

Flood Risk Assessment

Planning Application October 2025

Site: Former Jewson, Land East of BOSTON ROAD, HOLBEACH

SPALDING PE12 7LX

Proposal: Change of use part of existing Car wash into Tyre Fitters and Car Wash.

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.**

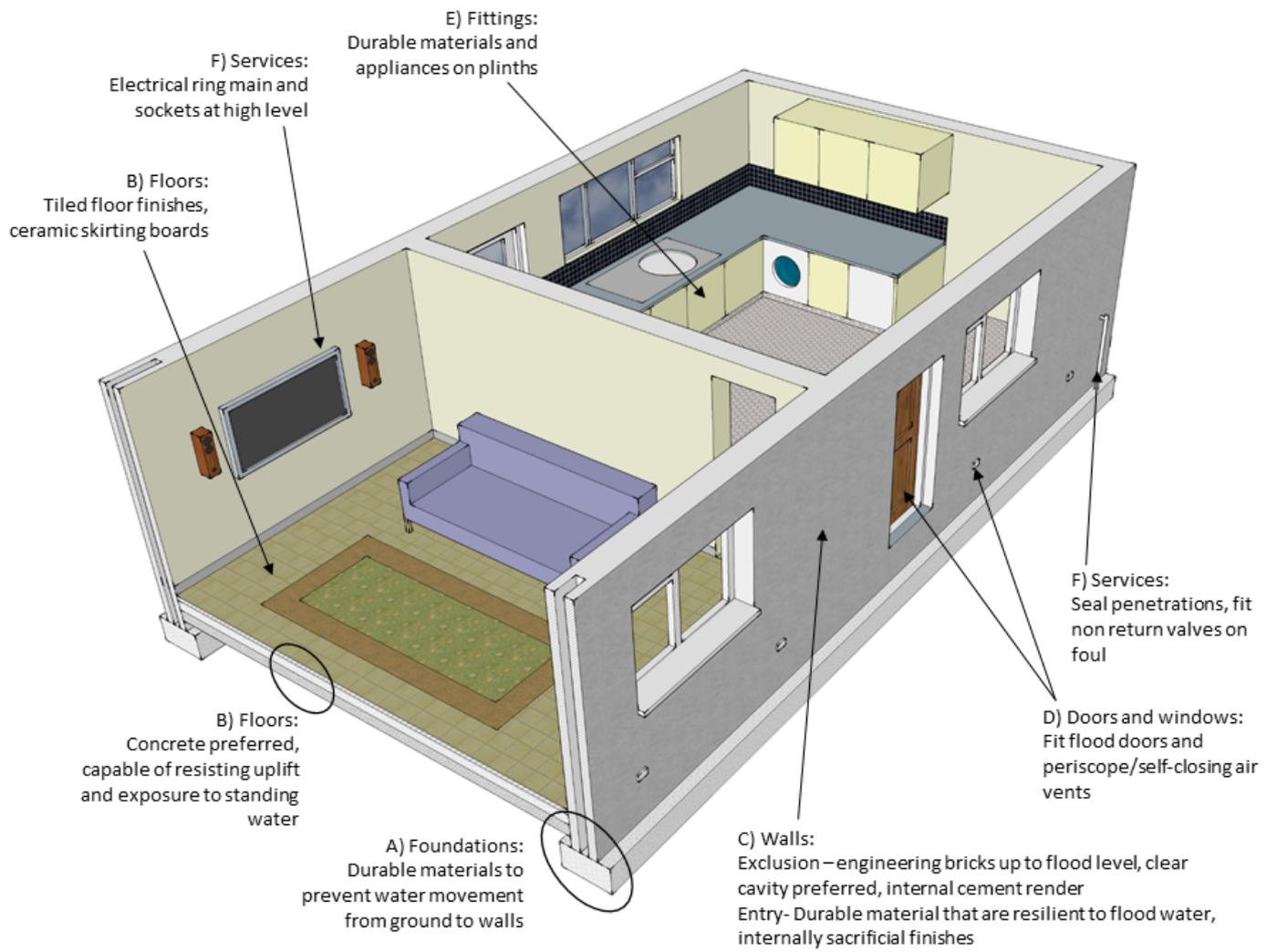
- iv. Existing minimum ground level is 4.1 metres AOD.**

- 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.

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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

