



Huntingdonshire Level 2 Strategic Flood Risk Assessment Site Summary

Site CfS:139

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. 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.

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1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site CfS:139. 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:139

- Location: Land West of London Road and South of Stokes Drive, Godmanchester
- Existing site use: Agriculture
- Existing site use vulnerability: Less vulnerable
- Proposed site use: Mixed use
- Proposed site use vulnerability: More vulnerable
- Site area (ha): 12.33
- Watercourse: Stoneyhill Brook (ordinary watercourse tributary of River Great Ouse main river)
- Environment Agency (EA) model: N/A
- Summary of requirements from Level 2 SFRA scoping stage:
 - Flood Zone 3b present onsite
 - Assessment of surface water flood extent, depths and hazards
 - Assessment of all other sources of flood risk

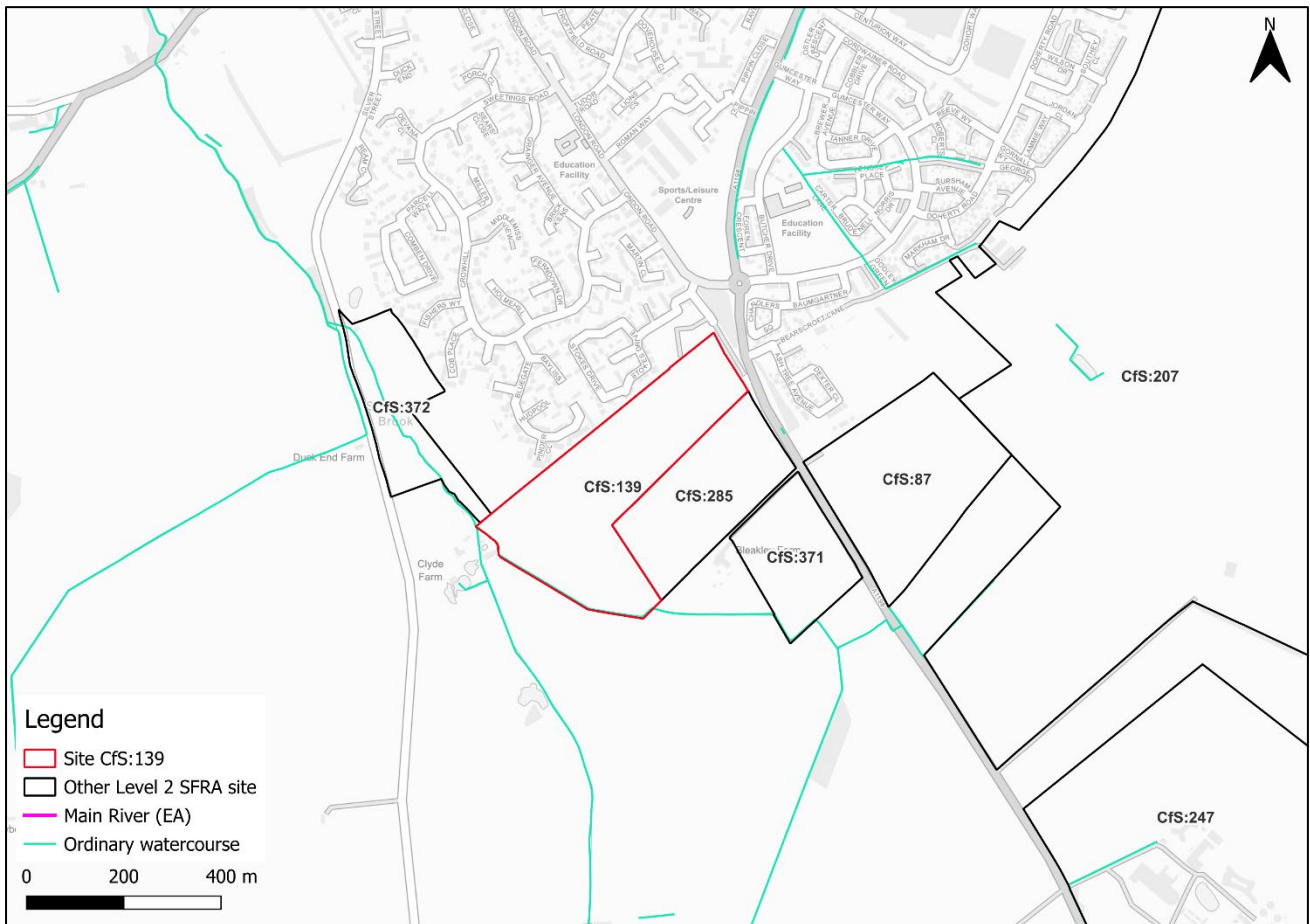


Figure 1-1: Existing site location boundary



Figure 1-2: Aerial photography

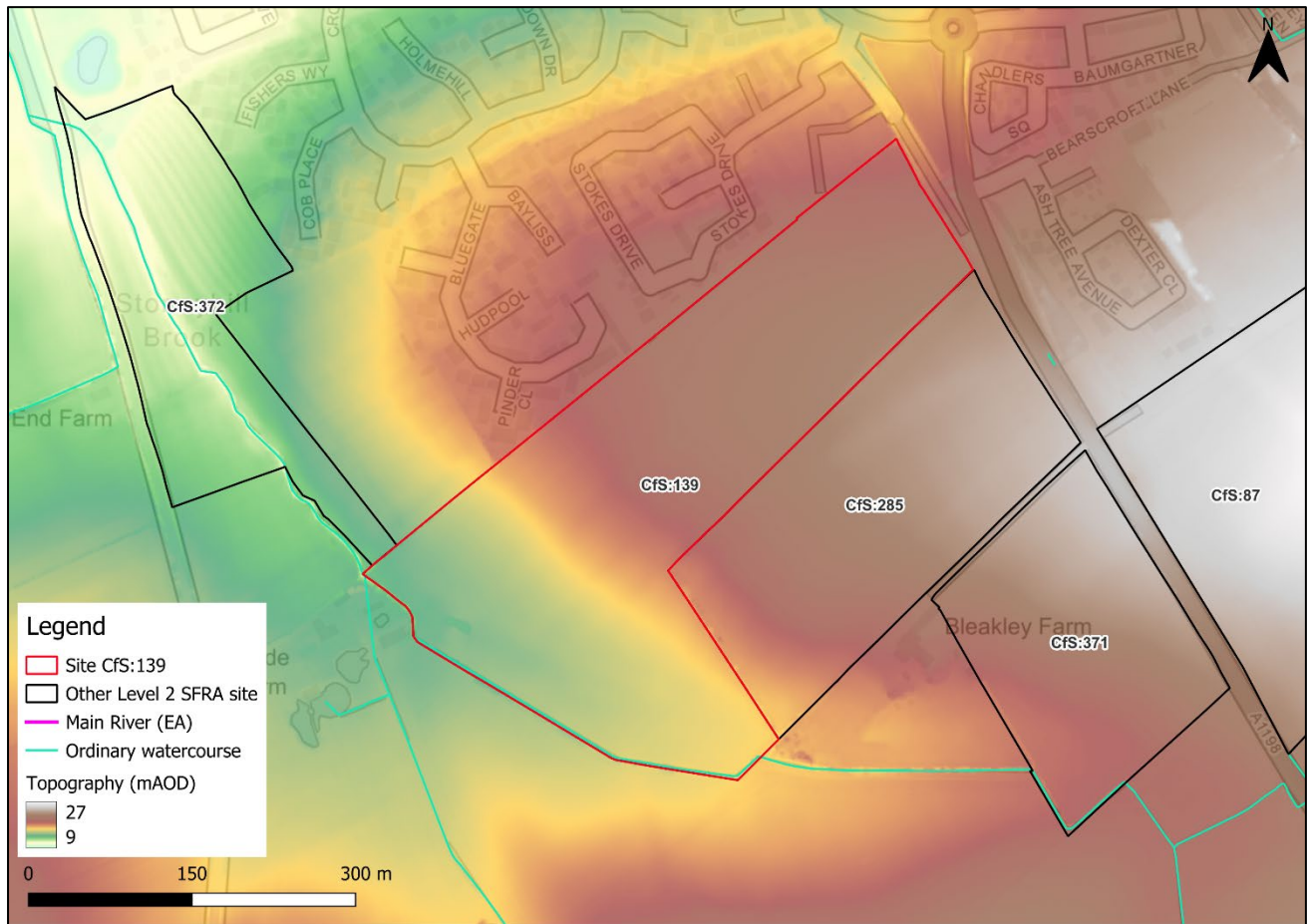


Figure 1-3: Topography

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 2.2.1) or the impacts of climate change (Section 2.3).

The majority of the site is located within Flood Zone 1. However, a small area at the western site extent is situated within Flood Zone 3b which is based on the 3.3% AEP defended event outline of the Flood Map for Planning. There is no detailed model available for the reach of Stoneyhill Brook that runs adjacent to the site.

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

2.2 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. Both within and upstream of the site, there is significant potential for tree planting to reduce runoff downstream.

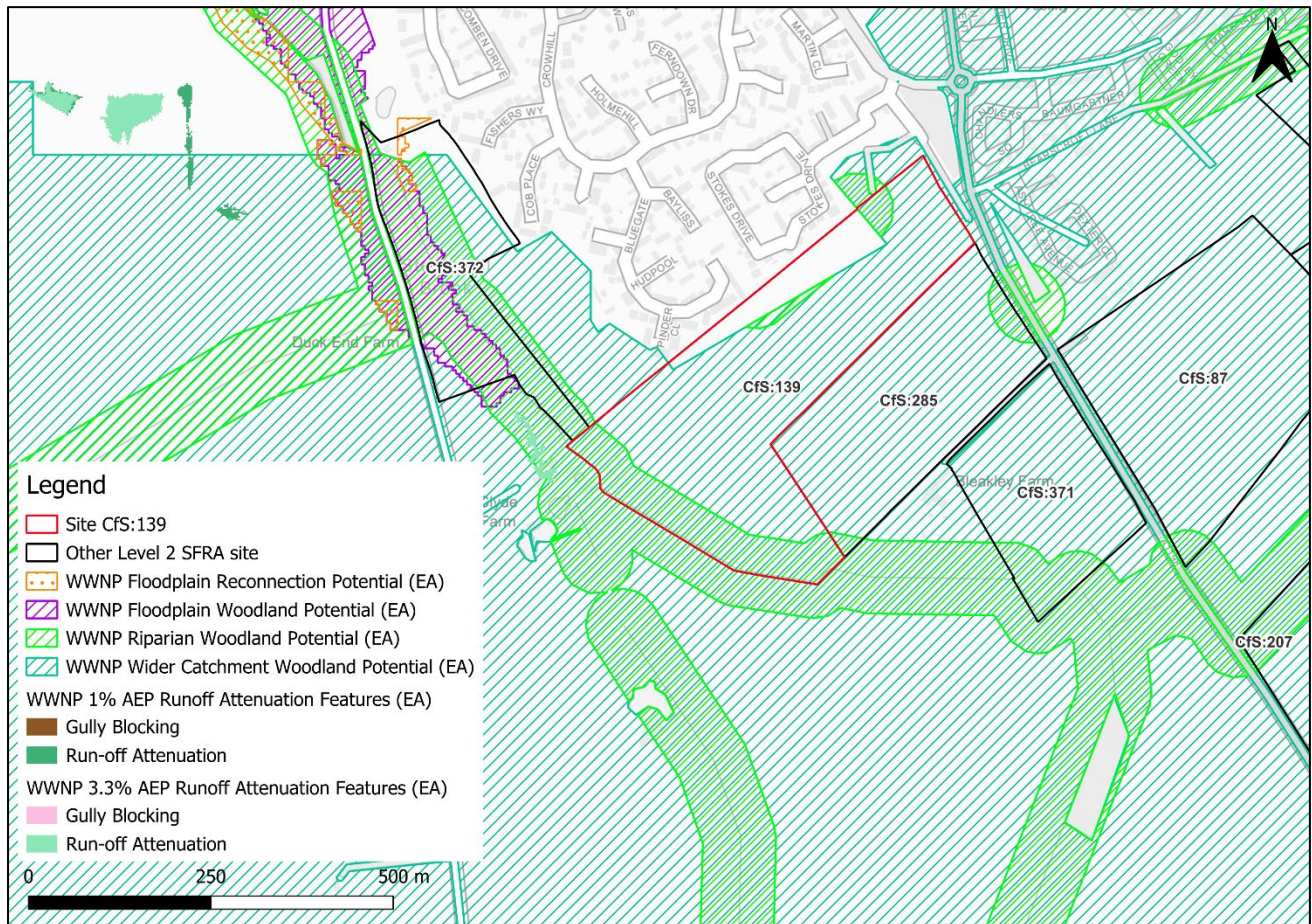


Figure 2-2: Natural Flood Management (NFM) potential mapping

2.3 Impacts from climate change

2.3.1 Fluvial

The EA's 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. However, as there is no existing detailed model of this reach of Stoneyhill Brook, modelling of the higher central allowance has not been possible.

The impacts of climate change on flood risk from Stoneyhill Brook, downstream of the site, have been modelled for the River Great Ouse. However, the modelled climate change extents do not impact the site.

2.3.2 Tidal

The site is not shown to be at risk from tidal flooding.

2.4 Historic flood incidents

The EA's Historic Flood Map (HFM) and Recorded Flood Outlines (RFO) datasets have been considered and mapped in Figure 2-3 which shows that there are no recorded historic flood incidents within the vicinity of the site.

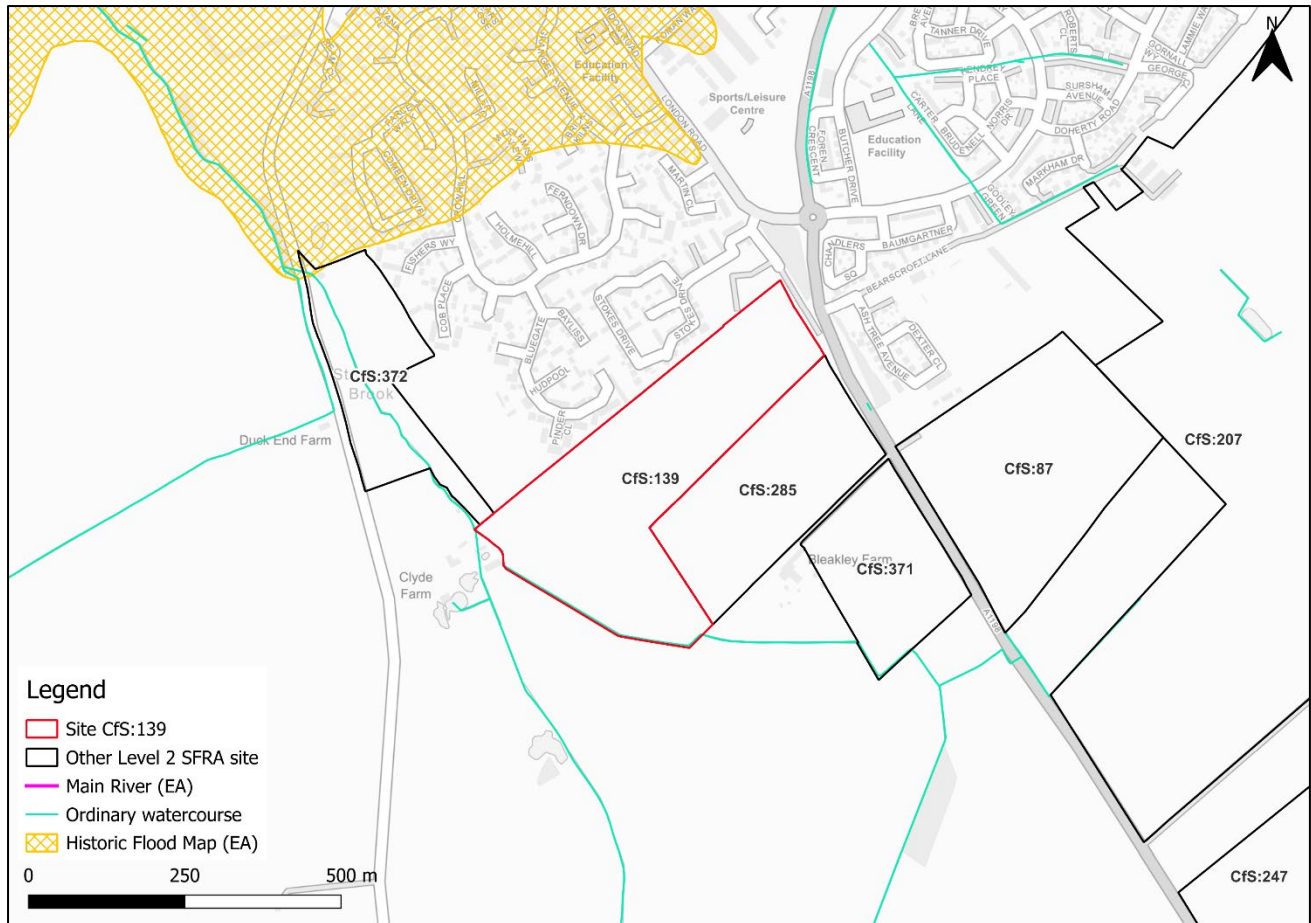


Figure 2-3: Recorded historic flood events onsite and around the site

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 an 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 an 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 London Road at the northeastern site boundary.



Figure 2-4: 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.
 - The area of functional floodplain onsite should remain undeveloped and used as a blue green corridor offering multifunctional benefits.
 - The extent of fluvial risk from the Stoneyhill Brook is currently unknown. Using the 0.1% AEP surface water event as a proxy (see Figure 3-1), risk could be significant along the southwestern site boundary.
- Mitigation:
 - The site-specific FRA should develop a model of Stoneyhill Brook to fully understand the onsite fluvial risk and look to include the channel and any potential risk areas within a blue green corridor.

- Were development of this site to proceed, given the proximity of this site to neighbouring sites CfS:372, CfS:285, CfS:371, CfS:87, CfS:207, CfS247, and CfS23-24295 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.
- If works are proposed on or near Stoneyhill Brook, a separate permission may be required. The type of permission required must be sought from the Environment Agency, Lead Local Flood Authority or Internal Drainage Board, depending on the activity proposed.
- Access and escape:
 - Safe access and egress routes must be available at times of flood and appear to be available from the northeast of the site, via London 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 10% of the site is at high surface water risk. A further 5% is at medium surface water risk and 7% at low surface water risk.

In the high and medium risk events, surface water risk is confined to the southwestern site boundary, where the Stoneyhill Brook is located. In the low risk event, there are two small areas of ponding present to the northeast of the predominant area of surface water risk.

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)
78	7	5	10

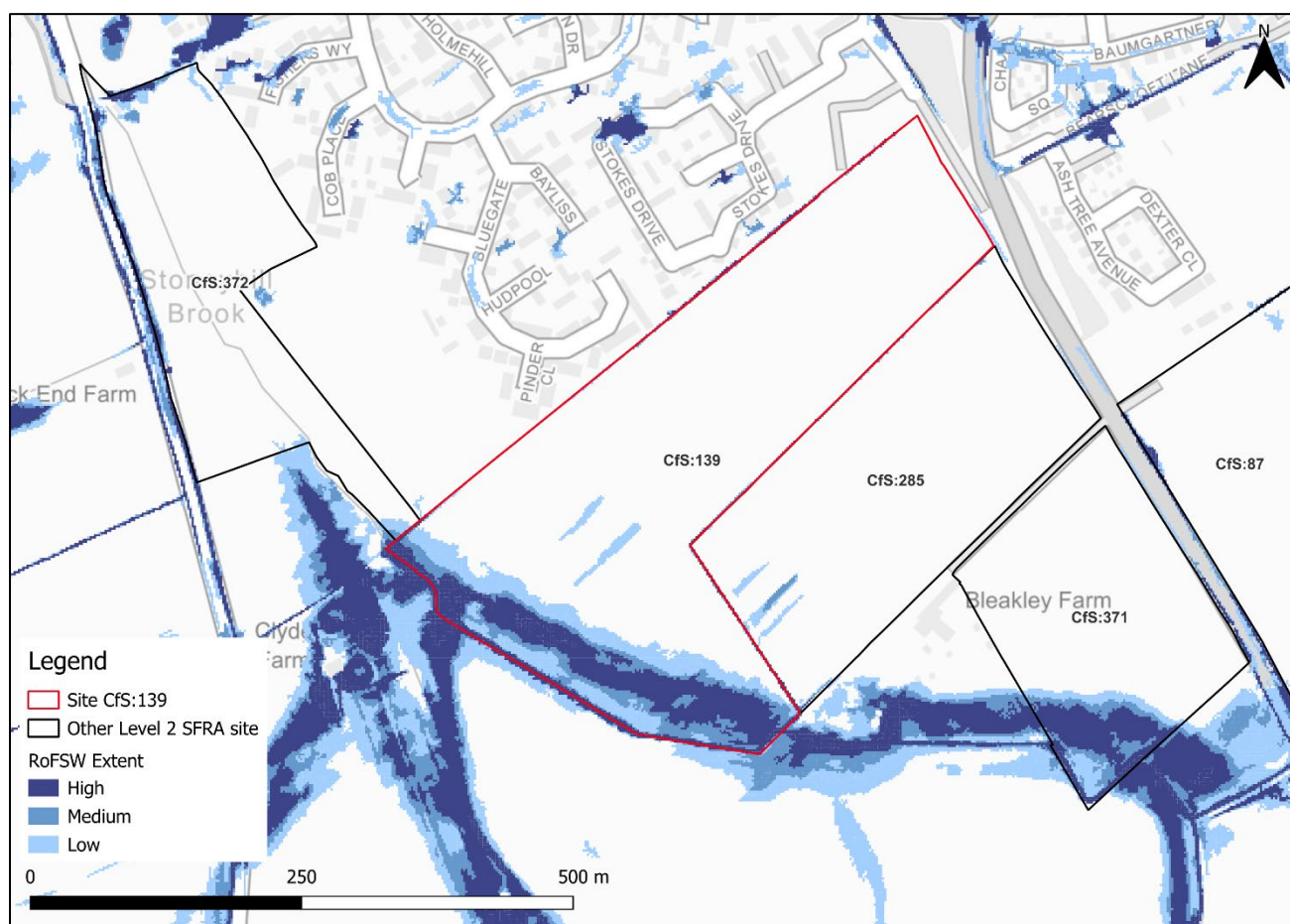


Figure 3-1: Surface water flood extents (NaFRA2 - Risk of Flooding from Surface Water map)

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, depths in the medium risk event (Figure 3-2) are predicted to predominantly remain below 0.15m in the southern site extent and be a low hazard (Figure 3-3). Flood depths in the southwestern site extent are predicted to predominantly be between 0.15m and 0.30m and be classed as a moderate hazard with some small areas reaching between 0.30m and 0.60m and minimal areas predicted to reach between 0.60m and 0.90m, both of which classed as a significant hazard.

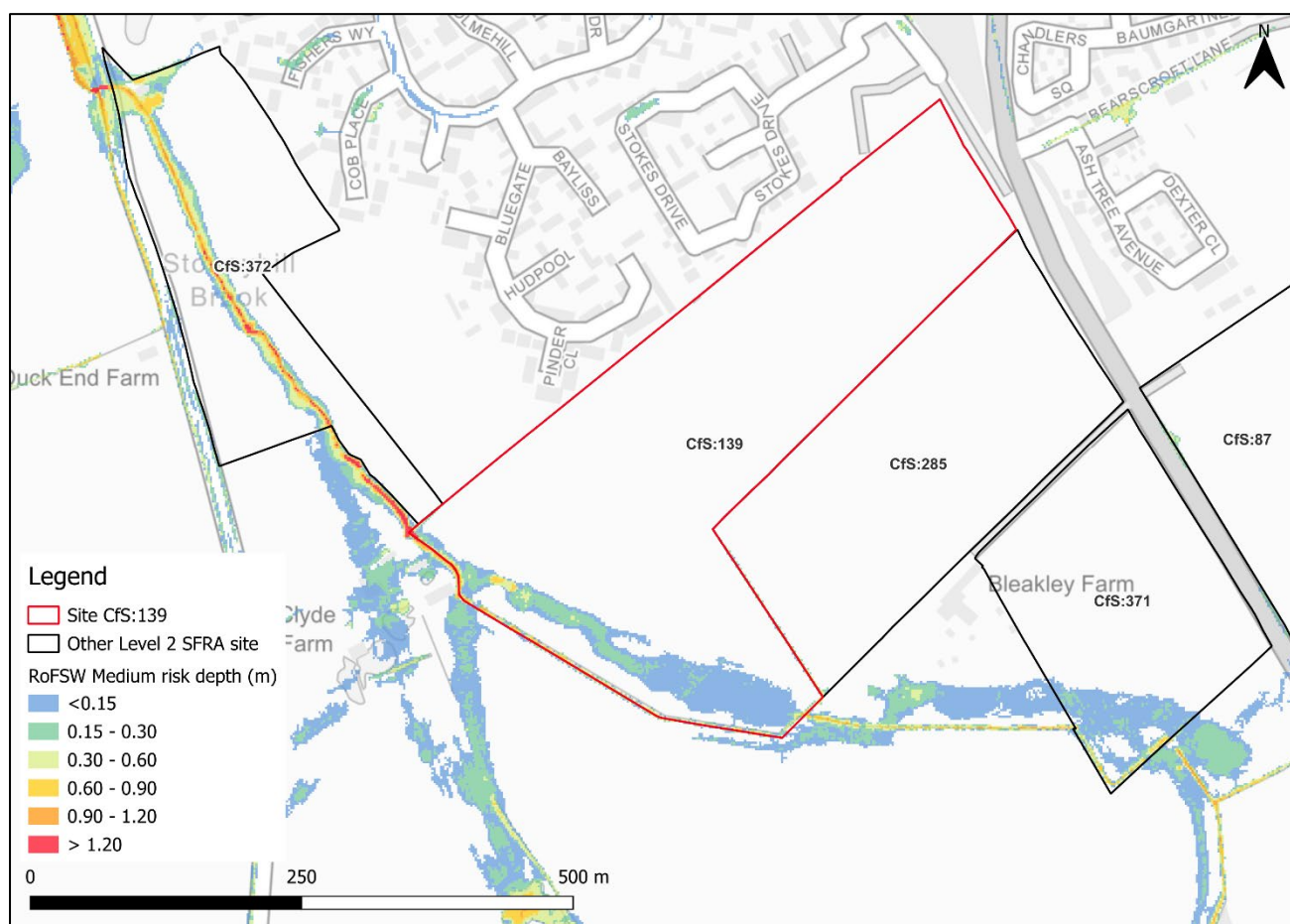


Figure 3-2: Medium risk event surface water flood depths (Third generation - Risk of Flooding from Surface Water map)

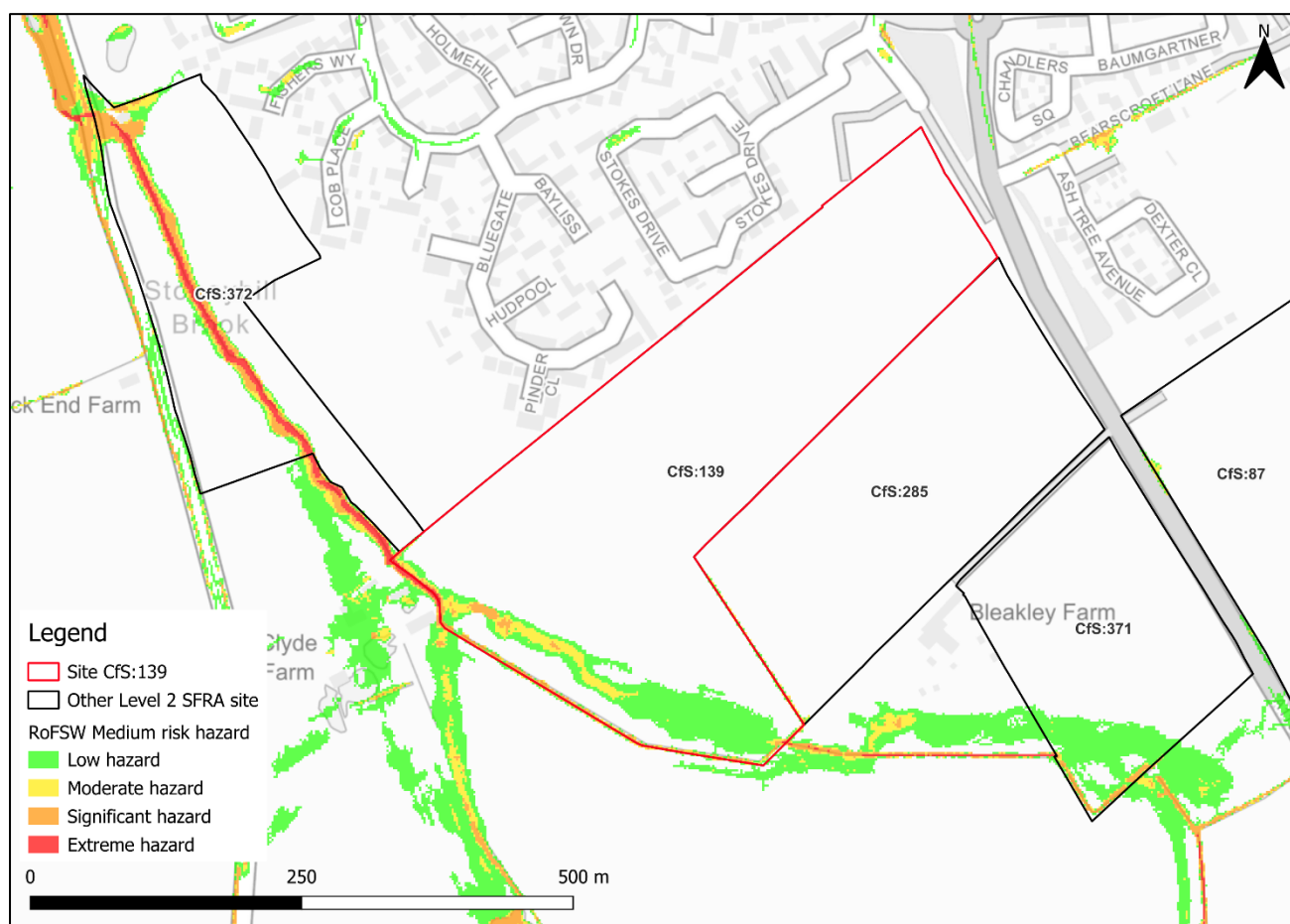


Figure 3-3: Medium risk event surface water flood hazard¹ (Third generation - Risk of Flooding from Surface Water map)

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 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.

Based on the information available, surface water risk is largely confined to the southwestern site boundary, where the Stoneyhill Brook is located, with the exception of two small areas of ponding present to the northeast of the predominant area of surface water risk (Figure 3-4). Areas of flooding are predicted to predominantly reach depths of between 0.15m and 0.30m (Figure 3-5) in the southern site extent and between 0.30m and

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

0.60m in the western site extent. Small areas of flooding are predicted to reach between 0.60m and 0.9m and between 0.90m and 1.2m in the western site extent. Hazard classification is predicted to increase from predominantly moderate hazard in the southern extent of the site to small areas of extreme hazard in the western extent of the site.

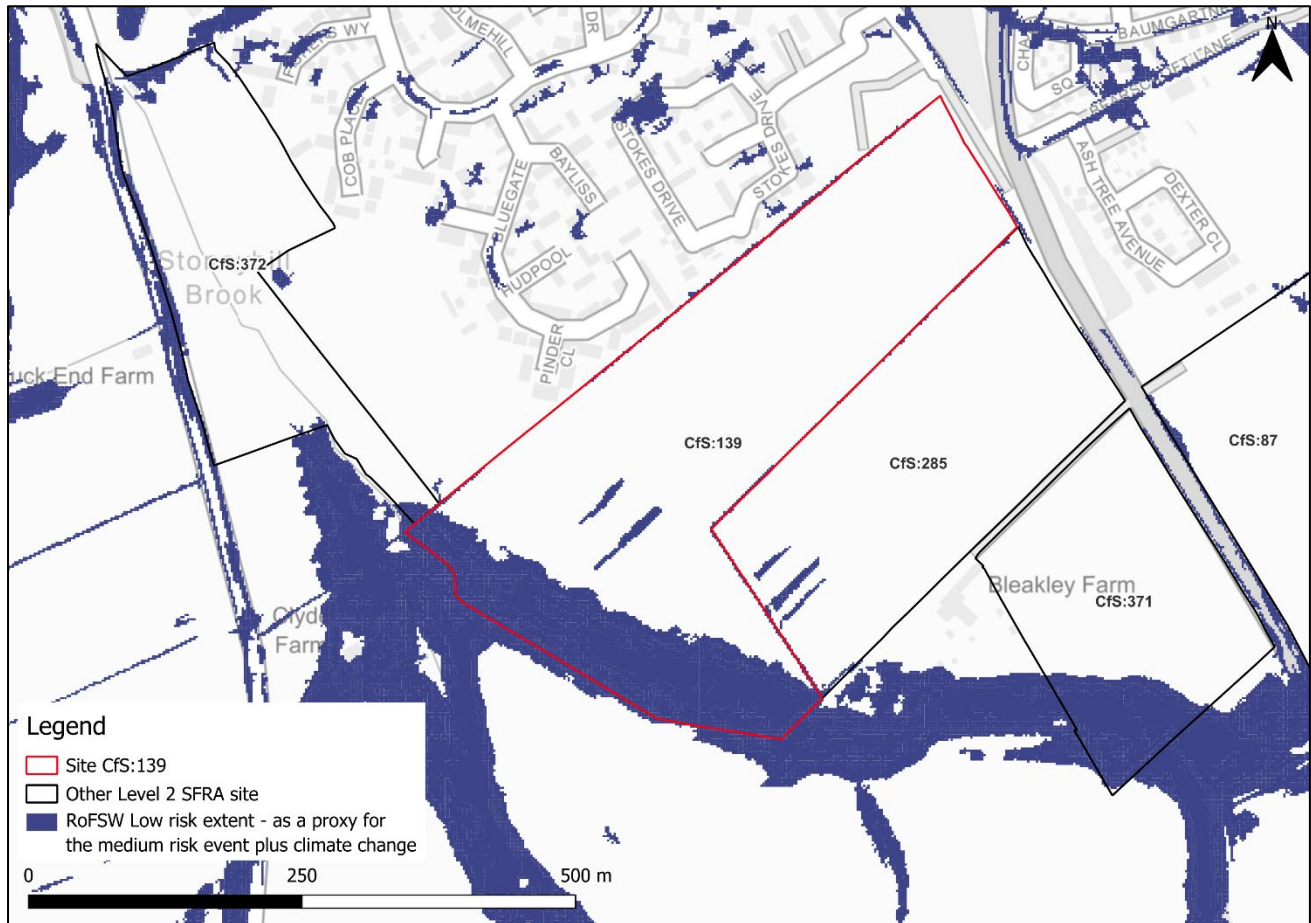


Figure 3-4: Low risk event surface water flood extent, as a proxy for the medium risk event plus climate change (NaFRA2 - Risk of Flooding from Surface Water map)

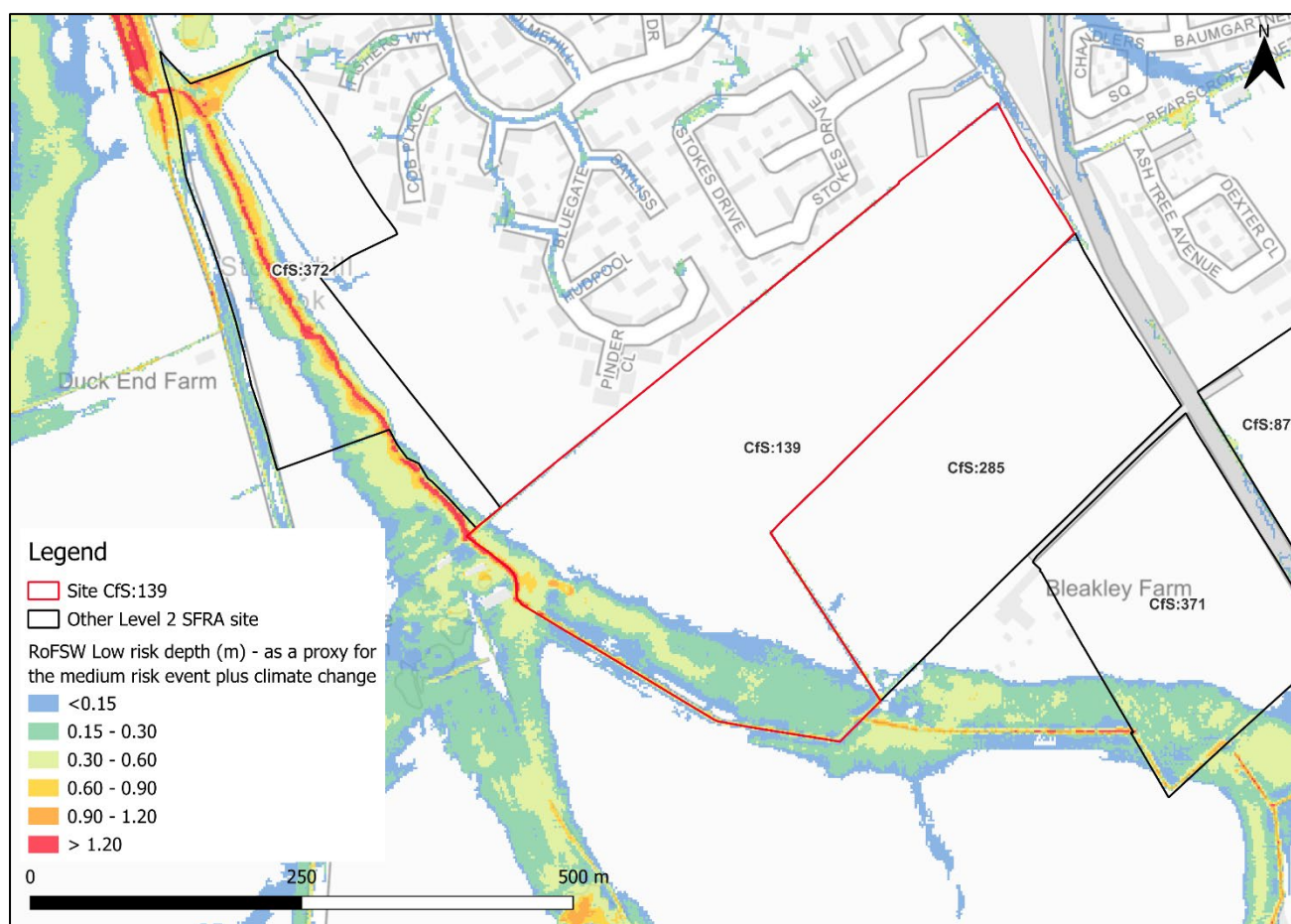


Figure 3-5: Low risk event surface water flood depths, as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

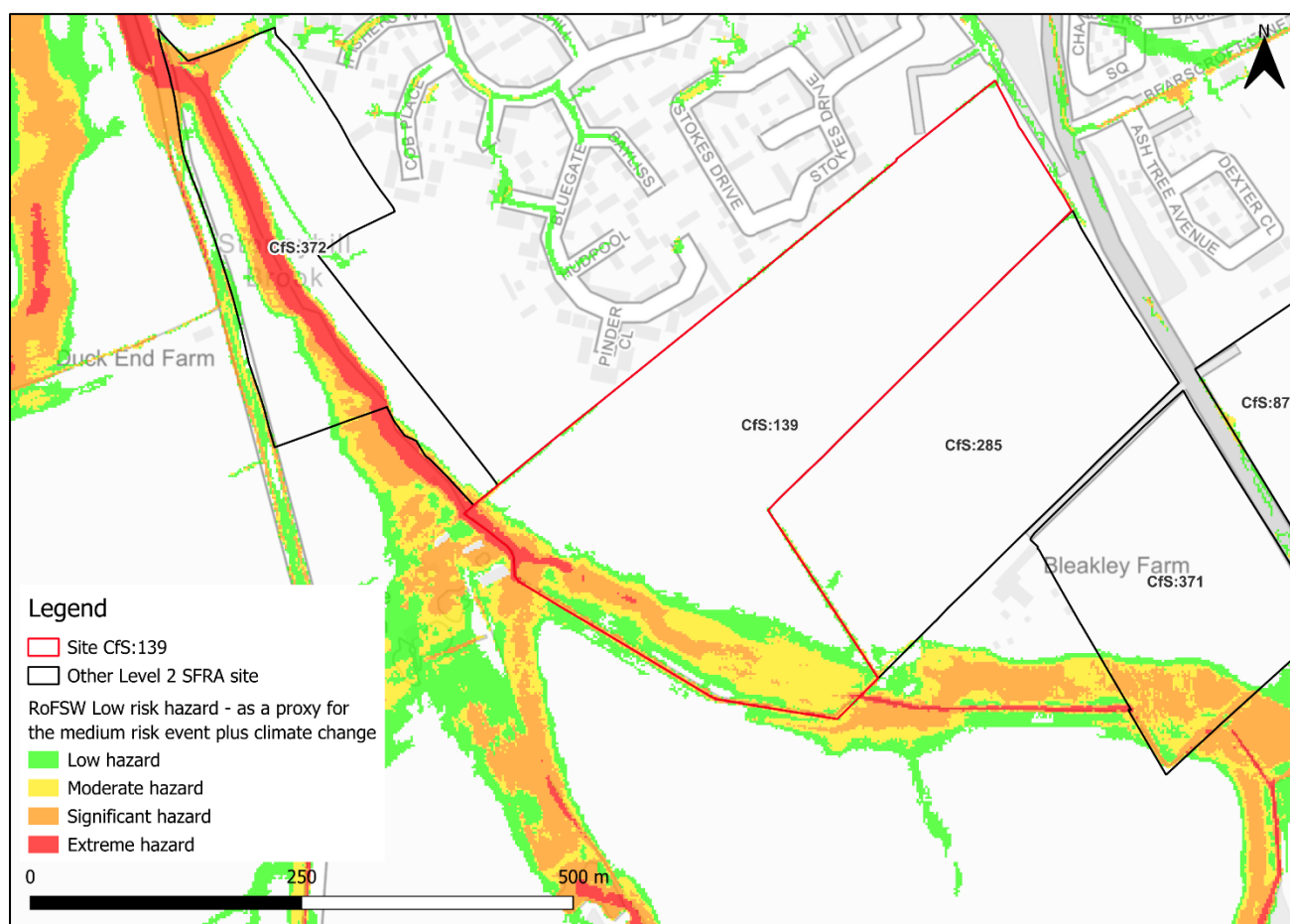


Figure 3-6: Low risk event surface water flood hazard, as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

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

- Current risk to the site is predominantly very low, with 78% of the site being at very low surface water flood risk. Surface water risk in the high and medium risk events is confined to the flow path along the southwestern site boundary, where the Stoneyhill Brook flows.
- In the low risk surface water event, there are some additional areas of shallow surface water ponding to the northeast of the predominant area of surface water risk.
- The main area of risk along Stoneyhill Brook should be left free of development and used as a blue green corridor which can provide multiple benefits alongside flood risk, including ecological, social and amenity benefits.
- 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 high risk event, with a greater extent of ponding within the topographic low spot in the southwest of the site.

- 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 rates will apply given the site is currently open greenspace. The developer should follow the National SuDS guidance and any local guidance available from the LLFA. This may require surface water modelling based on layout plans and detailed design and consultation with the LLFA.
- Safe access and escape appear to be possible when accounting for climate change.
- 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 River Ouse (Roxton to Earith) 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 Guide². Figure 5-1 shows the map covering this site and the surrounding areas. Table 5-1 explains the risk classifications.

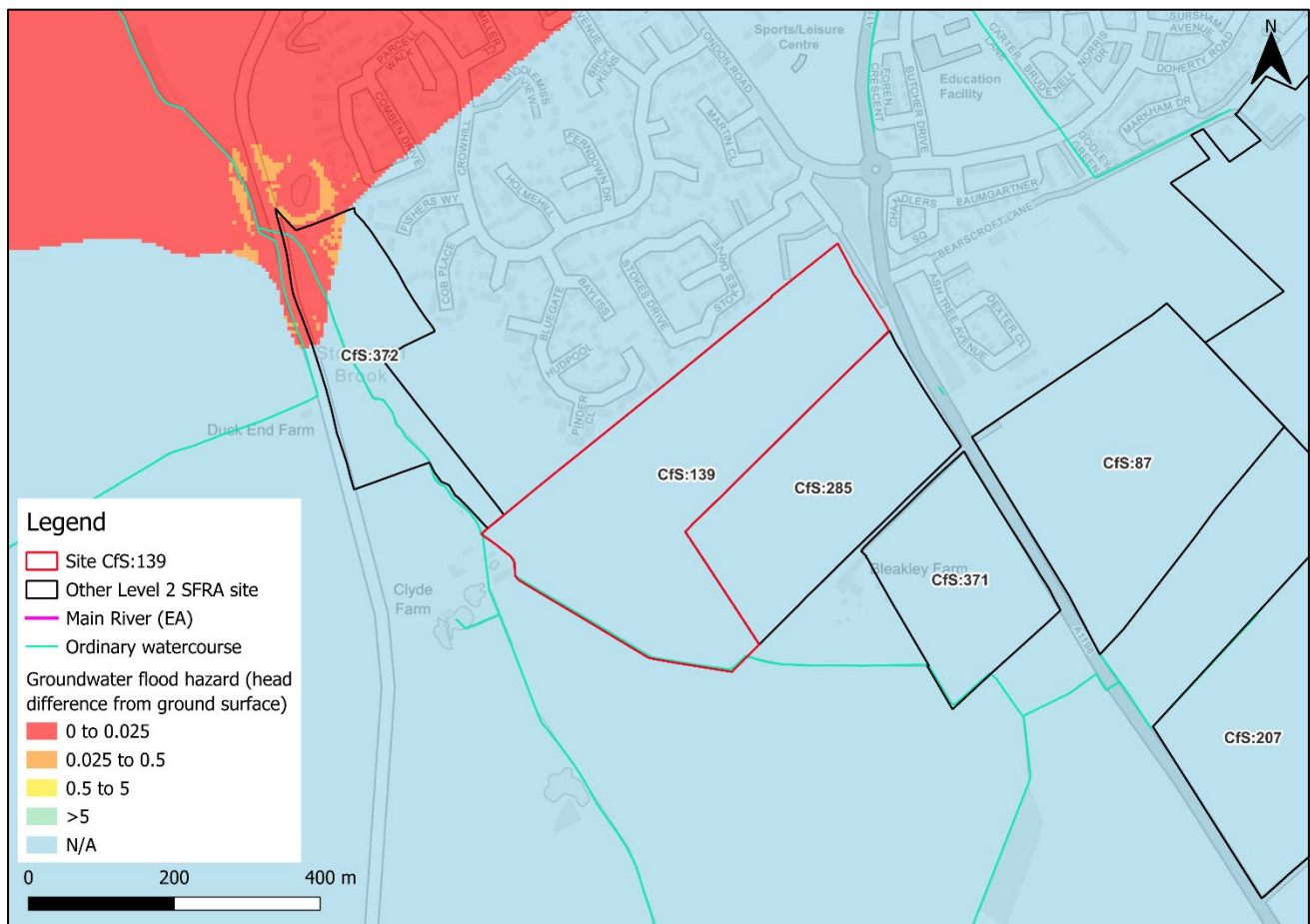


Figure 5-1: JBA 5m Groundwater Emergence Map

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

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 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.

Based on available information, there does not appear to be any residual risk to this site. However, consideration should be given at the FRA stage to the fact that the site is shown to be at risk in the EA's Flood Map for Planning defended climate change scenarios.

6.1 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 100 years for residential development. The nominal area of functional floodplain onsite should not trigger the exception test nor negate any development plans

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.
- A detailed model should be developed for Stoneyhill Brook, including appropriate modelling of climate change to confirm risk.
- A detailed drainage strategy will be required for any new development, given the surface water flow path in the south of the site
- The risk area around Stoneyhill Brook should be left free of development and used as a blue green corridor.
- 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 available from the north of the site.
- Were development of this site to proceed, given the proximity of this site to neighbouring sites CfS:372, CfS:285, CfS:371, CfS:87, CfS:207, CfS247, and CfS23-24295 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.

7.3 Site-specific FRA requirements and further work

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

- Full detailed flood modelling of Stoneyhill Brook 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.
- 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

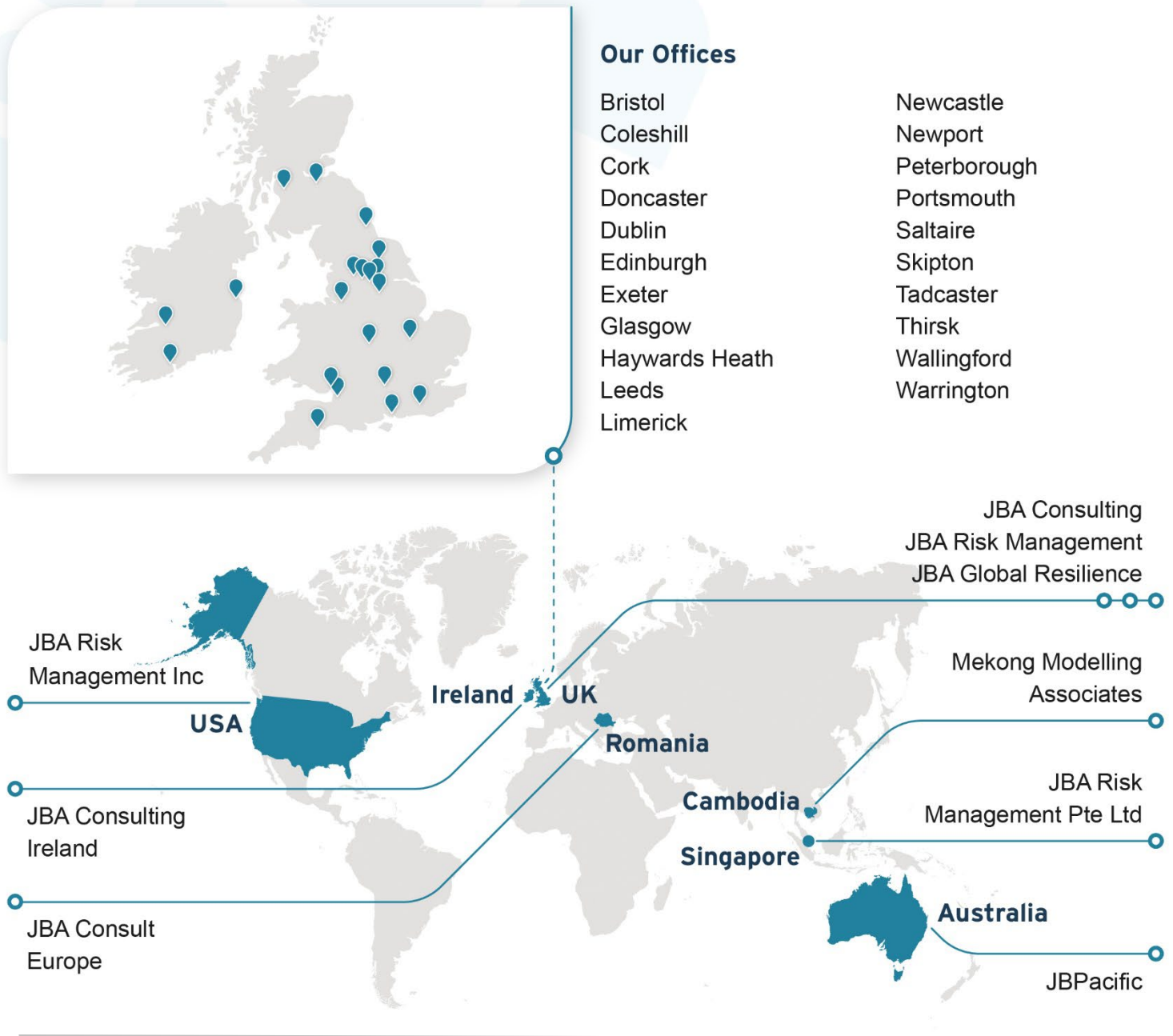
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