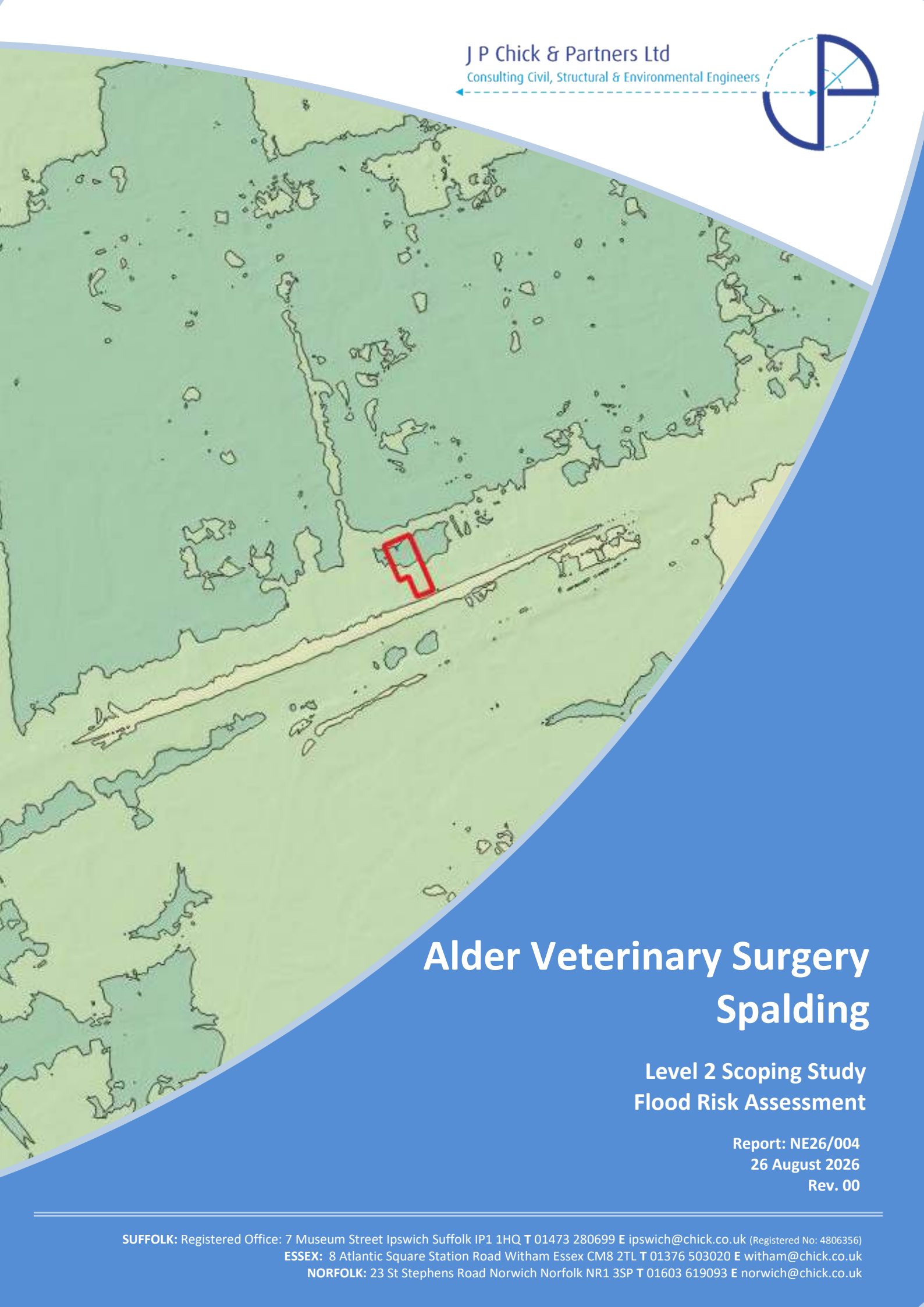
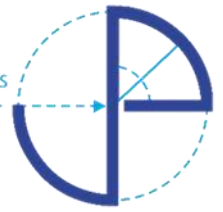




Alder Veterinary Surgery Spalding

Level 2 Scoping Study Flood Risk Assessment

Report: NE26/004

26 August 2026

Rev. 00

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1.0 EXECUTIVE SUMMARY

Site Name & Address:	Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW			
Client:	IVC Evidensia			
Present Site Use:	Veterinary practice			
Proposed Site Use:	Extended veterinary practice			
Key Modelled Flood Levels (m AOD):				
	3.33% AEP	1% AEP	1% AEP +17% CC	0.1% AEP
Flood Level	4.47	4.49	4.91	4.53
Existing DPC	4.00			
Ground Levels	2.74 - 3.90			
Summary:				
- Indicative flood mapping shows that the site and proposed extension are located within Flood Zone 3, but are protected by existing flood defences. The Environment Agency’s flood modelling confirms that the residual risk of fluvial flooding to the development is Low. The risk associated with a failure of the flood defences is considered to be High; - The risk of pluvial and/ or sewer flooding on-site is Low; - The risk of tidal, groundwater and / or reservoir flooding is Negligible; - In terms of sensitivity, the proposed development is classified as ‘Less Vulnerable’. As the proposal comprises the extension of an existing commercial building of less than 250m², the development is likely to be considered exempt from the sequential test. This should be confirmed by the planning officer or a planning consultant employed by the client; - The principal risk of internal flooding is associated with a breach in the defences during a fluvial flood event; and - The risk of flooding from all sources is expected to increase during the design life of the development due to the effects of climate change on peak river flows.				
Recommendations:				
- The finished floor level within the extension building should be set no lower than the floor level within the existing building; - Flood resilient construction measures should be incorporated into the design of the extension, up to a level of 5.36m AOD. - A SuDS-compliant drainage strategy is not considered to be necessary due to the limited increase in the impermeable area. This will need to be confirmed via liaison with Anglian Water; - A Flood Response Plan should be prepared in accordance with EA guidance and the new management should be registered with Floodline Warnings Direct; and - Professional advice should be obtained to ensure full compliance with flood resilience requirements set out in the CIRIA Code of Practice for Property Flood Resilience (C790) and BS 85500:2025 – Flood Resilient Construction.				

2.0 INTRODUCTION

2.1 Brief

- 2.1.1 J P Chick & Partners Ltd were appointed by Feilden + Mawson, on behalf of our mutual client, IVC Evidensia to produce a Level 2 Flood Risk Assessment (FRA) to support a planning application at Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW (hereafter referred to as 'the site').
- 2.1.2 Authority to carry out this work was received by email on Wednesday, 06 May 2026, from Philip Graver at Feilden + Mawson, on behalf of our mutual client, IVC Evidensia for whom this report shall be for the private and confidential use. It should not be reproduced in whole or in part or relied upon by a third party for any use without the express written authority of J P Chick & Partners Ltd.
- 2.1.3 This Flood Risk Assessment has been written in accordance with, and meeting the requirements of, the National Planning Policy Framework (NPPF), and takes into account 'Standing Advice' issued by the Environment Agency (EA).
- 2.1.4 In producing this report, we have exercised all reasonable skill, care and diligence to be expected of an appropriately qualified and competent consultant, experienced in carrying out equivalent services for similar developments.

2.2 Scope

- 2.2.1 The main elements of this investigation and risk assessment were to:
- Source detailed flood mapping from the Environment Agency (EA);
 - Ascertain the potential extent of fluvial/ tidal flood zones via a comparison of the detailed mapping against a GPS-based topographical survey of the site;
 - Research local incidents of flooding, which may have impacted the site;
 - Explore the risk of pluvial flooding not directly associated with a watercourse;
 - Explore the potential impact of the development with regard to surface water runoff;
 - Make recommendations on any additional investigations or hydraulic modelling required; and
 - Make recommendations regarding any flood mitigation or drainage measures required.

2.3 Location

- 2.3.1 Address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW
- 2.3.2 Grid Reference: Easting: 523467 Northing: 322269
- 2.3.3 A detailed map of the location is presented within the appendices.

2.4 Site Description

- 2.4.1 The site is currently occupied by an existing veterinary practice with associated access and car parking. The site is situated within the south-west of the town of Spalding, and is surrounded by residential properties in all directions. Vernatt's Drain is located approximately 1.1km to the north-west and the River Welland is located approximately 1.2km to the south-east.
- 2.4.2 The site is bounded by a combination of brick walls, timber fencing, and chain link fencing. See Figure 1 below.



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Figure 1 – Google Extract of Site Location

2.5 Site Setting

Geology

- 2.5.1 To determine the nature of the underlying geology, we have consulted the 1:50,000 scale geological maps compiled by British Geological Survey (BGS). Based on these maps, the site is likely to be underlain by Tidal Flat Deposits (clay and silt), and further underlain by bedrock geology comprising Oxford Clay Formation (mudstone).
- 2.5.2 A review of the BGS database did not identify any boreholes within 250m of the site boundary.

Hydrology & Hydrogeology

- 2.5.3 The site lies within the Vernatt's Drain Water Body catchment. Both the superficial deposits and bedrock geology are classified as unproductive strata. The site is not located within a groundwater source protection zone, a drinking water safeguard zone, or a drinking water protected area.
- 2.5.4 The site is within the Welland & Deepings internal drainage board (IDB) area. The nearest IDB infrastructure to the site is located approximately 120m to the south-west and comprises a drain and a pipe system. Both the drain and pipe discharge to the south-west, where the pipe diameter ranges between 750mm and 900mm.

Topography

- 3.1.1 As part of our desk-based research, we have been provided with a GPS-based topographical survey, which was undertaken by Rigour Survey in August 2026. The survey shows that ground levels on-site range between 3.90m AOD within the site entrance to the south and 2.74m AOD towards the north. Ground levels surrounding the existing building range between 3.92m AOD to the south and 3.25m AOD to the north. The damp proof course has a level of 4.00m AOD.
- 2.5.5 Ground levels within the footprint of the proposed extension are between 2.93m AOD to the north and 3.75m AOD to the south.

2.6 Development Proposal

- 2.6.1 The development proposal comprises the construction of a small extension to an existing building, occupied by a veterinary practice. The site use will continue to be commercial with no residential elements. The total area of the extension has been calculated to be approximately 0.004ha, while the area of new permeable surfacing is approximately 0.001ha. See Figure 2 overleaf.

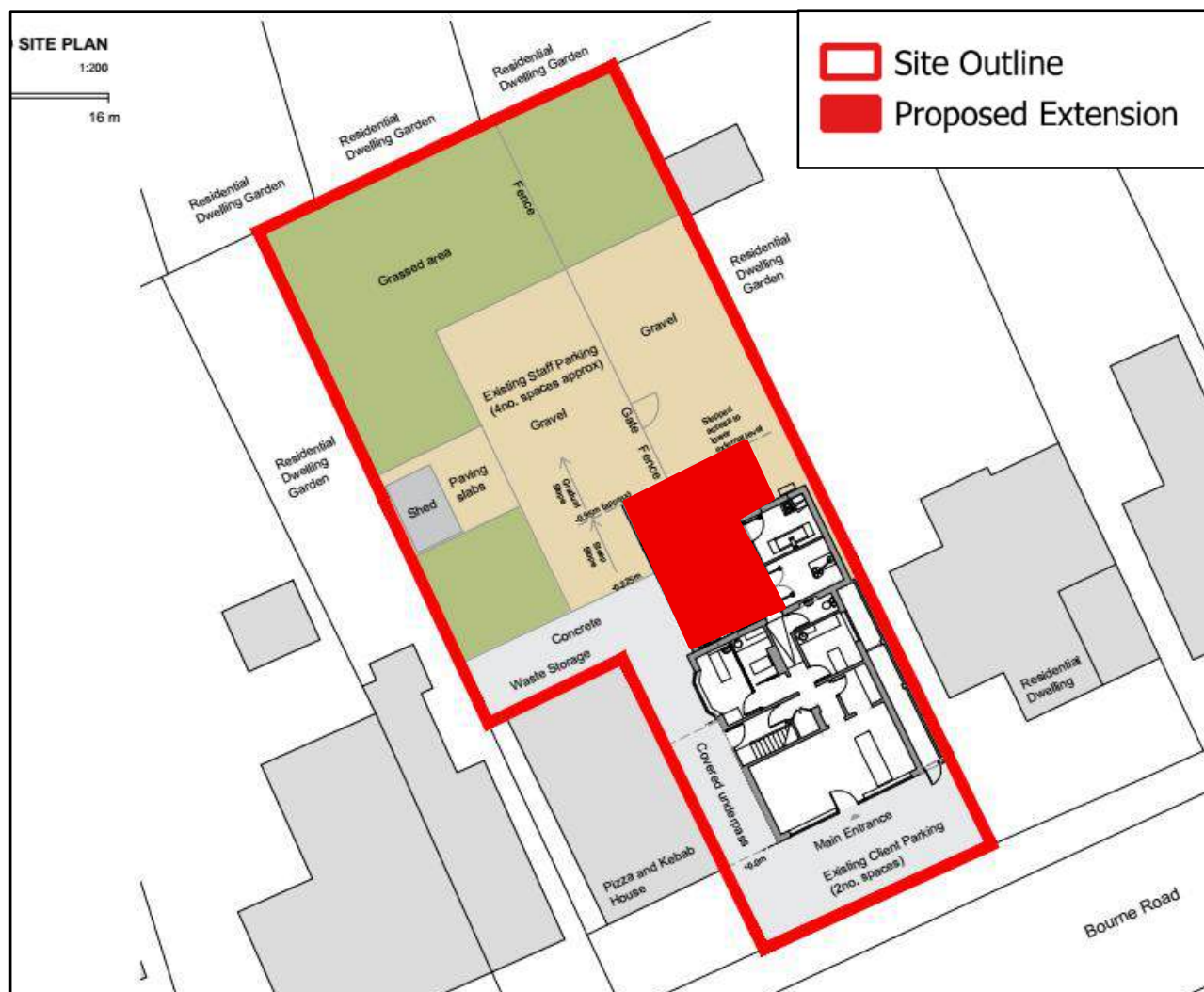


Figure 2 – Architects Proposed Site Layout

2.7 Flood Risk Vulnerability Classification

2.7.1 Developments are classified based on their sensitivity to flood risk. The maximum vulnerability of this commercial development is shown below.

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.

Figure 3 – Flood Risk Vulnerability Classification - NPPF (extract)

3.0 DESK STUDY

3.1 Sources of Information

3.1.2 As part of the desk-based research, JPC Environmental Services consulted the following sources of information:

- Indicative Flood Map for Planning;
- EA LiDAR Data;
- EA Surface Water Flood Mapping (2025);
- Rigour Survey Topographical Survey (2026);
- EA Detailed Flood Modelling Data (2016);
- DEFRA Magic Mapping;
- BGS Geological Mapping and Borehole Records;
- OS Mapping;
- South Holland SFRA (2017);
- Anglian Water CON29DW Commercial; and
- Groundsure Floodview report.

3.2 Potential Sources of Flooding

3.2.1 In line with the recommendations contained in the NPPF, we have explored the various sources of flooding, which could potentially impact the site both before and after the proposed development. This assessment will evaluate the following sources of potential flood risk:

- Tidal/ Fluvial flooding;
- Surface water (pluvial) flooding;
- Groundwater flooding;
- Reservoir/ Artificial flooding; and
- Sewer flooding.

Tidal/ Fluvial Flooding

3.2.2 The EA's indicative flood mapping indicates that the site lies entirely within Flood Zone 3. Vernatt's Drain is located approximately 1.1km to the north-west and the River Welland is located approximately 1.2km to the south-east. See Figure 4 overleaf.



Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW

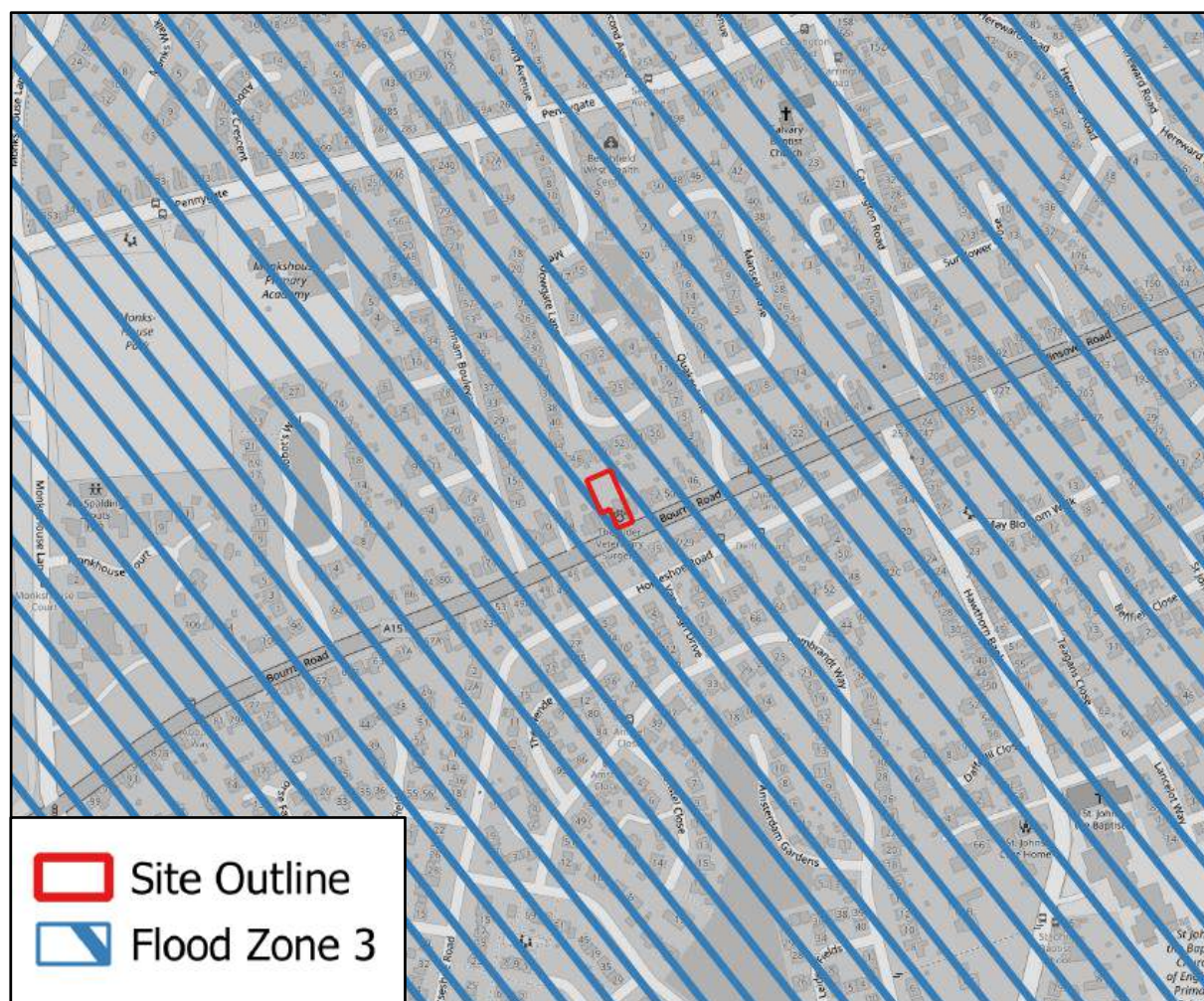


Figure 4 - Extract from EA Indicative Flood Mapping

- 3.2.3 To confirm the extent of the flood zones, JPC Environmental Services submitted a data request to the EA, for both modelled flood levels and more detailed mapping. The EA provided data from the Welland Glen Model (2016), which contains the most relevant data for the site. As part of their response, the EA have confirmed that there are EA Flood Defences protecting the site. The defences consist of a series of embankments and natural high ground along the River Welland. They are reported to be in fair condition and provide protection against the 1% AEP flood event. The EA have advised that they *'inspect these defences regularly to ensure that any potential defects are identified early'*.
- 3.2.4 The EA data provided is in the form of a series of 'nodes' arranged along the River Welland. Please see Figure 5 overleaf.

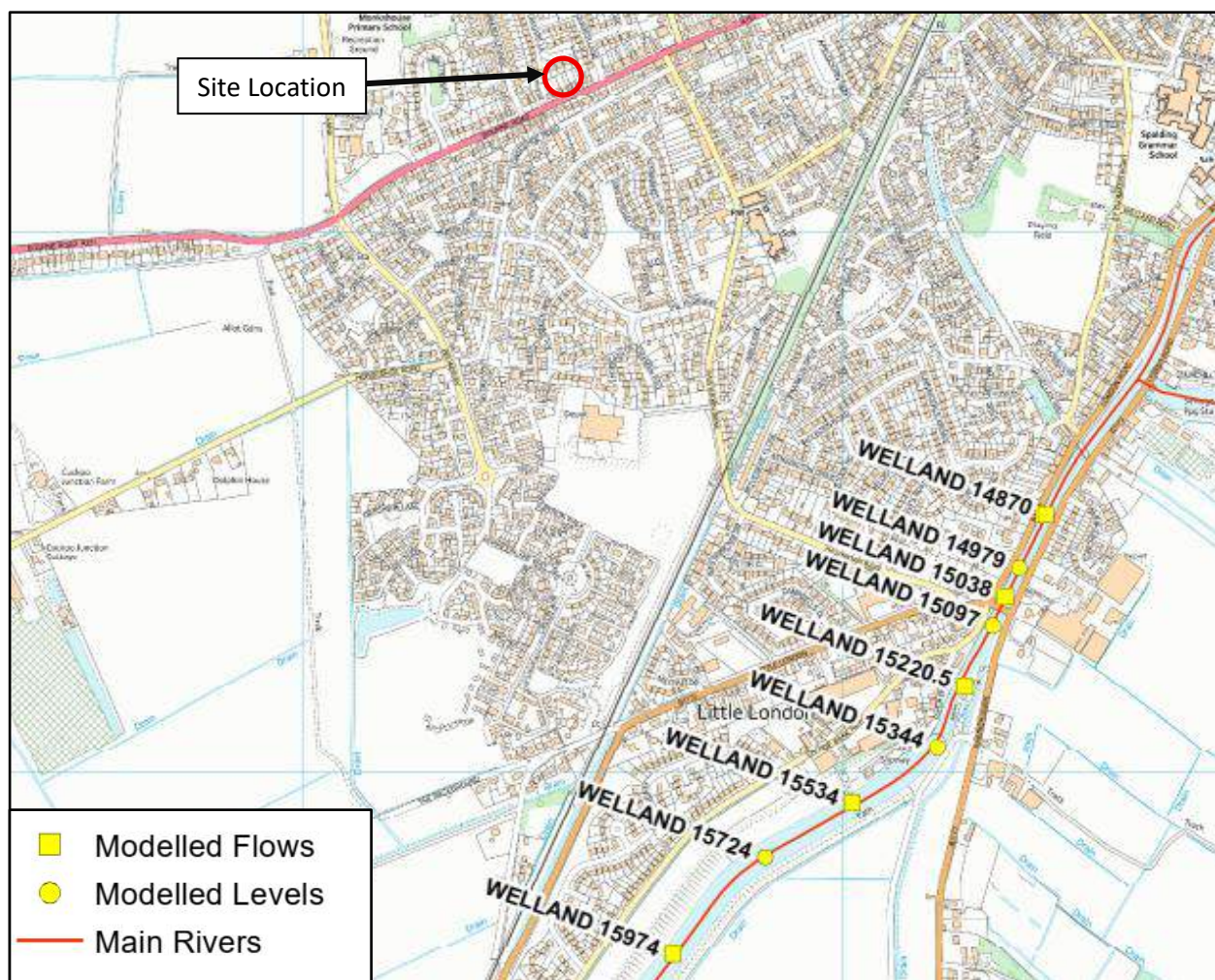


Figure 5 - Modelled Fluvial Flood Nodes

3.2.5 When assessing the impact of climate change, the EA has published a series of guidelines for sea level and river flow allowances, which vary depending on the lifetime and vulnerability of the development, and the River Basin District. For fluvial flood risk, the EA advises that the 'Central' allowance should be used, which represents a total river flow increase of 17%. For the purposes of this assessment, we have assumed a default 'commercial' design life of 60 years. See Table 1 below.

Table 1 – Modelled Fluvial Flood Levels (m AOD, Undefended)

Node	3.33% AEP	1.0% AEP		0.1% AEP
	No CC	No CC	17% CC	No CC
Welland 14979	4.47	4.49	4.91	4.53
Welland 15097	4.48	4.50	4.91	4.53
Welland 15344	4.49	4.51	4.91	4.54
Welland 15724	4.49	4.52	4.91	4.54

3.2.6 For the purpose of this report, we have utilised the modelled levels from Node Welland 14979, as this is the closest node to the site and is considered to be the most representative. The fluvial 'design flood' event is defined as fluvial flooding likely to occur with a 1.0% annual probability.



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- 3.2.7 Ground levels on-site range between 3.90m AOD within the site entrance to the south and 2.74m AOD towards the north. Ground levels surrounding the existing building range between 3.90m AOD to the south and 3.21m AOD to the north. The damp proof course has a level of 4.00m AOD.
- 3.2.8 Ground levels within the footprint of the proposed extension are between 2.90m AOD to the north and 3.75m AOD to the south. See Figure 6 below.

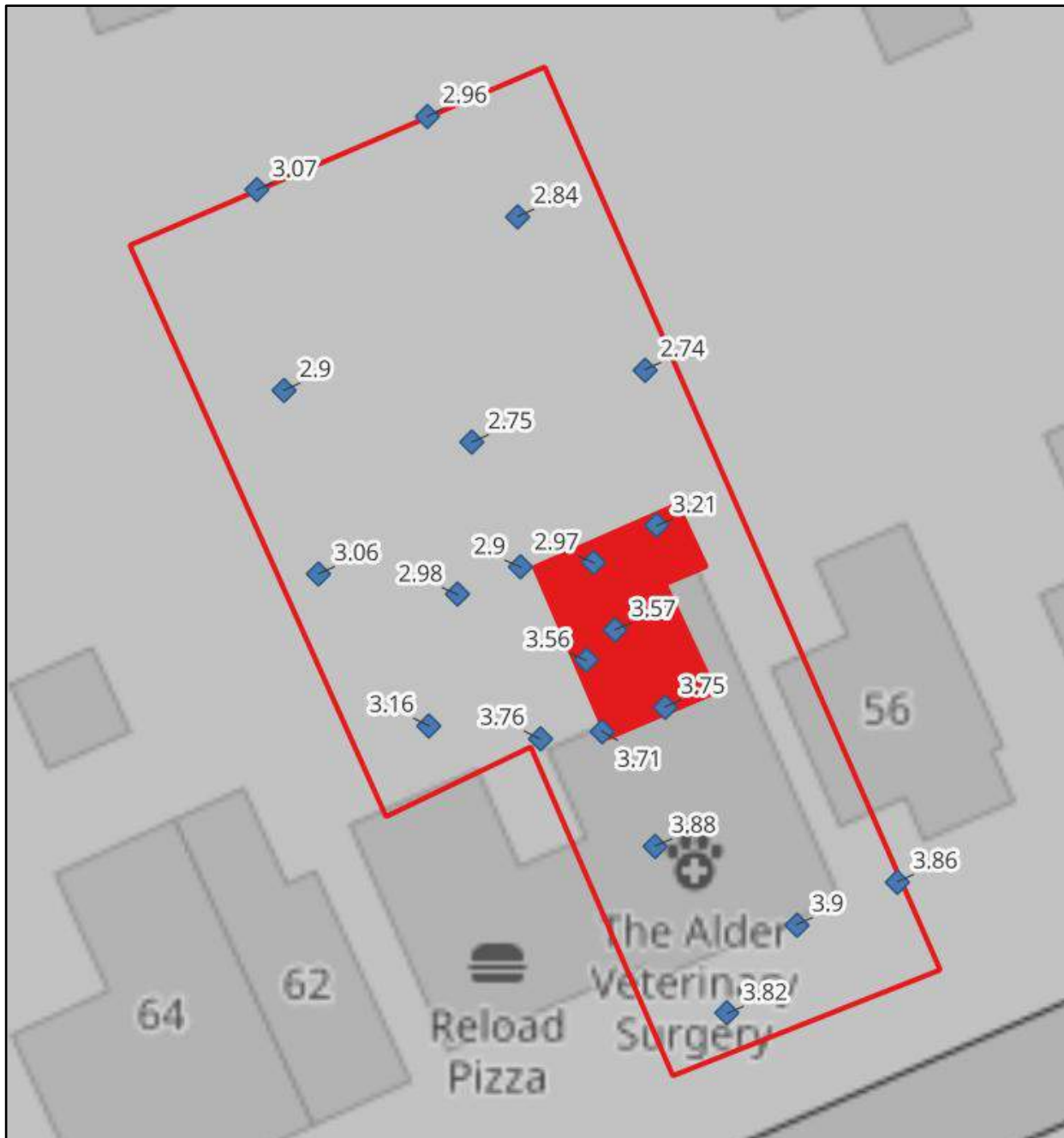


Figure 6 - Extracted Levels from Topographical Survey

- 3.2.9 The modelled flood levels indicate that the site, existing building, and footprint of the proposed extension are susceptible to flooding during all of the modelled flood events. If there were no flood defences, this would be equivalent to Flood Zone 3b. However, because the area does benefit from established flood defences, the flood zone classification is reduced to Flood Zone 3a.
- 3.2.10 The footprint of the proposed extension may experience flooding up to a maximum depth of 1.52m during the present-day 1% AEP 'design' flood event, and up to 1.94m when including an allowance for climate change. This assessment is based on absence of flood defences.
- 3.2.11 Due to the presence of nearby flood defences, the residual risk to future users of the proposed extension would be **Low**. The risk associated with a failure of the flood defences is considered to be **High** and flood mitigation measures should be implemented within the design of the new extension in order to mitigate this risk. These are detailed further within Section 3.3 of this report. A Flood Response Plan should also be prepared.

Surface Water (Pluvial) Flooding

- 3.2.12 Pluvial flooding typically occurs when excessive rainfall occurs within a catchment to such an extent that it is unable to be absorbed by the underlying soils. Water that is unable to soak into the soil accumulates and migrates in line with the local topography, towards the nearest watercourse or surface water sewer. Due to the anticipated effects of climate change, this is expected to be a more frequent and increasing source of flood risk.
- 3.2.13 Pluvial flooding can be difficult to predict due to the difficulties in forecasting the location and volume of rainfall. In addition, local features can greatly affect the chance and severity of flooding. The EA defines pluvial flood risk as categories from 'Very Low' to 'High'. These categories are:
- **Very Low** - area of less than 0.1% chance of flooding each year;
 - **Low** - area of between 0.1% and 1% chance of flooding each year;
 - **Medium** - area of between 1% and 3.3% chance of flooding each year. This category is designated the 'design event' for pluvial flooding; and
 - **High** - area of more than 3.3% chance of flooding each year.
- 3.2.14 The pluvial 'design flood' event is defined as surface water flooding likely to occur with a 1% annual probability (i.e. the medium risk event).

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3.2.15 The EA's pluvial flood risk mapping shows that the site is expected to experience flooding during each of the modelled flood events. The extent of predicted flooding presented below is limited to the rear of the property and neither the site entrance nor building footprint are affected. See Figure 7 below.

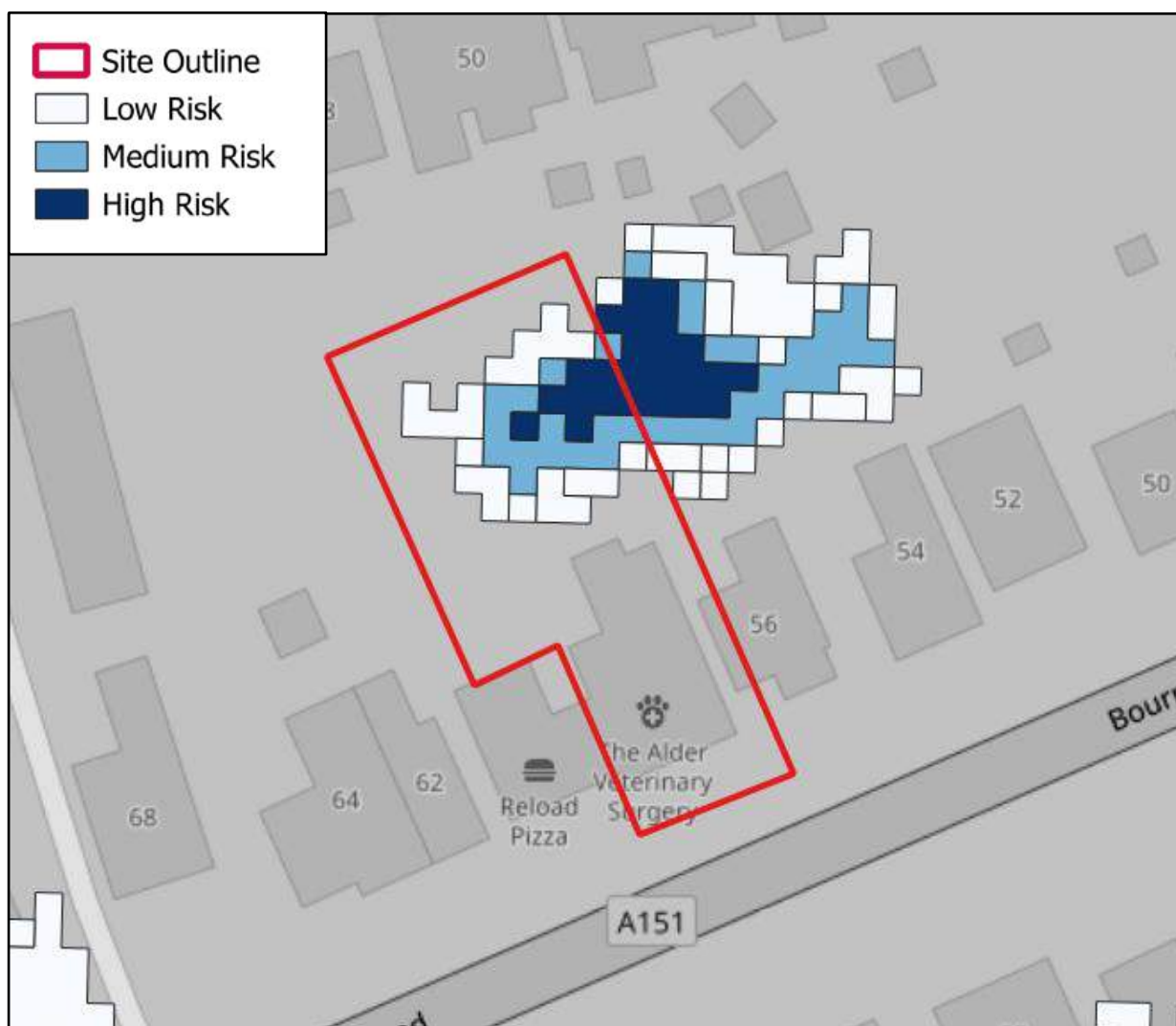


Figure 7 - Extent of surface water flooding, present day (data from EA)

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3.2.16 During the medium and high-risk events, the maximum depth of on-site flooding is between 0.0m and 0.2m. This flooding is limited to a small area to the north-east and the building footprint and site access are unaffected. See Figures 8 and 9 below.

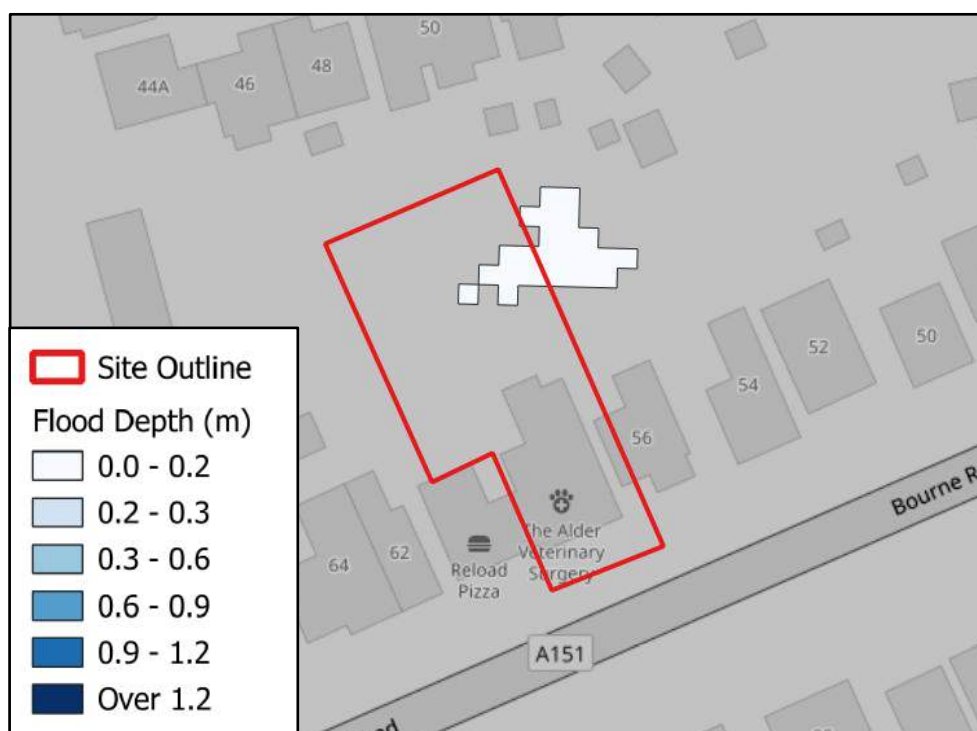


Figure 8 - Depth of surface water flooding, present day high risk event (data from EA)

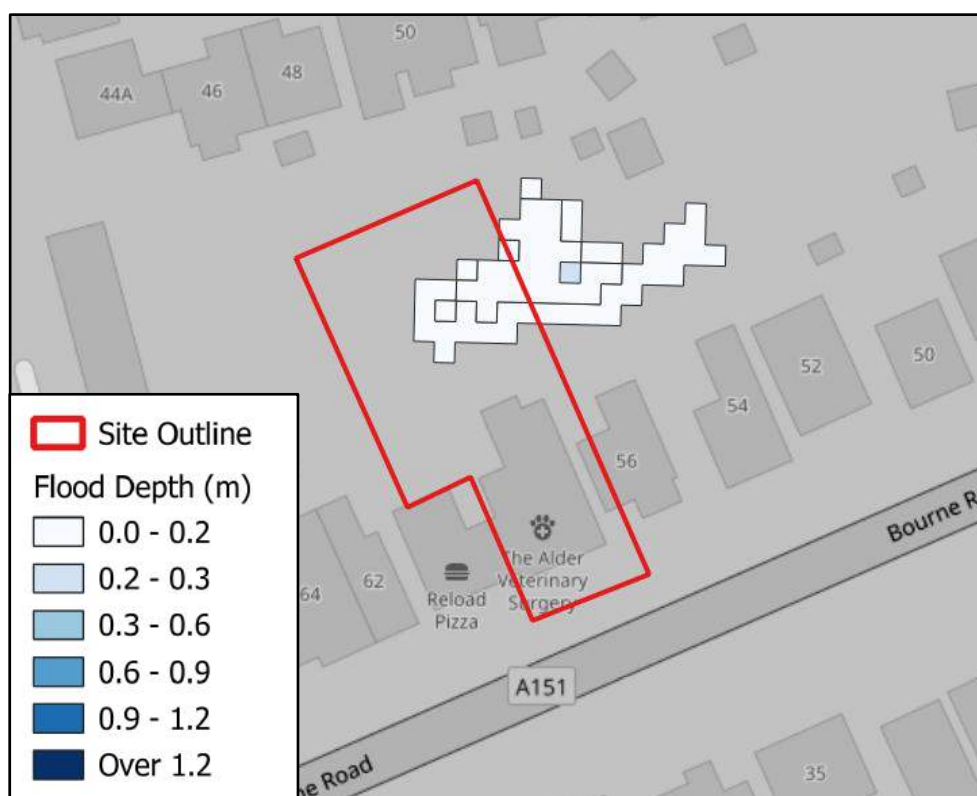


Figure 9 - Depth of surface water flooding, present day medium risk event (data from EA)

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3.2.17 During the low-risk event, the overall extent of flooding has increased to cover more of the site, while the maximum depth of flooding has increased to between 0.2m and 0.3m. The building footprint and site access remain unaffected. See Figure 10 below.



Figure 10 - Depth of surface water flooding, present day low risk event (data from EA)

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3.2.18 When accounting for climate change, the overall flood extent is predicted to have increased slightly during all modelled flood events. The building footprint and site access remain unaffected. See Figure 11 below.

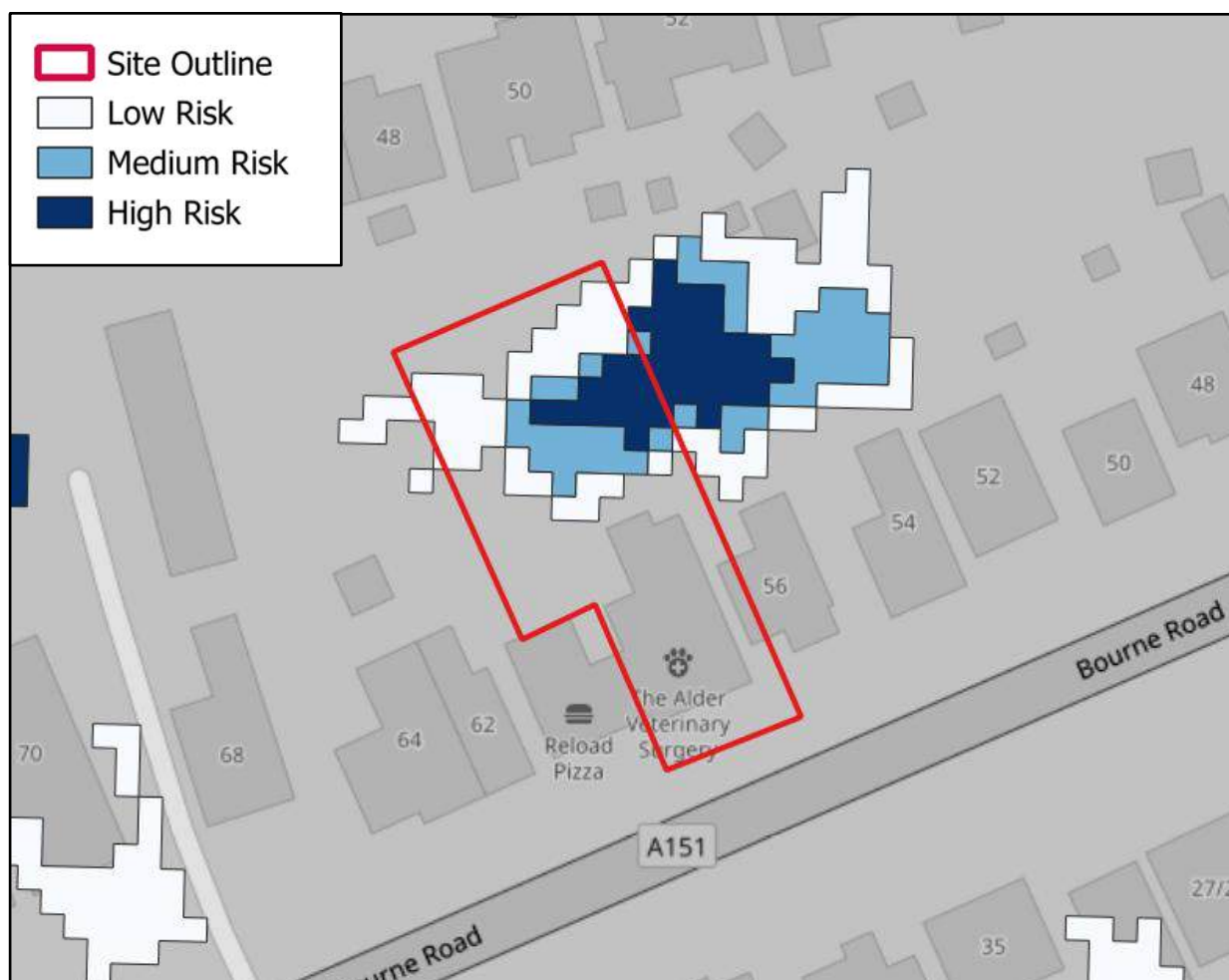


Figure 11 - Extent of surface water flooding, climate change (data from EA)

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3.2.19 During the medium and high-risk events, the maximum depth of flooding is not expected to increase significantly from the present day and remains between 0.0m and 0.2m, with a small area between 0.2m and 0.3m during the medium-risk event. See Figures 12 and 13 below.



Figure 12 - Depth of surface water flooding, CC high risk event (data from EA)



Figure 13 - Depth of surface water flooding, CC medium risk event (data from EA)

- 3.2.20 During the low-risk event, both the overall extent and the maximum depth of flooding are expected to increase from the present day. The maximum depth of flooding is now between 0.3m and 0.6m. The building footprint and site access remain unaffected. See Figure below.



Figure 14 - Depth of surface water flooding, CC low risk event (data from EA)

- 3.2.21 Safe access and egress is unlikely to be affected during any of the modelled flood events. We therefore consider the risk of pluvial flooding to the site and future site users to be **Low**.
- 3.2.22 Although the volume of surface water runoff is expected to increase slightly as a result of the development, due to the increased area of impermeable surfacing, SuDS-compliant features are not considered to appropriate due to the scale of the increase and the lack of space on-site.

Groundwater Flooding

- 3.2.23 Groundwater flooding occurs when water levels in the underlying soil rise, after prolonged rainfall. The areas at most risk are often low-lying areas where the water table is more likely to be at a shallow depth and flooding can be experienced through water rising up from the underlying aquifer or from water flowing from springs.

- 3.2.24 The GroundSure Floodview report identifies the risk of groundwater flooding to be negligible. This level of risk indicates that the site is not expected to flood during any of the modelled groundwater flood events, including within any basement areas. We therefore consider the overall risk of groundwater flooding to be **Negligible**.

Reservoir/Artificial Flooding

- 3.2.25 Non-natural sources of flooding include reservoirs, canals and lakes where water is retained above natural ground level and industrial processes such as quarrying, as they may increase floodwater depths and velocities in adjacent areas. The potential effects of flood risk management infrastructure also need to be considered.
- 3.2.26 The 'extent of flooding from reservoirs' mapping provided by the EA confirms that the site is not expected to flood during a reservoir flooding scenario. We therefore consider the overall risk from reservoir flooding alone to be **Negligible**.

Sewer Flooding

- 3.2.27 To explore the potential risk of sewer flooding, we have purchased a CON29DW Commercial Drainage and Water Enquiry from Anglian Water. The report confirms that both foul and surface water drain from the property to public sewers. The included sewer plan shows that there is 1 no. sewer within the adjacent highway to the south and approximately 2.11m bgl. This comprises a 225mm galvanized iron becoming vitrified clay foul sewer, draining to the north-east. Other sewers within 50m of the site include:
- A 150mm concrete surface water sewer, located approximately 20m to the north-west, draining to the north;
 - A 225mm concrete surface water sewer, located approximately 30m to the north, draining to the north; and
 - A 150mm vitrified clay foul sewer, located approximately 30m to the north and 1.2m bgl, drainage to the north.
- 3.2.28 Due to the location of these at the head of their respective sewer runs, we consider the risk of sewer flooding to be **Low**.

Historic Flooding

- 3.2.29 The site is not shown to have been subject to historic flooding on the EA's historic flood map. The closest area of known flooding is located approximately 1.4km to the south-east. Specific details of this flooding are not provided by the EA.

3.3 Proposed Mitigation Measures

3.3.1 The key objectives of flood risk mitigation are:

- To reduce the risk of the development being flooded;
- To ensure continued operation and safety during flood events;
- To ensure that flood risk downstream of the site is not made worse by increased runoff; and
- To ensure the development does not have an adverse impact on flood risk elsewhere.

Freeboard Allowance

3.3.2 When setting finished floor levels, the EA typically require developers to adopt a freeboard allowance on top of modelled flood levels to act as a factor of safety and account for wind driven wave action and other residual uncertainties. Where floor levels are required to match existing levels, the EA recommends that the minimum freeboard allowance could be made up of flood resilient construction. We have made an assessment of this freeboard allowance in line with the EA's report "Accounting for residual uncertainty: updating the freeboard guide".

3.3.3 The following table lists all the primary sources of uncertainty which should be considered in making this assessment. In some cases, these may not be relevant and can be excluded from the assessment provided an adequate reason can be provided.

Table 4 - Record of Assessment Table

Consideration	Y/N	Score	Reason
How appropriate is the flood risk analysis?	Y	1	There have been no changes since the model was run.
How well is the floodplain modelled?	Y	1	GPS-based topographical survey, High-resolution (0.25 - 2m) LiDAR data.
How well has the potential for flood defence failure been modelled?	Y	3	Undefended levels utilised.
What is the confidence in the hydrology?	Y	1	Information provided by the EA.
How good is the coastal/ tidal boundary?	N	N/A	Site is not at risk of tidal flooding.
How have the fluvial threats been represented?	Y	1	1D model simulating 12 annual likelihoods covering ones stated by planning policy.
How have the coastal threats been represented?	N	N/A	Site is not at risk of tidal flooding.
How has the surface water runoff been represented?	Y	1	Good representation, EA surface water flood maps.
How have groundwater hazards been represented?	N	N/A	No history of groundwater flooding
What is the strength of evidence?	Y	1	Information provided by the EA.

- 3.3.4 The two highest scores (i.e. the topics with the least confidence) are then used in combination with Table 5 below to determine the residual uncertainty allowance. The minimum levels of freeboard range from 300mm to 900mm which are based on a review of best practices from across Europe (EA Report – SC120014).

Table 5 - Minimum Freeboard Allowances Scoring Matrix

Minimum freeboard allowances (mm)		Worst Topic 1 Score				
		10	5	3	2	1
Worst Topic 2 Score	10	900	900	900	750	600
	5	900	900	750	600	450
	3	900	750	600	450	450
	2	750	600	450	450	300
	1	600	450	450	300	300

- 3.3.5 The worst-case considerations in this case resulted in a 3-Star Confidence Rating, which in turn produced a residual uncertainty allowance of 450mm. The modelled flood levels associated with the design flood event range from 4.49m AOD (present day) to 4.91m AOD (+17% climate change allowance).
- 3.3.6 If this was a new-build property, we would recommend a finished floor level (FFL) of 5.36m AOD.
- 3.3.7 In this case, however the damp proof course within the existing building is 4.00m AOD. We would therefore recommend that the finished floor level of the extension is set no lower than the existing level, and that flood resilient construction should be incorporated into the extension up to the level or 5.36m AOD.
- 3.3.8 Flood resilient construction measures that could be considered within the extension may include the following:
- Raised sockets on the ground floor, with wiring descending from the first floor;
 - Non-absorbent insulation in the floor & walls;
 - Non-absorbent floor coverings, such as ceramic tiles, polished concrete or similar;
 - Non-return valves within foul drainage;
 - Water-vulnerable equipment should be raised off the floor;
 - The use of sacrificial finishes could be considered for internal walls to improve access for drying; and
 - An escape of water/ moisture alarm, with text message functionality

3.4 Access and Egress

- 3.4.1 During the fluvial/ tidal design flood event, combined with a substantial breach in the flood defences, the site and surrounding area are expected to flood to a maximum depth of 1.94m.



Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW

- 3.4.2 In the event of pluvial flooding, or the flood defences are not breached, safe access and egress can be maintained via the adjacent highway to the south, and we would recommend that residents travel in a north-eastward direction, which leads to areas of higher ground. See Figure 15 below.

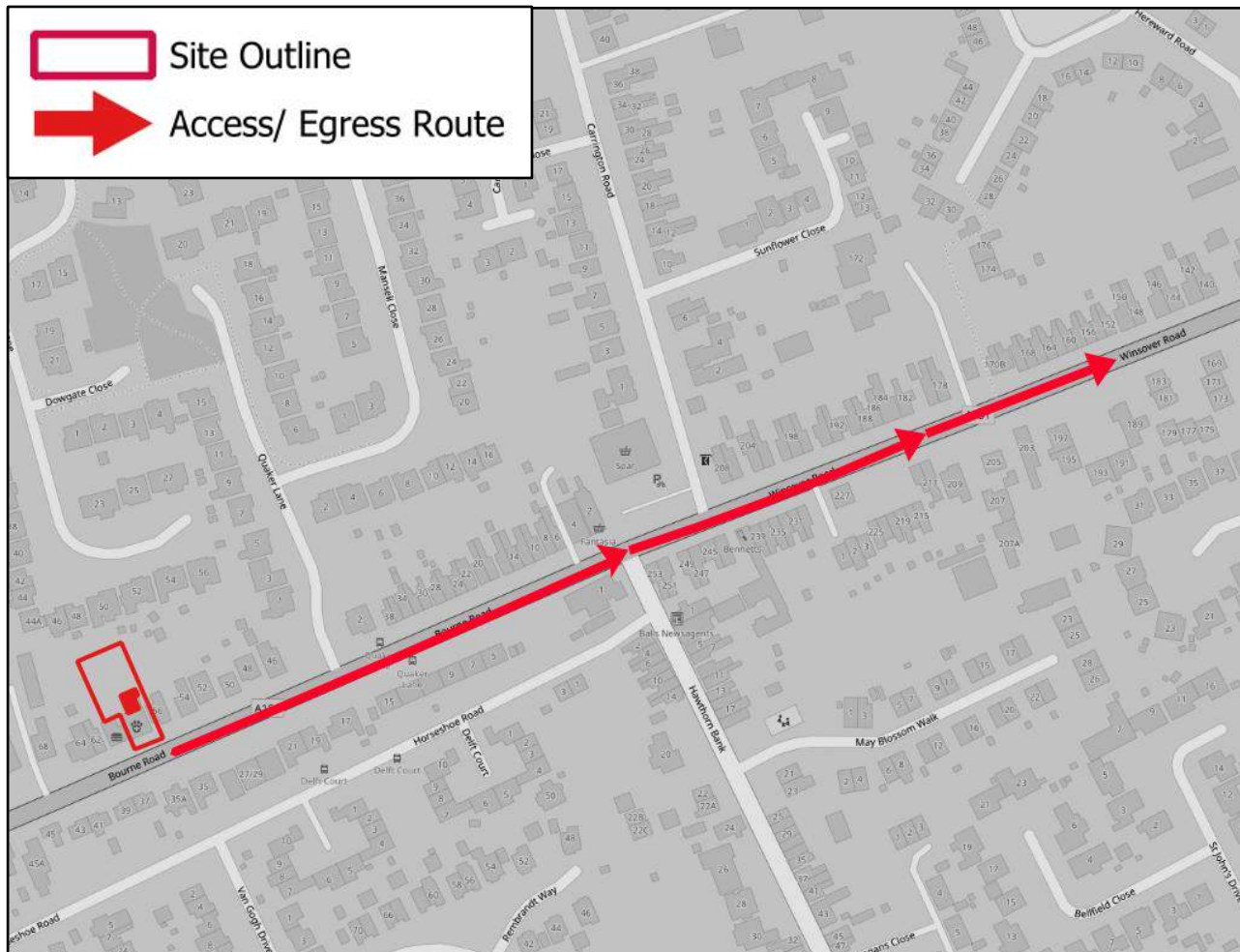


Figure 15 - Proposed Access Route

4.0 BACKGROUND TO FLOOD RISK AND REGULATORY CONTEXT

4.1 Current Guidance

4.1.1 In relation to flood risk, planning policy in England is currently guided by the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and the associated flood risk guidance. The purpose of these is to ensure that flood risk is taken into account at each stage of the planning process and that new developments are steered towards lower risk areas in preference to higher risk areas.

4.1.2 At all levels, policy relies on a series of predicted flood zones, which are defined by the EA according to the annual event probability (AEP). These are:

Flood Zone 3b	Areas with greater than 3.3% AEP of flooding from fluvial or tidal sources (also known as the Functional Flood Plain);
Flood Zone 3a	Areas with greater than 1% AEP of fluvial flooding or 0.5% AEP of tidal flooding;
Flood Zone 2	Areas with between 1% and 0.1% AEP of fluvial flooding or between 0.5% to 0.1% AEP of tidal flooding; and
Flood Zone 1	Land with less than 0.1% AEP of tidal or fluvial flooding.

4.1.3 Following a series of surface water related floods, the NPPF was updated to apply the same priority to surface water flooding. The same probability criteria were used to establish areas at risk of surface water flooding, however these have been entitled Very Low, Low, Medium, and High, rather than Flood Zones 1 to 3. This assessment is based on the technical maps published on 28th January 2025, as well as the new flood map for planning published on the 25th March 2025.

4.2 Sequential/ Exception Tests

4.2.1 The NPPF advises local authorities, developers and consultants to follow a sequential, risk-based approach to identifying land suitable for development. This is designed to steer new development towards those areas at lower risk of flooding. However, where there is a need to build in higher risk areas, the Sequential and Exception tests are applied to ensure that development is appropriate.

4.2.2 The PPG on Flood Risk and Coastal Change was updated in September 2025 to advise that ‘A pragmatic approach needs to be taken where proposals involve comparatively small extensions to existing premises (relative to their existing size), where it may be impractical to accommodate the additional space in an alternative location.’ And ‘Where there are large areas in Flood Zones 2 and 3 (e.g. coastal towns and settlements on major rivers) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives’.

4.2.3 In this case, the existing and proposed site use would be classified as ‘Less Vulnerable’. As the proposal comprises the extension of an existing commercial building of less than 250m², the development is likely to be considered exempt from the sequential test. This would need to be confirmed by the planning officer or a planning consultant employed by the client.

5.0 Drainage

5.1 Background and Policy

- 5.1.1 The Flood and Water Management Act 2010 National Standards and the NPPF require all new developments to ensure that peak discharge rate and volume of surface water runoff does not exceed that of the existing site.

5.2 Current Drainage Strategy

- 5.2.1 The site currently comprises an existing commercial building with associated car parking area. We understand that both the foul and surface water drain into the public sewers located within the adjacent highway.

5.3 Pre and Post Development Runoff Rates

- 5.3.1 The **Pre**-development runoff rates for the site have been calculated as follows:

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> • 1 in 1 year = 0.24 l/s • 1 in 30 year = 0.50 l/s • 1 in 100 year = 0.80 l/s | } | Based on 0.030 ha of impermeable surfacing, and 0.038 ha of permeable land. |
|---|---|---|

5.4 Future Drainage

- 5.4.1 As the development will only result in a very slight increase in impermeable surfacing on-site, the surface runoff rates are not expected to increase significantly. A SuDS-compliant drainage strategy is therefore not considered to be necessary. This will need to be confirmed via liaison with Anglian Water, the local planning authority, and the Inland Drainage Board.
- 5.4.2 Current Building Regulations (2015) require foul water to be discharged 'in order of priority'; to a public sewer, a private sewer communicating with a public sewer, a package treatment plant, a septic tank, and finally to a cesspool if the other options are not available. In this case, we recommend that new or altered foul water is discharged into the public foul sewer within the adjacent highway. This will be subject to a Section 106 agreement with Anglian Water, due to the change in the rate of discharge.

6.0 SUMMARY / RECOMMENDATIONS

6.1 Summary

- 6.1.1 The current risk of fluvial flooding on-site is considered to be **Low**, due to the existing flood defences, while the residual risk is considered to be **High**. This is expected to increase as a result of climate change.
- 6.1.2 The risk of pluvial and/ or sewer flooding on-site is also considered to be **Low**.
- 6.1.3 The risk of tidal, groundwater and/ or reservoir flooding is considered to be **Negligible**.
- 6.1.4 The proposed development is classified as 'Less Vulnerable'. In this instance, the local planning authority are unlikely to request a Sequential Assessment or statement. This would need to be confirmed by the planning officer or a planning consultant employed by the client.

6.2 Recommendations

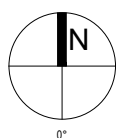
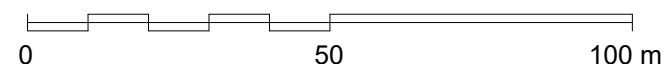
- 6.2.1 Based on the information gathered as part of this desk-based risk assessment we would advise as follows:
- The finished floor level within the extension building should be set no lower than the floor level within the existing building;
 - Flood resilient construction measures should be incorporated into the design of the extension, up to a level of 5.36m AOD.
 - A SuDS-compliant drainage strategy is therefore not considered to be necessary. This will need to be confirmed via liaison with Anglian Water;
 - A Flood Response Plan should be prepared in accordance with EA guidance and the new management should be registered with Floodline Warnings Direct; and
 - Professional advice should be obtained to ensure full compliance with flood resilience requirements set out in the CIRIA Code of Practice for Property Flood Resilience (C790) and BS 85500:2025 – Flood Resilient Construction.
- 6.2.2 The opinions and recommendations expressed within this report are based on the results of desk-based research and information provided by third party agencies. No groundwater monitoring has been undertaken as part of this commission.



Appendix A - Architect's Drawings



1:1250



Revision Schedule				
Rev	Date	CHK	DRW	Revision Description
P01	17.04.2026	ESB	VH	Initial Issue

REF	HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS
	

NOTES

Feilden+Mawson

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 + 1 Ferry Road Norwich NR1 1SU tel: 01603 629571
 6 Clifton Court Clifton Road Cambridge CB1 7BN tel: 01223 294017
 email: info@feildenandmawson.com www.feildenandmawson.com

DRAWING
Site Location Plan / Existing Site Plan

CLIENT IVC Evidensia

JOB Alder Vets, Bourne Road, Spalding,
PE11 1JW

RIBA Stage 3

S2		Suitable for Information	
JOB	9947	PAPER	A3 SCALE varies

Drawing Number

9947-FMW- XX- ZZ- DR- A- 0001- P01

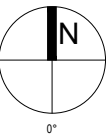
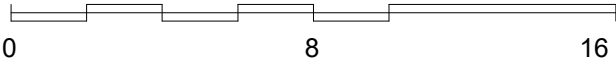
© COPYRIGHT 2000 BY DENNIS MAWSON, LLC

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION

P:\Current\19947 Alder Veterinary Practice\K-Drawings\03-Current drawings\AA-Master\01-Plan\19947 Stage 3.dwg\0001 Existing Site Plan\ISO full bleed A3 (420.00 x 297.00 MM)\Verity Holloway\4/20/2026 3:46 PM

PROPOSED SITE PLAN

1:200



Revision Schedule				
Rev	Date	CHK	DRW	Revision Description
P01	17.04.2026	ESB	VH	Initial Issue

REF



HEALTH AND SAFETY INFORMATION - CONSTRUCTION RISKS

NOTES

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email: info@feildenandmawson.com
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DRAWING
Proposed Site Plan

CLIENT IVC Evidensia

JOB Alder Vets, Bourne Road, Spalding, PE11 1JW

RIBA Stage 3

S2		Suitable for Information		
JOB	9947	PAPER	A3	SCALE varies

Drawing Number

9947-FMW- XX- ZZ- DR- A- 0003- P01

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION

P:\Current\9947 Alder Veterinary Practice\K-Drawings\03-Current drawings\AA-Master\01-Plan\9947 Stage 3.dwg\0003 Proposed Site Plan\ISO full bleed A3 (420.00 x 297.00 MM)\Verity Holloway\17/04/2026 3:47 PM

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Appendix B - Environment Agency Information

Andrew Cartwright
andrew.cartwright@chick.co.uk

Our ref: EIR2026/22059
Date: 28/05/2026

Dear Andrew,

Flood Risk Information for Bourne Road, Spalding

The flood risk information for the above site is set out below and attached. It is important you read any contextual notes on the maps provided.

If you are preparing a Flood Risk Assessment (FRA) for this site, please note this information may not be sufficient by itself to produce an adequate FRA to demonstrate the development is safe over its lifetime. Additional information may be required to carry out an appropriate assessment of all risks, such as the consequences of a breach in the flood defences.

We aim to review our information on a regular basis, so if you are using this data more than twelve months from the date of this letter, please contact us again to check it is still valid.

Please read the letter in full as the information covered has been updated in **August 2025**.

1. Flood Map for Planning

The attached map includes the current Flood Map for Planning for your area. The map indicates the Area at Risk of Flooding (Flood Zone 3) and the Extreme Flood Outline (Flood Zone 2) **assuming no flood defences exist**.

The Area at Risk of Flooding shows the land that could be impacted from a flood with a 0.5% or greater chance of occurring in any year for flooding from the sea, or a 1% or greater chance of occurring in any year for fluvial (river) flooding.

The Extreme Flood Outline shows the land that could be impacted from a flood which has between a 1% and 0.1% chance of occurring in any year for fluvial (river) flooding, or between a 0.5% and 0.1% annual probability of sea flooding, or the highest recorded historic extent if greater.

In some locations, such as around the fens and the large coastal floodplains, showing the area at risk of flooding assuming no defences may give a slightly misleading picture in that if there were no flood defences, water would spread out across these large floodplains. This flooding could cover large areas of land but to relatively shallow depths and could leave pockets of locally slightly higher land as isolated dry islands. It is important to understand the actual risk of the flooding to these dry islands, particularly in the event of defence failure.

The Flood Map for Planning also shows the location of formal raised flood defences and flood storage reservoirs. It represents areas at risk of flooding for present day only and does not take account of climate change.

The Flood Map for Planning only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered flooding may occur from other sources such as surface water sewers, road drainage, etc.

2. Recorded Flood Outlines

The area was previously known to have flooded in March 1947.

A copy of the Recorded Flood Outlines Map showing the extent of previous recorded flooding in your area is attached. This only covers information we hold, and it is possible recent flooding may have occurred which we are currently investigating, therefore this information may be subject to change.

It is possible other flooding may have occurred which other organisations, such as the Lead Local Flood Authority (i.e. top tier council), Local Authority or Internal Drainage Board (where they exist), may have records.

3. Schemes in the area

There are no ongoing capital projects to reduce or sustain the current flood risk to this area.

4. Fluvial Flood Risk Information

The site may be at risk from main rivers in the form of residual risk due to the failure of flood management infrastructure such as a breach of a raised flood defence. You may need to undertake further assessment of this residual risk using the data provided.

The site may also be at risk from local ordinary watercourses for which other risk management authorities, such as the Lead Local Flood Authority (i.e. top tier council) or Internal Drainage Board (where they exist) have responsibility.

4.1 Fluvial Defence Information

The existing fluvial defences reducing the risk of flooding to this site consist of Crowland-Cowbit Washes and embankment. They are in fair condition and provide protection against a flood event with a 1% chance of occurring in any year (1 in 100). We inspect these defences regularly to ensure that any potential defects are identified early.

Refer to paragraph 3 for details of any ongoing capital projects to reduce the flood risk to this site.

4.2 Fluvial Modelled Levels and Flows

Available modelled fluvial flood levels and flows for the model nodes shown on the attached map are set out in the data table attached. This data is taken from the model named on the data table, which is the most up-to-date model currently available.

Please note these levels are “in-channel” levels and therefore may not represent the flood level on the floodplain, particularly where the channel is embanked or has raised defences.

Our models may not have the most up to date climate change allowances. In time we will update our models for the latest allowances. You should refer to ['Flood risk assessments: climate change allowances'](#) to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

4.3 Fluvial Modelled Flood Extents

Please find attached a map showing available modelled flood extents, taking into account flood defences, for your area. This data is taken from the model named on the map, which is the most up-to-date model currently available.

In some cases the flood extents shown may not be from main river, but may be from other sources such as IDB lowland drainage networks.

4.4 Fluvial Hazard Mapping

For certain locations we have carried out modelling to map the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from overtopping and / or breaching of defences at specific locations for a number of scenarios.

At present this information is available for fluvial flood risk in Northampton, Lincoln, Wainfleet and some isolated rural locations.

The number of locations we have this information for is expected to increase in time.

At present this site is not covered by any Environment Agency hazard mapping. Detailed Hazard Mapping is available within the 2017 Update of South Holland Strategic Flood Risk Assessment. This can be downloaded via the following link:
<http://www.southeastlincslocalplan.org/water/>

5. Tidal Flood Risk Information

This site is not considered to be at risk from tidal flooding.

6. Development Planning

If you would like local guidance on preparing a flood risk assessment for a planning application, please contact our Sustainable Places team at LNplanning@environment-agency.gov.uk. It will help if you mention this data request and attach your site location plan.

We provide free preliminary advice; additional/detailed advice, review of draft FRAs and meetings are chargeable at a rate set to cover our costs, currently £115 (plus VAT) per hour of staff time. Further details are available on our website at <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>.

General advice on flood risk assessment for planning applications can be found on GOV.UK at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

We have provided information on risk of breach where it is available. If you are intending on using this information to prepare a Flood Risk Assessment you will need

to check if the data meets your requirements. You may need to carry out further assessment (or modelling) for sites that are at residual risk (including from breach of defences), or additional locations or scenarios.

Climate change will increase flood risk due to overtopping of defences. Please note, unless specified otherwise, the climate change data included has an allowance for 20% increase in flow. Updated guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances' was published on GOV.UK in **July 2021**. The appropriate updated climate change allowance should be applied in a Flood Risk Assessment.

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

7. Permitting Information

Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:

- in, over, under or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation
- in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works

For further guidance and advice please visit our website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our local Partnerships and Strategic Overview team by email at psown@environment-agency.gov.uk.

The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable.

Please note that a permit is separate to and in addition to any planning permission granted. The applicant should not assume that such a permit will automatically be forthcoming once planning permission has been granted, and we would advise them to consult with us at the earliest opportunity.

8. Data Licence and Other Supporting Information

We respond to requests for recorded information we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

This information is provided in accordance with the Open Government Licence which can be found here: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Further information on flood risk can be found on the GOV.UK website at:
<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and the Freedom of Information Act 2002. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510

Email: casework@ico.org.uk | Website: www.ico.org.uk

9. Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. The Flood Map for Surface Water can be viewed at <https://www.gov.uk/check-long-term-flood-risk>

Additional information may be available from other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist).

I hope we have correctly interpreted your request. If you have any queries or would like to discuss the content of this letter further please contact Christopher using the email address below and quoting our EIR reference number above.

Yours sincerely,



for John O'Neill

Welland and Nene Partnerships and Strategic Overview Team Leader

e-mail PSOWN@environment-agency.gov.uk

Enc.

Flood Map for Planning

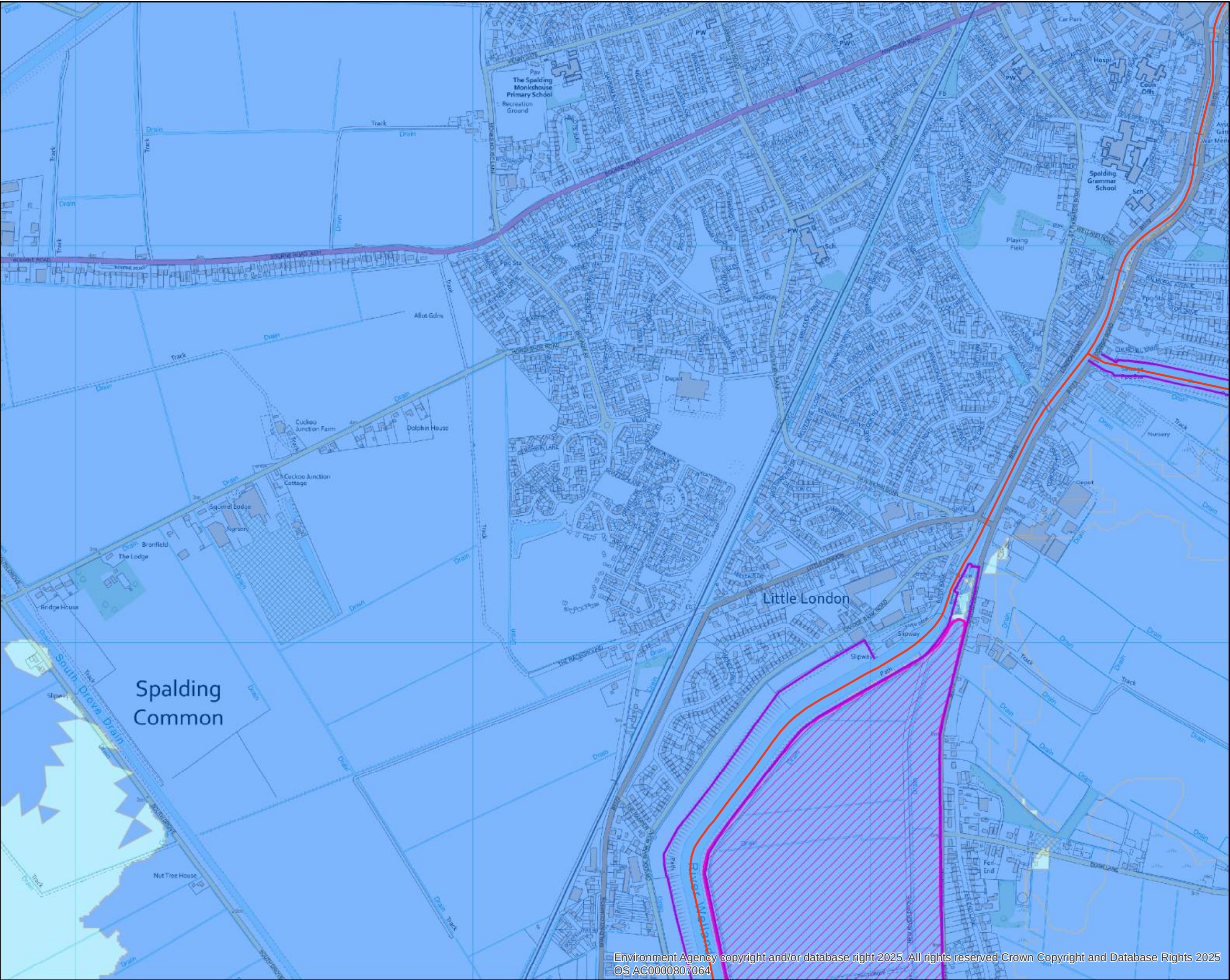
Recorded Flood Event Outlines Map

Modelled Node Points Map

Modelled Fluvial Levels and Flows Data Sheet

Modelled Flood Extent Maps

Flood Map centred on TF 23356 21384 - created May 2026 [Ref: EIR2026/22059]



Scale 1:10,000



Legend

- Main Rivers
- Raised Defences
- Flood Storage Areas

Flood Zones 2 and 3 Rivers and Sea

- Flood Zone 2
- Flood Zone 3

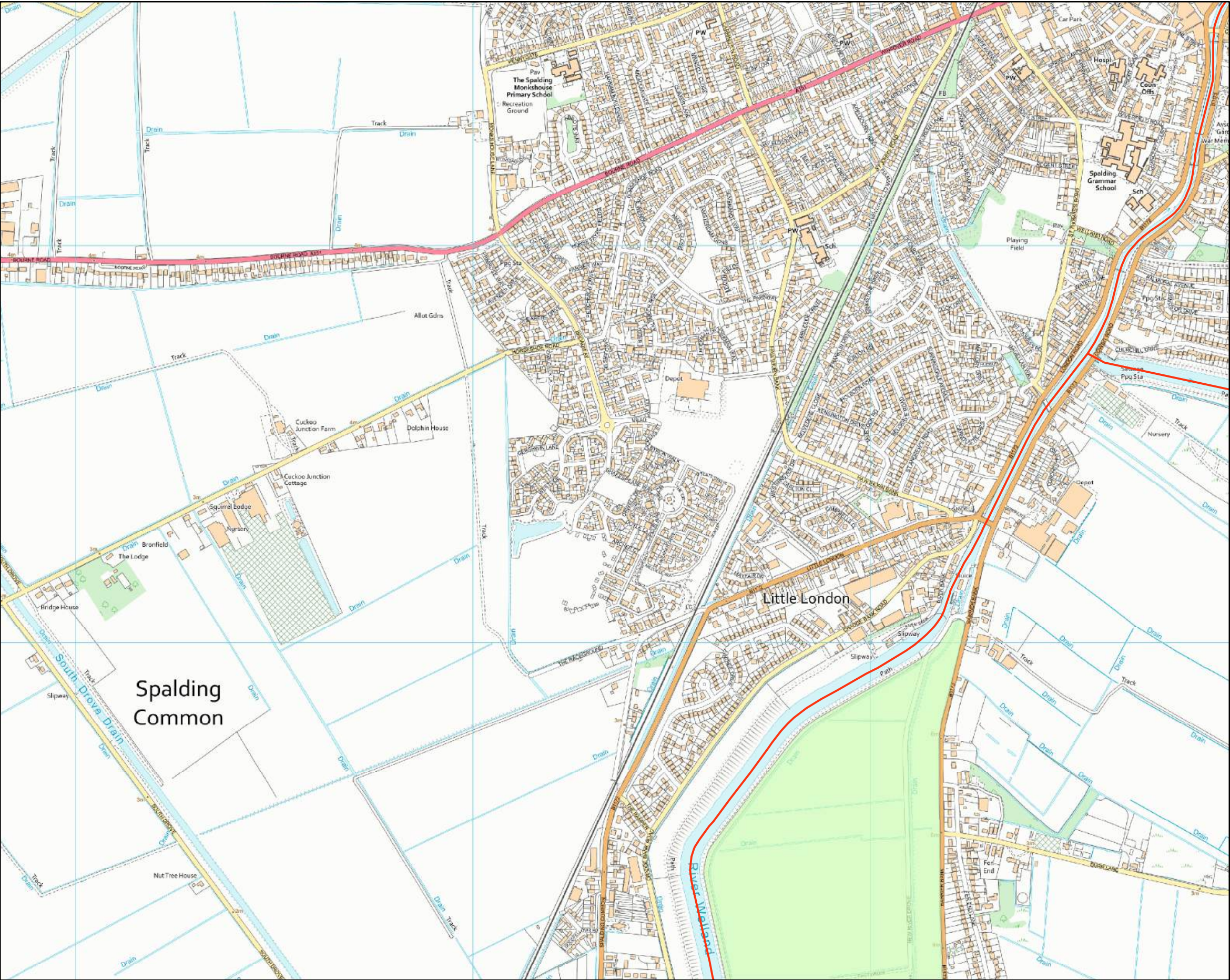
Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This represents land that could be impacted by a flood which has a 1% (1 in 100) or greater chance of occurring in any year from rivers or 0.5% (1 in 200) or greater annual probability of flooding from the sea.

Light blue shows the extent of the Extreme Flood Outline. This represents land that could be impacted by a flood which has between a 1% and 0.1% (1 in 100 to 1 in 1000) chance of occurring in any year from rivers or between 0.5% and 0.1% (1 in 200 to 1 in 1000) annual probability of flooding from the sea, or the highest recorded historic extent if greater.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Sites outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.

Created by the Partnerships and Strategic Overview Team, Kettering

Historic Flood Map centred on TF 23356 21384 - created May 2026 [Ref: EIR2026/22059]



Scale 1:10,000

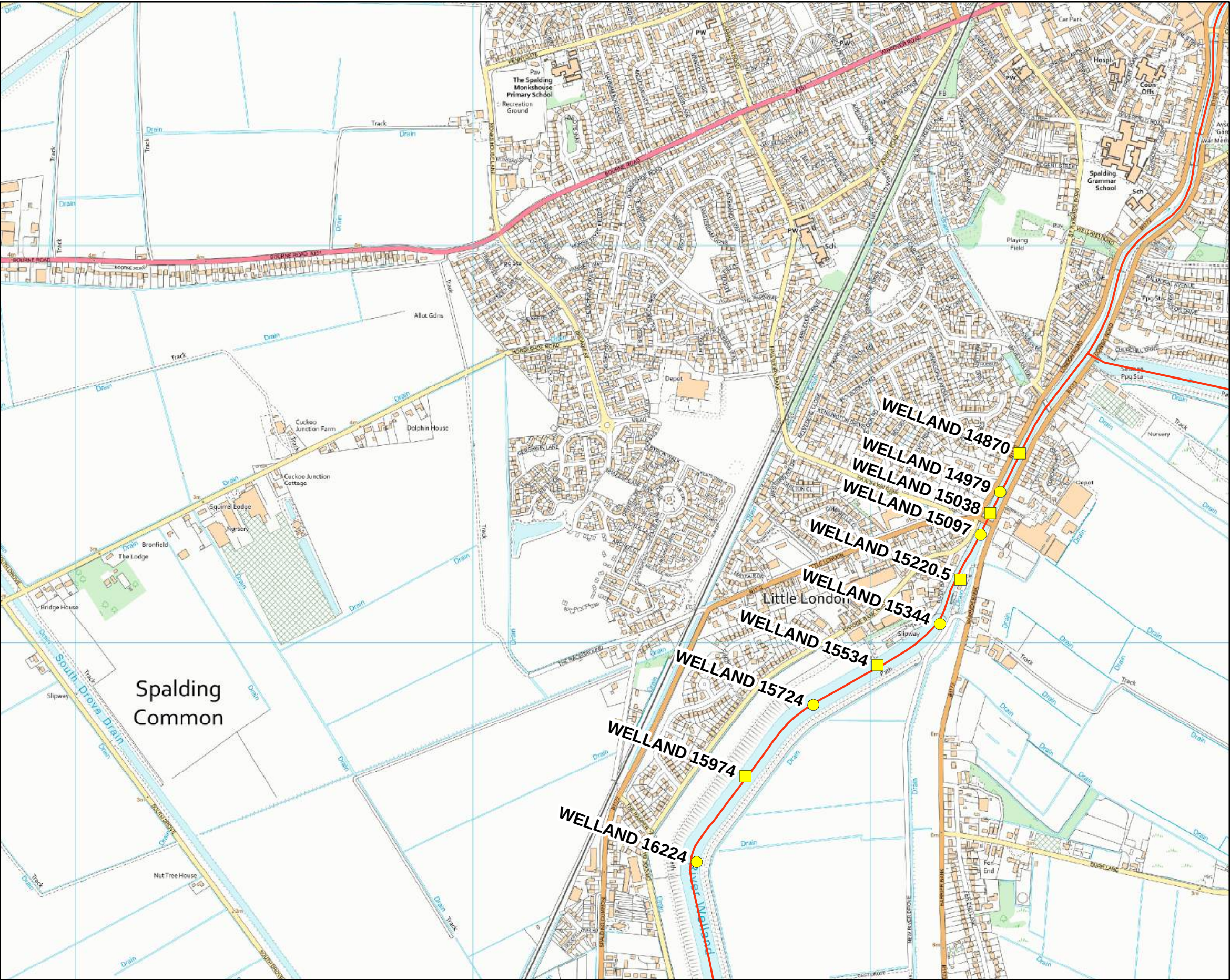


Legend

- Main Rivers
- Event name
- LNA_1947_March_River Welland_Crowland

Created by the Partnerships and Strategic Overview Team, Kettering

Modelled Levels and Flows Model: Welland Glen (2016)
centred on TF 23356 21384 - created May 2026 [Ref: EIR2026/22059



Scale 1:10,000



Legend

- Modelled Flows
- Modelled Levels
- Main Rivers

Created by the Partnerships and Strategic Overview Team,
Kettering

Datasheet [Ref: EIR2026-22059]
Model Name: Welland Glen
Model Date: 2016

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

Newlyn (mODN).

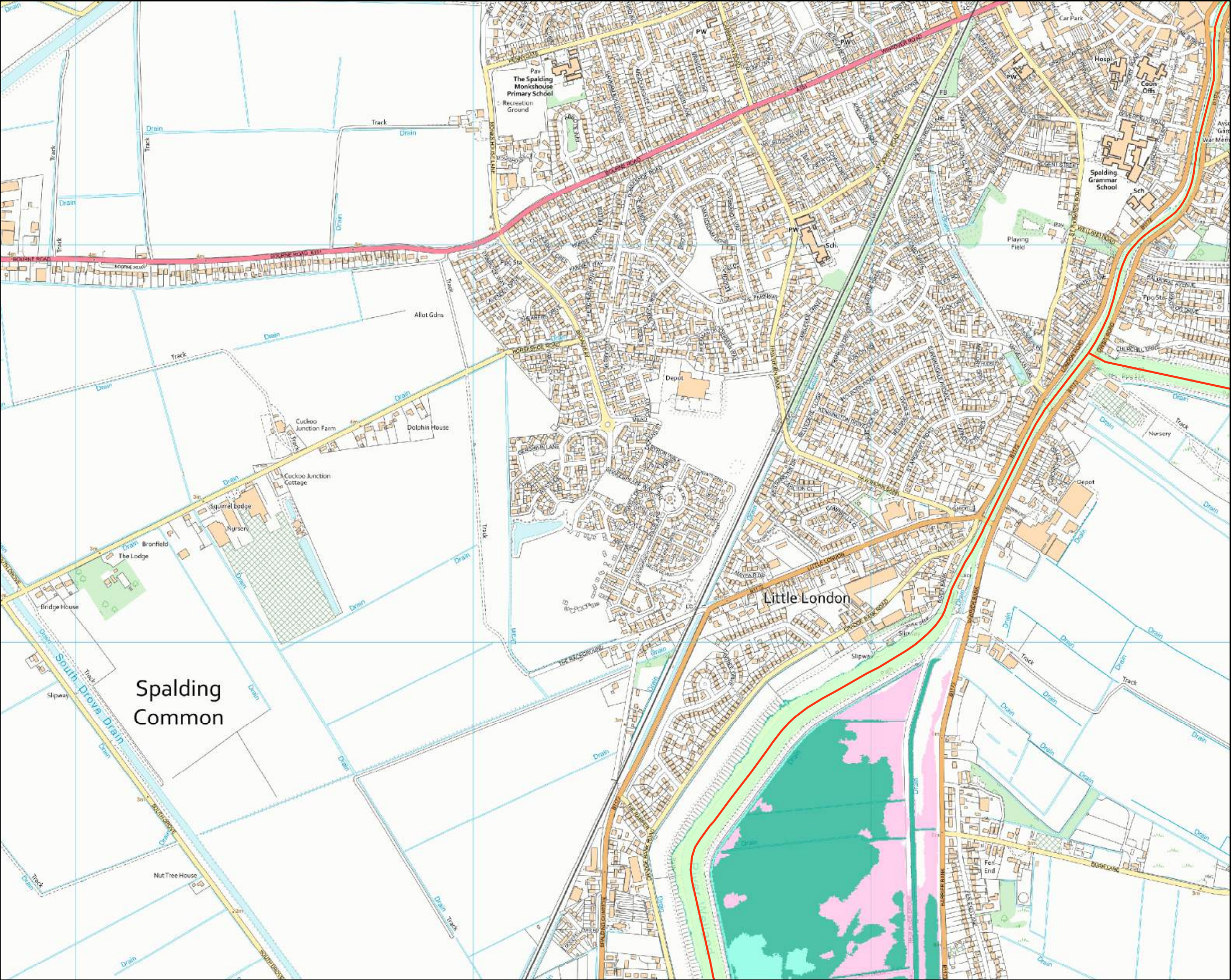
			Annual Exceedance Probability - Maximum Water Levels (mODN)											
Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% in 200) (1	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
WELLAND 14979	524326	321381	3.68	3.96	4.16	4.42	4.47	4.48	4.49	4.49	4.67	4.51	4.53	4.67
WELLAND 15097	524276	321274	3.68	3.96	4.17	4.42	4.48	4.49	4.50	4.50	4.67	4.51	4.53	4.67
WELLAND 15344	524174	321050	3.68	3.96	4.17	4.43	4.49	4.51	4.51	4.51	4.66	4.52	4.54	4.67
WELLAND 15724	523856	320846	3.69	3.97	4.18	4.43	4.49	4.51	4.52	4.52	4.66	4.53	4.54	4.66
WELLAND 16224	523562	320451	3.70	3.98	4.18	4.43	4.50	4.52	4.53	4.53	4.66	4.53	4.55	4.66

Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

			Annual Exceedance Probability - Maximum Flows (m³/s)											
Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
WELLAND 14870	524374	321479	63.55	79.07	90.05	103.27	107.88	111.98	113.19	114.53	113.78	114.14	113.74	113.64
WELLAND 15038	524300	321328	63.43	78.96	89.95	103.18	107.81	111.98	113.18	114.52	113.77	114.14	113.73	113.64
WELLAND 15220.5	524226	321161	61.82	77.48	88.54	101.91	106.83	111.89	113.08	114.43	113.70	114.22	113.66	113.64
WELLAND 15534	524017	320946	61.39	77.08	88.13	101.52	106.55	111.86	113.06	114.41	113.72	114.28	113.66	113.64
WELLAND 15974	523684	320667	60.79	76.55	87.52	100.95	106.27	111.83	113.03	114.37	113.76	114.38	113.65	113.63

Modelled Flood Extents (with defences) Model: Welland Glen (2016)
centred on TF 23356 21384 - created May 2026 [Ref: EIR2026/22059]



Scale 1:10,000



- Legend**
- Main Rivers
 - 3.33% (1 in 30) fluvial event
 - 1% (1 in 100) fluvial event
 - 1% (1 in 100) inc 20% climate change fluvial event
 - 0.1% (1 in 1000) fluvial event
 - 0.1% (1 in 1000) inc 20% climate change fluvial event

Created by the Partnerships and Strategic Overview Team, Kettering



Appendix C - Groundsure Flood

58, Alder Veterinary Surgery, Bourne Road,
Spalding, PE11 1JW

Reference:
GEO-G3104799-1

Grid reference:
523467 322269

Your reference:
G3104799-1

Date:
4 June 2026

Consultant's guidance and recommendations inside.



Customer Support

info@groundsure.com

Overall flood risk

Risk to site

Moderate

Page 2 →

Groundsure Floodview Report complies with relevant Law Society practice notes on flood risk in property transactions.

Building assessment

Identified

Page 2 →

Quickly spot which structures face the highest risk and act with confidence.



Search results

River and coastal

Medium

Page 5 →

Surface water

Low

Groundwater

Negligible

Past flooding

Not identified

Flood defences

No

FloodScore™ insurance
rating

High

Page 2 →

NPPF requirements

Yes

Page 3 →

Your flooding search is covered!

Need answers on other
potential risks to the property?

Groundsure Review brings all
our assessments together into a
single, expert-led report.
[Learn more about Review](#)

Have questions? Our experts are on hand to help you
interpret the findings. [Contact us](#)

Flooding

Moderate

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate.

Section links

[Building assessment](#) → [River & coastal](#) →
[FloodScore™ insurance](#) → [Planning](#) →

Risk to site

River and coastal flooding

Medium



Surface water flooding

Low

Groundwater flooding

Negligible

Past flooding

Not identified

Flood storage areas

Not identified

Risk to building(s)

Identified



Not identified

Not identified

Not identified

Not identified

FloodScore™ insurance rating

High



Next steps

Flooding

An elevated level of flood risk has been identified at the property.

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> 
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> . The flood maps within this report may be of assistance in identifying higher risk areas;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

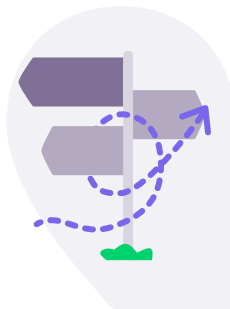
National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 10](#) →.

Flooding

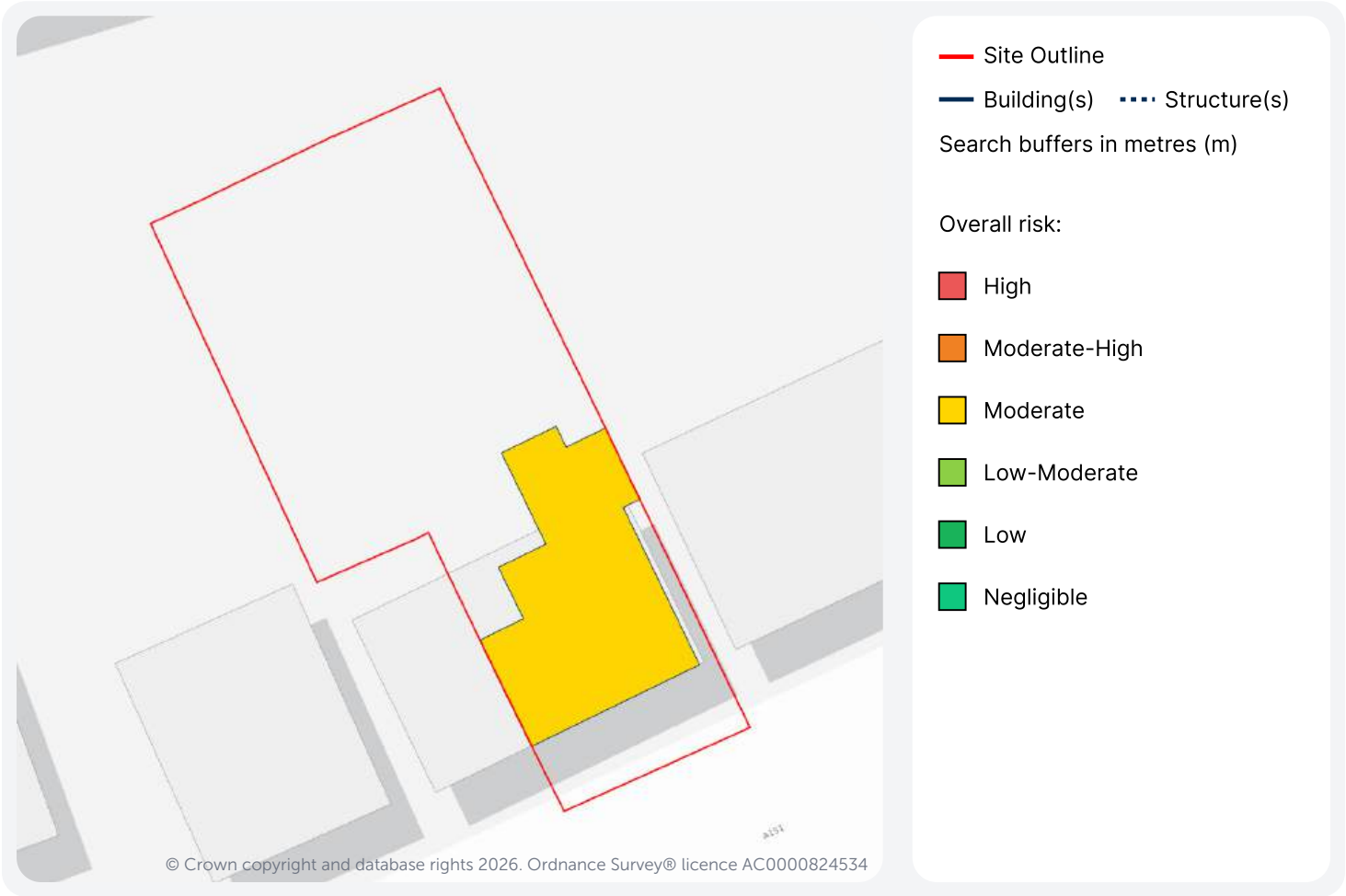
Building assessment ?

This section assesses individual buildings and structures on the site for flood risk based on all main flood sources including river, coastal, surface water, and groundwater. Risk levels shown below may differ from the overall site risk, particularly where terrain or drainage affects buildings differently.

Section links

Back to section summary →

- Building assessment → River & coastal →
- FloodScore™ insurance → Planning →



Flood risk for each building (and other significant structures) at the site (those indicated on the map above) has been assessed using authoritative flood data alongside the Ordnance Survey® National Geographic Database. Further information on the limitations of this data and how it is collected can be found here <https://knowledge.groundsure.com/searches-flooding>.

This assessment considers data on river and coastal flooding, historical flood events, and flood defences provided by the Environment Agency / Natural Resources Wales, and surface water and groundwater flooding from Ambiental Risk Analytics. In Scotland, Ambiental Risk Analytics additionally provides the river and coastal flood models.

Description / Location	Overall risk	Rivers & coastal	Surface water	Groundwater	Historical flood (at location)	Flood defences (at location)
Commercial Building 523475, 322261	Moderate	Medium	Low	Negligible	No	No

Flooding

Risk of flooding from rivers and the sea ?

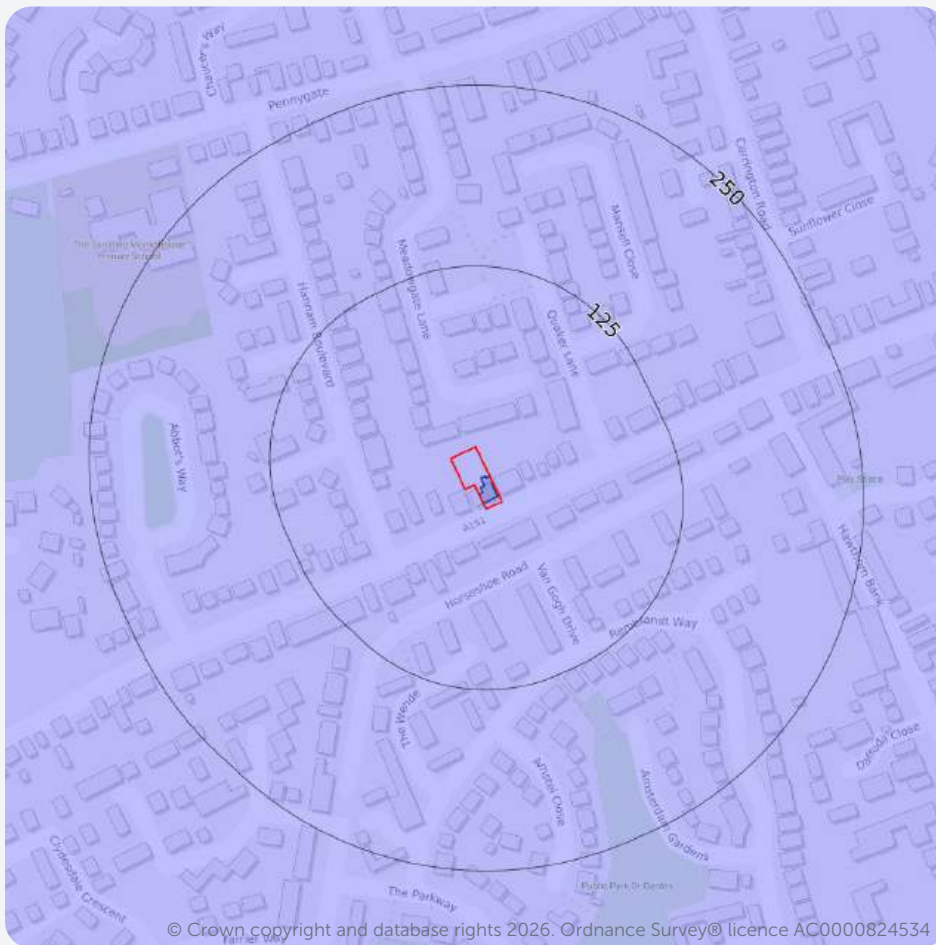
Medium

This section provides an indication of where there are flood risks originating from rivers and/or the sea. Rivers may break their banks following high rainfall and the sea level may rise as a result of high tides or extreme weather.

Section links

[Back to section summary](#) →

Building assessment → [River & coastal](#) →
FloodScore™ insurance → [Planning](#) →



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— Site Outline Main building

— Other building(s) Structure(s)

Search buffers in metres (m)

River and coastal flooding:

High

Medium

Low

Very Low

Historical Flood Events

Areas Used for Flood Storage

Reduced river/sea flooding risk due to defences

Flood Defences

Risk of river and coastal flooding to building(s)

Identified

A medium risk of flooding from rivers and the sea has been identified at a building/structure level. This type of flooding can result in material damage and temporary disruption. This may be relevant for insurance or site management. Please see the recommendations on [page 2](#) → for further information of what to do next.



Risk of flooding from rivers and the sea

The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. [Click here](#)  for explanation of the levels of flood risk.

This data is sourced from the Environment Agency and Natural Resources Wales.

Flooding

Ambiental FloodScore™ insurance rating ?

High

This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

Section links

[Back to section summary](#) →

[Building assessment](#) →

[River & coastal](#) →

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— Site Outline

Search buffers in metres (m)

Very High

High

Moderate-High

Moderate

Low

The property has been rated as having a High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.

Flooding

Flood map for planning ?

This section provides details of the flood zones as defined by the Environment Agency. These zones are typically used by planning authorities.

Section links

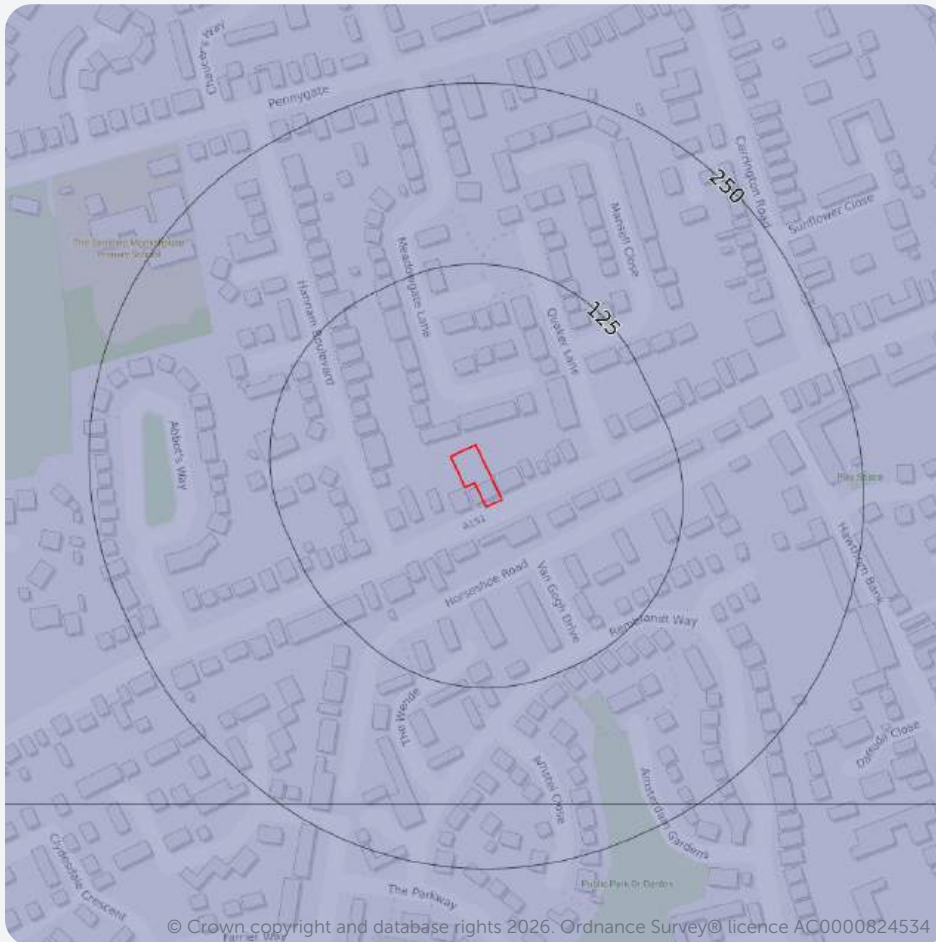
[Back to section summary](#) →

[Building assessment](#) →

[River & coastal](#) →

[FloodScore™ insurance](#) →

[Planning](#) →



— Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.

Distance	Direction	Description
----------	-----------	-------------

0on siteFlood zone 3

This data is sourced from the Environment Agency / Natural Resources Wales

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Identified
Flood map for planning	Identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations .

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Floodview report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference .

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com 

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk 

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Appendix D - Anglian Water Information

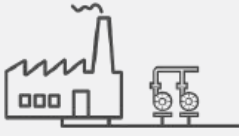
Your order reference: G3104799-2
Your client reference: NE26-004 - Alder Vets
Date of report: 04 June 2026
Water provider: Anglian Water Services Ltd
Sewerage provider: Anglian Water Services Ltd

Property search address

**Alder Veterinary Surgery, 58 Bourne Road-
, Spalding, PE11 1JW**

All you need to know.

Asset and property analysis

 Public sewer within property boundaries No 	 Public water mains within property boundaries No 	 Public pumping station within property boundaries No 	 Risk of internal sewer flooding No 	 Risk of low water pressure No known risk 
--	--	--	---	--

Water and sewerage connections

 Water connection Yes	 Foul water drainage connection Yes	 Is there a water meter at the property? Yes
--	---	--

Need some help or advice?

If you have any queries about this CON29DW search please contact our drainage and water experts on:

0800 085 8050

customer.services@geodesys.com

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Associations



**DRAINAGE + WATER
SEARCHES NETWORK**
DWSN | SUPPORTING MEMBERS SINCE 2014



Dashboard



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Drainage



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Appendix

All you need to know - understanding the CON29DW report

To understand why the information included in this report is important, it's useful for you to understand a few basic definitions and responsibilities you may have as a commercial property owner/user. You may find it useful to review the key points below - this applies particularly to first-time business property owners, who may have limited experience of drainage and water issues and responsibilities.

Definitions

Foul water	Foul water is the water used within the building or land for non-production purposes (i.e. from toilets, sinks and showers). If the foul water does not drain to a public sewer, the building or land may rely on a cesspit or septic tank. This needs to be checked before the purchase goes ahead. Different rules apply to Trade Effluent foul water and waste, and additional information on that can be found below.
Surface water	Surface water is basically rainwater (i.e. running off the land and roofs of buildings). If the rainwater does not drain to a public sewer, the buyer's solicitor needs to check how it drains away to avoid any risk of flooding.
Mains water	This is the public water supply. If the building or land is not connected to the mains water supply, it may rely on a borehole. This needs to be checked before the purchase goes ahead.

Who's responsible for the maintenance of sewers and drains?

Responsibility for sewers and drains is generally shared between the building or land owner and Anglian Water Services Limited. Sometimes a Local Authority, the Highways Agency or an internal drainage board may also have responsibility.

The information below applies specifically to the split of responsibility between the building or land owner and the water company.

Public sewers (to take away foul water and surface water)

A public sewer is defined as all the sewers outside the boundary of the commercial property and any shared sewers within the boundary (provided the latter were connected to the public sewer before 1 July 2011). If a sewer is public, Anglian Water Services Limited owns the sewer and has responsibility for maintenance, and any blockages or leaks should be reported to them on 03457 145145. Public sewers appear on the public sewer map which can be found at the end of your CON29DW report, but please note that due to recent changes in sewer ownership, not all public sewers may yet be on the map.

Private sewers (to take away foul water and surface water)

If the sewer within the boundary serves a single building, the sewer is defined as private. If there's a private sewer within the boundary, the building or land owner owns the sewer and is responsible for its maintenance. This also applies to shared sewers if they were connected to the public sewer after 1 July 2011. Private sewers aren't shown on the sewer map in this report.

Drains

A pipe connecting a single building to a public sewer (or to a sewer covered by an [S104 agreement](#)) is referred to as a drain.

Drains are private and the building or land owner is responsible for maintenance. Drains are not generally shown on the sewer map in this report, unless they happen to have been mapped.

Your order reference: G3104799-2

Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW

All you need to know - understanding the CON29DW report

Different commercial building types

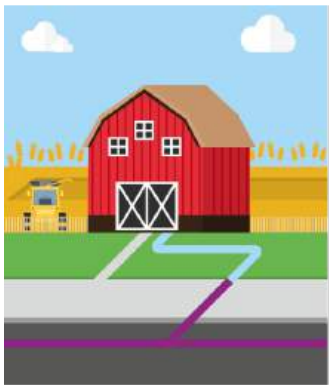
Sewer ownership can vary slightly depending on building type. Please see the illustrations below for full details. For further information you can also visit the Anglian Water website - <https://www.anglianwater.co.uk/services/wastewater-treatment/keeping-the-sewers-clear/sewer-pipe-responsibility>

 Private drains  Public drains



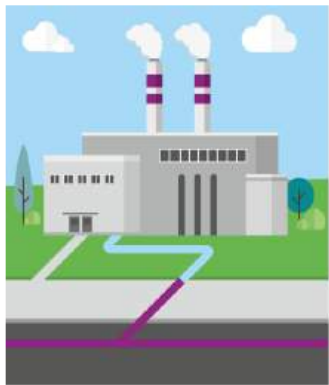
Terraced Commercial Buildings

As sewer pipes for terraced buildings are usually shared, the majority of terraced buildings have a public sewer passing within the boundary. The exceptions are the pipes within the end terrace boundary (shown on the left in this illustration) where the run of the sewer begins, and the lateral drains connecting all individual buildings to the public sewer.



Attached / Adjoining Commercial Buildings

The majority of attached / adjoining buildings share a sewer, meaning that most of the sewer pipe is public. The exceptions are the pipes within the boundary of the end building (shown on the left in this illustration), and the lateral drains connecting both buildings to the public sewer.



Detached Commercial Buildings

Detached buildings are most likely to connect directly to the public sewer, with no shared pipes. This means that in most cases the pipes within the boundary are private. This is important to note as owners are generally responsible for a longer length of sewer pipe.



Office Blocks

Office blocks and similar stand-alone buildings generally connect directly to the public Sewer, meaning that in most cases, the sewer pipes within the boundary are private. This is important if there are different owners of the individual units/offices, as they have joint responsibility for these pipes. In some cases the pipes may be the responsibility of a management company.

What's an adoption agreement and why is it important?

An adoption agreement, (also known as a Section 104 agreement) is an agreement between the owners of a private sewer (usually a property developer) and the water company. The agreement states that, once the developer has constructed the sewer to an agreed standard and maintained it for an agreed period, the water company will adopt it and it will become a public sewer. Before this happens, the sewer remains private, owned by the developer.

The solicitor should ask to see a copy of the Section 104 agreement (available from the developer) to check that it covers the particular property. They should also ask whether a bond was paid by the developer. The bond is intended to cover water company costs should the developer not complete the sewer to the agreed standard. If a bond has been paid, this information will be included in [question 2.6](#) of the report.

When dealing with fairly new properties it's quite common that the Section 104 agreement is not yet completed. If the proposed property purchase is more than about 5 years old, however, the purchaser's solicitor should enquire into why there's no agreement.

If there's no agreement in place the solicitor should check with Anglian Water whether they're planning to adopt. If not, the purchaser and the lender need to be aware of this as the cost of maintaining and repairing private sewers can be very expensive.

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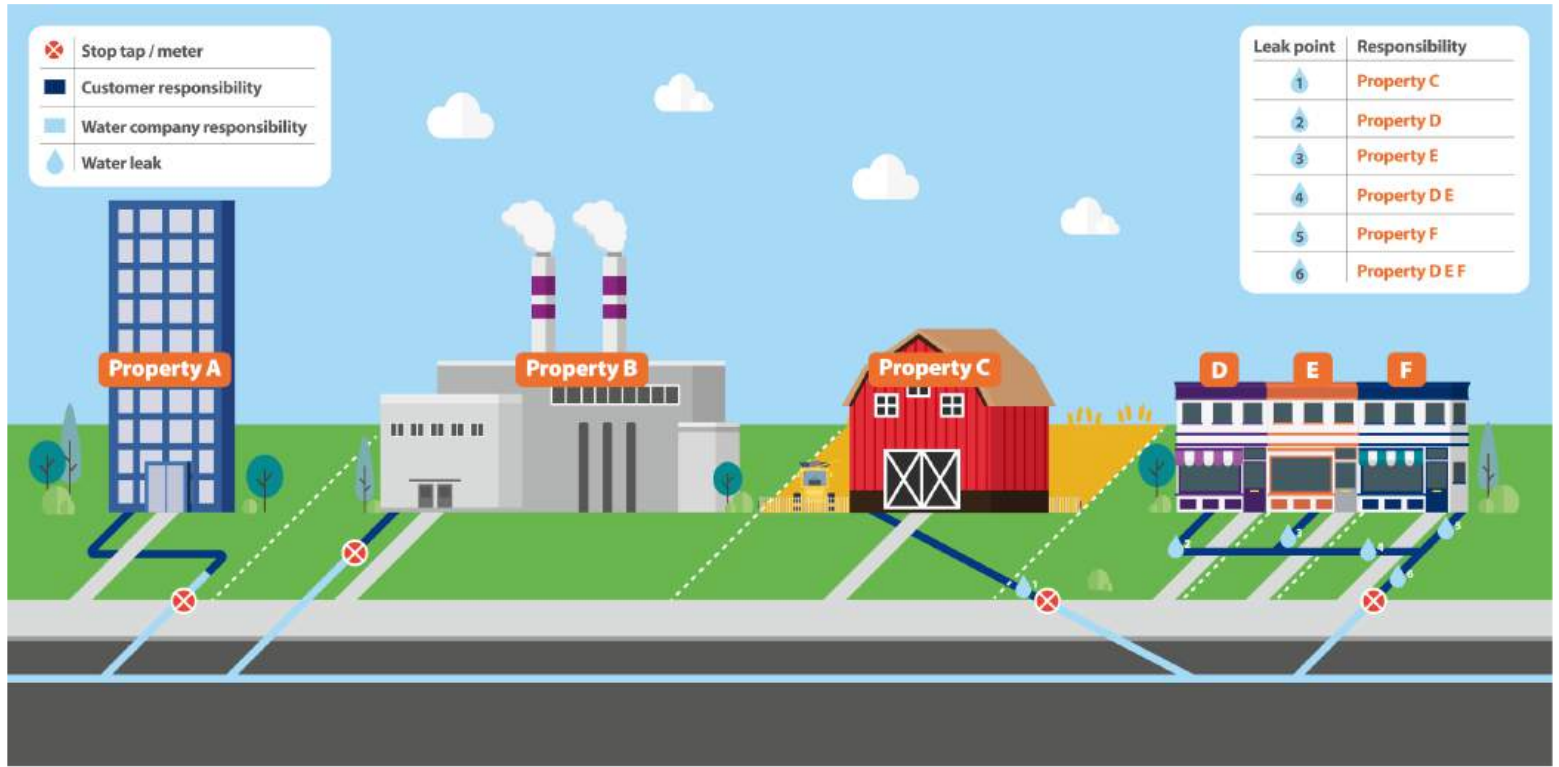
All you need to know - understanding the CON29DW report

Who's responsible for the maintenance of water supply pipes?

In most cases Anglian Water Services Limited is responsible for the pipes from the water mains up to the building or land boundary (or the stop tap / meter, if this is inside the boundary). Sometimes the stop tap or meter is located on the external wall of the building (not reflected in our diagram below); in which case you are responsible for the pipe work which runs between the boundary and the inlet of the meter box.

There are a few situations when the building owners responsibility can extend beyond the boundary, but you (or a landlord or management company) are responsible for that section of pipework. See property C below.

In the case of a shared supply pipe - see properties D, E, F below - responsibility and costs for maintenance or repair are shared between the buildings.



What is Trade Effluent?

Trade effluent is any waste water that is produced from a process or activity undertaken at any premises that are used to carry out a trade or industry. However, it doesn't include domestic sewage - for example used water from hand-washing and flushing of toilets. Trade effluent is produced from the manufacturing processes only.

Examples include: food and drink production, chemical manufacture, engineering works, swimming pools and leisure centres, laundries, vehicle washing etc.

Any relevant trade effluent has to be discharged legally in accordance with a consent.

A consent is a legal document issued by Anglian Water in its role as a regulator and under powers set out in the Water Industry Act 1991. The consent will contain a number of conditions including those that control the quality and quantity of the discharge.

It is an offence under section 118 of that 1991 Act to discharge trade effluent without consent, so it's important that you obtain consent prior to making a discharge. Failure to obtain a consent may lead to enforcement action being taken by Anglian Water and this may result in prosecution.

If you are proposing to discharge trade effluent you'll need to contact your retailer. They will help you complete an application form called a 'Trade Effluent Notice'.

Any current Trade Effluent consent is detailed in the answer to Q5.1 [shown here](#).

Please note however that any current or previous Trade Effluent consent in place at a premises does not negate the need for a new building/land/premises owner to apply for a Trade Effluent consent of their own.

More information about Trade Effluent can be found here: <https://www.anglianwater.co.uk/business/services/trade-effluent/>

Your order reference: G3104799-2

Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW



All you need to know - understanding the CON29DW report

Who's responsible for the maintenance of pumping stations?

After 1 October 2016, many private pumping stations became the responsibility of water companies (provided they were connected before 1 July 2011). This applies to all stations that serve two or more buildings, unless both buildings are leasehold and situated on a single curtilage (e.g. many industrial or commercial pumping stations). A pumping station which serves only a single building remains private, unless it's situated on third-party land

Anglian Water is currently identifying and assessing all pumping stations and, once the team identifies a station that's their responsibility, they write to the building / land owner(s) to inform them of their intention to adopt. This includes waivers of consent, i.e. allowing Anglian Water access to pumping stations on the owner's land. Once a pumping station becomes the responsibility of Anglian Water, it will also appear on the map within a CON29DW report.

Once the water company has taken on responsibility for a pumping station, they are responsible for maintenance and anything that goes wrong. If there's a private pumping station within the boundary of a building and its land, the owner has that same responsibility. If there's more than one owner, e.g. in the case of an office block, owners may have joint responsibility or it may be the responsibility of a management company.

If you think your private pumping station should be the responsibility of Anglian Water, you can find out more here - <https://www.anglianwater.co.uk/services/wastewater-treatment/keeping-the-sewers-clear/private-pumping-stations/>

Sustainable drainage systems

Rather than surface water (rainwater) running straight into the sewers, sustainable drainage systems (also known as SuDS) slow down the water flow, absorbing it or holding it back in ponds or other landscape features. This helps to reduce the risk of flooding and of pollution caused by surface water carrying waste into watercourses.

Your CON29DW report provides information on whether surface water from a property drains to a public sewer. But if the property was built after 6 April 2015, the surface water drainage may be provided by a sustainable drainage system. If this is the case, then checks should be made either with the developer or building / land owner by reviewing question 3.3 of the CON29 Local Authority search from the Local Authority.

Paying for your water and sewerage services

For details of charges please visit your provider's website (see questions [4.1.1](#) and [4.1.2](#)). If your provider is Anglian Water, you can find details of both water and sewerage services on their website - <https://wholesale.anglianwater.co.uk/charges-and-billing/current-charges>

If there's already a water meter at the property, your water usage will be measured and charged according to the meter. If there's no meter, the water charge will be a fixed annual charge (i.e. water rates).

Please note that the water company may choose to install a meter at the property upon change of occupancy.

Who looks after what?

Anglian Water billing services
(general enquiries about your water bill)
0345 791 9155

Anglian Water - reporting a leak (24/7)
03457 145145

Anglian Water emergency line (24/7)
0345 714 5145

Your order reference: G3104799-2
Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW





Dashboard



Information



Summary



Maps



Drainage



Water



Charging

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Appendix

Summary of Responses:

Maps		
1.1	Where relevant, please include a copy of an extract from the public sewer map.	Map included.
1.2	Where relevant, please include a copy of an extract from the map of waterworks.	Map included.
Drainage		
2.1	Does foul water from the property drain to a public sewer?	Yes.
2.2	Does surface water from the property drain to a public sewer?	Yes.
2.3	Is a surface water drainage charge payable?	Yes.
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	No.
2.4.1	Does the public sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?	No.
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Yes.
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?	No.
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No.
2.7	Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	Not applicable.
2.8	Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?	No.
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	See answer.
Water		
3.1	Is the property connected to mains water supply?	Yes.
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No.
3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?	No.
3.4	Is this property at risk of receiving low water pressure or flow?	No known risk.
3.5	What is the classification of the water supply for the property?	Very Hard
3.6	Is there a meter installed at the property?	Yes.
3.7	Please include details of the location of any water meter serving the property.	External - see answer.
Charging		
4.1.1	Who is responsible for providing the sewerage services for the property?	Anglian Water Services Ltd
4.1.2	Who is responsible for providing the water services for the property?	Anglian Water Services Ltd
4.2	Who bills the property for sewerage services?	See answer.
4.3	Who bills the property for water services?	See answer.

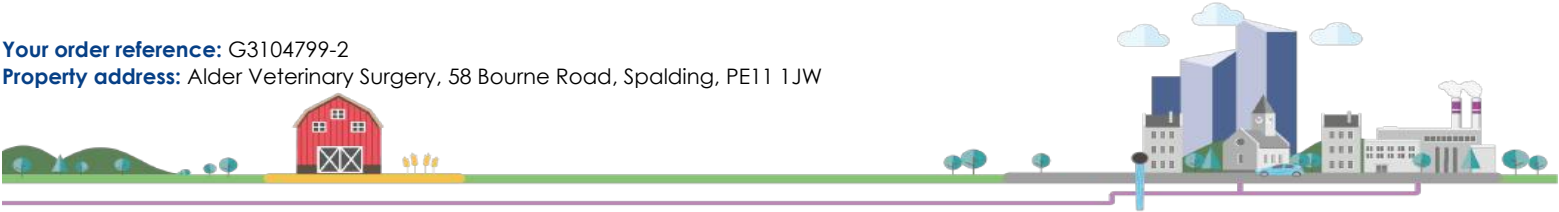
Your order reference: G3104799-2

Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW



Other Information		
5.1	Is there a Consent to discharge Trade Effluent under S118 of the Water Industry Act 1991 into the public sewer system?	No.
6.1	Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?	No.
6.2	On the copy extract from the public sewer map, please show manhole cover, depth, and invert levels where the information is available.	See attached where applicable.

Your order reference: G3104799-2
Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW





Dashboard



Information



Summary



Maps



Drainage



Water



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Appendix

Maps

Question 1.1 Where relevant, please include a copy of an extract from the public sewer map.

Answer

A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

Public Sewers are defined as those for which Anglian Water Services Limited holds statutory responsibility under the Water Industry Act 1991.

Anglian Water Services Limited is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.

An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Assets other than public sewers may be shown on the copy extract for information.

Question 1.2 Where relevant, please include a copy of an extract from the map of waterworks.

Answer

A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

The map of waterworks has been supplied by: Anglian Water Services Ltd
Lancaster House
Lancaster Way
Ermine Business Park
Huntingdon
Cambridgeshire
PE29 6XU
Tel: 03457 145 145
www.anglianwater.co.uk

The "water mains" in this context are those which are vested in and maintainable by the responsible Water company under statute.

Assets other than public water mains may be shown on the plan, and are for information only.

Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

The enclosed extract of the public water main record shows known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

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Question 2.1 Does foul water from the property drain to a public sewer?

Answer Records indicate that foul water from the property does drain to a public sewer.

Anglian Water Services Limited is not responsible for any private drains and sewers that connect the property to the public sewerage system, and does not generally hold details of these. The property owner will normally have sole responsibility for private drains serving the property.

An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.2 Does surface water from the property drain to a public sewer?

Answer Records indicate that surface water from the property does drain to a public sewer.

If the property was constructed after 6 April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer or question 3.3 of the CON29 search from the local authority.

Anglian Water Services Limited is not responsible for private drains and sewers that connect the property to the public sewerage system, and do not generally hold details of these.

This information is provided based on the existing billing records for the property. It is the responsibility of the owner to notify the sewerage undertaker should this not be accurate and surface water does not drain to the public sewer. The charge for surface water drainage will still be payable if the property drains only partially to the public sewer, as well as to a soakaway or to ground.

If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

Details can be obtained from Anglian Water Services Limited, telephone 0800 169 3271 or visit : <https://wholesale.anglianwater.co.uk/charges-and-billing/current-charges>

For further information on surface water drainage, please visit the Ofwat website; www.ofwat.gov.uk

Question 2.3 Is a surface water drainage charge payable?

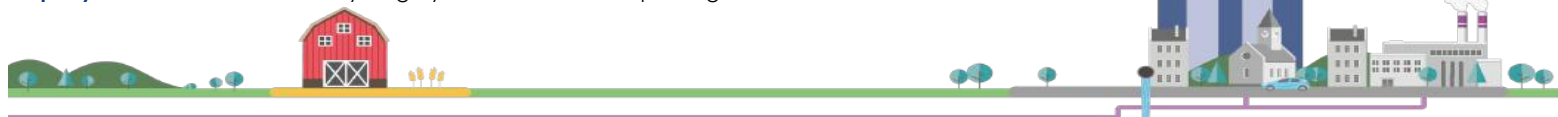
Answer Records confirm that a surface water drainage charge is payable for the property. The amount charged is variable and is specific to the current use of the property and existing arrangements in place with the Retailer. If the property was constructed after 6 April 2015 the surface water drainage may be served by a Sustainable Drainage System. Further information may be available from the developer or question 3.3 of the CON29 search from the local authority.

Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.

Where surface water charges are payable but upon inspection the property owners believe that surface water does not drain to the public sewerage system, an application can be made to your retailer to end future surface water charges by contacting them directly. Further information can be found on retailers by visiting the Open Water website: <https://www.open-water.org.uk/for-customers/find-a-retailer/>

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Question 2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Answer

The public sewer map included indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property.

However, on 1 October 2011, private sewers that serve a single property and lie outside the boundary of that property, were transferred into public ownership. Therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may prevent or restrict development of the property.

The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public sewer running within the boundary may restrict further development. Anglian Water Services Limited has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of Anglian Water Services Limited or its contractors needing to enter the property to carry out work.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an "as constructed" record. It is recommended that these details are checked with the developer.

Please note if the property was constructed after 1 July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the property owner.

Question 2.4.1 Does the public sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?

Answer

The public sewer map included indicates that there is no public pumping station within the boundary of the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services Limited.

Pumping stations installed after 1 July 2011 will remain the responsibility of the property owners unless they are the subject of an adoption agreement.

Anglian Water Services Limited will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis and which will be reviewed dependent on monitoring and performance.

Further information can be found on the pumping station adoption in the information pages of this report.

Question 2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

Answer

The public sewer map included indicates that there is a public sewer within 30.48 metres (100 feet) of a building within the property. (See supplied extract from the public sewer map). On 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

The presence of a public sewer within 30.48 metres (100 feet) of any building within the boundary of the property can result in the local authority requiring a property to be connected to the public sewer.

The measure is estimated from the Ordnance Survey record, between any building within the boundary of the property and the nearest public sewer.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an "as constructed" record. It is recommended that these details are checked with the developer.

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Question 2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?

Answer

The public sewer map included indicates that there is no public pumping station within 50 metres (164.04 feet) of any buildings within the property. Any other ancillary apparatus is shown on the public sewer map and referenced on the legend.

Only private pumping stations installed before 1 July 2011 and servicing 2 or more properties will be transferred into the ownership of Anglian Water Services Limited.

Pumping stations installed after 1 July 2011 will remain the responsibility of the property owners unless they are the subject of an adoption agreement.

Anglian Water Services Limited will have rights of access to maintain their assets which is anticipated to be completed on a 12 monthly basis and which will be reviewed dependent on monitoring and performance.

Further information can be found on the pumping station adoption in the information pages of this report.

Question 2.6 Are any sewers or lateral drains serving or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer

The property is part of an established development and in terms of a Foul Sewer is not subject to an adoption agreement.

The property is part of an established development and in relation to surface and lateral drains is not subject to an adoption agreement.

This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of public drains and sewers for which they will hold maintenance and renewal liabilities.

On 1 October 2011 all foul Section 104 sewers laid before 1 July 2011 were transferred into public ownership, excluding those that discharge to a privately owned sewage treatment or collection facility. All surface Section 104 sewers that do not discharge to a public watercourse were also transferred, except those that discharge to a SuDS arrangement. Anglian Water Services Limited mapping records are constantly being reviewed and updated and may not yet reflect these changes, therefore there may be additional public sewers, disposal mains or lateral drains which are not yet recorded on the public sewer map or public sewers that still show as Section 104 sewers.

Question 2.7 Has a Sewerage Undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer

The company's records confirm that there is not a statutory agreement or consent in respect of building over/near a public sewer at this property. For historical reasons the company may not be aware of some agreements or consents which have been entered into by the local authority. Whilst an 'agreement' may not exist, current Building Regulation guidance permits building over/near sewers in certain circumstances. Consent without an agreement may have been issued by Anglian Water or independently by the Building Control Body. As long as the extension has a valid building regulations certificate then this should prove adequate assurance to the purchaser.

Anglian Water Services Limited is obliged to maintain its sewers. If any problem was to arise, Anglian Water Services Limited would investigate the problem and has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of Anglian Water Services Limited or its contractors needing to enter the property. In advance of any problem it is difficult to predict the effect the works would have on the property. Similarly, the position as to liability of both the property owner and Anglian Water Services Limited would need to be ascertained.

On 1 October 2011 private sewers were transferred into public ownership, therefore there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

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Question 2.8 Is any building which is, or forms part of the property, at risk of internal flooding due to overloaded public sewers?

Answer

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. On 1 October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which Anglian Water may not be aware of. For further information it is recommended that enquiries are made of the vendor as to any previous flooding occurrences.

An internal sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. Flat gradient, small diameter). Internal flooding as a result of temporary problems such as blockage, siltation, collapses, and equipment or operational failures are excluded.

"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

"At risk" properties are those that Anglian Water Services Limited, after investigation, are able to confirm have suffered internal flooding from public foul, combined or surface water sewers (either once or twice in ten years) due to overloading in the sewerage systems.

Properties which have flooded internally as a result of storm events proven to be exceptional (defined as a storm return period equal to or greater than 1 in 20) are not included.

Properties may be at risk of internal flooding but not included where internal flooding incidents have not been reported to Anglian Water Services Limited.

Public sewers are defined as those for which Anglian Water Services Limited holds statutory responsibility under the Water Industry Act 1991.

It should be noted that internal flooding can occur from private sewers and drains which are not the responsibility of Anglian Water Services Limited. This report excludes internal flooding from private sewers and drains and Anglian Water Services Limited makes no comment upon this matter.

For further information please visit www.anglianwater.co.uk or contact Anglian Water customer services on 03457 145 145.

For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

Question 2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Answer

The nearest sewage treatment works is 3.80 kilometres to the North East of the property. The name of the sewage treatment works is SPALDING STW (Anglian Water Services).

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.

The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works. It should be noted, therefore, that there may be a private sewage treatment works closer than the one detailed above that has not been identified.

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Question 3.1 Is the property connected to mains water supply?

Answer Records indicate that the property is connected to mains water supply.

Question 3.2 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?

Answer The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

The boundary of the property has been determined by reference to the Ordnance Survey record.

Question 3.3 Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?

Answer Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to the mains water supply. If this is a new build property where no first occupancy has yet occurred, you should check with the developer on the current status of connectivity, and enquire about the status of any Water supply in place.

Please note this could relate to a piece of land and is therefore not subject to an adoption agreement.

Section 51A of the Water Industry Act 1991, as amended by Water Industry Act 2003 "Agreements to adopt water main or service pipe at future date", sets out the framework for water companies to enter into agreements with persons constructing or proposing to construct new water mains and service pipes.

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Question 3.4 Is this property at risk of receiving low water pressure or flow?

Answer

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

"Low water pressure" means water pressure below the reference level which is the minimum pressure when demand on the system is not abnormal. Anglian Water Services Limited maintain a Low Pressure Register of properties that are at risk of persistently receiving pressure below the reference level, provided that allowable exclusions do not apply. (i.e. events which can cause pressure to temporarily fall below the reference level).

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10 metres head on the customers' side of the main stop tap (mst) is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS806-3 or the Institute of Plumbing handbook.

Allowable exclusions: Anglian Water Services Limited includes in the Low Pressure Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.

Abnormal demand: This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Anglian Water Services Limited exclude properties which are affected by low pressure only on those days with the highest peak demands. During the report year Anglian Water Services Limited may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance: Anglian Water Services Limited do not report low pressures caused by planned maintenance.

One-off incidents: This exclusion covers low pressure incidents caused by one-off events: mains bursts; failures of company equipment (such as PRVs or booster pumps); firefighting; and action by a third party.

Low pressure incident of a short duration: Properties affected by low pressure which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year.

Question 3.5 What is the classification of the water supply for the property?

Answer

The water supplied to the property has an average water hardness of 149.800000 mg/l which is defined as Very Hard by Anglian Water Services Ltd

Water hardness can be expressed in various different units, for example, the hardness setting for a dishwasher is commonly expressed in degrees Clark. You should be able to find the required unit in your appliance's manual. The following table shows the various different units of the water hardness measurement for this property

Calcium (mg/l or ppm)	Calcium Carbonate (mg/l or ppm)	Degrees Clark (°Clark or °e)	Degrees French (°f or °fH)	Degrees German (°dh or °dGH)	mmol/l (Millimoles of ca/l)
149.800000	374.600000	26.200000	37.500000	21.000000	3.700000

For further information regarding Water Quality, which may contain important information for you to consider depending on the intended use of the property / land, please click on the link below - this link will take you to the specific results for the Property / Land Postcode used on this report (if known).

<https://waterquality.anglianwater.com/map.aspx?pcode=PE11 1JW>

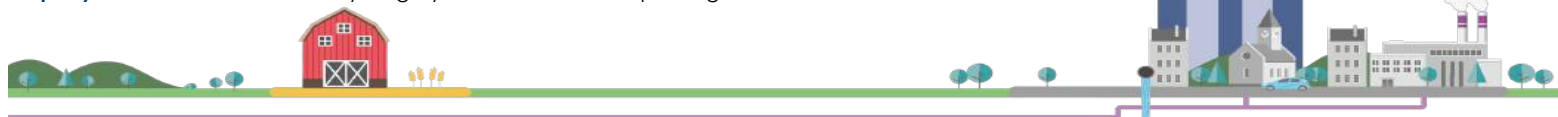
Question 3.6 Is there a meter installed at the property?

Answer

Records indicate that the property is served by a water meter.

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Question 3.7

Please include details of the location of any water meter serving the property.

Answer

Records indicate that the property is served by a water meter, which is not located within the dwelling-house which is or forms part of the property, and in particular is located I.L.W RHS OF PROP IN F/P 1.5M FROM ROAD

Anglian Water Services Limited have put together a list of abbreviations to help you interpret the location of your water meter. Please remember that it is not uncommon for Water Meter locations to be recorded using a combination of these abbreviations, or at times abbreviations that have not yet been added to this list.

For example: LHS 4M FNC - Left hand side 4 meters from fence.

If you are still having difficulty interpreting these abbreviations, please visit: <https://www.geodesys.com/water-meter-locations/>

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Question 4.1.1 Who is responsible for providing the sewerage services for the property?

Answer

Anglian Water Services Ltd
 Lancaster House
 Lancaster Way
 Ermine Business Park
 Huntingdon
 Cambridgeshire
 PE29 6XU
 Tel: 03457 145 145
www.anglianwater.co.uk

Question 4.1.2 Who is responsible for providing the water services for the property?

Answer

Anglian Water Services Ltd
 Lancaster House
 Lancaster Way
 Ermine Business Park
 Huntingdon
 Cambridgeshire
 PE29 6XU
 Tel: 03457 145 145
www.anglianwater.co.uk

Question 4.2 Who bills the property for sewerage services?

Answer

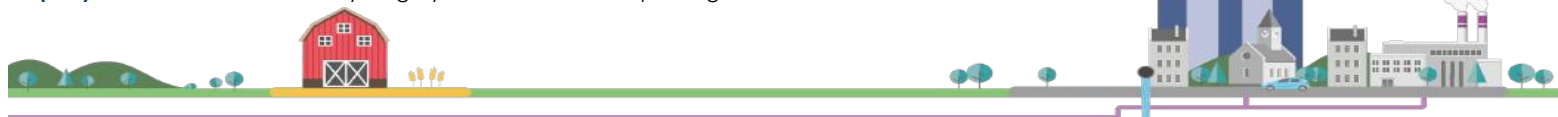
Due to competition law, if you wish to know who bills for sewerage services at the property, then please make the relevant enquiries with the Developer, Vendor or Land Agent. For a list of all potential retailers for water services, please visit: <https://www.open-water.org.uk>

Question 4.3 Who bills the property for water services?

Answer

Due to competition law, if you wish to know who bills for water services at the property, then please make the relevant enquiries with the Developer, Vendor or Land Agent. For a list of all potential retailers for water services, please visit: <https://www.open-water.org.uk>

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Question 5.1 Is there a Consent to discharge Trade Effluent under S118 of the Water Industry Act 1991 into the public sewer system?

Answer

Records indicate that there are no Trade Effluent consents relating to this site/property

If, in the case of any trade premises, any Trade Effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence.

The occupier of any trade premises in the area of Anglian Water Services Limited's responsibility may only discharge any Trade Effluent from those premises into Anglian Water Services Limited's sewers if they do so with Anglian Water Services Limited's express consent.

Question 6.1 Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?

Answer

Records indicate that the property is not subject to such an agreement.

This question relates to private agreements between Anglian Water acting in a private capacity and a landowner. Such contracts may often be part of a conveyance or land transfer, or a deed of grant of easement.

If there is no formal easement, then a sewer or water main may have been constructed following the service of notice under the provisions of the Public Health Act 1936, Water Act 1945, Water Act 1989 or Water Industry Act 1991 as applicable. The company does not hold copies of these notices. However, in the absence of evidence to the contrary there is a legal presumption that all matters were properly dealt with. All rights and obligations relating to sewers and water mains are now covered by the Water Industry Act 1991.

Where rights exist at the boundary of the property, but we are not sure of the exact correlation, we will answer "yes" to this question.

A documentary right can exist even if the physical asset itself has not yet been laid, or has been moved, or removed. Likewise the position of the right and of the asset may differ. You may also find that an asset is protected both with contractual rights and statutory rights. Please consult your solicitor as to why this may happen, and its effects.

We refer to "defined" assets for the following reasons: Often a contract may give Anglian Water an expressed right to install and maintain assets within an area but without stating the exact position or route of such assets. Also, the law may imply rights where none have been mentioned specifically in a related contract, such as a conveyance. Finally, rights may come into being through long use. In any of these cases the rights are undefined, and although Anglian Water may need to rely on them from time to time, as we cannot map the rights accurately, we will answer "no" to this question.

Information obtainable from physical inspection (including Trial Bore Holes) over-rides information contained in the report.

Any error in answering this question is not to be regarded as a waiver of Anglian Water's rights or title, or an agreement or representation that Anglian Water is prepared to vary or discharge any of its rights or title.

As a general rule, easement widths are as follows: Pipe Diameter Up to 149mm, needs a Width or Strip of 4.5m. Pipe Diameter between 150 - 449mm, needs a Width or Strip of 6.0m. Pipe Diameter of 450 - 749mm, needs a Width or Strip of 9.0m and finally a Pipe Diameter of 750 and above, needs a Width of Strip of 12.0m

If you require a copy of an agreement please contact Savills, Trinity Court, Trinity Street, Peterborough, PE1 1DA. A fee may be charged for this service. Please quote the date of the Report plus the Report Reference. You may also make contact either by telephone on 01733 209932 or by email to AWSEstates@savills.com

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Question 6.2

On the copy extract from the public sewer map, please show manhole cover, depth, and invert levels where the information is available.

Answer

See attached where applicable.

The Water Industry Act 1991 defines public sewers as those which the Company has responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.

Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an "as constructed" record. It is recommended these details be checked with the developer.

The Company is not responsible for private drains and sewers that connect the property to the public sewerage system and does not hold details of these.

The map copy extract will show known public sewers in the vicinity of the property.

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Appendix one: Terms and expressions

"the 1991 Act" means the Water Industry Act 1991 **(i)**;

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000 **(ii)**; "the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001 **(iii)** ;

"adoption agreement" means an agreement made or to be made under Section 51A (1) or 104(1) of the 1991 Act **(iv)**; "bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond; "calendar year" means the twelve months ending with 31 December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act; "disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which:

(a) Is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid; "financial year" means the twelve months ending with 31 March;

"lateral drain" means:

(a) That part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act **(v)**;

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act **(vi)**;

"maintenance period" means the period so specified in an adoption agreement as a period of time:

(a) From the date of issue of a certificate by a sewerage undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and

(b) Until the date that private sewer or lateral drain is vested in the sewerage undertaker;

"map of waterworks" means the map made available under section 198(3) of the 1991 Act **(vii)** in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a sewerage undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act **(viii)**, a sewer for the time being vested in a sewerage undertaker in its capacity as such, whether vested in that undertaker:

(a) By virtue of a scheme under Schedule 2 to the Water Act 1989 **(ix)**;

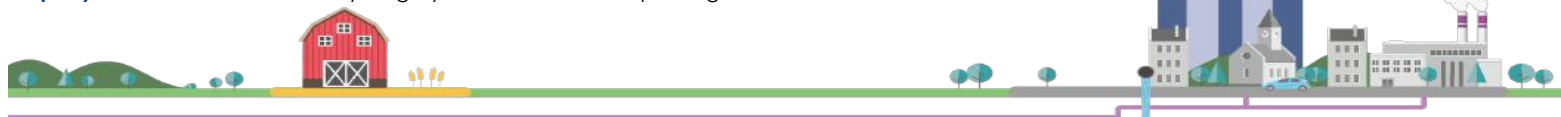
(b) By virtue of a scheme under Schedule 2 to the 1991 Act **(x)**;

(c) Under Section 179 of the 1991 Act **(xi)**; or

(d) Otherwise;

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"public sewer map" means the map made available under Section 199(5) of the 1991 Act **(xii)**;

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of:

(a) Conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) Giving or taking a supply of water in bulk;

"water undertaker" means the Company appointed to be the water undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

In this report, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

(i) 1991 c.56.

(ii) S.I. 2000/3184. These Regulations apply in relation to England.

(iii) S.I. 2001/3911. These Regulations apply in relation to Wales.

(iv) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.

(v) Various amendments have been made to Sections 102 and 104 by section 96 of the Water Act 2003.

(vi) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.

(vii) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.

(viii) Section 106(1A) was inserted by Section 99 of the Water Act 2003.

(ix) 1989 c.15.

(x) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(xi) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.

(xii) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

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Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW

1. Introduction

- 1.1** These Terms set out the terms which will apply in respect of any Orders You place with Us for a Report, as defined in clause 2.1 below.
- 1.2** These Terms may need to be amended from time to time and have a publication date which will be updated when any changes are made. Every time You wish to place an Order, please check these Terms to ensure You understand the terms which apply at that time, as they may have changed since any earlier order You may have placed.
- 1.3** If You do not accept these Terms You must not place any Orders with Us.
- 1.4** If You are trading as a business, it is also Your responsibility to ensure that prior to placing an Order on behalf of a Client, that You make Your Client aware of the Terms, and that they accept them.

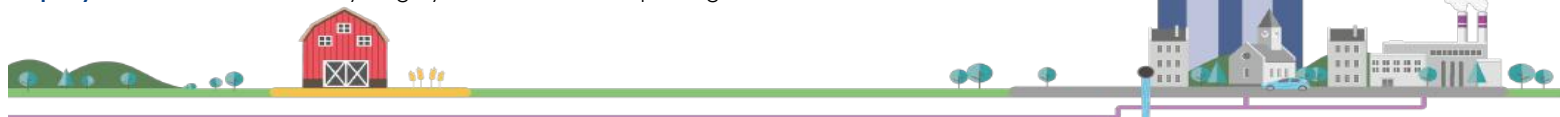
2. Interpretations & Definitions

- 2.1** In addition to any defined terms, the following words shall have the following meanings:
- (a)** "Client" means the person, company or body (including where required, their mortgage lender) for whom You have agreed to supply one or more Reports in the normal course of business.
- (b)** "Map" means any Ordnance Survey map (and any data contained therein) provided as part of the Services.
- (c)** "Order" means any request for a Report made by You to Us.
- (d)** "Report" means the report known as the "CON29DW Commercial" prepared by Us and providing drainage and water information in relation to a Commercial Property.
- (e)** "Commercial Property" means the address(es) or location(s) of a commercial property provided by You when You place an Order.
- (f)** "Services" means the provision of a Report.
- (g)** "Terms" means these terms and conditions for CON29DW Commercial enquiries and General Terms means any general commercial terms in effect between the parties.
- (h)** "We", "Our" and "Us" means Anglian Water Services Limited trading as Geodesys, being a company registered in England and Wales with company number 2366656, and whose registered office address is at Lancaster House, Lancaster Way, Huntingdon PE29 6XU, and whose principle place of trading is at Osprey House, 1 Percy Road, Huntingdon PE29 6XU.
- (i)** "Website" means www.geodesys.com.
- (j)** "You" and "Your" means the person, firm or company requesting the provision of property-related and company search information and reports from Us.

3. Placing Orders and Our Agreement

- 3.1** Your Order constitutes an offer by You to purchase Report(s) from Us.
- 3.2** When You place an Order, You will receive an e-mail from Us acknowledging that We have received Your Order, but this does not mean We have accepted Your Order.
- 3.3** We may choose not to accept Your Order, but on the rare occasion that this may occur, We will aim to notify You within 48 hours. For the avoidance of doubt, no contract will exist between Us until We have expressly accepted Your Order.

Your order reference: G3104799-2
Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW



4. Cancellation rights

As a consumer:

4.1 Where You are an individual consumer (and not acting for purposes wholly or mainly relating to Your trade, business, craft or profession), You have specific legal rights relating to cancellation of any Order You may place. You may cancel Your Order at any time within 14 days after the day on which the contract is entered into ("Cancellation Period").

4.2 To exercise the right to cancel, You must tell Us of Your decision to cancel this contract by a clear statement.

4.3 Where You are ordering a Report as a consumer, due to Your cancellation rights, We will not process Your Order or provide the Report to You before the end of the Cancellation Period unless You provide Your express consent and You acknowledge that You will lose the right to cancel the contract under regulation 29(1) of the Consumer Contracts (Information, Cancellation, and Additional Charges) Regulation 2013.

4.4 In addition to these rights, where We are able to, We will cancel any Order in accordance with Our cancellation policy, which can be found on Our Website.

As a Business:

4.5 The Cancellation Period does not apply to Your Order if You are placing the Order wholly or mainly for purposes relating to Your trade, business, craft or profession.

4.6 If You cancel Your Order other than in accordance with this clause You may be liable for fees as detailed in Our cancellation policy at www.geodesys.com/cancellation-policy.

5. The Report

5.1 We will prepare the Report using the Commercial Property details You provide at the time You place Your Order. The Report You receive will rely on the accuracy, completeness and legibility of the address and/or plans You supply with Your Order.

5.2 The Report is produced only for use in relation to Commercial Properties, development or land which require the provision of drainage and water information and cannot be used for residential properties, development of land or any property to be developed as a single, domestic property. Where You require a report for a residential property, You can order a different report from Us, and different terms shall apply.

5.3 The Report provides information as to the indicative location and connection status of existing services and other information relating to drainage and water enquiries and should not be relied on for any other purpose (including the potential and/or suitability for any connections to be made to existing services).

5.4 As You may expect, the information contained in the Report can change on a regular basis, so We cannot be responsible to You or if You are trading as a business to Your Client for any change in the information contained in the Report after the date on which the Report was produced (as shown in the Report).

5.5 The Report does not give details about the actual state or condition of the Commercial Property, nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Commercial Property for any particular purpose. It should not be relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

5.6 We will send the Report to the address You have provided in Your Order, including email address for online Orders.

5.7 You agree only to use the Report for the purpose for which it is supplied in accordance with these Terms.

5.8 Where We accept Your Order:

(a) We will provide the Services with reasonable skill and care; and

(b) Your Order will be fulfilled within a reasonable period.

5.9 In providing the Report, We will comply with all laws and regulations which apply to the provision of the Report including ensuring that We have all the necessary licences and permissions, including intellectual property rights to provide the Report.

5.10 It is Your responsibility to ensure that Your Order, and the Report meet Your requirements if You are trading as a business the requirements of Your Client.

Your order reference: G3104799-2

Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW

6. Disclaimers with regards to the Reports

6.1 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation of other works made in the vicinity of The Company's apparatus. Please be aware of specific disclaimers included in the Maps.

7. Intellectual Property Rights

7.1 The Report You receive is confidential and is intended for **(a)** Your own internal or personal purposes and/or **(b)** where You are trading as a business, the personal use of Your Client. The Report shall not be used or copied (in whole or in part) for any other use whatsoever, whether for commercial gain or otherwise.

7.2 We grant You a non-exclusive and non-transferable licence:

(a) to make copies of the Reports (except the Map) for Your own internal purposes;

(b) to incorporate the Reports (other than the Map) into any written advice You provide in the normal course of Your business; and

(c) to disclose the Reports, where You are trading as a business, in the normal course of Your business to:

(i) Your Client; and/or

(ii) anyone who is acquiring or considering acquiring an interest in or charge over the property to which the Report relates, and their professional advisers.

7.3 You must not alter any part of the Report including altering, removing or obscuring any logos and/or branding which is contained in a Report.

7.4 All intellectual property rights, including trademarks, domain names and copyright in the Reports are owned by Us and/or Our licensors.

7.5 Any Maps contained in any Report are protected by Crown Copyright. The Maps must not be used for any purpose other than as part of the Report. Neither You nor anyone You provide the Report to may reproduce the Maps without paying for a separate licence from Ordnance Survey.

7.6 No intellectual or other property rights are transferred or licensed to You or where You are trading as a business to Your Client or any other person except to the extent set out in these terms.

7.7 You agree to compensate Us against any losses, costs, claims, damages and/or expenses which We incur and/or suffer as a result of any breach of any intellectual property rights or obligations (set out in any of the Terms) by You, or where You are trading as a business to Your Client or any party to whom You provide a copy of the Report.

8. Additional Intellectual Property Right Provisions

8.1 The enquiries in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London WC2A 1PL and must not be used for any purpose which is not expressly set out in these Terms.

8.2 The answers and information in the Report are protected by copyright by the Anglian Water Services Ltd trading as Geodesys.

9. Liability

9.1 This paragraph sets out the exclusions to and limitations on Our liability to You and if You are trading as a business to Your Client.

9.2 We will not be liable to You (and/or if You are trading as a business to Your Client) in contract, tort, negligence, breach of statutory duty, misrepresentation or otherwise:

(a) if We do not accept Your Order;

(b) for any inaccuracies, mistakes or omissions in the Reports unless any such liability arises as a direct consequence of Our negligence.

9.3 Notwithstanding the above, nothing affects any party's liability for **(a)** death or personal injury arising from its negligence, **(b)** liability for fraud or fraudulent misrepresentation and/or **(c)** any other liability which cannot be excluded or limited under applicable law.

10. Additional Provision relating to Our Liability to You for the Report

10.1 Subject to clause 9.3, Our total liability to You and/or if You are trading as a business to Your Client, whether for breach of contract, tort, negligence, breach of statutory duty, misrepresentation or otherwise, arising under or in connection with these Terms and/or the provision of a Report is limited to £10 million in aggregate.

Your order reference: G3104799-2

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11. Customer Complaints Procedure

11.1 Geodesys offer a robust complaints procedure which can be found on Our Website www.geodesys.com.

11.2 Whilst we make every effort to ensure that all our searches are accurate and dispatched in a timely way, we understand that occasionally things may not go as planned. If you have a query or complaint about your search, you should raise it directly with us, and if appropriate ask for any complaint to be considered under our formal internal complaints procedure. We will always try to resolve a query or complaint immediately. If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS). The Ombudsman can award up to £25,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience.

If it is not possible to resolve your complaint immediately, we will:

- Take all of the details and investigate your complaint under our formal complaints procedure. If we do not contact you within 5 working days of you raising the complaint, you will be entitled to £50 compensation.
- Always aim to resolve a complaint fully and in writing within 5 working days, but no later than 20 working days of receipt.
- Keep you informed by letter, telephone or email as you prefer should we need more time to resolve the matter.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If we consider your complaint to be justified we will:

- Refund your search fee.
- Provide you with a revised search.
- Take action within our control to put things right.

Complaints should be sent to: Customer Services, Geodesys, Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire, PE29 6SZ.

Tel: 0800 085 8050

Email: customer.services@geodesys.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOS).

TPOS Contact Details:

The Property Ombudsman Scheme (TPOS)

The Property Ombudsman scheme, Milford House, 43–55 Milford Street, Salisbury SP1 2BP

Telephone: 01722 333306

Website: www.tpos.co.uk

Email: admin@tpos.co.uk



We will fully co-operate with the Ombudsman during an investigation and comply with their final decision.

11.3 In addition to the TPO redress scheme covering consumers, TPO will also provide redress for small businesses (including Charities and Trusts) that meet the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Your order reference: G3104799-2

Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW

12. General

12.1 These Terms (and any General Terms or other documents referred to herein) are the only terms and conditions that shall apply to any Order and the provision of a Report by Us to You and shall constitute the entire agreement between You and Us and supersede, replace and extinguish any previous arrangement, understanding or agreement between Us relating to such Report.

12.2 Any dispute or claim arising out of or in connection with these terms and/or their subject matter or formation (including non-contractual disputes or claims) shall be governed by the laws of England and Wales. Any dispute (including any non-contractual disputes or claims) shall be subject to the exclusive jurisdiction of the courts of England and Wales.

12.3 If there is any conflict or inconsistency between the provisions of these Terms and any other General Terms, the provisions of these Terms shall prevail.

12.4 In the event of any conflict or inconsistency between any information on the Website describing the features of the Report and these Terms, then these Terms shall prevail.

12.5 Where You are acting wholly or mainly in the normal course of Your trade, business, craft or profession Your Client is entitled to the benefit of these Terms. Save as provided in this clause 12.5, it is not intended that any other person who is not a party to these Terms has any right to enforce any term of these Terms under the Contracts (Rights of Third Parties) Act 1999.

12.6 This search has been produced by Geodesys, a trading name of Anglian Water Services Ltd. Our address is – Osprey House, 1 Percy Road, Huntingdon, Cambridgeshire, PE29 6SZ. To contact us – Tel 0800 085 8050 or email customer.services@geodesys.com.

12.7 Geodesys is a member of the Drainage and Water Searches Network (DWSN), a membership organisation for companies who are responsible for compiling full and complete responses to the Law Society's CON29DW Residential and CON29DW Commercial products.

For more information please visit www.dwsn.org.uk.

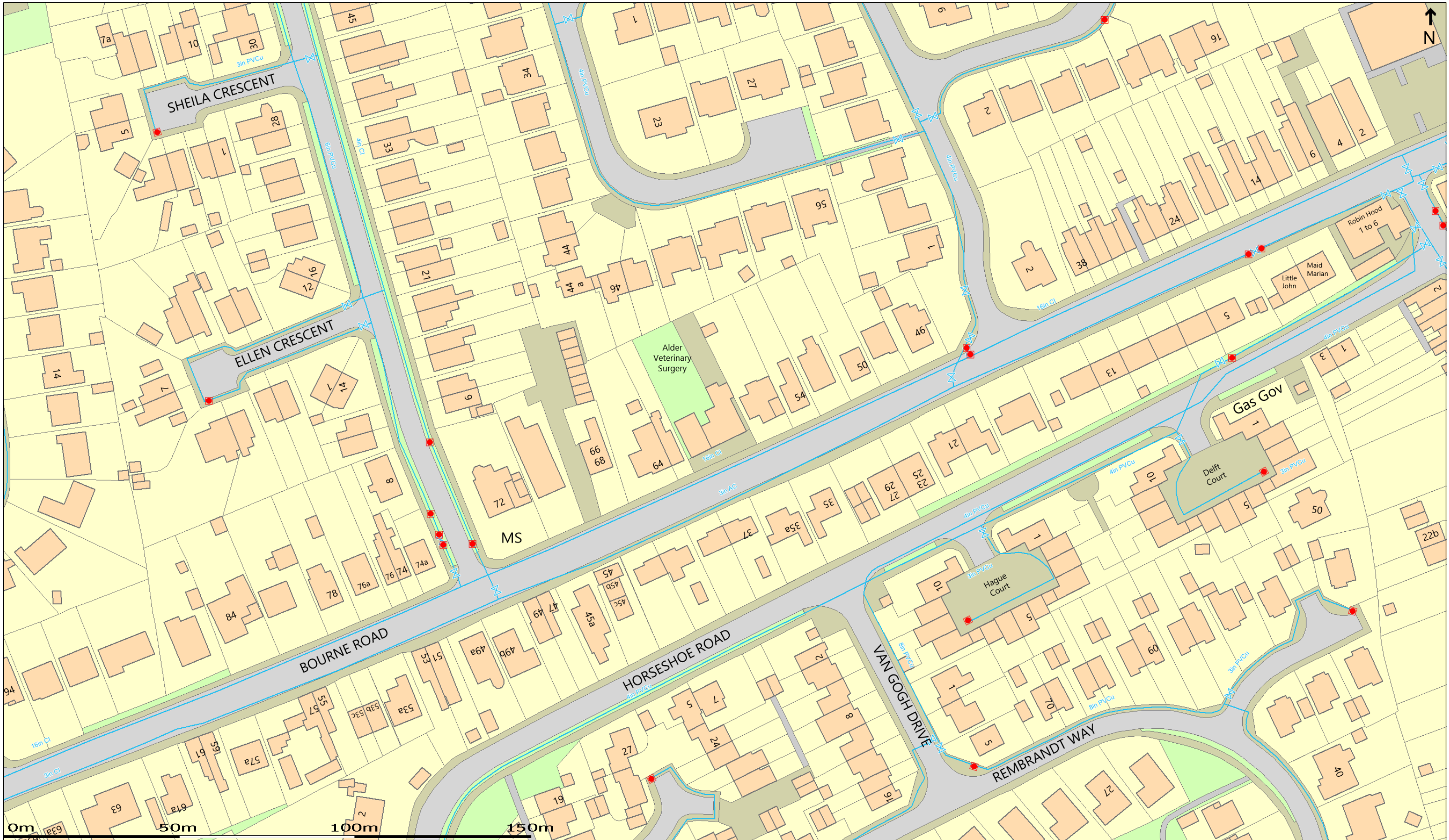
Geodesys adhere to the DWSN Standards which set out to ensure DWSN members maintain high standards of product quality, consumer protection and customer service in the supply of responses to the Law Society's CON29DW Enquiry for the benefit of end-users and their professional advisers.

The DWSN Standards are:

- Promotion of best practice and quality
- Maintain adequate insurance
- Display the appropriate logos to signify high standards
- Respond to complaints in a timely fashion and provide an appropriate escalation procedure
- Comply with all applicable UK legislation, regulations and industry standards
- Act in a professional and honest manner and provide a service with due care and skill

Your order reference: G3104799-2

Property address: Alder Veterinary Surgery, 58 Bourne Road, Spalding, PE11 1JW



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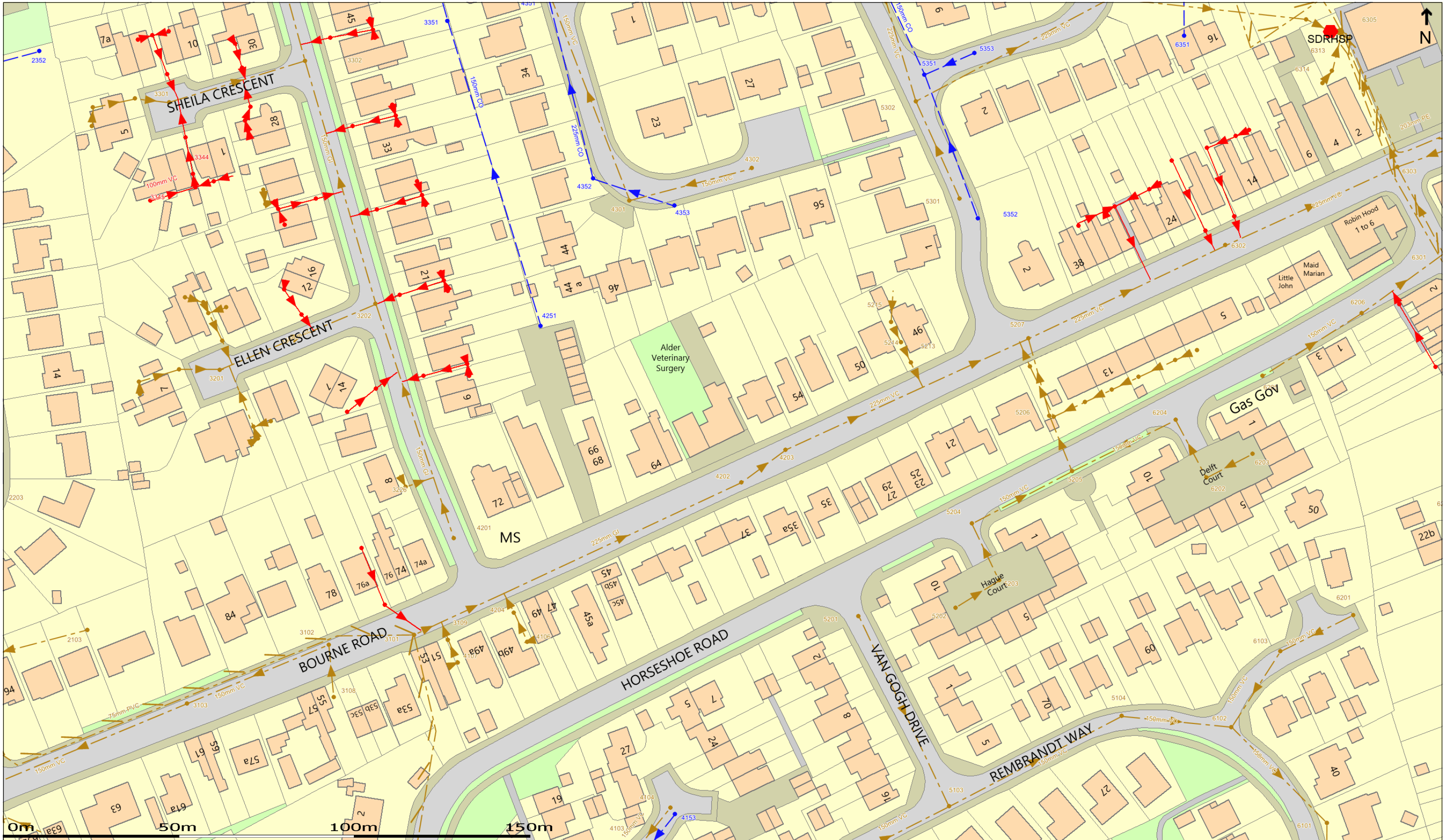
Date: 04/06/26 Scale: 1:1000 Map Centre: 523476,322259 Title: G3104799-2



Water Main (Potable)			Hydrant
Decommissioned Water			Fitting
Water Main (Raw)			



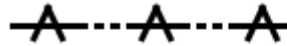
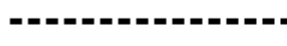
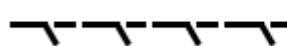
This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2026 Ordnance Survey AC0000813445. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.



(c) Crown copyright and database rights 2026 Ordnance Survey 100022432

Date: 04/06/26 Scale: 1:1000 Map Centre: 523476,322259 Title: G3104799-2



	Foul Sewer		Decommissioned Sewer (colour denotes effluent type)		Manhole (colour denotes effluent type)		Public Sewage Treatment Works
	Surface Sewer		Private Sewer (colour denotes effluent type)		Public Pumping Station		Private Sewage Treatment Works
	Combined Sewer		Rising Main (colour denotes effluent type)		Private Pumping Station		Outfall (colour denotes effluent type)
	Final Effluent				Decommissioned Pumping Station		Inlet (colour denotes effluent type)



This plan is provided by Anglian Water pursuant its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2026 Ordnance Survey AC0000813445. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
3344	C	-	-	-
3345	C	-	-	-
2103	F	2.69	1.6	1.09
3101	F	4.05	2.64	1.41
3102	F	10.991	9.14	1.851
3103	F	11.003	8.8	2.203
3108	F	-	-	-
3109	F	-	-	-
3201	F	2.65	1.8	0.85
3202	F	2.61	1.61	1
3226	F	-	-	-
3301	F	2.72	1.66	1.06
3302	F	2.61	1.46	1.15
4104	F	3.3	2.47	0.83
4106	F	-	-	-
4107	F	-	-	-
4201	F	3.48	2.02	1.46
4202	F	4.09	1.98	2.11
4203	F	-	-	-
4204	F	-	-	-
4301	F	2.469	1.404	1.065
4302	F	2.733	1.593	1.14
5103	F	3.134	0.924	2.21
5104	F	2.98	0.67	2.31
5201	F	3.42	1.25	2.17
5202	F	3.12	2.3	0.82
5203	F	3.32	2.22	1.1
5204	F	3.76	2.13	1.63
5205	F	3.75	1.96	1.79
5206	F	-	1.74	-
5207	F	4.062	1.372	2.69
5213	F	-	-	-
5214	F	-	-	-
5215	F	-	-	-
5301	F	2.95	1.5	1.45
5302	F	2.58	0.46	2.12
6101	F	2.8	0.25	2.55
6102	F	3.07	-	-
6103	F	2.85	1.22	1.63
6201	F	2.95	1.38	1.57
6202	F	3.25	2.22	1.03
6203	F	3.18	2.3	0.88
6204	F	3.79	2.12	1.67
6205	F	3.69	2.95	0.74
6206	F	3.73	2.48	1.25
6302	F	3.958	0.85	3.108
6303	F	3.888	0.508	3.38
6305	F	2.85	-0.02	2.87

[illegible][illegible]



Appendix E - Topographical Survey



NORTH

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523480E

523500E

523520E

523540E

523560E

523580E

523600E

523620E

523640E

523660E

523680E

523700E

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