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Flood Risk Assessment

Site: - Seas End Hall, Hall Lane, Moulton Seas End, Spalding, PE12 6LB
Applicant: - Mr M. Jerrett
Applicant Address: - 37 Big Green. Warmington, PE8 6TU.
Planning Authority: - South Holland District Council
Reference: H13-0931-25
Proposal: Proposed gated piers
Date: - 05 MAY 2026

1. Site Location & Description

Seas End Hall is an existing Grade II residential dwelling situated in the rural village of Moulton Seas End within South Holland District, Lincolnshire. The site is currently in residential use and is bounded by Hall Lane and neighbouring residential/agricultural land.

Address: Seas End Hall, Hall Lane, Moulton Seas End, PE12 6LB
OS Grid Reference: TF 32903 26517 (approx.)
Site Area: 4652sqm
Proposed Development: Replacement of Front Entrance Steps and New Porch

2. Flood Zone Classification

According to the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 3, defined as land having a high probability of flooding (greater than 1 in 100 annual probability of river flooding or 1 in 200 annual probability of sea flooding).

Flood Zone 3 areas require a site-specific Flood Risk Assessment and may also trigger the need for the Sequential and Exception Tests under the National Planning Policy Framework (NPPF).

3. Flood Risk Sources Assessment

Flood Source	Risk Level	Notes
Fluvial (rivers)	High	Site lies within Flood Zone 3 – high probability of river flooding.
Tidal	Moderate	Tidal influence possible via nearby drainage channels.
Surface Water (pluvial)	Low to Moderate	Some surface water

		accumulation may occur during heavy rainfall.
Groundwater	Low	No known history of groundwater flooding in this location.
Sewer/Drainage	Low	No recorded issues; local road drainage appears adequate.
Reservoirs	Very Low	Not in an identified reservoir flood risk zone.

4. Historical Flooding

The site is in a high-risk flood area (Zone 3), though there are no officially recorded incidents of past flooding at Seas End Hall. Or within Moulton Seas End. Nearby areas may have experienced flooding historically, particularly in low-lying fenland areas of South Holland District.

5. Surface Water Drainage Strategy

To mitigate flood risk and manage surface water sustainably, the following strategy will be implemented:

- New impermeable areas will be minimised.
- Any New surfaces will have Permeable paving where possible & be approved by SHDC
- New Crate system Soakaways to replace existing rubble filled soakaways will be incorporated.
- Roof water with its new and additional RWP will be directed to permeable landscaped areas or to new crate soakaways.

6. Mitigation Measures

Given the site's location in Flood Zone 3, the following flood resilience and resistance measures will be included:

- The Finished floor levels is set 300mm above existing ground levels.
- New Electrical services and sockets will be positioned above anticipated flood levels.
- Non-return valves will be fitted to drains and outlets.
- Residents will be encouraged to sign up to the Environment Agency's Flood Warning Service.

7. Sequential and Exception Test

Sequential Test: N/A.
The development will be safe for its lifetime without increasing flood risk elsewhere and

where possible will reduce overall flood risk.

8. Conclusion

This Flood Risk Assessment confirms the following:

- The site is located within Flood Zone 3 and is at high probability of fluvial flooding.
- The site with and without flood defences has no historical records of flooding at the site itself.
- The proposed development incorporates appropriate flood risk mitigation measures.
- Surface water will be managed sustainably in accordance with best practice.
- The development can be made safe for its lifetime without increasing flood risk elsewhere.

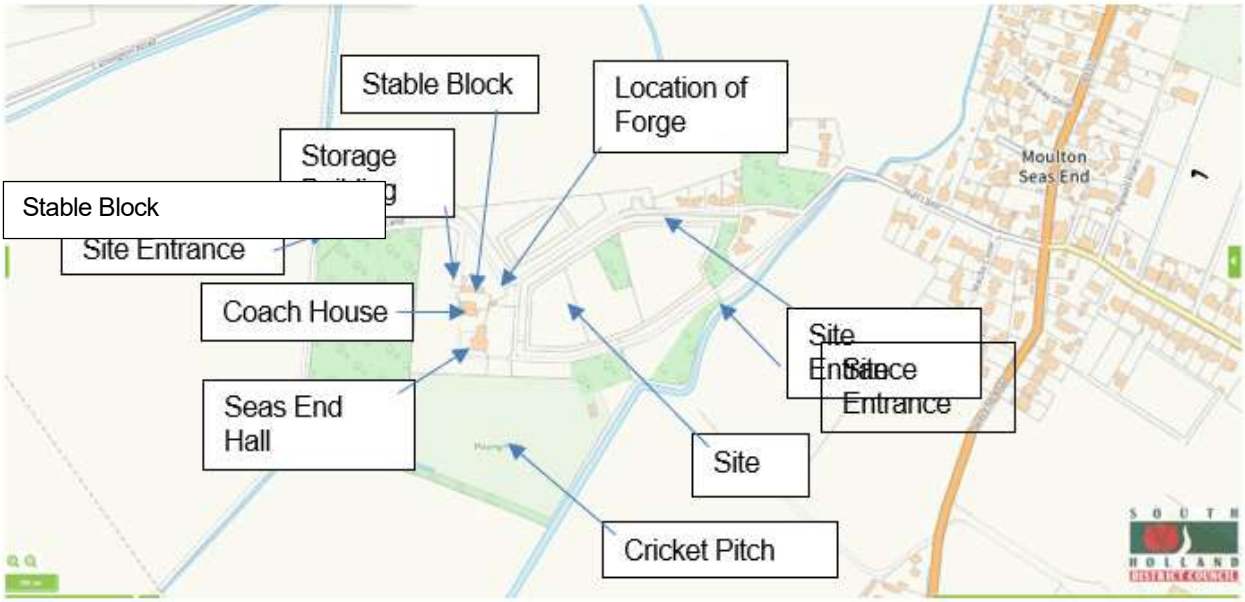
9. Supporting Information

- Flood Map for Z2 & 3
- Surface Water Flood Risk Map
- Site Layout Plan

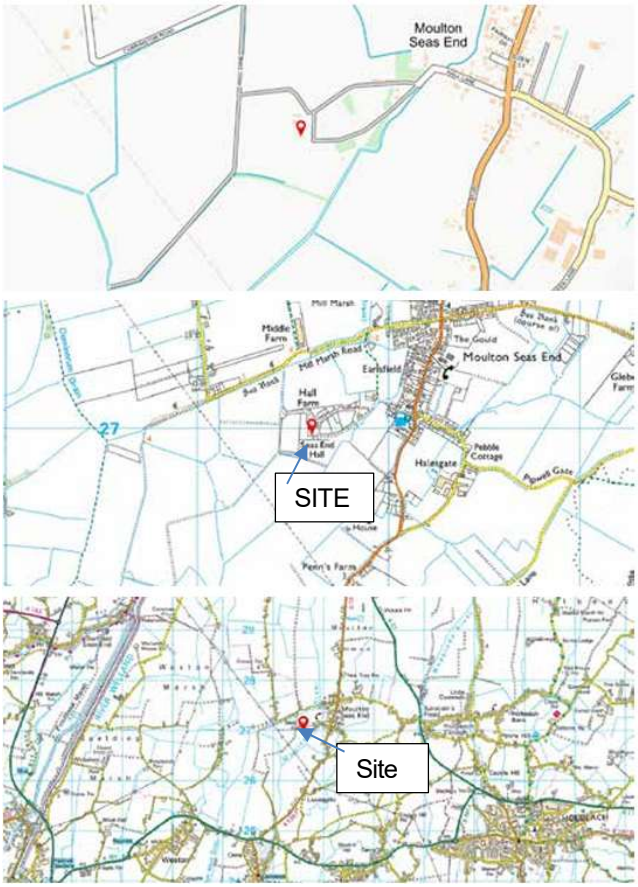
Site



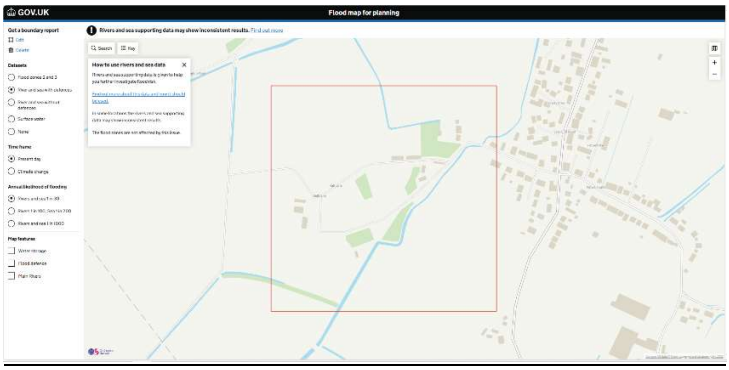
SHDC AREA MAP (Showing Existing and Proposed Buildings)



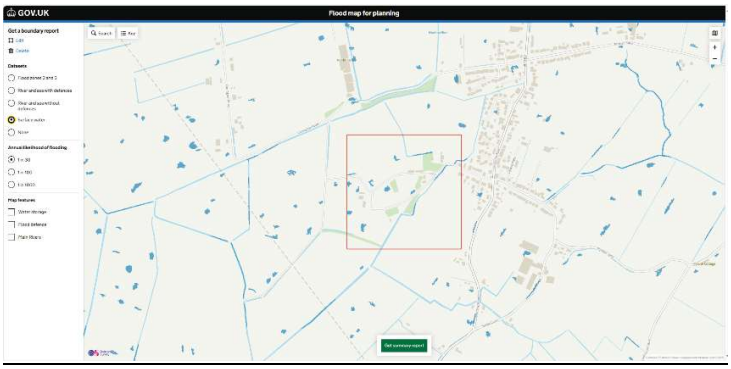
Location



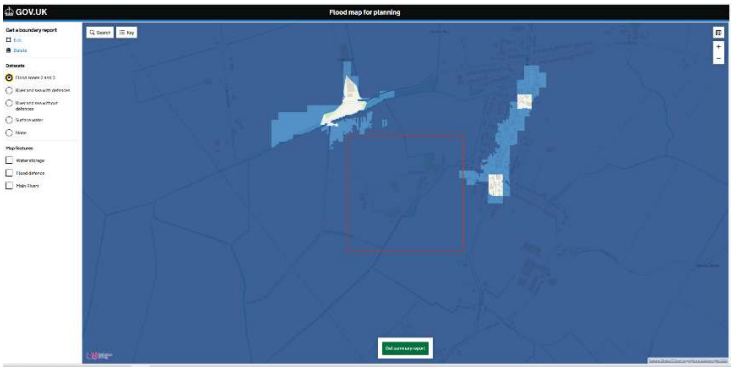
Flood Risk Maps



Flood Map With Defences



Surface Water Flood Map



Zone 2 & Zone 3 Flood Map.