FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
OLD FENDYKE, SUTTON ST JAMES

FINAL REPORT

ECL1381a/ANGLIA BUILDING CONSULTANTS

DATE MAY 2025

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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 One Investment Group Ltd in respect of a development that consists of a change of use of four agricultural buildings to form four residential dwellings at Old Fendyke, Sutton St James.

A planning application for the proposed development is to be submitted by Anglia Building Consultants.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located at Thistlewood Farm, Old Fendyke, Sutton St James, Spalding, PE12 0HE. The National Grid Reference of the site is 53778/31769.

The location of the site is shown in Figure 1.

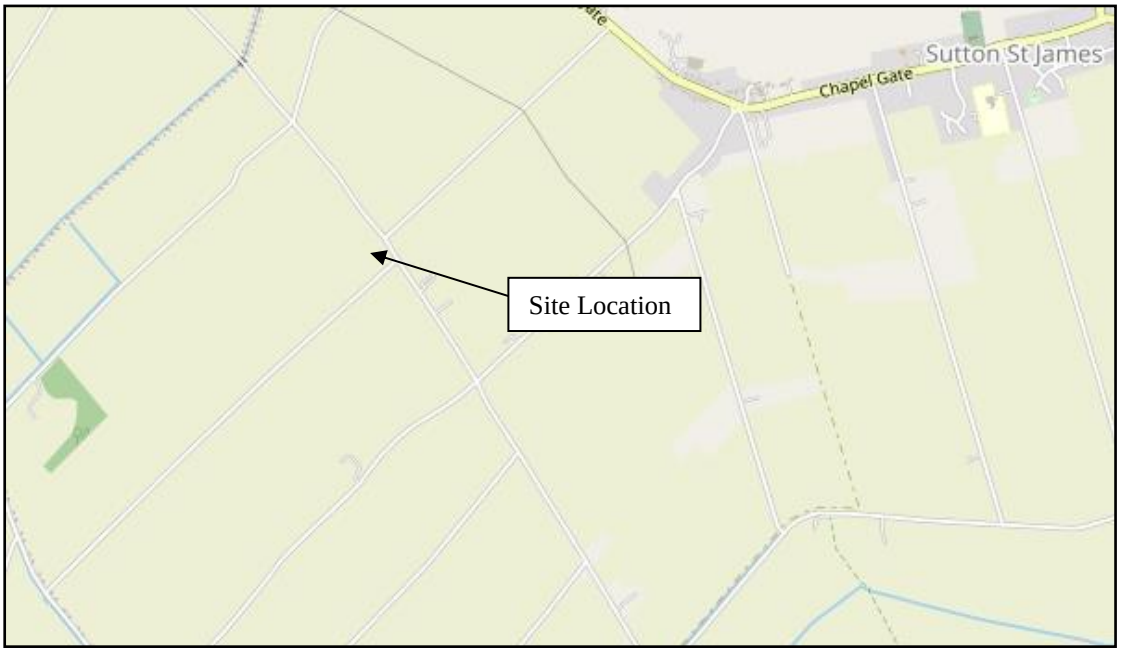


Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is on the south western side of Old Fendyke opposite the junction with Scalesgate Road. The site consists of a group of agricultural buildings to the south east of Thistlewood Farmhouse. The site and the farmhouse are surrounded by agricultural land. The area of development is approximately 0.1 hectares.

Environment Agency LiDAR Data shows that ground levels within the site are typically between +2.2m OD and +2.4m OD. The carriageway level of Old Fendyke is +2.5m OD. . The surrounding agricultural land varies from +1m OD to +2m OD.

The site is in the South Holland Internal Drainage Board (IDB) District. Surface water at the site would naturally drain through soakaway and the network of local drains and hence to the IDB drain system. There is an IDB Ordinary Watercourse 250m west of the site.

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

2.3 Proposed Development

The proposed development consists of the conversion of four agricultural buildings to form four dwellings. Three dwellings will be single storey and the fourth will have 2 storeys. 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 partly within Flood Zone 3, an area with a high probability of flooding, and partly within Flood Zone 2.

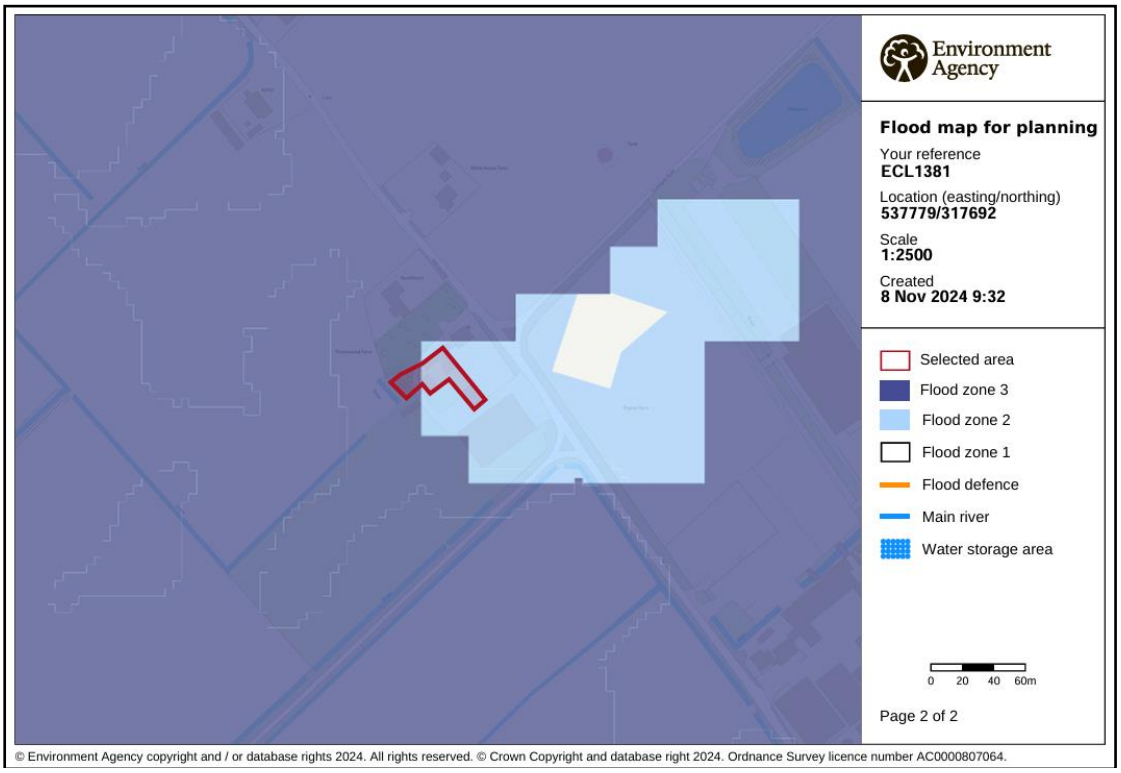


Figure 2 – Environment Agency Flood Map for Planning

The Environment Agency Long Term Flood Risk maps show that:

- the site has a low risk of flooding from rivers or the sea (annual probability between 0.1% and 1%);
- the site has a very low risk of surface water flooding (annual probability of less than 0.1%); and
- the site is not within an 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	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 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 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 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.

Paragraph 033 of planning practice guidance (PPG) on Flood Risk and Coastal Change states that 'The Sequential Test does not need to be applied for applications for Change of Use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site)'.

Paragraph 048 of the PPG states that 'A Change of Use may involve an increase in flood risk if the vulnerability classification of the development is changed. In such cases, the applicant will need to show in their flood risk assessment that future users of the development will not be placed in danger from flood hazards throughout its lifetime.' The mitigation measures proposed in Section 5.2 of this flood risk assessment are such that risks to future users are mitigated.

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 8.6km 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 Ordinary Watercourse 250m west of the site. The site and the surrounding land are within the Fleet Fen catchment and drain to Fleet Fen 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 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 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 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 2 – 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 Fleet Fen 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.

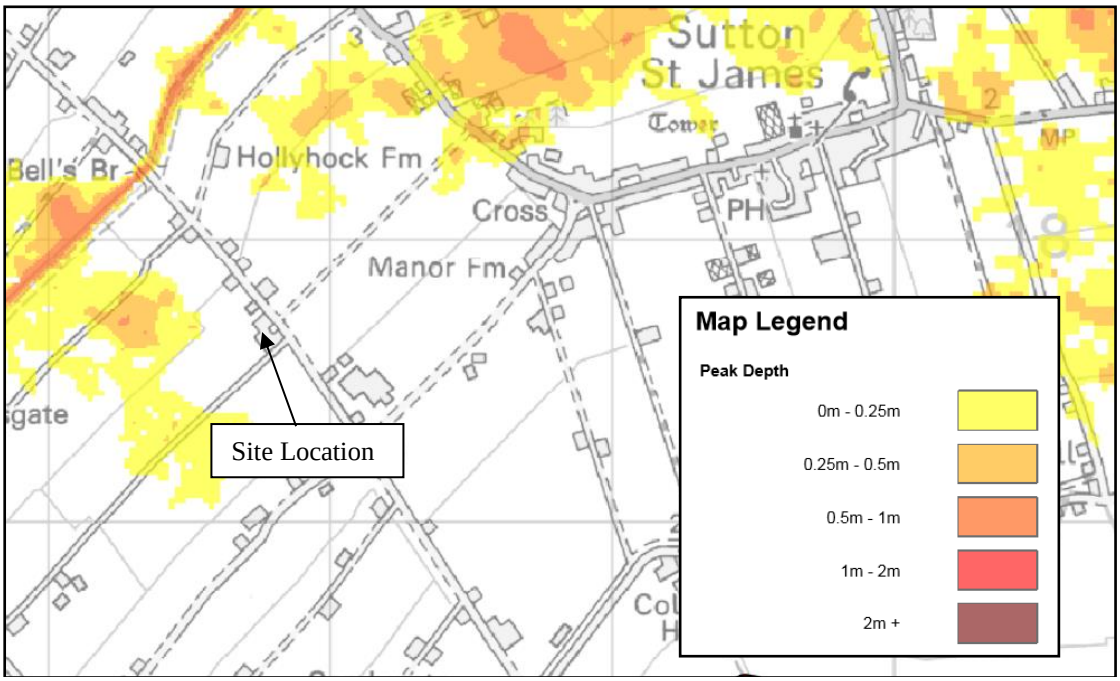


Figure 3 – SFRA 2115 Residual Peak Depth Map

The proposed development is single storey and therefore any mitigation measures will need to consider the 0.1% annual probability (1in 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 1% and 0.1% annual probability events for 2115 it can be estimated that flood depths are 0.1m to 0.2m higher for the more extreme event. Based upon the areas at risk during the lower return period event and a review of the LiDAR data it is not considered that the site is at risk during a breach during the 0.1% annual probability (1in 1000 chance each year) event in 2115.

5.0 FLOOD RISK MITIGATION

5.1 Summary of Risks

The probability of this development flooding from localised drainage systems is low. Failure of Fleet Fen 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 2115. The maps show that the site is not at risk.

Any increase in impermeable area associated with the development will be minimal so there is no potential that flood risk will be increased elsewhere due to surface water.

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, to mitigate against the remote risk of flooding, it is recommended that the floor level of the dwellings are 0.3m above surrounding ground level. Furthermore, there should be 0.3m of flood resilient construction above finished floor level.

The developer should ensure that the eventual 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 Fleet Fen 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 the conversion of four agricultural buildings to form four residential dwellings at Thistlewood Farm, Old Fendyke, 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 are 0.3m above surrounding ground level and there should be 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

PROPOSED SITE PLAN
(DWG P-24-2451-7A)

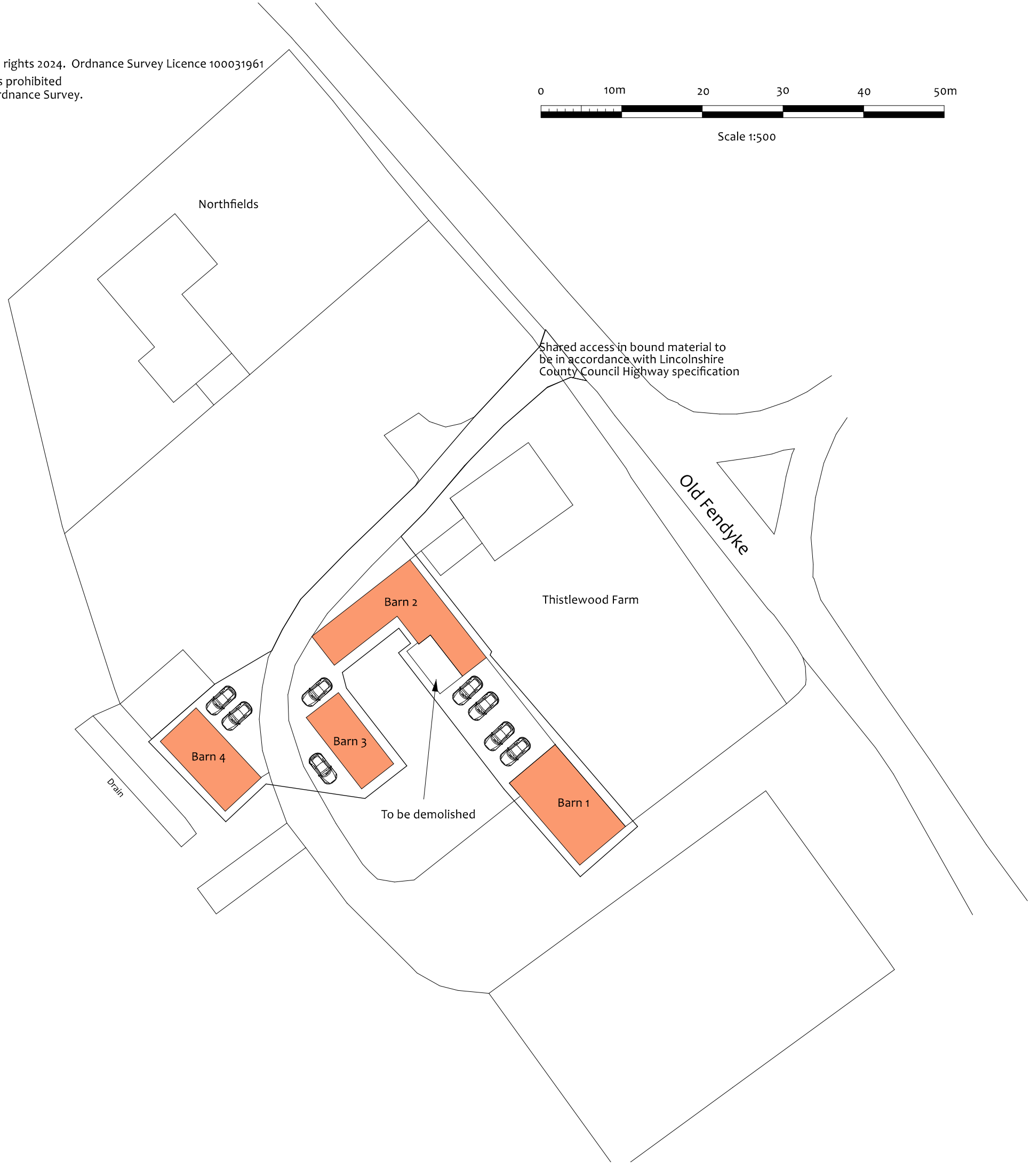
BARN 1 PROPOSED FLOOR PLAN
(DWG P-24-2451-8)

BARN 2 PROPOSED FLOOR PLAN
(DWG P-24-2451-9)

BARN 3 PROPOSED FLOOR PLAN
(DWG P-24-2451-10)

BARN 4 PROPOSED FLOOR PLAN
(DWG P-24-2451-11)

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No	Date	Revision
A	24/4/25	Red line and access amended

Issue: For Planning Approval

Site: Thistlewood Farm, Old Fendyke, Sutton St James, Lincolnshire, PE12 0HE

Project: Conversion of Agricultural Buildings to 4 Dwellings

Drawing Title: Proposed Site Plan

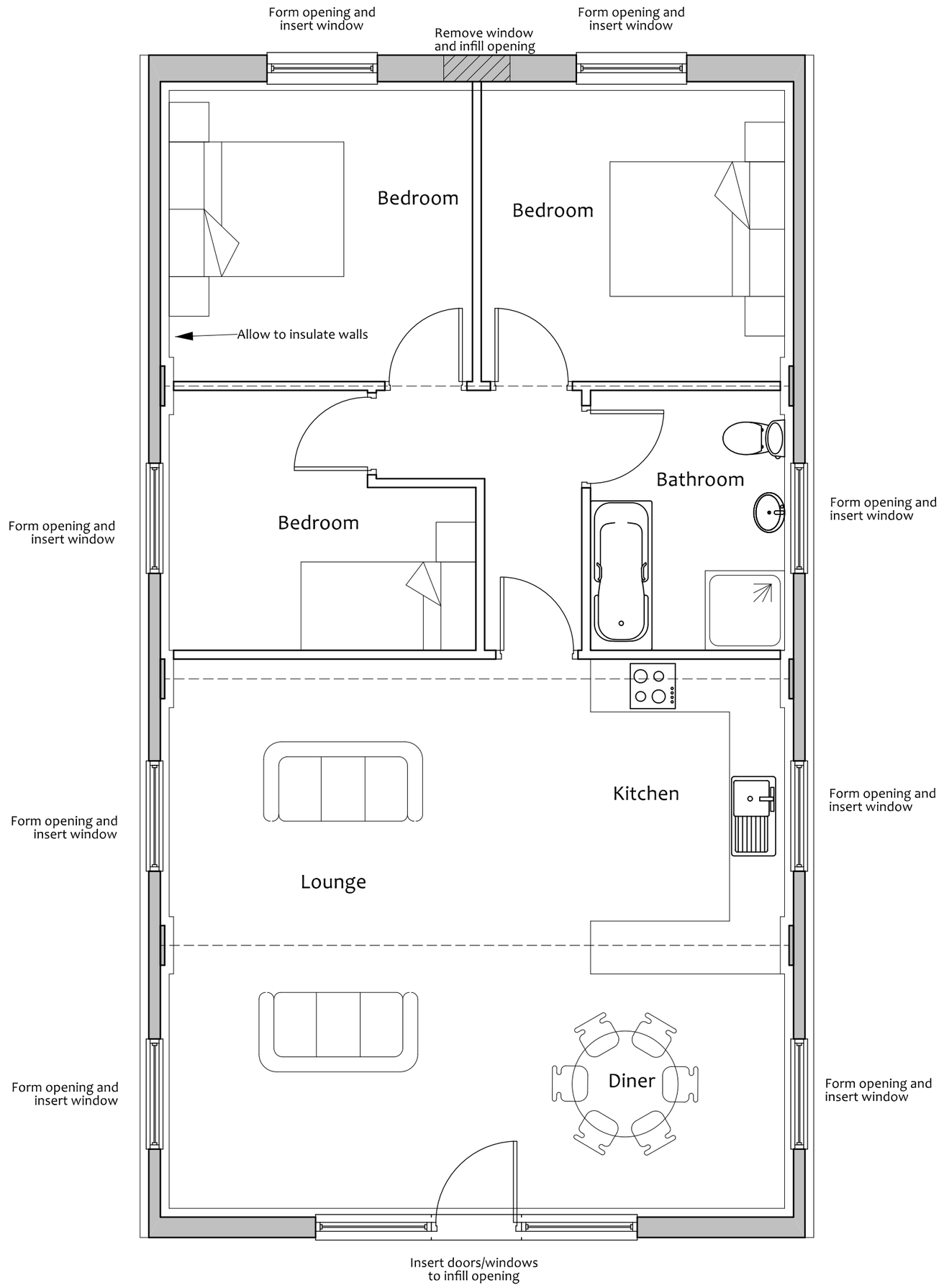
Client: Mr J Steward

Date: April 2025

Scale: 1:500 at A3

Drawing Number: P-24-2451-7-A

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Floor Plan

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No	Date	Revision

Issue: For Planning Approval

Site: Thistlewood Farm, Old Fendyke, Sutton St James, Lincolnshire, PE12 0HE

Project: Conversion of Agricultural Buildings to 4 Dwellings

Drawing Title: Barn 1 - Proposed Floor Plan

Client: Mr J Steward

Date: April 2025

Scale: 1:50 at A2

Drawing Number: P-24-2451-8

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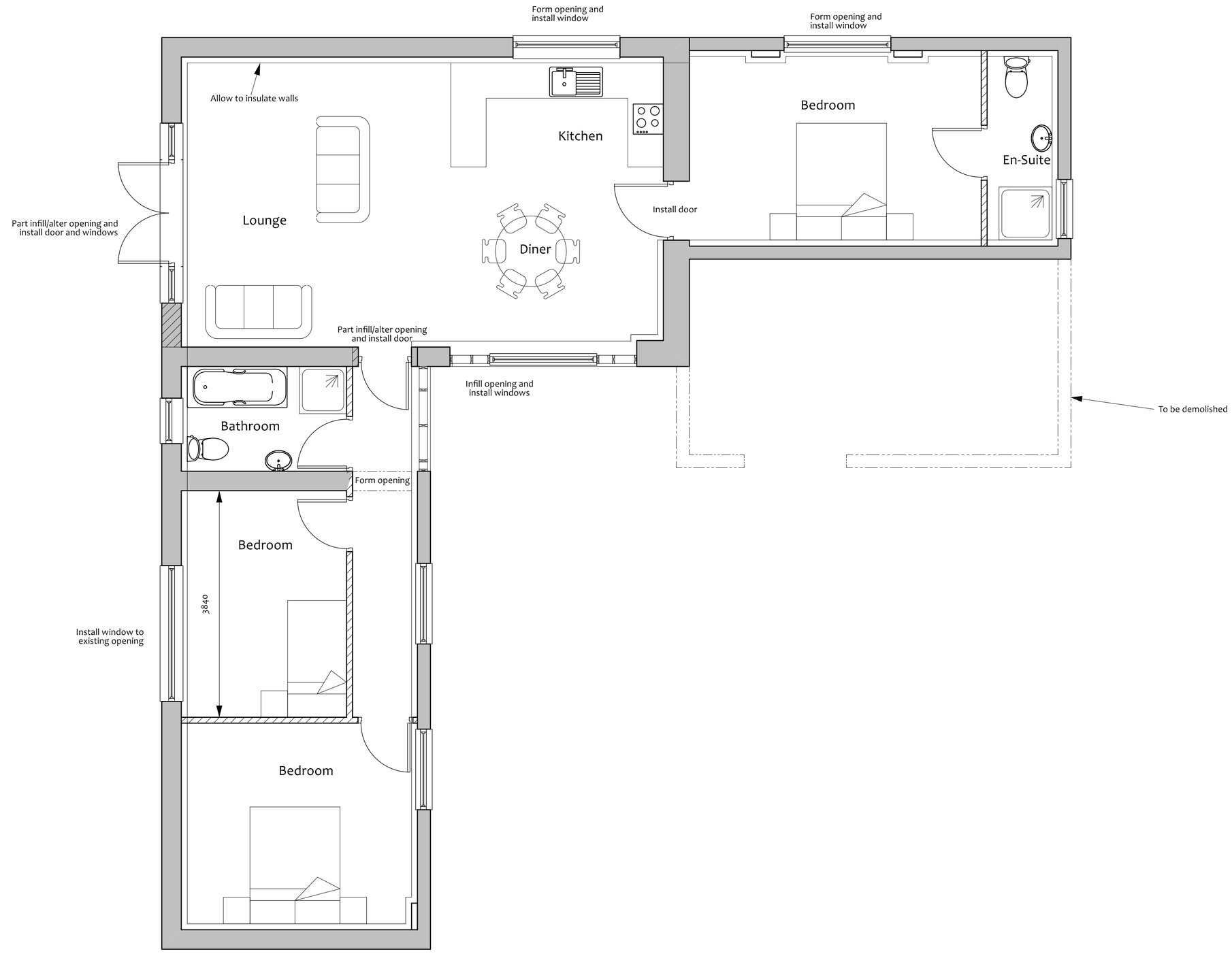
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No	Date	Revision

Issue: For Planning Approval

Site: Thistlewood Farm, Old Fendyke, Sutton St James, Lincolnshire, PE12 0HE

Project: Conversion of Agricultural Buildings to 4 Dwellings

Drawing Title: Barn 2 - Proposed Floor Plan

Client: Mr J Steward

Date: April 2025

Scale: 1:50 at A1 or 1:100 at A3

Drawing Number: P-24-2451-9

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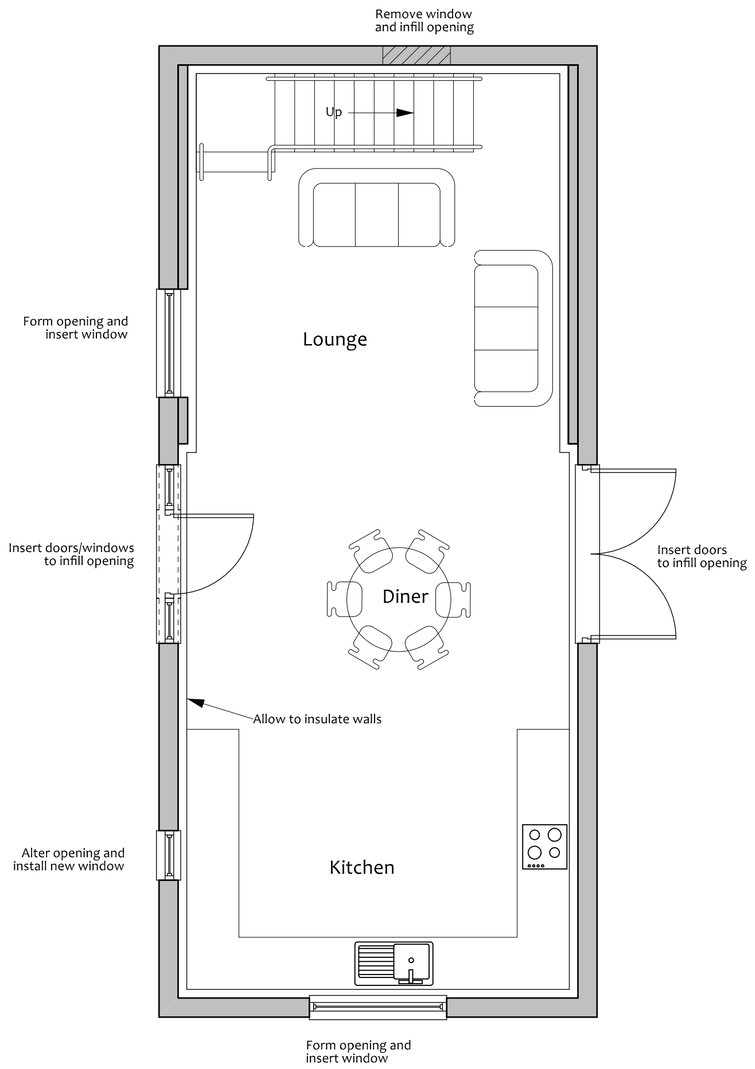
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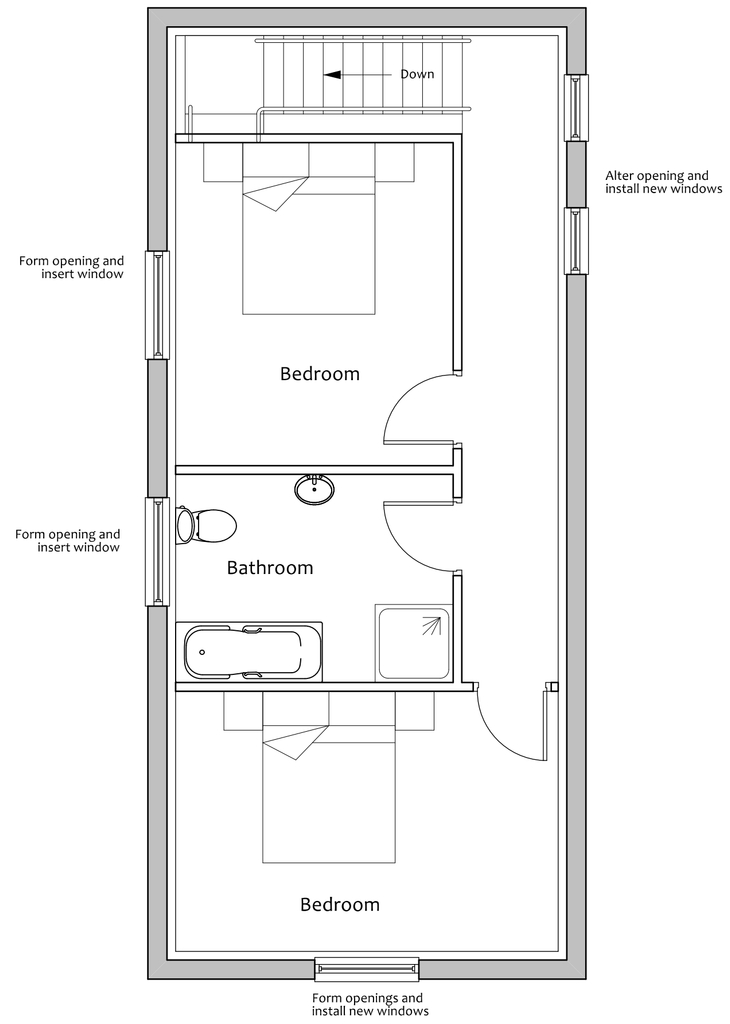
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Scale 1:50



Ground Floor



First Floor

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Issue:	For Planning Approval	

Site: Thistlewood Farm, Old Fendyke, Sutton St James, Lincolnshire, PE12 0HE

Project: Conversion of Agricultural Buildings to 4 Dwellings

Drawing Title: Barn 3 - Proposed Floor Plan

Client: Mr J Steward

Date: April 2025

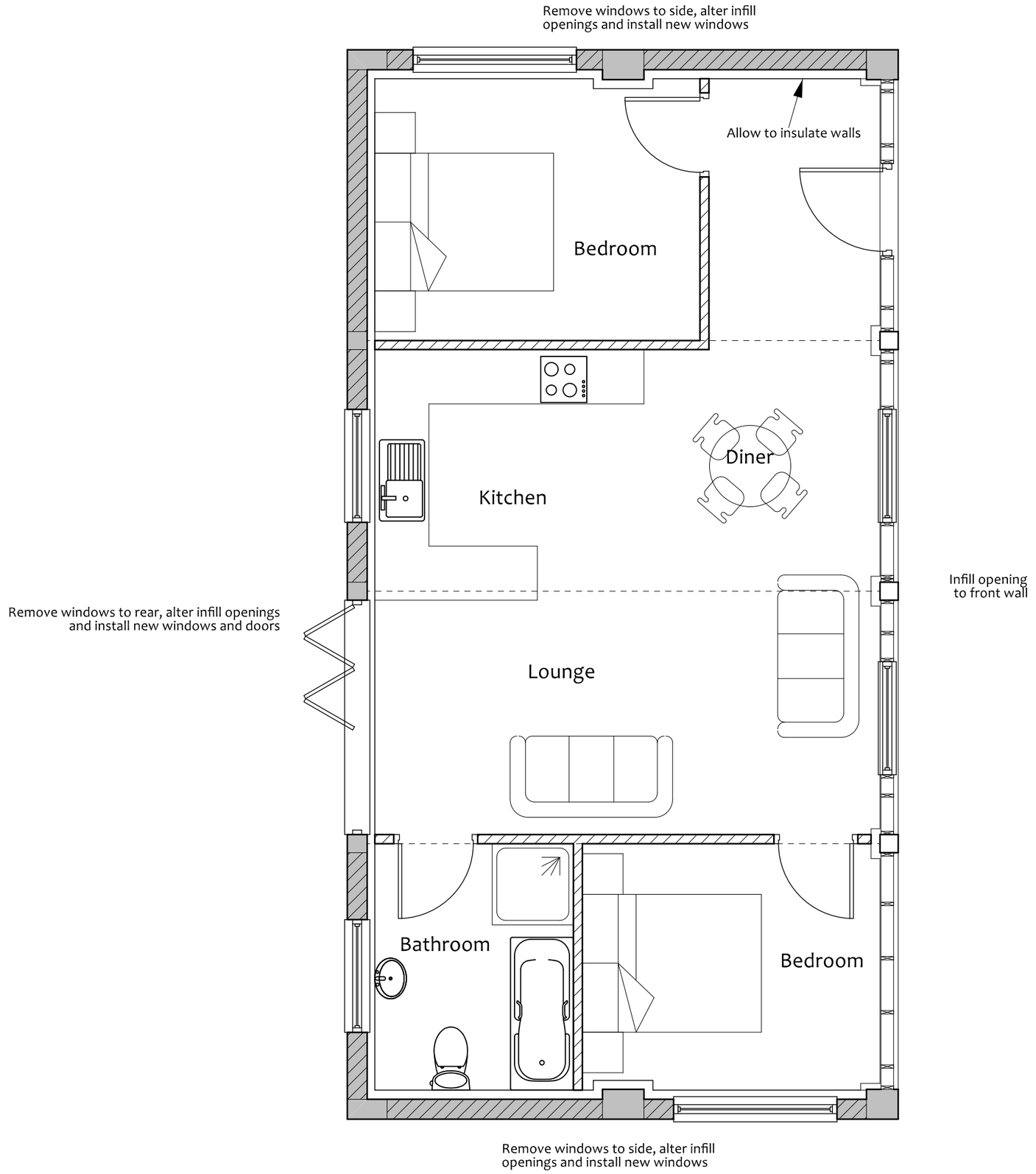
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No	Date	Revision

Issue: For Planning Approval

Site: Thistlewood Farm, Old Fendyke, Sutton St James, Lincolnshire, PE12 0HE

Project: Conversion of Agricultural Buildings to 4 Dwellings

Drawing Title: Barn 4 - Proposed Floor Plan

Client: Mr J Steward

Date: April 2025

Scale: 1:50 at A2

Drawing Number: P-24-2451-11

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