

FLOOD RISK ASSESSMENT STATEMENT



For

PROPOSED LOADING DOCK

At

**PUDDING LANE, PINCHBECK,
SPALDING PE11 3TJ**

For

J. O. SIMS LTD

PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd

Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

Flood Risk Statement

The site is located on Pudding Lane, Pinchbeck and referring to the Environment Agency website on flood risk this is identified as being within flood zone 3. The flood map below confirms this.

The site area is approximately 0.25 hectares.

The application is for an external loading dock raised 1200mm above the concrete yard level together with the relocation of two steel framed buildings within the site.

The vulnerability class of the site does not change from what already exists and, on this basis, no significant change is considered to have occurred that would be impacted upon by flood risk.

Flood map for planning

Your reference	Location (easting/northing)	Created
A1790	525044/324870	22 October 2025 15:34

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

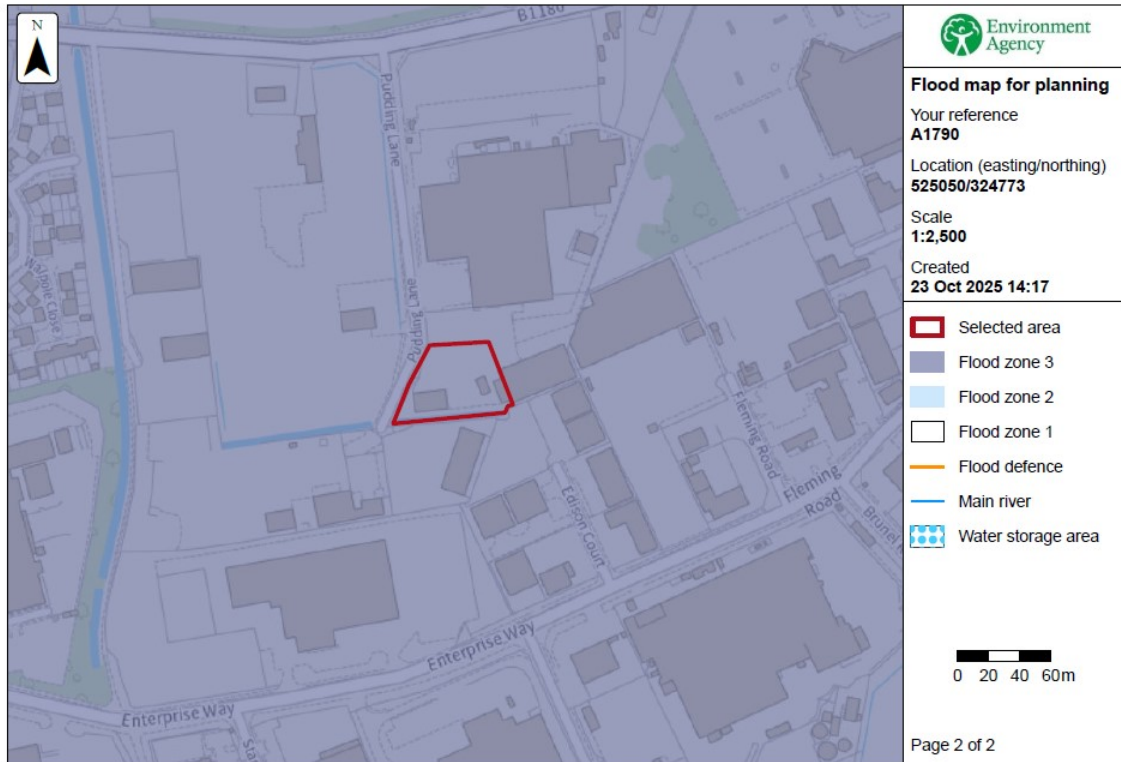
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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