

**PROPOSED DRIVE THRU COFFEE SHOP, VEHICLE AND CYCLE
CHARGING AND CARWASH ON VACANT LAND OFF KINGS ROAD,
SPALDING, PE11 1QB
FLOOD RISK ASSESSMENT**



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This Flood Risk Assessment has been prepared solely to support the planning application for the proposed development at Kings Road, Spalding. It is based on the information available at the time of writing, including data from the Environment Agency, the South Holland District Council Strategic Flood Risk Assessment, and other publicly available sources.

Every effort has been made to ensure the accuracy and reliability of the information and assessments contained herein. However, the author accepts no liability for any errors, omissions, or inaccuracies in the data or interpretation, nor for any consequences arising from the use of this document for purposes other than that for which it was originally commissioned.

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1 Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application submitted to South Holland District Council for the proposed development of a drive-thru coffee shop, vehicle and cycle charging facilities, and a car wash unit on a vacant plot of land off Kings Road, Spalding.

According to the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 3, which indicates an area at high risk of fluvial or tidal flooding. However, it is important to note that these national flood zone maps do not account for the presence of existing flood defences.

In accordance with the requirements of the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) on Flood Risk and Coastal Change, a site-specific Flood Risk Assessment is required for all developments proposed within Flood Zone 2 or 3.

The site lies within the defended area identified in the South Holland District Council Strategic Flood Risk Assessment (SHDC SFRA). This FRA has been prepared to demonstrate that the proposed development is appropriately located and that it will be safe for its lifetime, taking into account climate change, flood vulnerability classification, and the presence of existing flood risk management infrastructure. This document is to be read in conjunction with all other documentation submitted as part of this planning application.

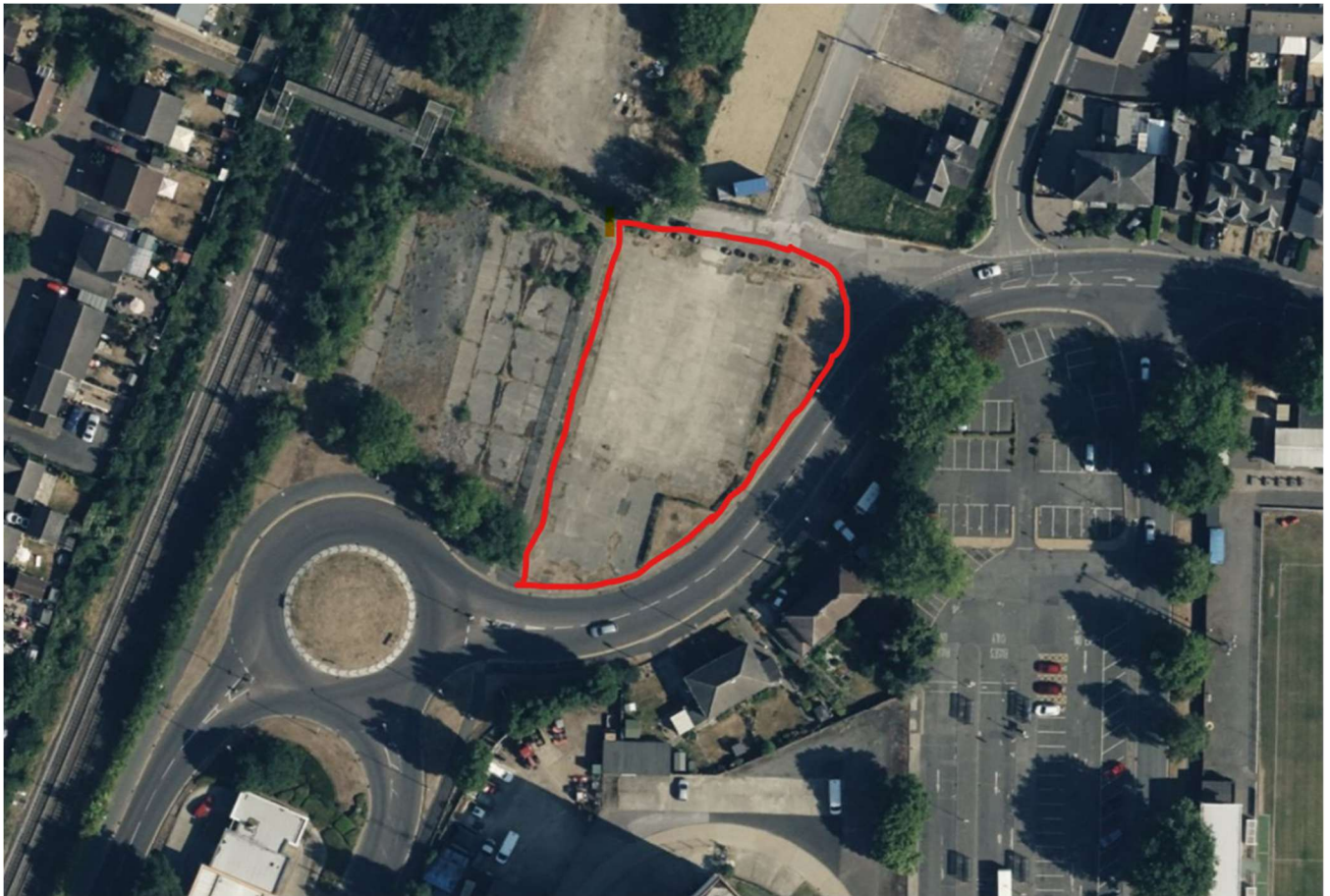
2 Site Location

The property is sited in the East Midlands region of England. The postcode is within the Spalding Castle ward/electoral division, which is in the constituency of South Holland and The Deepings.

The site occupies an area of approximately 2393.0m²

To the east of the site along Kings Road are a series of Residential buildings,

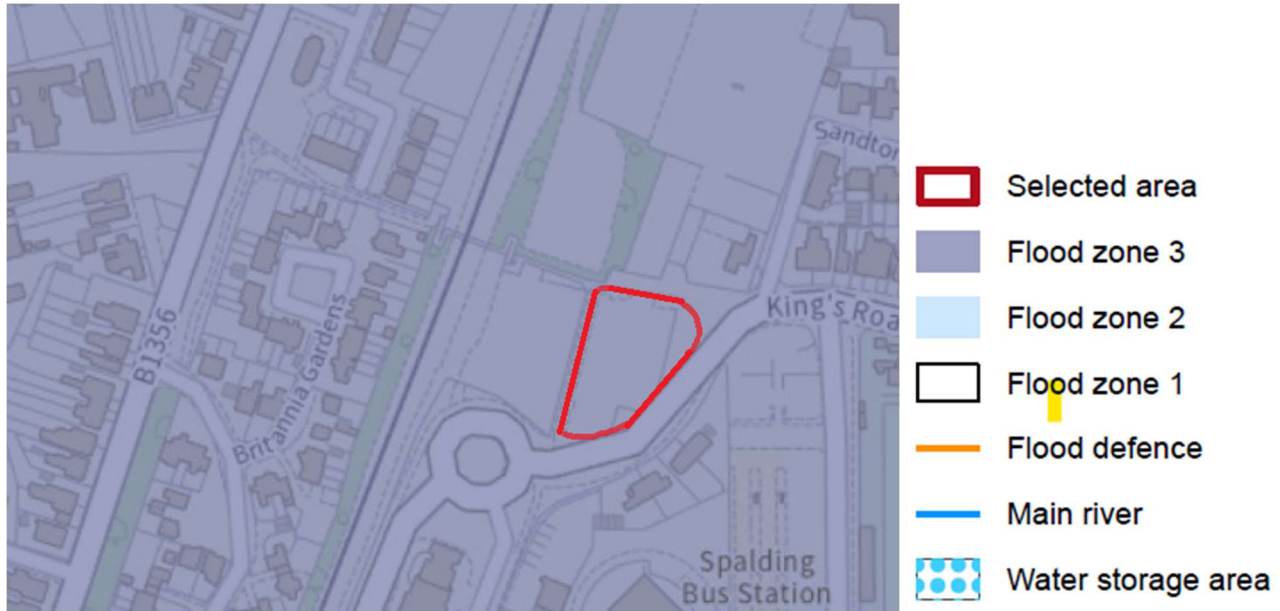
To the South of the site along Kings Road is a Chatterton Water Tower, a Sainsbury's Petrol Station, further down south is a Sainsburys Super Store and a chain of Retail Buildings including Halfords and Poundstretcher.



3 Site Risk and Vulnerability

Environment Agency (EA) Flood Zones

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



It can be seen that the whole of this area of Spalding is in Flood Zone 3.

Application Site

The development is located at King's Road, Spalding PE11 1QB

The red line boundary indicates the location of the proposed site. This site is within a defended area and therefore can be considered in the flood zone category 3(a)

See technical guidance table below.

Applying the flood risk vulnerability classification in Table 2 of the Guidance,

A coffee shop is classified as "Less vulnerable"

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

Flood Zones	Flood Risk Vulnerability				
	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	✓*

Therefore, it can be seen that for “Less vulnerable” development the sequential need to be applied to the development. However, The Exception test is not required

Sequential Test

The purpose of the Sequential Test, as set out in the Planning Practice Guidance, is to direct new development to areas with the lowest probability of flooding. This approach is guided by the Strategic Flood Risk Assessment (SFRA), which identifies areas at varying levels of flood risk using designated Flood Zones.

The Sequential Test aims to steer development towards Flood Zone 1 (low probability of flooding). Where no reasonably available sites exist in Zone 1, Flood Zone 2 (medium probability) may be considered, taking into account the flood risk vulnerability of the proposed use and applying the Exception Test, if necessary. Only where suitable land cannot be found in Zones 1 or 2 should development be considered in Flood Zone 3 (high probability), again subject to the Exception Test.

In the case of Spalding, large areas fall within Flood Zone 3, significantly limiting the availability of alternative sites of similar scale and suitability in areas of lower flood risk.

This assessment demonstrates that the proposed development site is subject to very low actual flood risk, with flood hazard levels lower than at several sites already allocated for development in the Southeast Lincolnshire Local Plan (adopted March 2019). The proposed development also incorporates design measures to ensure safety, such as finished floor levels set above predicted residual flood levels.

Therefore, it is concluded that the Sequential Test has been satisfied.

4 Site specific Flood risk

Site-Specific Flood Risk and Hazard Assessment

The Strategic Flood Risk Assessment (SFRA), produced for South Holland District Council (SHDC) in 2010, provides detailed insight into flood risk across the District. Although it has not been comprehensively updated since its publication, it remains a key reference document and continues to inform flood risk assessments within the area.

According to the SFRA, the proposed development site is predicted to experience no depth of flooding under both the present-day 1% annual probability fluvial event and the 0.5% annual probability tidal event. The extent of flooding is identified as being of low to medium probability, but importantly, no flood hazard is recorded, and there is no anticipated floodwater velocity across the site.

Looking ahead to future conditions, including projections to the year 2115 under climate change allowances, the assessment remains consistent. There is still no predicted depth of flooding at the site, the extent of potential flooding remains low to medium, no flood hazard is identified, and peak flow velocities remain negligible.

These findings confirm that the actual flood risk to the site is very low, both now and in the long term. As such, the site is considered suitable for development, provided that appropriate mitigation and design measures are implemented to maintain resilience.

An update to the Strategic Flood Risk Assessment (SFRA) was undertaken in 2016, which revised the mapping of residual flood hazards across South Holland. These updated maps (Now updated to 2017) are publicly available via the Southeast Lincolnshire Joint Strategic Planning Committee website and provide a more detailed assessment of flood risk at the site level. (See appendix A and B)

For the proposed development site, the residual hazard data under the 1% annual probability fluvial / 0.5% annual probability tidal event scenario shows no depth of flooding in the present day or in the year 2115. The extent of potential flooding remains classified as low to medium probability, with no hazard rating and no measurable flow velocity across the site under either scenario.

Similarly, under the more extreme 0.1% annual probability fluvial / tidal event scenario, the results are unchanged. There is no predicted flood depth, the extent of potential flooding remains low to medium, the hazard rating is categorised as none, and floodwater velocity is recorded as zero—both under current conditions and in the year 2115 scenario.

Additionally, Figure 16 of the general flood hazard mapping confirms that the site does not lie within a Rapid Inundation Zone, either in the present day or under future climate change conditions.

These findings collectively demonstrate that the proposed development site is not exposed to significant flood depths, flow velocities, or hazard levels under any of the modelled scenarios. This supports the conclusion that the site is at a low actual flood risk, both now and in the future, and is therefore considered appropriate for development from a flood risk perspective.

Figure 16 of the general maps show that the site is not within the rapid inundation zone for the present day and in 2115.

1. The maximum flood levels in the fluvial section of the Spalding Welland is shown in the reports as follows:

	Peak 1 in 100		Peak 1 in 1000	
Year	2007	2115	2007	2115
Level	4.43	4.67	4.45	4.68

The defence level of left bank of Spalding Welland is 5.20m OD

2. The extreme tide levels in the section of the River Welland north of Fulney Lock is shown in the report as follows:

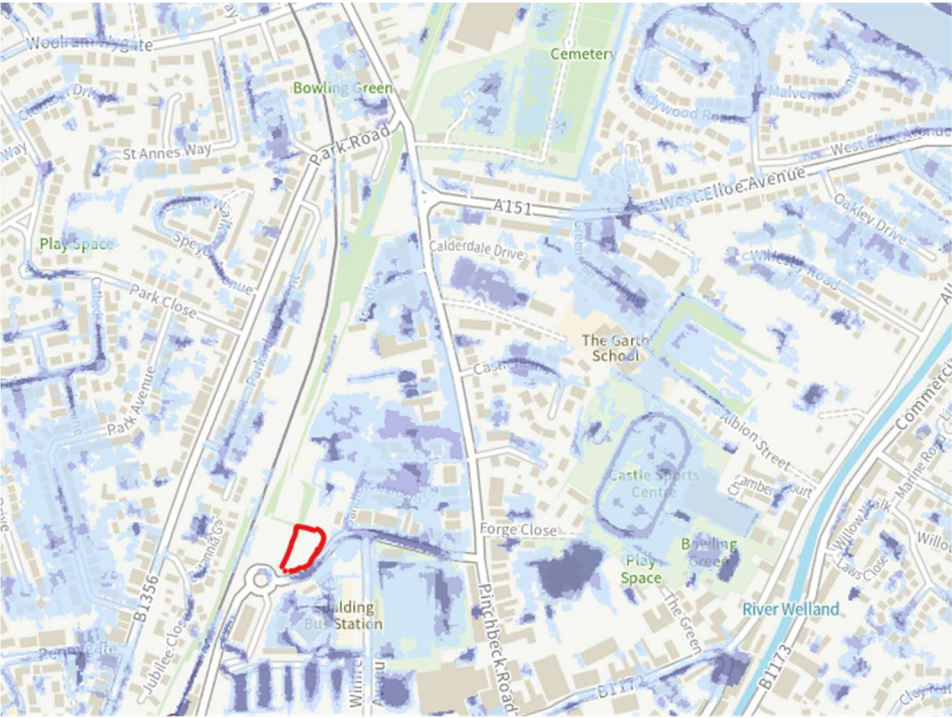
	2007	2055	2115
1 in 100 year	5.98	6.31	7.12
1 in 1,000 year	6.32	6.65	7.46

The lowest bank level occurs 200 metres north of Fulney Lock, where a section 300 metres long has a minimum level of 6.98m OD.

Information on Surface Water Flooding on Environment Agency Website

The map below shows the predicted depths of surface water flooding in this area of Spalding. The light blue areas indicate the low risk of up to 300mm of surface water flooding, and the darker blue areas indicate that between 300mm and 900mm of surface water flooding could occur.

It can be seen there is a no predicted risk of surface water flooding on the site.



Surface water map

Yearly chance of flooding

- ☐ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

- ☒ Flood area (extent)

- ☒ High chance
☐ Medium chance
☐ Low chance

Map details

- ☒ Show flooding
☐ Selected address

Existing Flood Alleviation Measures

The site is located within a defended floodplain, as defined in *Appendix 1 of the Environment Agency's Policy and Practice for the Protection of Flood Plains*. This means it is passively protected, benefitting from existing flood defences that are designed to safeguard the area unless a flood event exceeds their capacity. Based on current assessments, the probability of flooding due to overtopping or breach of these defences is considered to be very low.

Flood risk at the site is managed through a combination of tidal and fluvial defences, as well as local drainage infrastructure. The tidal section of the River Welland, approximately 1.65 kilometres north of the site, is designated as a Main River and is actively maintained by the Environment Agency. Similarly, the fluvial section of the River Welland, located around 550 metres to the east, is also classified as a Main River and benefits from ongoing maintenance by the same authority.

In addition to river defences, the area west of the River Welland—where the site is situated—is supported by a network of surface water sewers operated by Anglian Water. These systems discharge either directly into the River Welland or into nearby drainage channels managed by the Welland and Deepings Internal Drainage Board (IDB). Together, these systems form an integral part of the region's broader flood risk management and land drainage infrastructure, playing a vital role in regulating water levels and controlling surface water runoff.

Further detail on the technical specifications of local flood defences—such as standard of protection, embankment levels, or operational features—can be provided where relevant to the development proposal.

Site Levels

A detailed topographical survey of the site has been undertaken, with a portion of the survey reproduced on Page 11 of this report for reference.

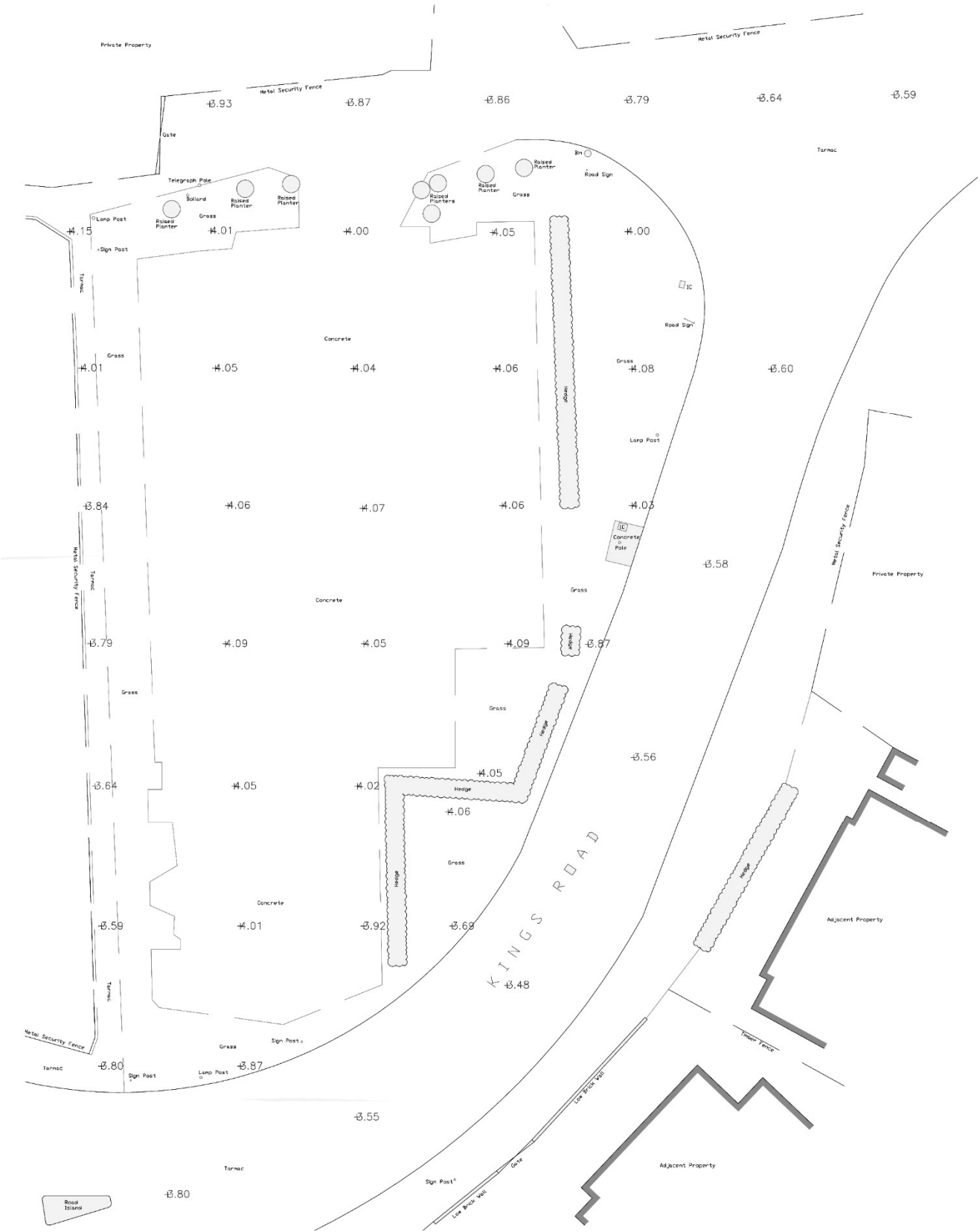
The survey confirms the following key site level information:

The finished floor level of the proposed unit on the site will be approx. 4.06m Above Ordnance Datum (ODN).

The average floor level around the site approx. 3.7 ODN which is 300mm below the proposal site level.

Ground levels slope away from the site, indicating that surface water is likely to drain away from the building footprint.

This topographical profile demonstrates that the existing building is set at a higher elevation relative to much of the surrounding site and adjacent land. This elevation, combined with the site's gradient and boundary structures, contributes positively to local surface water management and flood resilience.



Potential Sources of Flooding

This section considers the potential sources of flooding that may affect the site. Based on site location, topography, and flood risk data, the following four primary sources are assessed

The fluvial section of the River Welland does not benefit from raised flood defences but is protected by the natural topography. This section flows near London Road and Double Street, to the west of the site and ground levels gradually fall westward from approximately 5.20m to 3.50m ODN between Double street - Kings Road over a distance of about 550 metres.

In the event of a 1-in-1,000-year (0.1%) fluvial flood event within the next 100 years using a predicted level of 4.68 ODN the water management infrastructure would divert flows into the Cowbit and Crowlands Washes; and the lower banks near Crowland would be overtopped first, attenuating flood flows before they reach Kings Road. Given the above flooding from this source is considered extremely unlikely the risk is therefore regarded as adequately mitigated.

The River Welland becomes tidal north of Fulney Lock, located approximately 1.65 km northeast of the site. According to the Strategic Flood Risk Assessment (SFRA), the current tidal defences are sufficient to withstand a 1-in-200-year (0.5%) tidal event under present-day conditions., if a breach were to occur, floodwaters would likely move westward from the River Welland, affecting low-lying land to the west. Central areas of Spalding, including Kings Road, are predicted to remain unaffected. Given that defences are expected to be strengthened over this period, the risk of tidal overtopping or breach is considered very low and adequately mitigated.

The site is located within the Welland and Deepings Internal Drainage Board (IDB) area. The predicted peak water level within the IDB catchment in a 1in 100 event is 3.0m below the proposal site level (at below 1.0 ODN).

Surface water drainage for the site is provided by IDB drain which discharges westward into open channels beyond Monks House Lane. So it is unlikely that water would reach a depth to affect the proposal site.

As seen on the topographical survey the areas surrounding the site are on average 300mm below the site level, so risk of flooding is deemed to be low.

Known Flooding

During the preparation of this assessment, no evidence was found of any historical surface water or river flooding incidents in this area of Spalding

Residual Risk – Extreme Events

The residual risk posed by extreme flood events (e.g., defence failure or overtopping during events greater than 1 in 1,000-year probability) is assessed as very low. The primary residual risk remains a breach or overtopping of the tidal defences. However, due to the low likelihood of such events and the protective topography and infrastructure in place, both the risk and hazard level associated with this scenario are considered low.

Although the site is designated as being within Flood Zone 3 under national flood zone classifications, the actual flood risk based on detailed local evidence, drainage standards, and topography indicates that the likelihood and potential impact of flooding at this site are minimal.

Climate Change

As the proposed development is located within Flood Zone 3 and is classified as a 'less Vulnerable' land use under the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF), the Environment Agency requires that climate change allowances are incorporated into the flood risk assessment (FRA) to ensure that the development remains safe and resilient over its lifetime, accounting for the potential impacts of climate change.

For fluvial flooding, the Environment Agency provides guidance on applying climate change allowances to modelled flood levels, based on anticipated increases in peak river flows by the end of the century. In this region, the appropriate allowance for a 'Less Vulnerable' development typically ranges between the central (e.g. +20% to +30%) and upper end (e.g. +35% to +65%) scenarios, depending on local authority and catchment-specific guidance. In the context of tidal flooding, sea level rise projections must also be considered. The flood risk assessment applies the latest climate change guidance to assess how sea levels could increase over the development's design life, typically to the year 2115.

The contingency allowance in metres for the years 2055 and 2115 using 1990 as a baseline in the SFRA compared with the guidelines is as follows

Year	SFRA	2013 guidance	Revised 2016 guidance
2055	0.33	0.395	0.412
2115	1.14	1.205	1.24

The proposed development site at Kings Road, located within the central area of Spalding, is not expected to experience a significant rise in flood levels, even under future climate change scenarios involving increased fluvial flows. Hydraulic modelling demonstrates that peak flow increases of 35% or 65%—in line with Environment Agency climate change allowances—have minimal impact on maximum flood levels within this stretch of the River Welland.

This is primarily due to the natural floodplain response and the configuration of the river system. In the event of increased flows, excess water would spill over long sections of embankment both upstream and downstream of the town, where floodplain storage areas—including the Cowbit and Crowland Washes—help attenuate flows. These mechanisms relieve pressure on the river channel through Spalding and limit any rise in water levels at the Kings Road site.

Therefore, even under upper-end climate change scenarios, the flood risk to the site remains low and is considered to be adequately mitigated.

IDB Infrastructure and Flood Risk Management

The Welland and Deepings Internal Drainage Board (IDB) plays a key role in managing flood risk across its catchment, including the town of Spalding. Historically, the IDB has applied a 20% climate change allowance in its flood risk modelling and system assessments. Based on this modelling, the IDB is confident that the existing infrastructure currently provides a 1-in-100-year standard of protection to most urban areas within its jurisdiction.

To ensure this standard is maintained over time, the IDB employs a strategy of proactive infrastructure management. With scheduled refurbishment/ replacement of pumping stations and sluices, regular monitoring and updates to its flood risk models, incorporating

revised climate change allowances as new data and projections emerge. By adopting this flexible approach, the IDB can effectively address evolving climate projections and ensure flood protection standards remain strong and reliable into the future.

5 Flood Risk Mitigation

Mitigation Measures

Based on the assessment above, the proposed minimum finished floor level of 4.00m ODN is appropriate for the site's flood risk conditions, aligns with current climate change projections, and follows best practice guidance for flood resilience and mitigation in Flood Zone 3.

Considering current and future fluvial flood risks, the proposed development, with the recommended finished floor level, will remain safe for its lifetime, in accordance with the NPPF and Planning Practice Guidance.

The occupier should be sufficiently aware of the risk of flooding and the standard of existing flood defences. Flood warning services are provided by the Environmental agency using direct warning methods where risk of flooding is high.

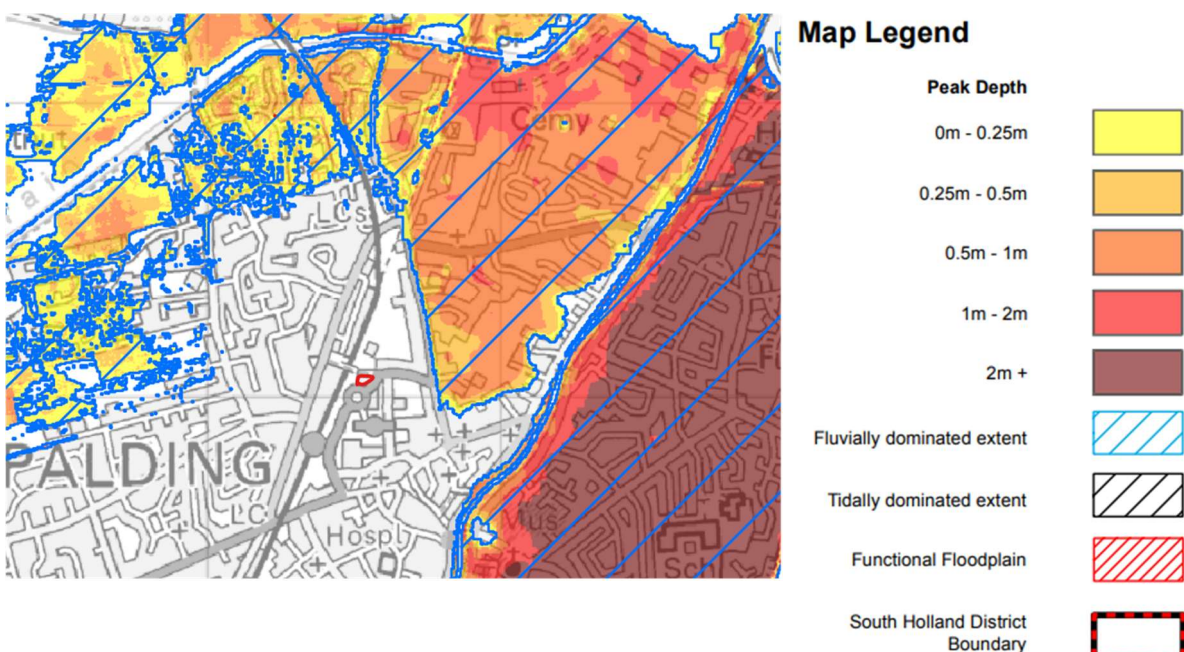
It is recommended that surface water run off is managed so that stormwater from the development does not affect the adjoining properties

Advice can be found on the recommended mitigation required by referring to a spreadsheet on the Southeast Lincolnshire website.

As the development is in flood zone 3 and there is no flood hazard reference should be made to Category G8 which shows that the matrix reference for this category is "No Comment".

Summary of Risk of Flooding to the Site

Part of the map in the SFRA of the residual peak depth in 2115 for the 0.1% (1 in 1000 year) event probability in 2115 is shown below and this indicates that there is no predicted flooding in this event in this area on the southern side of the central area of Spalding.



Even in an extreme tidal event with multiple breaches occurring in the west bank of the tidal River Welland it is difficult to foresee flooding occurring at this location, as lower land to the north would flood in preference to the higher central area of Spalding.

Conclusions

The development site is situated outside the designated functional floodplain according to the Technical Guidance of the National Planning Policy Framework (NPPF). Although classified within Flood Zone 3, the likelihood of flooding from Environment Agency-controlled watercourses is minimal due to robust flood defences and the site's elevated topography. Evidence from the Strategic Flood Risk Assessment (SFRA) supports this, predicting no flooding at the site during a 1 in 1,000-year flood event, which is further confirmed by flood hazard mapping provided by South Holland District Council.

Tidal flooding risk is also negligible because of the site's position relative to the River Welland and the natural flow patterns of local floodwaters, which reduce the chance of overtopping or breaches affecting the area. Evaluations of fluvial flooding risks from both the River Welland and Internal Drainage Board-managed waterways conclude that these threats are effectively managed and controlled. Although there is always some residual risk associated with rare, extreme flood events, the overall assessment shows that such risks at this location are very low and do not pose a significant threat to the development.

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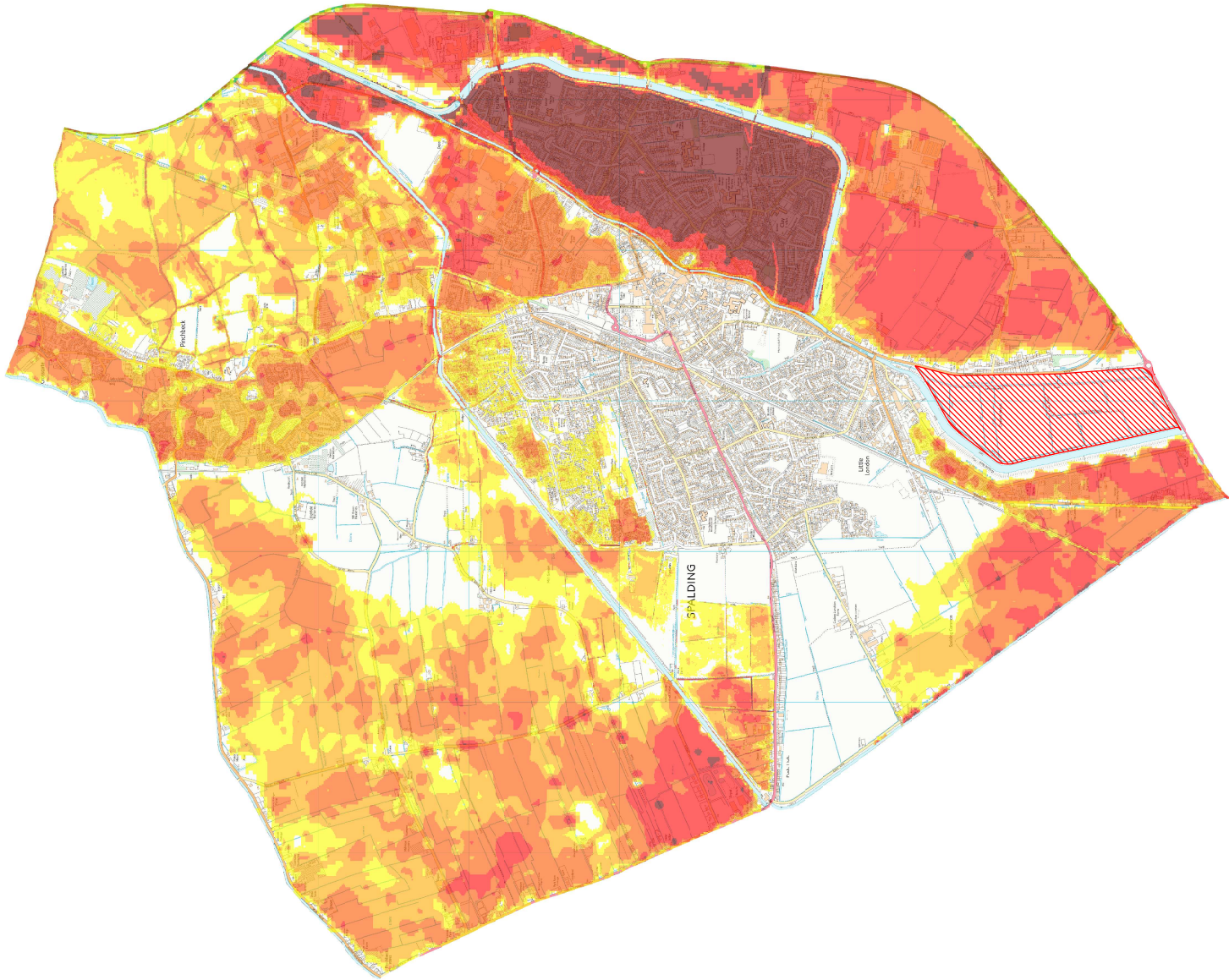


6 APPENDIX

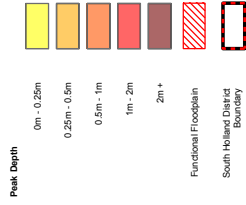


NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.
2. This map is a simplified representation of the flood risk model and does not represent the actual flood risk. It is intended to provide a general overview of the flood risk and should not be used for detailed flood risk assessment.
3. In addition to the potential flood events shown on this map, there may be shallow flooding in low-lying rural areas.
4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur together with breach failure which is assumed could occur at any point along the defences.
5. Functional floodplain encompasses areas where water is intended to be retained or stored for a period of time.
6. Land outside South Holland District is not considered.
7. This map shows the extents only of the flooding probability bands relevant to the map title.



Map Legend



REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

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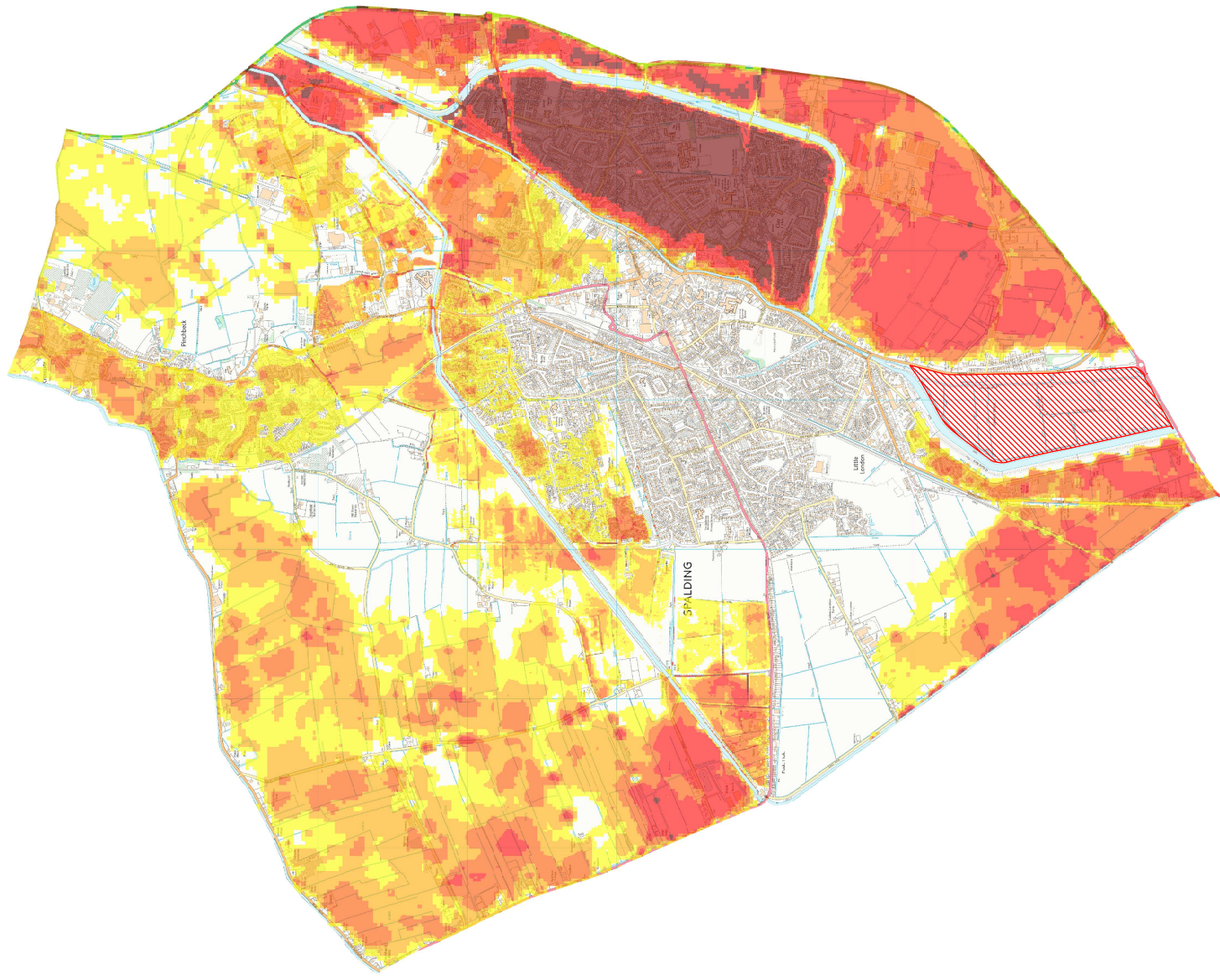
UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT
Residual Peak Depth
Spalding - Year 2115
0.1% Event Probability

DATE OF ISSUE: Feb 2017	REV NO: 2
SCALE: 1 : 15,000 @ A1	MAP NO:



NOTES

- 1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.
- 2. This map is a simplified representation of the flood risk modelled and does not represent the actual flood risk. It is not intended to be used for legal purposes.
- 3. In addition to the potential flood events shown on this map, there may be shallow flooding in low-lying rural areas.
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- 5. Functional Floodplain encompasses areas where water is intended to be retained for flood storage purposes.
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Map Legend

Peak Depth

0m - 0.25m

0.25m - 0.5m

0.5m - 1m

1m - 2m

2m +

Functional Floodplain

South Holland District Boundary

REV	DATE	REMARKS
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1	Dec 16	Modelling and Mapping Update

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**UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT**

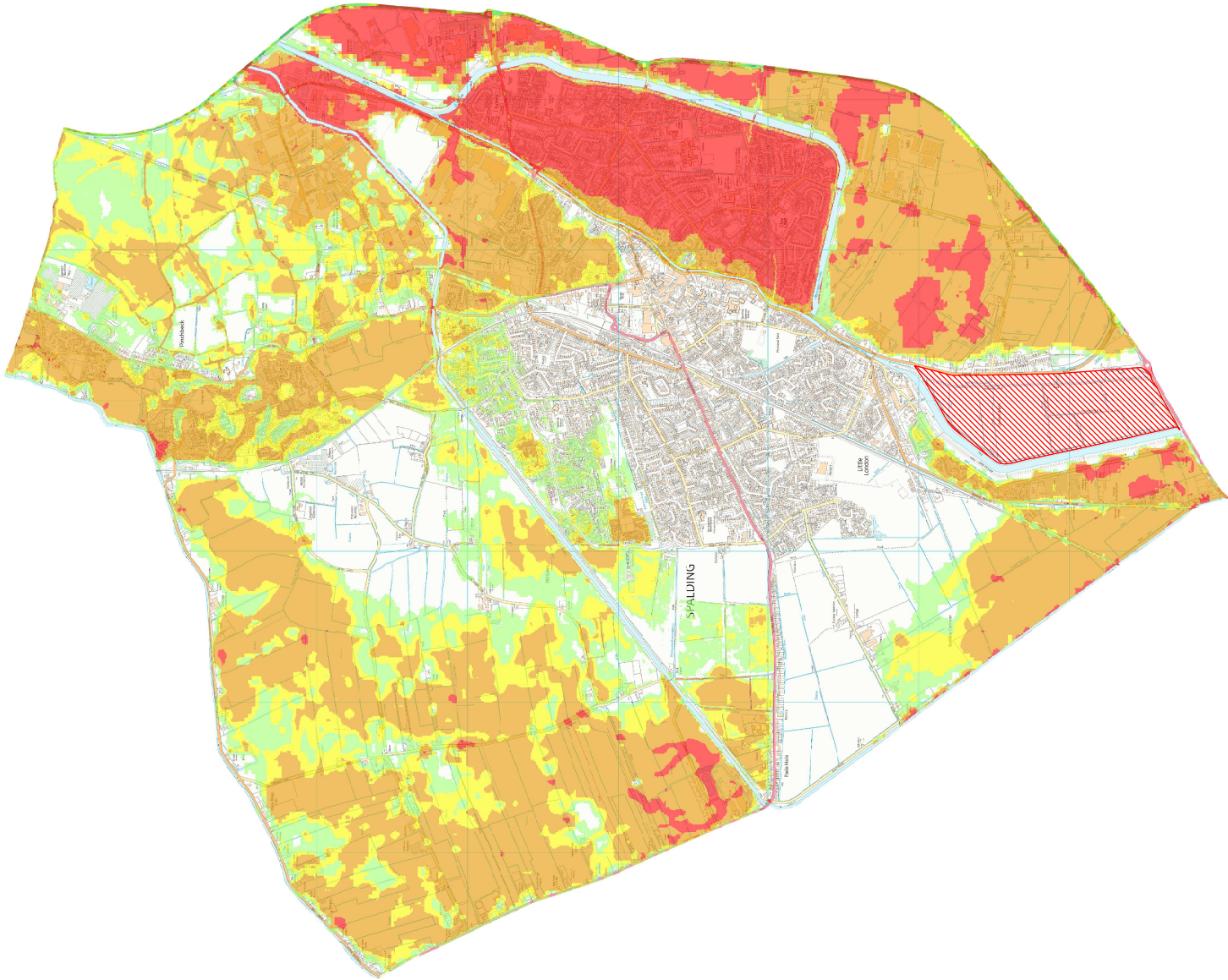
**Residual Peak Depth
Spalding - Present Day
0.1% Event Probability**

DATE OF ISSUE: Feb 2017	REV NO: 2
SCALE: 1 : 15,000 @ A1	MAP NO:



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.
2. This map is a residual risk map and does not take into account the following:
 - (a) Flood from other sources such as surface water, flood from the River Great Ouse, Great Ouse (Thames) and the Great Ouse (Thames) (River Great Ouse and the Great Ouse (Thames) and the Great Ouse (Thames) Internal Drainage Boards and associated systems was used
 - (b) Flood from other sources such as surface water, flood from the River Great Ouse, Great Ouse (Thames) and the Great Ouse (Thames) Internal Drainage Boards and associated systems was used
3. In addition to the potential flood events shown on this map, there may be shallow flooding in low-lying rural areas.
4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where the water would occur together with breach failure which is assumed could occur at any point along the defences.
5. Functional Floodplain encompasses areas where water is intended to be retained for flood storage.
6. Land outside South Holland District is not considered.
7. This map shows the extent of the flooding probability bands relevant to the map title.



Map Legend

Map Legend

Map Hazard
(Flood data source - F023120)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

Functional Floodplain

South Holland District Boundary

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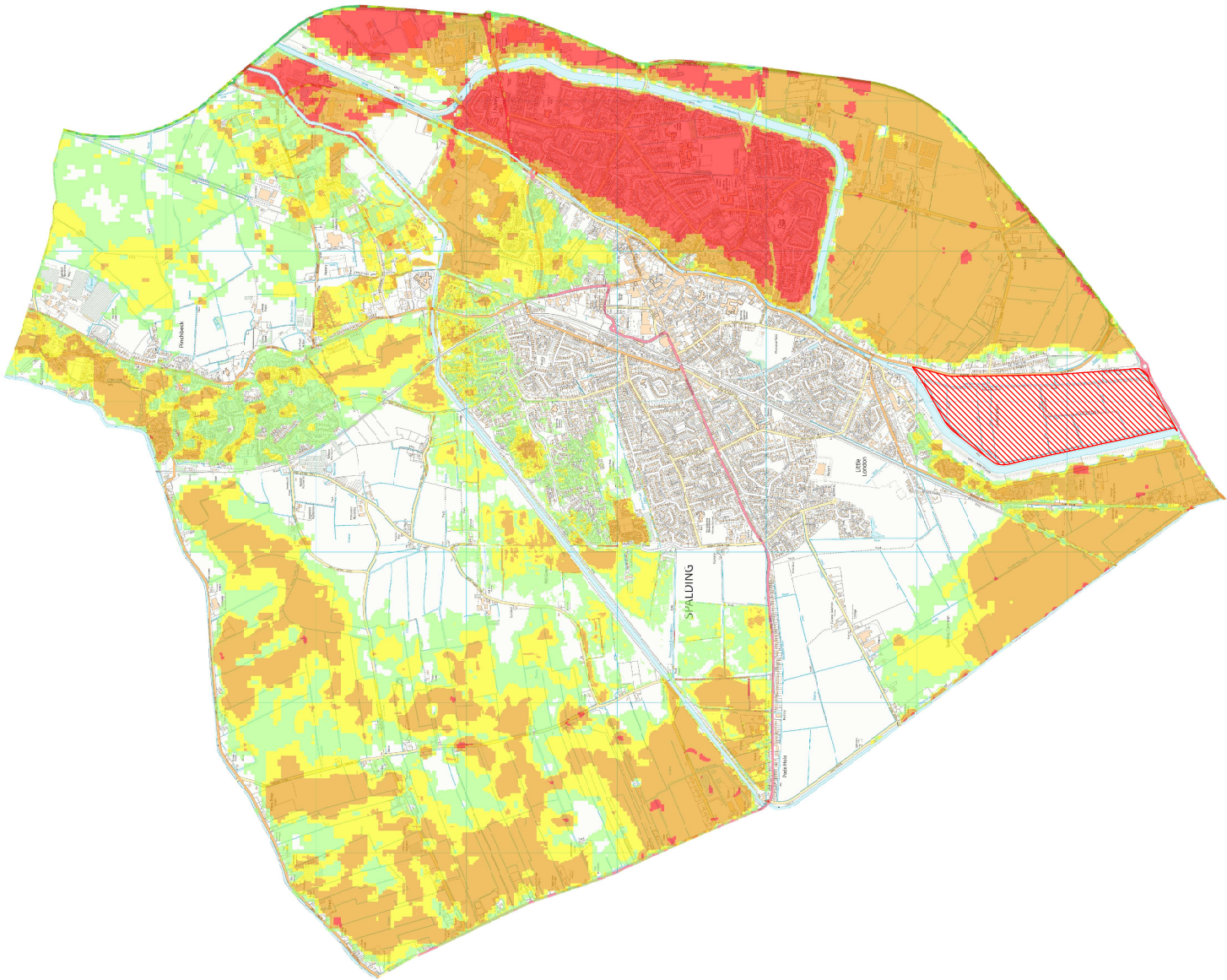
**UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT**
Residual Flood Hazard
Spalding - Year 2115
0.1% Event Probability

DATE OF ISSUE: Feb 2017	REV NO: 2
SCALE: 1 : 16,000 @ A1	MAP NO:



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.
2. The map is based on the latest available data from the Environment Agency (EA) and the Flood Modelling Unit (FMU) for the River Great Ouse, River Great Ouse (Thames) and the River Great Ouse (Thames) (River Great Ouse and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used.
3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas.
4. The consequences designated as being a Residual Risk area from direct overtopping of defences, where this would occur together with breach failure which is assumed could occur at any point along the defences.
5. Functional Floodplain encompasses areas where water is intended to be stored and/or retained.
6. Land outside South Holland District is not considered.
7. This map shows the extents only of the flooding probability bands relevant to the map title.



Map Legend

Map Legend

Map Hazard
(Flood data to 1995 - F102120)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

Functional Floodplain

South Holland District Boundary

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LINCOLNSHIRE
PE11 2XE

**UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT**
Residual Flood Hazard
Spalding - Present Day
0.1% Event Probability

DATE OF ISSUE: Feb 2017	REV NO: 2
SCALE: 1 : 16,000 @ A1	MAP NO: