

**FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
LITTLE LONDON, LONG SUTTON**

FINAL REPORT

ECL1750-2/GR MERCHANT

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 GR Merchant Ltd in respect of a development that consists of one dwelling at Little London, Long Sutton.

A planning application for the proposed development is to be submitted by GR Merchant Ltd.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located on land adjacent to 73 Little London, Long Sutton, Spalding, PE12 9LF. The National Grid Reference of the site is 54364/32369.

The location of the site is shown in Figure 1.

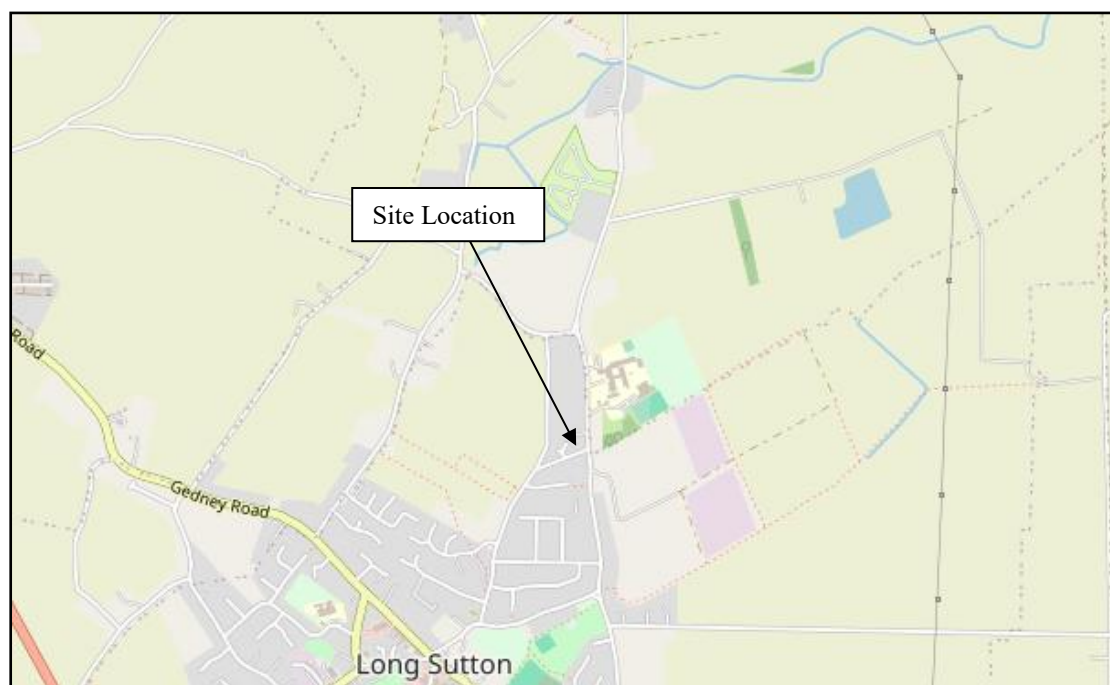


Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is on the western side of Little London. The site is within the curtilage of 73 London Road and forms part of the garden of that dwelling. Back Lane forms the southern boundary of the site and there is a dwelling to the west of the site. The area of development is approximately 0.03 hectares.

Environment Agency LiDAR data shows that the site is flat with ground levels between +3.7m OD and +3.8m OD. The carriageway level of Little London adjacent to the site is +4.1m OD.

The site is in the South Holland Internal Drainage Board (IDB) District. Surface water at the site would naturally drain through soakaway and hence to the IDB drain system. There is an IDB High Priority Watercourse 125m west of the site.

The online British Geological Survey maps indicate that the site is likely to be underlain by Amptill 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 one new dwelling. The dwelling will be single storey. A Site Plan is 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 within Flood Zone 3, an area with a high probability of flooding.

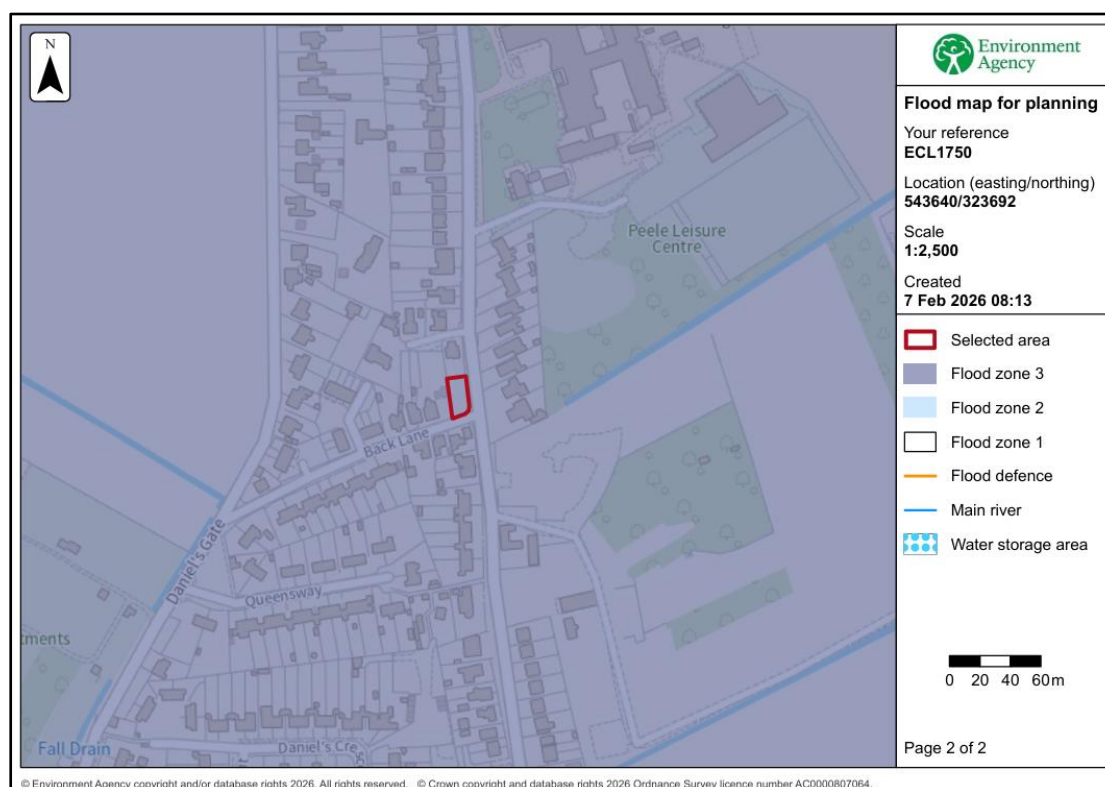


Figure 2 – Environment Agency Flood Map for Planning

The Flood Map for Planning shows that during the event with a 1 in 100 annual likelihood the site is at risk of surface water flooding with depths to 0.15m. When climate change is considered parts of the site are at risk with flood depths to 0.3m.

The Environment Agency Long Term Flood Risk maps provide an indication of the risk from the primary sources of flooding. The map shows that the site is outside of the area at risk of reservoir flooding.

Table 1 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	Part of the site extends into the 'Danger for Most' area
Residual Peak Depth Map for the 1% fluvial and 0.5% tidal	The site is outside the area at risk	The peak flood depth within the site is between 0.25m and 0.5m and between 0.5m and 1.0m.

Table 1 – 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 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.

Large parts of the South Holland district that are near the River Nene lie within Flood Zone 3. As such, the opportunities to undertake the development at an alternative site with a lower flood risk are limited.

The SFRA states that it is necessary to use the refined flood risk information (hazard and depth maps) to assist with the application of the sequential test. The refined flood risk information contained within the SFRA demonstrates the site is not at risk during the present day 1% fluvial and 0.5% tidal event. The site therefore has a low probability of flooding and is considered to pass the Sequential Test.

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.

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 site is 5.1km west of the tidal River Nene. The site is protected by the River Nene tidal defences between Wisbech and Sutton Bridge. The River Nene is 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 Watercourse 125m west of the site. The site and the surrounding land are within the Luton Leam catchment and which discharges to the tidal River Nene at Luton 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 2.

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 site has a high chance with depths to 0.3m.
Fluvial Flooding	The risk is assessed in Section 4.3.
Tidal Flooding	The risk is assessed in Section 4.3 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 2 – Sources of Flooding

4.3 Probability of Flooding

During the present day event part of the site is not at risk of surface water flooding during the 3.3% annual probability (1 in 30 chance each year) event. For the 1% annual probability event surface water flood depths are below 0.15m.

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.

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 benefits from defences on the River Nene that provide protection during a 0.5% annual probability (1 in 200 chance each year) tidal event and a 1% annual probability (1 in 100 chance each year) fluvial event.

4.4 Historic Flooding

During the preparation of this assessment, no evidence was discovered of the site being flooded.

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 flood levels in the River Nene.

The extent and depth of surface water flooding with a 1% annual probability including an allowance for climate change is shown in Figure 3.

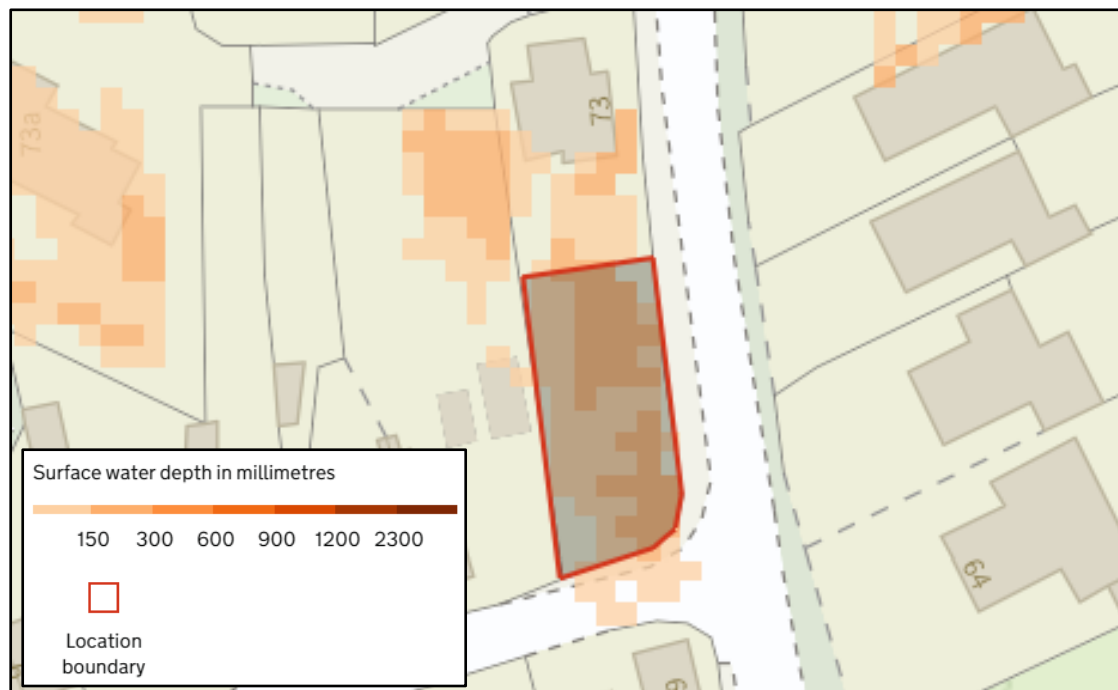


Figure 3 – 2061-2125 1 in 100 Annual Likelihood of Surface Water Flooding

Figure 3 shows that part of the site is at risk with flood depths between 0.15m and 0.3m.

The River Nene tidal defences have been designed to include an allowance for climate change.

In summary the existing systems and defences are appropriate for the design life of the development (i.e. 100 years).

4.6 Residual Risk

There is a residual risk of flooding at the site should a breach occur. The South East Lincolnshire SFRA includes maps demonstrating the residual peak depth in 2116. The proposed development is for a single storey dwelling and therefore the peak depth from direct overtopping together with breach failure during the 0.1% annual probability (1 in 1000 chance each year) tidal event has been considered. An extract from this map is shown in Figure 4 below.

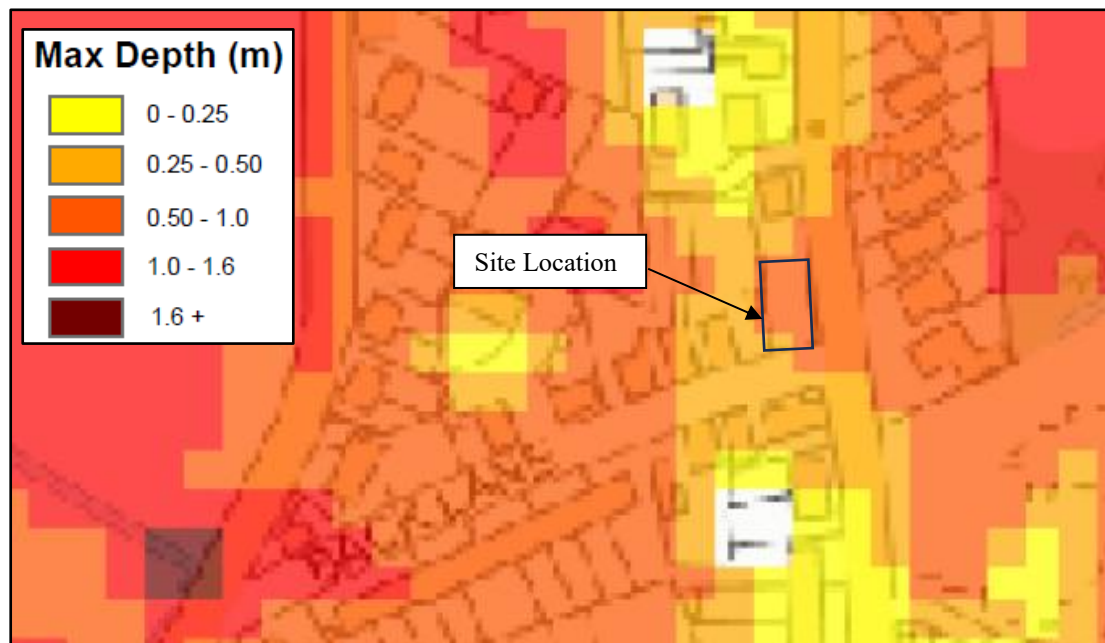


Figure 4 – SFRA 2116 Residual Peak Depth Map (0.1% annual probability)

Figure 4 shows that breach depths within the central part of the site are between 0.5m and 1.0m. In the south western corner of the site and on Back Lane to the south west of the site breach depths are between 0.25m and 0.5m.

Figure 5 shows a cross section through the site from the north eastern corner to the south western corner. Based upon the ground levels in Figure 5 and the extent and depth of flooding in Figure 4 it can be shown that where ground levels are +3.9m OD and above flood depths are less than 0.5m. The estimated flood level of +4.4m OD, a depth of 0.7m within the site.

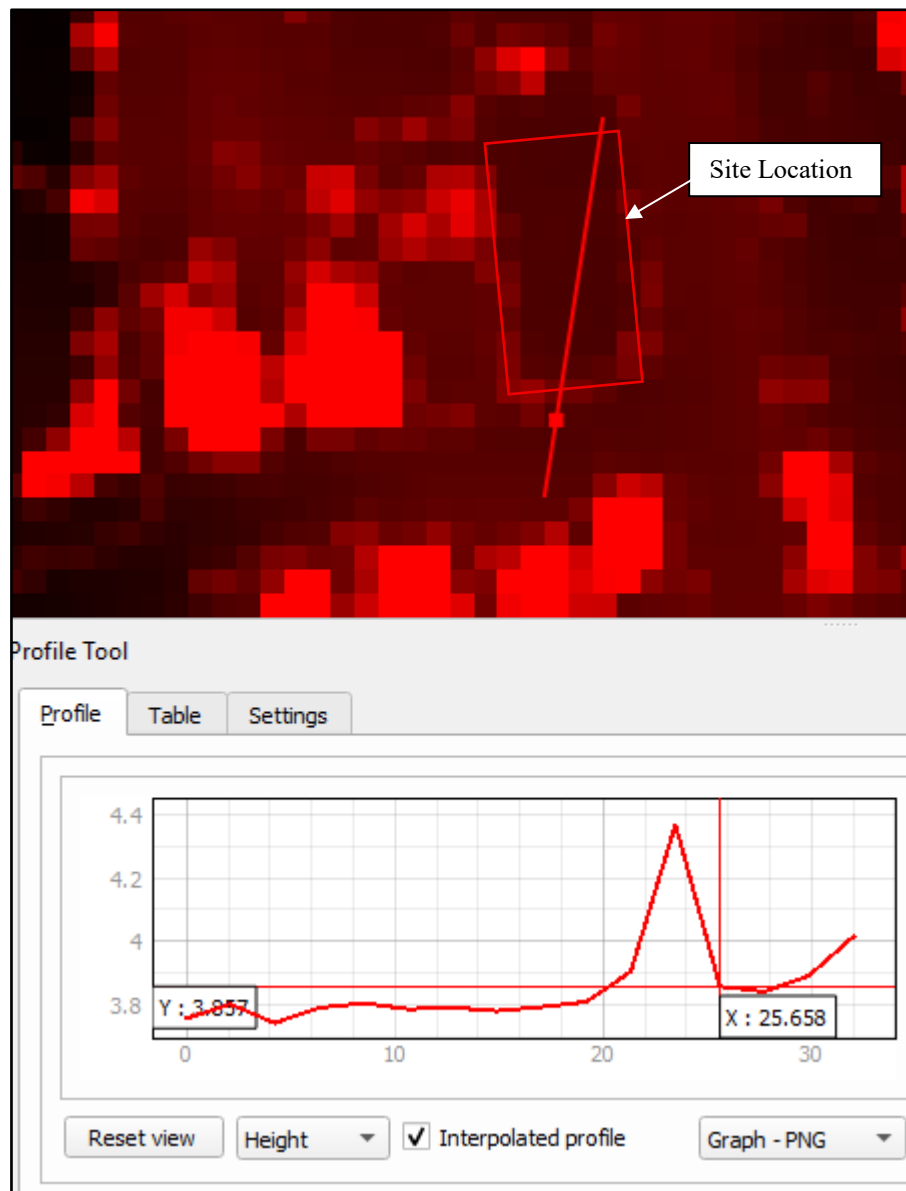


Figure 5 – Ground Levels Within The Site

5.0 FLOOD RISK MITIGATION

5.1 Summary of Risks

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

For the 2050 epoch, part of the site has a high chance (more than 3.3% chance each year) of surface water flooding with flood depths below 0.3m.

The probability of the site flooding from any Environment Agency system is less than 1% annual probability (1 in 100 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.

The SFRA considers the residual risk associated with overtopping and a breach in the defences in 2116. The flood level based upon the maps is estimated to be +4.4m OD.

The development increases the impermeable area and therefore has the potential to increase flood risk elsewhere.

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 finished floor level of the dwelling is not less than +4.5m OD, up to 0.8m above surrounding ground level. It is recommended that there is 0.3m of flood resilient construction above finished floor level.

The developer should ensure that the eventual 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.

During an exceedance event it is anticipated that sufficient time would be available to take precautionary actions to limit the potential impact of flooding.

Should there be a failure of Luton Leam Tidal 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 affect any adjoining properties or increase the flood risk elsewhere.

6.0 CONCLUSIONS

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

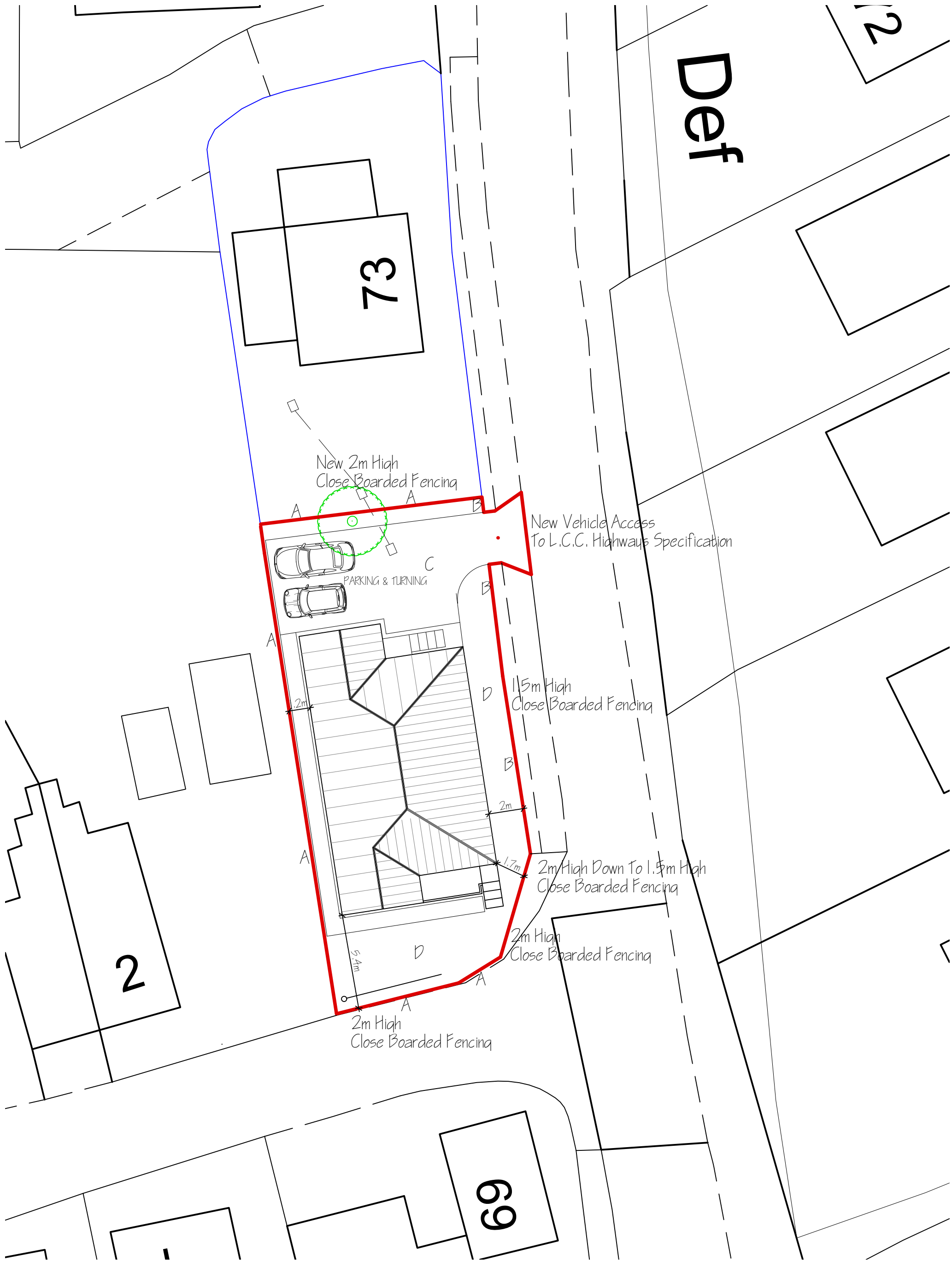
- The proposed development consists of one single storey residential dwelling on Little London, Long Sutton.
- The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general 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 is at risk of surface water flooding.
- The site benefits from defences on the tidal River Nene and 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.
- There is a residual risk to the site associated with a breach of the tidal defences. A conservative estimate of the flood level is +4.4m OD.
- To mitigate the risk it is recommended that the floor level is not less than +4.5m OD, up to 0.8m above surrounding ground level 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 AND LOCATION PLANS (DWG 4449-25 05)



EXISTING SITE PLAN 1:500



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

- A - 2.0m HIGH CLOSE BOARDED FENCE
B - 1.5m HIGH CLOSE BOARDED FENCE
C - PERMEABLE BLOCK PAVING DRIVE
D - FLOWERING LAWNS
Seeded EL - 1 Mm From Erioseptate Seeds

All plantings to be in accordance with BS 4428:1989 and amendment No. 1 (1991)
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and lashed
1/2 to 1/3 of each of peak free trees and shrubs planting component to be incorporated into backfill for each tree hole.
All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Finished Floor Level to be 700m from Existing Ground Levels.

ref:	revision	date
G. R. MERCHANT LTD.		
ARCHITECTURAL CONSULTANTS		
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Project	ERECTOR OF DWELLING ADJ: 73 LITTLE LONDON LONG SUTTON SPALDING, Lincs, PE11 9LF	
Client	MR A BOX	
Drawing	SITE PLAN - EXISTING SITE PLAN - PROPOSED LOCATION PLAN	
Job Ref.	4449-25	Drawing No. 05
Date	JULY 2026	Drawn SLB
Scales	AS STATED.	
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