

FLOOD RISK ASSESSMENT VALIDATION STATEMENT

DATE: 20/10/25
REFERENCE: 9074/FRA
CLIENT: City Plumbing Supplies
LOCATION: Wardentree Park, Pinchbeck, Spalding, PE11 3ZN

To whom it may concern

Proportionate FRA statement to allow validation of a Planning Application at Wardentree Park, Pinchbeck, Spalding, PE11 3ZN.

Flood risk has been assessed to the premises and conclude:

- This is Minor Development and hence EA standing advice applies.
- The Site falls in flood zone 3.
- The site is at low risk from surface water flooding.
- No other historical flood risk has been identified.
- The vulnerability classification of the carpark is "Less vulnerable".
- The car park is currently already "Less vulnerable" and this application does not change or alter this.
- Access and Egress to Bervor Close are not affected by the proposal.
- The proposal to site a standard ISO 20ft storage container within an existing carpark at the existing trading branch.
- No single person will be working in the proposed of any length of time.
- Surface water disposal - no changes to the existing building and provision.

The proposal to site a standard ISO 20ft storage container within an existing carpark at the existing trading branch is considered acceptable with respect to flood risk.

21.10.25
Ampersand Associates Ltd.