

Flood Risk Statement

Site Address: Tesco, Boston Road South, Holbeach, Spalding

Application Reference: H09-0832-25

Proposal: Proposed new Timpson pod with step for access

1. Introduction

This Flood Risk Statement has been prepared in support of the planning application for the installation of a new Timpson pod with step access within the existing Tesco car park at Boston Road South, Holbeach. The statement provides a brief assessment of the potential flood risk associated with the proposed development and outlines appropriate mitigation measures.

2. Site Location and Context

The proposed site is located within the curtilage of the existing Tesco store, which is an established commercial site with existing hardstanding and drainage infrastructure. The proposed Timpson pod will occupy a small footprint within the existing car park area and will not significantly alter site permeability or surface water runoff patterns.

3. Flood Zone Classification

According to the Environment Agency Flood Map for Planning, the site lies within **Flood Zone 3**, which is classified as having a **high probability of flooding** (greater than 1% annual probability of fluvial flooding).

4. Flood Risk Assessment and Mitigation

Given the nature of the proposal – a small, single-storey, non-residential structure – the risk to life and property is considered **low**. The pod will not contain overnight accommodation, and staff/customers will have immediate access to safe refuge within the main Tesco building in the event of flooding.

Mitigation measures include:

- The proposed pod will be installed on existing hardstanding at a similar finished floor level to surrounding car park areas.
- The design will ensure that surface water can continue to drain via existing systems.
- All electrical connections and equipment will be located above anticipated flood levels where practicable.
- A Flood Evacuation Plan will be followed in accordance with Tesco's existing site procedures during flood warnings.

5. Conclusion

The proposal represents a **minor development** within an existing developed site. It will not increase flood risk to the site or surrounding areas. With the mitigation measures outlined above, the development is considered acceptable in flood risk terms and complies with the requirements of the National Planning Policy Framework (NPPF).

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