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Huntingdonshire Level 2 Strategic Flood Risk Assessment Site Summary

Site CfS:95

Final Draft 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. Laura Thompson 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:95. 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:95

- Location: Wyton Airfield
- Existing site use: Decommissioned airfield
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 260
- Watercourse: Unnamed unmodelled watercourses
- Environment Agency (EA) model: Lower Ouse (St Ives) 2015
- 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

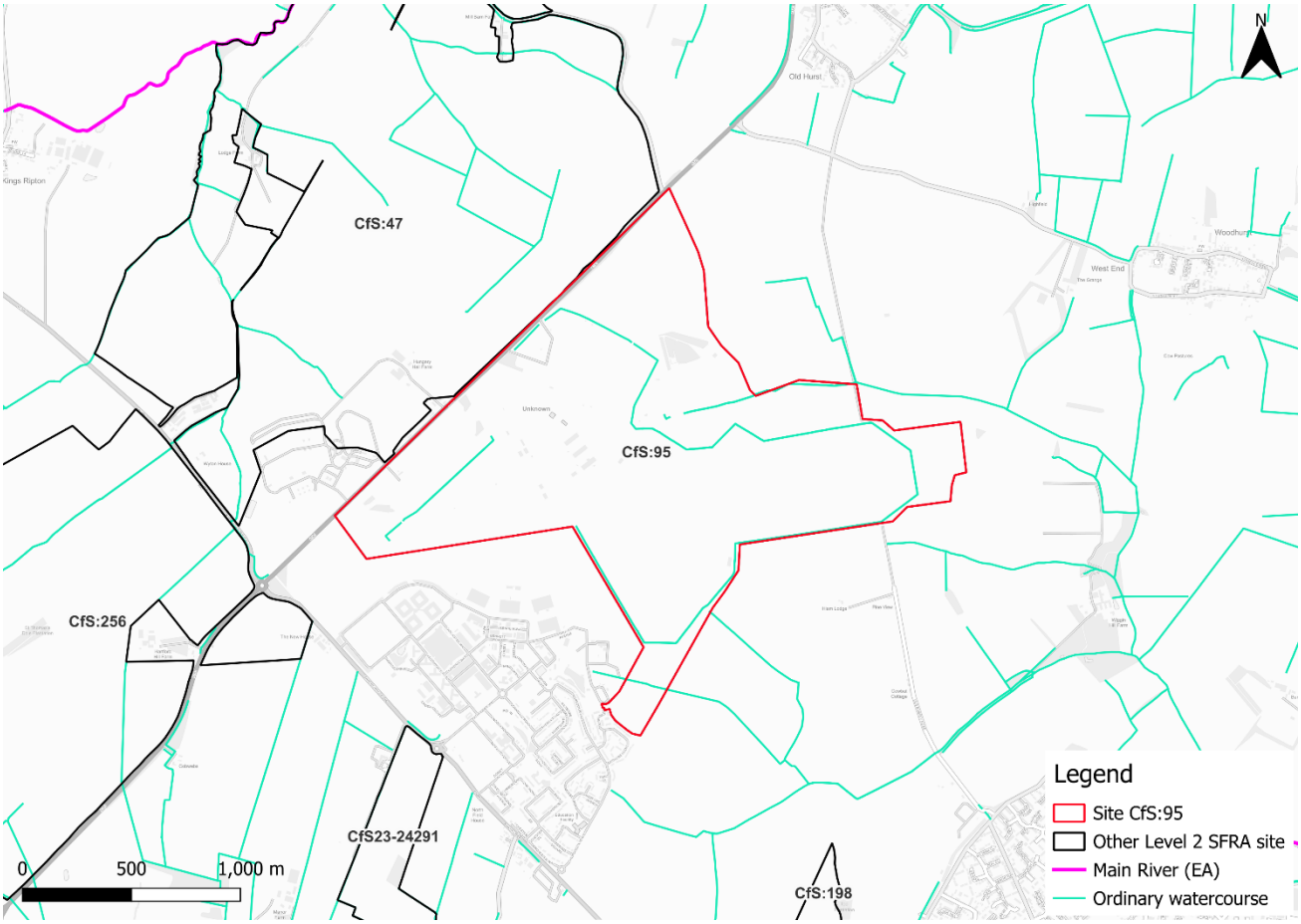

Figure 1-1: Existing site location boundary

Figure 1-2: Aerial photography

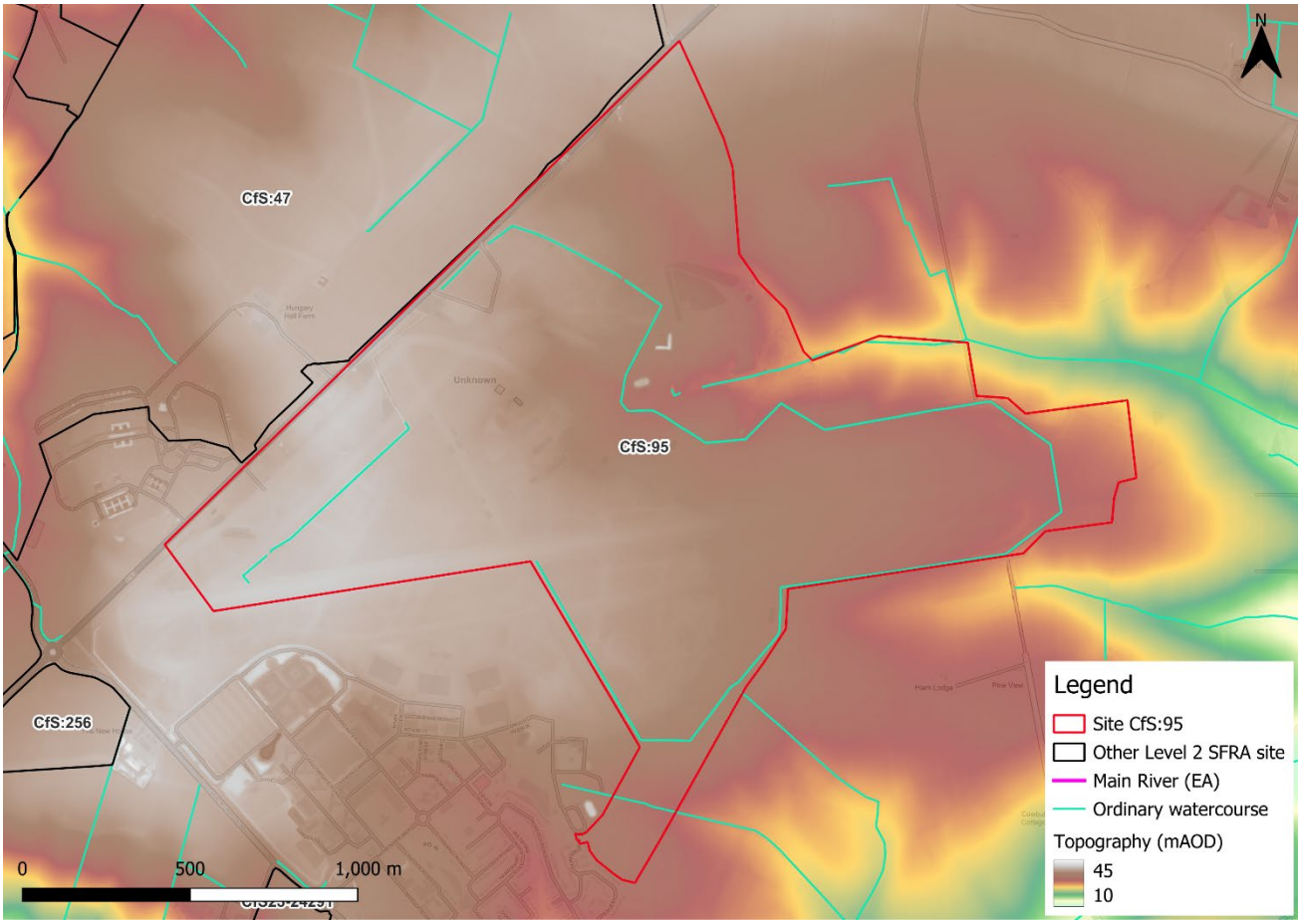

Figure 1-3: Topography

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 site is partially located within Flood Zone 3b (functional floodplain) in the northeast of the site, however this covers less than 1% of the total site area and is confined to the site boundary. Flood Zone 3b in this location is based on the Flood Map for Planning 3.3% AEP defended fluvial event.

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)
99	0	0	1

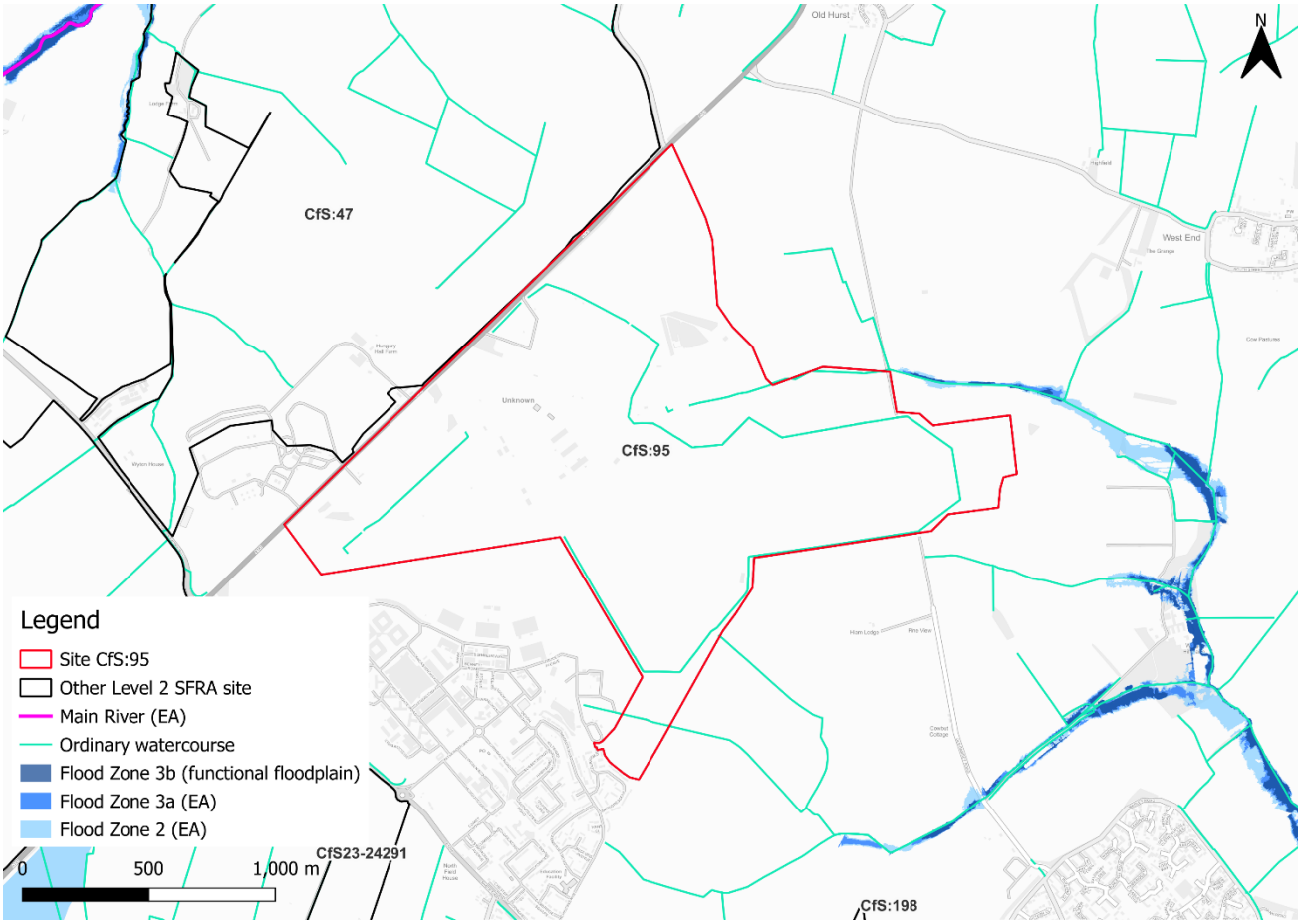

Figure 2-1: Existing risk

2.1.2 Fluvial undefended model outputs (Lower Ouse (St Ives) 2015)

Figure 2-2 shows the modelled flood depths for the 1% AEP undefended event. The Lower Ouse (St Ives) 2015 model domain does not extend along the reach of the unnamed watercourse within the site, however it does impact a very small area in the northeastern corner of the site. It is recommended that this model is updated to include the reach of the ordinary watercourse within the site.

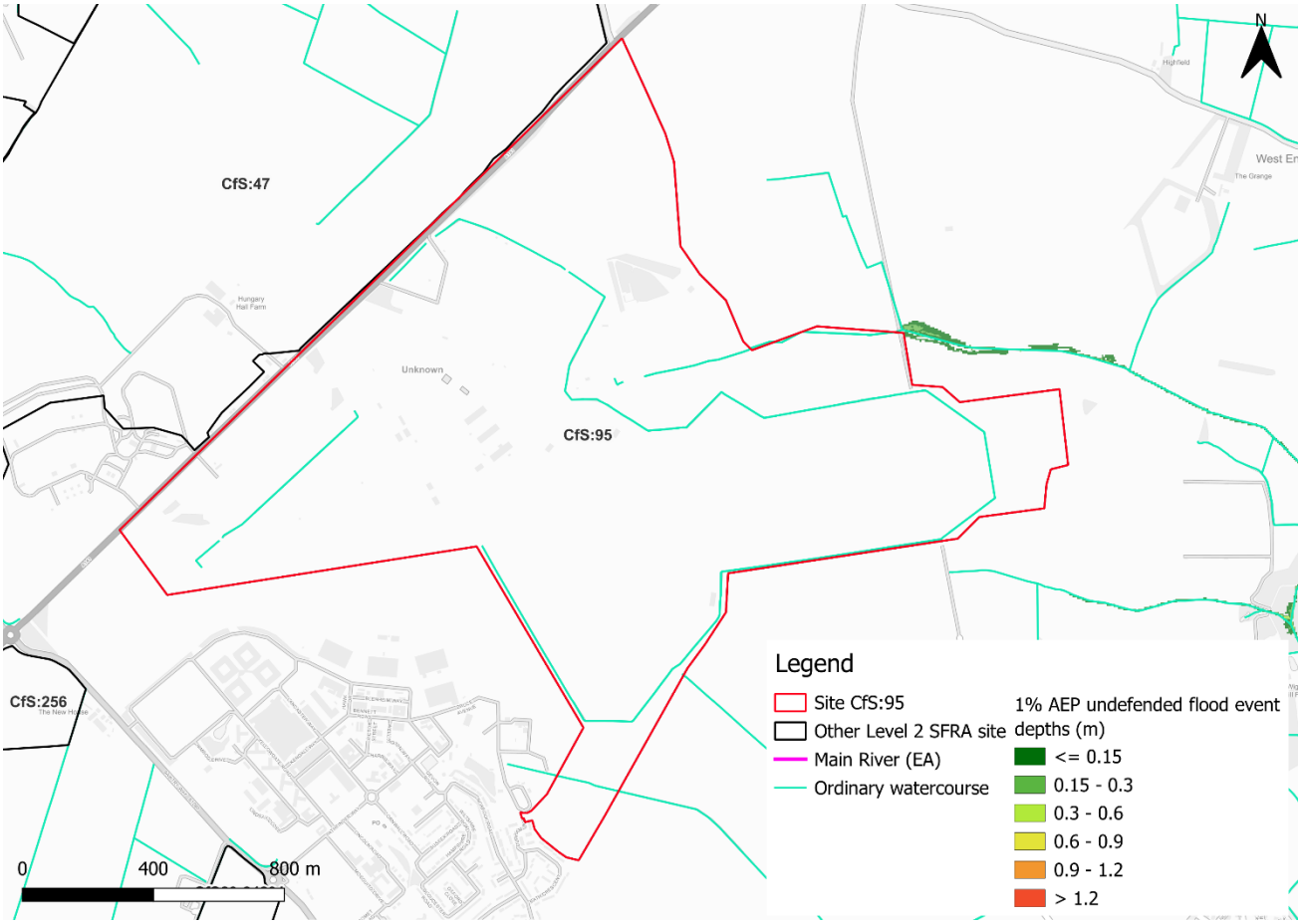

Figure 2-2: Flood depths for 1% AEP undefended flood event

2.2 Flood risk management

2.2.1 Flood defences

The site does not 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 2-3. Note, the WwNP mapping is broadscale and indicative, therefore further investigation will be required for any land shown to have potential for WwNP. Both within and upstream of the site, there is potential for wider catchment woodland planting to increase infiltration and reduce runoff.

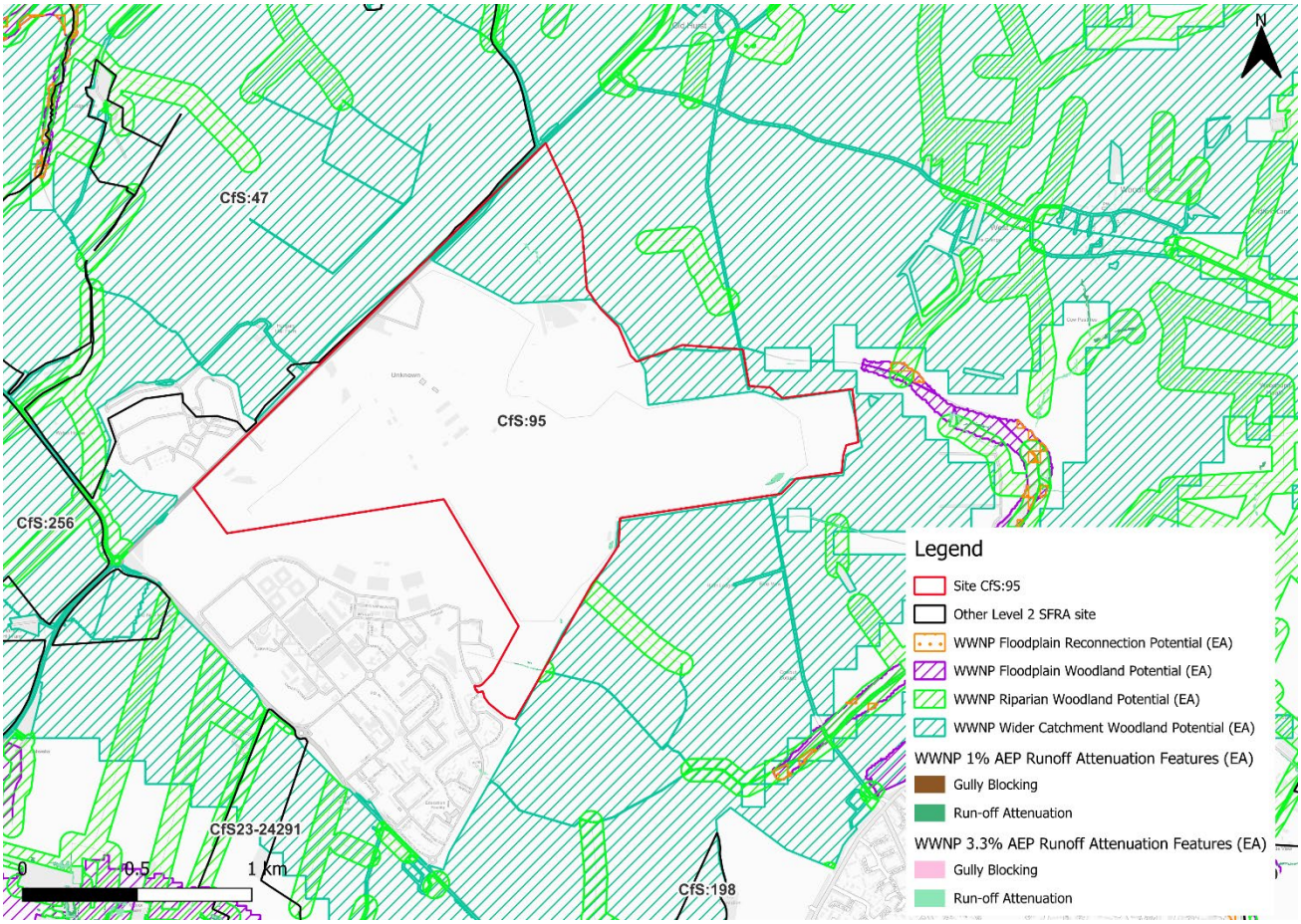

Figure 2-3: Natural Flood Management (NFM) potential mapping

2.3 Impacts from climate change

2.3.1 Fluvial

The EA's SFRA guidance states that SFRAs should assess the central allowance for less, more, highly vulnerable, and water compatible development. The higher central allowance should be assessed for essential infrastructure. The impacts of climate change on flood risk from the unnamed ordinary watercourse have been modelled using the Lower Ouse 2015 (St Ives) model.

With consideration of the EA's SFRA guidance, the latest central and higher central climate change allowances have been modelled as shown in Table 2-2.

Table 2-2: Modelled climate change allowances for peak river flows for the Upper and Bedford Ouse management catchment

Return period (AEP event)	Central allowance 2080s (% increase)	Higher central allowance 2080s (% increase)
3.3% (functional floodplain)	No suitable hydrology available	
1%	19%	30%
0.1%	19%	30%

Figure 2-4 shows the modelled flood depths for the 1% AEP undefended event plus the central climate change allowance (+19%). The modelled outputs impact a very small area in the northeastern corner of the site. It is recommended that this model is updated to include the reach of the watercourse within the site.

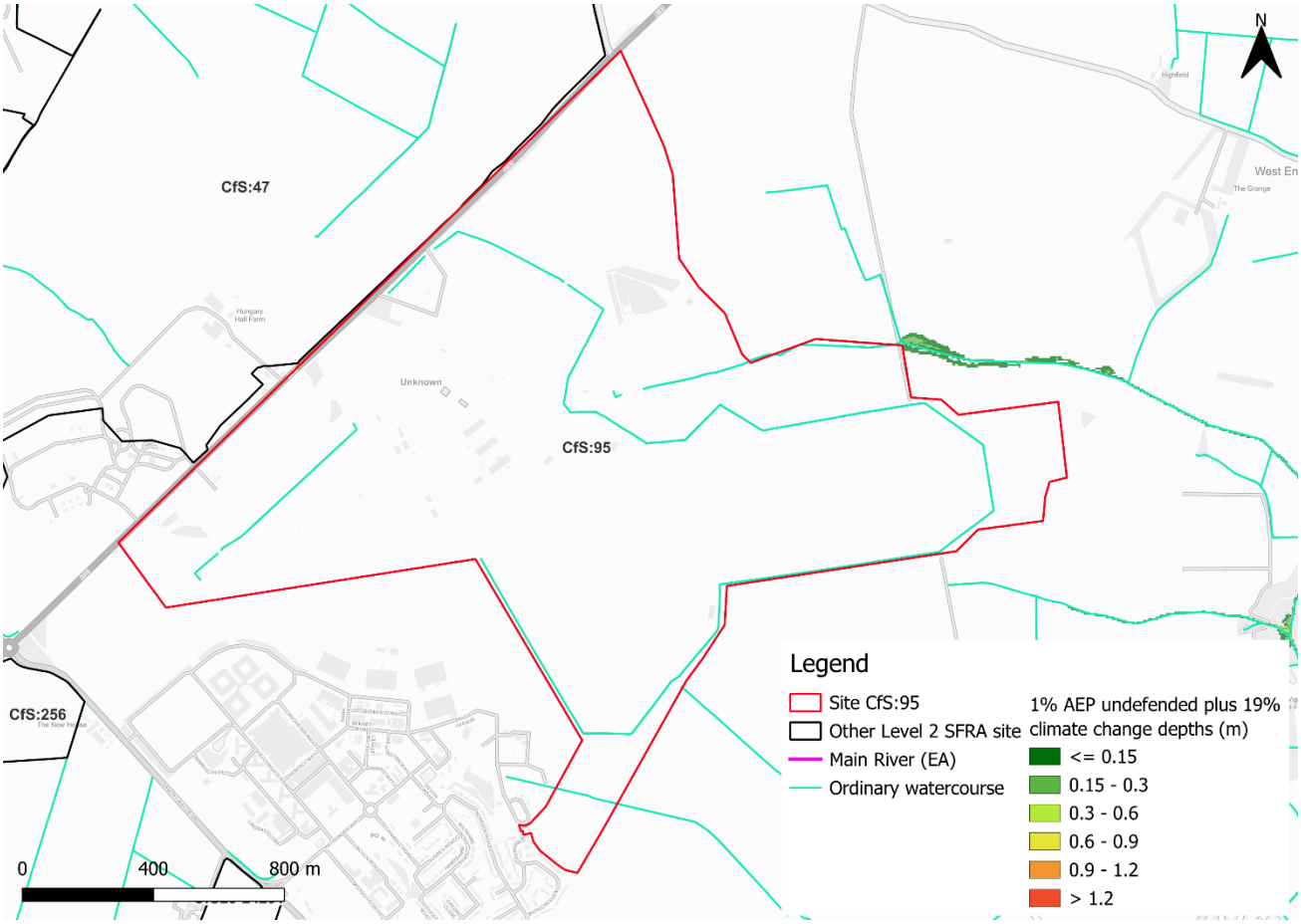

Figure 2-4: Flood depths for 1% AEP undefended flood event +19% (central climate change allowance)

2.4 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered. There are no recorded historic flood events 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 also 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 A141 to the northwest of the site.

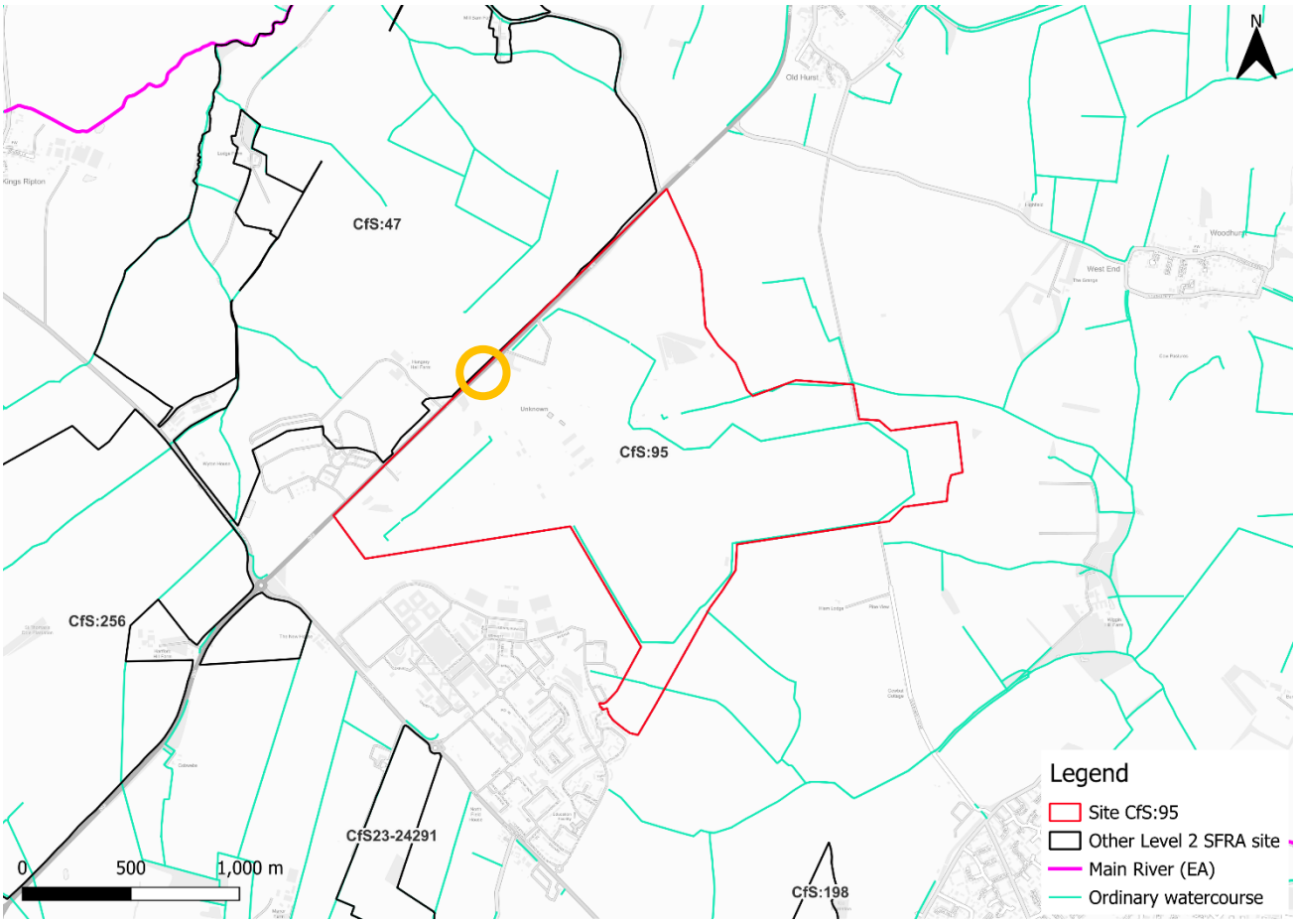

Figure 2-5: Potential access and escape routes

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

- Observations:
  - The proposed development of the site would see a change in the risk classification from less vulnerable to more vulnerable, according to the NPPF.
  - Local detailed modelling of the unnamed watercourse shows risk to a very small area within the northeast of the site. It is recommended that the Lower Ouse (St Ives) 2015 model is updated to include the reach of the watercourse within the site.
  - The extent of fluvial risk from the unmodelled watercourses onsite is currently unknown. Using the 0.1% AEP surface water event as a proxy, risk is modelled to remain largely confined to the areas immediately surrounding the watercourses through the site.
- Defences:
  - There are no engineered flood defences within the vicinity of the site that are likely to impact fluvial flood risk.
- Mitigation:
  - The site-specific FRA should either develop a new detailed model or update the existing Lower Ouse (St Ives) 2015 model to include the unnamed watercourses to fully understand the onsite fluvial risk and look to include the channel and risk areas within a blue green corridor.
  - Were development of this site to proceed, given the proximity of this site to neighbouring sites CfS:47 and CfS:256, it would be prudent to formulate a strategy to develop these sites in tandem and for consultation between each developer to take place to ensure a joined-up approach for sustainable development is in place.
  - The ordinary watercourses should be included within the site design and layout. Infilling of drainage ditches should be avoided.
  - If works are proposed on or near a river or flood defence, 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. The developer should check if they need permission to do work on a river or flood defence.
- Access and escape:
  - Safe access and escape routes must be available at times of flood and appear to be available from the northwest of the site, via the A141.

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 4% of the site is at high surface water risk. A further 2% is at medium risk and a further 5% is at low surface water risk, as shown in Table 3-1.

In all events, surface water risk is confined to the areas immediately adjacent to the onsite ordinary watercourses and areas of ponding within topographic low spots across the site.

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	5	2	4

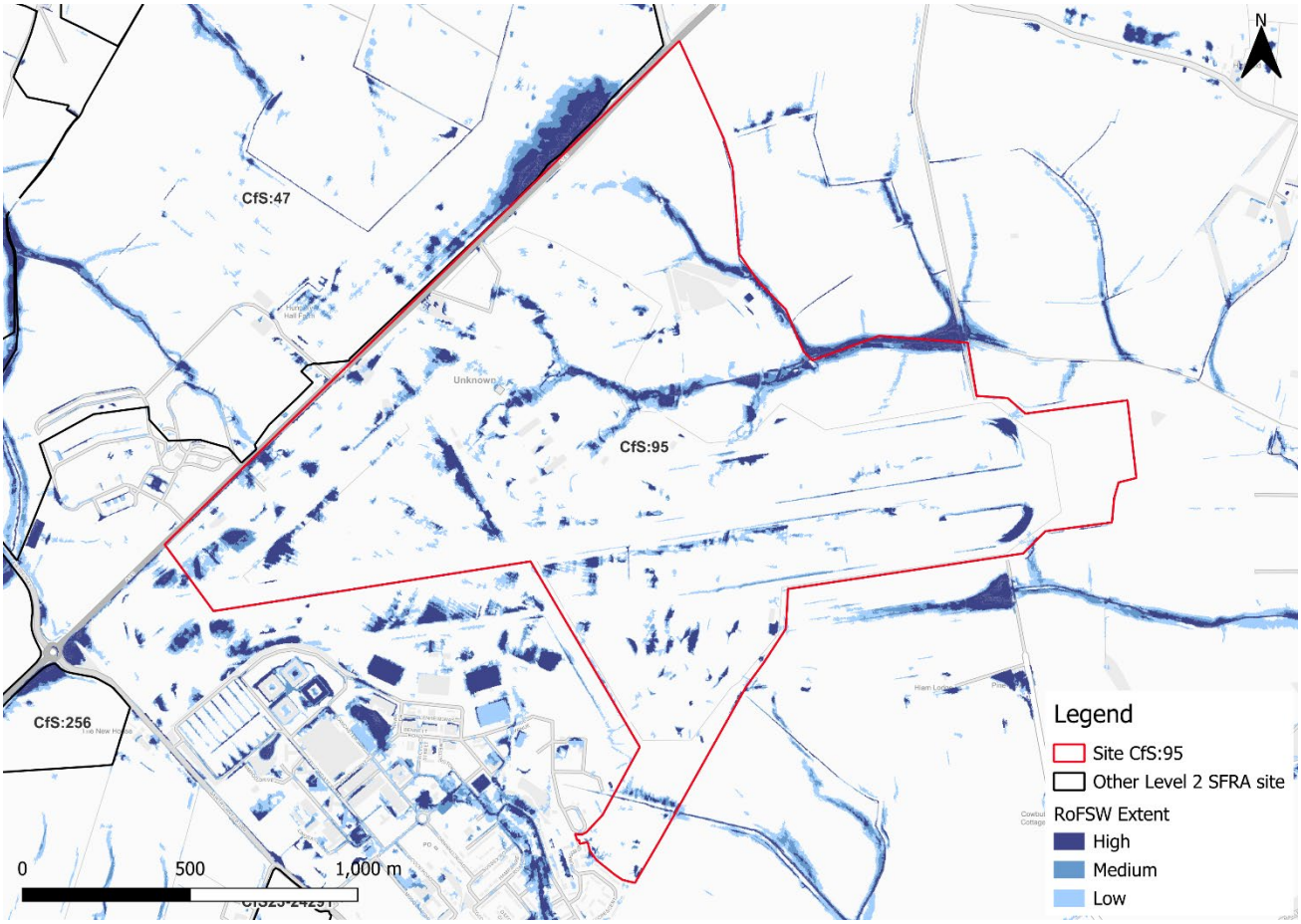

Figure 3-1: Surface water flood extents (NaFRA2 - Risk of Flooding from Surface Water map)

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, greatest flood depths within the site in the medium risk event are > 1.2 m (Figure 3-2), with hazard categorised as extreme (Figure 3-3) located in a very small area of ponding within the west of the site.

There are 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.

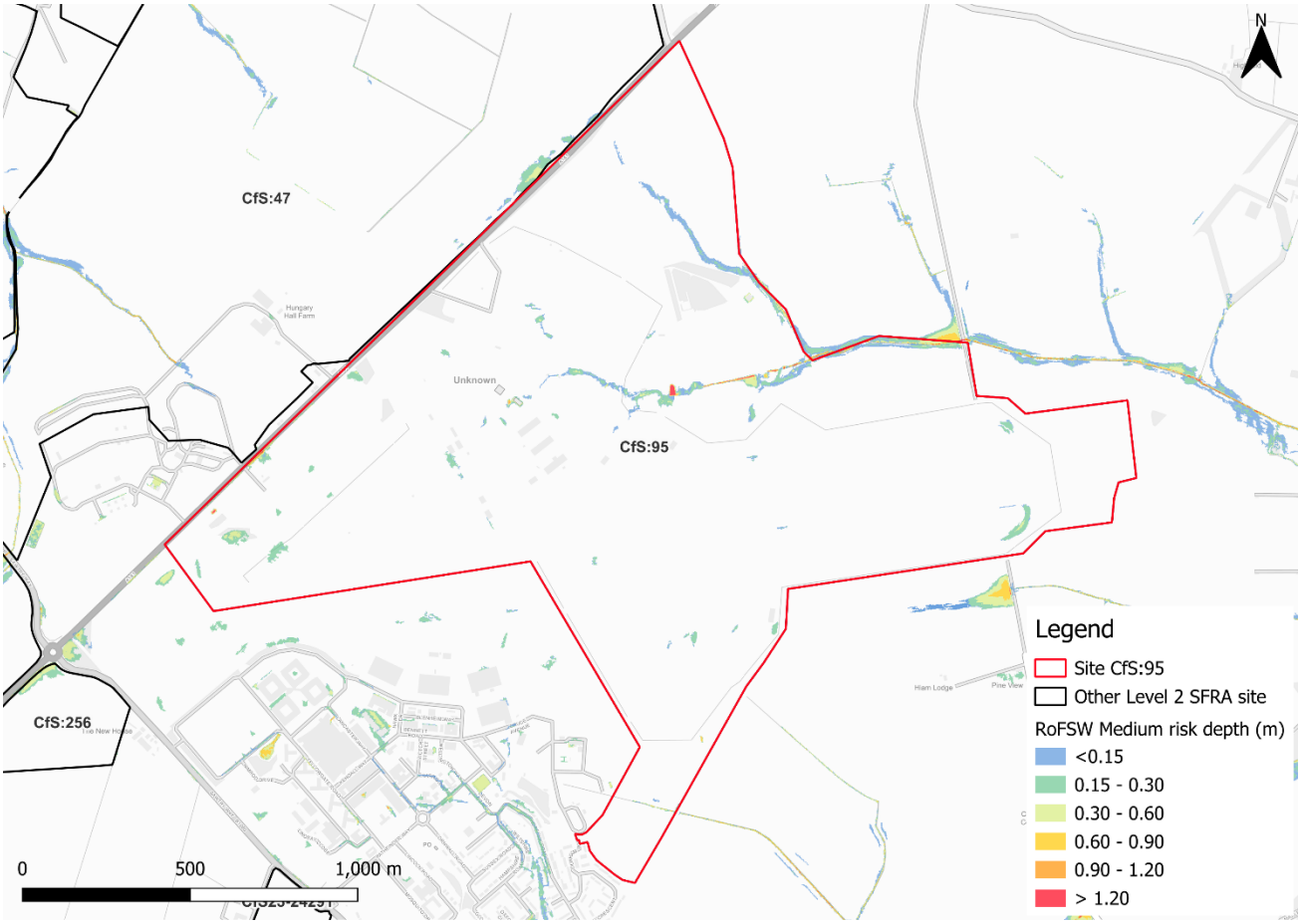

Figure 3-2: Medium risk event surface water flood depths (Third generation - Risk of Flooding from Surface Water map)

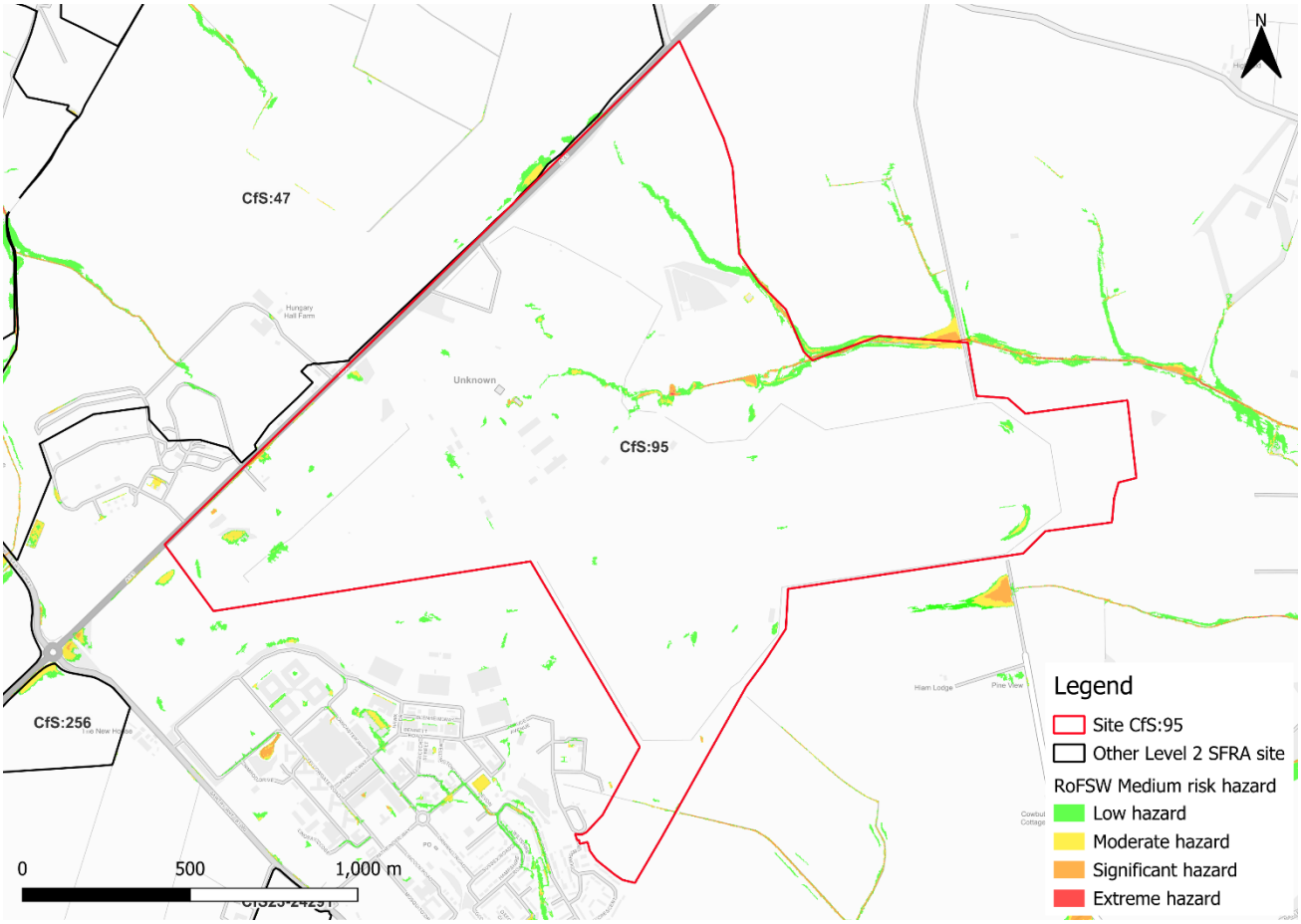

Figure 3-3: Medium risk event surface water flood hazard[1] (Third generation - Risk of Flooding from Surface Water map)

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 SFRAs. 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.

Using the low risk event as a proxy, the medium risk surface water event is likely to increase most notably in extent adjacent to the onsite ordinary watercourses within the north and centre of the site when accounting for climate change (Figure 3-4). The third generation surface water map indicates maximum flood depths are likely to remain at > 1.2 m (Figure 3-5), with extreme surface water hazard (Figure 3-6). However, as noted in

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

Section 3.1.2, modelled depths and hazards may vary from the third generation mapping, reinforcing the requirement for detailed assessment of surface water at the FRA stage to establish surface water flood risk conditions. The NaFRA2 extents appear to be larger in area than the third generation mapping.

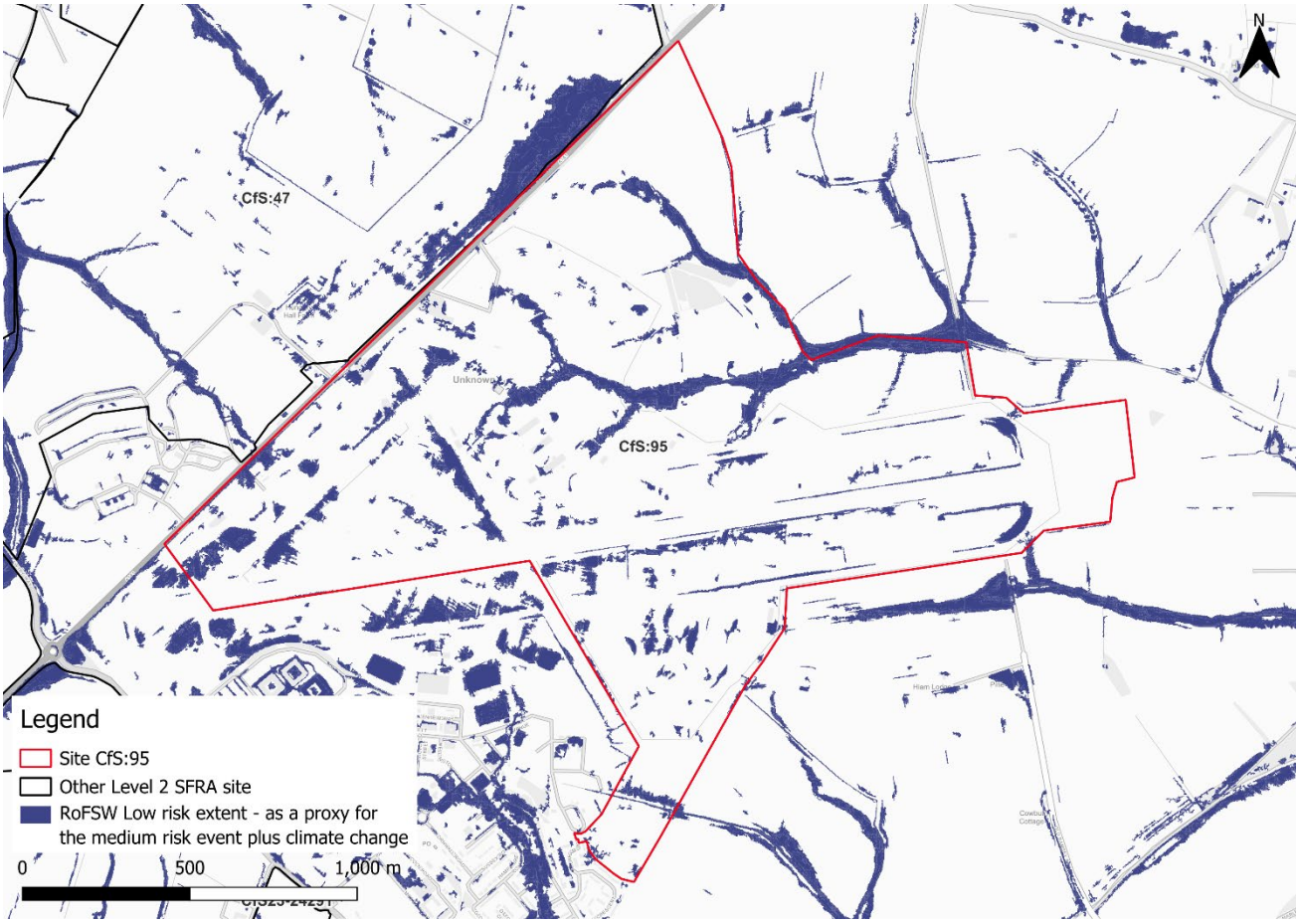

Figure 3-4: Low risk event surface water flood extent, as a proxy for the medium risk event plus climate change (NaFRA2 - Risk of Flooding from Surface Water map)

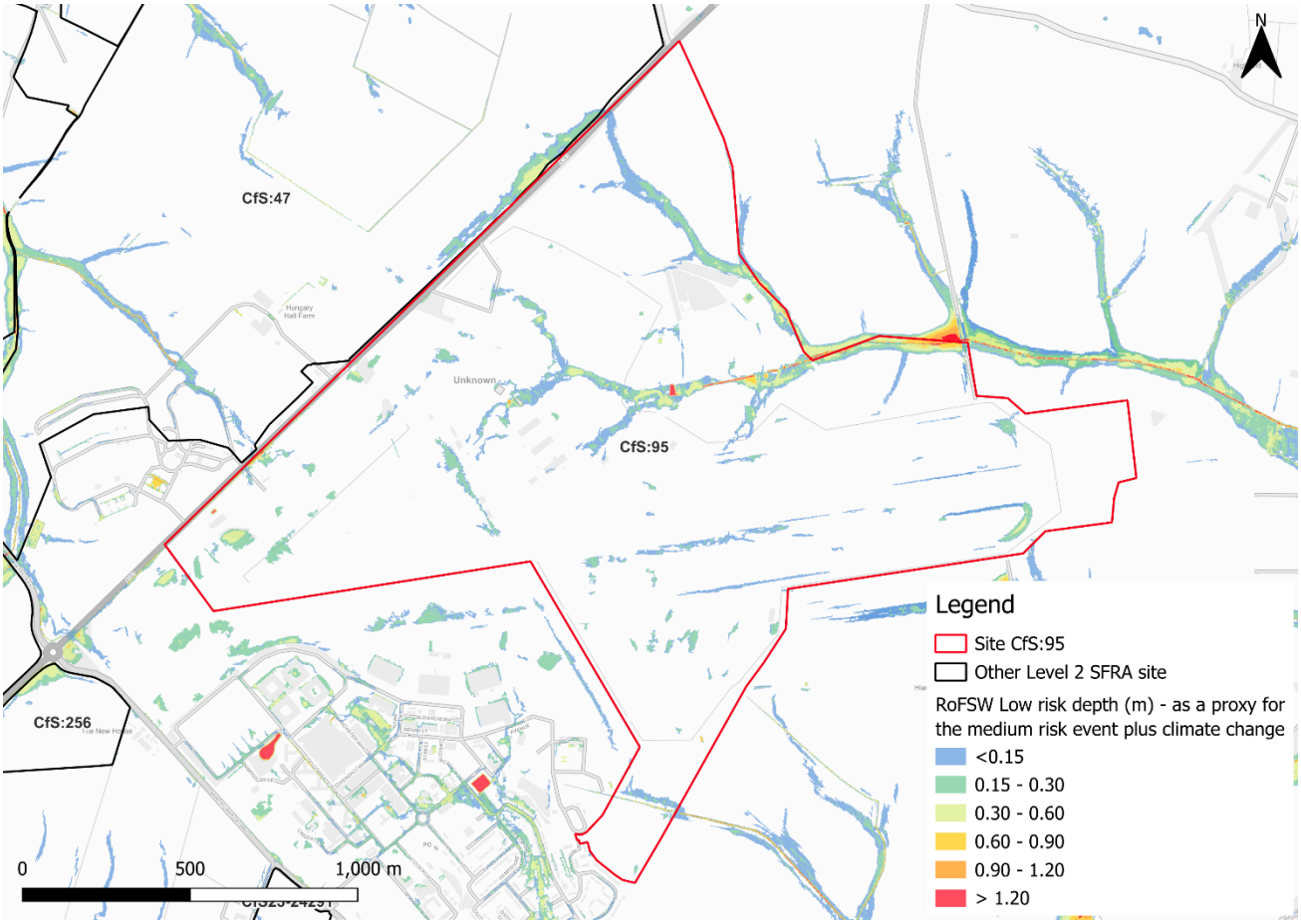

Figure 3-5: Low risk event surface water flood depths, as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

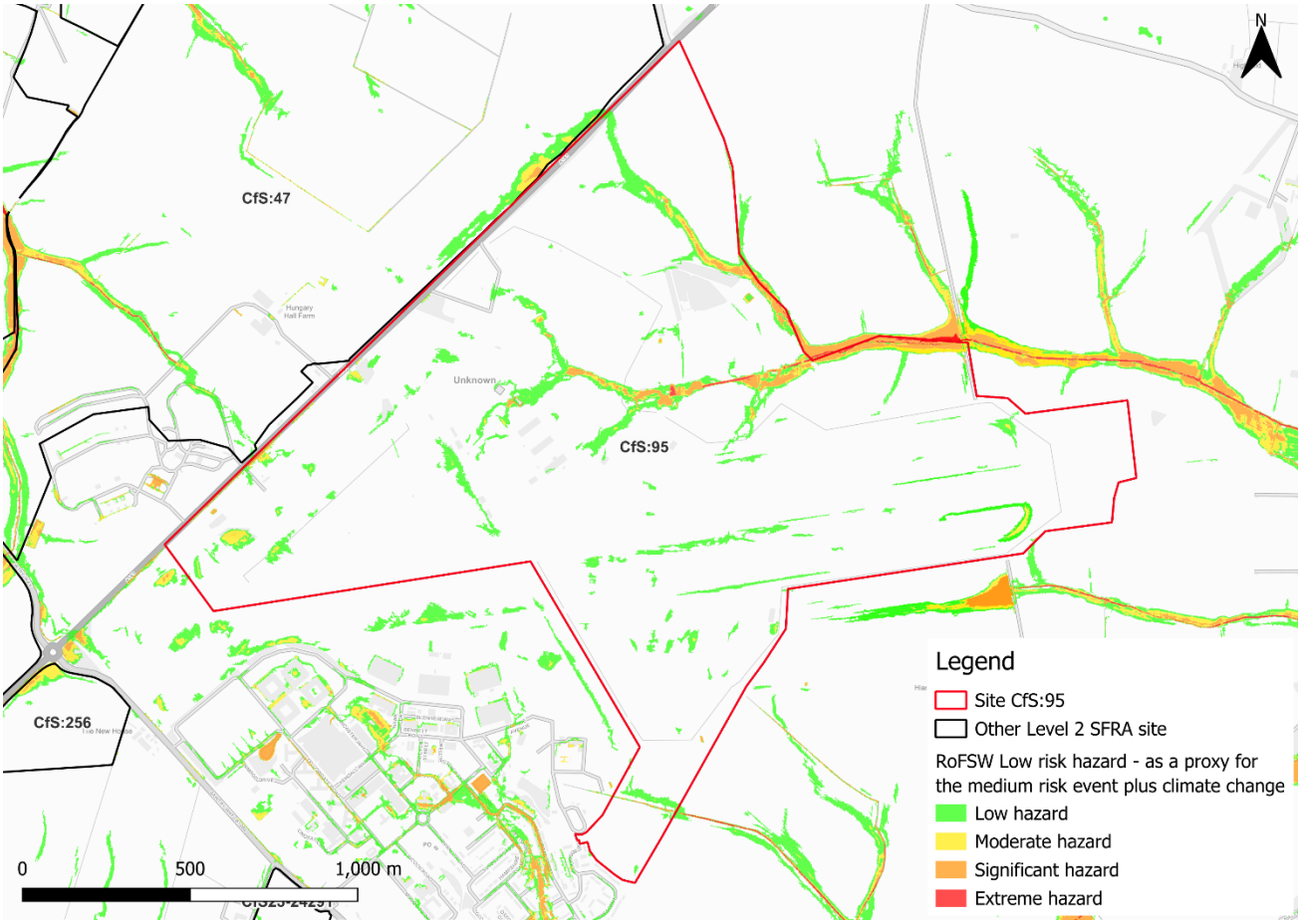

Figure 3-6: Low risk event surface water flood hazard, as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

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 all events is confined to the areas immediately adjacent to the onsite ordinary watercourses and areas of ponding within topographic low spots across the site. Topographic low spots and flow paths should be incorporated into site design and layout.
- 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 shown to be greater in extent in the areas immediately adjacent to the onsite ordinary watercourse.
- 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.
- There are 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.

- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Required runoff rates are likely to be restricted to greenfield though the developer should consult the LLFA and follow the National SuDS guidance and any local guidance available from the LLFA.
- The onsite watercourses should be kept in place and remain unobstructed. The channels should be maintained and included within the landscaping design of the development. Any infilling of ditches and ponds should be avoided.
- Assessment of any current drainage system in place should be carried out to ascertain any current capacity issues and whether any current system could accommodate the proposed residential development or whether further capacity will be required.
- 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.

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 one catchment, namely, the Marley Gap Brook catchment. This catchment is ranked as a high sensitivity catchment. Planning considerations for sites at high 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 Guide[2]. Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

The entirety of the site is classified as no risk of emergence. Infiltration SuDS should be suitable at this site based on groundwater. The underlying bedrock within the site is a combination of mudstone, siltstone and sandstone (Figure 5-2). Mudstone and siltstone generally have low permeability.

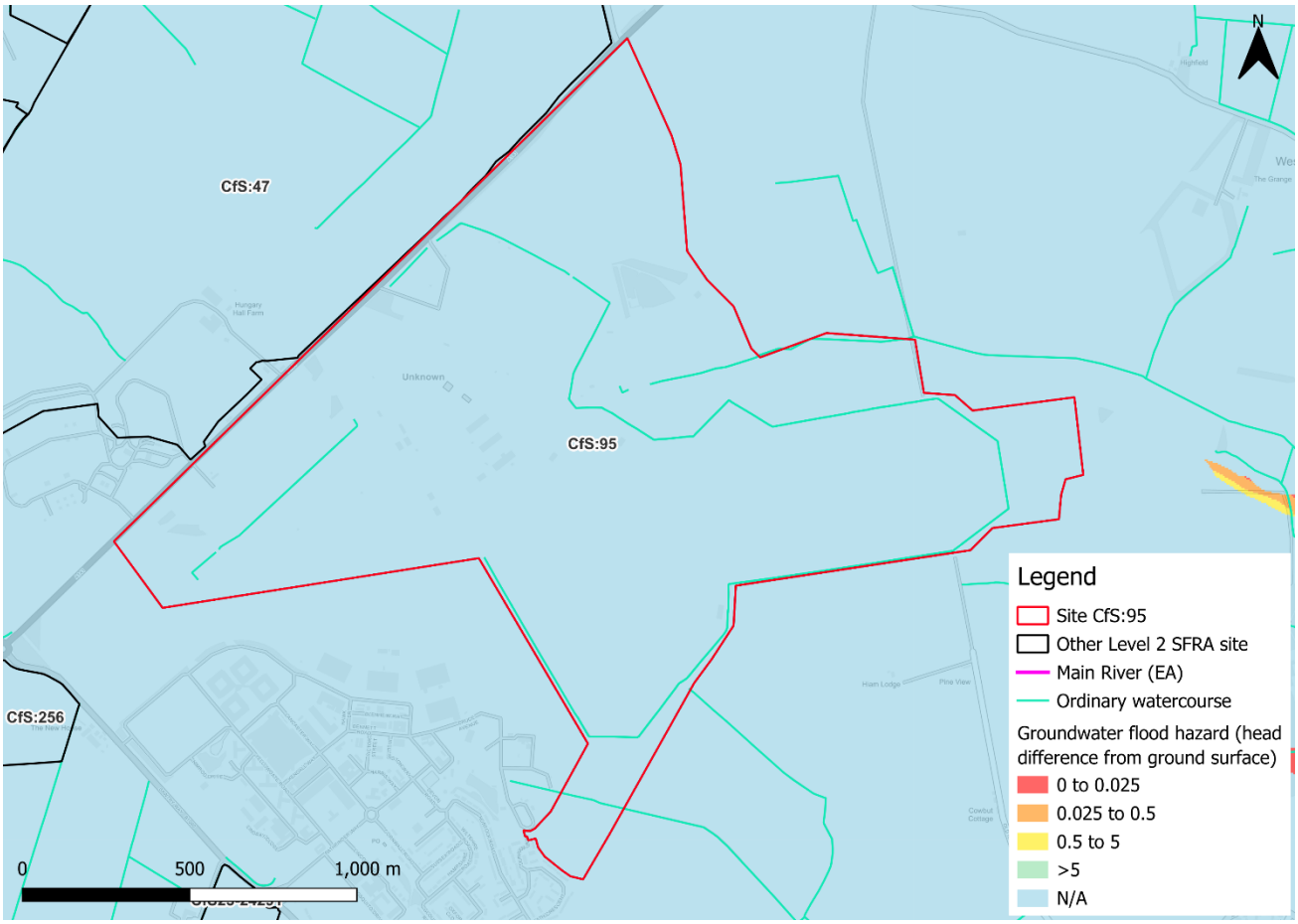

Figure 5-1: JBA 5m Groundwater Emergence Map

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

Table 5-1: Groundwater Hazard Classification

Groundwater head difference (m)*	Class label
0 to 0.025	Groundwater levels are either at very near (within 0.025m of) the 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
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	There is a risk of flooding to subsurface assets, but surface
>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	This zone is deemed as having a negligible risk from groundwater
*Difference is defined as ground surface in mAOD minus modelled groundwater table in mAOD.	

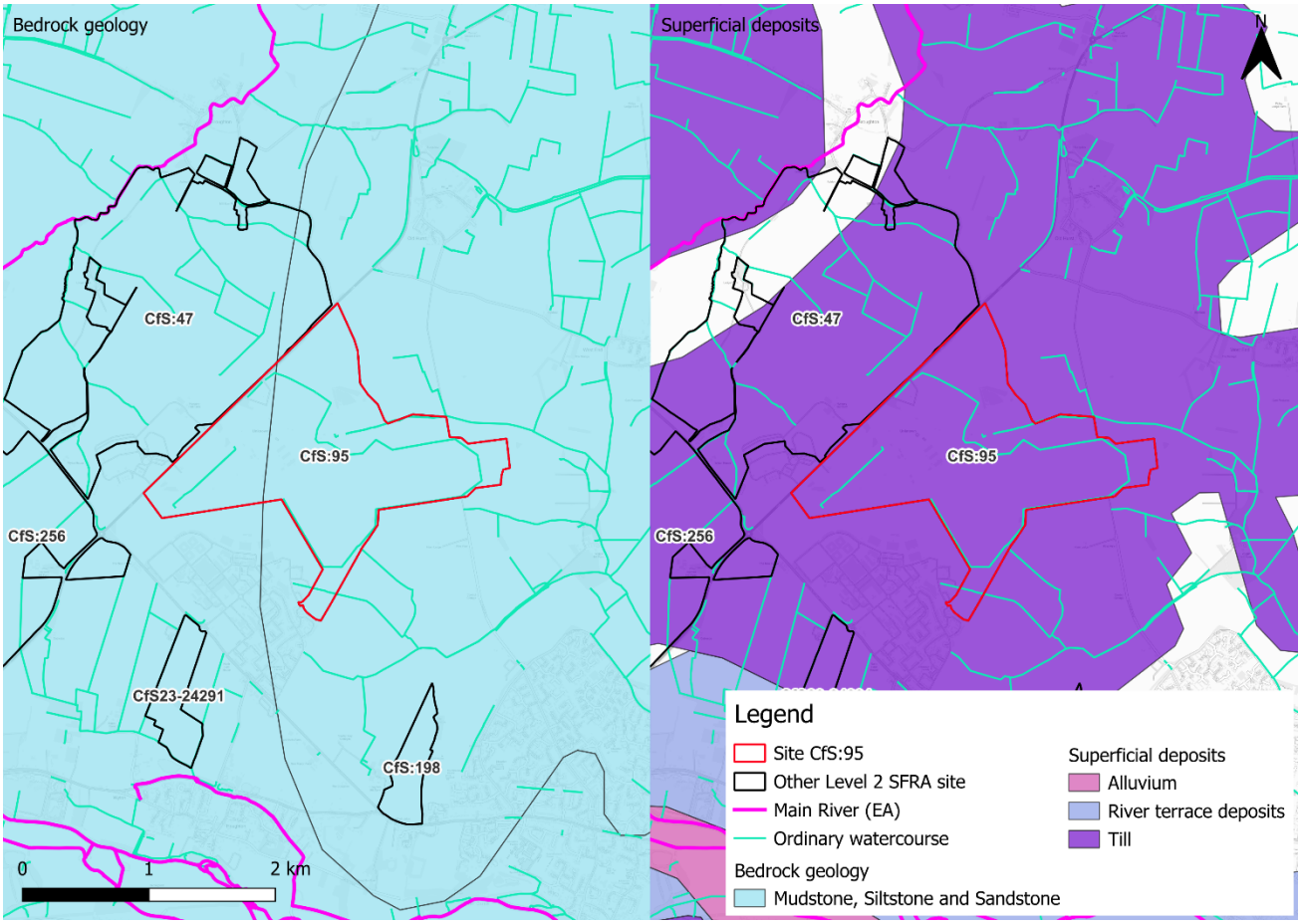

Figure 5-2: Soils and geology

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 structure beneath the unnamed track along the eastern boundary of the site.

6.1 Potential blockage

A blockage of the structure beneath the unnamed track (Figure 6-1) 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.

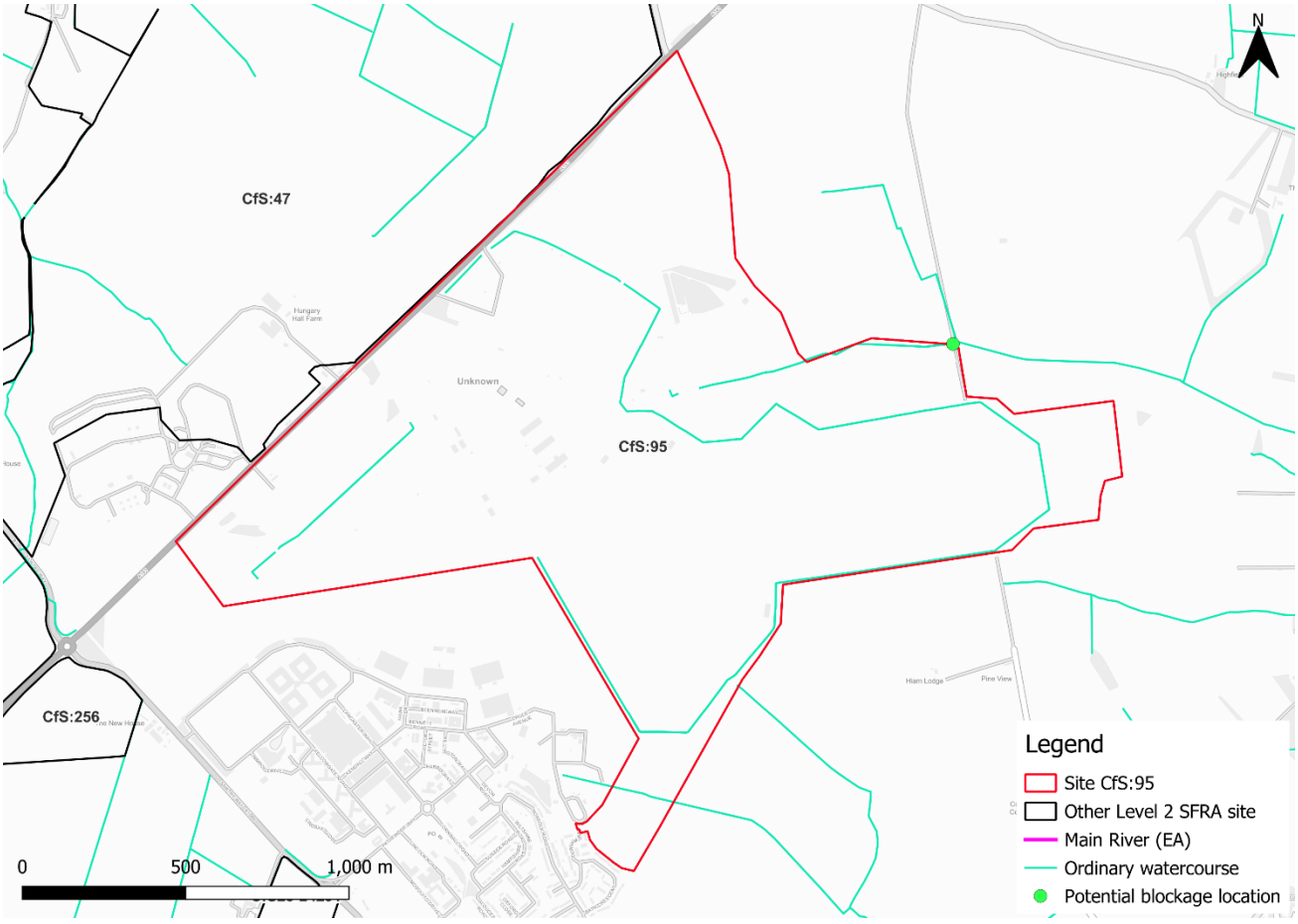

Figure 6-1: Potential blockage location

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 required to pass part b) of the exception test as it is proposed for more vulnerable development and is located within the modelled 1% AEP undefended extent. Based on the information presented in this Level 2 SFRA, the exception test could be passed and the site allocated. However, the test should be reapplied at the application stage as some flood risk information has not been available for consideration in this Level 2 SFRA, as outlined below. The test should also be reapplied if more recent information about existing or potential flood risk becomes available at application stage.

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 and surface water risk largely shown to follow the existing channels onsite. Risk from the ordinary watercourses should be investigated at the site-specific FRA stage. Further modelling may be required.
- The onsite watercourses should be kept in place and remain unobstructed. The channels should be maintained and included within the landscaping design of the development. This should be reviewed as part of a detailed drainage strategy for the site.
- There is potential residual risk to the site from a blockage of the structure beneath the unnamed track. The impact of a blockage in this location should be explored at the site-specific FRA stage.
- Opportunities for NFM features to reduce flood risk to the site and surrounding areas should be explored at the site-specific FRA stage.

7.3 Site-specific FRA requirements and further work

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

- Full detailed flood modelling of the unnamed ordinary watercourses to assess up to date risk to the site.
- Further modelling to understand the impacts of climate change on fluvial and surface water flood risk to the site.
- Further consideration of surface water flood risk, including a drainage strategy. Discharge rates should remain at greenfield rates at a minimum in consultation with the LLFA.
- A condition and capacity assessment of the structure beneath the unnamed track 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.

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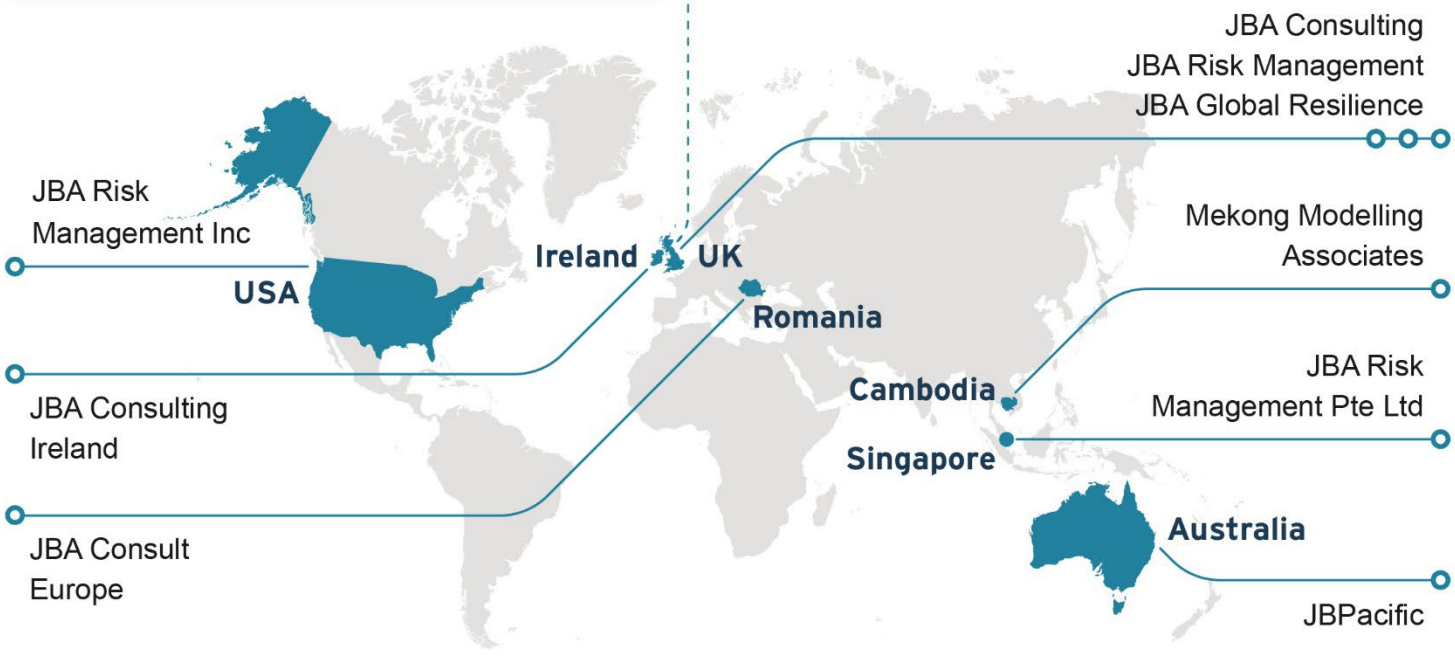

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ISO 14001:2015
ISO 27001:2022
ISO 45001:2018