FLOOD RISK ASSESSMENT
FOR COMMERCIAL DEVELOPMENT AT
WARDENTREE LANE, SPALDING

FINAL REPORT

ECL1583a/GR MERCHANT LTD

DATE OCTOBER 2025

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1.0 INTRODUCTION

This Flood Risk Assessment has been prepared in accordance with National Planning Policy Framework (NPPF) and supporting planning practice guidance (PPG) on Flood Risk and Coastal Change.

In areas at risk of flooding or for sites of 1 hectare or more, developers are required to undertake a site-specific Flood Risk Assessment to accompany an application for planning permission. This Flood Risk Assessment has been produced on behalf of GR Merchant Ltd in respect of a development that consists of the reconfiguration of an existing building to form 2 retail and 2 storage units and a new building that will provide 2 storage units at Wardentree Lane, Spalding.

A planning application for the proposed development is to be submitted by GR Merchant Ltd.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

The site is located at County Interiors, Wardentree Lane, Spalding, Lincs, PE11 3UG. The National Grid Reference of the site is 52555/32511.

The location of the site is shown in Figure 1.

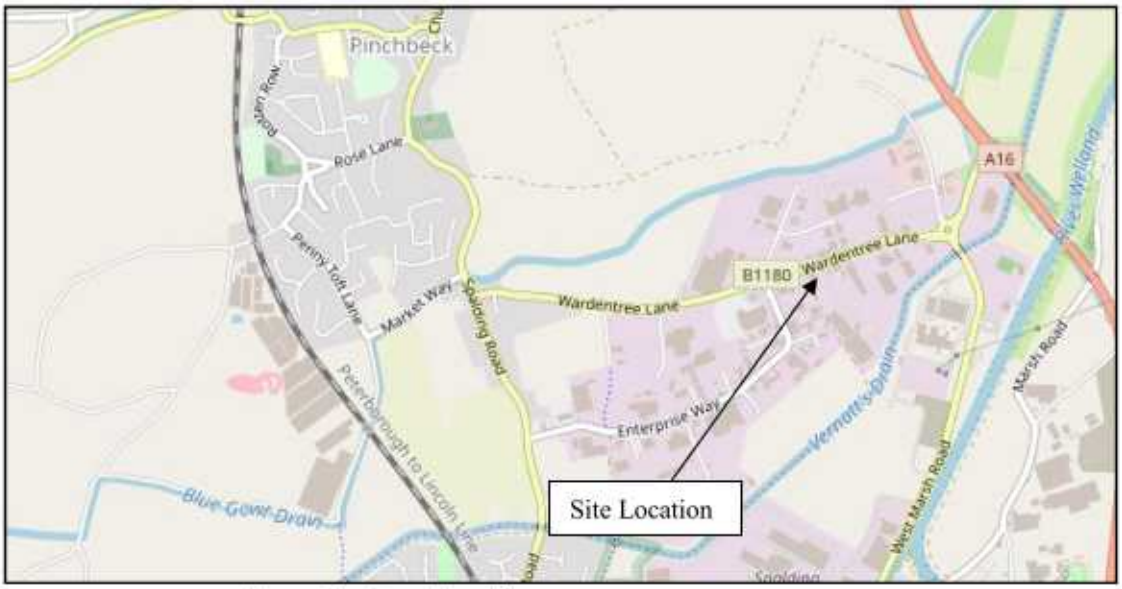


Figure 1 – Location Plan (© OpenStreetMap contributors)

2.2 Existing Site

The site is on the southern side of Wardentree Lane. Apple Way forms the eastern boundary of the site. The site comprises a commercial building and the surrounding parking, hardstanding and landscaped areas. The area of development is approximately 0.44 hectares.

Environment Agency LiDAR shows that the site is flat with ground levels typically between +3.3m OD and +3.5m OD. The carriageway level of Wardentree Lane adjacent to the site is typically +3.3m.

The site is in the Welland and Deepings Internal Drainage Board (IDB) District. Surface water at the site would discharge to the local drainage network and hence to the IDB drain system. There is a riparian drain along the western boundary of the site and Scraggs Dyke, an IDB watercourse, is on the northern side of Wardentree Lane.

The online British Geological Survey maps indicate that the site is likely to be underlain by Oxford Clay Formation mudstone. The bedrock is shown to be overlain with superficial deposits of clay and silt.

2.3 Proposed Development

The proposed development consists of the reconfiguration of an existing building to form 2 retail and 2 storage units and a new building that will provide 2 storage units. Details of the proposed development are provided in Attachment 1.

2.4 Local Development Documents

The South East Lincolnshire Local Plan 2011 – 2036, adopted in March 2019, is the Local Plan for the district. Policy 4: Approach to Flood Risk states the requirements for flood risk reduction.

The South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) was prepared in June 2017.

The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by reducing the number of people at risk of flooding, increasing the resilience of local communities, and reducing the impact of flooding

2.5 Available Flood Risk Information

An extract from the Environment Agency Flood Map for Planning is shown in Figure 2. The site is located within Flood Zone 3, an area with a high probability of flooding.

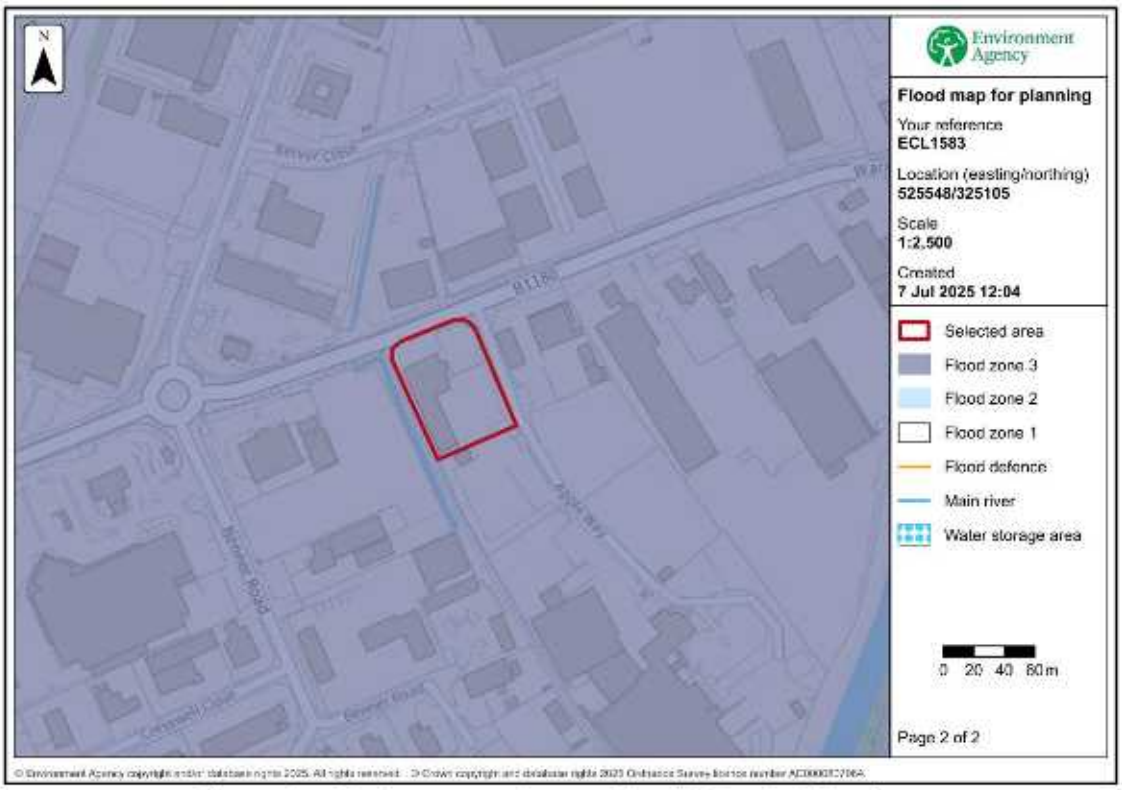


Figure 2 – Environment Agency Flood Map for Planning

The Environment Agency Long Term Flood Risk maps provide an indication of the risk from the primary sources of flooding. The details provided with these maps are summarised in Table 1. The depth of flooding identified is the maximum depth that occurs during a low chance (between 0.1% and 1% chance each year) event.

	Present Day		2050 Epoch	
	Risk of Flooding	**Depth (Low chance)**	**Risk of Flooding**	**Depth (Low chance)**
Rivers and the Sea	Part of the site has a medium chance (between 1% and 3.3% chance each year)	No data available	No data available	No data available
Surface Water	An isolated area of the site has a low chance (between 0.1% and 1% chance each year)	During low risk events depths are below 0.2m	An isolated area of the site has a medium chance (between 1% and 3.3% chance each year)	During low risk events depths are below 0.2m
Reservoir	Outside of the area at risk.			

Table 1 – Environment Agency Long Term Flood Risk Maps

Table 2 shows the level of risk at the site within the South East Lincolnshire SFRA.

SFRA Map	Present Day	2116
Residual Flood Hazard Map for the 1% fluvial and 0.5% tidal event	The site is outside the 'Low Hazard' area	The site is in the 'Danger for Most' area
Residual Peak Depth Map for the 1% fluvial and 0.5% tidal	The site is outside the area at risk	The peak flood depth is 0.25m-0.5m

Table 2 – Flood Risk within SFRA Maps

3.0 FLOOD RISK VULNERABILITY

3.1 The Sequential and Exception Test

The NPPF requires the application of a Sequential Test to ensure that new development is in areas with the lowest probability of flooding.

The Exception Test is a method to demonstrate and help ensure that flood risk to people and property will be managed, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

3.2 Vulnerability Classification

Table 2 of the PPG Flood Risk and Coastal Change categorises different types of uses and development according to their vulnerability to flood risk. The proposed development is covered by the description of general industry and is classified as 'Less Vulnerable'.

Table 3 of the PPG Flood Risk and Coastal Change sets out Flood Risk Vulnerability and flood zone 'compatibility'. The site is in Flood Zone 3 and the development is 'Less Vulnerable' therefore it is not necessary to complete the Exception Test.

PPG Flood Risk and Coastal Change defines that the lifetime of the development in terms of flood risk and coastal change is 100 years.

3.3 Application of the Sequential Test

It is for the Local Planning Authority, using the evidence provided and taking advice from the Environment Agency as appropriate, to consider whether an application passes the Sequential Test.

Large parts of the South Holland district close to the River Welland lie within Flood Zone 3. As such opportunities to undertake the development at an alternative site with a lower flood risk are limited. At this location it is not possible to position the development on higher ground within the proposed site.

The River Welland has defences that provide protection during the 0.5% annual probability (1 in 200 chance each year) event. Considering that the use of the site is similar to previous uses together with the standard of protection provided by the Environment Agency defences the site is considered to pass the Sequential Test.

4.0 SITE SPECIFIC FLOOD RISK

4.1 Local Flood Assets

The site is approximately 650m west of the River Welland downstream of Spalding. The River Welland tidal defences, which are downstream of the confluence of the Coronation Channel and River Welland, provide protection to Pinchbeck. The tidal defences are the responsibility of the Environment Agency.

There is a long-term strategy for the maintenance of the Environment Agency defences which is reviewed and updated periodically.

There is an extensive local drainage network managed by Welland and Deepings IDB. There is an IDB maintained watercourse, Scraggs Dyke, on the northern side of Wardentree Lane. The site and the surrounding land are within the Pinchbeck catchment and drain in a north westerly direction to Pinchbeck Marsh Pumping Station. Pinchbeck Marsh Pumping Station discharges to Vernatts Drain which flows into the River Welland at Surfleet.

During the operation and maintenance of its pumping stations, associated structures, and channel systems, the IDB seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought.

Current maintenance standards of the Welland and Deepings IDB and the Environment Agency are generally good.

4.2 Sources of Flooding

A summary of the sources of flooding is provided in Table 3.

Source of Flooding	Level of Risk
Drainage Network Flooding	The risk is assessed in Section 4.3.
Surface Water Flooding	Based upon the EA maps the risk is very low.
Fluvial Flooding	The risk is assessed in Section 4.3.
Tidal Flooding	The risk is assessed in Section 4.3.
Reservoir Flooding	Based upon the EA maps the site is not at risk of reservoir flooding.
Groundwater Flooding	There is no evidence to suggest the site is at risk of groundwater flooding.

Table 3 – Sources of Flooding

4.3 Probability of Flooding

The probability of flooding associated with blockages in the Welland and Deepings IDB drainage system is low due to the maintenance standards achieved and managed by the IDB.

Through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 years and 1 in 100 years, respectively. The risk associated with flood events that exceed the standard of protection provided is lowered due to the Welland & Deeping IDB main drains incorporating freeboard. This freeboard provides storage during the exceedance events.

The River Welland tidal defences provide protection during the 0.5% annual probability (1 in 200 chance each year) tidal event including climate change.

4.4 Historic Flooding

During the preparation of this assessment, no evidence was discovered of the site being flooded.

4.5 Climate Change

Climate change is likely to impact the site through increased rainfall intensity and duration affecting the local drainage network and increased flood levels.

The River Welland tidal defences have been designed to include an allowance for climate change.

In summary the existing systems and defences are appropriate for the design life of the development (i.e., 100 years).

4.6 Residual Risk

There is a residual risk of flooding at the site should a tidal breach occur. The South East Lincolnshire SFRA includes maps demonstrating the residual peak depth in 2115. When climate change allowances are applied to the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200 chance each year) tidal event the peak depth at the site is between 0.25m and 0.5m. An extract from the SFRA map is shown in Figure 3 below.

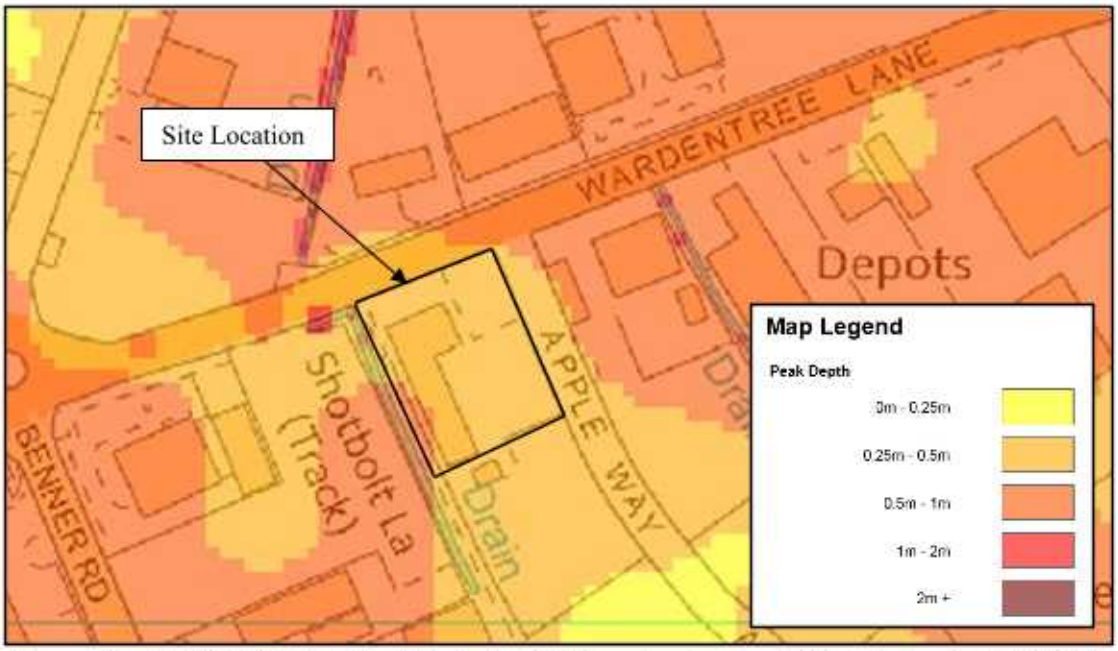


Figure 3 – SFRA 2116 Residual Peak Depth Map during the 1% fluvial and 0.5% tidal Annual Probability Event

5.0 FLOOD RISK MITIGATION

5.1 Summary of Risks

The probability of this development flooding from localised drainage systems is low. Failure of Pinchbeck Marsh Pumping Station could lead to an increased level of risk within the IDB catchment.

The probability of the site flooding from any Environment Agency system is less than 0.5% annual probability (1 in 200 chance each year) because of the standards of the existing flood defence systems. Over time there will be a gradual increase in risk to the site due to climate change. During the design life of the development it is not anticipated that the site would flood.

The SFRA considers the residual risk associated with overtopping and a breach in the defences in 2116. During the 0.5% annual probability (1 in 200 chance each year) plus climate change event the maximum flood depth at the site is 0.5m.

The proposed development increases the impermeable area and therefore has the potential to increase the rate of surface water runoff from the site.

5.2 Flood Risk Mitigation Measures

Based upon the information available during the preparation of this flood risk assessment it is proposed that the finished floor level of the new units are 0.3m above surrounding ground level. It is not practical for the finished floor levels to be higher. Considering the nature and scale of the risk it is recommended that:

- the users of the site should register to receive flood warnings from the Environment Agency to reduce the vulnerability of people at the site;
- the users of the site should identify the actions to be undertaken in the event of receiving a flood warning;
- the electrical supply and switchboard are above the flood level; and
- there is a water entry strategy that allows flood water to enter and drain freely from the buildings.

Should there be a failure of Pinchbeck Marsh Pumping Station and conditions were such to put properties and land at risk of flooding, the IDB would take emergency action to maintain the drainage level of service by using temporary pumping equipment.

It is recommended that surface water run-off is managed so that stormwater from the development will not affect any adjoining properties or increase the flood risk elsewhere.

6.0 CONCLUSIONS

As a result of the assessment, the following conclusions have been reached.

- The proposed development consists of the reconfiguration of an existing building to form 2 retail and 2 storage units and a new building that will provide 2 storage units at Wardentree Lane, Spalding.

- The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years, respectively.

- The proposed development is in Flood Zone 3. The proposed development benefits from tidal defences on the River Welland that provide protection the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200 chance each year) tidal event including climate change.

- There is a residual risk associated with a breach of the defences with flood depths at the site up to 0.5m.

- It is recommended that finished floor levels are 0.3m above surrounding ground level and flood resilience measures are adopted to manage the risk of a breach including the use of flood warnings, a water entry strategy, and elevated electrical services.

- The development passes the Sequential Test and is therefore suitable for the proposed location.

ATTACHMENT 1

PROPOSED SITE PLAN
(DWG 4410-25-05A)



SITE PLAN

ref.	revision	date
A	SCHEME AS LISTED - NO GROSS REMOVAL	OCT 2025

G. R. MERCHANT LTD.

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Project
ALTERATION AND NEW UNITS
WARDENTREE LANE
SPALDING
LINCS.

Client
COUNTY INTERIORS

Drawing
PROPOSED SITE PLAN

Job Ref.	Drawing No.
4410-25	05A
Date	**Drawn**
MAY 2025.	SLB

Scales
1:200 (Unless Otherwise Stated).

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