



Huntingdonshire Level 2 Strategic Flood Risk Assessment Site Summary

Site CfS:212

Final Report

Prepared for
Huntingdonshire District
Council

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This report describes work commissioned by Huntingdonshire District Council by an instruction via email dated 21 July 2025. The Client's representative for the contract was Frances Schulz of Huntingdonshire District Council. Amy Ewens of JBA Consulting carried out this work.

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The methodology adopted and the sources of information used by JBA in providing its services are outlined in this Report. The work described in this Report was undertaken between 21 July 2025 and 6 November 2025 and is based on the conditions encountered and the information available during the said period. The scope of this Report and the services are accordingly factually limited by these circumstances.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate.

Acknowledgements

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1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site CfS:212. The content of this report assumes the reader has already consulted the 'HDC Level 1 SFRA' (2024) and read the 'HDC Level 2 SFRA Main Report' (2025) and is therefore familiar with the terminology used in this report.

1.1 Site CfS:212

- Location: Land at A1 West (South) - South of Peterborough Motorway Services, Haddon
- Existing site use: Agricultural, includes existing access road (A605)
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Commercial
- Proposed site use vulnerability: Less vulnerable
- Site area (ha): 49.91
- Watercourse: Unnamed and unmodelled watercourses within the northwest of the site, and to the north and south of the site (all ordinary watercourses and tributaries of Stanground Lode and the River Nene).
- Environment Agency (EA) model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
 - Assessment of surface water flood extent, depths and hazards
 - Assessment of all other sources of flood risk

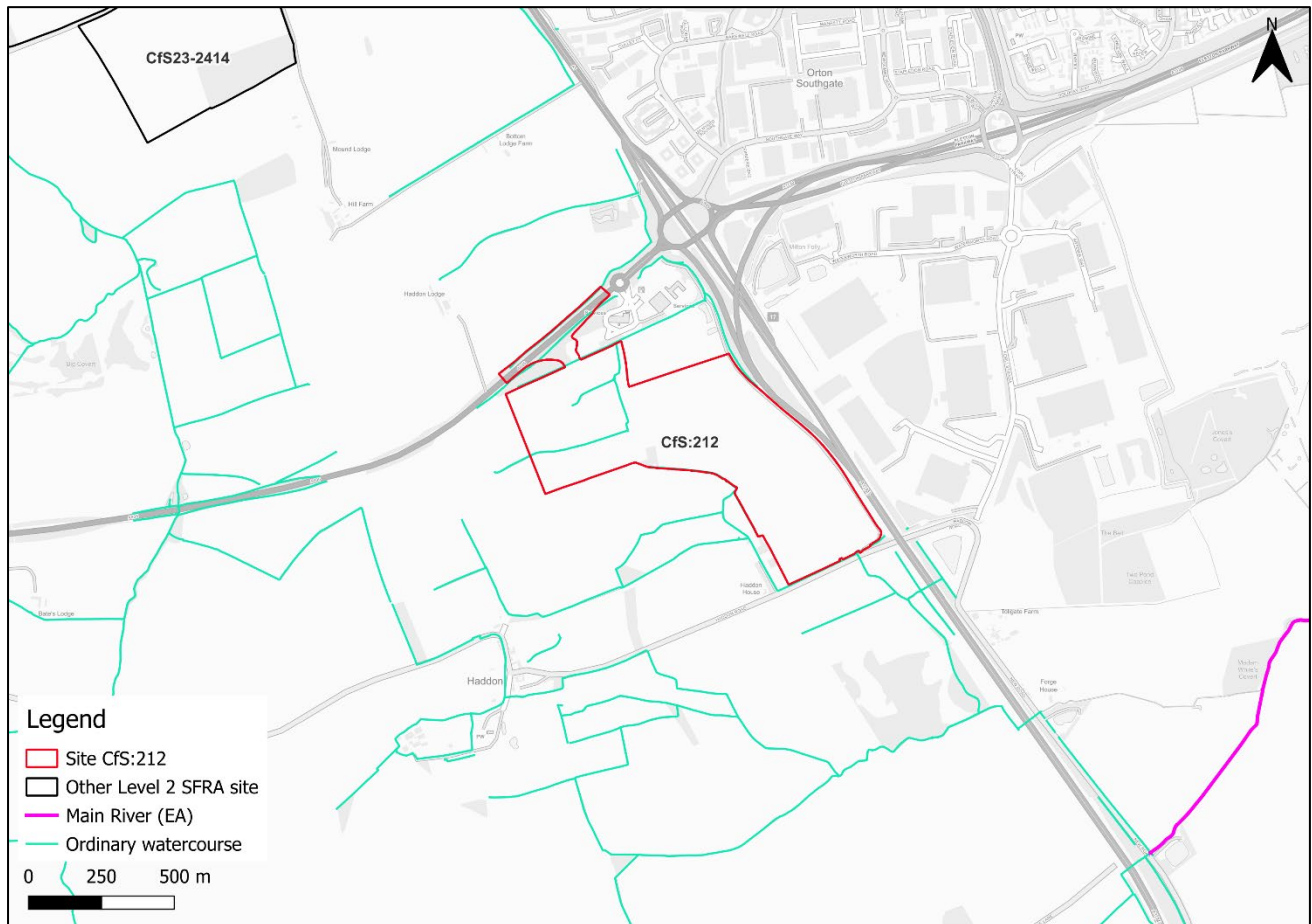


Figure 1-1: Existing site location boundary

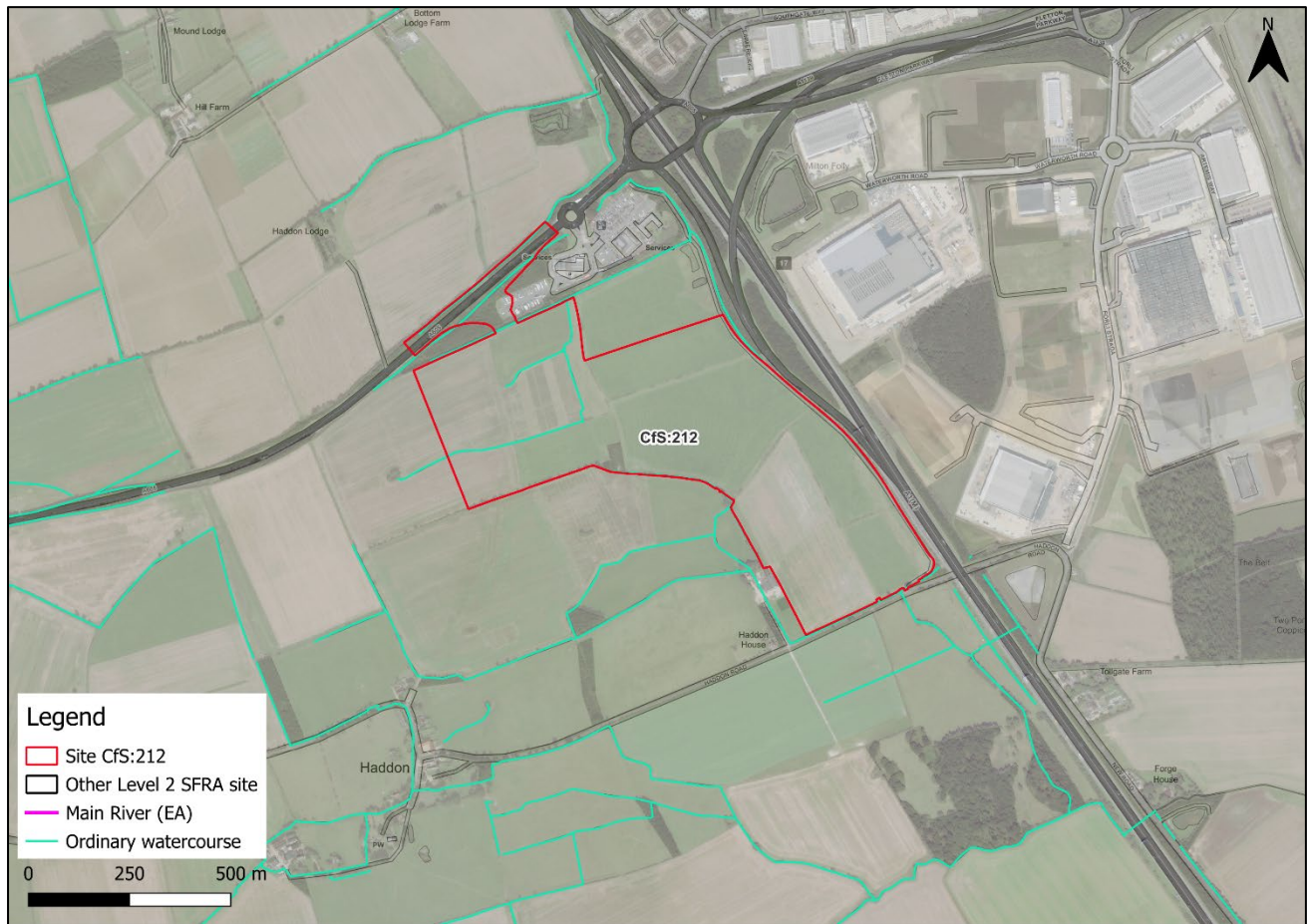


Figure 1-2: Aerial photography

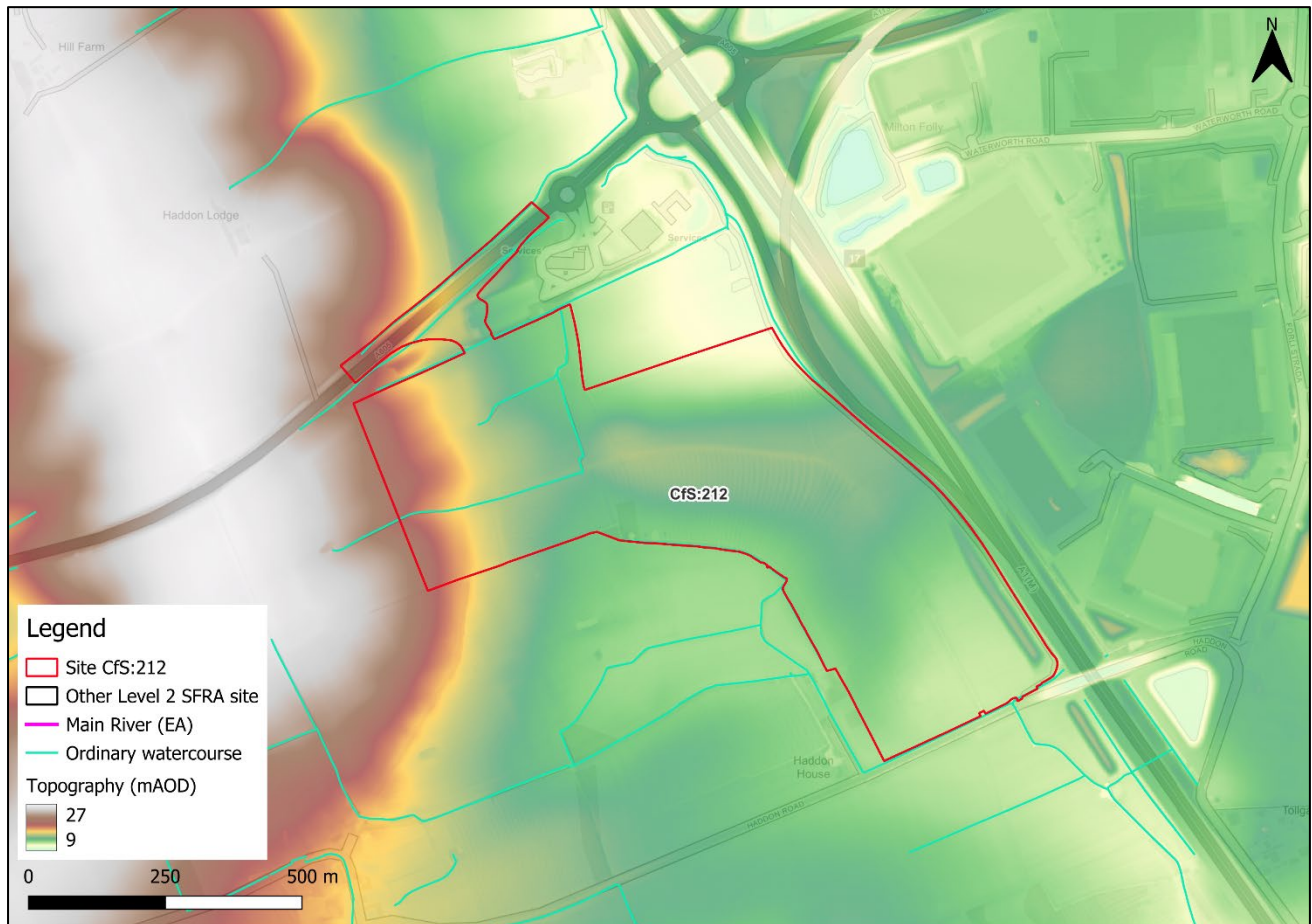


Figure 1-3: Topography

2 Flood risk from rivers and sea

2.1 Existing risk

2.1.1 Flood Map for Planning and functional floodplain

Based on the EA's Flood Map for Planning (accessed July 2025) and Flood Zone 3b (functional floodplain), as updated in this Level 2 SFRA, the percentage areas of the site within each flood zone are stated in Table 2-1 and can be viewed on Figure 2-1. This version of the Flood Map for Planning does not consider flood defence infrastructure (Section 2.2) or the impacts of climate change (Section 2.3).

The whole site is modelled to be within Flood Zone 1 indicating it is at low risk of flooding from rivers and the sea.

Table 2-1: Existing flood risk based on percentage area of site at risk

Flood Zone 1 (% area)	Flood Zone 2 (% area)	Flood Zone 3a (% area)	Flood Zone 3b (% area)
100	0	0	0

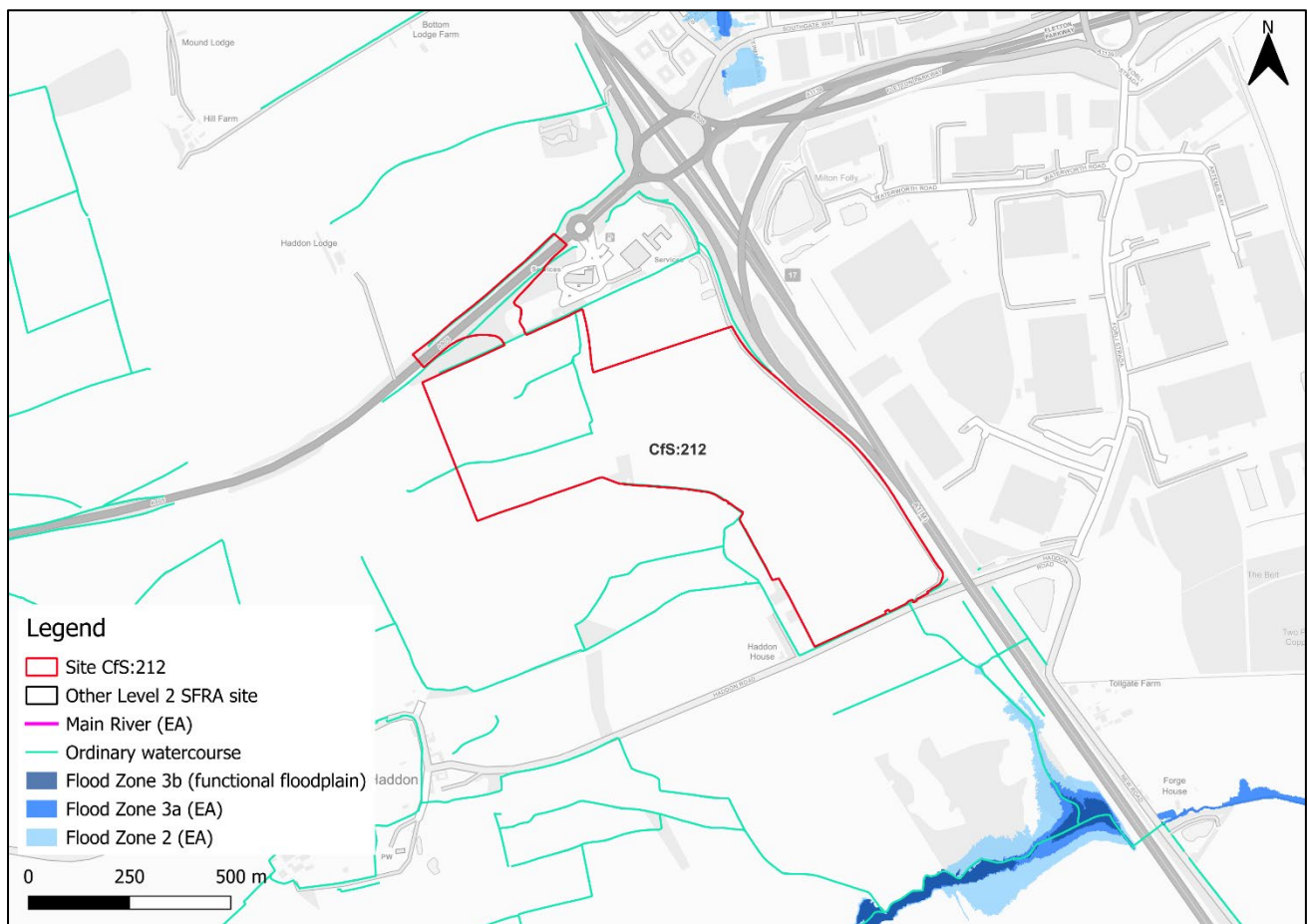


Figure 2-1: Existing risk

2.2 Flood risk management

2.2.1 Flood defences

The site doesn't benefit from any formal engineered flood defences, according to the EA's spatial flood defences dataset.

2.2.2 Working with Natural Processes

The EA's Working with Natural Processes (WwNP) dataset has been interrogated to identify opportunities for Natural Flood Management (NFM) to reduce flood risk to the site and surrounding areas. These areas are shown in Figure 2-2. Note, the WwNP mapping is broadscale and indicative, therefore further investigation will be required for any land shown to have potential for WwNP. There is some potential within the site and significant potential upstream of the site for tree planting to reduce runoff downstream.

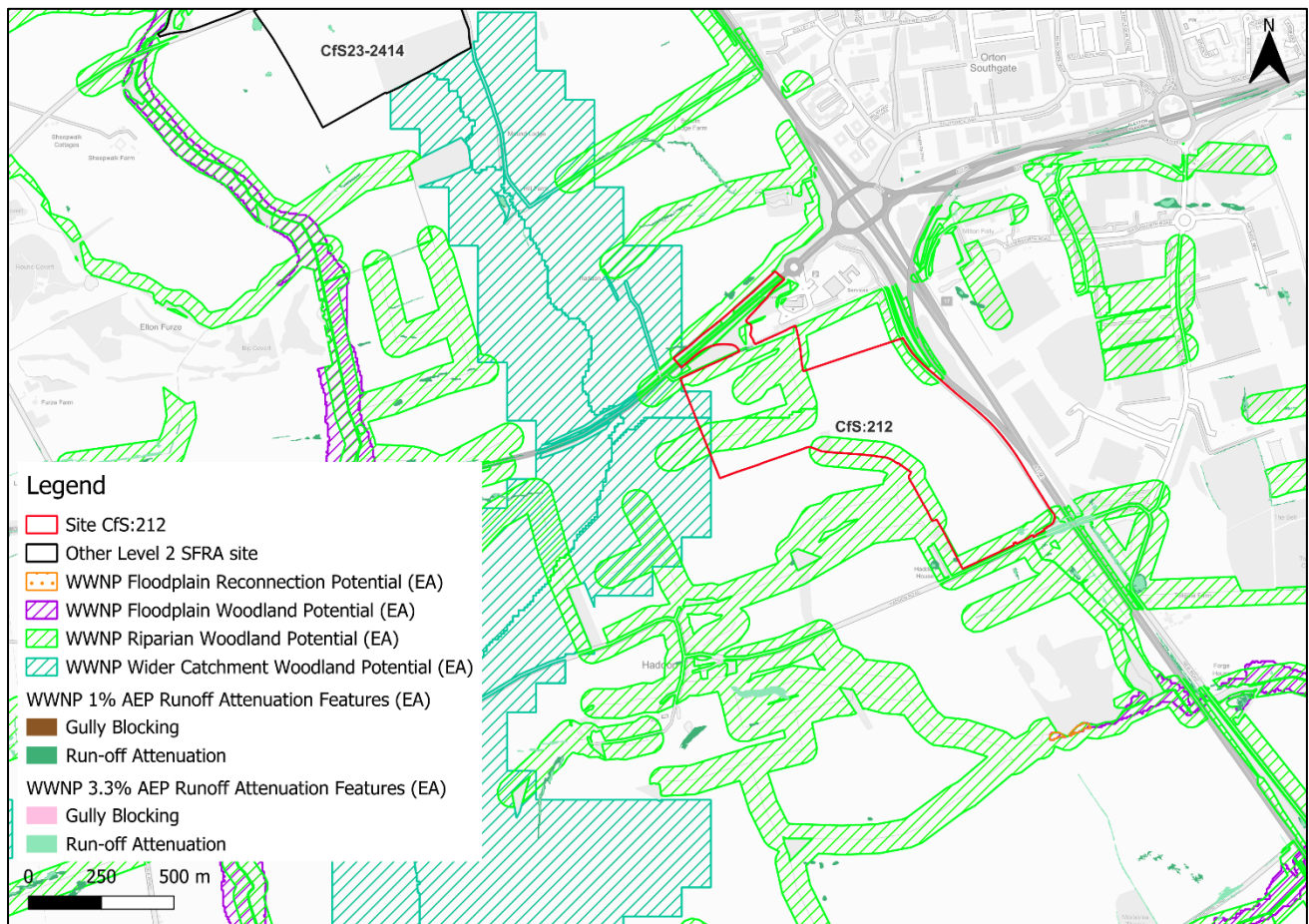


Figure 2-2: Natural Flood Management (NFM) potential mapping

2.3 Impacts from climate change

2.3.1 Fluvial

The EA's Flood Map for Planning shows the site is not at risk from fluvial climate change.

2.3.2 Tidal

The EA's Flood Map for Planning shows the site is not at risk from tidal climate change.

2.4 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered which shows that there are no recorded historic flood incidents within the vicinity of the site.

2.5 Emergency planning

2.5.1 Flood warning

The EA operates a Flood Warning Service for properties located within a Flood Warning Area (FWA) for when a flood event is expected to occur. The site is not located within a FWA.

Flood alerts may be issued before a flood warning for properties located within a Flood Alert Area (FAA) to provide advance notice of the possibility of flooding. A flood alert may be issued when there is less confidence that flooding will occur in a FWA. The site is not located within a FAA.

2.5.2 Access and escape routes

Based on available information, safe access and escape routes could likely be achieved during a flood event via the A605 to the north and via Haddon Road to the south. However, this depends on potential risk from the ordinary watercourses.

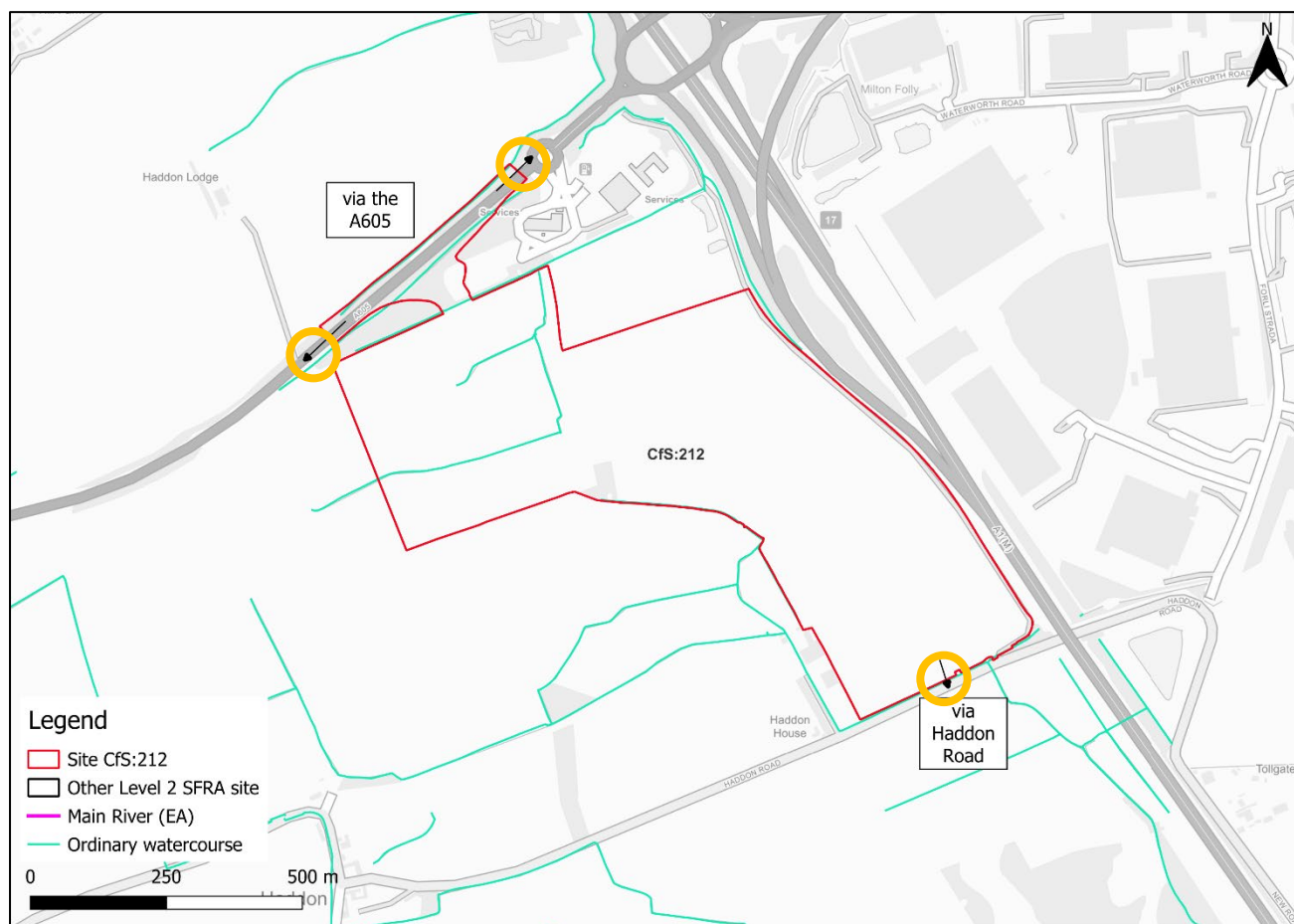


Figure 2-3: Potential access and escape routes

2.6 Observations, mitigation options, site suitability, sequential approach to development management - fluvial and tidal

- Observations:
 - The site is wholly within Flood Zone 1 and not shown to be at risk from climate change.
 - The extent of fluvial risk from the unmodelled ordinary watercourses is currently unknown. Using the 0.1% AEP surface water event as a proxy (Figure 3-4), risk is modelled to remain largely confined to the channels apart from at the southern boundary of the site.
- Mitigation:
 - The site-specific FRA should assess the risk from the ordinary watercourses. This may involve detailed modelling.
 - If works are proposed on or near a ordinary watercourse, a separate permission may be required. The type of permission needed and whether it must be sought from the Environment Agency, Lead Local Flood Authority or Internal Drainage Board will depend on the activity and location proposed.
- Access and escape:

- Safe access and escape routes must be available at times of flood and appear to be available from the north of the site, via the A605, and the south via Haddon Road. However, there is surface water risk at Haddon Road.

3 Flood risk from surface water

3.1 Existing risk

The NaFRA2 Risk of Flooding from Surface Water (RoFSW) mapping received a significant update and was published January 2025, including for surface water flood extents and depths. However, at the time of writing, the EA has confirmed that the depth information available is not structured in a way that is suitable for planning purposes. Therefore, this Level 2 SFRA considers the third generation RoFSW depth and hazard mapping in addition to the NaFRA2 extents, as agreed with the EA. Surface water depth and hazard should be modelled at the site-specific FRA stage.

3.1.1 Risk of Flooding from Surface Water - NaFRA2 extents

Based on the EA's national scale RoFSW map, as updated in January 2025, surface water risk to the site is predominantly very low. Approximately 5% of the site is at high surface water risk. A further 2% is at medium surface water risk and 4% at low surface water risk. The main risk is in the southern area of the site at Haddon Road where there is significant ponding.

Table 3-1: Existing surface water flood risk based on percentage area at risk using the NaFRA2 RoFSW map

Very low risk (% area)	Low risk (% area)	Medium risk (% area)	High risk (% area)
89	4	2	5

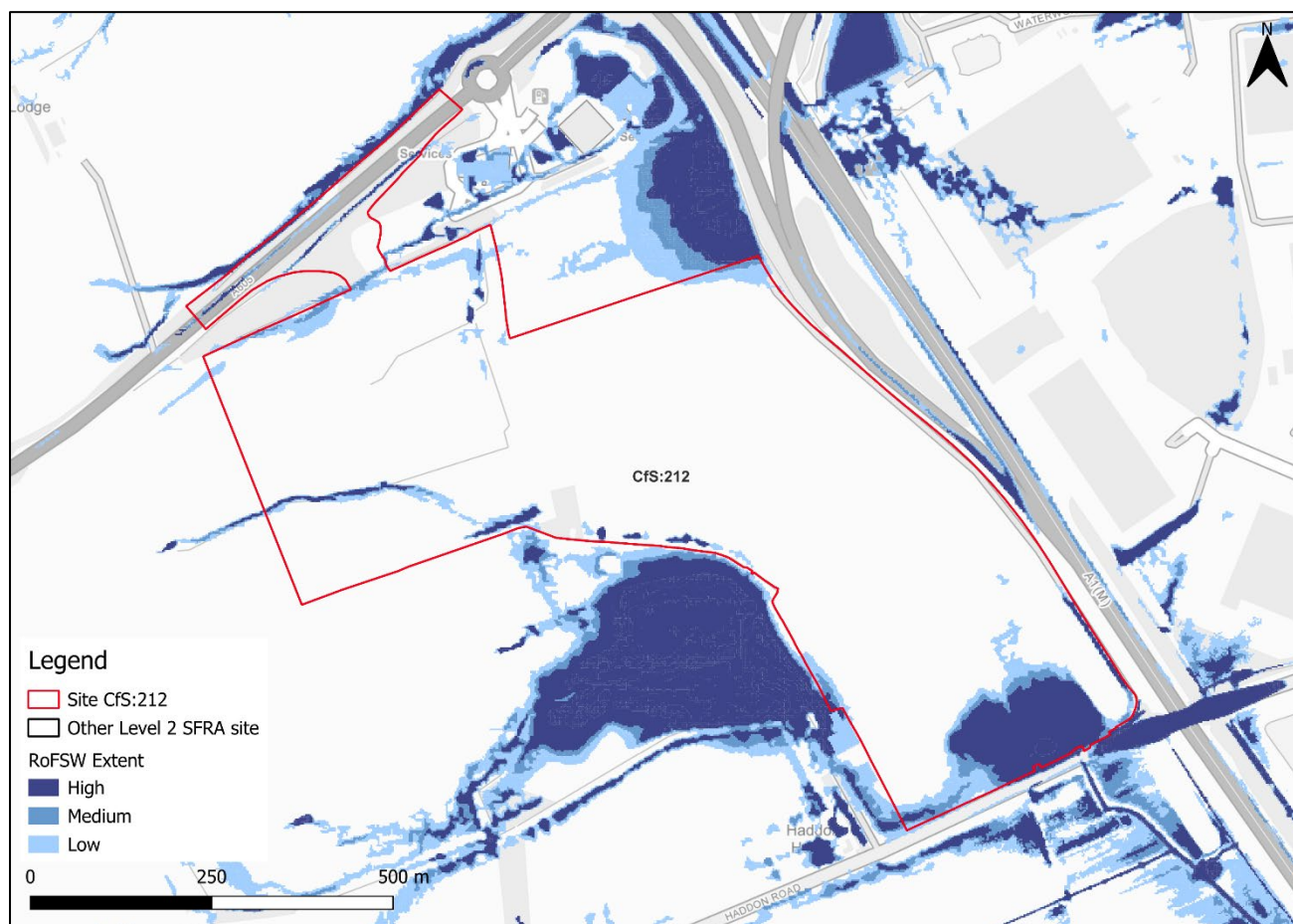


Figure 3-1: Surface water flood extents (NaFRA2 - Risk of Flooding from Surface Water map)

3.1.2 Risk of Flooding from Surface Water - third generation depths and hazard

Based on the EA's national scale third generation RoFSW map, the area of ponding in the southeast of the site is shown to be much smaller in extent with shallow depths (Figure 3-2) and low hazards (Figure 3-3).

There are therefore clear differences between the NaFRA2 RoFSW map and the third-generation depths and hazard mapping. This reinforces the requirement for detailed assessment of surface water at the FRA stage to establish surface water flood risk conditions.

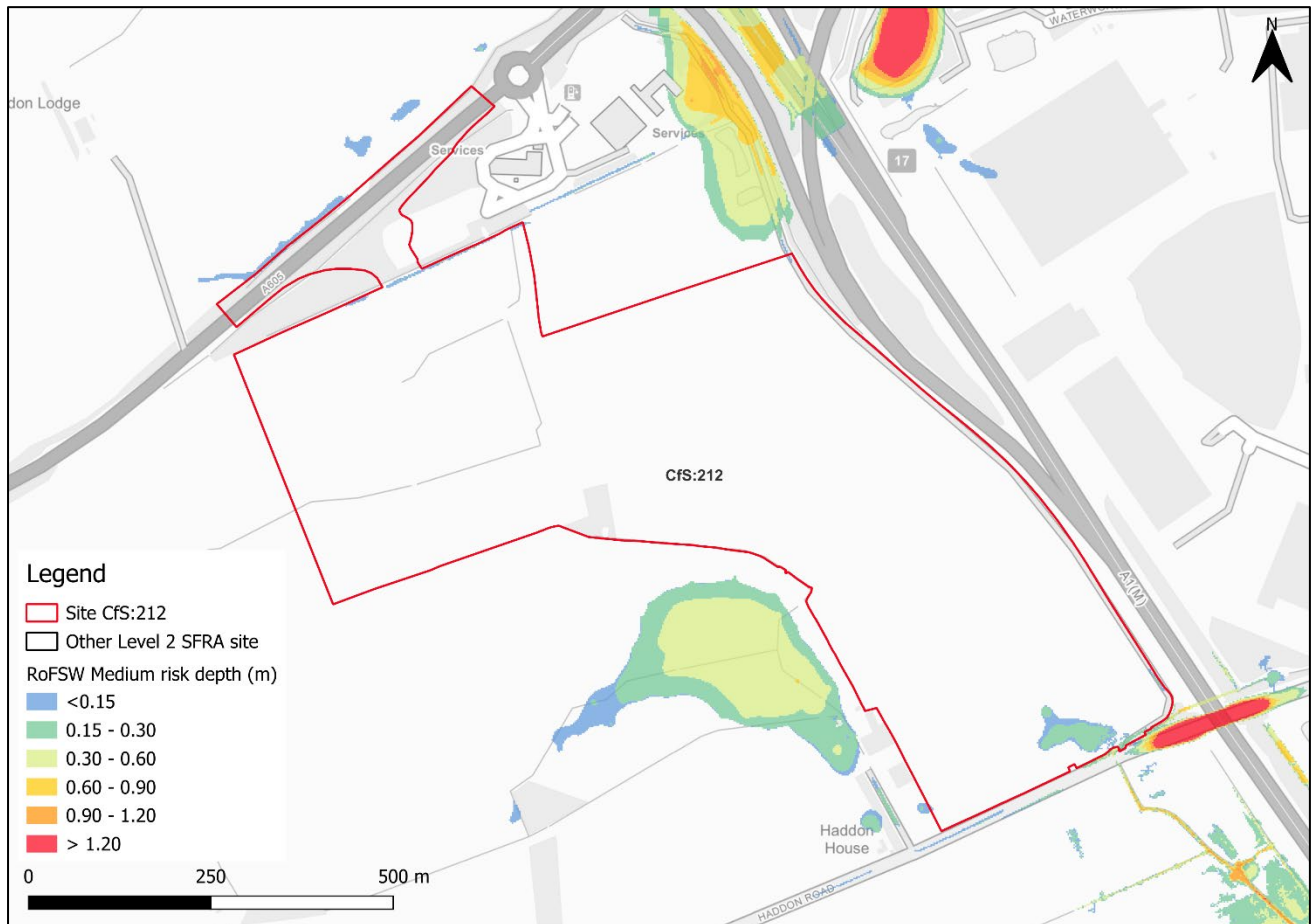


Figure 3-2: Medium risk event surface water flood depths (Third generation - Risk of Flooding from Surface Water map)

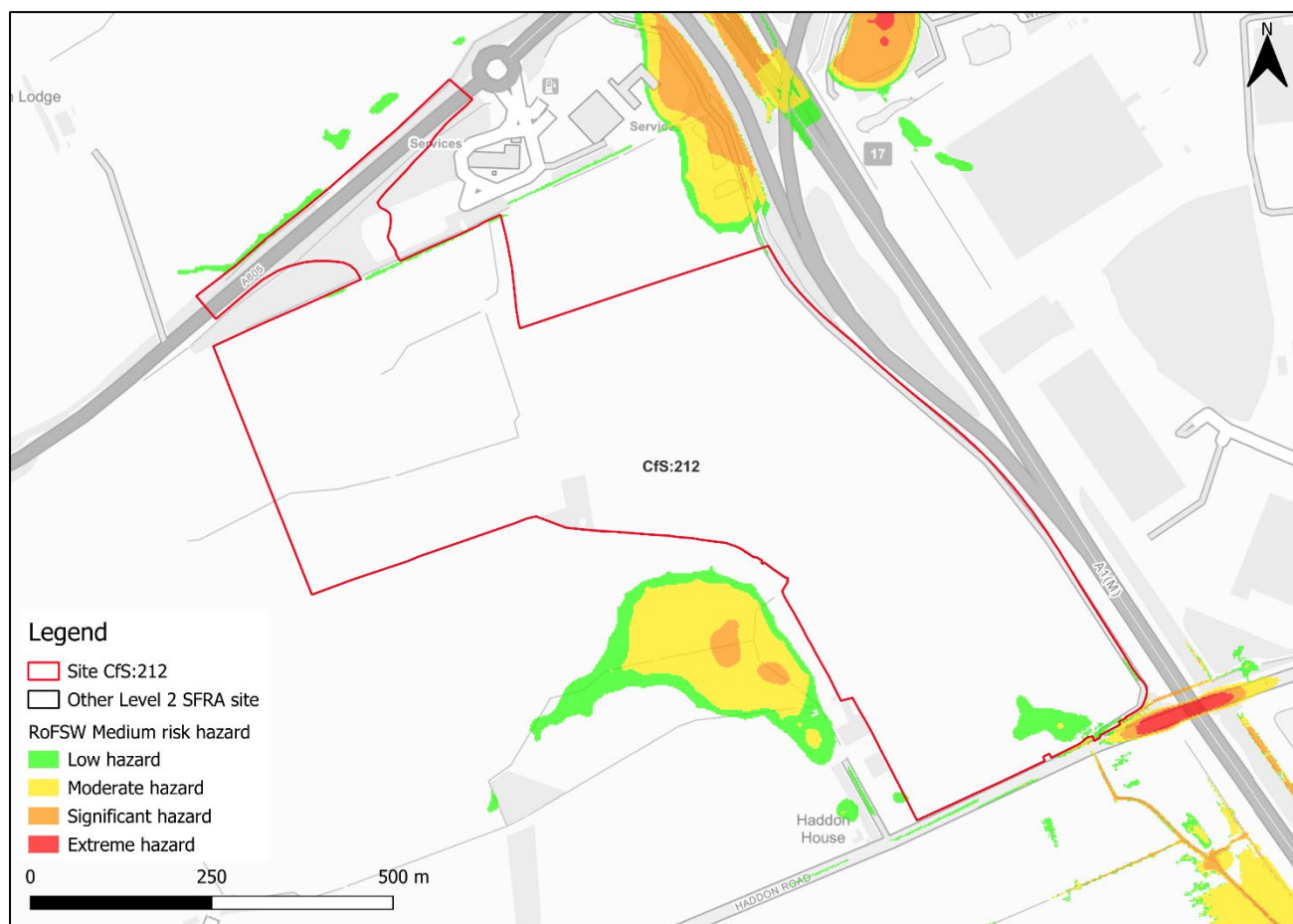


Figure 3-3: Medium risk event surface water flood hazard¹ (Third generation - Risk of Flooding from Surface Water map)

3.2 Impacts from climate change

The NaFRA2 RoFSW mapping now includes one modelled climate change scenario, the 2050s central allowance for the high, medium and low risk events. However, the upper end allowance on peak rainfall for the 2070s should be assessed in SFRA. Therefore, at the time of writing, the available national surface water climate change mapping is unsuitable for consideration in development planning. This Level 2 SFRA considers the low risk surface water event as a conservative proxy for the medium risk event plus climate change, as agreed with the EA. The impact of climate change on surface water flood risk should be fully accounted for at the site-specific FRA stage.

Based on the information available, the existing area of surface water risk in the southeast increases in size (Figure 3-4). There are also more prominent surface water flow paths in the northwest of the site. The ponding in the southeast is predicted to reach depths of

¹ Based on Section 7.5 Hazard rating. What is the Risk of Flooding from Surface Water map? Report version 2.0. April 2019. Environment Agency

between 0.30 and 0.60m (Figure 3-5) and be a moderate hazard (Figure 3-6). The depths of the flow paths in the northwest are predicted to remain 0.15m and be of low hazard.

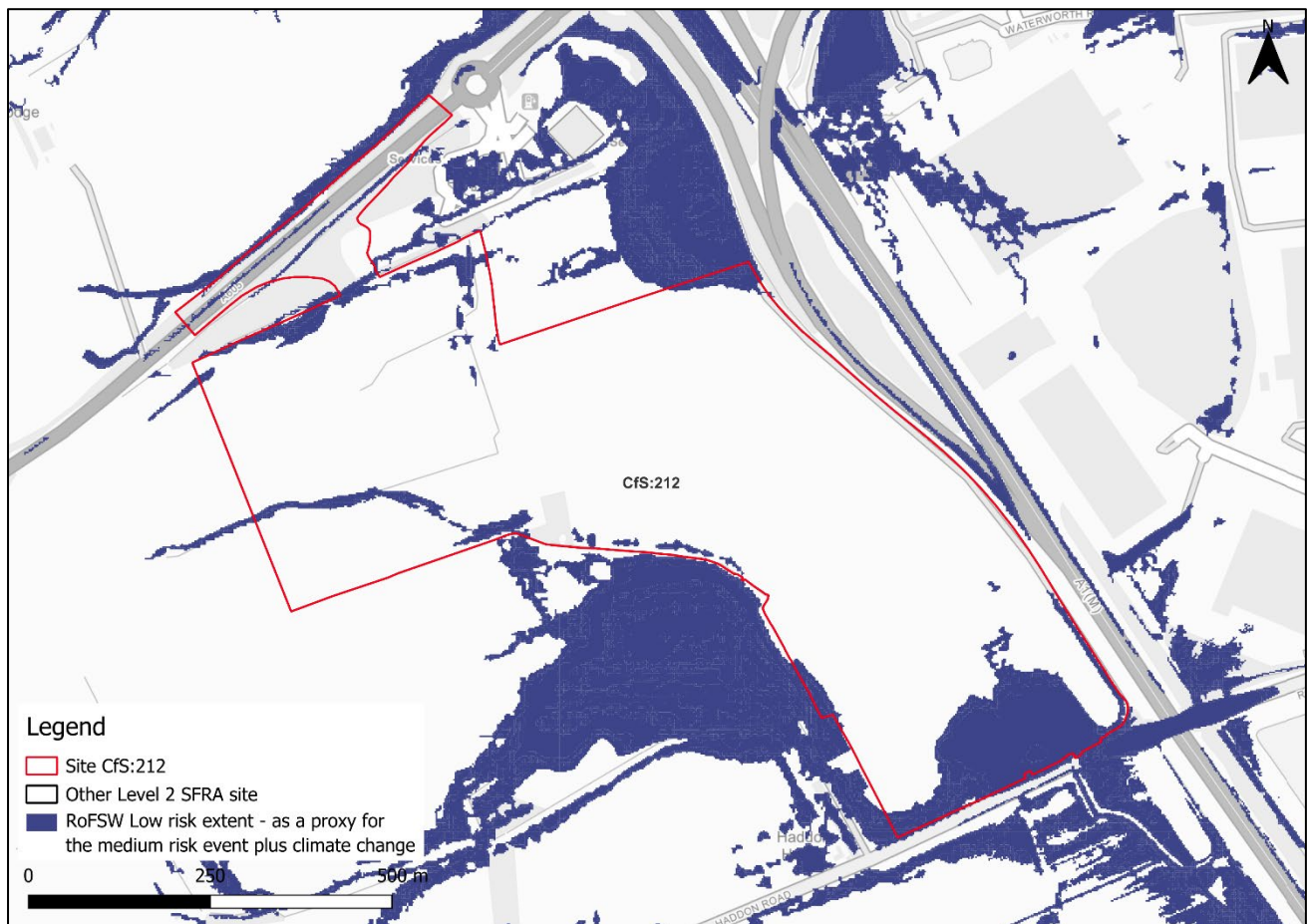


Figure 3-4: Low risk event surface water flood extent, as a proxy for the medium risk event plus climate change (NaFRA2 - Risk of Flooding from Surface Water map)

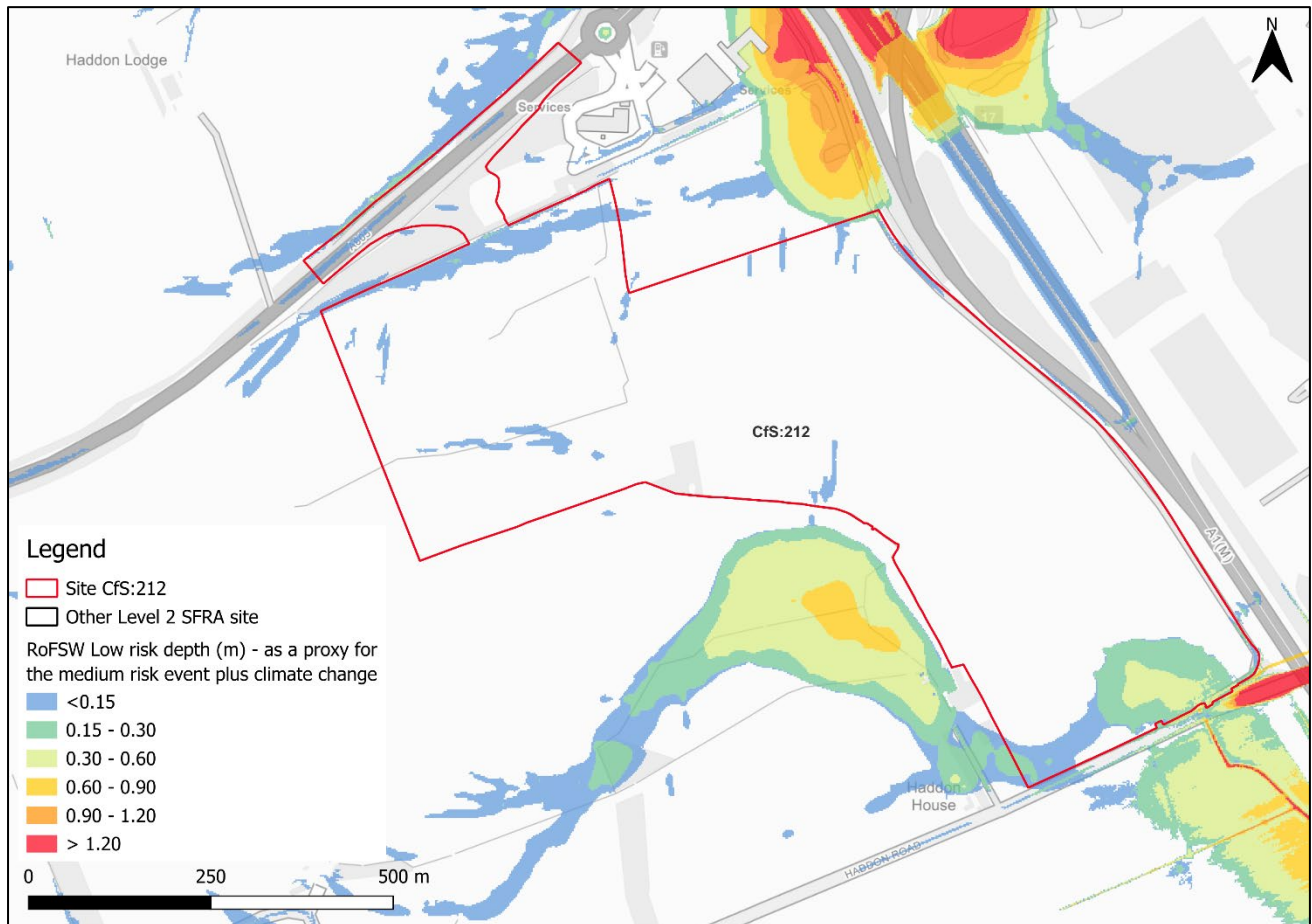


Figure 3-5: Low risk event surface water flood depths, as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

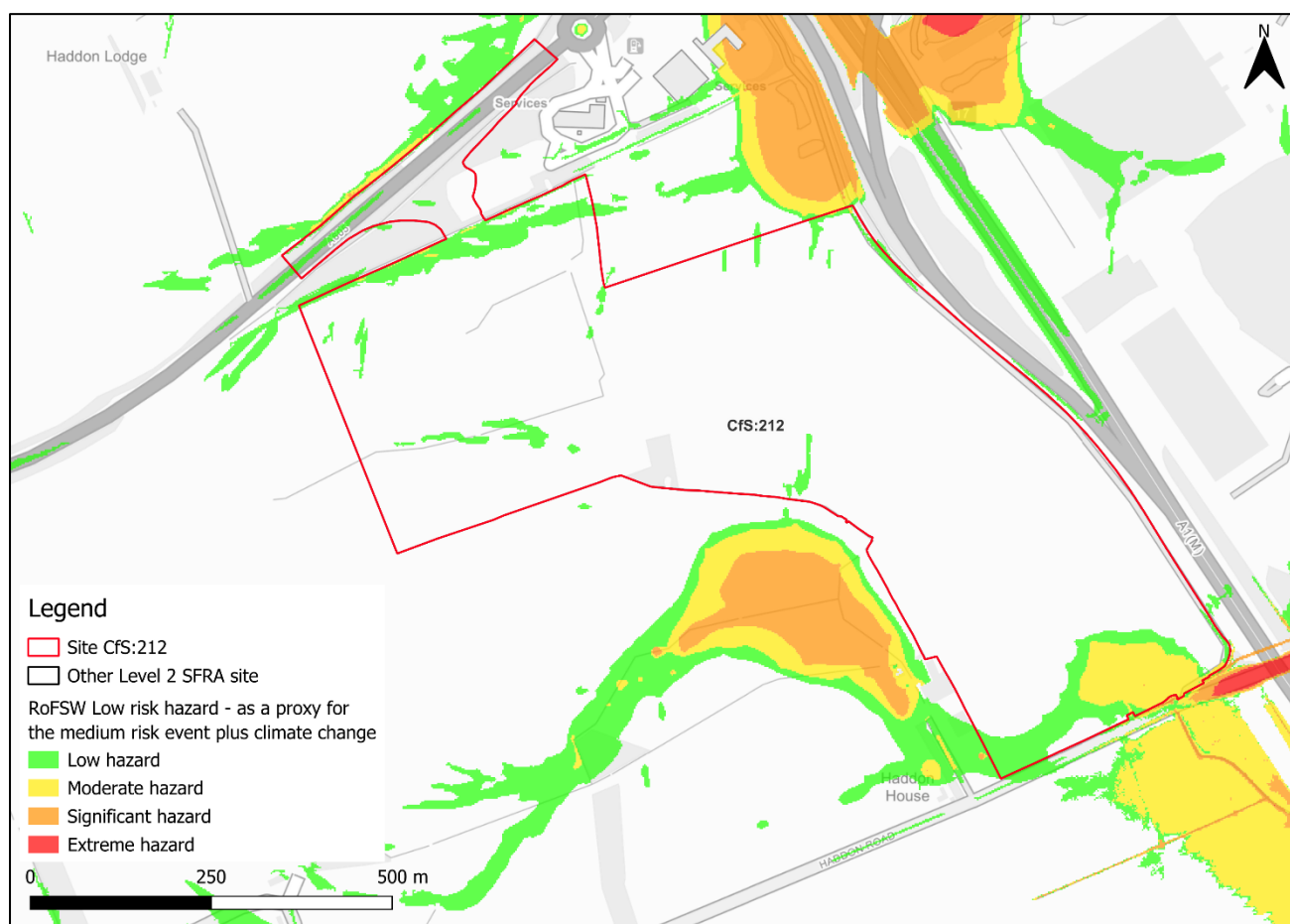


Figure 3-6: Low risk event surface water flood hazard, as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

3.3 Observations, mitigation options, site suitability, sequential approach to development management - surface water

- Current risk to the site is predominantly very low, with 89% of the site being at very low surface water flood risk. Surface water risk in the high and medium risk events is mainly confined to areas of ponding within the southeast of the site.
- In the low risk surface water event, there are some additional shallow flow paths in the northwest the site.
- The effects of climate change on surface water have not been modelled for this SFRA, however the low risk surface water event has been used as a proxy for the medium risk event plus climate change. Risk is largely similar to the medium risk event, though with a greater extent of ponding within the topographic low spot in the southeast and larger flow paths.
- Surface water flood depths, hazards, including for the impact of climate change should be considered further through the site-specific FRA and drainage strategy. Any surface water modelling at the FRA stage should consider flood depths and hazards.

- Were development plans to proceed, a full detailed drainage strategy would be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development.
- Greenfield runoff rates will apply for the site, and the developer should follow the National SuDS guidance and any local guidance available from the LLFA. Surface water modelling based on layout plans and detailed design may be required through consultation with the LLFA.
- Safe access and escape routes should be directed to the north on the existing access road.
- The RoFSW map is not suitable for identifying whether an individual property will flood and is therefore indicative. The RoFSW map is not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies, modelling, or evidence.
- The LLFA recommends the site layout of any development takes into consideration areas of higher risk for hazardous depths of flooding.

4 Cumulative impacts assessment and high risk catchments

4.1 Level 1 cumulative impacts assessment

A cumulative impact assessment was completed through the Huntingdonshire Level 1 SFRA (2024), which aimed to identify catchments sensitive to the cumulative impact of new development. This site is located within two catchments, namely, the Stanground Lode catchment and the Nene - Islip to tidal catchment. These catchments are ranked as low sensitivity catchments. Planning considerations for sites at low sensitivity to the cumulative impacts of development can be found in Appendix G of the Level 1 SFRA. Cumulative impacts of development should also be considered as part of a site-specific FRA.

5 Groundwater, geology, soils, SuDS suitability

Risk of groundwater emergence is assessed in this SFRA using JBA's 5m Groundwater Emergence Map. This dataset is recommended for use by the EA in the SFRA Good Practice Guide². Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

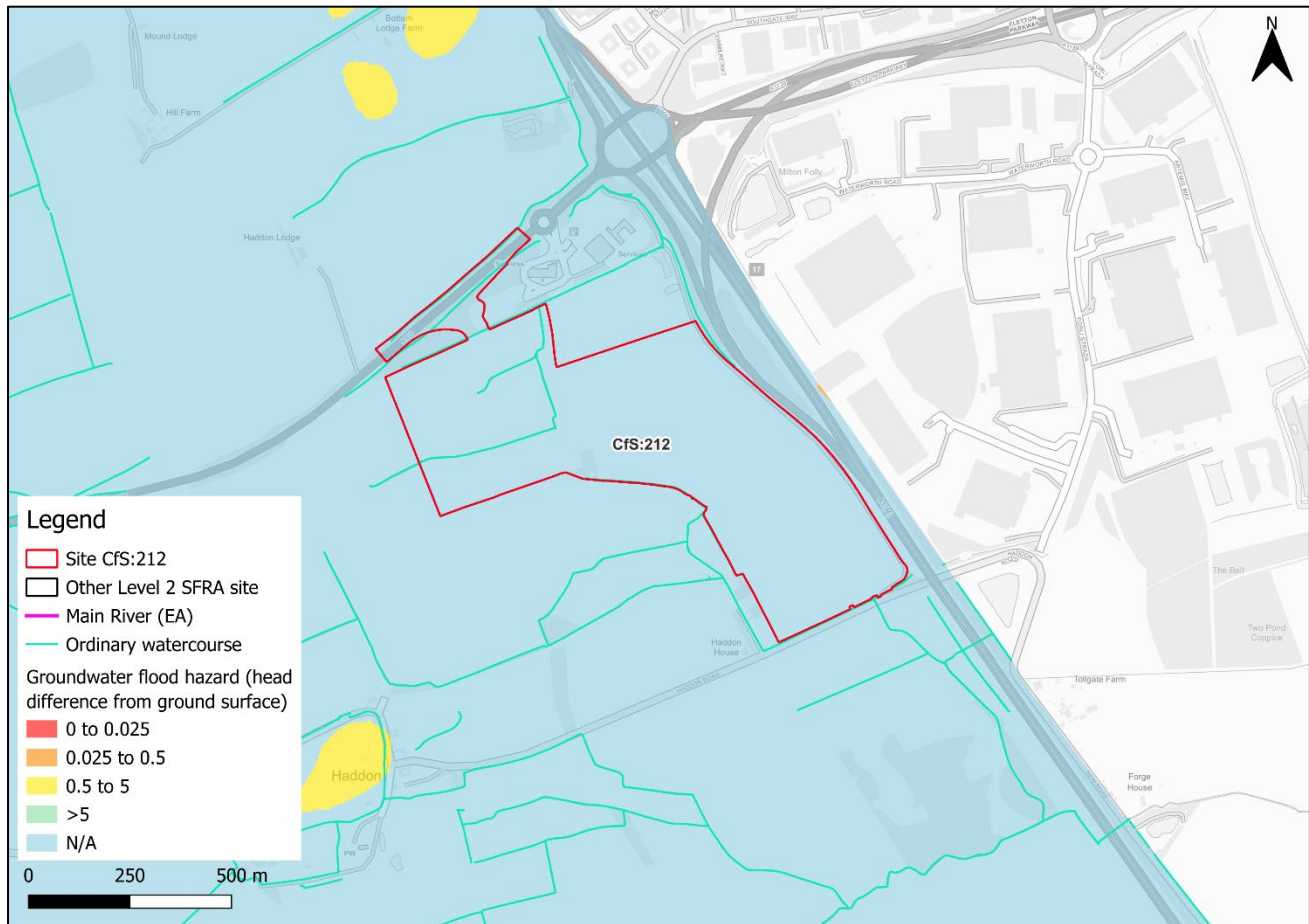


Figure 5-1: JBA 5m Groundwater Emergence Map

The whole of the site is classified as no risk. Infiltration SuDS should therefore be suitable at this site.

Table 5-1: Groundwater Hazard Classification

² Strategic flood risk assessment good practice guide. ADEPT. December 2021.

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots.
0.025 to 0.5	Groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this zone there is a risk of groundwater flooding to surface and subsurface assets. There is the possibility of groundwater emerging at the surface locally.
0.5 to 5	Groundwater levels are between 0.5m and 5m below the ground surface in the 100-year return period flood event There is a risk of flooding to subsurface assets, but surface manifestation of groundwater is unlikely.
>5	Groundwater levels are at least 5m below the ground surface in the 100-year return period flood event. Flooding from groundwater is not likely.
N/A	No risk. This zone is deemed as having a negligible risk from groundwater flooding due to the nature of the local geological deposits.
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

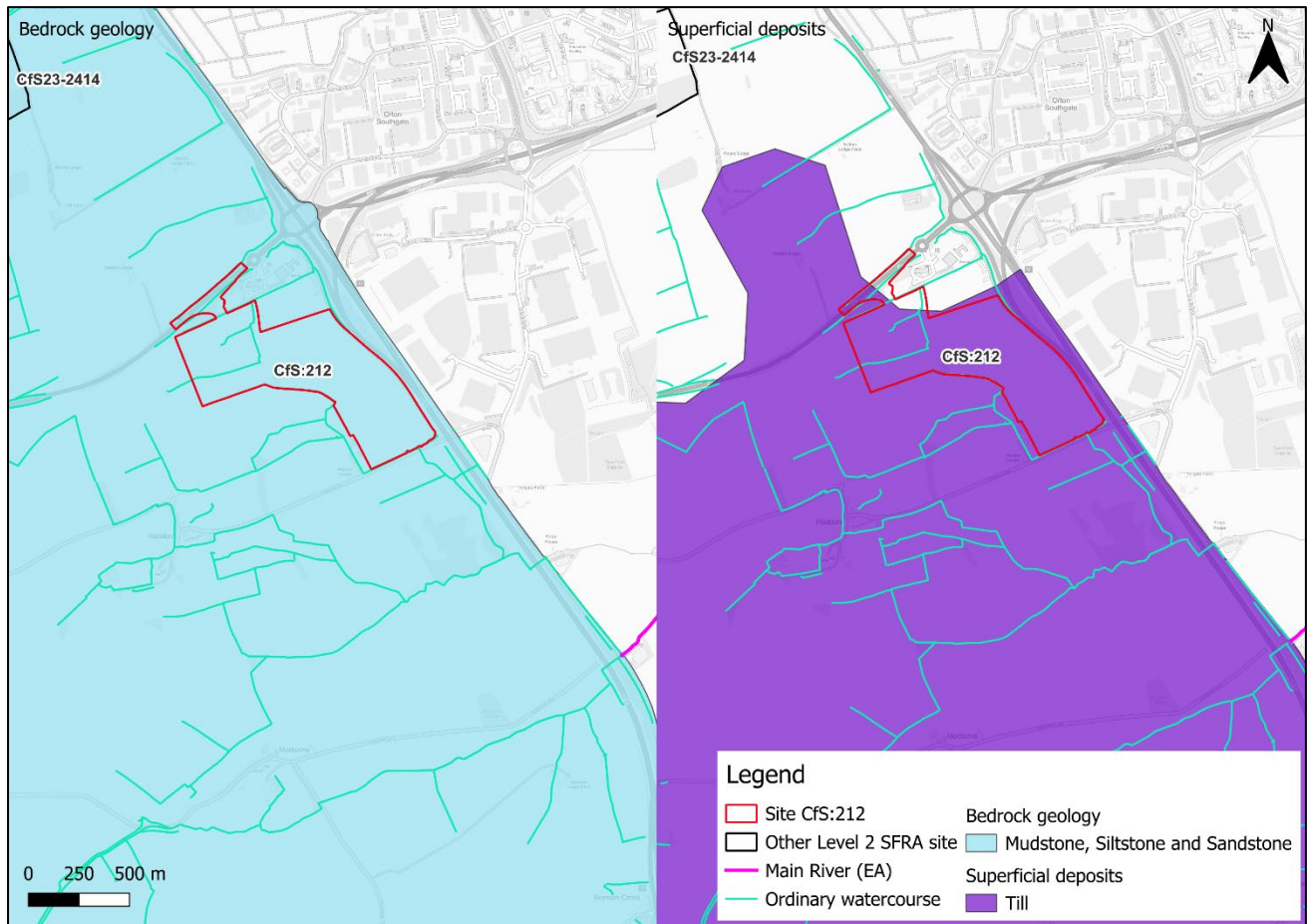


Figure 5-2: Soils and geology

6 Residual risk

Although a site may be afforded some protection from defences and / or drainage infrastructure, there is always a residual risk of flooding from asset failure i.e. breaching / overtopping of flood defences, blockages of culverts or drainage assets.

Residual risk at this site comes from the potential blockage of the structures at Haddon road in the south of the site and along the existing access road in the north.

6.1 Potential blockage / breach

There are two locations where ordinary watercourses are culverted in close proximity to the site.

A blockage of these culverts may cause flooding to the site, depending on the severity of the blockage and the magnitude of the flood event. Such a scenario should be investigated at the FRA stage. Culvert course and condition surveys may be required, including for consultation with the culvert owner.

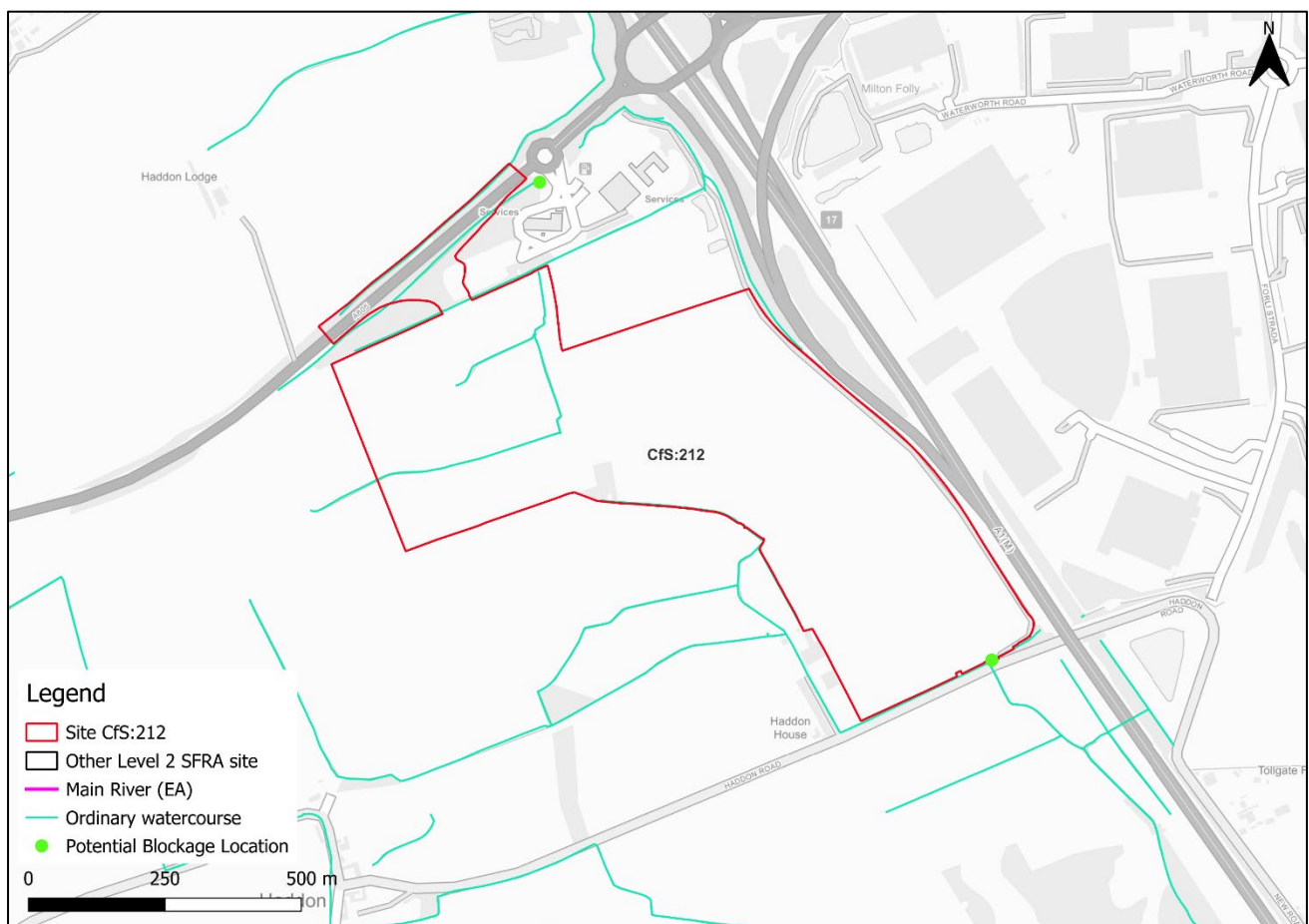


Figure 6-1: Potential blockage / breach locations

6.2 Flood risk from reservoirs

The EA's Reservoir Flood Maps (RFM) (2021) show where water may go in the unlikely event of a reservoir or dam failure. A 'dry day' scenario assumes that the water level in the reservoir is the same as the spillway level or the underside of the roof for a service reservoir and the watercourses upstream and downstream of the reservoir are at a normal level. A 'wet day' scenario assumes a worst-case scenario where a reservoir releases water held on a 'wet day' when local rivers have already overflowed their banks.

The site is not modelled to be at risk from reservoir flooding.

7 Overall site assessment

7.1 Can part b) of the exception test be passed?

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a, however it must still be proven that the development can be safe for its lifetime, which is 75 years for commercial development.

7.2 Recommendations summary

Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA:

- It should be appropriate to develop this site for more vulnerable purposes given its location within Flood Zone 1.
- The ordinary watercourses should be included within the site design and layout. Infilling of drainage ditches should be avoided.
- A detailed drainage strategy will be required for any new development, given the large area of the site and the fact it is currently greenfield.
- There is potential residual risk to the site from blockages of a couple of culverts in close proximity to the site.
- Opportunities for NFM features to reduce flood risk to the site and surrounding areas should be explored at the site-specific FRA stage.
- Safe access and escape routes should be considered further to ensure safe evacuation of site users during a flood event.

7.3 Site-specific FRA requirements and further work

At the planning application stage, the following should be considered:

- A drainage strategy will be required. Discharge rates should remain at greenfield rates at a minimum. The LLFA should be consulted.
- A condition assessment of culverts within close proximity to the site and investigate the impact of a potential blockage of the structures.
- FRA should be carried out in line with the latest versions of the NPPF; FRCC-PPG; EA online guidance; the HDC Local Plan, and national and local SuDS policy and guidelines.
- Throughout the FRA process, consultation should be carried out with, where applicable, the local planning authority; the lead local flood authority; emergency planning officers; the Environment Agency; Anglian Water; the highways authorities; and the emergency services.

8 Licencing

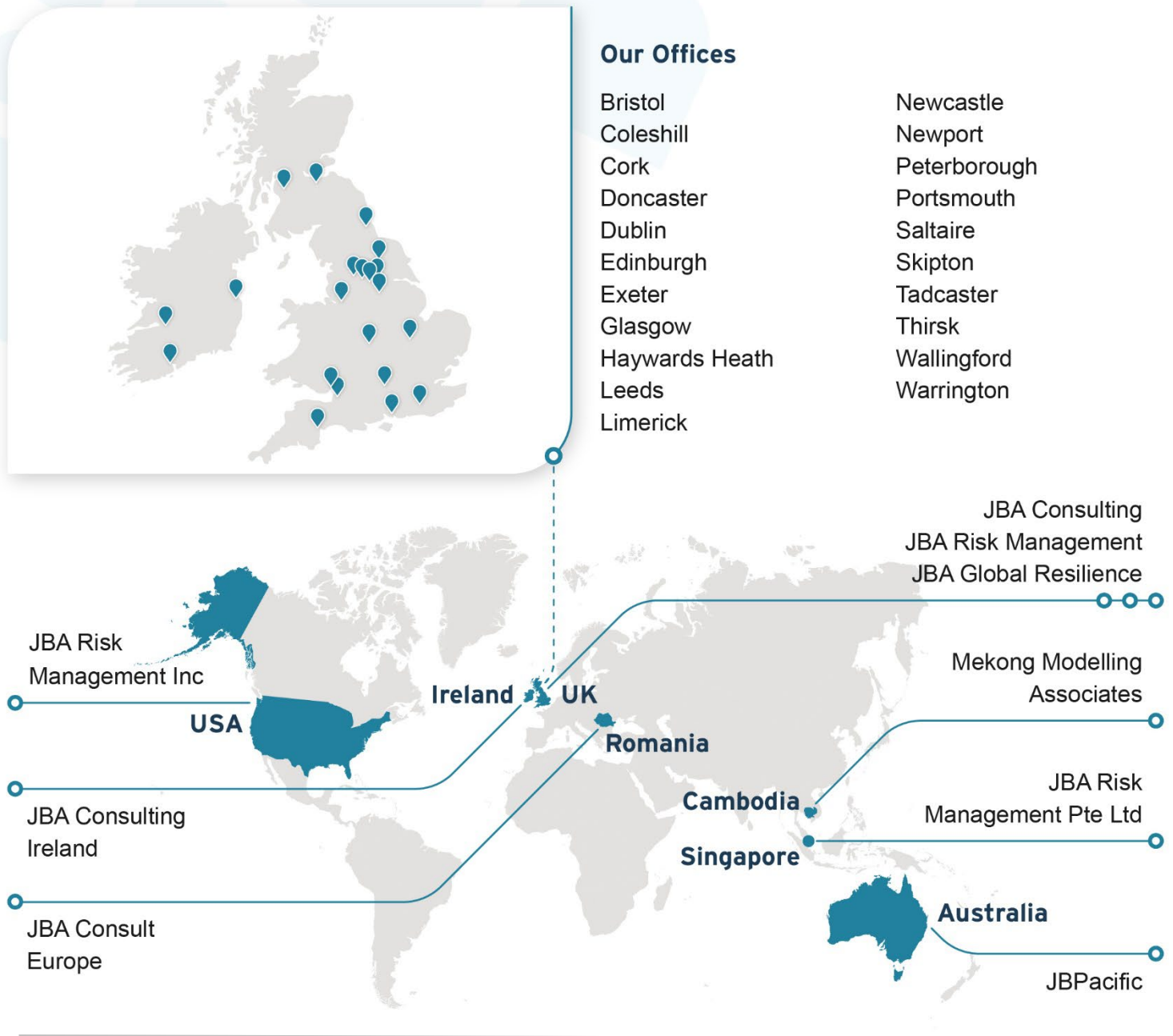
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