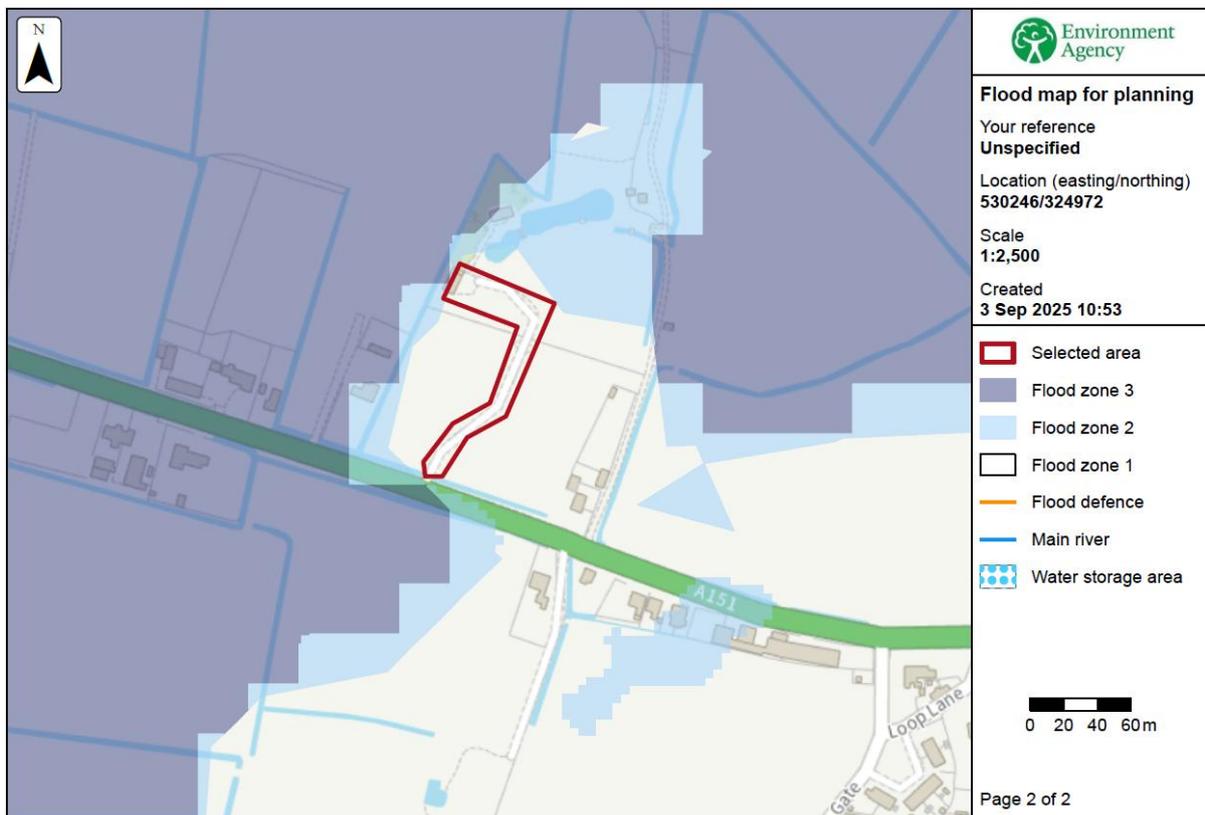


FLOOD RISK ASSESSMENT



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Job No. 005a
Client: Mr & Mrs Greenaway.
Date: August 2025
Location: Land off High Road, Moulton
Reference/Description: Conversion of existing steel framed building to Self-Build three bedroom dwelling.

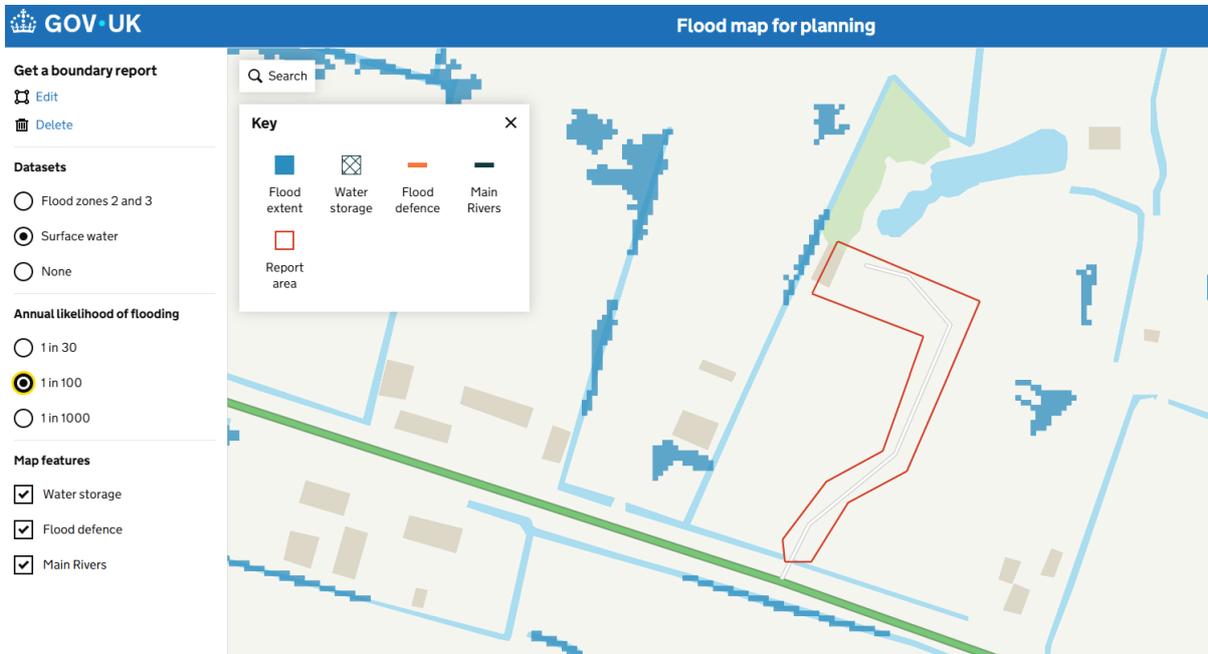


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The flood risk context

1. The Environment Agency mapping indicates part of the site is just within Flood Zones 2 & 3. The extract above is from gov.uk flood maps for planning.
2. Being within Flood Zones 2/3 is fairly commonplace for applications across the district, this application benefits from being mostly outside of those zones.
3. The topographic survey indicates the ground levels within the main area of this application vary from +2.96m OD to +3.11m OD.

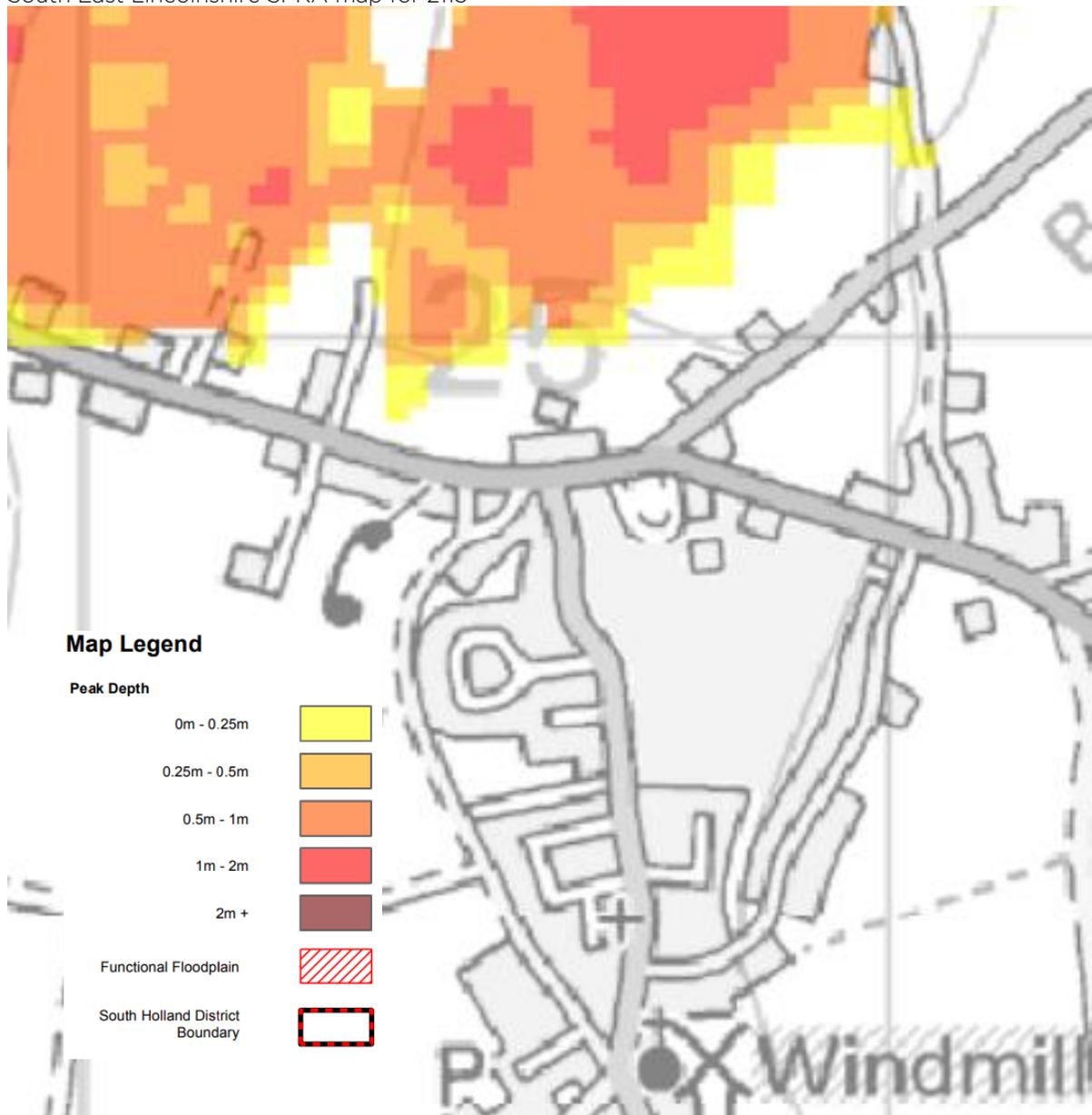
4. The most recent planning approval, H13-0683-20, instructed the applicant to build the holiday lodges with a Finish Floor Level set no lower than 750mm above adjacent ground level, this proposal works with that premise.
5. Risk of flooding from rivers and sea is considered Low. The surface water flood risk is very low.



6. The Environment Agency has a long-term maintenance strategy for its defences, which is periodically reviewed and updated. The area is supported by a comprehensive local drainage system, managed by the South Holland Internal Drainage Board (IDB). The local drainage network is extensive, the IDB aims to maintain a general standard of flood protection for its district through the upkeep of pumping stations, associated structures, and channel systems, supported by a routine maintenance program. The current maintenance standards of both the South Holland IDB and the Environment Agency are commendably high.
7. The Wash tidal defences along Holbeach Marsh, some 14km from the site, protect the South Holland IDB district.
8. The site is located 3.5km south east of the River Welland tidal defences, with these defences having a minimum embankment level of +7.0m OD between Spalding and Fosdyke
9. Flooding due to blockages in the South Holland IDB drainage system is unlikely, thanks to high maintenance standards. The Board operates pumping stations and channels to provide flood protection with a 1 in 20 year standard for agricultural land and 1 in 100 year standard for developed areas. Additional resilience is offered by freeboard in the main drains, which accommodates exceedance events.
10. The site benefits from flood defences, including embankments along the Wash and River Welland, designed to withstand a 0.5% annual probability (1 in 200 year) tidal event. Risk from the Wash is further reduced by secondary defences and informal banks built during Holbeach Marsh's reclamation.

11. The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) contains maps that illustrate the projected effects of climate change up to the year 2115. Specifically, the Residual Peak Depth maps in the SFRA show the greatest flood depths that could occur if tidal defenses were breached. These maps reveal that, when considering climate change predictions alongside a fluvial (river) flood event with a 1% annual probability (meaning a 1 in 100 chance each year) and a tidal flood event with a 0.5% annual probability (a 1 in 200 chance each year), the site could experience potential flood depths ranging from 0.5m to 1 metre.

South East Lincolnshire SFRA map for 2115



Sequential Test and Exception Test

12. According to Paragraph 033 of the Planning Practice Guidance (Flood Risk and Coastal Change), the Sequential Test is not required for Change of Use applications. This application seeks a change of use from holiday lodges (soon to become use class C5) to C3 residential use. As outlined in Paragraph 048 of the PPG, changing the use of a site may raise flood risk if the vulnerability classification changes. The applicant must then provide evidence in their flood risk assessment that the development will remain safe for future users.

Mitigation of Flooding and Conclusion

13. To the most part the site area and approximately half of the existing building are within flood zone 1, the remaining area is seen to be within flood zones 2 & 3. Although set back from the road and outside of the main part of Moulton, there are neighbouring dwellings to the east, south and west. The siting and nature of the proposal would not increase the potential for surface water to drain onto the highway nor give rise to detrimental surface water flooding onto neighbouring properties. Sustainable measures to attenuate the flow and drainage of surface water will be incorporated into the proposal.
14. For safety's sake, and in keeping with the planning approval for the holiday lodges it is recommended that the finished floor levels of the dwelling be set at 0.75m above the adjacent existing site levels, with an additional 0.3m of flood-resilient construction above the finished floor level.
15. By operating and maintaining its pumping stations and channel system, the IDB aims to provide flood protection with a general standard of 1-in-20-year resilience for agricultural land and 1-in-100-year resilience for developed areas. This meets DEFRA guidelines for rural drainage and flood defence works. Additionally, the risk of flooding is further reduced due to the significant freeboard incorporated into the South Holland IDB's high-priority watercourses, offering storage during exceedence events.
16. The site benefits from flood defences that protect against a 1% annual probability (1 in 100 chance each year) fluvial flood and a 0.5% annual probability (1 in 200 chance each year) tidal flood, including allowances for climate change. The site remains safe even in the event of a breach in tidal defences.
17. The dwelling will be constructed using modern methods and materials with low permeability. The use of non-return valves in new foul sewers will be recommended to the applicant.
18. The Environment Agency offers a free Floodline Warnings Direct service issuing flood alerts and warnings by phone, text, email, or fax. The applicant is advised to sign up for this service online at [GOV.UK](https://www.gov.uk) or by calling the Floodline service on 0345 988 1188. A flood warning and evacuation plan will be prepared by the applicant and its use coordinated with those using the holiday lodges.