FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT AT
OXCROFT BANK, SHEPEAU STOW

FINAL REPORT

ECL0667-5a/SWANN EDWARDS ARCHITECTURE

DATE JUNE 2025

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This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed residential development at Oxcroft Bank, Shepeau Stow. "Ellingham Consulting Ltd" accepts no responsibility or liability whatsoever for any use made of this document other than by the client Mr & Mrs D Ford for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Ellingham Consulting Ltd" during the necessary investigative process, and the conclusions and recommendations, could therefore, differ in the event of material subsequently being found erroneous, incomplete, or misleading. "Ellingham Consulting Ltd" therefore, accepts no liability should this prove to be the case.

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 Mr & Mrs D Ford in respect of a development that consists of one residential dwelling at Carters Farm, Oxcroft Bank, Shepeau Stow.

Planning application (H23-0766-24) to convert an agricultural building to form two dwellings was approved in November 2024. The proposed development will supersede the approval granted. A planning application for the proposed development is to be submitted by Swann Edwards Architecture.

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 on land at Carters Farm, Oxcroft Bank, Shepeau Stow, Spalding, Lincs, PE12 0TY. The National Grid Reference of the site is 53001/31144.

The location of the site is shown in Figure 1.



Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is part of an agricultural holding on the eastern side of Oxcroft Bank. The site consists of an agricultural building and the access from Oxcroft Bank. The area of development is approximately 0.24 hectares.

Environment Agency LiDAR Data shows that ground levels within the site are between +1.7m OD and +2.2m OD. The surrounding agricultural land is typically between +1.1m OD and +1.6m OD.

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 drainage system. There is a riparian drain on the eastern side of Oxcroft Bank and IDB High Priority Watercourse on the western side.

The online British Geological Survey maps indicate that the site is likely to be underlain by Oxford 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 one residential 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.

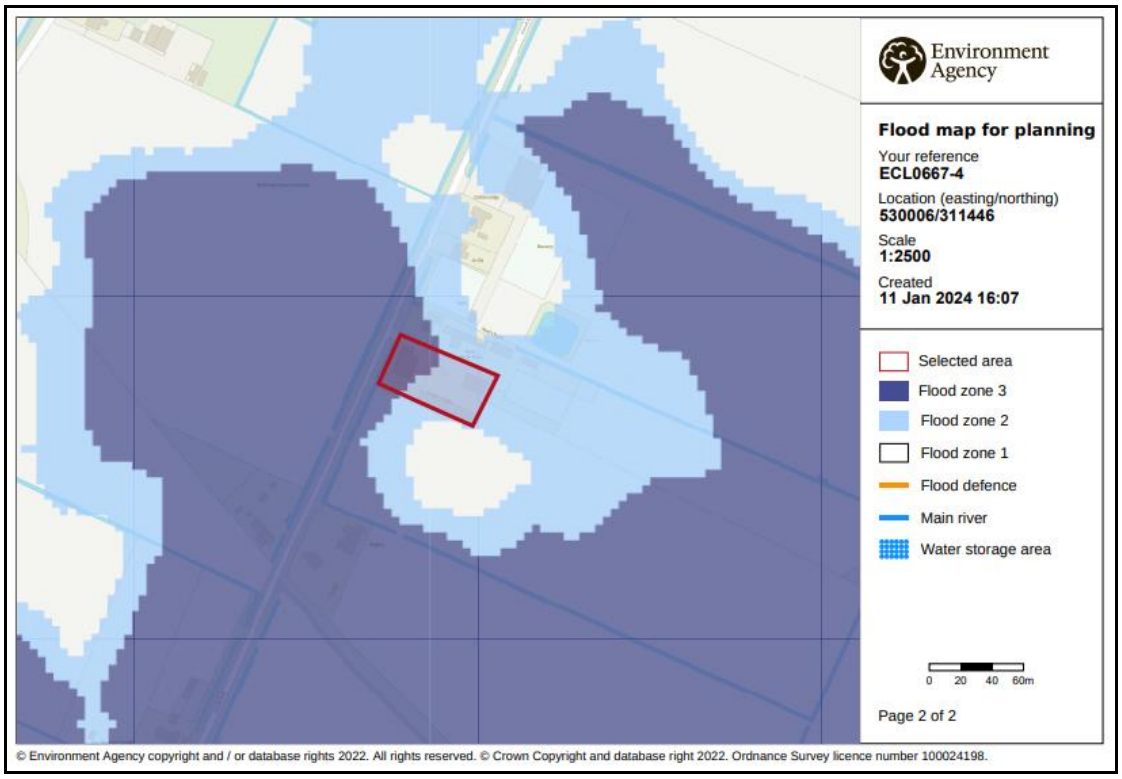


Figure 2 – Environment Agency Flood Map for Planning

The Environment Agency Long Term Flood Risk maps show that:

- the site has a medium risk of flooding from rivers or the sea (annual probability between 1% and 3.3%);
- 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'. Part of 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.

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

As the proposed development can be considered to be the same as a replacement dwelling 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 site is 10.8km north of the River Nene. The site is protected by the River Nene defences between Dog in a Doublet and Guyhirn.

The site is 5.8km east of the River Welland. Crowland Washes provides floodplain storage for the River Welland. The land to the east of the River Welland is protected from the River Welland and Crowland Washes by the Corporation Bank.

The River Nene and River Welland 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 High Priority Watercourse on the western side of Oxcroft Bank. 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

The potential sources of flooding that have been identified during this assessment are:

- local blockages to the South Holland IDB drainage system;
- an event in the local drainage network greater that exceeds the standard of protection;
- failure of Fleet Fen Pumping Station; and
- overtopping and/or breaching of the River Welland or River Nene.

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.

The standard of drainage provided by South Holland IDB is assessed at 2% annual probability (1 in 50 chance each year), compatible with the Department of the Environment, Food and Rural Affairs (DEFRA) target level of service for rural drainage and flood defence works. The risk associated with flooding due to events greater than 2% annual probability (1 in 50 chance each year) is lowered due to the South Holland IDB watercourses incorporating a freeboard. This provides storage during events greater than 2% annual probability (1 in 50 chance each year).

The site benefits from defences on the River Nene and River Welland 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 and River Welland 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 South Holland IBD area should a breach of the tidal defences occur. The South East Lincolnshire SFRA includes maps demonstrating the residual peak depth in 2116. 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 200 chance each year) tidal event the site is not at risk during a breach.

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 site is not at risk from the residual risk associated with overtopping and a breach of the defences in 2115.

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. Based upon the information available during the preparation of this flood risk assessment, it is recommended that the floor level of the dwelling is 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 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 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 one 2 storey residential dwelling at Carters Farm, Oxcroft Bank, Shepeau Stow.

- The proposed development is in Flood Zone 3. The site benefits from defences on the River Nene and River Welland 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.

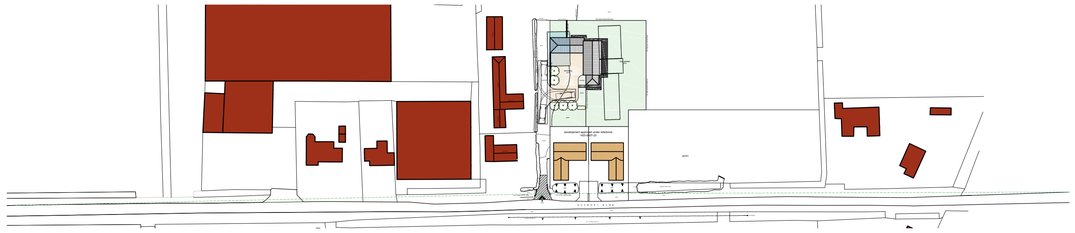
- The site is located within an Internal Drainage Board catchment with a minimum standard of drainage of 2% annual probability (1 in 50 chance each year) which accords with DEFRA guidelines for rural development. The risk of flooding is lowered further due to the South Holland IDB watercourses incorporating a significant freeboard. This provides storage during events greater than 2% annual probability (1 in 50 chance each year).

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

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

ATTACHMENT 1

SITE AND LOCATION PLAN
(DWG SE-2156 PP3000)

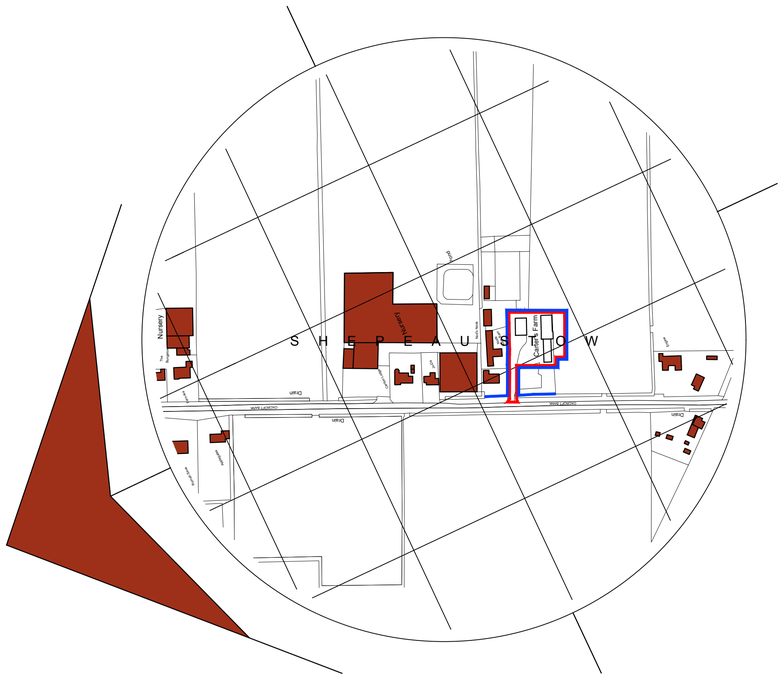


Visibility Splay Plan

Scale: 1:1250

0 12.5 25 37.5 50

metres



Location Plan

Scale 1:2500

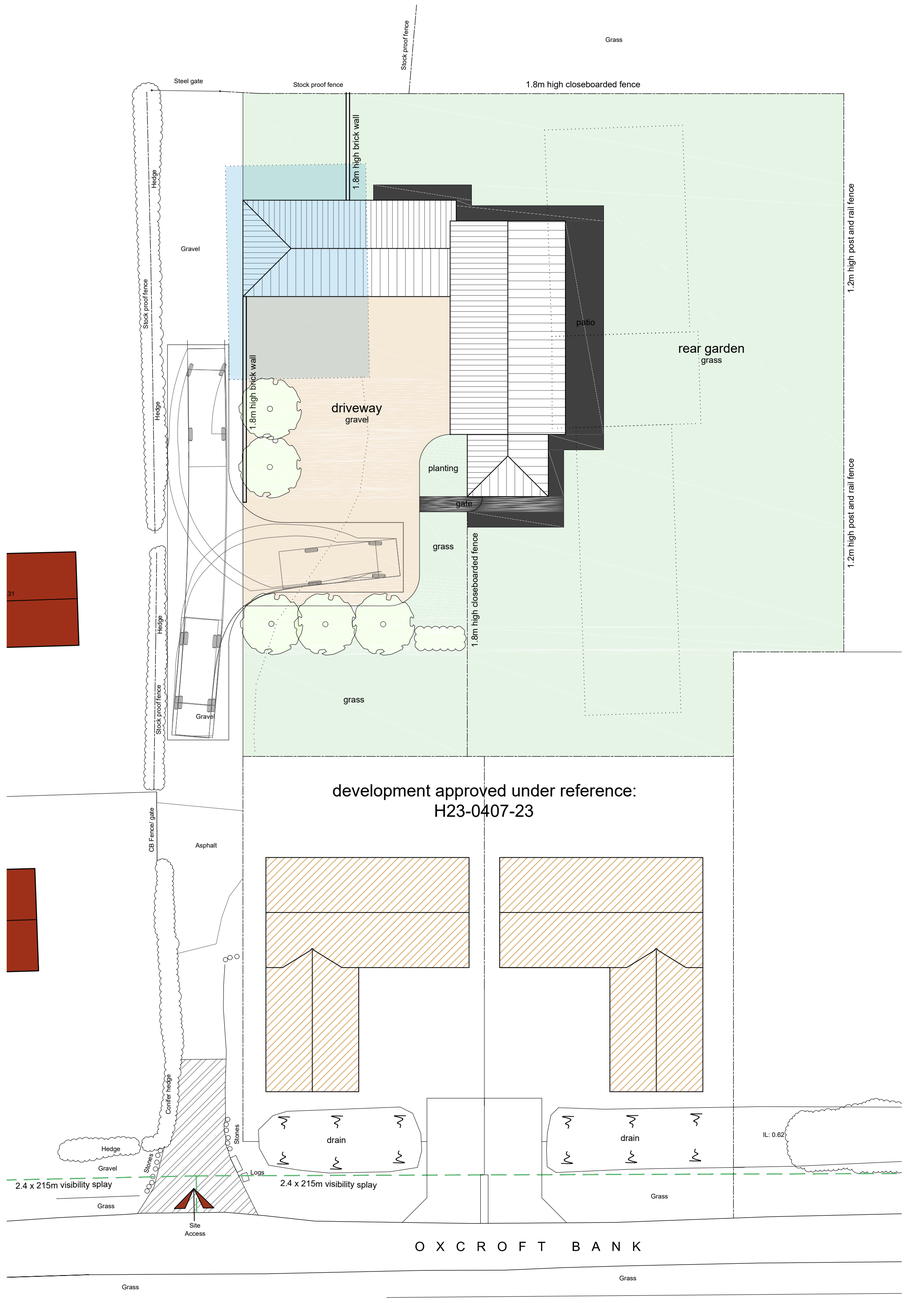
0 25 50 75 100

metres

SITE PLAN KEY

- Indicates proposed development
- Indicates existing buildings taken from OS Plan
- Indicates footprint of building that benefits from planning permission to form 2 new dwellings under ref: H23-0766-24
- Indicates buildings approved under reference: H23-0407-23
- Indicates existing buildings to be demolished
- Indicates existing surveyed vegetation on site to be retained
- Indicates proposed vegetation in accordance with submitted BNG metric
- Indicates existing site access point
- Indicates existing site access to be retained at 4.1m in width for the first 10m and upgraded to Lincolnshire County Council specification

Access width is to be a min. 4.1m wide for the first 10m and 3.7m wide thereafter. Existing access to be upgraded to Lincolnshire County Council specification.



Site Plan

Scale: 1:200

0 2 4 6 8

metres

General Notes

1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.

Status

PLANNING

SWANN EDWARDS ARCHITECTURE

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Job Title
Proposed Development
Carter's Farm, Oxcroft Bank,
Shepeau Stow, Spalding, Lincs,
PE12 0TY

Drawing Title
Planning Drawing
Site Plan & Location Plan

Date	Drawn by
June 2025	SHe
	Checked by GE
Job No. SE-2156	Sheet Size A1
Dwg No. PP3000	Revision

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