PROPOSED CHANGE OF USE TO RESIDENTIAL DWELLING AT 35, NEW ROAD, SPALDING, PE11 1DN.

FLOOD RISK ASSESSMENT



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This flood risk assessment has been prepared solely to support the planning application for the proposed change of use at 35 New Road, Spalding. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any other purposes other than for which it was originally commissioned.

Introduction

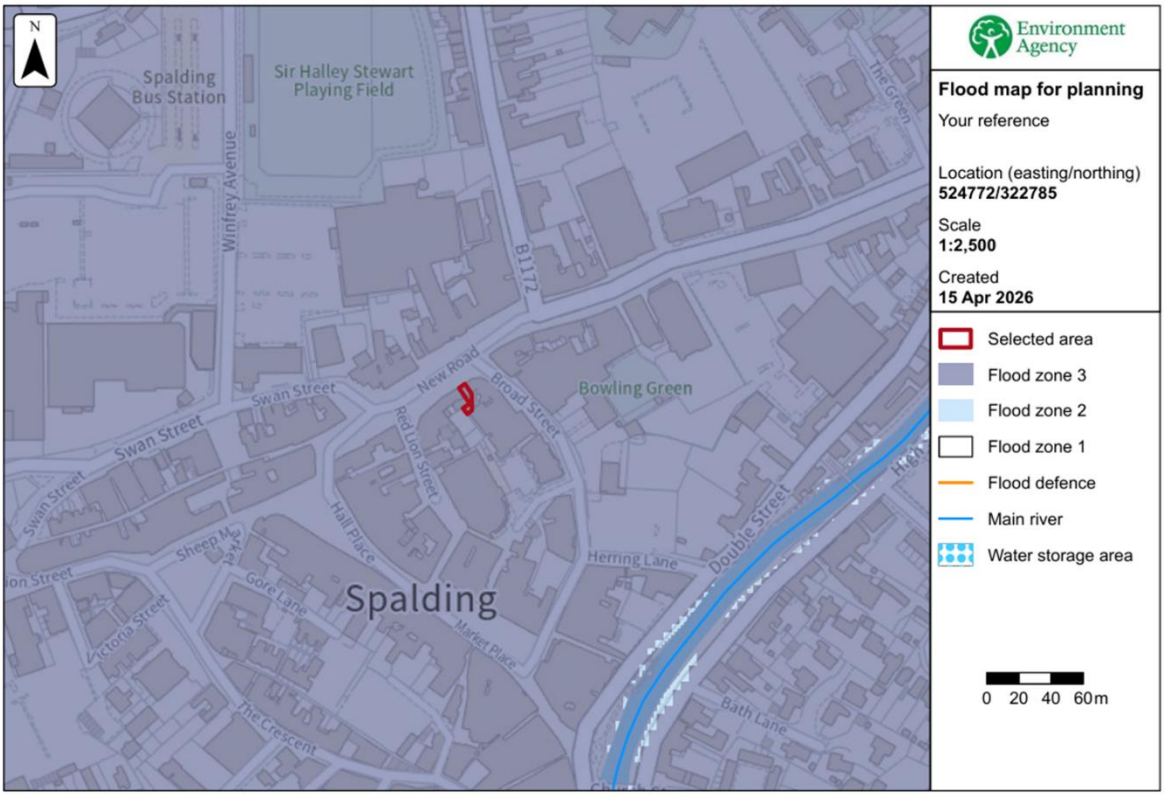
A planning application is due to be submitted to South Holland District Council for permission to change the use of the first and second floor of 35, New Road, Spalding, PE11 1DN. The existing commercial business use on the ground floor will remain as at the present time.

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. These maps do not take into account existing flood defences.

The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the Welland and Deepings Internal Drainage Board district.

Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in the area.



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It can be seen that all of this central area of Spalding is within flood zone 3.

Application Site

As the site is within a defended area the proposed development can be considered to be within Flood Zone 3(a) as detailed on the Environment Agency's flood zone maps without defences, as defined in Table 1 of the Technical Guidance.

Applying the flood risk vulnerability classification in Table 2 of the Guidance, a residential dwelling is classified as "more vulnerable".

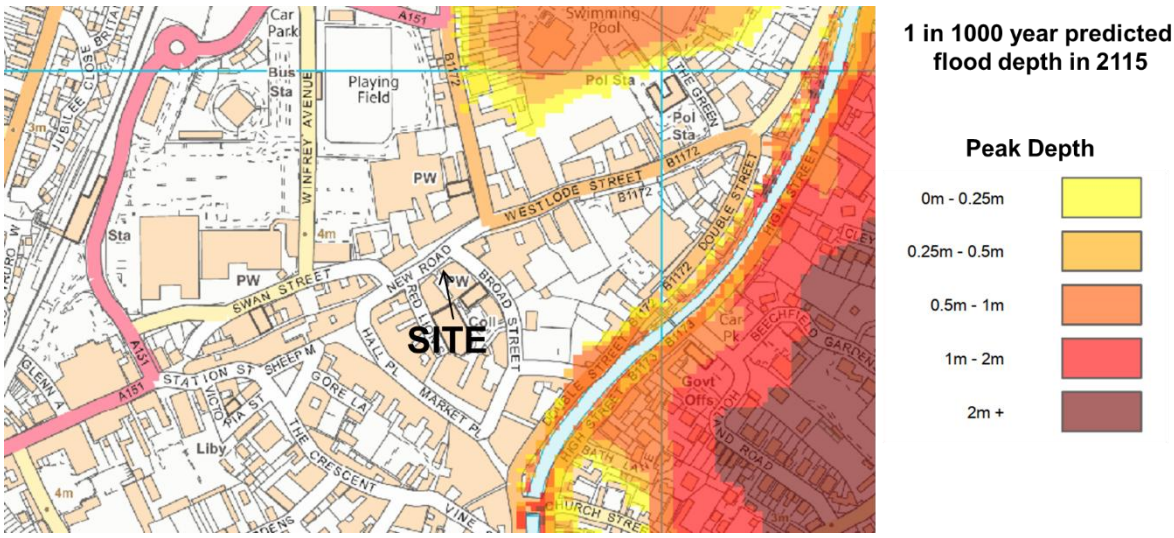
Table 3 of the Guidance is shown on the next page:

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

The above table states that to be satisfactory the sequential and exception test should be applied to the development. However the guidelines state that these tests do not need to be applied to a change of use of an existing building to residential.

South East Lincolnshire Planning Website

Part of the map in the South East Lincolnshire SFRA which shows the predicted residual peak depths in 2115 for the 0.1% (1 in 1000 year) tidal or fluvial event probability is shown below and it does not predict any flooding in this area of Spalding.

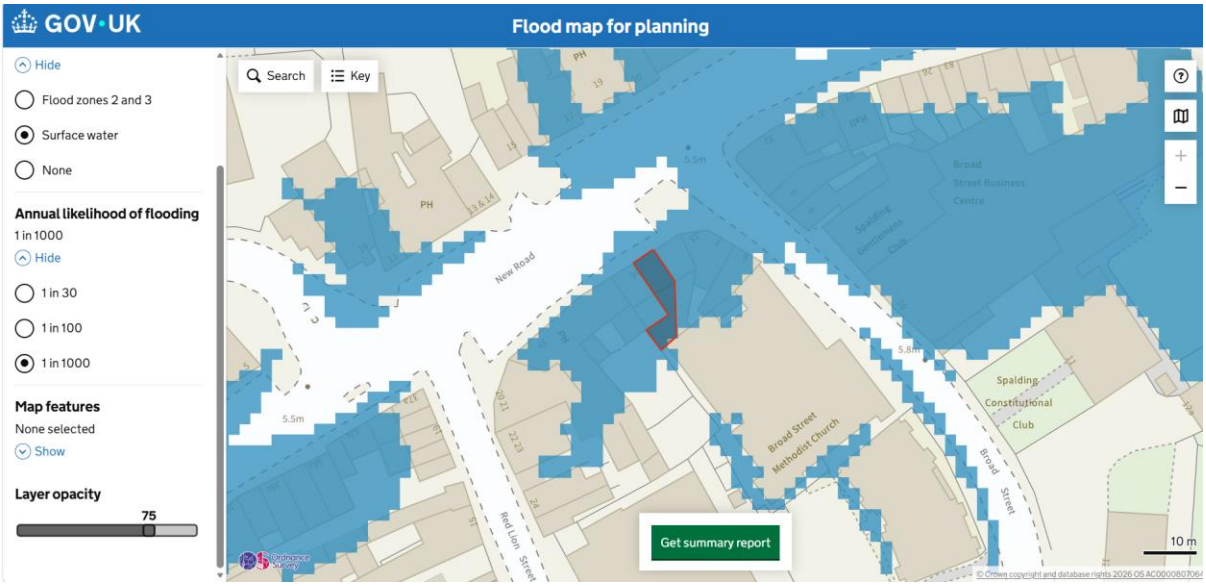


Welland and Deepings IDB

The Welland and Deepings IDB do not maintain any drainage channels of pipelines in this area of Spalding.

Surface Water Flooding

The map on the next page is taken from the Environment Agency website and shows the extent of surface water flooding in a 1 in 1000 year event in the area.



It can be seen that there is a risk of surface water flooding in the area of the buildings south of New Road but not to New Road itself.

Climate Change

The recommendations for flood depths for this flood risk assessment use information mostly taken from the South Holland DC SFRA which was last updated in 2010. The EA have issued new guidance on recommended contingency allowances for predicted sea rises, fluvial flows and rainfall intensities which from 19th February 2016 needs to be considered in the FRA. It is concluded that no extra mitigation measures are necessary to comply with the new guidance on climate change.

Conclusions and Recommendations

There is no predicted flooding to this area of Spalding from the rivers and the sea in a 1 in 1000 year fluvial or tidal event in 2115.

The flood risk from the Welland and Deepings IDB drainage system and from surface water is adequately mitigated.

The proposed change of use is on the first and second floor of the existing building. It can be concluded that no people will be in danger if a flood event were to occur.

The owner of the property should register with the Environment Agency's Floodline Warnings Direct Service to receive automatic telephone flood warnings.

15th April 2026.

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