FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT ON
CHAPELGATE, SUTTON ST JAMES

FINAL REPORT

ECL1541/GR MERCHANT

DATE MAY 2025

ELLINGHAM CONSULTING LTD
Email: tim@ellinghamconsulting.co.uk

CONTENTS

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 in respect of a development that consists of two residential dwellings on Chapelgate, Sutton St James.

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

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located between 96 and 100 Chapelgate, Sutton St James, Wisbech, PE12 0EE. The National Grid Reference of the site is 53928/31826.

The location of the site is shown in Figure 1.

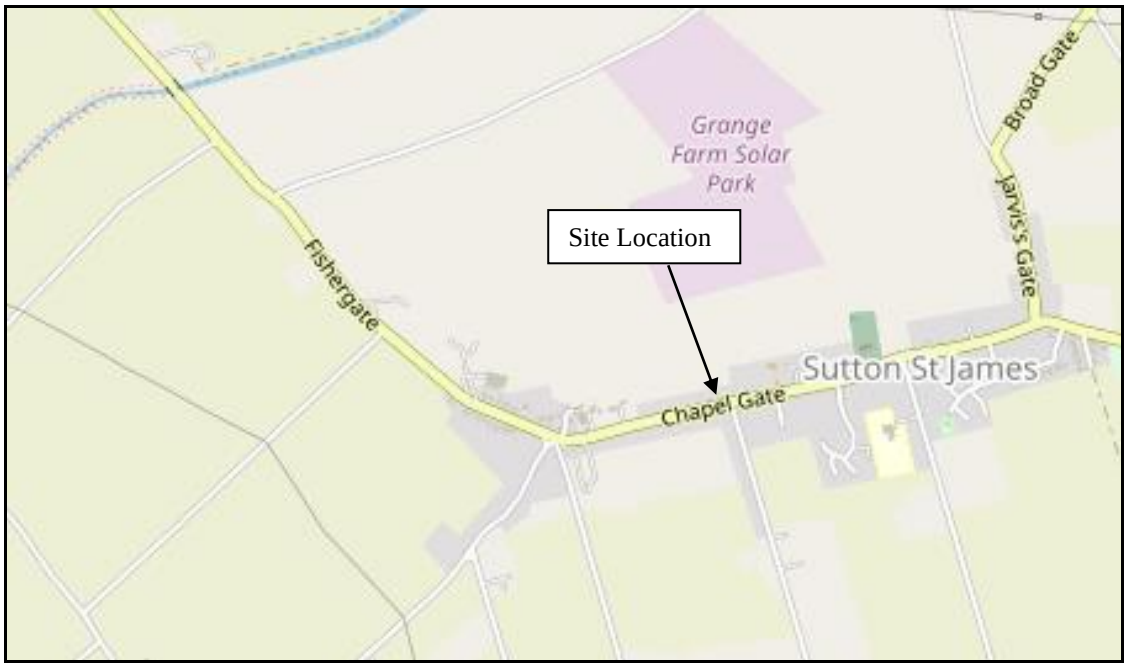


Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is on the northern side of Chapelgate approximately 50m west of the junction with Baulkins Drove. The site is an undeveloped plot of land. There are residential dwellings to the east and west of the site and agricultural land to the north. The area of development is approximately 0.06 hectares.

Environment Agency LiDAR data shows that ground levels at the site are between +1.5m OD and +1.7m OD. The carriageway level of Chapelgate adjacent to the site is +2.6m OD. Spot levels taken at the site to a local datum are consistent with these site levels.

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 a riparian watercourse 60m east of the site which discharges to an IDB High Priority Watercourse.

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 two residential dwellings. The dwellings will have two storeys. A Site Plan for the proposed development 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 located within Flood Zone 3, an area with a high probability of flooding.

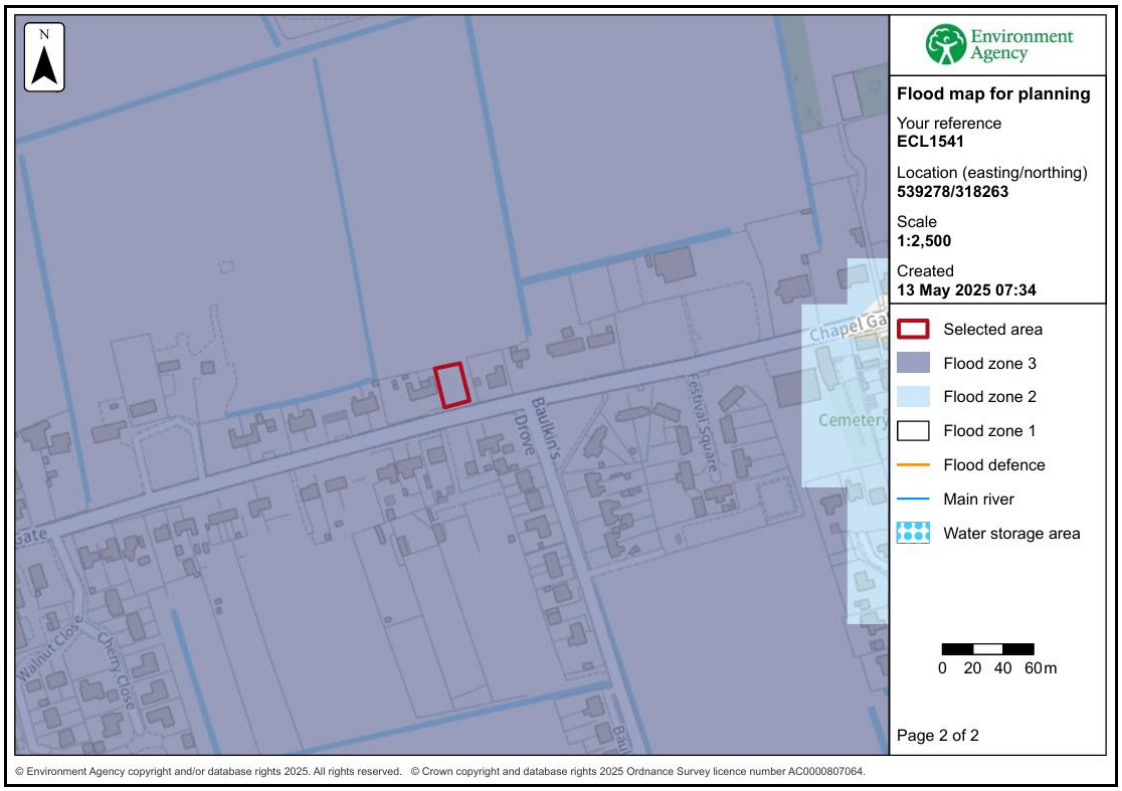


Figure 2 – Environment Agency Flood Map for Planning

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 fluvial design flood to be considered within a Flood Risk Assessment is the 1% annual probability event. As such the depths of flooding identified 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	An area on the western boundary has a medium chance (between 1% and 3.3% chance each year)	During low risk events depths are up to 0.2m	An area on the western boundary has a medium chance (between 1% and 3.3% chance each year)	During low risk events depths are up to 0.2m
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	The site is outside the area at risk

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 within 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.

Large parts of the South Holland district between the River Welland and River Nene lie within Flood Zone 2 or Flood Zone 3. The River Nene and River Welland have defences that provide protection during the 0.5% annual probability (1 in 200 chance each year) event and therefore the 'actual risk' of flooding at the site is low.

The SFRA states that as 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 1% annual probability fluvial and 0.5% annual probability tidal event including climate change. 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 7.4km 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 High Priority Watercourse 80m north east of the site. The site and the surrounding land are within the Sutton St James catchment and drain to Sutton St James Pumping Station which discharges to the South Holland Main Drain. The South Holland Main Drain discharges to the tidal River Nene at Sutton Bridge 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 generally low / 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 and 4.5.
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 Sutton St James Pumping Station would lead to an increased level of risk in the 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 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 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 in the vicinity of the site should a breach of the tidal defences occur. The South East Lincolnshire SFRA includes maps demonstrating the residual peak depth in 2116. An extract from this map is shown in Figure 3 below. When climate change allowances are applied to the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 100 chance each year) tidal event the site is not at risk during a breach.

Figure 3 – SFRA 2116 Residual Peak Depth Map

5.0 FLOOD RISK MITIGATION

5.1 Summary of Risks

The probability of this development flooding from localised drainage systems is low. Failure of Sutton St James Pumping Station 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 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 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. It is recommended that the floor level of the dwellings is a minimum of 0.3m above surrounding ground level. Furthermore, it is recommended that there is 0.3m of flood resilient construction above finished floor level.

The developer should ensure that the occupiers of the dwellings are 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 occupiers of the dwellings should register to receive flood warnings.

Should there be a failure of Sutton St James Pumping Station 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 site 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 two 2 storey dwellings between 96 and 100 Chapelgate, Sutton St James.

- 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 tidal River Nene that provide protection during the 0.5% annual probability (1 in 200 chance each year) tidal event including an allowance for climate change. The site is not at risk during a breach of the tidal defences.

- It is recommended that the floor level of the dwellings is a minimum of 0.3m above surrounding ground level with 0.3m of flood resilient construction above finished floor level.

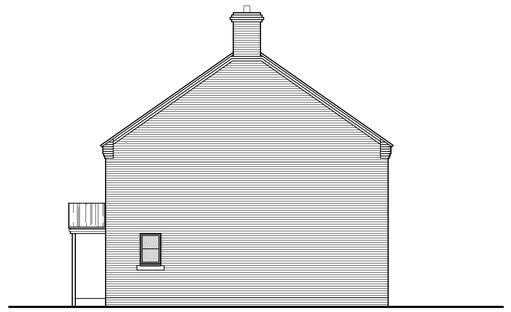
- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

ATTACHMENT 1

FLOOR PLANS AND ELEVATIONS
(DWG 4306-25 01A)

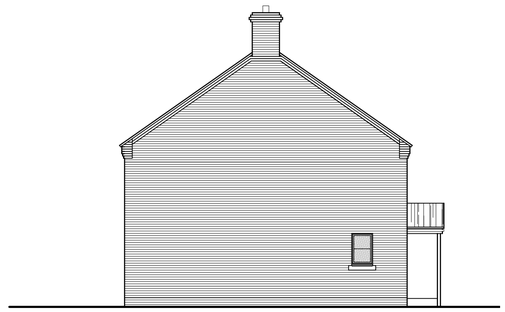
SITE AND LOCATION PLANS
(DWG 4306-25 02)

SOUTH ELEVATION 1:100



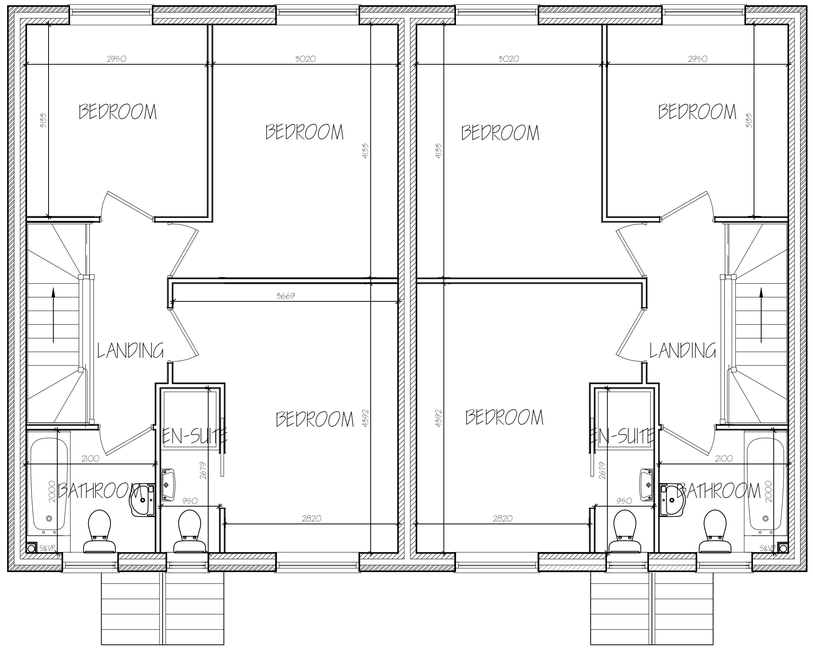
EAST ELEVATION 1:100

NORTH ELEVATION 1:100



WEST ELEVATION 1:100

GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

ref:	revision	date
A	CLIENT AMENDMENTS	APR 2025

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
E-Mail: office@grmerchantltd.com
Website: www.grmerchantltd.com

Project

RESIDENTIAL DEVELOPMENT
BETWNN 96 - 100 CHAPELGATE
SUTTON ST JAMES
SPALDING, LINCS. PE12 OEE

Client

MR L KENNALLY

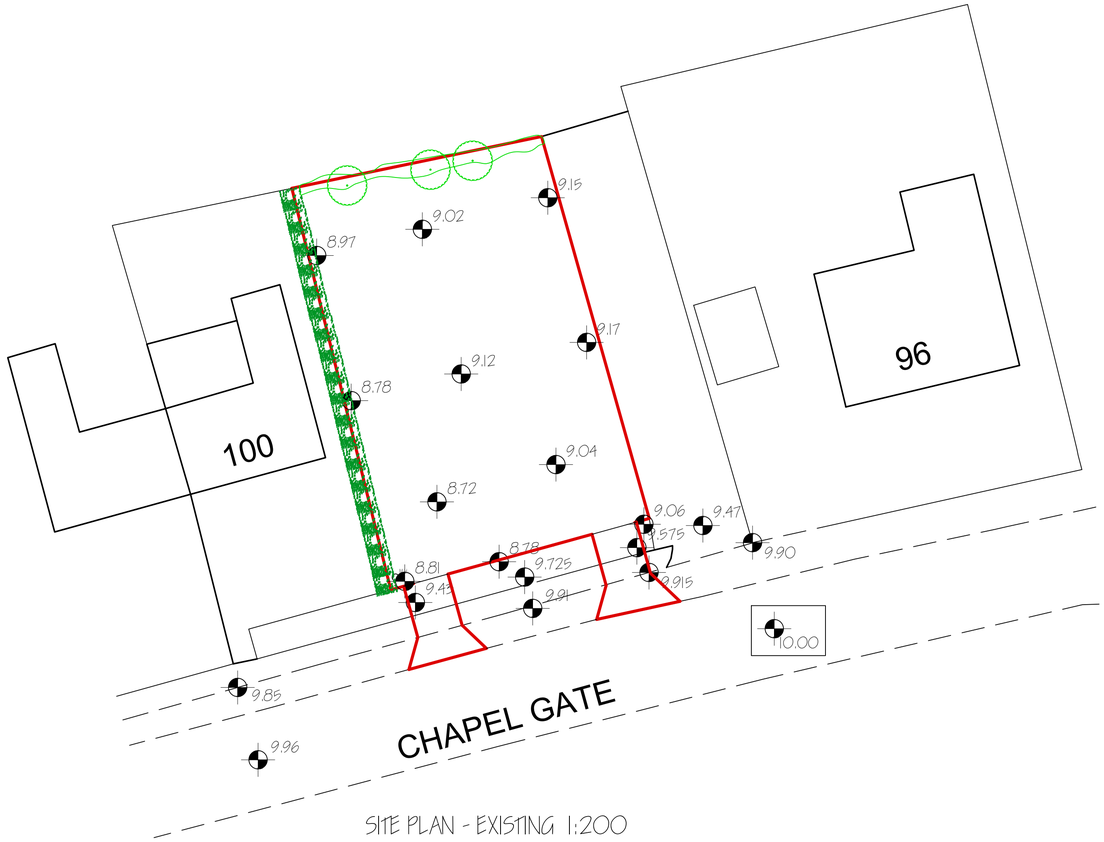
Drawing

FLOOR PLANS - PROPOSED
ELEVATIONS - PROPOSED
SITE AND LOCATION PLANS

Job Ref.	Drawing No.
4376-25	01A
Date	**Drawn**
APRIL 2025	SLB

Scales

1:50 & 1:100 (Unless Otherwise Stated)



SITE PLAN - EXISTING 1:200

LANDSCAPING, TREE PLANTING & FENCING SCHEME.

A - MIXED HEDGE
(a) Common Hawthorn (Crataegus Monogyna)
(b) Hazel (Corylus avellana)
(c) Dogwood (Cornus Florida)
(d) Field Maple (Acer Campestre)
(e) Holly (Ilex Aquifolium)
(f) Guelder Rose (Viburnum Opulus)
(g) Privet (Ligustrum Ovalifolium)

B - 1.05m High Close Boarded Fence

C - 1.0m High Close Boarded Fence

D - SILVER BIRCH (BETULA PENDULA) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

E - DESSILE OAK (QUERCUS PETRAEA) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

F - CRAB APPLE (MALUS SYLVESTRIS) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

G - FIELD MAPLE (ACER CAMPESTRE) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

H - WAYFARING TREE (VIBURNUM LANTANA) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

J - WILD CHERRY (PRUNUS AVIUM) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

K - ROWAN (SORBUS) FEATHERED - 1.5m to 1.8m WITH A TERMINAL SHOOT AND LATERAL SHOOTS

L - GRAVEL DRIVE.

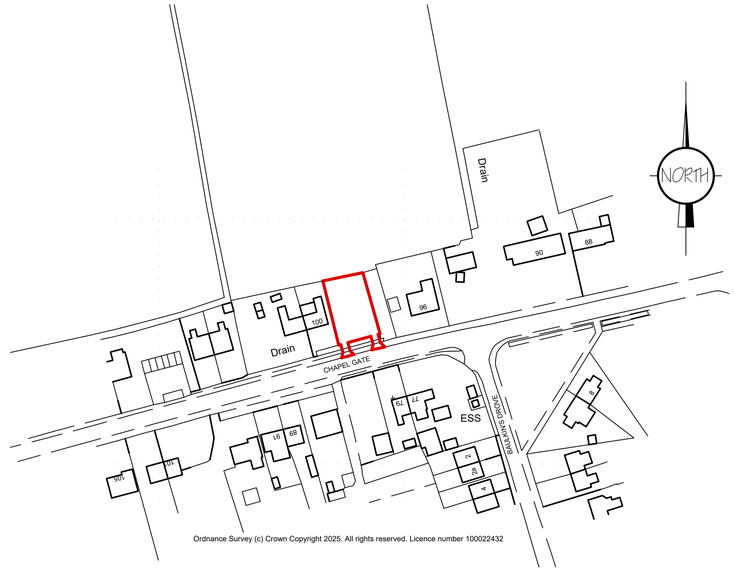
M - SLABBED FOOTPATH & PATIOS

N - PLANTING AS PER ECOLOGY REPORT

FLOWER BORDER
Evening Primrose (Oenothera biennis)
Sweet Rocket. (Hesperis matronalis)
Honeysuckle (Lonicera sp.)
Lavender (Lavendula sp.)
White Jasmine (Jasminum officinale)
Night-scented Catchfly (Silene noctiflora)
Night-scented Stock (Matthiola longipetala)
Snapwort. (Saponaria officinalis)

FLOWERING LAWNS
Seeded EL 1 Mix From Emorsgate Seeds

All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1993)
All trees to be planted with minimum 0.6m plastic mesh mat and to be staked, tied and tubed.
1/3 to 1/2 bag of peat free tree and shrub planting compost 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.



LOCATION PLAN 1:1250

SITE PLAN - PROPOSED 1:200

ref:	revision	date

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
E-Mail: office@grmerchantltd.com
Website: www.grmerchantltd.com

Project
RESIDENTIAL DEVELOPMENT
BETWIN 96 - 100 CHAPELGATE
SUTTON ST JAMES
SPALDING, LINCS. PE12 0EE

Client
MR L KENNALLY

Drawing
SITE AND LOCATION PLANS

Job Ref.	Drawing No.
4376-25	02.
Date	**Drawn**
MAY 2025	SLD

Scales
(AS STATED)