FLOOD RISK ASSESSMENT

Retrospective application to change the use of a (3a) dwelling as a children's home for up to three children, with a manager and two carers who would stay overnight, working on a rota basis(C2).

19,LANGWITH DRIVE,

HOLBEACH,

SPALDING,

PETERBOROUGH,

PE12 7HQ

9/07/2026

1. The application falls within Flood Zone 3, where a planning application must be supported by a flood risk assessment.
2. Included in the appendix is the Environment Agency's assessment of the flood risk for this property. This suggests the risk of flooding is low or very low.
3. The proposal involves no new development; hence it will not increase the risk of flooding elsewhere.
4. As an established residential property in an established residential area, the new residential use as a children's home with bedrooms on the first floor will not introduce a more vulnerable use.
5. As a safeguard, the home will register for early flood warnings, in case it is necessary to evacuate children to a safer location.

APPENDIX

Flood risk summary

Your selected location: 19, Langwith Drive, Holbeach, Spalding, PE12 7HQ

This information tells you the flood risk of the land around a building, not the building itself.

The highest risk of flooding at this location is from **rivers and the sea**.

Get flood warnings by text, phone or email

You can sign up for free flood warnings, and get messages by text, phone or email.

How we assess an area's flood risk Flood risk and climate change

Rivers and the sea

- More about your rivers and sea flood risk

Yearly chance of flooding

Very lowLowMediumHigh

Yearly chance of flooding between 2036 and 2069

No data available

This data is currently unavailable. We'll publish the data when it becomes available.

Surface water

- More about your surface water flood risk

Yearly chance of flooding

Very lowLowMediumHigh

Yearly chance of flooding between 2040 and 2060

Very lowLowMediumHigh

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

Why surface water flooding is a problem

Groundwater

- More about your groundwater flood risk

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.What this means

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

- **More about your reservoir flood risk**

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.