

## **Flood Risk Assessment Planning Application June 2025**

**Site: 34 BOSTON ROAD, HOLBEACH SPALDING PE12 7LX**

**Proposal: Change of use part of existing car wash into new restaurant (E use class) and take away (sui generis) with installation of extraction flue system to rear side, new shop front and rear single storey extension.**

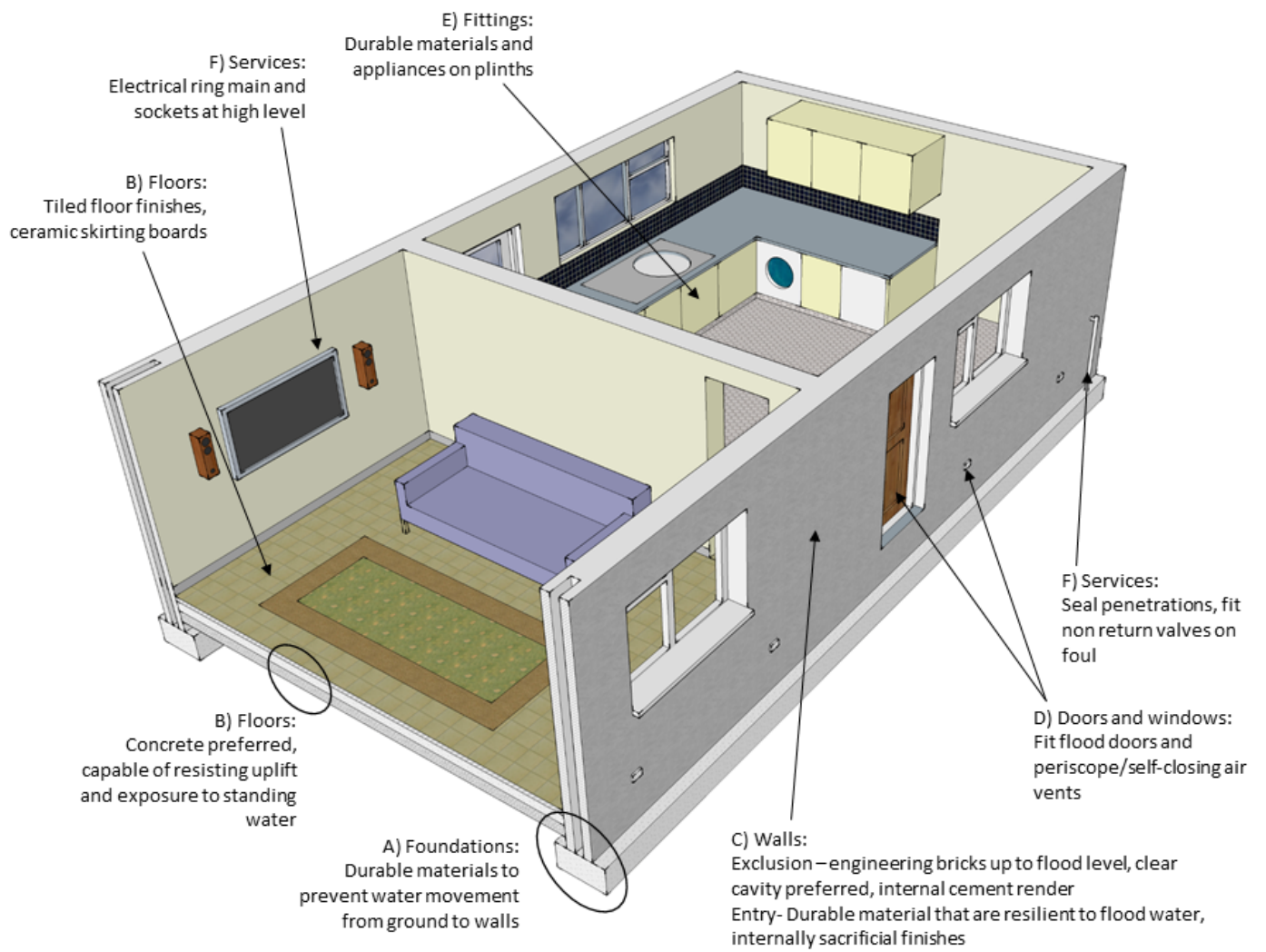
### **ZONE 3 : Commercial**

- i. The site is within Flood Zone 3 - Grid Ref: 535826/325032 (from ordnance survey map) (As identified on Environment Agency Flood Map)**
  
- ii The 100 year flood level is 4.1m AOD.  
(Level obtained EA as close to average)**
  
- iii The site is within flood zone 3, land within flood zone 3 has a high probability of flooding from rivers and the sea.**
  
- iv. Existing minimum ground level is 4.1 metres AOD.**
  
- v. Development levels for road and ground will be as existing ground level. Finished floor levels will be 300mm above minimum ground level to address the low flood risk.**

**Flood protection will be provided by the use of flood resistant construction methods for the first metre above floor level.**

### **Proposed Flood Resistance Construction**

- External Walls rendering resistant to flooding to higher levels.
- External ventilation outlets, utility points and air bricks fitted with removable waterproof covers.
- Non-return valves fitted to all drain and sewer outlets.
- Manhole covers secured.
- Timber/MDF carpentry to be avoided at ground floor level.
- Electrical services will be routed through the ceiling and walls rather than the floors.
- Solid concrete flooring at ground floor level



# Flood map for planning

Your reference  
Unspecified

Location (easting/northing)  
535826/325032

Created  
16 June 2025 14:19

**Your selected location is in flood zone 3, an area with a high probability of flooding.**

## This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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### Flood map for planning

Your reference

**Unspecified**

Location (easting/northing)

**535826/325032**

Scale

**1:2,500**

Created

**16 Jun 2025 14:19**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

