Flood Risk Assessment

PizzaExpress, Unit 61 Springfields Outlet Centre, Camel Gate, Spalding PE12 6EU. Application Ref. H16-0426-26

This assessment has been prepared by Butler Associates Ltd in support of a planning application to South Holland District Council (ref: **H16-0426-26**) for fixed awnings on an existing façade.

The subject is PizzaExpress, Unit 61, Springfields Outlet Centre, Camel Gate, Spalding. It is close to but more that 20m from, the Coronation Channel of the River Welland.

The property in question falls within designated flood zone 3. Lincolnshire County Council's Preliminary Flood Risk Assessment places the site in the functional floodplain.

> Zone 3a High Probability. Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea.
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> Zone 3b The Functional Floodplain. This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:
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> • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or
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> • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

The proposed works are to install fixed awnings to the façade of an existing building. They are of a minor nature and will not have any impact on the source of flooding nor have any adverse effect on existing flood precautions.

Dated: 5th May 2026.