# FLOOD RISK ASSESSMENT
# FOR RESIDENTIAL DEVELOPMENT AT
# LITTLE MARSH LANE, FLEET, HOLBEACH

**FINAL REPORT**

**ECL1377-2a/SWANN EDWARDS ARCHITECTURE**

**DATE AUGUST 2026**

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# 1.0 INTRODUCTION

This Flood Risk Assessment has been prepared in accordance with National Planning Policy Framework (NPPF) and supporting planning practice guidance (PPG) on Flood Risk and Coastal Change.

In areas at risk of flooding or for sites of 1 hectare or more, developers are required to undertake a site-specific Flood Risk Assessment to accompany an application for planning permission. This Flood Risk Assessment has been produced on behalf of Mr & Mrs Baker in respect of a development that consists of the change of use and extension of an agricultural building to form a dwelling at Harrington Hall Farm, Little Marsh Lane, Holbeach.

Prior Approval for the conversion of the agricultural building at the site to a residential dwelling was granted under application H05-1078-24. This application, which includes an extension will supersede the approval granted. A planning application for the proposed development is to be submitted by Swann Edwards Architecture.

The mitigation measures proposed within this Flood Risk Assessment are consistent with those recommended within the Flood Risk Assessment prepared to support the previous application.

# 2.0 SITE LOCATION AND DESCRIPTION

## 2.1 Site Location

The site is located at Harrington Hall Farm, Little Marsh Lane, Fleet, Holbeach, Lincolnshire, PE12 8NW. The National Grid Reference of the site is 53864/32426.

The location of the site is shown in Figure 1.




Figure 1 – Location Plan (© OpenStreetMap contributors)

## 2.2 Existing Site

The site is on the western side of Little Marsh Lane. The site consists of an agricultural building and the surrounding land. The building is set to the west of an existing dwelling at Harrington Halll Farm. The site is surrounded by agricultural land. The area of the proposed development is 0.18ha.

Environment Agency LiDAR data shows that the site is flat with ground levels around the agricultural building between +3.4m OD and +3.8m OD. The carriageway level of Little Marsh Lane at the entrance to the site is +3.6m OD.

The site is in the South Holland Internal Drainage Board (IDB) District. Surface water at the site drains through the network of local drains and hence to the IDB drain system. There is an IDB High Priority Watercourse on the south western side of Little Marsh Lane approximately 50m south of the site.

The online British Geological Survey maps indicate that the site is likely to be underlain by Ampthill Clay Formation - Mudstone. The bedrock is shown to be overlain with superficial deposits of clay and silt.

## 2.3 Proposed Development

The proposed development consists of the change of use and extension of an agricultural building to form a dwelling. The dwelling will be single storey. Details of the proposed development are provided in Attachment 1.

## 2.4 Local Development Documents

The South East Lincolnshire Local Plan 2011 – 2036, adopted in March 2019, is the Local Plan for the district. Policy 4: Approach to Flood Risk states the requirements for flood risk reduction.

The South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) was prepared in June 2017.

The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by reducing the number of people at risk of flooding, increasing the resilience of local communities, and reducing the impact of flooding.

## 2.5 Flood Zones

An extract from the Environment Agency Flood Map for Planning is shown in Figure 2. The site is located within Flood Zone 3, an area with a high probability of flooding.

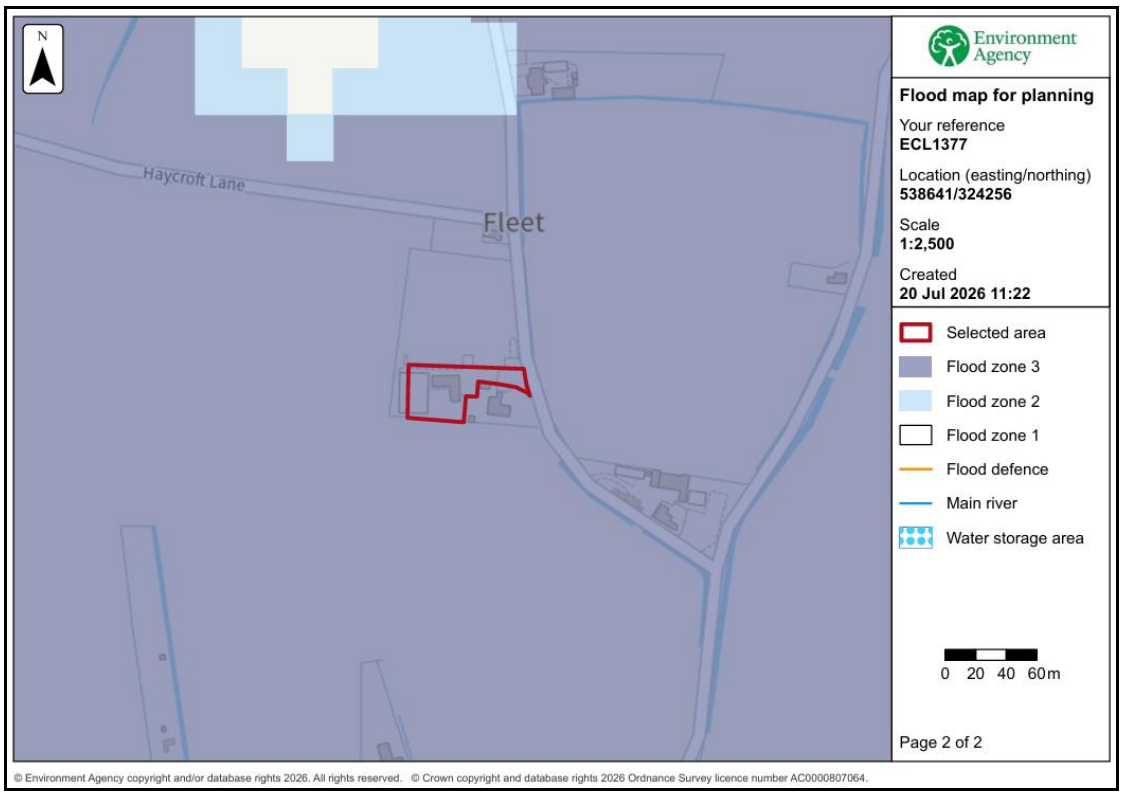



Figure 2 – Environment Agency Flood Map for Planning

The Environment Agency Long Term Flood Risk maps provide an indication of the risk from the primary sources of flooding. The details provided with these maps are summarised in Table 1. The depth of surface water flooding in Table 1 is the maximum depth that occurs during a low chance (between 0.1% and 1% chance each year) event.

| | Present Day | | 2050 Epoch | |
|---|---|---|---|---|
| | **Risk of Flooding** | **Depth (Low chance)** | **Risk of Flooding** | **Depth (Low chance)** |
| Rivers and the Sea | The site has a low chance (between 0.1% and 1% chance each year) | No data available | No data available | No data available |
| Surface Water | The site is outside the area with a low chance (between 0.1% and 1% chance each year) | Not at risk | The site is outside the area with a low chance (between 0.1% and 1% chance each year) | Not at risk |
| Reservoir | Outside of the area at risk. | | | |

Table 1 – Environment Agency Long Term Flood Risk Maps

Table 2 shows the level of risk at the site within the South East Lincolnshire SFRA.

| SFRA Map | Present Day | 2116 |
|---|---|---|
| Residual Flood Hazard Map for the 1% fluvial and 0.5% tidal event | The site is outside the 'Low Hazard' area | The site is outside the 'Low Hazard' area |
| Residual Peak Depth Map for the 1% fluvial and 0.5% tidal | The site is outside the area at risk of flooding. | The site is outside the area at risk of flooding. |

Table 2 – Flood Risk within SFRA Maps

# 3.0 FLOOD RISK VULNERABILITY

## 3.1 The Sequential and Exception Test

The NPPF requires the application of a Sequential Test to ensure that new development is in areas with the lowest probability of flooding.

The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

## 3.2 Vulnerability Classification

Table 2 of the PPG Flood Risk and Coastal Change categorises different types of uses and development according to their vulnerability to flood risk. The proposed development is covered by the description of buildings used for dwellings and is classified as 'More Vulnerable'.

Table 3 of the PPG Flood Risk and Coastal Change sets out Flood Risk Vulnerability and flood zone 'compatibility'. The site is in Flood Zone 3 and the development is 'More Vulnerable' therefore it is necessary to complete the Exception Test.

PPG Flood Risk and Coastal Change defines that the lifetime of the development in terms of flood risk and coastal change is 100 years.

## 3.3 Application of the Sequential Test and Exception Test

It is for the Local Planning Authority, using the evidence provided and taking advice from the Environment Agency as appropriate, to consider whether an application passes the Sequential Test.

The site has permission for the conversion of the agricultural building to form a dwelling. It is considered that the permission for the change of use of the building has established the principle for a dwelling at the site. It is proposed that the dwelling that forms this application will replace the existing permission.

The Exception Test requires consideration of the wider sustainability benefits of a development and that the development would be safe and residual risks managed.

The Local Plan has a target of a net increase of at least 11,681 dwellings in South Holland over the 25-year local plan period. The Plan considers this new housing is required to ensure the sustainability of the Local Plan area. The proposed development will contribute to this target and the provision of rural housing is a benefit.

Section 5 of this Flood Risk Assessment describes the flood mitigation measures and the management of the residual risks, demonstrating that this development will be

safe and not increase flood risk elsewhere. The development is considered to pass the Exception Test.

# 4.0 SITE SPECIFIC FLOOD RISK

## 4.1 Local Flood Assets

The South Holland IDB district is protected by the Wash tidal defences along the Holbeach Marsh frontage with embankment levels at a minimum of +7.0m OD. The Wash tidal defences are approximately 10km from the site. The River Nene tidal defences are 10.0km to the east of the site. The River Welland tidal defences are approximately 10.3km to the north west of the site. All three defences are the responsibility of the Environment Agency.

There is a long-term strategy for the maintenance of the Environment Agency defences which is reviewed and updated periodically.

There is an extensive local drainage network managed by South Holland IDB. There is an IDB High Priority Watercourse on the south western side of Little Marsh Lane 50m south of the site. The site and the surrounding land are within the Lutton Leam catchment which discharges to the tidal River Nene at Lutton Leam Tidal Sluice.

During the operation and maintenance of its pumping stations, associated structures, and channel systems, the IDB seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought.

Current maintenance standards of the South Holland Internal Drainage Board and the Environment Agency are generally good.

## 4.2 Sources of Flooding

A summary of the sources of flooding is provided in Table 3.

| Source of Flooding | Level of Risk |
|---|---|
| Drainage Network Flooding | The risk is assessed in Section 4.3. |
| Surface Water Flooding | Based upon the EA maps the risk is very low. |
| Fluvial Flooding | The risk is assessed in Section 4.3 and 4.5. |
| Tidal Flooding | The risk is assessed in Section 4.3, 4.5 and 4.6. |
| Reservoir Flooding | Based upon the EA maps the site is not at risk of flooding from reservoirs. |
| Groundwater Flooding | There is no evidence to suggest the site is at risk of groundwater flooding. |

Table 3 – Sources of Flooding

## 4.3 Probability of Flooding

The probability of flooding associated with blockages in the South Holland IDB drainage system is low due to the maintenance standards achieved and managed by the IDB. Failure of Lutton Leam Tidal Sluice would lead to an increased level of flood risk within the IDB catchment.

Through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 years and 1 in 100 years, respectively. The risk associated with flood events that exceed the standard of protection provided is lowered due to the South Holland IDB main drains incorporating freeboard. This freeboard provides storage during the exceedance events.

The site is within an area benefitting from defences. The flood embankments to the Wash and the River Nene and River Welland tidal defences provide protection during a 0.5% annual probability (1 in 200 chance each year) event. The flood risk from the Wash is lowered further by second line defences and various informal banks constructed during the reclamation of Holbeach Marsh.

## 4.4 Historic Flooding

During the preparation of this assessment, no evidence was discovered of the site being flooded. Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1% annual probability (1 in 100 chance each year), caused no flooding to any residential properties.

## 4.5 Climate Change

Climate change is likely to impact the site through increased rainfall intensity and duration affecting the local drainage network and increased tide levels.

The tidal flood level during the 0.5% annual probability (1 in 200 chance each year) event inclusive of climate change to 2115 is estimated to be 7.2m AOD. The minimum defence level of the Wash, River Nene, and River Welland embankments is 7.0m AOD. During such an event it is likely that wave and wind action would cause overtopping of the tidal defences. However, the second line defences with embankment levels of 6.0m AOD would further reduce the probability of flood water reaching the development site.

In summary the site is not at risk for the design life of the development (i.e., 100 years).

## 4.6 Residual Risk

The South East Lincolnshire SFRA includes maps demonstrating the impact of climate change in 2116. The Residual Peak Depth maps within the SFRA indicate the

maximum flood depths associated with a breach of the tidal defences. When climate change allowances are applied to the combination of a 1% annual probability (1 in 100 chance each year) fluvial event and a 0.5% annual probability (1 in 200 chance each year) tidal event the site is not at risk of flooding. An extract from this map is shown in Figure 3 below.

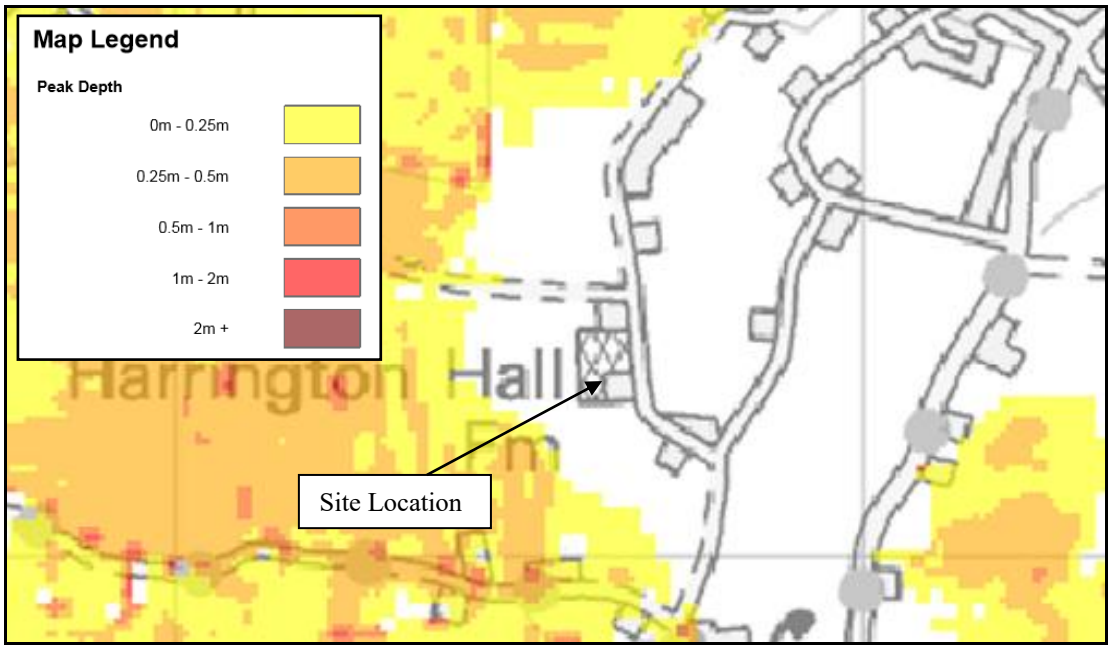



Figure 3 – SFRA 2116 Residual Peak Depth Map

The proposed development is for a single storey dwelling and therefore the finished floor level needs to consider the 0.1% annual probability (1 in 1000 chance each year) event in 2115. The South East Lincolnshire SFRA includes 0.1% annual probability (1 in 1000 chance each year) maps for specific locations, but these do not cover the site.

Through a comparison of the flood depths in the areas covered by the maps during the 0.5% and 0.1% annual probability events for 2115 it can be estimated that flood depths are typically 0.1m to 0.2m higher for the more extreme event. Considering the site is typically 0.5m above the agricultural land that is at the edge of the area at risk to the south west of the site, it is not anticipated that the site is at risk during the more extreme event.

# 5.0 FLOOD RISK MITIGATION

## 5.1 Summary of Risks

The probability of this development flooding from localised drainage systems is low. Failure of Lutton Leam Tidal Sluice could lead to an increased level of risk at the site.

The probability of the site flooding from any Environment Agency system is less than 0.5% annual probability (1 in 200 chance each year) because of the standards of the existing flood defences. Over time there will be a gradual increase in risk to the site due to climate change. During the design life of the development, it is not anticipated that the site would flood from overtopping of the defences.

The SFRA considers the residual risk associated with overtopping and a breach in the defences in 2116. The maps show that the site is not at risk.

The proposed development increases the impermeable area and therefore has the potential to increase the rate of surface water runoff from the site.

## 5.2 Mitigation Measures

The site has a low 'actual risk' of flooding. Based upon the information available during the preparation of this flood risk assessment it is recommended that the floor level of the dwelling is 0.3m above surrounding ground levels and there is 0.3m of flood resilient construction above finished floor level.

The developer should ensure that the occupier of the dwelling is sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency operates a flood warning system for properties at risk of flooding to enable householders to protect life or take actions to manage the effect of flooding on property. Floodline Warnings Service is a national system run by the Environment Agency for broadcasting flooding warnings. The occupier of the dwelling should register to receive flood warnings.

Should there be a failure of Lutton Leam Outfall Sluice and conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by using temporary pumping equipment.

It is recommended that surface water run-off is managed so that stormwater from the development will not increase the flood risk elsewhere.

# 6.0 CONCLUSIONS

As a result of the assessment, the following conclusions have been reached.

- The proposed development consists of a change of use and extension of an agricultural building to form one single storey dwelling at Harrington Hall Farm, Little Marsh Lane, Fleet, Holbeach.

- The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years, respectively.

- The proposed development is in Flood Zone 3. The site benefits from defences on the Wash, River Nene, and River Welland that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200) tidal event including climate change.

- The site is not at risk from a breach in the defence during a tidal event in 2115.

- It is recommended that the floor level of the dwellings is 0.3m above the surrounding ground levels and there is 0.3m of flood resilient construction above finished floor level.

- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

# ATTACHMENT 1

# SITE & LOCATION PLANS
# (DWG SE-2428 PP1000C)

## SITE PLAN KEY

Indicates surveyed buildings

Indicates partially surveyed buildings on site

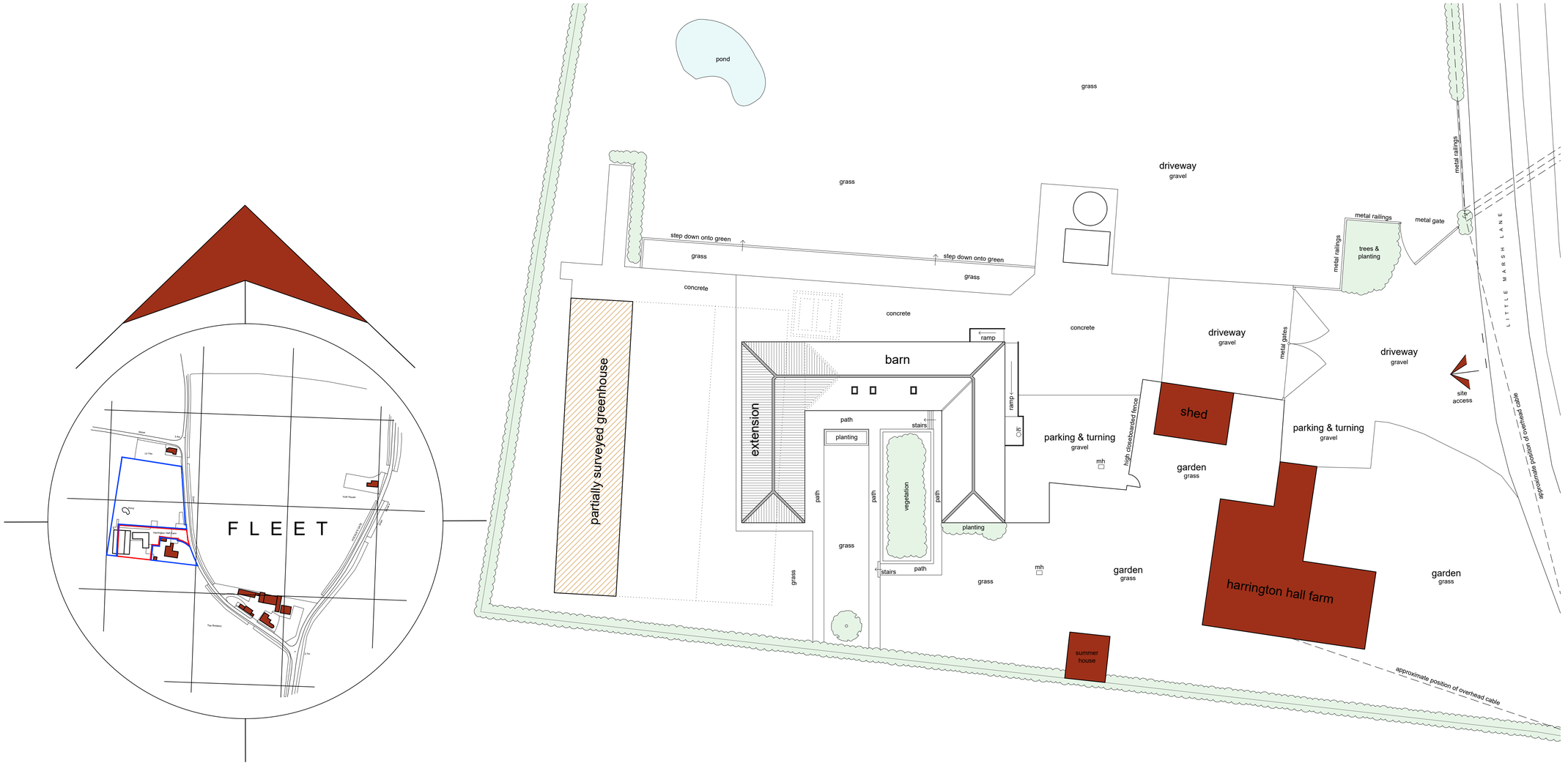
Indicates approximate position of un-surveyed trees, hedging and planting

Indicates existing features to be demolished

Indicates proposed extension/garage

Indicates un-surveyed buildings taken from OS map

Indicates site access







Location Plan
Scale: 1:2500

0 25 50 75 100
metres

Site Plan
Scale: 1:200

0 2 4 6 8
metres

## General Notes

1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

Revisions

| | | |
|---|---|---|
| C | July 2025 | Revisions following client comments |

Status

FOR PLANNING


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Job Title
Harrington Hall Farm,
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FOR: c/o Swann Edwards

Date: December 2025
Drawn by: GT
Checked by: SHe

Drawing Title
Planning Drawing
Site & Location Plans

Job No.: SE-2428
Dwg No.: PP1000
Sheet Size: A1
Revision: C

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