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Flood Risk Assessment

Risk: Very Low to Low

The Site is mapped within the EA's fluvial Flood Zone 3 (High probability), with the flood risk originating from the River Welland and River Glen. Detailed flood model data obtained from the EA confirms the area proposed for development is likely to remain flood free during all modelled overtopping flooding scenarios. However, due to the residual risk associated with a potential breach of the defences, the baseline Low risk classification is considered appropriate.

Following analysis of the baseline data the proposed development is considered to be at a Very Low risk of surface water flooding, a Negligible risk of groundwater flooding and a Very Low risk of flooding from artificial sources (reservoirs, canals and sewers).



Report prepared for

Dionisie Iovoaea

Site Address

27 Wardentree Lane
Pinchbeck
Spalding
PE11 3UF

Date

02/07/2026

Site Area

1,490 m²

Grid Reference

524577, 324964

Report Status

FINAL

Report Reference

91535R1

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Version Control

Report Version	Date	Report Author	Report Checker	Report Reviewer
91535R1	02/07/2026	**James Robinson** Senior Consultant	**Bob Sargent** Associate	**Annabel Elleray** Senior Project Consultant

1. Executive summary

A review has been undertaken of national environmental data sets to assess the flood risk to the Site from all sources of flooding in accordance with the National Planning Policy Framework (NPPF) (2024) and National Planning Practice Guidance (NPPG) (published in 2014 and updated in September 2025). A site-specific flood risk assessment, to assess the flood risk to and from the development Site, is provided within this concise interpretative report written by an experienced GeoSmart consultant. Baseline flood risk and residual risks that remain after the flood risk management and mitigation measures are implemented are summarised in the table below.

Site analysis

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Low		Low
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low to High	Very Low	N/A
Groundwater flooding	Negligible		N/A
Other flood risk factors present	No		N/A
Is any other further work recommended?	No (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of EA flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

Summary of existing and proposed development

The Site is currently used within a residential capacity as a single-storey dwelling with associated access and rear garden. Development proposals comprise a hip-to-gable roof conversion with ridge raise, front and rear dormers, and a ground floor conservatory link extension. Site plans are included within Appendix A.

Summary of flood risks

The flood risks from all sources have been assessed as part of this report and are as follows:

River (fluvial) and Sea (Estuarine/Coastal) flooding

According to the Environment Agency's (EA) Flood Map for Planning Purposes, the Site is located within a fluvial Flood Zone 3 (High probability), with the flood risk originating from the River Welland and River Glen.

The Site benefits from the presence of flood defences along the River Welland and River Glen, which are recorded as providing protection up to the 1 in 100 year event. Based on a comparison of the stated defence crest levels with the modelled in-channel water levels and flood extents, the standard of protection is assumed to be understated.

According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map, which considers the type, condition and crest height of flood defences, the Site has a Low risk of flooding from the River Aire. The future flood risk, taking into account the effect of climate change (2036 to 2069), is mapped as unavailable at the time of writing.

Modelled flood data obtained from the EA has been analysed in line with the most up to date guidance on climate change (EA, 2022), to confirm a maximum "design" flood level at the Site.

- The area proposed for development is anticipated to remain flood free in all potential flooding scenarios, up to and including the 0.1% AEP plus 20% allowance for climate change event.
- Breach modelling has been undertaken as part of the South East Lincolnshire SFRA (2017) showing that the Site is modelled to be impacted in in the 0.1% AEP event, and when taking into account the effects of climate change. Associated mapping is shown in Appendix B.

It should be noted that detailed hydraulic modelling is not available for the majority of minor watercourses and drainage ditches within the surrounding area. As such, there remains some uncertainty regarding the residual flood risk associated with these features. This assessment has therefore been prepared using the best available data with the proposed mitigation measures considered appropriate for the fluvial flood risk described above.

Surface water (pluvial) flooding

According to the EA's Surface Water Spatial Planning (pluvial) flood mapping, the Site has a Very Low to Medium risk of pluvial flooding in the present day scenario, which rises to Very Low to High during the climate change (2070s) scenario.

- During the future Low risk scenario (1 – 0.1% AEP) flooding is not modelled to encroach into the proposed development footprint. Whilst flooding is modelled to occur in the rear garden, a flood level of 2.90 mAOD has been interpolated, below ground levels at the proposed development of c. 3.00 mAOD.

Given the absence of flooding at the proposed development even including the effects of climate change the risk rating has been reduced to **Very Low**.

Groundwater flooding

Groundwater Flood Risk screening data indicates there is a Negligible potential risk of groundwater flooding at the surface in the vicinity of the Site during a 1 in 100 year event.

Artificial sources of flooding

The risk of flooding from artificial (man-made) sources such as reservoirs, sewers and canals has been assessed:

- The EA's Risk of Flooding from Reservoir map confirms the Site is not at risk of reservoir flooding.
- Ordnance Survey (OS) data confirms there are no canals near to the Site.
- The Strategic Flood Risk Assessment (SFRA) does not include any information regarding flooding events from sewers in the study area (South East Lincolnshire, 2017).

The risk of flooding from artificial sources is considered to be Very Low.

The risk to the development has been assessed over its expected 100 year lifetime, including appropriate allowances for the impacts of climate change, which could increase the flood risk to the Site.

In accordance with Paragraph 176 and footnote 62 of the NPPF (2024), as the proposals are defined as a minor extension, they are not subject to the Sequential Test or an Exception Test.

Recommendations

Recommendations for flood mitigation are provided below, based upon the proposed development and the flood risk identified at the Site.

- Whilst the site is partially located within Flood Zone 3, further analysis of detailed flood modelling for the Welland Catchment Modelling indicates that the site would not be affected by flooding during the design flood event (1 in 100 year plus a 17% climate change allowance). In accordance with the EA's Flood Risk Standing Advice, finished floor levels (FFLs) should be set 0.30 m above the surrounding external ground levels to reduce the residual risk of flooding.
    - As the development proposals are comprised of an extension to an existing dwelling, the raising of Finished Floor Levels (FFL) is unlikely to be a feasible method of flood mitigation. FFLs should be raised as high as feasibly possible and set no lower than existing. Further flood mitigation measures such as flood resilience measures are not considered necessary.
- Occupants of the Site should be signed up to receive EA Flood Alerts and Flood Warnings.
- The ongoing management and maintenance of existing and any proposed drainage networks, under the riparian ownership of the developer, should be undertaken in perpetuity with the development.

GeoSmart recommend the mitigation measures discussed within this report are considered as part of the proposed development where possible and evidence of this is provided to the Local Planning Authority as part of the planning application.

2. Introduction

Background and purpose

A site-specific flood risk assessment has been undertaken, to assess the flood risk to and from the development Site. This assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area. The information gathered was then used to construct a 'conceptual site model', including an understanding of the appropriateness of the development as defined in the NPPF (2024) and the source(s) of any flood risk present, guided by the NPPG (Published in 2014 and updated in September 2025). Finally, a preliminary assessment of the steps that can be taken to manage flood risk to the development was undertaken.

This report has been prepared with reference to the NPPF (2024) and NPPG (2025).

"*The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied*" (NPPF, 2024).

The NPPF (2024) and NPPG (2025) promote a sequential, risk based approach to the location of development. This also applies to locating a development within a Site which has a variable risk of flooding.

"*The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding*" (Paragraph: 023. NPPG, 2025).

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at the Site.

Report scope

In accordance with the requirements set out within NPPG 2025 (Paragraph: 021 Reference ID: 7-021-20220825), a thorough review of publicly and commercially available flood risk data and EA supplied data indicating potential sources of flood risk to the Site from rivers and coastal sources, surface run-off (pluvial), groundwater and reservoirs, including historical flood information and modelled flood extent. Appropriate measures are recommended to manage and mitigate the flood risk to the property.

Information obtained from the EA and a review of the South East Lincolnshire Strategic Flood Risk Assessment (SFRA) (South East Lincolnshire, 2017) has been used to ascertain local flooding issues and, where appropriate, identify information to support a Sequential and/or Exception test required as part of the NPPF (2024).

The existing and future flood risk to and from the Site from all flood sources is assessed in line with current best practice using the best available data. The risk to the development has been assessed over its expected lifetime, including appropriate allowances for the impacts of climate change. Residual risks that remain after the flood risk management and mitigation measures are implemented are considered with an explanation of how these risks can be managed to keep the users of the development safe over its lifetime.

An indication of whether the Site will potentially increase flood risk elsewhere is provided, including where the proposed development increases the building footprint at the Site. A drainage strategy to control runoff can be commissioned separately if identified as a requirement within this report.

Report limitations

It is noted that the findings presented in this report are based on a desk study of information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and a proportionate programme of site investigations would be required to fully verify these findings.

The basemap used is the OS Street View 1:10,000 scale; however, the Site boundary has been drawn using BlueSky aerial imagery to ensure the correct extent and proportion of the Site is analysed.

This report excludes the consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

Datasets

The following table shows the sources of information that have been consulted as part of this report:

Table 1. Datasets consulted to obtain confirmation of sources of flooding and risk

Source of flooding	Datasets consulted			
	Commercial Flood Maps	Local Policy & Guidance Documents*	Environment Agency	OS Data
Historical	X	X	X	
River (fluvial) / Sea (tidal/coastal)	X	X	X	
Surface water (pluvial)	X	X	X	
Groundwater	X	X		
Sewer		X		
Culvert/bridges		X		X

Source of flooding	Datasets consulted			
	Commercial Flood Maps	Local Policy & Guidance Documents*	Environment Agency	OS Data
Reservoir		X	X	

*Local guidance and policy, referenced below, has been consulted to determine local flood conditions and requirements for flood mitigation measures.

Local policy and guidance

For this report, several documents have been consulted for local policy and guidance and relevant information is outlined below:

South East Lincolnshire Local Plan 2011-2036 (Adopted March 2019):

Policy 4: Approach to Flood Risk

Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:

- It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development1 or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).
- It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.
- The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:
    - Demonstrate that the vulnerability of the proposed use is compatible with the flood zone;
    - Identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source;
    - Propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime;

- Include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff;
- Incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances where it is demonstrated that there are no feasible alternatives);
- Demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure have been considered as a way of providing flood betterment and reducing flood risk overall;
- Demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;
- Ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties. Change of use of existing buildings will be supported providing they do not pose an increase in risk to people.

Change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required.

Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a 'danger for most' and 'danger for all' will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not be permitted to open between 1 st November in any one year and the 14th March in the succeeding year.

No development will be permitted within a 50m buffer from the toe of the raised Witham Haven Banks (flood defences), as shown on the indicative Plan contained in Appendix 10, to allow access for construction and maintenance.

Flood risk management infrastructure shall be provided at the strategic level, where development opportunities allow, to reduce the hazard and probability of flooding.

3. Site analysis

Site information

The Site is located in Pinchbeck, Spalding in a setting of primarily residential land use at National Grid Reference TF 24577 24964.

Figure 1. Aerial imagery of the Site (Bluesky, 2026)



Figure 2 indicates ground levels within 500 m of the Site are generally relatively level with notable areas of lower lying land associated with the nearby watercourses and drainage ditches. Areas of higher ground are shown to the south and south east which are assumed to relate to raised embankments and soil bunds. The area of higher ground immediately south of the Site is assumed to represent an anomaly within the mapping given that this is the area of a balancing pond.

Figure 2. Site location and LiDAR ground elevations (GeoSmart, 2026)

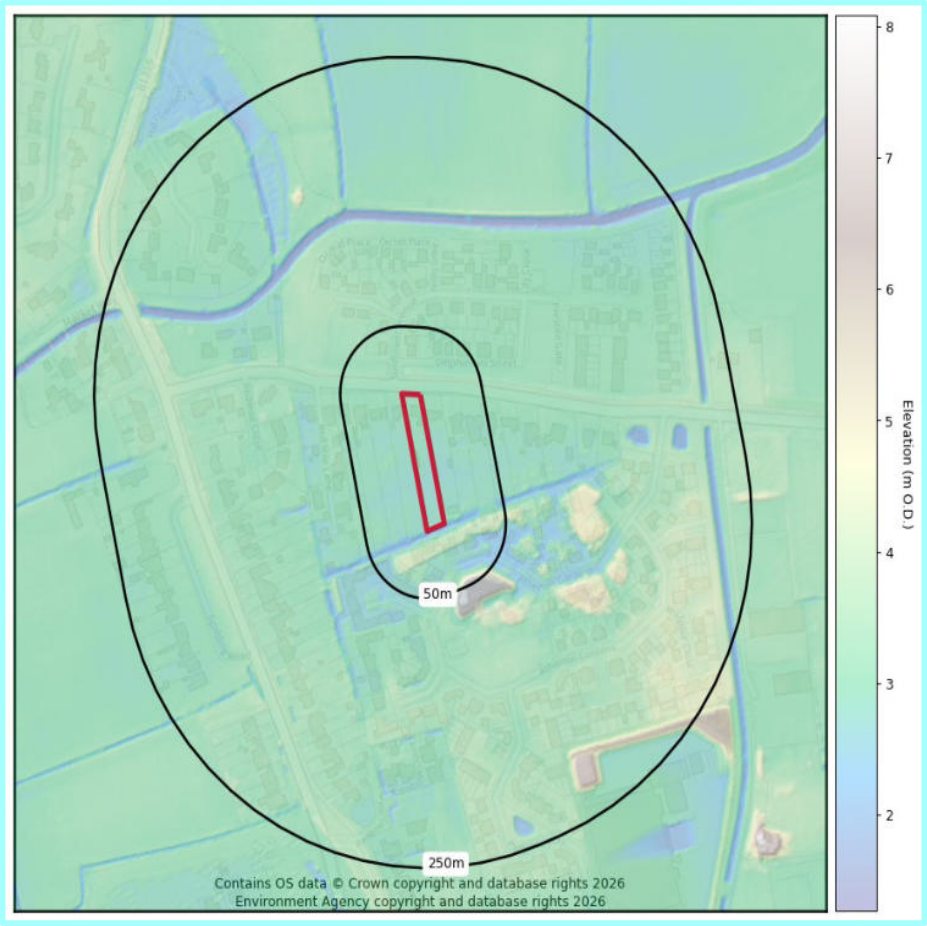
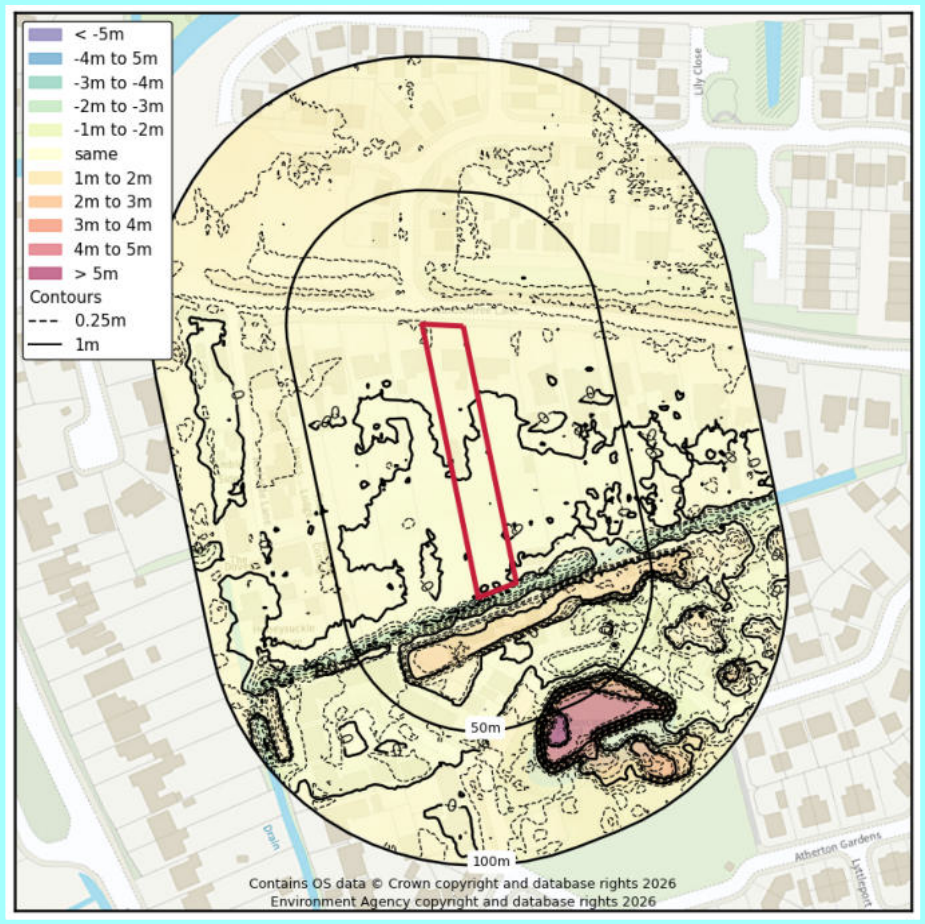


Figure 3 (overleaf) indicates that the general ground levels on the Site are between 2.61 and 3.17 mAOD with the Site falling gradually in a southerly direction. This is based on EA elevation data obtained for the Site to a 1 m resolution with a vertical accuracy of ±0.15 m.

Figure 3. Relative topography in the area surrounding the Site (GeoSmart, 2026)



Development

The Site is currently used within a residential capacity as a single-storey dwelling with associated access and rear garden. Development proposals comprise a hip-to-gable roof conversion with ridge raise, front and rear dormers, and a ground floor conservatory link extension. Site plans are included within Appendix A.

The effect of the overall development will result in an increase in number of occupants and/or users of the building but will not result in the change of use, nature or times of occupation. According to Annex 3 of the NPPF (2024), the vulnerability classification of the existing development is More Vulnerable and proposed development is More Vulnerable. The estimated lifespan of the development is 100 years.

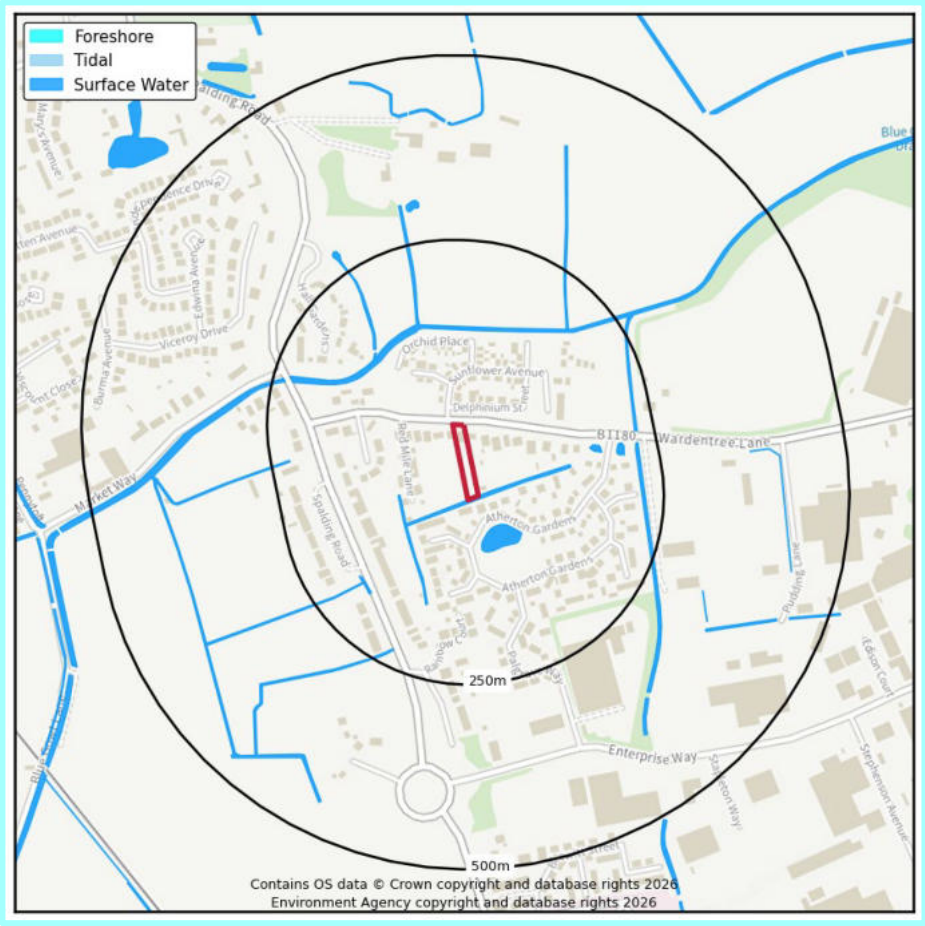
Hydrological features

According to Ordnance Survey (OS) mapping included in Figure 4, there are numerous surface water features within 500 m of the Site.

- **A drainage ditch forms the southern boundary of the Site. This forms part of a broader network of drainage ditches, including the Pennygate Drain 200 m to the east as well as a number of similar unnamed features to the west.**
- **The Blue Gowt drain is located approximately 135 m north of the Site.**
- **A balancing pond is located 50 m south of the Site, associated with the nearby residential development (Atherton Gardens).**

The principal sources of flood risk are the River Welland and River Glen, located outside of the mapping, 1.4 km south east and 1.4 km north west of the Site, respectively. Both watercourses flow in a north-easterly direction.

Figure 4. Surface water features (EA, 2026)



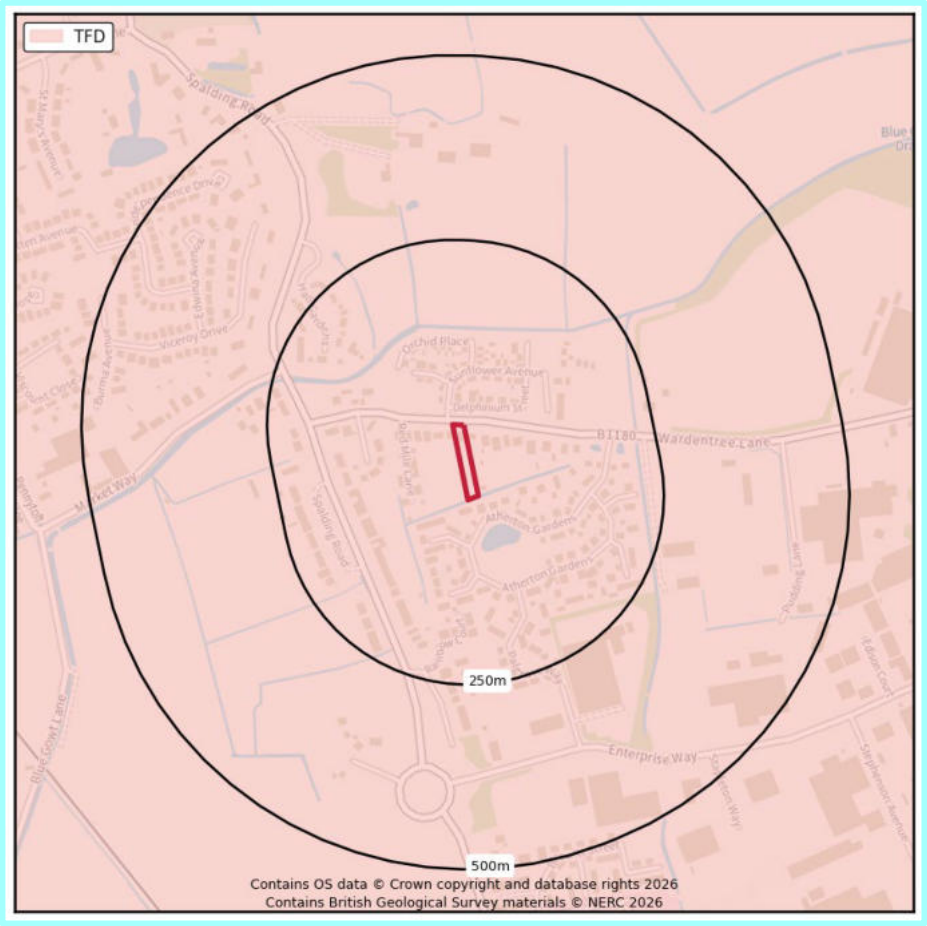
Proximity to relevant infrastructure

No infrastructure has been identified within proximity of the Site which is likely to significantly influence the baseline risk of flooding to existing or future occupants from the baseline data.

Hydrogeological features

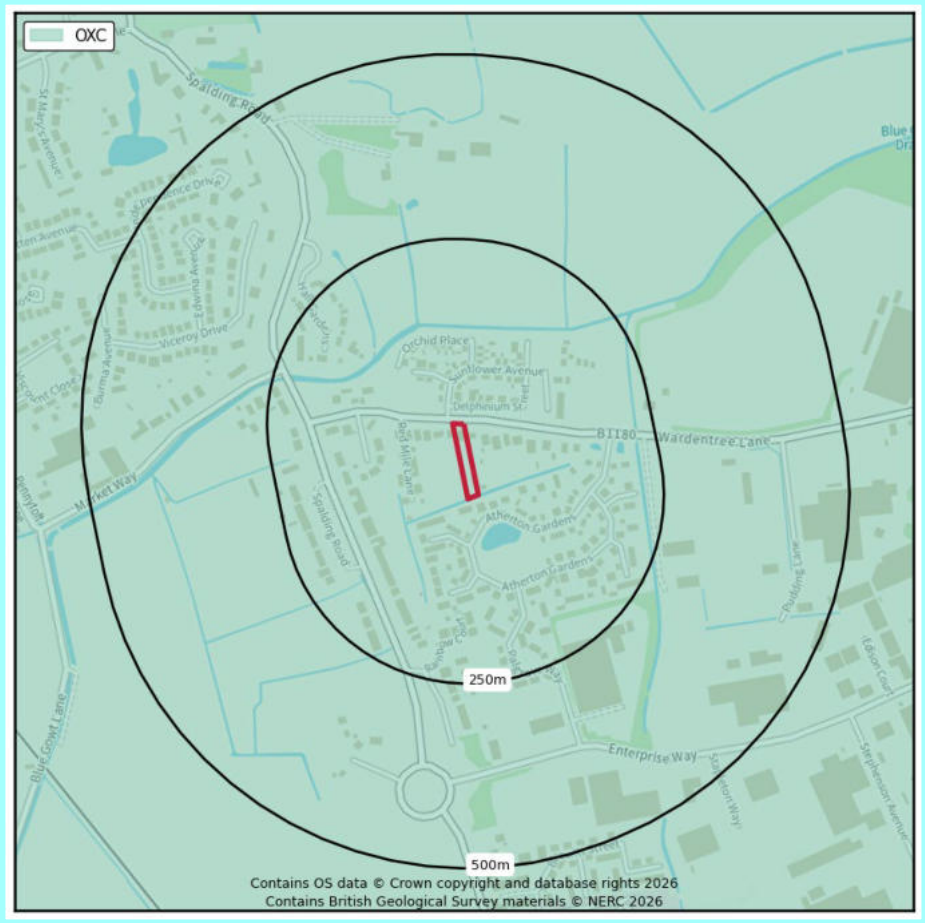
British Geological Survey (BGS) mapping indicates the underlying superficial geology (Figure 5) consists of Tidal Flat Deposits (TFD), which comprises clay and silt (BGS, 2026). These deposits are classified by the EA as Unproductive Strata, which indicates it is likely to have a low permeability and offer negligible water supply.

Figure 5. Superficial Geology (BGS, 2026)



BGS mapping indicates the underlying bedrock geology (Figure 6) consists of the Oxford Clay Formation (OXC), which comprises mudstone (BGS, 2026). This bedrock geology is classified by the EA as Unproductive Strata, which indicates it is likely to have a low permeability and offer negligible water supply.

Figure 6. Bedrock Geology (BGS, 2026)



Geological conditions

A review of the BGS borehole database (BGS, 2026) indicates the nearest and most relevant borehole to the Site (ref: TF22SW65) is located 365 m to the east of the Site boundary at an elevation of 2.96 mAOD (estimated using LiDAR). An additional borehole (ref: TF22SW152) is located 390 m to the south of the Site boundary at an elevation of 3.91 mAOD (estimated using LiDAR). A summary of the geological strata encountered by the boreholes is provided within the table below.

It should be noted that the boreholes were drilled a reasonable distance (>250 m) from the Site and therefore are unlikely to be fully representative of the underlying Site conditions; however, have been included for completion in the absence of more relevant data.

Table 2. Summary of BGS borehole information

Strata encountered	BGS borehole TF22SW65		BGS borehole TF22SW152	
	Depth to base of stratum (m bgl)	Strata composition	Depth to base of stratum (m bgl)	Strata composition
Topsoil	0.20	Brown sandy silty topsoil	0.30	Brown silty slightly sandy clayey topsoil
Tidal flat deposits (clay and silt)	1.00	Slightly clayey sandy silt	0.80	Sandy silty clay
	1.10	Clayey sand	1.30	Very silty fine to medium sand
			2.00	Sandy very silty clay. Moist from 1.70 m
Oxford Clay Formation (mudstone)	Not encountered			

Groundwater

Whilst the silty clay strata within borehole ref: TF22SW152 was described as moist at a depth at 1.70 m bgl, no significant groundwater strikes or seepage was recorded within the borehole record. Borehole ref: TF22SW65 did not encounter groundwater to its maximum depth of 1.10 m bgl.

It should be noted that both boreholes were both drilled between June and August; groundwater levels are typically subject to seasonal variations, and as such the recorded conditions may represent a seasonal low.

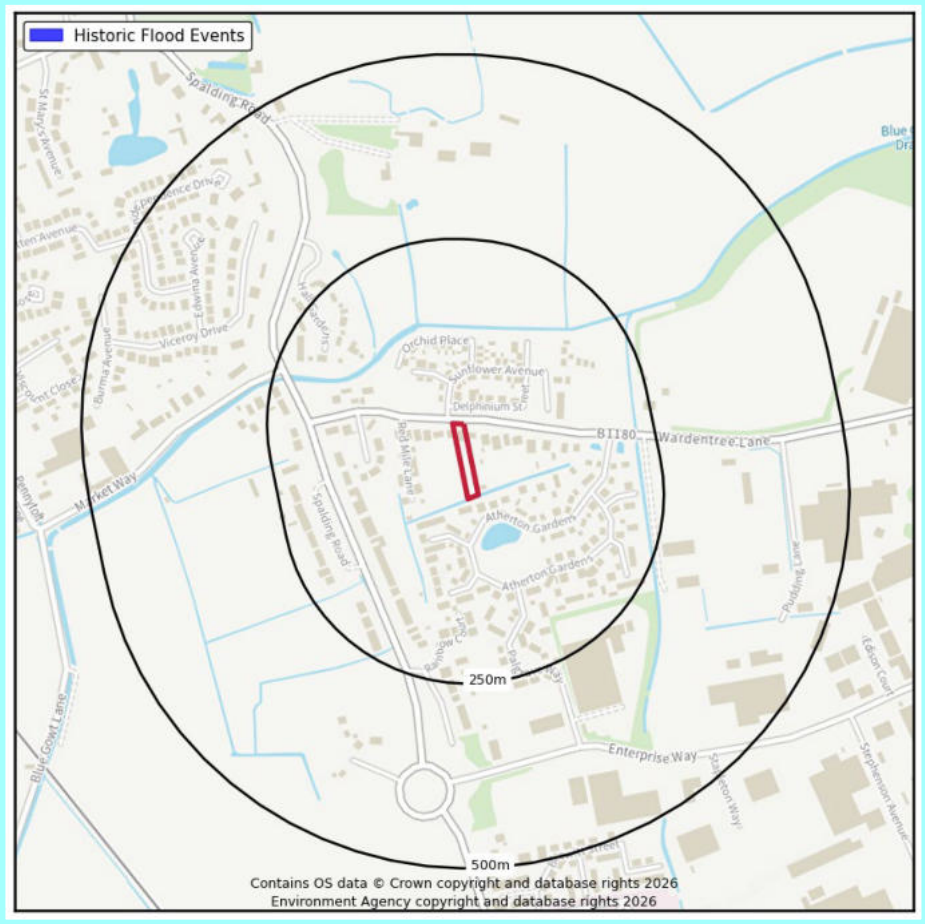
4. Flood risk to the development

Historical flood events

According to the EA's Historical Flood Map (Figure 7) and the SFRA (South East Lincolnshire, 2017), no flooding events have historically affected the Site.

The purpose of historical flood data is to provide information on where and why flooding may have occurred in the past. The absence of any recorded events does not mean flooding has never occurred on-Site or that flooding will never occur at the Site.

Figure 7. EA Historic Flood Map (EA, 2026)



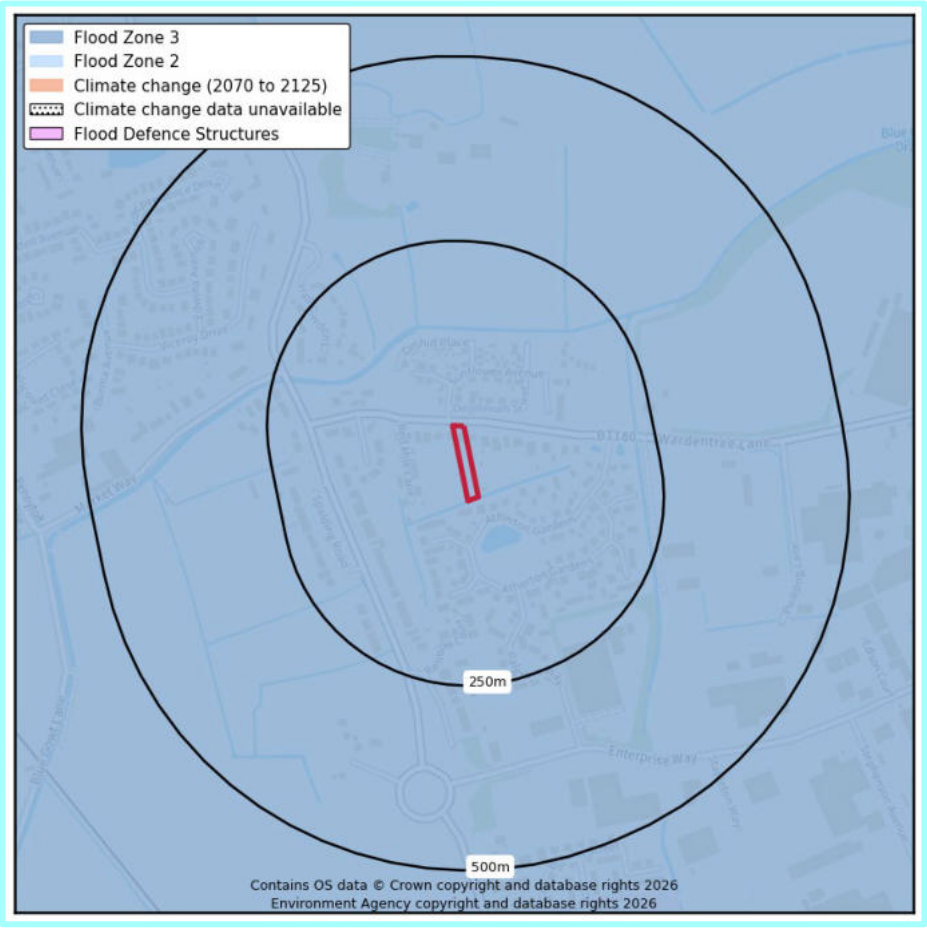
Rivers (fluvial) / Sea (coastal) / Estuarine (tidal) flooding

The predominant risk at the Site is from flooding from rivers, termed as fluvial flooding. The Site is located in an inland location and the risk of flooding from coastal and tidal processes are therefore considered to be Very Low.

River (fluvial) flooding occurs during times of heavy rainfall or snow melt when watercourses' capacity can be exceeded, over topping the banks and flood defences.

According to the EA's Flood Map for Planning Purposes (Figure 8), the Site is located within fluvial Flood Zone 3 and is therefore classified as having a High probability of fluvial flooding from the River Welland and surrounding watercourses.

Figure 8. EA Flood Map for Planning Purposes (EA, 2026)



Guidance

As defined in the NPPF (2024):

Ignoring the presence of any defences, land located in a Flood Zone 3 is considered to have High probability of flooding with a 1 in 100 year or greater annual probability of fluvial flooding or a 1 in 200 or greater annual probability of coastal flooding in any one year.

Development of "Water-Compatible" and "Less Vulnerable" land uses are suitable for this zone with "More Vulnerable" and "Essential Infrastructure" requiring an Exception test to be passed prior to development taking place. (see glossary for terminology).

Flood defences

Guidance

Sites that are located close to flood defences are likely to be zones where rapid inundation will occur in the event of the flood defences being overtopped or breached. A Site located close to flood defences (within 250 m) may require a more detailed FRA subject to local topography.

Existing flood defences

Whilst no flood defences are mapped within the vicinity of the Site, the Site is located in an area which benefits from fixed defences along the River Welland and Glen.

The EA's Asset Information Management Systems (AIMS) dataset (2026) identifies the following assets at the closest point to the Site:

- An embankment (asset IDs: 123442 and 123275) is located approximately 1.4 km to the south east of the Site along the River Welland with an effective crest level of up to 7.11 mAOD, designed to provide protection for up to a 1 in 100 year event. As per the EA's last inspection (01/10/2025) the condition grade is classified as "Fair (Condition Grade: 3)".
- A flood wall is located (asset IDs: 131771 and 116107) approximately 1.3 km north west of the Site along the River Glen with an effective crest level 5.19 mAOD, designed to provide protection for up to a 1 in 100 year event. As per the EA's last inspection (13/05/2026) the condition grade is classified as "Fair (Condition Grade: 3)".

Future flood defences

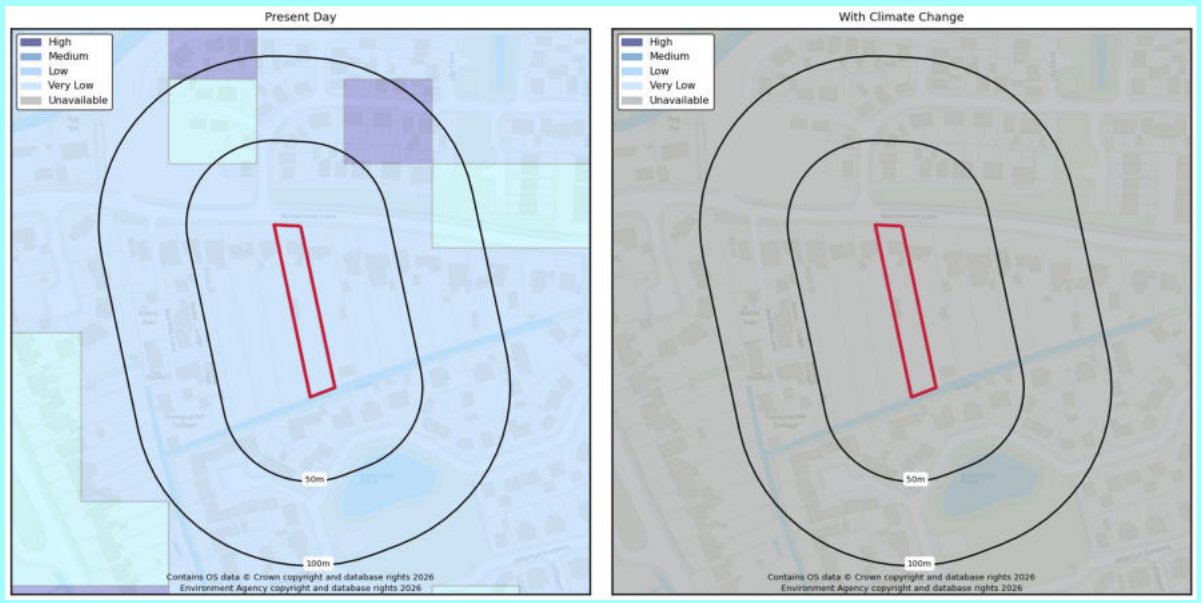
At the time of writing, the Exeter Drain Improvement Project has been identified within Spalding, designed to improve surface water drainage across eastern Spalding. While the works will improve the wider drainage and flood alleviation system, given the distance from the Site and principal sources of risk, it is unlikely to provide any significant reduction in flood risk at the Site. As such, it is assumed that the risk presented by the Welland Catchment Strategic Model (2016) is likely to be sufficiently representative of the future fluvial flood risk.

Flood risk including the benefit of defences

The type and condition of existing flood defences influence the 'actual' risk of fluvial flooding to the Site, albeit the long-term residual risk of flooding (ignoring the defences) should be considered when proposing new development.

According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map (Figure 9), which considers the type, condition and crest height of flood defences, the Site has a Low risk of flooding from the River Welland and River Glen. The future flood risk, taking into account the effect of climate change (2036 to 2069), is mapped as unavailable at the time of writing.

Figure 9. Risk of Flooding from Rivers and Sea map present day and future (2036 to 2069) (EA, 2026)



Model data

As the Site is located within the EA's fluvial floodplain, modelled flood elevation data was obtained from the EA and has been used to assess flood risk and to provide recommendations for mitigation for the proposed development.

Defended modelled data from the Welland Catchment Strategic Model (Mott MacDonald, 2016) has been extracted from the in-channel flood level provided[1].

Table 3. Defended EA present day modelled flood data

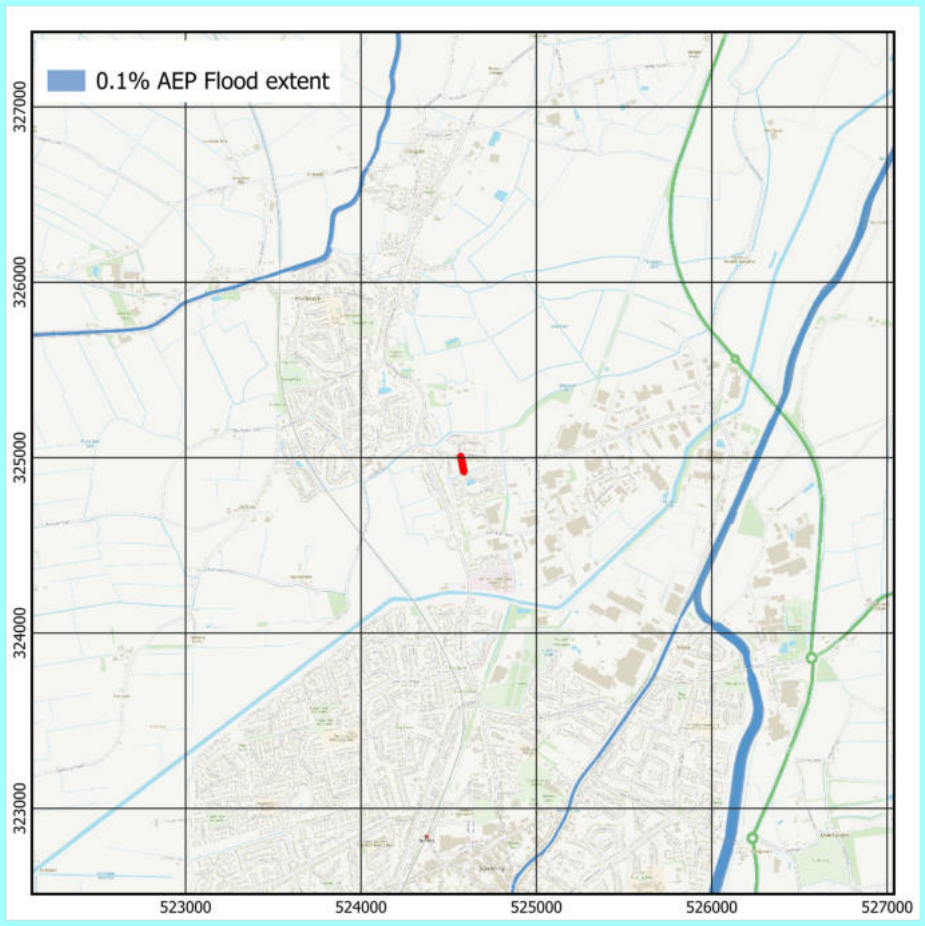
Flood data	Flooding scenario			
	1 in 20 year	1 in 50 year	1 in 100 year	1 in 1000 year
Flood level (mAOD)**	4.45	4.51	4.52	4.56
Effective flood defence crest level (mAOD)	7.11			
Flood depths (m)*	No flooding anticipated			

**Flood levels taken from in-channel node SPALDING_CHANNEL 259, showing the greatest flood levels and the closest node to the Site.

The following figure confirms the flood extent associated with the present day flooding scenarios.

[1] The accuracy of the modelled flood levels is not known. These are dependent on the accuracy of input datasets such as LiDAR data, used to model the impacts of flooding within the 2D domain. Confirmation of the accuracy of the modelled flood data can be obtained separately from the Environment Agency.

Figure 10. Defended Modelled present day 0.1% AEP flood extent (Mott MacDonald, 2016)



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Welland Catchment Modelling Study, Mott MacDonald 2016

Climate change factors

The EA's *Flood risk assessments: climate change allowances* guidance (published 19 February 2016 and updated May, 2022) has been used to inform a suitable increase in peak river flows for the proposed development. The updated guidance confirms 'More Vulnerable' developments are required to undertake a Basic assessment approach.

As the Site is located within the Welland Management Management Catchment and the proposed development is classed as More Vulnerable, where the proposed lifespan is approximately 100 years, the Central (17%) allowance has been used to determine a suitable climate change factor to apply to river data.

The Welland Catchment Modelling Study (Mott MacDonald, 2016) includes a modelled scenario for the 1 in 100 year event including a 20% allowance for climate change, which has been used to identify a suitable increase in river flows from the River Welland and Glen.

An average spring tidal range was incorporated into the hydraulic model; however, no assessment of flooding associated with extreme tidal surge events was undertaken.

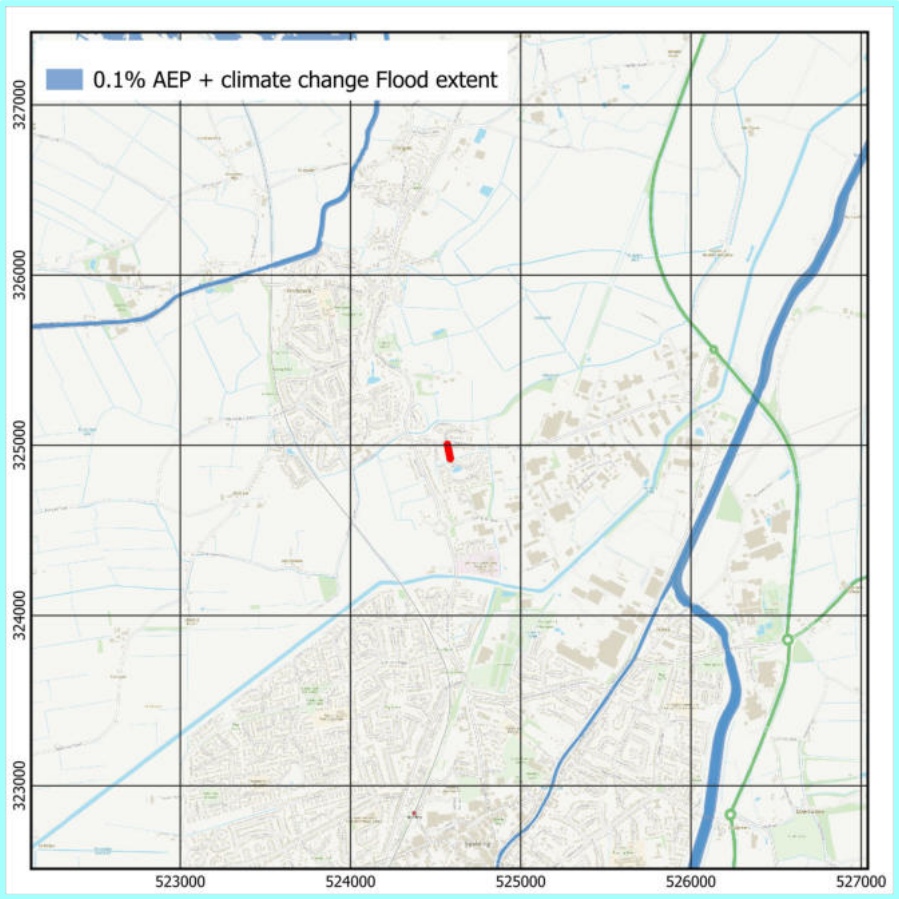
A modelled scenario for the 1 in 1000 year plus 20% allowance for climate change has been included to demonstrate the absence of any significant flood risk at the Site.

Table 4. Flood levels plus climate change allowances

Flood data	Flooding scenario	
	1 in 100 year plus 20% allowance for climate change	1 in 1000 year plus 20% allowance for climate change
Modelled flood level (mAOD)**	4.68	4.68
Effective flood defence crest level (mAOD)	7.11	
Flood depths (m)*	No flooding anticipated	

**Flood levels taken from in-channel node SPALDING_CHANNEL 259, showing the greatest flood levels and the closest node to the Site.

Figure 11. Defended modelled future 0.1% AEP flood extent (Mott MacDonald, 2016)



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Welland Catchment Modelling Study, Mott MacDonald 2016

Breach Modelling

Failure of flood defences is likely to cause rapid inundation of areas behind the defences, as flow from the river channel or sea discharges through the breach. The SFRA (2017) confirms that the probability of a breach event occurring is extremely difficult to determine, although overtopping of defences can increase the likelihood of breaching.

Two residual/breach scenarios were modelled within the SFRA: the joint probability 1% AEP fluvial / 0.5% AEP tidal event and the 0.1% AEP event, for both the present day (2006 baseline) and 2115 future scenario. Mapping included within the South East Lincolnshire Strategic Flood Risk Assessment (2017) – Spalding Maps (Appendix B) indicates that the Site is unlikely to be impacted by residual flooding during the present-day 1% AEP fluvial / 0.5% AEP tidal event. However, during the 0.1% AEP event, and when taking into account the effects of climate change, depths of up to 1 m are modelled within the Site during the future residual/breach scenario.

Whilst baseline mapping indicates a Low risk of flooding in the present day scenario, further analysis of Site ground levels and modelled flood data across the lifetime of the development indicates that the Site would not be impacted during the 1 in 1000 year plus 20% climate change overtopping scenario. However, due to the residual risk associated with a potential breach of the defences, the baseline Low risk classification is considered appropriate.

It should be noted that detailed hydraulic modelling is not available for the majority of minor watercourses and drainage ditches within the surrounding area. As such, there remains some uncertainty regarding the residual flood risk associated with these features. This assessment has therefore been prepared using the best available data with the proposed mitigation measures considered appropriate for the fluvial flood risk described above.

Surface water (pluvial) flooding

Surface water flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and overwhelms the drainage systems. It can occur in most locations even at higher elevations and at significant distances from river and coastal floodplains.

According to the EA's Risk of Flooding from Surface Water (pluvial) flood mapping, the Site is at a variable risk of pluvial flooding ranging from Very Low to Medium.

Figure 12 (overleaf) confirms the extent and depth of flooding in multiple modelled flood scenarios in the present day:

- During the High risk event (>3.3% AEP), the Site is modelled to be unaffected by pluvial flooding.
- During the Medium risk event (3.3 - 1% AEP) and Low risk event (1 - 0.1% AEP), flooding of up to 0.30 m is modelled to impact an area in the southern portion of the Site, associated with a slight topographic low when compared to the surrounding ground levels. During the Low risk event an approximate flood level of 2.80 mAOD has been identified via a comparison between LiDAR elevation contours and the flood extent. When this is then compared to the ground levels at the proposed development of 3.00 mAOD shows floodwaters are unlikely to affect the development.

In all modelled flooding scenarios, flooding is confined wholly to areas of soft landscaping located outside of the proposed development footprint within areas deemed floodable. As such, the risk to the proposed development has been reduced to **Very Low**.

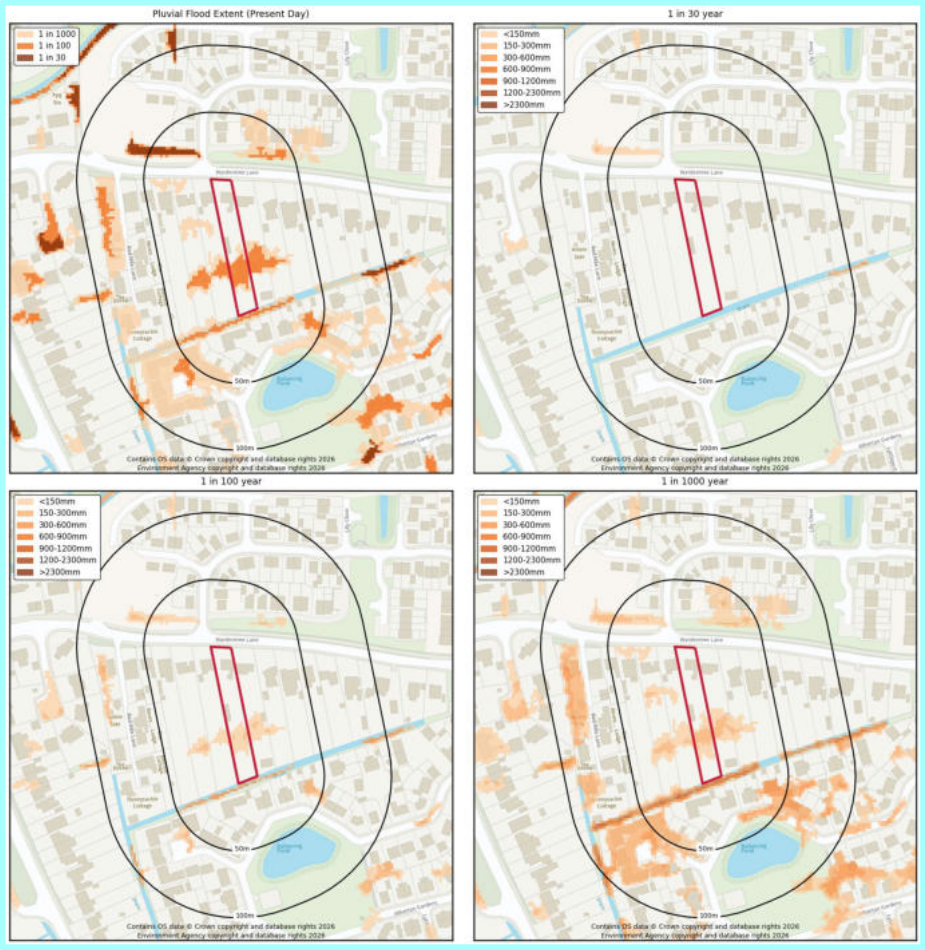
Pluvial flooding is largely modelled to not affect the adjacent Wardentree Lane and is therefore unlikely to affect access and egress during all modelled flood events.

Guidance

According to EA's surface water flood risk map, areas of the Site are at:

- Very Low risk - chance of flooding of less than 1 in 1000 (0.1%).
- Low risk - chance of flooding of between 1 in 1000 & 1 in 100 (0.1% and 1%).
- Medium risk - chance of flooding of between 1 in 100 and 1 in 30 (1% and 3.3%).

Figure 12. EA present day surface water flood extent and depth map (EA, 2026)



Instances of historical flooding specially attributed to surface water flooding or the presence of Critical Drainage Areas within the council area are not discussed within the SFRA (South East Lincolnshire, 2017).

Guidance

According to EA's surface water flood risk map the following advisory guidance applies to the Site:

Flood Depth

- 0.15 to 0.3 m - Flooding would: typically exceed kerb height, likely exceed the level of a damp-proof course, cause property flooding in some areas.

Surface water flooding flow routes

Analysis of OS mapping, ground elevation data and the EA's pluvial flow route mapping in the 1 in 1000 year (Low probability) event and Overland Flow Pathways mapping indicates that the Site is located on a potential overland flow route. However, on review of the data, , the mapped pluvial flood risk during this event is considered representative of isolated ponding in a topographic low rather than significant overland flow.

In any case, a review of the Site plans and topography indicates any surface water flooding on the Site would not be obstructed by the proposed development and occur across non-essential areas of the Site.

Climate change factors

Paragraph 002 of the National Planning Practice Guidance (2025) requires consideration of the 1% AP (1 in 100 year) event, including an appropriate allowance for climate change.

As the Site is located within the Welland Management Catchment and the proposed development is classed as More Vulnerable, where the proposed lifespan is approximately 100 years, the Upper End (40%) allowance is required to determine a suitable climate change factor to apply to rainfall data.

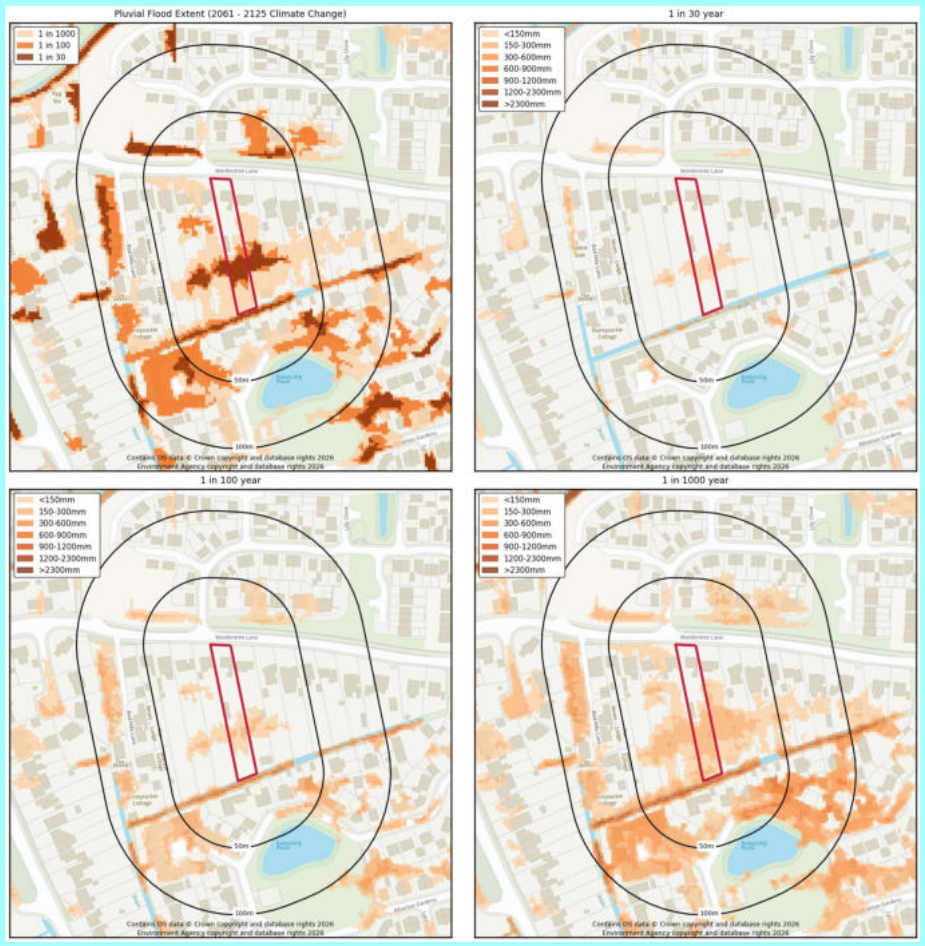
As part of the EA's Surface Water Spatial Planning dataset, climate change scenarios have been produced to indicate the predicted impacts of climate change on future surface water flood risk. The upper end allowance for the 2070s epoch (2061-2125) has been used for the climate change scenarios, which is considered suitable to assess the risk of flooding over the lifetime of the proposed development.

Taking into account the effects of climate change, the High and Medium risk events show flood extents and depths which are broadly comparable to those shown during the present-day Medium and Low risk scenarios, respectively.

The most significant difference is during the Low risk event (1%–0.1% AEP), where a greater proportion of the Site is modelled to be affected. Flood depths remain largely up to 0.30 m, with a single area modelled to experience depths of between 0.30 m and 0.60 m. Whilst the extent of flooding has increased, flooding is still not modelled to encroach into the proposed development footprint, a flood level of 2.90 mAOD has been interpolated, still below ground levels at the proposed development of c. 3.00 mAOD.

Given the absence of flooding at the proposed development even including the effects of climate change the risk rating has been reduced to **Very Low**.

Figure 13. EA future (2060 to 2125) surface water flood extent and depth map (EA, 2026)

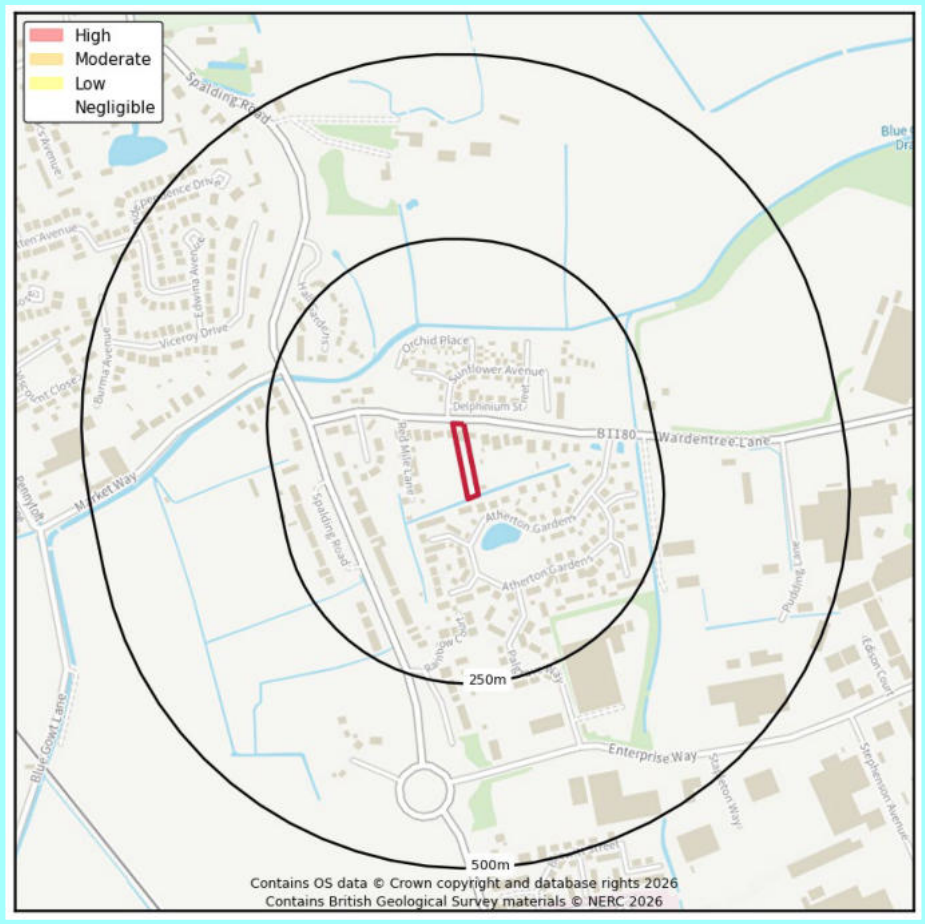


Groundwater flooding

Groundwater flooding occurs when sub-surface water emerges from the ground at the surface or into Made Ground and structures. This may be as a result of persistent rainfall that recharges aquifers until they are full; or may be as a result of high river levels, or tides, driving water through near-surface deposits. Flooding may last a long time compared to surface water flooding, from weeks to months. Hence the amount of damage that is caused to property may be substantially higher.

Groundwater Flood Risk screening data (Figure 14, overleaf) indicates there is a Negligible risk of groundwater flooding at the surface in the vicinity during a 1 in 100 year event.

Figure 14. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2026)



Mapped classes within the screening map combine likelihood, possible severity and the uncertainty associated with predicting the subsurface system. The map is a national scale screening tool to prompt site-specific assessment where the impact of groundwater flooding would have significant adverse consequences. Mapping limitations and a number of local factors may reduce groundwater flood risk to land and property even where it lies within mapped groundwater flood risk zones, which do not mean that groundwater floods will occur across the whole of the risk area.

A site-specific assessment has been undertaken to refine the groundwater risk screening information on the basis of site-specific datasets (see Section 3) including BGS borehole data and the EA's fluvial floodplain data to develop a conceptual groundwater model. The risk rating is refined further using the vulnerability of receptors including occupants and the existing and proposed Site layout, including the presence of basements and buried infrastructure. The presence of any nearby or on-Site surface water features such as drainage ditches, which could intercept groundwater have also been considered.

- It is understood there are no existing basements and a basement is not proposed as part of the development.
- According to a review of the hydrogeology (Section 3), the Site is underlain by low permeability superficial deposits above low permeability bedrock. There is therefore unlikely to be a significant aquifer beneath the Site and there is unlikely to be a mechanism for groundwater flooding at the Site.
- Whilst the silty clay strata within borehole ref: TF22SW152 was described as moist at a depth at 1.70 m bgl, no significant groundwater strikes or seepage was recorded within the borehole record. Borehole ref: TF22SW65 did not encounter groundwater to its maximum depth of 1.10 m bgl.

- The SFRA does not include any reference to historic groundwater flooding incidents and does not include mapping identifying areas where groundwater flood risk may be a concern (South East Lincolnshire, 2017).
- Spring lines have not been identified in close proximity to the Site.

The hydrogeological characteristics suggest there is unlikely to be a shallow groundwater table beneath the Site.

The baseline groundwater flood risk rating is Negligible, and further analysis confirms that this would be appropriate for the Site.

Guidance
Negligible Risk - There will be a remote possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location.

Climate change predictions suggest an increase in the frequency and intensity of extremes in groundwater levels. The impact of climate change on groundwater levels beneath the Site is linked to the predicted rise in both peak river levels as well as the variation in rainfall recharge, which is uncertain.

- Rainfall recharge patterns will vary regionally resulting in changes to average groundwater levels.
- A rise in peak river levels will lead to a response of increased groundwater levels in adjacent aquifers subject to the predicted climate change increases in peak river level for the local catchment.

Flooding from artificial sources

Artificial sources of flood risk include waterbodies or watercourses that have been amended by means of human intervention rather than natural processes. Examples include reservoirs (and associated water supply infrastructure), docks, sewers and canals. The flooding mechanism associated with flood risk from artificial sources is primarily related to breach or failure of structures (reservoir, lake, sewer, canal, flood storage areas, etc.)

Sewer flooding

Flooding from the sewer network can occur when flow entering the system exceeds its available discharge capacity, the system becomes blocked or it cannot discharge due to a high water level in the receiving watercourse. Water then begins to back up through the sewers and surcharge through manholes, potentially flooding highways, and properties.

The SFRA does not include any information regarding flooding events from sewers in the study area (South East Lincolnshire, 2017).

Guidance

Properties classified as "at risk" are those that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system either once or twice in the ten year reference period. Records held by the sewage utility company provide information relating to reported incidents, the absence of any records does not mean that the Site is not at risk of flooding.

Canal failure

Canals typically present a residual risk to Site rather than a direct flood risk due to the water levels being highly managed within an operating zone. Flooding can still occur from canals as a result of overtopping due to prolonged rainfall or embankment failure.

According to Ordnance Survey (OS) mapping, there are no canals within 500 m of the Site and therefore the risk is considered to be Negligible.

Water supply infrastructure

Water supply infrastructure is comprised of a piped network to distribute water to private houses or industrial, commercial or institution establishments and other usage points. In urban areas, this represents a particular risk of flooding due to the large amount of water supply infrastructure, its condition and the density of buildings.

The risks of flooding to properties from burst water mains cannot be readily assessed.

If more information regarding the condition and history of the water supply infrastructure within the vicinity of the Site is required, then it is advisable to contact the local water supplier, Anglian Water.

Culverts and bridges

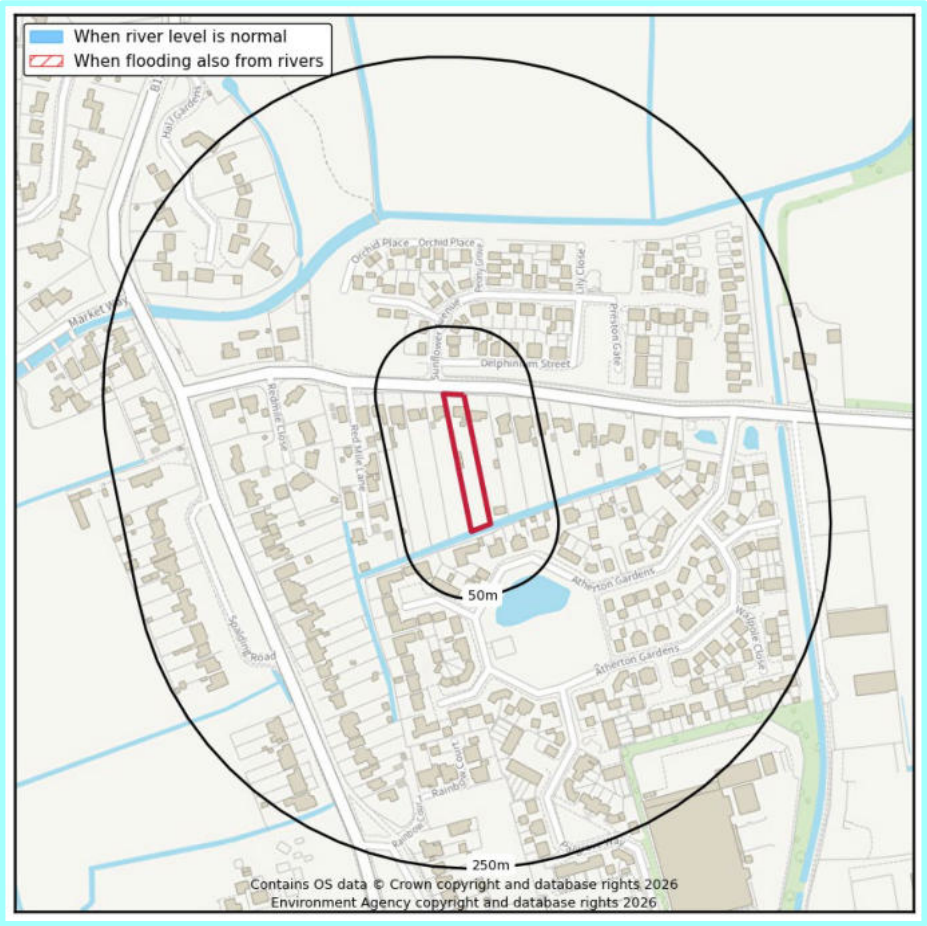
The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage and percolation leading to failure of earth embankments or other structures. Debris accumulations can change flow patterns, leading to scour, sedimentation or structural failure.

Whilst there is potential for culverts to be located within the nearby drainage ditch network, these features are likely to be of sufficiently small scale and at sufficient distance from the Site that, in the event of a blockage, flood risk is unlikely to increase significantly. The risk associated with culvert blockage is therefore considered to be Very Low.

Reservoir flooding

According to the EA's Risk of Flooding from Reservoir mapping the Site is not at risk of flooding from reservoirs (Figure 15) (EA, 2026).

Figure 15. EA Risk of Reservoir Flooding (EA, 2026)



Guidance

The risk of reservoir flooding is related to the failure of a large reservoir (holding over 25,000 m^3 of water) and is based on the worst-case scenario. Reservoir flooding is extremely unlikely to occur (EA, 2026).

5. Flood risk from the development

Floodplain storage

Where flood storage from any source of flooding is to be lost as a result of development, on-site level-for-level compensatory storage, accounting for the predicted impacts of climate change over the lifetime of the development, should be provided. Where it is not possible to provide compensatory storage on site, it may be acceptable to provide it off-site if it is hydraulically and hydrologically linked.

The loss of floodplain storage is less likely to be a concern in areas benefitting from appropriate flood risk management infrastructure or where the source of flood risk is solely tidal.

The development is located within fluvial Flood Zone Flood Zone 3 and involves an increase in building footprint; however would not be impacted by the 1 in 100 year plus 20% climate change fluvial event or the 1 in 100 year plus climate change pluvial event. Therefore, there would be no displacement of flood water and compensatory flood storage is not considered necessary.

Drainage and run-off

Based on the topography and surface water flood risk in the vicinity, interference or interaction with overland flow paths and inflows from off-Site is considered unlikely.

The development proposals comprise a minor extension and are not considered likely to result in a significant increase in impermeable area or surface water runoff from the Site. On this basis, detailed surface water runoff calculations are not considered to be required.

Any changes to the existing drainage system will be undertaken in accordance with best practice and care will be taken to ensure the new development does not overload/block any existing drainage or flow pathways to/from the Site.

6. Suitability of the proposed development

The information below outlines the suitability of proposed development in relation to national and local planning policy.

National policy and guidance

The aims of the national planning policies are achieved through application of the Sequential Test and in some cases the Exception Test.

Guidance

Sequential test: The aim of this test is to steer new development towards areas with the lowest risk of flooding (NPPF, 2024). Reasonably available sites located in Flood Zone 1 should be considered before those in Flood Zone 2 and only when there are no reasonably available sites in Flood Zones 1 and 2 should development in Flood Zone 3 be considered.

Exception test: In some cases, this may need to be applied once the Sequential Test has been considered. For the exception test to be passed it must be demonstrated that the development would provide wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Suitability of the proposed development, and whether the Sequential and Exception Tests are required, is based on the risk of flooding from all sources aiming to steer development towards low-risk areas. The flood risk vulnerability classification of the existing and proposed development must also be compatible with the respective Flood Zone. Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

This report has been produced to assess all development types, prior to any development. The vulnerability classification and Flood Zones are compared within the table overleaf (Table 2 of the NPPG (2025)).

The proposed development is for minor extensions to the existing property and is therefore defined as minor development.

Paragraph 176 of the NPPF (2024) states: *"Applications for some minor development and changes of use 62 should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 63"*.

The NPPG (2025) defines a 'minor development' as *"householder development and small non residential extensions (with a footprint of less than 250 m^2)."* As a result, the proposals are not subject to the Sequential Test or an Exception Test.

Table 5. Flood risk vulnerability and flood zone 'incompatibility (taken from NPPG, 2025)

Flood risk vulnerability classification		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood Zone	Zone 1 – low probability	✓	✓	✓	✓	✓
	Zone 2 – medium probability	✓	✓	Exception test required	✓	✓
	Zone 3a – high probability	Exception test required	✓	X	Exception test required*	✓
	Zone 3b – functional flood plain	Exception test required	✓	X	X	X

*As the development proposals are for a minor development the Sequential and Exception Tests are not required.

EA Flood Risk Standing Advice for vulnerable developments located in Flood Zones 2 or 3 (October, 2025)

The proposed development is considered to be a minor extension; this is defined as a household or non-domestic extension with a floor space of no more than 250 m².

In line with the 'Minor extensions standing advice':

- **A plan is required showing the finished floor levels and the estimated flood levels.**
- **Floor levels are either no lower than existing floor levels or 0.3 m above the estimated flood level. If your floor levels aren't going to be 0.3 m above existing flood levels, you need to check with your local planning authority if you also need to take flood resistance and resilience measures.**

For all relevant vulnerable developments (i.e. more vulnerable, less vulnerable and water compatible), advice on the points should be followed:

- **Surface water management;**
- **Access and evacuation; and,**
- **Floor levels.**

Surface water management

Plans for the management of surface water need to meet the requirements set out in either the local authority's:

- Surface water management plan where available; OR,
- Strategic flood risk assessment.

They also need to meet the requirements of the approved building regulations Part H: drainage and water disposal. Read section H3 rainwater drainage.

Planning permission is required to use a material that can't absorb water (e.g. impermeable concrete) in a front garden larger than 5m^2.

Access and evacuation

Details of emergency escape plans should be provided for any parts of a building that are below the estimated flood level.

Plans should show:

- Single storey buildings or ground floors that don't have access to higher floors can access a space above the estimated flood level, e.g. higher ground nearby;
- Basement rooms have clear internal access to an upper level, e.g. a staircase;
- Occupants can leave the building if there's a flood and there's enough time for them to leave after flood warnings.

Floor levels

The following should be provided:

- Average ground level of your site;
- Ground level of the access road(s) next to your building; and,
- Finished floor level of the lowest room in your building.

Finished floor levels should be a minimum of whichever is higher of 300 mm above the:

- Average ground level of the site;
- Adjacent road level to the building; OR
- Estimated river or sea flood level.

You should also use construction materials that have low permeability up to at least the same height as finished floor levels.

If you cannot raise floor levels to meet the minimum requirement, you will need to:

- Raise them as much as possible;
- Consider moving vulnerable uses to upper floors; and,
- Include extra flood resistance and resilience measures.

When considering the height of floor levels, you should also consider any additional requirements set out in the SFRA. Flood water can put pressure on buildings causing structural issues. If your design aims to keep out a depth of more than 600 mm of water, you should get advice from a structural engineer. They will need to check the design is safe.

Extra flood resistance and resilience measures

Follow the guidance in this section for developments in flood risk areas where you cannot raise the finished floor levels to the required height. You should design buildings to exclude flood water where possible and to speed recovery in case water gets in.

Make sure your flood resilience plans for the development follow the guidance in the CIRIA Property Flood Resilience Code of Practice. Please note that the code of practice uses the term 'recovery measures'. In this guide we use 'resilience measures'.

Flooding can affect the structural stability of buildings. If your building design would exclude more than 600 mm of flood water, you should get advice from a structural engineer. They will need to check the design is safe. Only use resistance measures that will not cause structural stability issues during flooding. If it is not possible to safely exclude the estimated flood level, exclude it to the structural limit then allow additional water to flow through the property.

The design should be appropriately flood resistant and resilient by:

- Using flood resistant materials that have low permeability to at least 600 mm above the estimated flood level;
- Making sure any doors, windows or other openings are flood resistant to at least 600 mm above the estimated flood level;
- Using flood resilient materials (for example lime plaster) to at least 600 mm above the estimated flood level;
- By raising all sensitive electrical equipment, wiring and sockets to at least 600 mm above the estimated flood level;
- Making it easy for water to drain away after flooding such as installing a sump and a pump;
- Making sure there is access to all spaces to enable drying and cleaning; and,
- Ensuring that soil pipes are protected from back-flow such as by using non-return valves.

Temporary or demountable flood barriers are not appropriate for new buildings. Only consider them for existing buildings when:

- There is clear evidence that it would be inappropriate to raise floor levels and include passive resistance measures; and,
- An appropriate flood warning or other appropriate trigger is available.

If proposals involve the development of buildings constructed before 1919, refer to Flooding and Historic Buildings guidance produced by Historic England.

7. Resilience and mitigation

Based on the flood risk identified at the Site, the national and local policies and guidance and proposed development, the mitigation measures outlined within this section of the report are likely to help protect the development from flooding.

Sea (coastal/tidal) flood mitigation measures

As the Site is not identified as being at risk of flooding from the sea, mitigation measures are not required.

Rivers (fluvial) flood mitigation measures

Whilst the site is partially located within Flood Zone 3, further analysis of detailed flood modelling for the Welland Catchment Modelling indicates that the site would not be affected by flooding during the design flood event (1 in 100 year plus a 17% climate change allowance).

In accordance with the EA's Flood Risk Standing Advice, finished floor levels (FFLs) should be set 0.30 m above the surrounding external ground levels to reduce the residual risk of flooding.

Table 6. Flood levels compared to ground levels at the Site

Flood data	Flooding scenario		
	1 in 100 year	1 in 100 year plus 20% CC	1 in 1000 year plus 20% CC
Flood level (mAOD)**	4.52	4.68	4.68
Effective flood defence crest level (mAOD)	7.11		
Flood depths (m)*	No flooding anticipated		

**Flood levels taken from in-channel node SPALDING_CHANNEL 259, showing the greatest flood levels and the closest node to the Site.

As the development proposals are comprised of an extension to an existing dwelling, the raising of Finished Floor Levels (FFL) is unlikely to be a feasible method of flood mitigation. Finished floor levels should be raised as high as feasibly possible and set no lower than existing.

Given the proposed development is not modelled to be affected during the design flood event, further flood mitigation measures are not considered necessary. However, in the unlikely event of a breach, flood depths of up to 1 m are modelled at the Site during the present day 0.1% AEP and future flooding scenarios. Flood resistance measures are unlikely to provide significant benefit; however, the use of flood resilience measures could be considered to aid recovery. Typical resilience measures include:

- Use of low permeability building materials up to 0.3 m such as engineering bricks (Classes A and B) or facing bricks;
- Hard flooring and flood resilient metal staircases;
- The use of internal lime plaster/render or where plasterboards are used these should be fitted horizontally instead of vertically and/or using moisture resistant plasterboard at lower levels;
- Water, electricity and gas meters and electrical sockets should be located above the predicted flood level;
- Communications wiring: wiring for telephone, TV, Internet and other services should be protected by suitable insulation in the distribution ducts to prevent damage.

Surface water (pluvial) flood mitigation measures

Whilst the Site has been identified as at risk of pluvial flooding, given the absence of any risk at the proposed development, mitigation measures are not considered necessary.

The regular maintenance of any drains and culverts surrounding/on the Site should be undertaken for the lifetime of the development in-line with best practice.

Groundwater flood mitigation measures

As the Site is not identified as being at risk of groundwater flooding, mitigation measures are not required.

Reservoir flood mitigation measures

The Site is not at risk of flooding from reservoirs; therefore, mitigation measures are not required.

Other flood risk mitigation measures

As the Site is not identified as at risk from other sources, mitigation measures are not required.

Residual flood risk mitigation measures

The risk to the Site has been assessed from all sources of flooding and appropriate mitigation and management measures proposed to keep the users of the development safe over its lifetime. There is, however, a residual risk of flooding associated with the potential for failure of mitigation measures if regular maintenance and upkeep are not undertaken. If mitigation measures are not implemented or maintained, the risk to the development will remain as the baseline risk.

Further flood mitigation information

More information on flood resistance, resilience and water entry can be found here: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Emergency evacuation - safe access / egress and safe refuge

Emergency evacuation to land outside of the floodplain should be provided if feasible. Where this is not possible, More Vulnerable developments and, where possible, development in general (including basements), should have internal stair access to an area of safe refuge within the building to a level higher than the maximum likely water level. An area of safe refuge should be sufficient in size for all potential users and be reasonably accessible to the emergency services.

Emergency evacuation from the development and the Site should only be undertaken in strict accordance with any evacuation plans produced for the Site, with an understanding of the flood risks at the Site including available mitigation, the vulnerability of occupants and preferred evacuation routes.

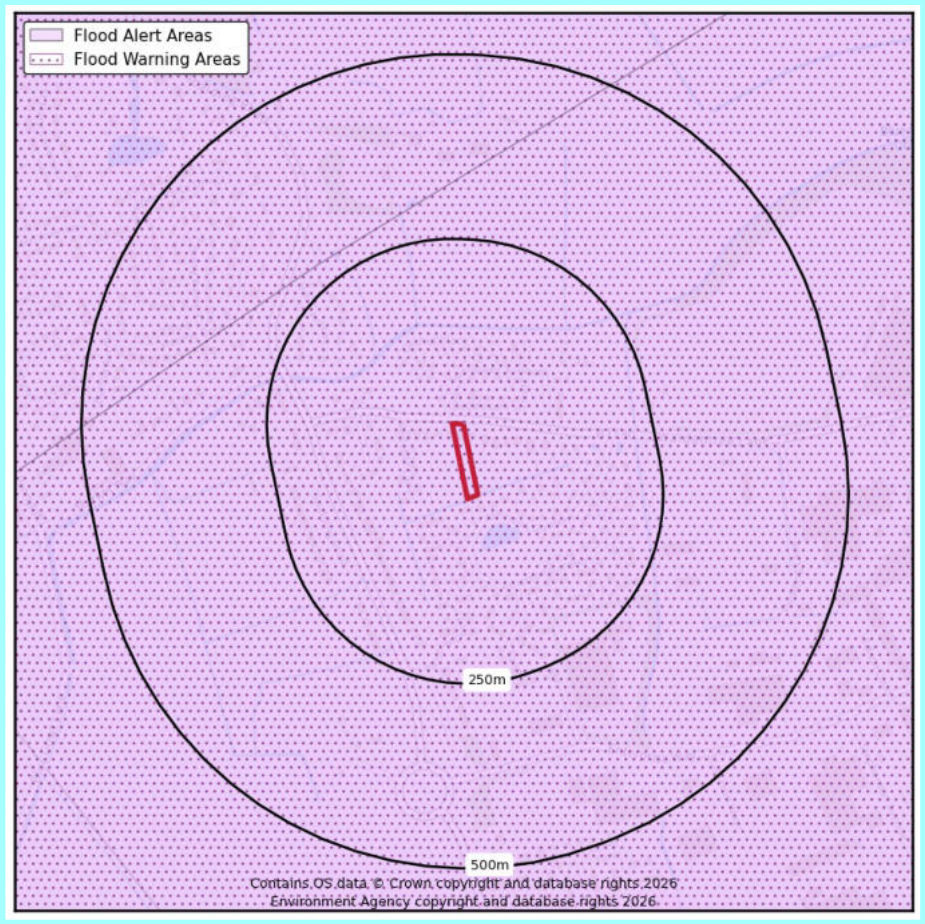
Flood warnings

The EA operates a flood warning service in all areas at risk of flooding; this is available on their website: https://www.gov.uk/check-flood-risk. The Site is located within an EA Flood Alerts and Warning coverage area so is able to receive alerts and warnings (Figure 16, overleaf). All warnings are also available through the EA's 24 hour Floodline Service (0345 988 1188).

- **Flood Alert**: 055WAF135TLW; Quick Dial code: 207029
- **Flood Alert**: 055WAT602WTE; Quick Dial code: 207033
- **Flood Warning**: 055FWTWELL4A; Quick Dial code: 307157

The EA aims to issue Flood Warnings 2 hours in advance of a flood event. Flood Warnings can provide adequate time to enable protection of property and evacuation from a Site, reducing risk to life and property.

Figure 16. EA Flood Warning Coverage for the local area (EA, 2026)



Emergency evacuation

Where possible, a safe access and egress route with a 'very low' hazard rating from areas within the floodplain to an area wholly outside the 1 in 100 year flood event including an allowance for climate change should be demonstrated.

Based on the Environment Agency Flood Zone Map, the wider surrounding area is shown to be within Flood Zone 3, with the nearest area of Flood Zone 1 located at Bourne, approximately 15 km south-west of the Site. Given the distance involved, evacuation to Bourne is not considered a practical response during a flood event.

Other relevant information

Occupants should be signed up to receive EA Flood Alerts and Warnings.

Registration to the Environment Agency's flood warning scheme can be done by following this link: https://www.gov.uk/sign-up-for-flood-warnings.

8. Conclusions and recommendations

Table 7. Risk ratings following Site analysis

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Low		Low
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low to High	Very Low	N/A
Groundwater flooding	Negligible		N/A
Other flood risk factors present	No		N/A
Is any other further work recommended?	No (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of EA flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

The table overleaf provides a summary of where the responses to key questions are discussed in this report.

Table 8. Summary of responses to key questions in the report

Key sources of flood risks identified	**Fluvial (see Section 4).**
Are standard mitigation measures likely to provide protection from flooding to/from the Site?	**Yes (see Section 7).**
Is any further work recommended?	**Yes (See exec summary and Section 7).**

9. Further information

The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products		
	Additional assessment: SuDSmart	The SuDSmart Report range assesses which drainage options are available for a Site. They build on technical detail starting from simple infiltration screening and work up to more complex SuDS Assessments detailing alternative options and designs. Please contact info@geosmartinfo.co.uk for further information.
	Additional assessment: EnviroSmart	Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

10. References and glossary

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South East Lincolnshire Joint Strategic Planning Committee (2019). Local Plan 2011 – 2036. Accessed from: https://southeastlincslocalplan.org/article/20102/Adopted-Plan on 24/06/2026.

GeoSmart.

Glossary

General terms

BGS	British Geological Survey
EA	Environment Agency
GeoSmart groundwater flood risk model	GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 100 year return period scenario.
Dry-Island	An area considered at low risk of flooding (e.g. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (e.g. Flood Zone 2 and 3)
Flood resilience	Flood resilience or wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring.
Flood resistance	Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags.
Flood Zone 1	This zone has less than a 0.1% annual probability of river flooding
Flood Zone 2	This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding
Flood Zone 3	This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding
Functional Flood Plain	An area of land where water has to flow or be stored in times of flood.
Hydrologic model	A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is ±0.25m for estimating flood levels at particular locations.
OS	Ordnance Survey
Residual Flood Risk	The flood risk remaining after taking mitigating actions.
SFRA	Strategic Flood Risk Assessment. This is a brief flood risk assessment provided by the local council
SuDS	A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a Site has to offer. There are a range of SuDS options

	available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDS Approval Board (SABs).

Aquifer Types

Principal aquifer	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
Secondary A aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
Secondary B aquifer	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.
Secondary undifferentiated	Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type.
Unproductive Strata	These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

NPPF (2024) terms

Exception test	Applied once the sequential test has been passed. For the exception test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
Sequential test	Aims to steer new development to areas with the lowest probability of flooding.
Essential infrastructure	Essential infrastructure includes essential transport infrastructure, essential utility infrastructure and wind turbines.
Water compatible	Water compatible land uses include flood control infrastructure, water-based recreation and lifeguard/coastal stations.
Less vulnerable	Less vulnerable land uses include police/ambulance/fire stations which are not required to be operational during flooding and buildings used for shops/financial/professional/other services.
More vulnerable	More vulnerable land uses include hospitals, residential institutions, buildings used for dwelling houses/student halls/drinking establishments/hotels and sites used for holiday or short-let caravans and camping.
Highly vulnerable	Highly vulnerable land uses include police/ambulance/fire stations which are required to be operational during flooding, basement dwellings and

	caravans/mobile homes/park homes intended for permanent residential use.

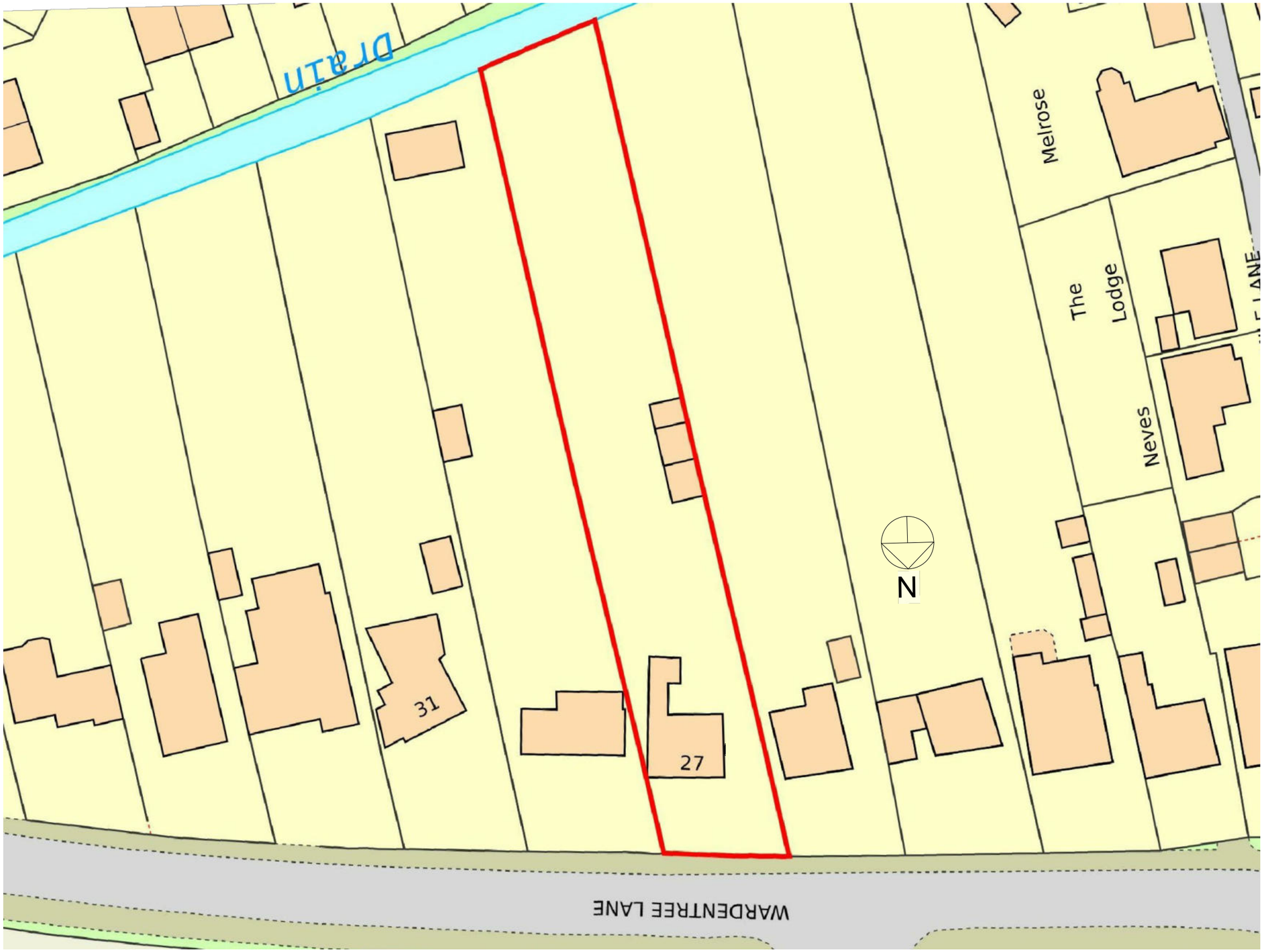
Data sources

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Bedrock & Superficial Geology	**Contains British Geological Survey materials © NERC 2026** **Ordnance Survey data © Crown copyright and database right 2026**
Flood Risk (Flood Zone/RoFRS/Historic Flooding/Pluvial/Surface Water Features/Reservoir/ Flood Alert & Warning)	**Environment Agency copyright and database rights 2026** **Ordnance Survey data © Crown copyright and database right 2026**
Flood Risk (Groundwater)	**GeoSmart, BGS & OS** **GW5 (v2.4) Map (GeoSmart, 2026)** **Contains British Geological Survey materials © NERC 2026** **Ordnance Survey data © Crown copyright and database right 2026**
Location Plan	**Contains Ordnance Survey data © Crown copyright and database right 2026**
Topographic Data	**OS LiDAR/EA** **Contains Ordnance Survey data © Crown copyright and database right 2026** **Environment Agency copyright and database rights 2026**

ll. Appendices

Appendix A

Site plans



Existing Block Plan 1:500

DRAWING/REV:

01 - Existing Block Plan	-

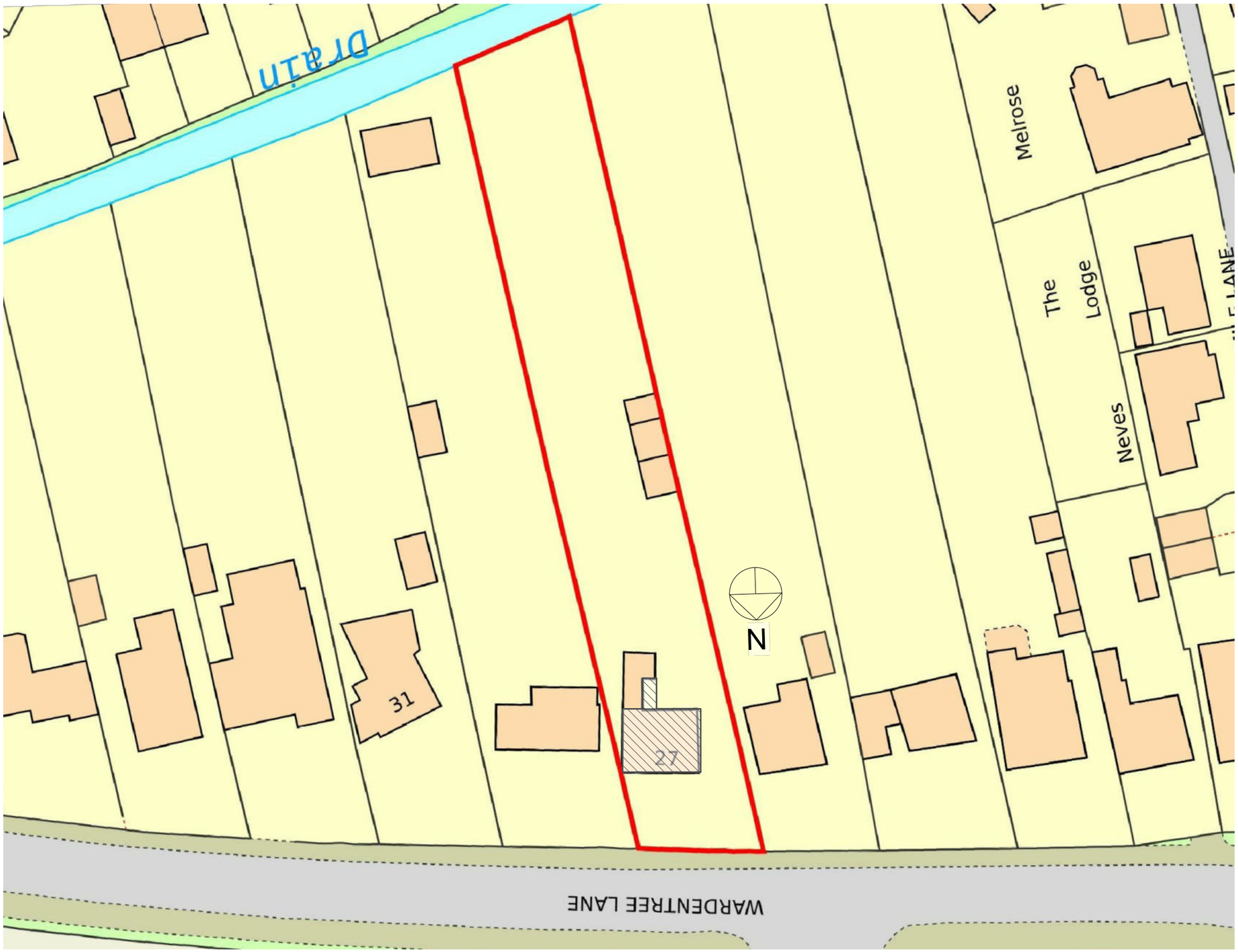
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Dionisie Iovoaea	27 Wardentree Ln, Pinchbeck, Spalding, PE11 3UF, UK.	Victor Vilchis	March 2026

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2. Sketch pack may have un-surveyed measurements.
3. TBC Will need measurements taken to confirm height.
4. Missing dimensions ring EcoTrus design office.
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DRAWING/REV:

Proposed Block Plan 1:500

02 - Proposed Block Plan	-

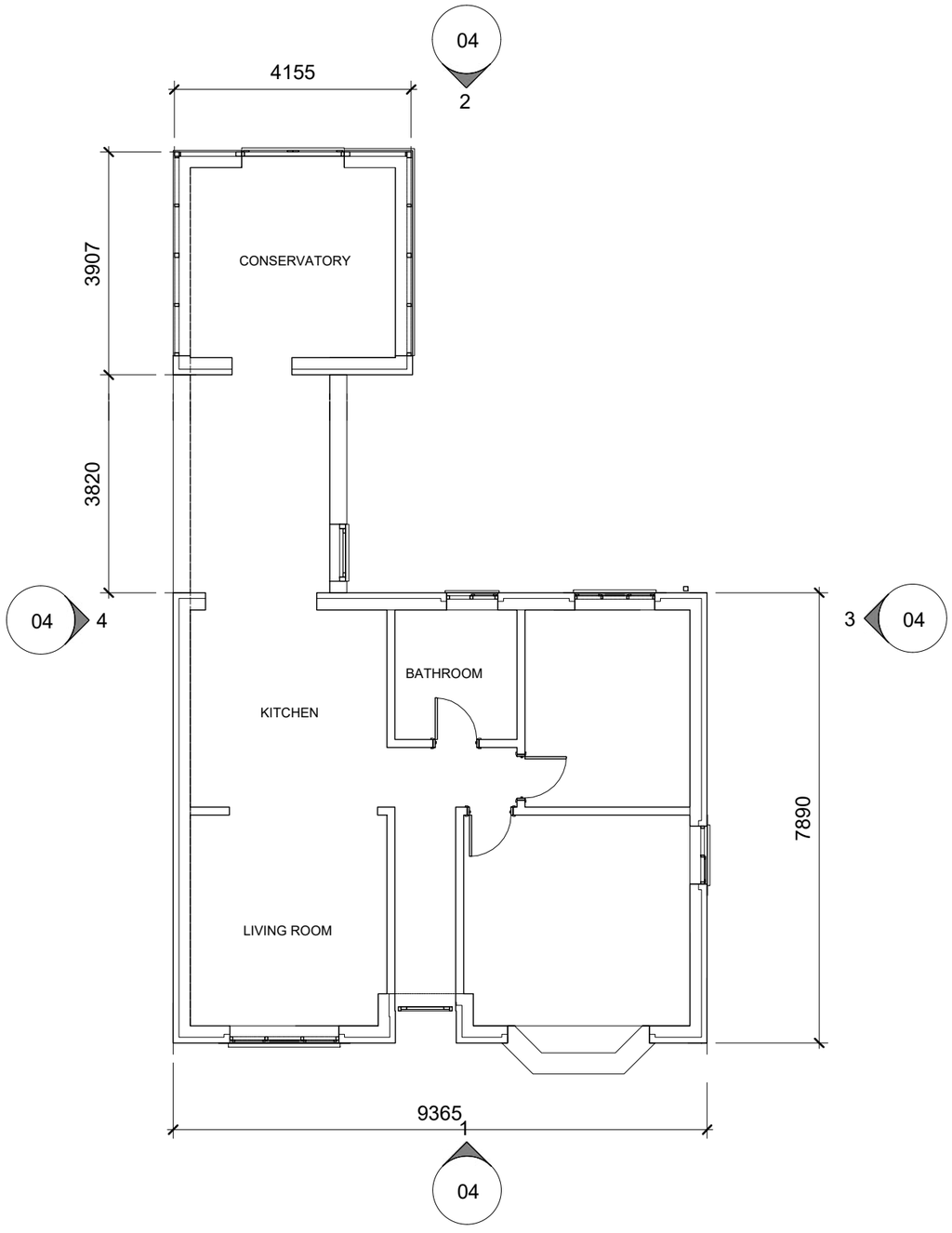
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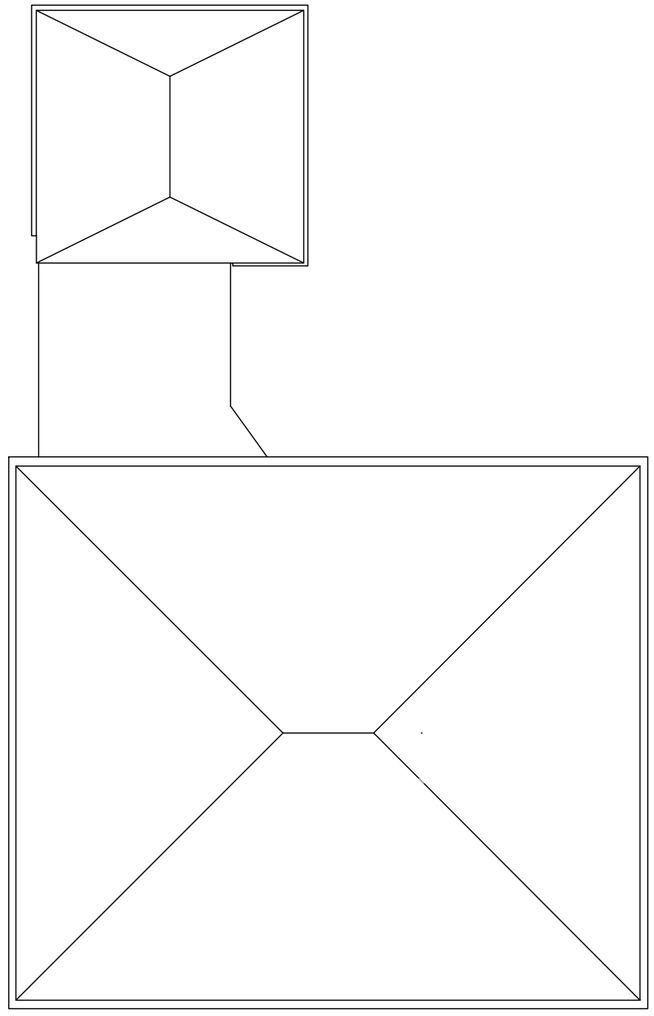
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Ground Floor Plan 1:100



Roof Plan 1:100

DRAWING/REV:

03 - Existing Ground Floor & Roof Plans	-

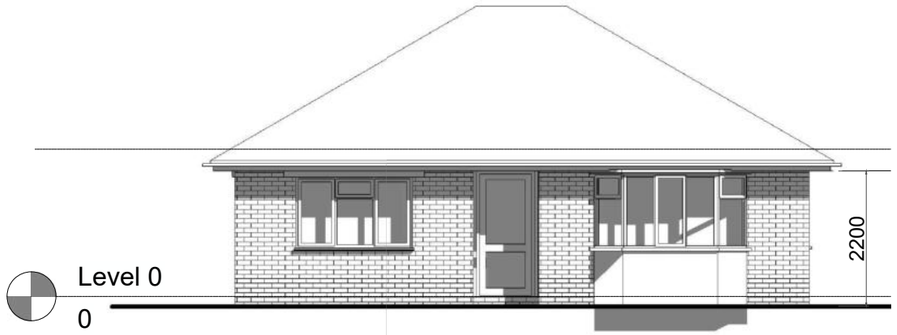
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Dionisie Iovoaea	27 Wardentree Ln, Pinchbeck, Spalding, PE11 3UF, UK.	Victor Vilchis	March 2026

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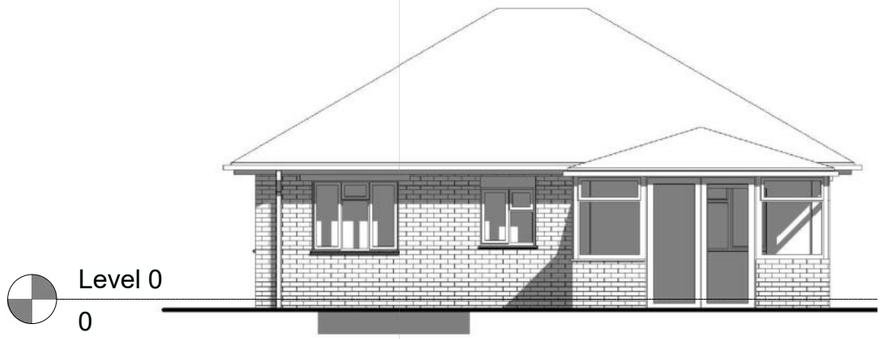
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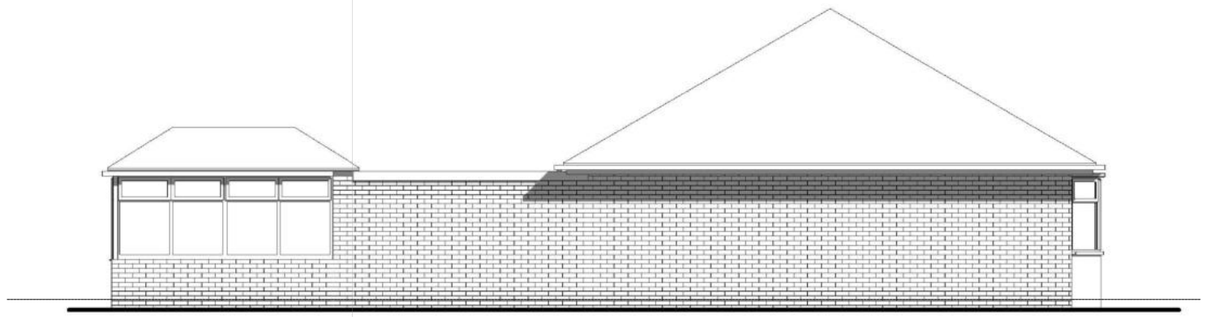
North (Front) Elevation 1:100



West Elevation 1:100



South (Rear) Elevation 1:100



East Elevation 1:100

DRAWING/REV:

04 - Existing Elevations	-

ecoTrus Loft Structure Systems

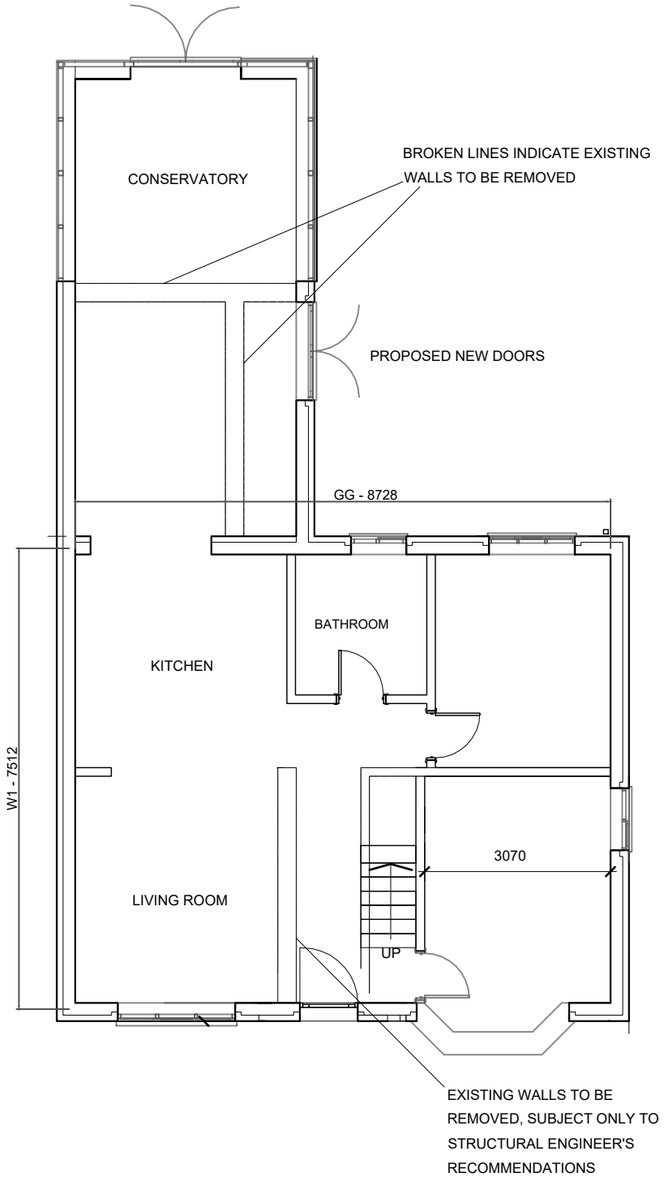
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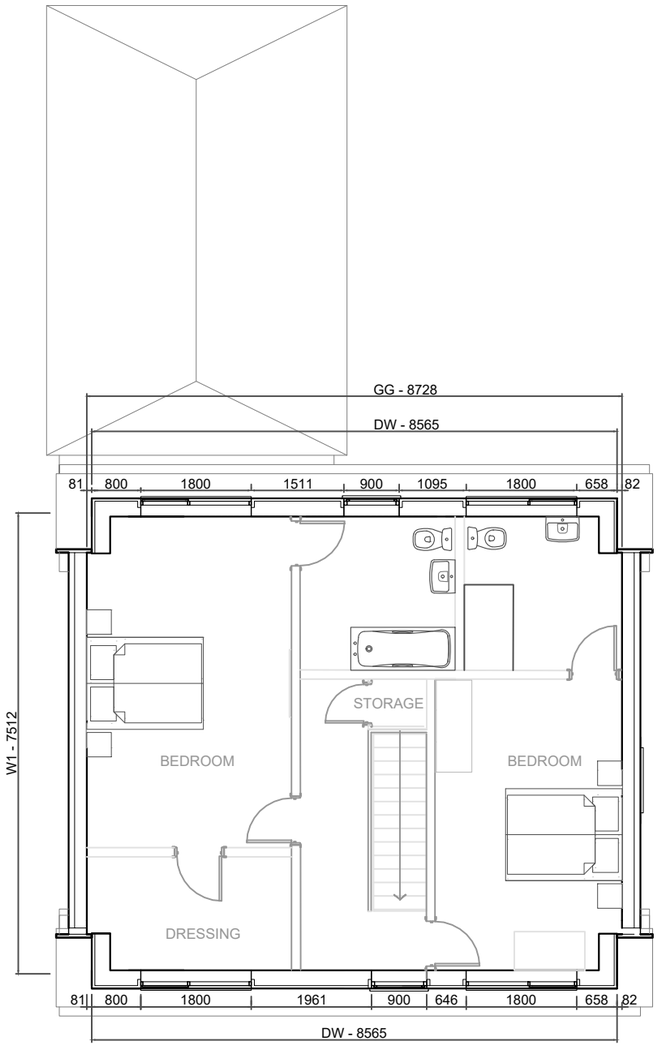
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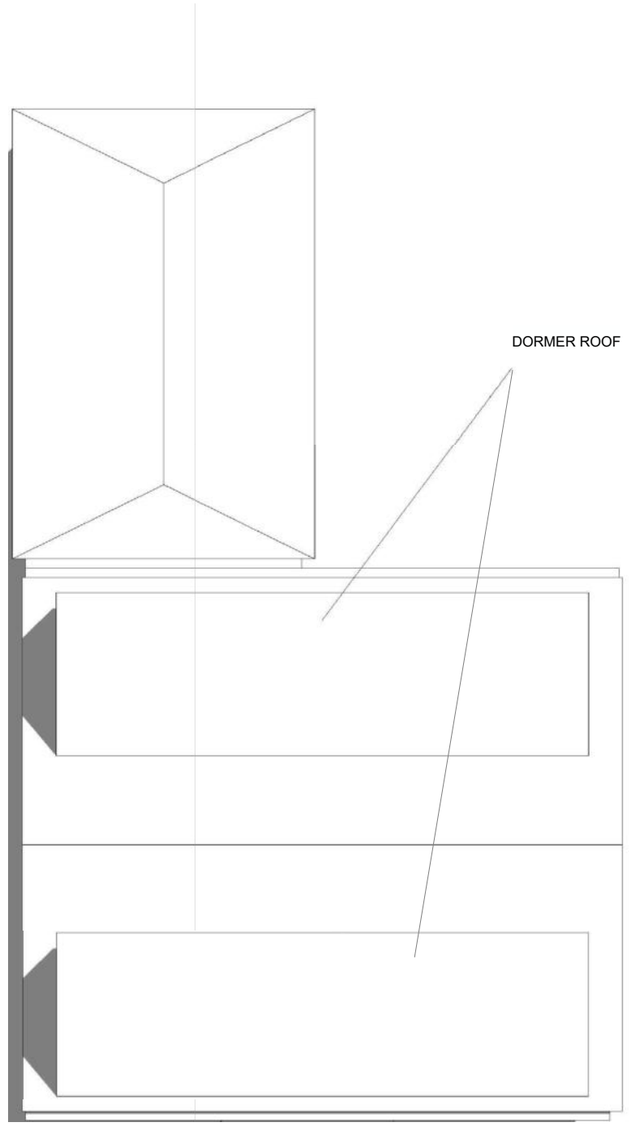
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Ground Floor Plan 1:100



First Floor Plan 1:100



Roof Plan 1:100

DRAWING/REV:

05 - Pr. Ground, First Floor & Roof Plans	-

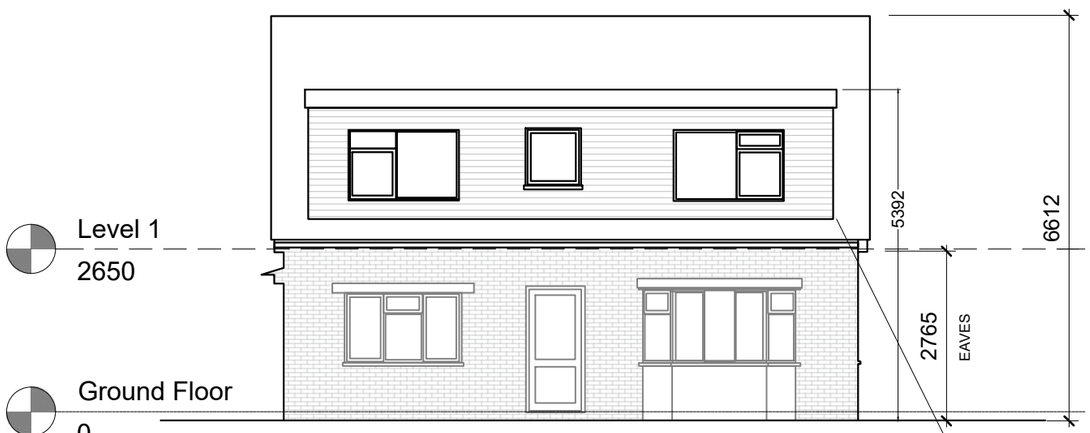
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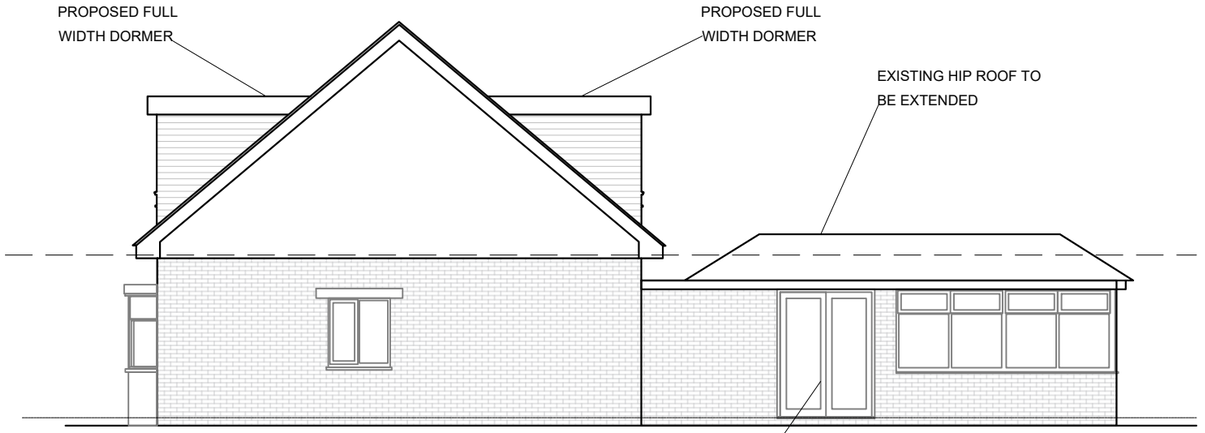
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North (Front) Elevation 1:100



West Elevation 1:100

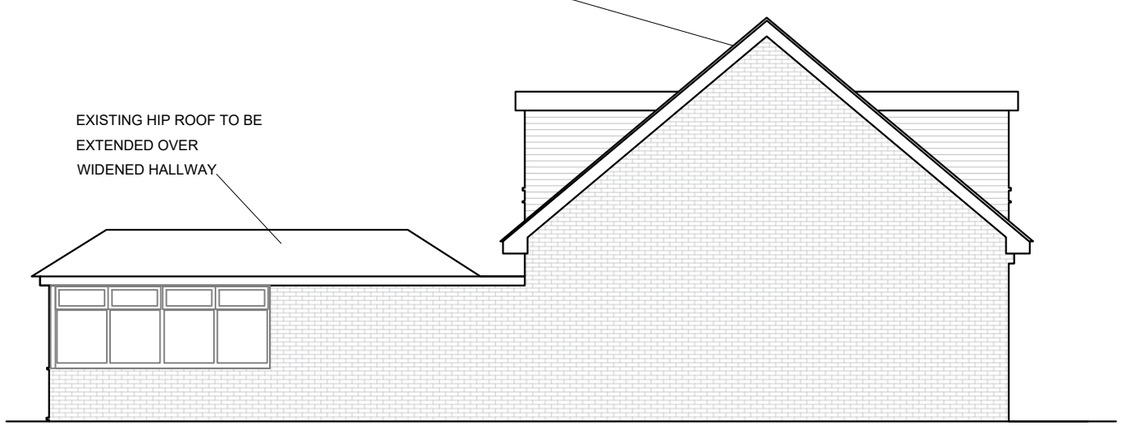
PROPOSED FULL WIDTH
DORMER TO NEW ROOF.
INSULATED STEEL FRAMED
CONSTRUCTION; ALL FINISHES
TO MATCH EXISTING.

PROPOSED NEW ROOF. EAVES TO BE 440MM
HIGHER THAN EXISTING FOR APPROPRIATE
HEADROOM ON FIRST FLOOR



South (Rear) Elevation 1:100

EXISTING HIP ROOF TO BE
EXTENDED OVER
WIDENED HALLWAY



East Elevation 1:100

DRAWING/REV:

06 - Proposed Elevations	-

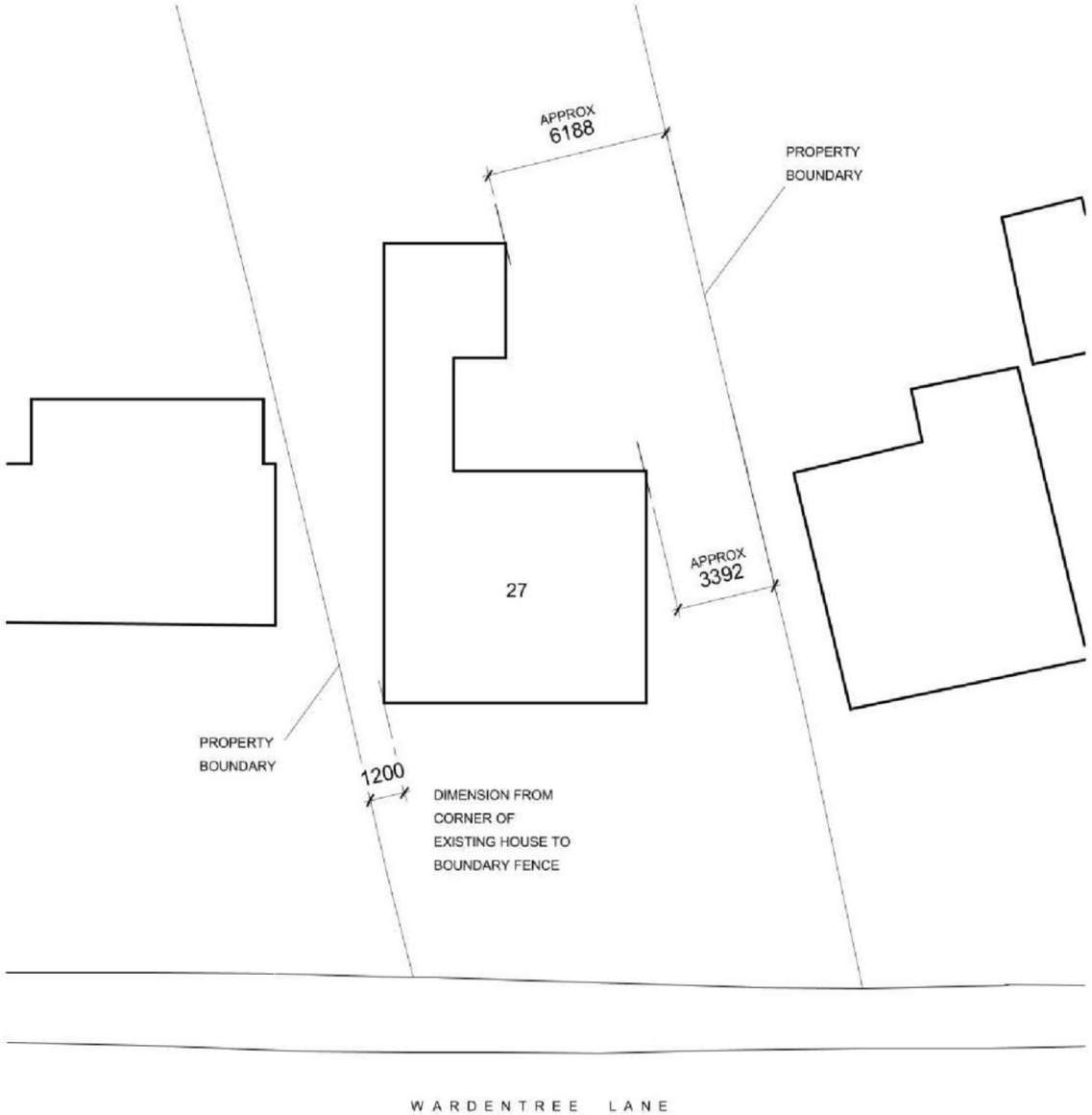
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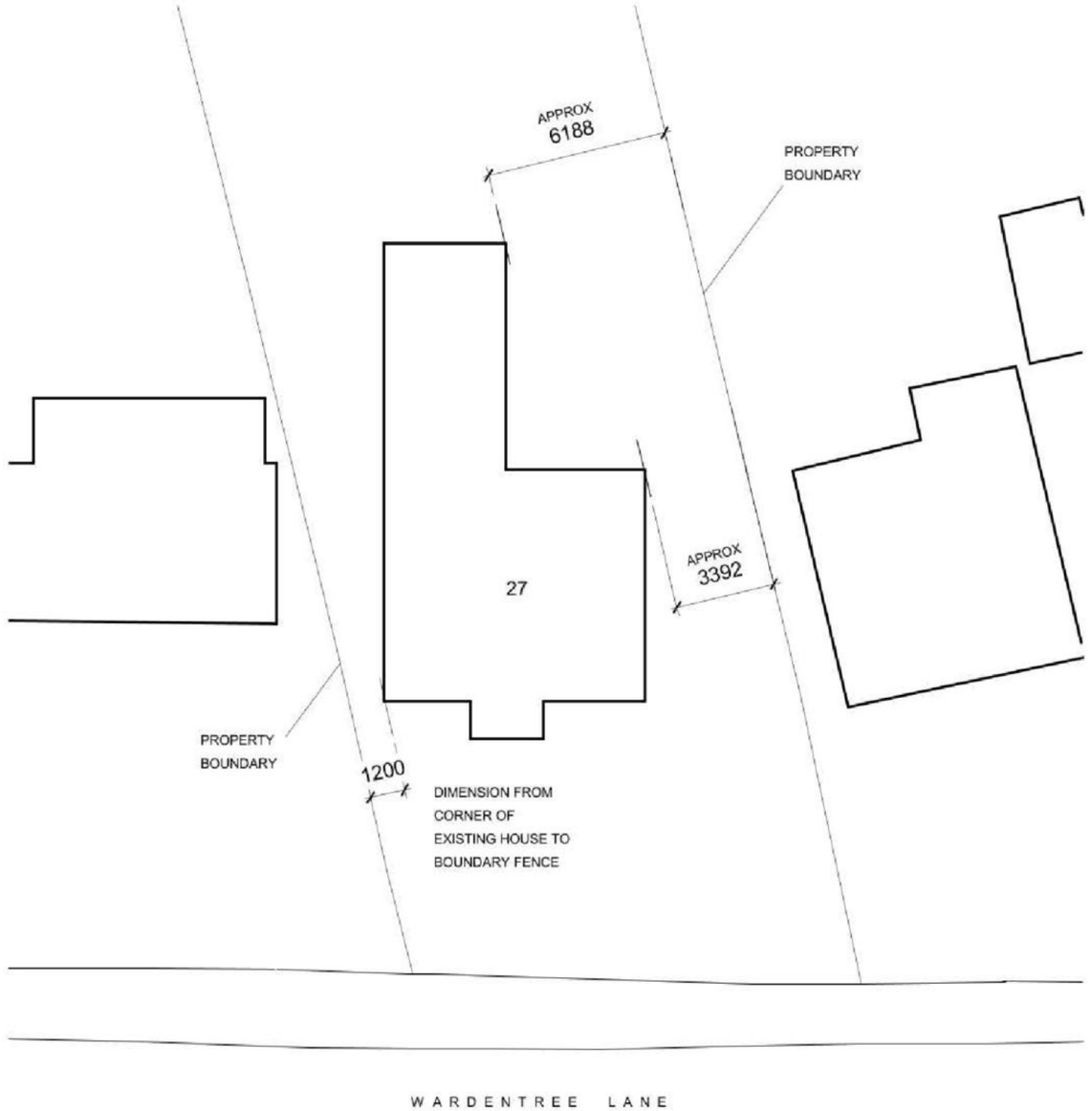
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EXISTING PARTIAL SITE PLAN



PROPOSED PARTIAL SITE PLAN

DRAWING/REV:

07 - Ex and Pr Partial Site Plans	-

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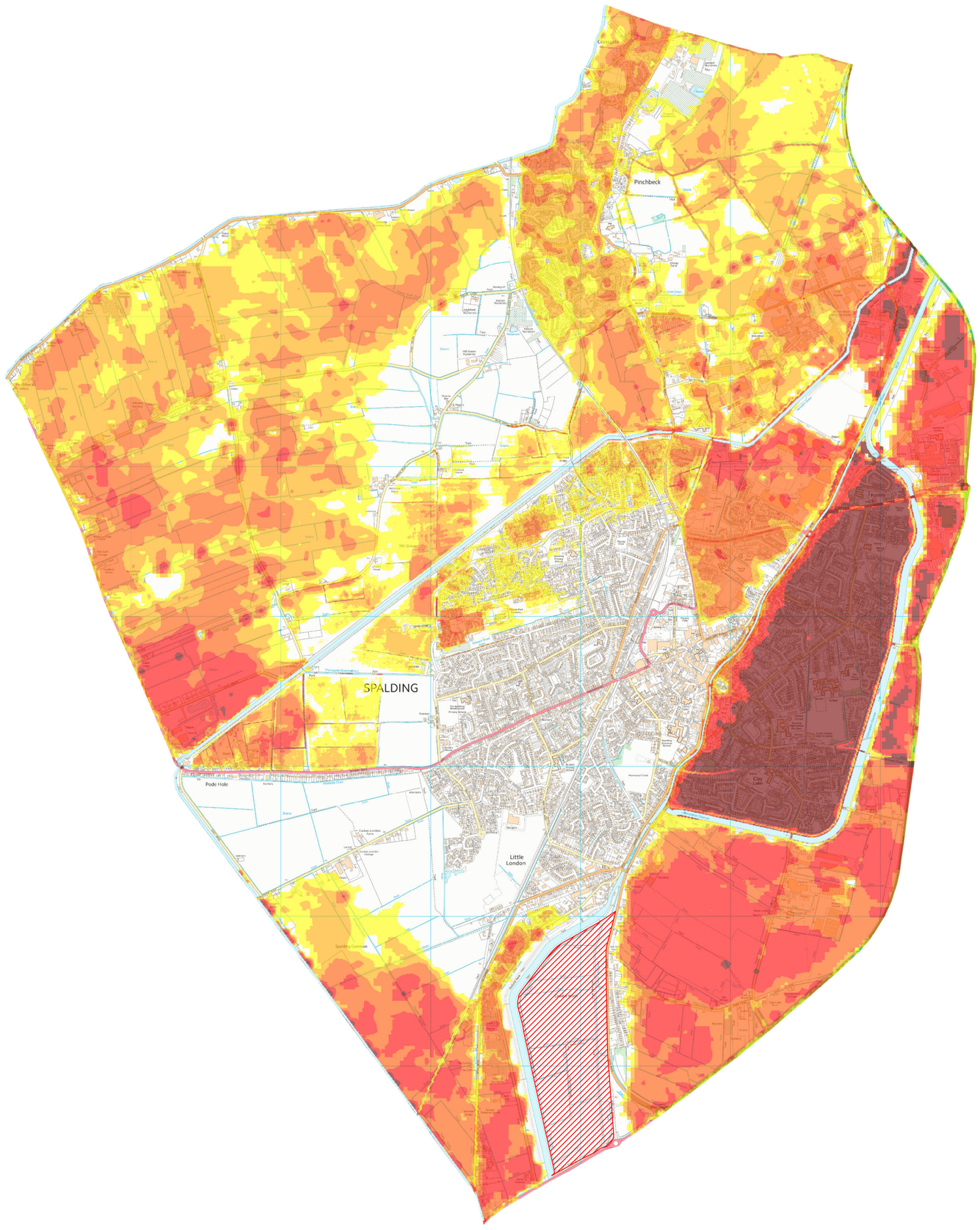
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Appendix B

SFRA breach mapping

N



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.

2. This update only included new flood risk information from River Welland (Fluvial), River Glen (Fluvial) and Tidal hazard mapping (River Welland, River Nene and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used for this update.

3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

6. Land outside South Holland District is not considered.

7. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Peak Depth

- 0m - 0.25m
- 0.25m - 0.5m
- 0.5m - 1m
- 1m - 2m
- 2m +
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

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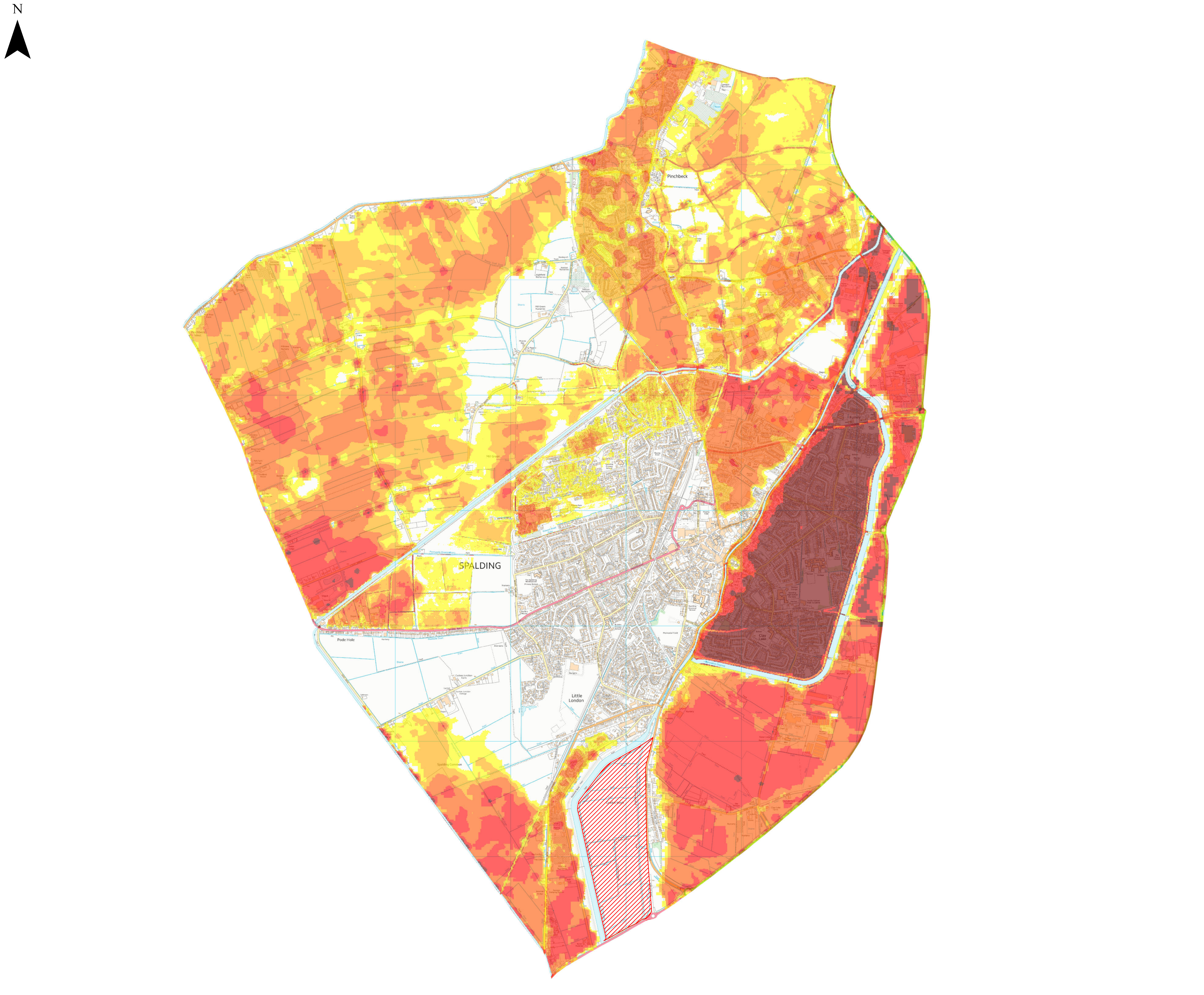
UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Peak Depth
Spalding - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: Feb 2017 **REV NO:** 2

SCALE: 1 : 15,000 @ A1

MAP NO:



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.
2. This update only included new flood risk information from River Welland (Fluvial), River Glen (Fluvial) and Tidal hazard mapping (River Welland, River Nene and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used for this update.
3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas
4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.
5. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.
6. Land outside South Holland District is not considered.
7. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Peak Depth

0m - 0.25m

0.25m - 0.5m

0.5m - 1m

1m - 2m

2m +

Functional Floodplain

South Holland District Boundary

REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

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PE11 2XE

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Peak Depth
Spalding - Year 2115
0.1% Event Probability

DATE OF ISSUE: Feb 2017 REV NO: 2

SCALE: 1 : 15,000 @ A1 MAP NO:

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GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- **provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.**
- **sets out minimum standards which firms compiling and selling search reports have to meet.**
- **promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.**
- **enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.**
- **By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.**

The Code's core principles

Firms which subscribe to the Search Code will:

- **display the Search Code logo prominently on their search reports.**
- **act with integrity and carry out work with due skill, care and diligence.**
- **at all times maintain adequate and appropriate insurance to protect consumers.**
- **conduct business in an honest, fair and professional manner.**
- **handle complaints speedily and fairly.**
- **ensure that products and services comply with industry registration rules and standards and relevant laws.**
- **monitor their compliance with the Code.**

GeoSmart.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk. Please ask your search provider if you would like a copy of the search code

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 1, 1 Bellstone Court,

Bellstone, Shrewsbury, SY1 1JB

Tel: 01743 298 100

support@geosmartinfo.co.uk

12. Terms and conditions, CDM regulations and data limitations

Terms and conditions can be found on our website:

http://geosmartinfo.co.uk/terms-conditions/

CDM regulations can be found on our website:

http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/

Data use and limitations can be found on our website:

http://geosmartinfo.co.uk/data-limitations/