

Flood Risk Assessment



Proposed Site Development

Mitch-Tech Group Limited

Applicant:

Mitch-Tech Group Limited

Lynn House, Mill Lane
Sutton St. James
Spalding
PE12 0EJ

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1.0 Introduction

This document contains information to support a Full Planning Application submitted to South Holland District Council on behalf of the applicant, Mitch-Tech Group Limited.

This application seeks permission by way of a Full Planning Application to develop the current site so that the applicant can move their current business from the Fleet Road Industrial Estate to the new location off Mill Lane.

This document is to be read in conjunction with all other information submitted as part of the Full Planning Application, including all relevant drawing information and accompanying Design and Access Statement.

2.0 Location

Site Address: **Lynn House, Mill Lane, Sutton St. James, Spalding, Lincolnshire PE12 0EJ**

The application site occupies an area of 6895 sq. metres (1.70 acres) and is located less than 0.5 kilometre to the South of the small village of Sutton St. James in the South Holland District of southern Lincolnshire. The site is surrounded by predominantly agricultural farm land and sits approximately 6 miles South of Holbeach and 12 miles East of Spalding.

The site is served by Mill Lane, which connects with the B1165 Chapel Gate in the centre of Sutton St. James to the North. From here the road network links to the A1101 Wisbech Road providing access to Wisbech to the South and the main A17 carriageway providing access to King's Lynn to the East or Spalding to the North West.

Please refer to the **Google Maps** aerial imagery below, showing the location of the application site in context of the surrounding areas.



3.0 Scope of Proposals

The scope of works proposed as part of this Full Planning application can be summarised as follows;

- **New Double Garage** - the erection of a traditional oak frame double garage with tiled pitched roof to replace the existing prefab garage structure (it should be noted that the applicant has already removed the double garage).
- **New Gym Building** - the erection of a single storey, standalone building at the rear of the main house to accommodate the applicants fitness and training equipment.
- **Workshop Building** - the conversion of the existing barn structure to provide dedicated workshop facilities in readiness for when the applicant moves their current business to the site.
- **New Storage Units** - the replacement of the dilapidated outbuildings on the South West corner of the site with two single storey structures that will provide additional storage and secure vehicle parking in readiness for when the applicant moves their current business to the site.
- **New Boundary Treatment** - the erection of a 2.0m high boundary wall to define the site entrance and separate the residential areas from the proposed business use areas of the site.

4.0 Foul Water Discharge

It is not anticipated that there will be any additional Foul Water generated by the proposed development.

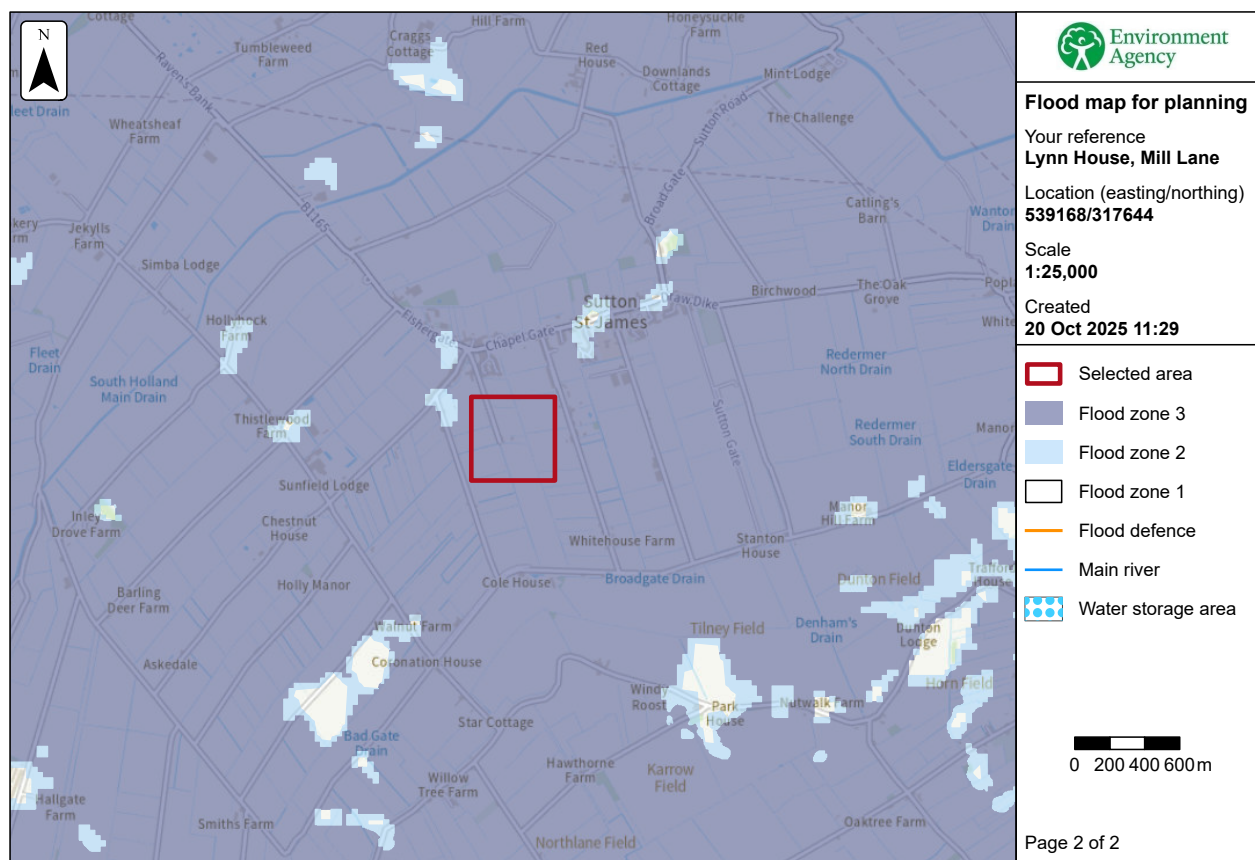
5.0 Surface Water Discharge

All new Surface Water discharge from the roof of the proposed development will be collected by a linear gutter at the edge of the roof, directed to the various downpipes and into new or existing below ground drainage infrastructure before discharging into the existing watercourses located at the Northern and Southern boundary of the site.

It is not anticipated that the increase to the existing Surface Water discharge, generated by the proposed development, will increase the risk of flooding from Surface Water.

6.0 Existing Flood Risk Assessment

The development site is currently located within a known flood risk area, *please refer to Figure 2 below, an extract from the Environment Agency Flood Map for Planning website*, which indicates that the site is in **Flood Zone 3**, an area with a high probability of flooding.



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Figure 2: Flood Zone Mapping © Environment Agency Flood Map for Planning © Crown copyright and database rights 2025 Ordnance Survey

The development site is located in an area where the risk of flooding from **Rivers and the Sea** is regarded as **LOW** (information courtesy of GOV.UK - Check your long term flood risk website. Please refer to Figure 3 overleaf for more details).

The development site is located in an area where the risk of flooding from **Surface Water** is regarded as **VERY LOW** (information courtesy of GOV.UK - Check your long term flood risk website. Please refer to Figure 3 overleaf for more details).

6.0 Existing Flood Risk Assessment (continued)

Flood risk summary

Your selected location: Lynn House, Mill Lane, Sutton St. James, Spalding, PE12 0EJ

This information tells you the flood risk of the land around a building, not the building itself.

The highest risk of flooding at this location is from **rivers and the sea**.

Get flood warnings by text, phone or email

You can [sign up for free flood warnings](#) and get messages by text, phone or email.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

No data available

This data is currently unavailable. We'll publish the data when it becomes available.

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Figure 3: Extracts from GOV.UK - Check your long term flood risk website © Crown copyright

The proposed development site is flanked on either side by two formal watercourses, Baulkins Drove Drain to the Eastern boundary and Taylor's Drain to the Western boundary, both of which fall under the management of the **North Level District Internal Drainage Board**.

The location and design of the proposed development presents no threat to life nor does it present an increased risk to the surrounding properties based on the current flood risk within the area.

7.0 Flood Resilient Measures

Design and Layout

The internal floor level of the proposed structures will be raised above the external ground level as much as possible and will utilise external ramps or steps as access from the hardstanding areas around the building.

Materials and Finishes

The new buildings will be constructed using materials that are inherently tough with surface finishes to match. All electrical and mechanical services will be raised at least 1.2m above the internal floor level to limit the amount of damage from flood water. The floors will be finished with a hardwearing paint finish that will remain unaffected by flood water.

The external walls will generally be constructed with traditional masonry at low level with non-absorbing rigid closed cell cavity insulation within the cavity and above with an insulated composite panel again with a non-absorbing rigid closed cell insulation core, sandwiched between corrosion resistant steel sheets finished with a high performance paint finish. The insulated panels will then be over clad with a traditional oak cladding with associated drip detail at the junction with the low level brick work.

Any exposed parts of the structural steel frame supporting the new buildings, will be provided with a corrosion resistant paint finish at low level.

Where possible, all furniture and fixtures within the new buildings should be movable to allow them to be relocated in the event of a flood.

Building Services

All new electrical and data services throughout the workshop areas should be installed above the anticipated flood level and will be installed within a sleeved conduit to allow them to be replaced easily if damaged by a serious flood.

All primary mechanical and electrical infrastructure serving the new workshop should be distributed at high level and supplies dropped down to individual points in lieu feeding up from the floor level.

All primary service components such as boilers, hot water tanks, fuse boards and meters, etc should be installed above the anticipated flood level.

All incoming services that pass through the ground floor slab should be adequately sealed to prevent the ingress of water in the event of a serious flood.

Drainage

Any future foul water installations should consider the use of non-return / anti-flood devices, fitted onto the below ground drainage system, to reduce the risk of grey / black waste water entering the building in the event of a serious flood.

