FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
HITHER HOLD FARM, FURTHER OLD GATE, HOLBEACH

FINAL REPORT

ECL1632-2/GR MERCHANT LTD

DATE FEBRUARY 2026

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

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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 GR Merchant Ltd in respect of a residential dwelling at Further Old Gate, Holbeach.

Prior Notification (H23-0893-25) to convert an agricultural building to form a dwelling was approved in December 2025. The proposed development will supersede the approval granted. A planning application for the proposed development is to be submitted by GR Merchant Ltd.

The mitigation measures proposed within this Flood Risk Assessment are consistent with those recommended within the Flood Risk Assessment prepared to support the previous application.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located at Hither Hold Farm, Further Old Gate, Holbeach, Spalding, Lincolnshire, PE12 6SU. The National Grid Reference of the site is 53420/32281.

The location of the site is shown in Figure 1.

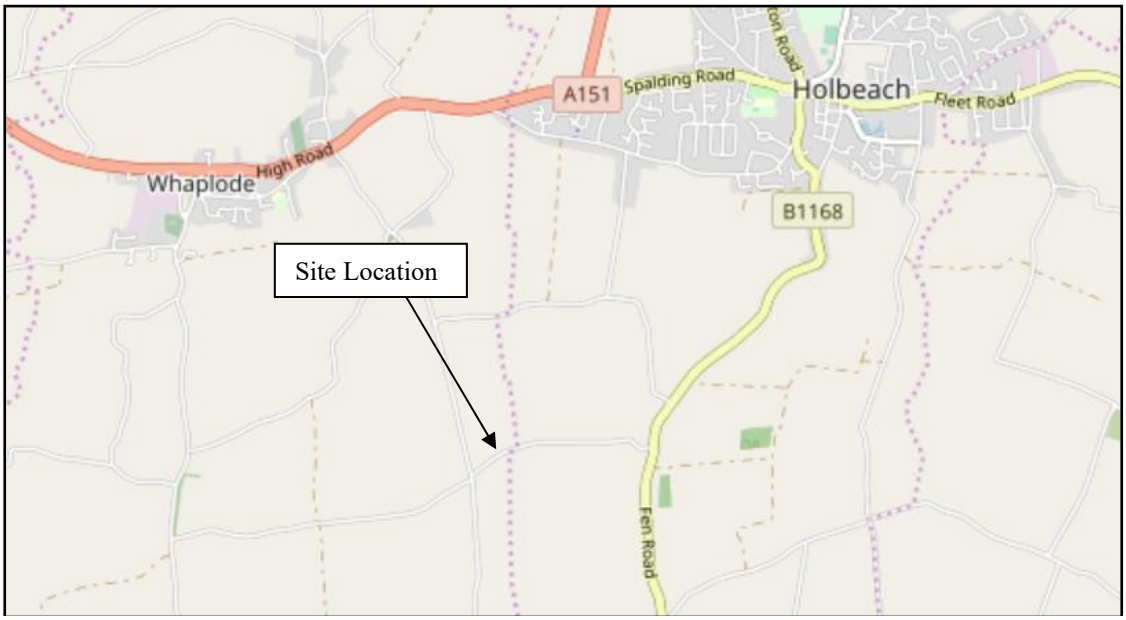


Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is within an agricultural holding on the northern side of Further Old Gate. The site consists of an agricultural building and the surrounding land. The site has an existing access to Further Old Gate. The area of development is approximately 0.1 hectares.

Environment Agency LiDAR data shows that ground levels around the building are typically between +2.8m OD and +3.0m OD. The carriageway level of Further Old Gate adjacent to the site is +2.7m OD. The agricultural land to the north of the site is between +2.3m OD and +2.6m OD.

The site is in the South Holland Internal Drainage Board (IDB) District. Surface water at the site drains naturally through soakaway and hence to the IDB drain system. There is a riparian drain on the eastern boundary of the site which discharges to an IDB Ordinary Watercourse 370m north 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 one dwelling. The dwelling will have two 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 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 depth 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	
	Chance of Flooding	**Depth (Low chance)**	**Chance 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	The site is outside of the area with a low chance (between 0.1% and 1% chance each year)	Not at risk	The site is outside of the area with a low chance (between 0.1% and 1% chance each year)	Not at risk
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 of flooding.	The site is outside the area at risk of flooding.

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 in 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.

The site has permission for the conversion of the agricultural building to form a dwelling. It is considered that the permission for the change of use of the building has established the principle for a dwelling at the site. It is proposed that the dwelling that forms this application will replace the existing permission.

As the proposed development can be considered to be the same as replacement dwellings it is not necessary to apply 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 South Holland IDB district is protected by the Wash tidal defences along the Holbeach Marsh frontage with embankment levels at a minimum of +7.0m OD. The Wash tidal defences are 12.9km from the site. The River Nene tidal defences are 13.3km to the east of the site. The River Welland tidal defences are 8.2km to the north west of the site. All three defences are 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 that runs in an easterly direction 370m north of the site. The site and the surrounding land are within the Little Holland catchment and drains to the Little South Holland Drain which discharges to the South Holland Main Drain at the Little Holland Pumping Station. The South Holland Main Drain discharges to the tidal River Nene at the 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 very low.
Fluvial Flooding	The risk is assessed in Section 4.3.
Tidal Flooding	The risk is assessed in Section 4.3.
Reservoir Flooding	Based upon the EA maps the site is not at risk of reservoir flooding.
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.

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 Welland & Deeping IDB main drains incorporating freeboard. This freeboard provides storage during the exceedance events.

The site is within an area benefitting from defences. The flood embankments to the Wash and the River Nene and River Welland tidal defences provide protection during a 0.5% annual probability (1 in 200 chance each year) event. The flood risk from the Wash is lowered further by second line defences and various informal banks constructed during the reclamation of Holbeach Marsh.

4.4 Historic Flooding

During the preparation of this assessment, no evidence was discovered of the site being flooded. Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1% annual probability (1 in 100 chance each year), caused no flooding to any residential properties.

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 tide levels.

The tidal flood level during the 0.5% annual probability (1 in 200 chance each year) event inclusive of climate change to 2115 is estimated to be 7.2m AOD. The minimum defence level of the Wash, River Nene, and River Welland embankments is 7.0m AOD. There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the tidal defences. However, the second line defences with embankment levels of 6.0m AOD would further reduce the probability of flood water reaching the development site.

4.6 Residual Risk

There is a residual risk of flooding to land close to the Wash, River Nene, and River Welland should a breach of the tidal defences occur. The South East Lincolnshire SFRA includes maps demonstrating the residual peak depth in 2116. The Residual Peak Depth maps within the SFRA show that when the climate change allowances are applied to the 1% annual probability fluvial (1 in 100 chance each year) and the 0.5%

annual probability tidal (1 in 200 chance each year) event the site is not at risk. An extract from this map is shown in Figure 3 below.

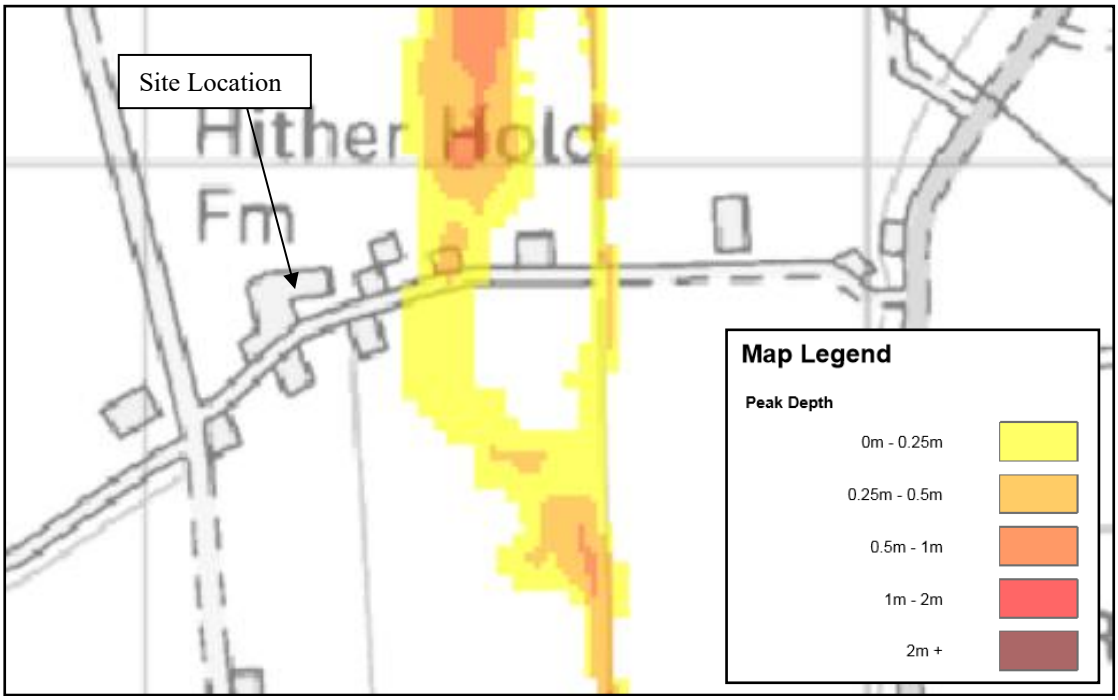


Figure 3 – SFRA 2116 Residual Peak Depth Map

5.0 FLOOD RISK MITIGATION

5.1 Summary of Risks

The probability of this development flooding from localised drainage systems is low. Failure of Little Holland Pumping Station could lead to an increased level of risk within the IDB catchment.

The probability of the site flooding from any Environment Agency system is less than 0.5% annual probability (1 in 200 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 from overtopping of the defences.

The SFRA considers the residual risk associated with a breach in the defences in 2116. The site is not at risk during a breach of the tidal defences.

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, it is recommended that the finished floor level of the dwelling is 0.3m above surrounding ground level. Furthermore, there should be 0.3m of flood resilient (recovery) construction above finished floor level.

The developer should ensure that the occupier of the dwelling is 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 occupier of the dwelling should register to receive flood warnings.

Should there be a failure of Little Holland 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 development 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 one 2 storey dwelling at Further Old Gate, Holbeach.

- 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. It is protected by tidal defences on the Wash, River Nene, and River Welland during the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200) tidal event including climate change. The site is not at risk during a breach of the tidal defences.

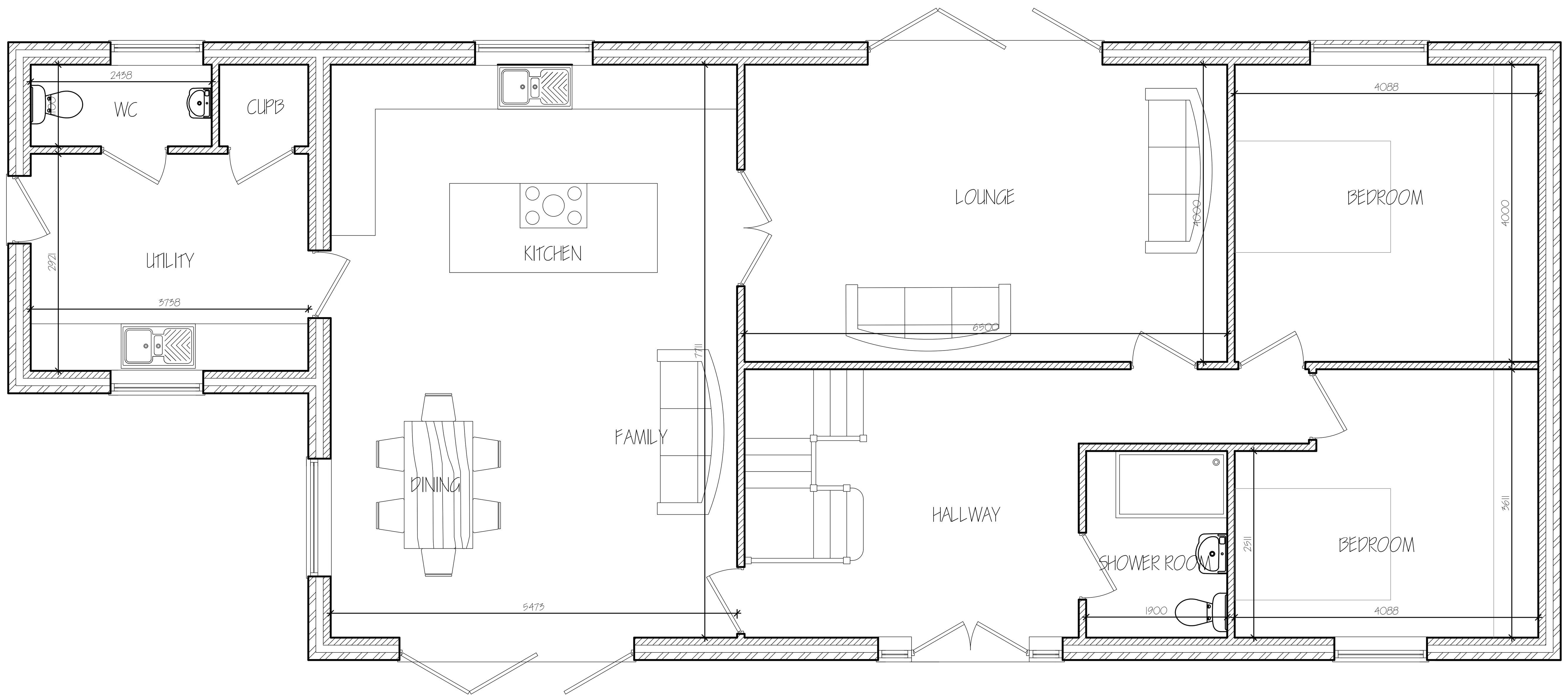
- The site is outside of the area with a residual risk associated with a breach of the defences.

- It is recommended that the finished floor level of the dwelling is 0.3m above surrounding ground level and there is 0.3m of flood resilient construction above finished floor level.

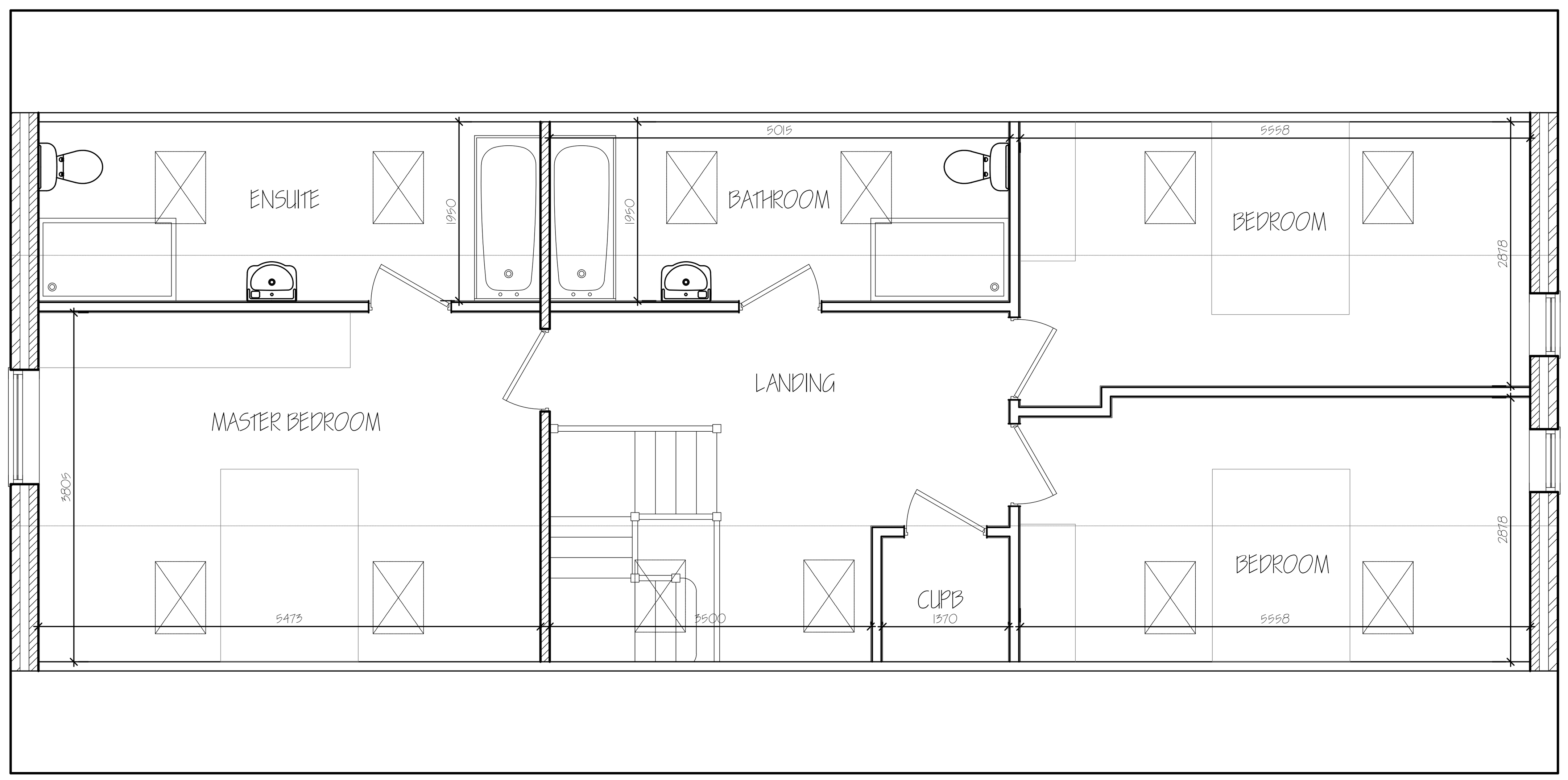
- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

ATTACHMENT 1

FLOOR PLAN, ELEVATIONS AND SITE PLAN
(DWG 4380-25 04)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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 (Llex Aquifolium)
- (f) Gueider Rose (Vibumum Opulus)
- (g) Privet (Ligustrum Ovalifolium)

B - 1.2m LINCOLNSHIRE POST & RAIL FENCE

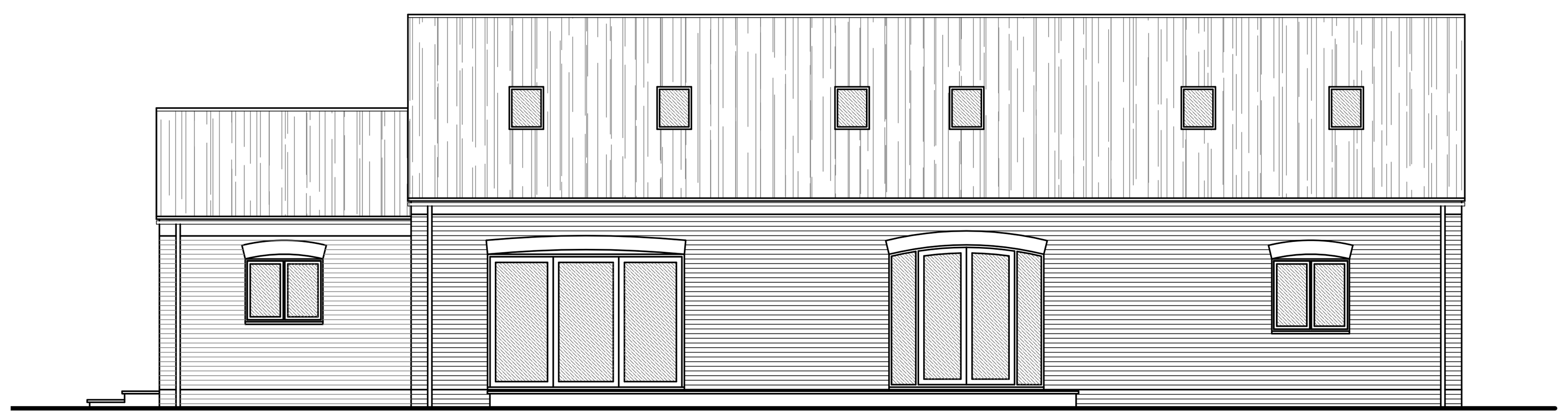
C - SILVER BIRCH

D - FLOWERING CHERRY

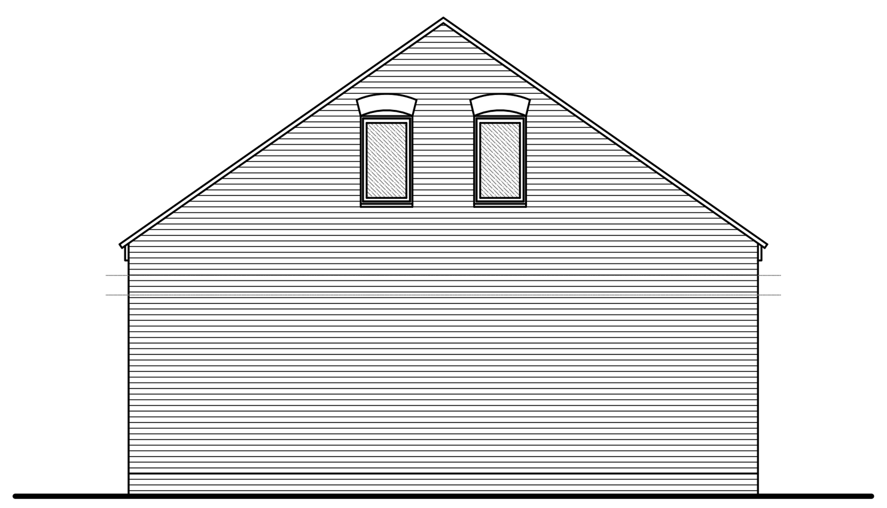
E - COMMON WHITEBEAM

FLOWERING LAWNS
Seeded EL -1 Mix From Emorsgate Seeds

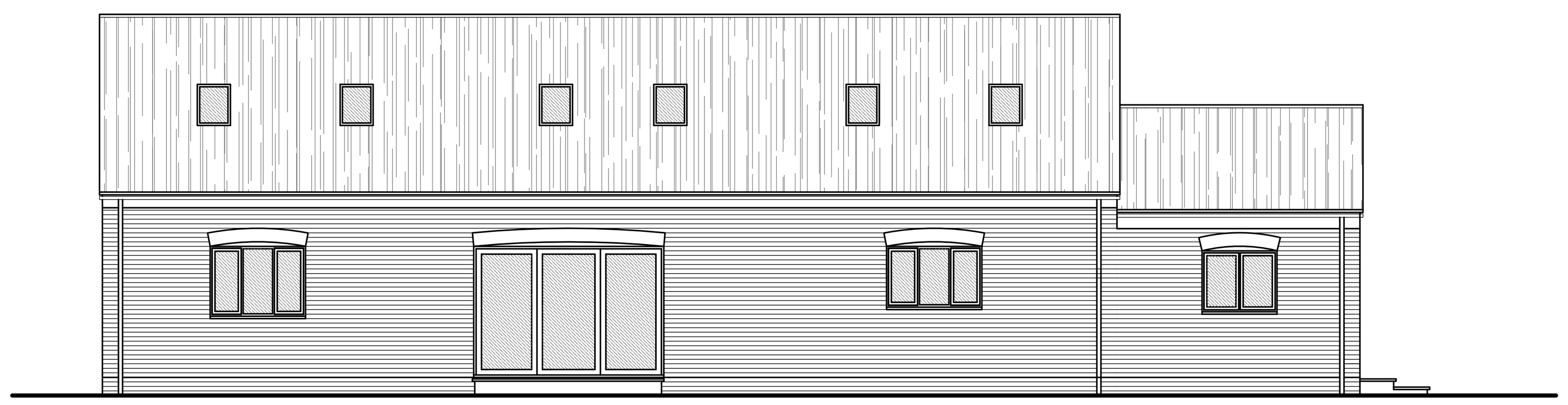
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)
All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.
1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole.
All trees, shrubs 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.



SOUTH ELEVATION (FRONT)



EAST ELEVATION (SIDE)



NORTH ELEVATION (REAR)

WEST ELEVATION (SIDE)

SITE PLAN 1:250

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
ERECTION OF DWELLING
'HITHER HOLD FARM', FURTHER OLD GATE
WHAPLODE
SPALDING, LINCS.

Client
MR & MRS P PARNELL

Drawing
FLOOR PLAN - PROPOSED
ELEVATIONS - PROPOSED
SITE PLAN - PROPOSED

Job Ref.	Drawing No.
4380-25	04.
Date	**Drawn**
FEBRUARY 2026	SLD

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

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