Russen and Turner Ltd,
17 High Street,
King's Lynn,
Norfolk,
PE30 1BP.

South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincolnshire,
PE11 2XE.

FLOOD RISK ASSESSMENT

Application Reference: H11-0800-25.
Site Address: LC Packaging UK Ltd, Bridge Road,
Long Sutton, Spalding, Lincolnshire, PE12 9EF.
Applicant Agent: Russen and Turner Ltd.
Date: 26/08/2025.

1. Site Location and Flood Zone

The application site lies within Flood Zone 3, as identified by the Environment Agency Flood Map for Planning. Flood Zone 3 represents land assessed as having a high probability of flooding (greater than 1 in 100 annual probability of river flooding or greater than 1 in 200 annual probability of tidal flooding).

2. Nature of Proposed Development

The proposal is restricted solely to the refurbishment of existing office accommodation, specifically:

- Internal layout changes and decorative works.
- Replacement of windows and entrance door.
- Alterations to the external fabric/appearance of the existing facade.

No new floor space is being created, no changes to building footprint or finished floor levels are proposed, and no increase in site coverage is involved.

Accordingly, the proposed works will not increase flood risk on-site or elsewhere.

3. Sequential and Exception Tests

- As the development consists solely of **internal alterations and minor external works to an existing building**, neither the Sequential Test nor the Exception Test is required.
- The vulnerability classification of the building remains unchanged (office/light industrial use).

4. Flood Risk Considerations

Risk to property: As no changes are proposed to the structure, ground levels, or drainage systems, the flood risk remains unchanged from the existing baseline.

Risk to people: The use of the building will not intensify or increase occupancy levels, and safe access/egress routes remain unchanged.

Surface water flooding: No additional impermeable surfaces are created; therefore, there will be no increase in surface water run-off.

5. Historical Flooding

Based on available Environment Agency mapping and South Holland District Council records, there is **no evidence of frequent or recent flooding events affecting this site.** Whilst Long Sutton lies within a wider area designated as Flood Zone 3 due to the residual risk of tidal/river flooding, the specific site has not been identified as subject to regular flood incidents.

6. Conclusion

This Flood Risk Assessment demonstrates that:

- The proposed development is confined to internal refurbishment and minor external alterations to the existing façade.
- The works will not increase the likelihood of flooding on-site or elsewhere.
- The existing flood risk to the building remains unchanged.
- No flood storage, drainage, or land use changes are proposed.

On this basis, it is considered that the proposal is appropriate within Flood Zone 3 and does not require further detailed flood mitigation measures.