



Huntingdonshire Level 2 Strategic Flood Risk Assessment Site Summary

Site CfS:268

Final Draft Report

Prepared for
Huntingdonshire District
Council

Date
November 2025

Document Status

Issue date	6 November 2025
Issued to	Frances Schulz
BIM reference	JFI-JBA-XX-XX-RP-EN-0021
Revision	P03
Prepared by	Mike Williamson BSc MSc CGeog FRGS EADA Principal Analyst
Reviewed by	Laura Thompson BSc FRGS Analyst
Authorised by	Paul Eccleston BA CertWEM CEnv MCIWEM C.WEM Technical Director

Carbon Footprint

The format of this report is optimised for reading digitally in pdf format. Paper consumption produces substantial carbon emissions and other environmental impacts through the extraction, production and transportation of paper. Printing also generates emissions and impacts from the manufacture of printers and inks and from the energy used to power a printer. Please consider the environment before printing.

Accessibility

JBA aims to align with [governmental guidelines on accessible documents](#) and [WGAG 2.2](#) AA standards, so that most people can read this document without having to employ special adaptation measures. This document is also optimised for use with assistive technology, such as screen reading software.

Contract

JBA Project Manager	Mike Williamson
Address	Phoenix House, Lakeside Drive, Centre Park, Warrington, WA1 1RX
JBA Project Code	2022s1322

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. Mike Williamson of JBA Consulting carried out this work.

Purpose and Disclaimer

Jeremy Benn Associates Limited ("JBA") has prepared this Report for the sole use of Huntingdonshire District Council in accordance with the Agreement under which our services were performed.

JBA has no liability for any use that is made of this Report except to Huntingdonshire District Council for the purposes for which it was originally commissioned and prepared.

No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by JBA. This Report cannot be relied upon by any other party without the prior and express written agreement of JBA.

JBA disclaims any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to JBA's attention after the date of the Report.

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

We would like to thank the Environment Agency, Cambridgeshire County Council for their assistance with this work.

Copyright

© Jeremy Benn Associates Limited 2025

Contents

1	Background	1
1.1	Site CfS:268	1
2	Flood risk from rivers and sea	5
2.1	Existing risk	5
2.2	Flood risk management	6
2.3	Impacts from climate change	7
2.4	Historic flood incidents	7
2.5	Emergency planning	7
2.6	Observations, mitigation options, site suitability, sequential approach to development management - fluvial and tidal	9
3	Flood risk from surface water	11
3.1	Existing risk	11
3.2	Impacts from climate change	14
3.3	Observations, mitigation options, site suitability, sequential approach to development management - surface water	17
4	Cumulative impacts assessment and high risk catchments	19
4.1	Level 1 cumulative impacts assessment	19
5	Groundwater, geology, soils, SuDS suitability	20
6	Residual risk	23
6.1	Flood risk from reservoirs	23
7	Overall site assessment	24
7.1	Can part b) of the exception test be passed?	24
7.2	Recommendations summary	24
7.3	Site-specific FRA requirements and further work	24
8	Licencing	25

List of Figures

Figure 1-1: Existing site location boundary	2
Figure 1-2: Aerial photography	3
Figure 1-3: Topography	4
Figure 2-1: Existing risk	5
Figure 2-2: Natural Flood Management (NFM) potential mapping	6
Figure 2-3: EA Flood Warning Areas and Flood Alert Areas	8
Figure 2-4: Potential access and escape route	9
Figure 3-1: Surface water flood extents (NaFRA2 - Risk of Flooding from Surface Water map)	12
Figure 3-2: High risk event surface water flood depths (Third generation - Risk of Flooding from Surface Water map)	13
Figure 3-3: High risk event surface water flood hazard (Third generation - Risk of Flooding from Surface Water map)	14
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)	15
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)	16
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)	17
Figure 5-1: JBA 5m Groundwater Emergence Map	20
Figure 5-2: Soils and geology	22
Figure 6-1: EA Reservoir Flood Map	23

List of Tables

Table 2-1: Existing flood risk based on percentage area of site at risk	5
Table 3-1: Existing surface water flood risk based on percentage area at risk using the NaFRA2 RoFSW map	11
Table 5-1: Groundwater Hazard Classification	21

1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for Local Plan Site CfS:268. 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:268

- Location: Land North of Hollow Lane, Ramsey
- Existing site use: agriculture
- Existing site use vulnerability: less vulnerable
- Proposed site use: residential
- Proposed site use vulnerability: more vulnerable
- Site area (ha): 1.61
- Watercourse: unnamed ordinary watercourse
- Environment Agency (EA) model: no detailed model available. Flood zones based on New National Model
- 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

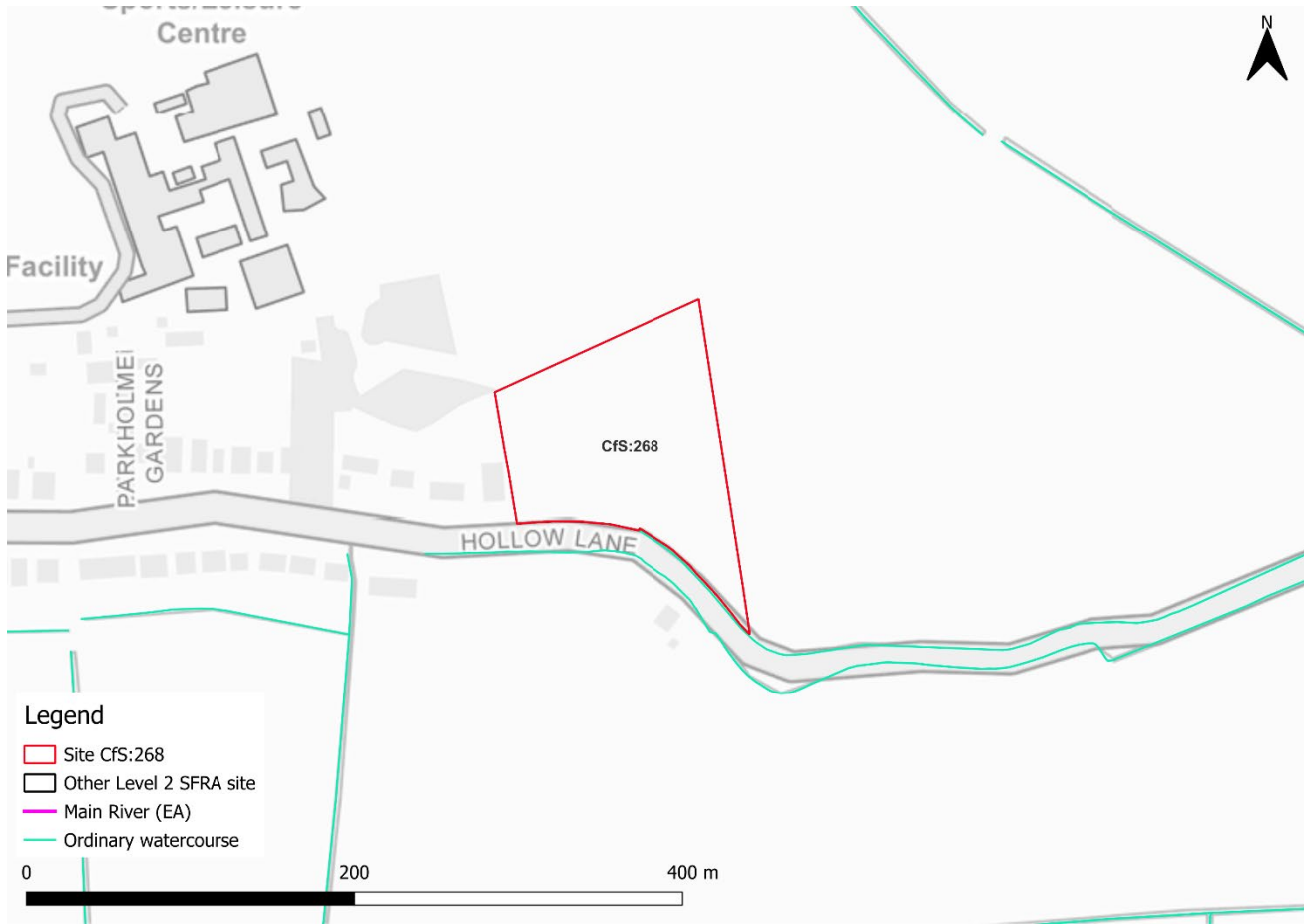


Figure 1-1: Existing site location boundary



Figure 1-2: Aerial photography

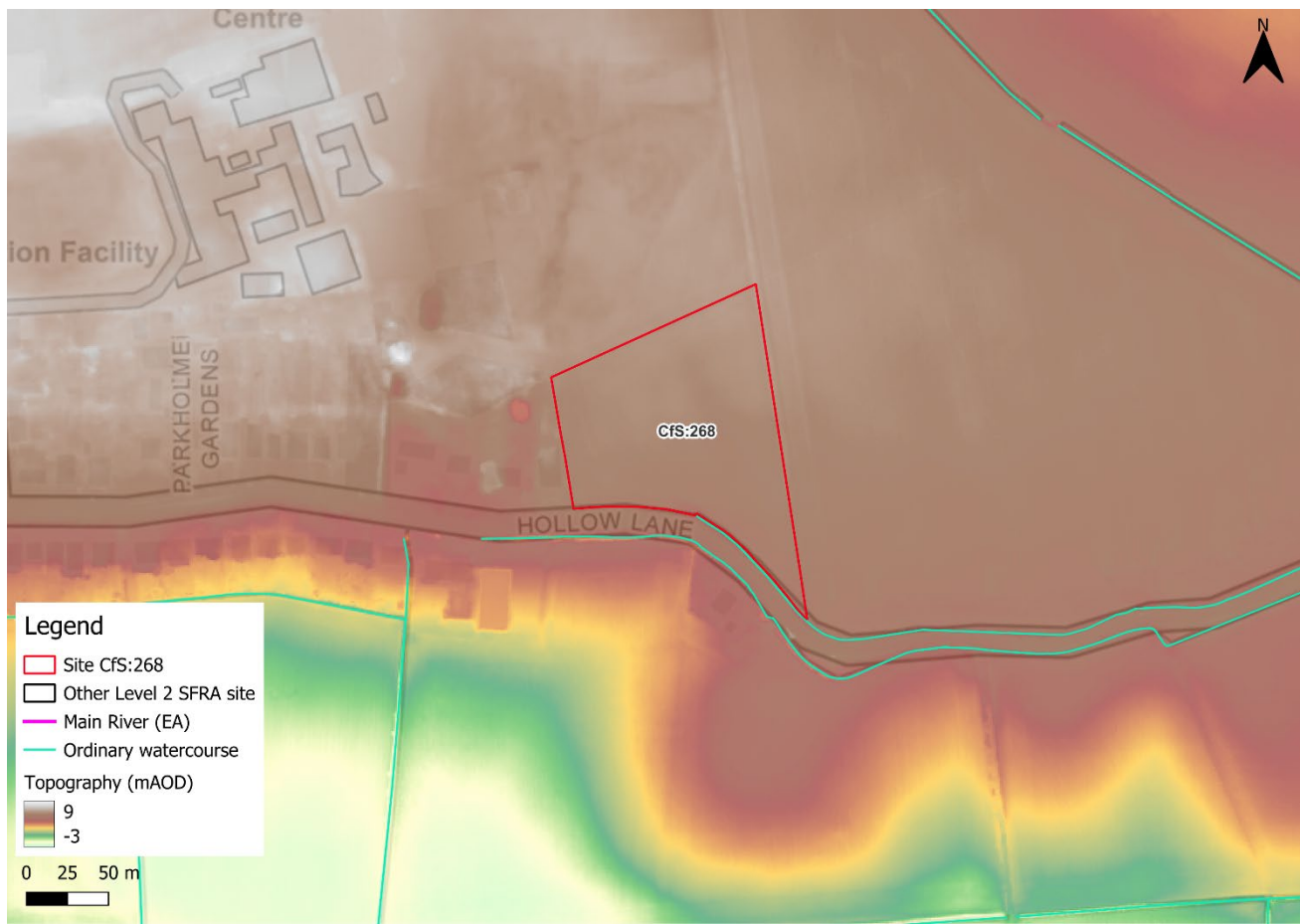


Figure 1-3: Topography

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 wholly within Flood Zone 1 and therefore at low risk from river and sea flooding. The flood zones to the south are likely based on the EA's New National Model.

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

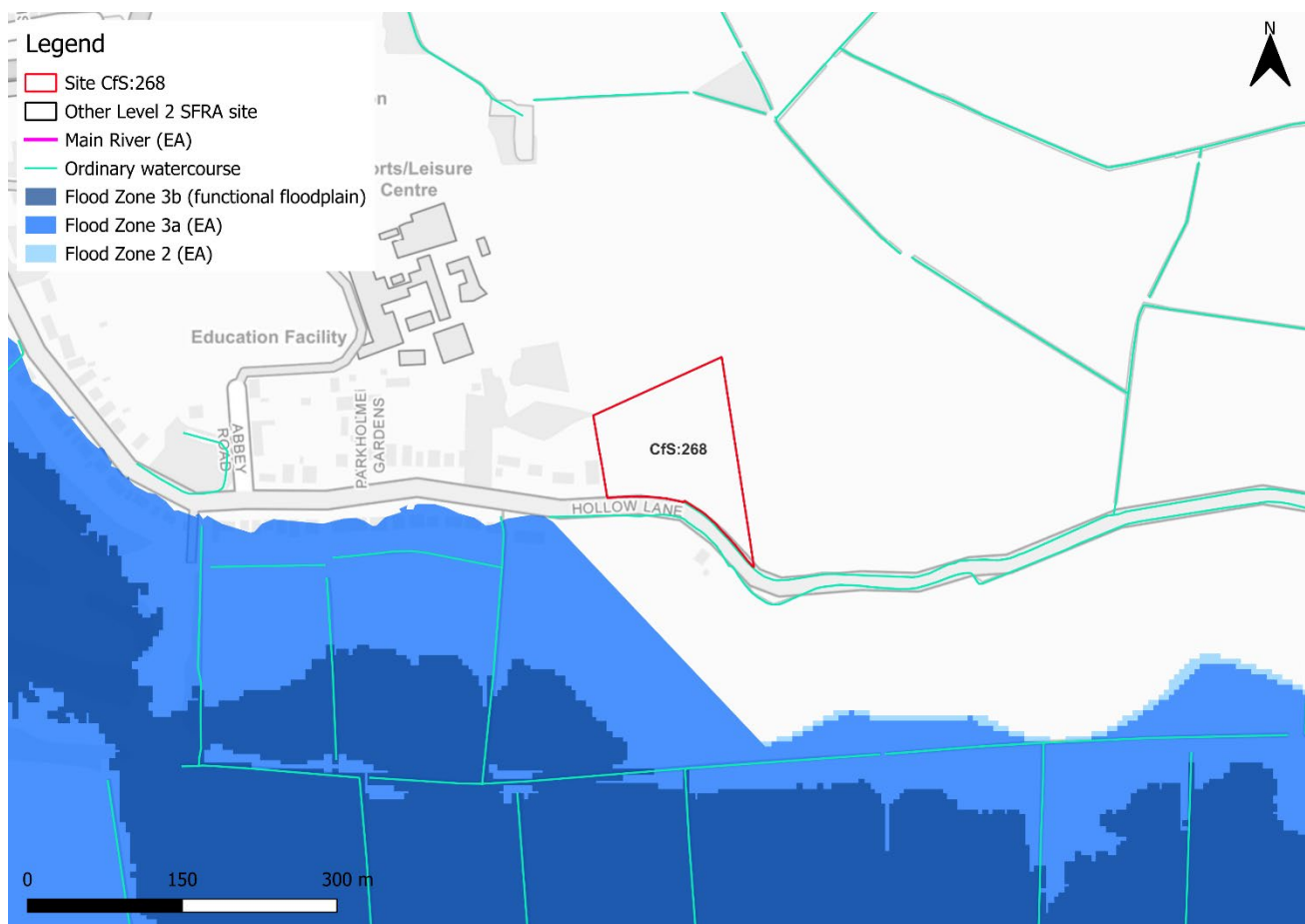


Figure 2-1: Existing risk

2.2 Flood risk management

2.2.1 Flood defences

There are no flood defences in the vicinity of the site, 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 may be potential flood risk alleviation to areas around the site through tree planting, particularly along the ordinary watercourses and to the wider agricultural land to the south of the site.

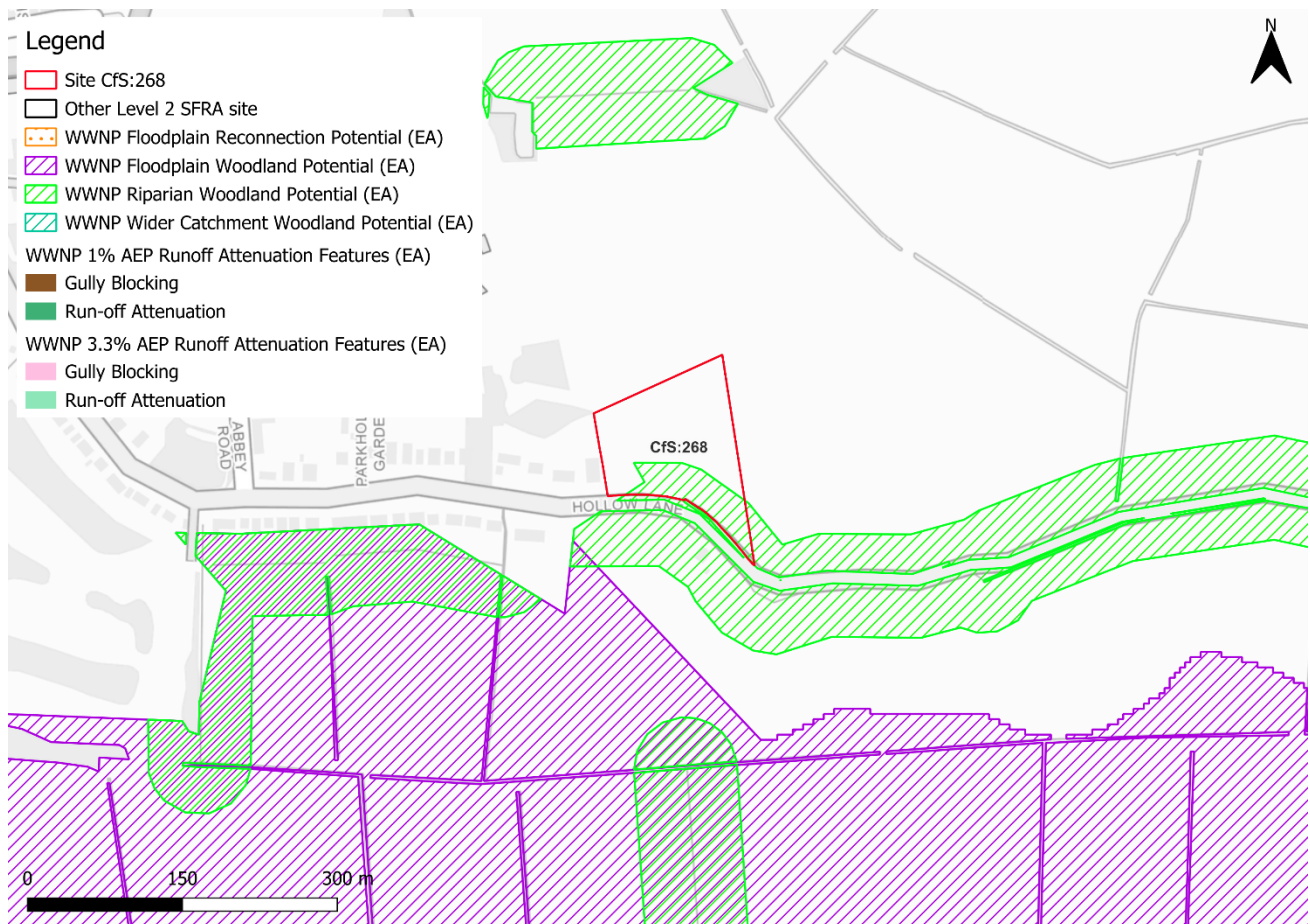


Figure 2-2: Natural Flood Management (NFM) potential mapping

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. No historic events have been recorded on or near the site, according to these datasets.

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. This site is not within a FWA though there are two large FWAs covering the flood zones to the south, namely the River Delph west bank Flood Defences at Benwick, Chatteris and Manea FWA and the Bury Brook at Kings Ripton, Broughton, Wistow, Bury and Ramsey FWA (see Figure 2-3).

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. As shown in Figure 2-3, there are two large FAAs covering the flood zones to the south, namely the Bury Brook in Cambridgeshire FAA and the Middle Level of the Fens in Cambridgeshire and Norfolk FAA.

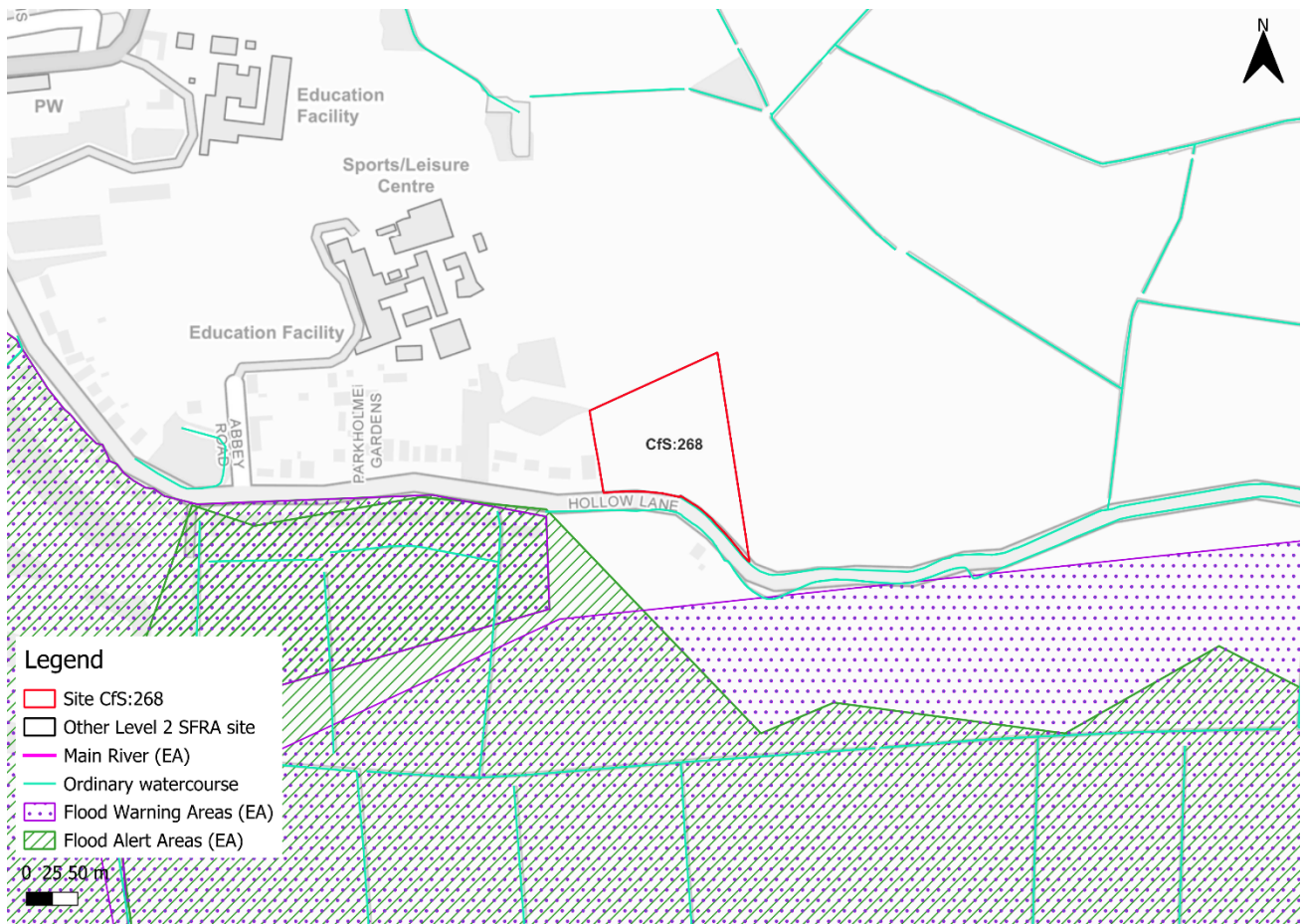


Figure 2-3: EA Flood Warning Areas and Flood Alert Areas

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 Hollow Lane on the southern boundary, as shown by the orange circle in Figure 2-4. However, this depends on any potential risk from the ordinary watercourse which at this stage is unknown. The FWAs and FAAs should remain in place covering the land to the south.

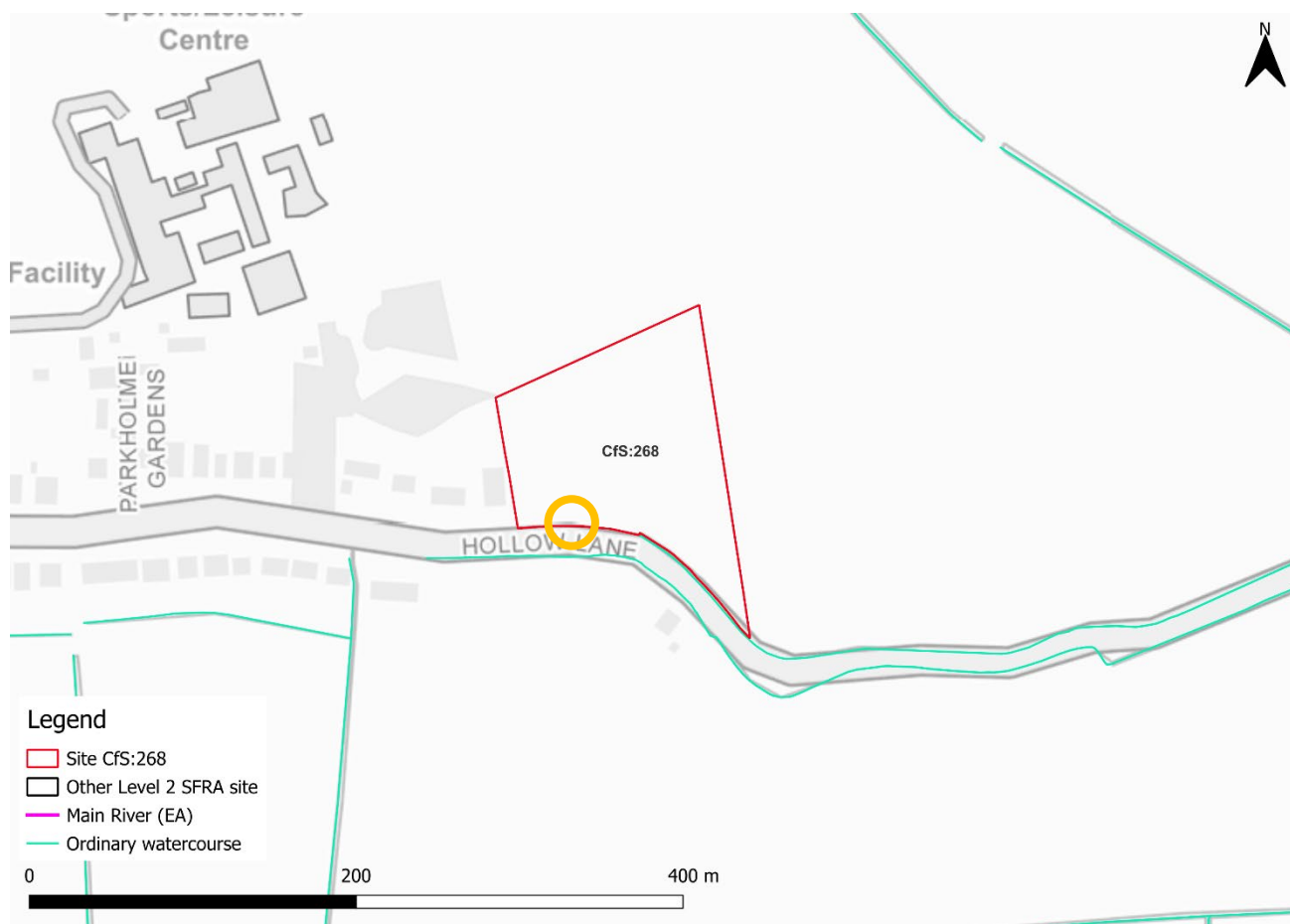


Figure 2-4: Potential access and escape route

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

- Observations:
 - The whole site is in Flood Zone 1 and therefore at low risk. The site is also not at any additional risk from climate change.
 - There is no detailed model available for the ordinary watercourse. Using the 0.1% AEP surface water event as a proxy, risk is modelled to remain largely confined to the areas immediately surrounding the ordinary watercourse.
- Mitigation:
 - Risk from the ordinary watercourse should be confirmed in the site-specific FRA. A detailed model may be required to fully understand the onsite fluvial risk.
 - Given the proximity of the site to the ordinary watercourse, a flood risk activity permit for development may be required. The type of permission required must be sought from the Environment Agency, Lead Local Flood Authority or Internal Drainage Board. For non-tidal main rivers, a flood risk activity permit may be required if the development of the site is within 8 metres of a riverbank, flood defence structure or culvert.

- Access and escape:
 - Safe access and escape routes must be available at times of flood and appear to be available via Hollow Lane. Though risk from the ordinary watercourse should be confirmed.
 - The EA FWAs and FAAs should remain in place.

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, the majority of the site is at very low risk but for some risk along the ordinary watercourse on the southern boundary and a small area of 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)
99	0	0	1



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 flood depths are shallow and hazards low to moderate in the high risk event in the ponded area.



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



Figure 3-3: High 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 flood risk to the site may increase with climate change. Proxy depths in the ponded area remain shallow with low to moderate hazard. The flow path along the ordinary watercourse is not present in the third generation mapping. The potential access and escape route should still be achievable.

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

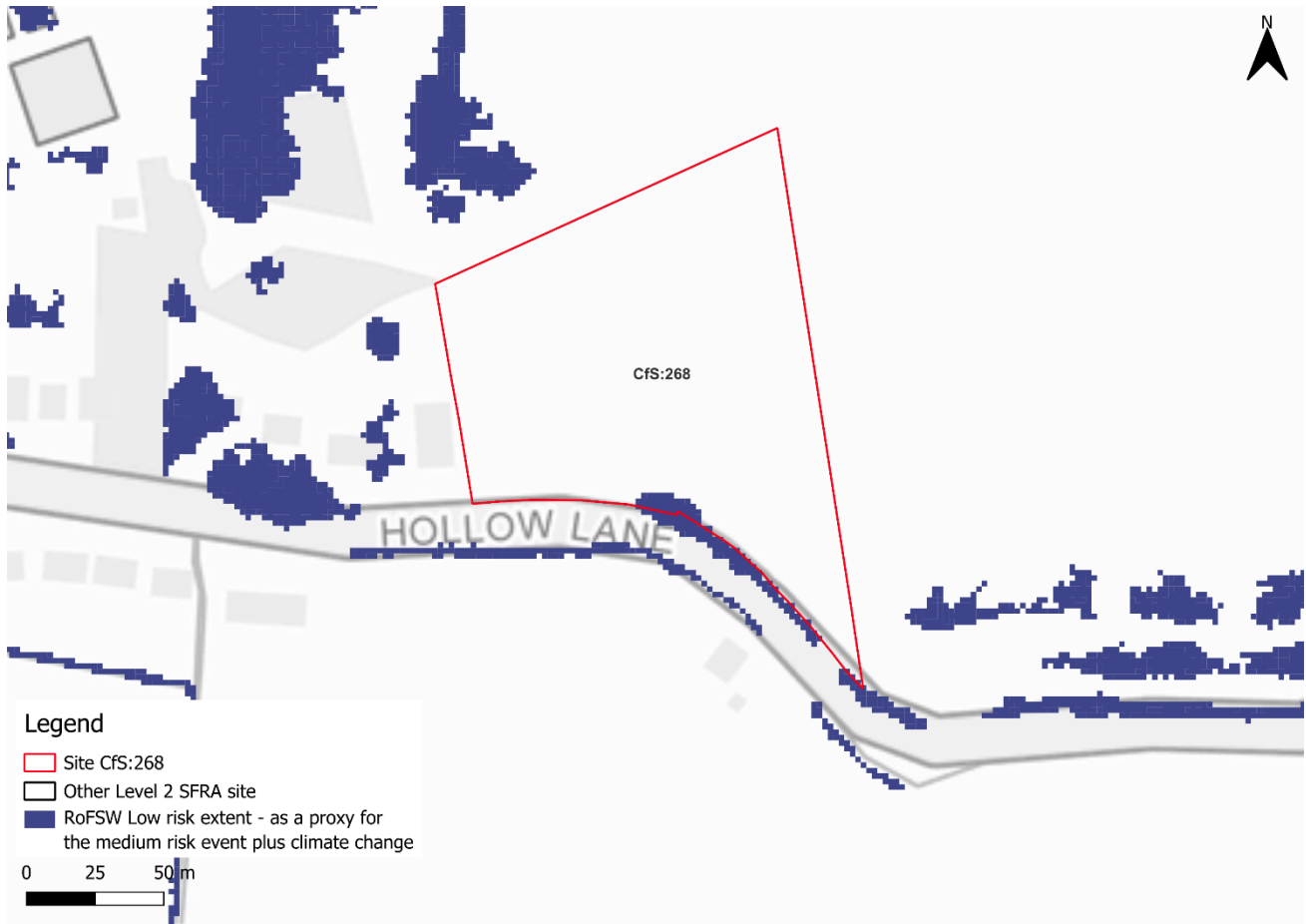


Figure 3-4: Low risk event surface water flood extent, as a proxy for the medium risk event plus climate change (NaFRA2 - Risk of Flooding from Surface Water map)



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)

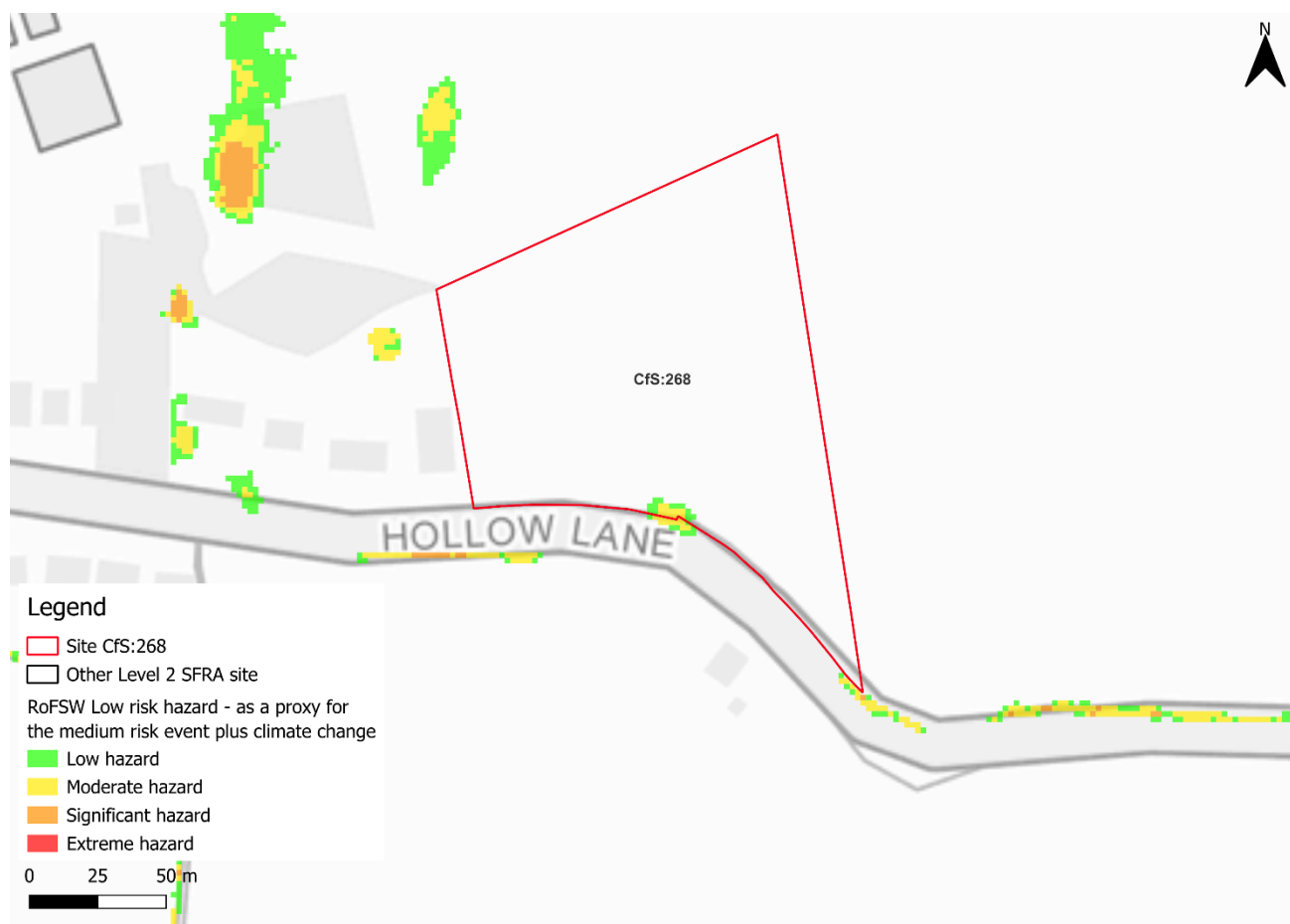


Figure 3-6: Low risk event surface water flood hazard, as a proxy for the medium risk event plus climate change (Third generation - Risk of Flooding from Surface Water map)

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

- Current risk to the site is predominantly very low, with 99% of the site being at very low surface water flood risk. Surface water risk in the high and medium risk events is confined to an area of ponding and a flow path along the ordinary watercourse.
- 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 increase in extent though not depth and hazard significantly.
- 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.
- The drainage strategy must ensure there is no increase in surface water flood risk elsewhere as a result of new development. Greenfield rates will apply, and the developer should follow the National SuDS guidance and any local guidance available from the LLFA.

- Safe access and escape appear to be possible when accounting for climate change though this should be confirmed through the drainage strategy.
- 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 Middle Level catchment. This catchment is ranked as a medium sensitivity catchment. Planning considerations for sites at medium 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 southern two-thirds of the site is shown to be at no risk. Infiltration SuDS should therefore be appropriate in this area. There is the possibility of groundwater emerging at the surface locally in the northern third where groundwater levels are between 0.025m and 0.5m below the ground surface in the 100-year return period flood event. Within this area there is a risk of groundwater flooding to surface and subsurface assets.

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.	

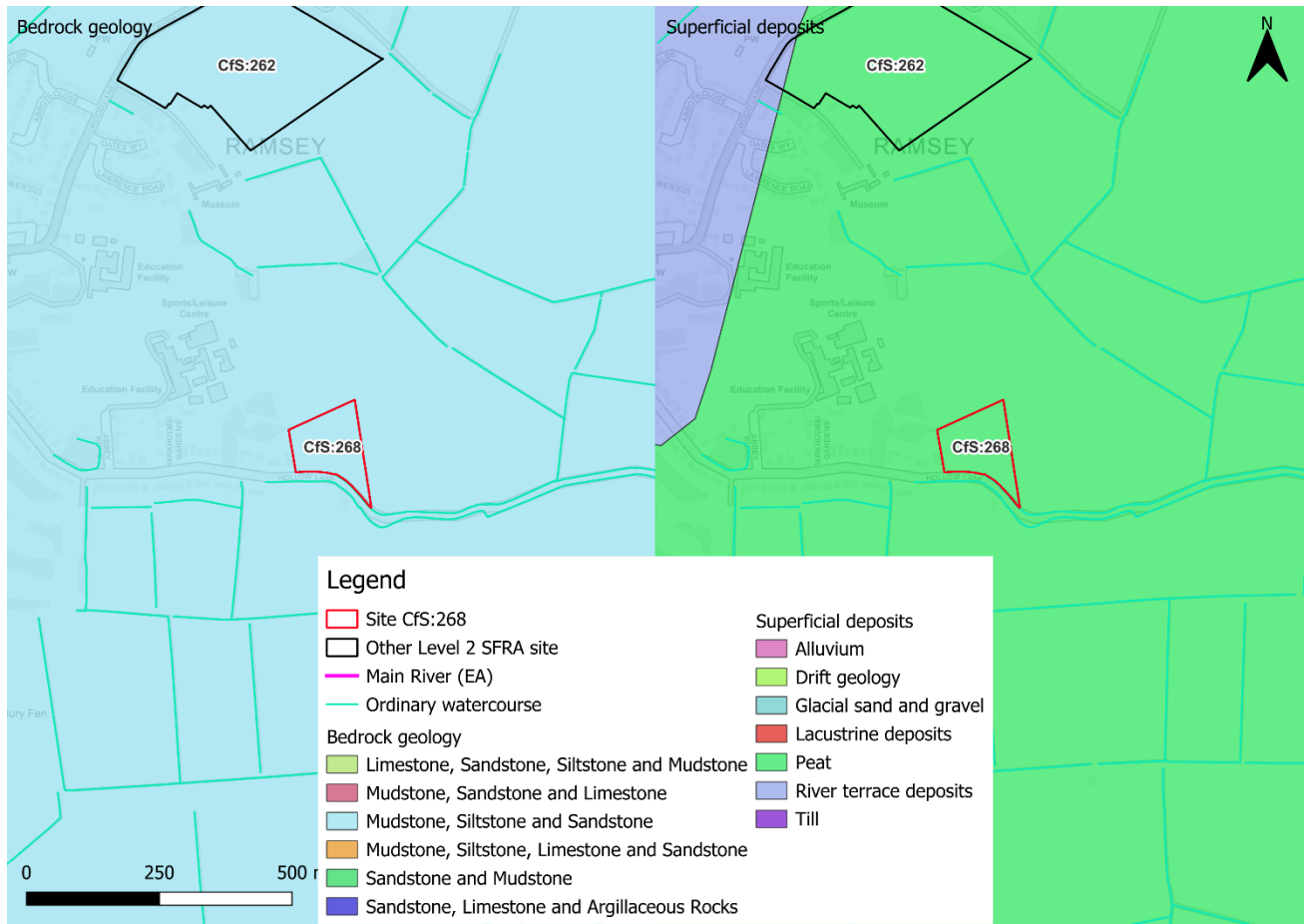


Figure 5-2: Soils and geology

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 is no residual risk to the site.

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. Figure 6-1 shows the RFM in a 'dry day' and 'wet day' scenario. 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 shown to be at risk from reservoir failure. However, large areas to the south of Hollow Lane are at risk.

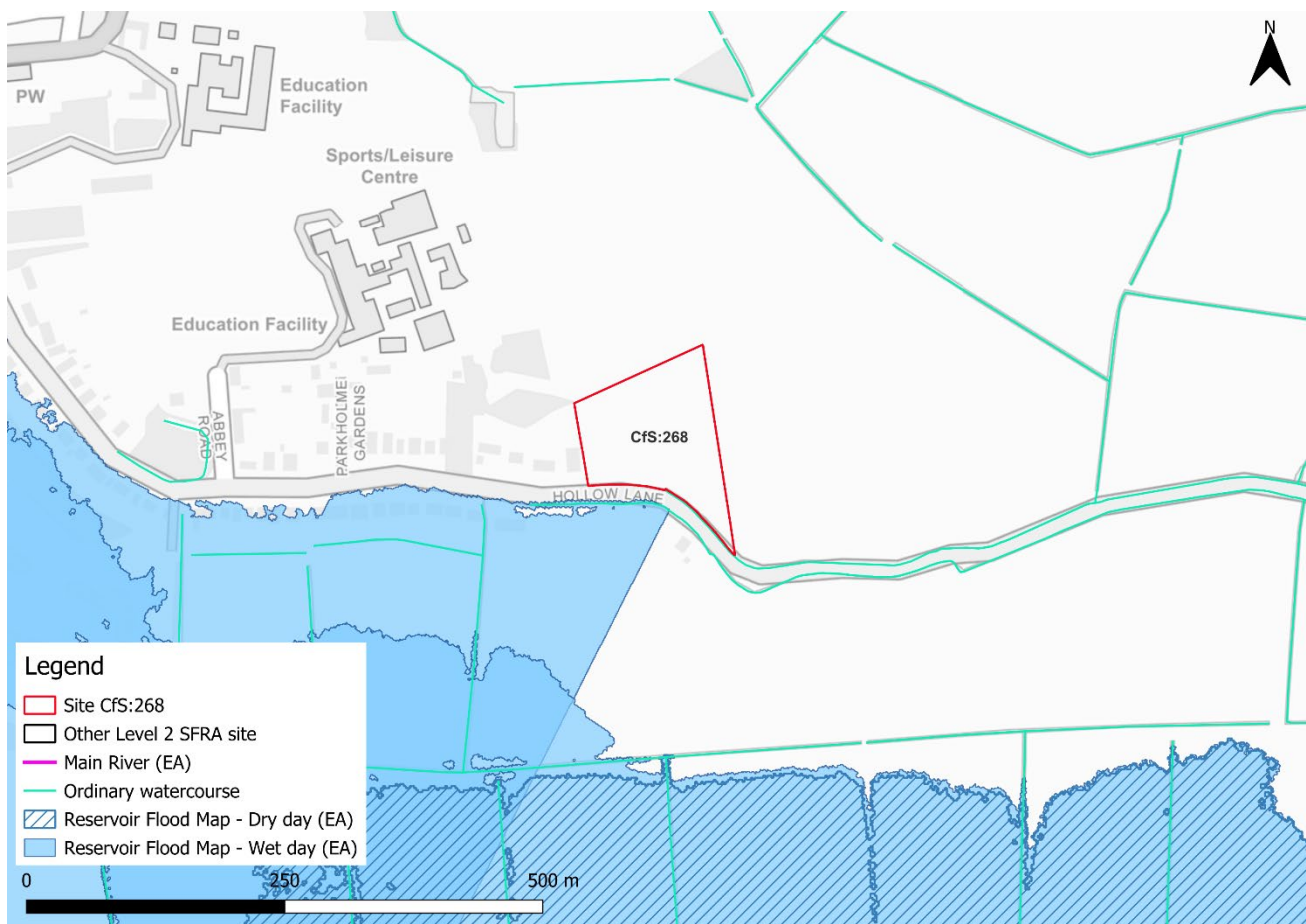


Figure 6-1: EA Reservoir Flood Map

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.

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 it is wholly located within Flood Zone 1 and not shown to be at additional risk from climate change.
- Risk from the ordinary watercourse should be investigated at the FRA stage. Modelling may be required.
- A drainage strategy will be required for any new development.
- Wider opportunities for NFM features to reduce flood risk in the wider area through tree planting in the 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:

- Risk from the ordinary watercourse should be investigated at the FRA stage. Modelling may be required in consultation with the EA and LLFA, to robustly define existing and future fluvial flood risk to the site.
- Discharge rates should remain at greenfield rates at a minimum and defined through the drainage strategy. The LLFA should be consulted.
- Groundwater conditions in the north of the site should be investigated.
- The 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

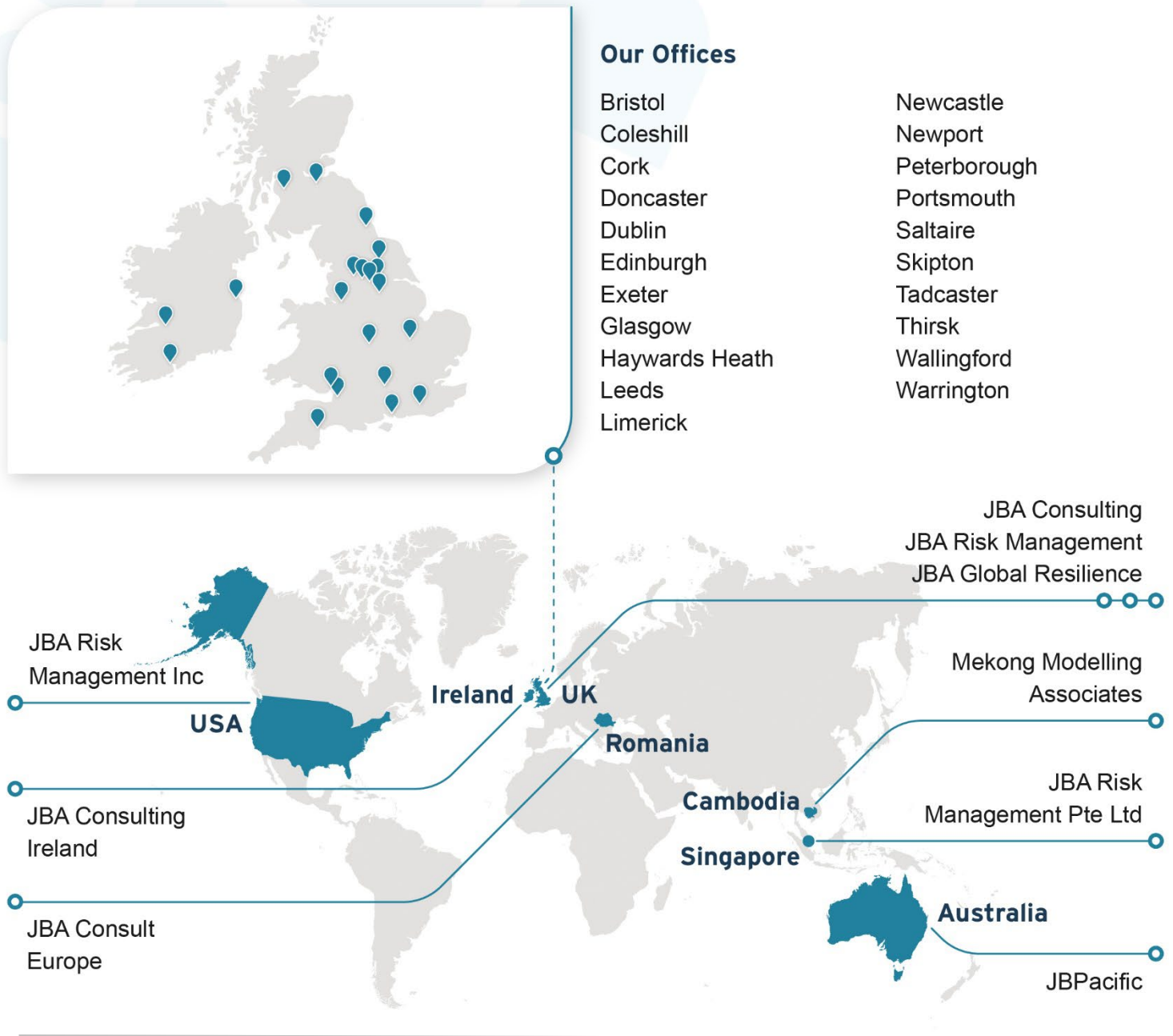
To cover all figures within this report:

- Contains Environment Agency information © Environment Agency and/or database right [2025]
- Contains public sector information licensed under the Open Government Licence v3.0. © Crown copyright and database rights [2025]
- HDC Ordnance Survey licence number: 100022322 [2025]
- © 2021 Esri, Maxar, Earthstar Geographics, USDA FSA, USGS, Aerogrid, IGN, IGP, and the GIS User Community

Our Offices

Bristol
Coleshill
Cork
Doncaster
Dublin
Edinburgh
Exeter
Glasgow
Haywards Heath
Leeds
Limerick

Newcastle
Newport
Peterborough
Portsmouth
Saltaire
Skipton
Tadcaster
Thirsk
Wallingford
Warrington



Registered Office

1 Broughton Park
Old Lane North
Broughton
SKIPTON
North Yorkshire
BD23 3FD
United Kingdom

+44(0) 1756 799919
info@jbaconsulting.com
www.jbaconsulting.com

Follow us on  

Jeremy Benn
Associates Limited
Registered in
England
3246693

JBA Group Ltd is
certified to
ISO 9001:2015
ISO 14001:2015
ISO 27001:2022
ISO 45001:2018

