP0520 is unsound in respect of allocation of the majority of the proposed housing growth in Hingham to a site with known surface water flood issues on the basis there is required to be *“Mitigation and further investigation with regards to the site’s susceptibility to surface water flooding”*. Given the adverse effects of the adjoining development on flood risk issues within the area, there is undue risk of non-delivery of the site.
- GNLP 2.9. *“Support efficient water management. Flood risk should be minimised, including avoiding inappropriate development in areas at significant risk of flooding, reducing the causes and impacts of flooding, supporting a catchment approach to water management and using sustainable drainage. Development must protect water quality, both surface and groundwater,”*
- NPPF 155. *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*