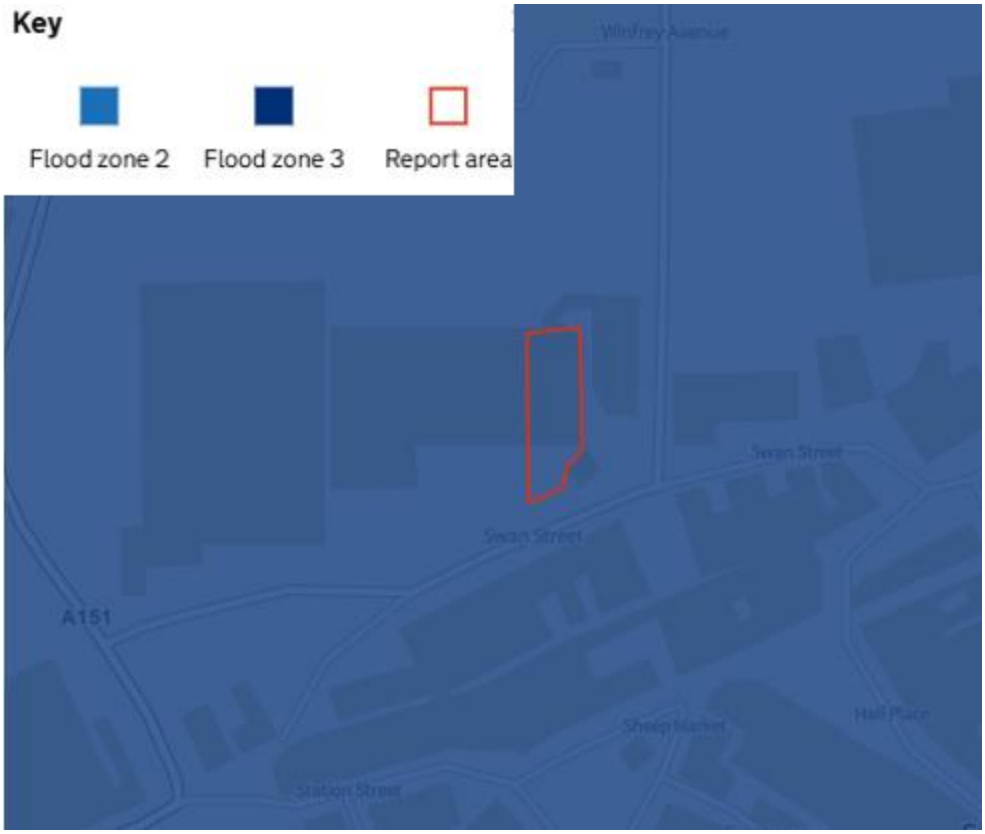
# FLOOD RISK ASSESSMENT – UNIT 4, HOLLAND MARKET, WINFREY AVENUE, SPALDING, PE11 1RQ

1. This Flood Risk Assessment is submitted to the South Holland District Council in support of planning application at Unit 4, Holland Market, Winfrey Avenue, Spalding, PE11 1RQ for external alterations.

2. The application site is identified as being in Flood Zone 3 and the approximate location of the site is indicated in **Figure 1** below:

**Figure 1**: Flood map for planning. Source: https://flood-map-for-planning.service.gov.uk/




3. The principal of development at this site has been firmly established through the following permissions:

- Planning permission was granted in 1996 (ref: H16-0087-96) for the construction of five retail units plus one A3 (Food & Drink) or retail unit, access, parking, landscaping, public toilets.
- A reserved matters application (ref: H16-0852-96) related to the permission ref. H16-0087-96 for detailed plans and sections, including materials, for shop window display units (Part of condition 12) which was approved in 1996.

4. In considering the flood risk of the proposed development, the following points are of relevance:
   i. the application scheme will not create any new floorspace.
   ii. the application scheme does not propose a change of use at the site, which will continue to operate as a retail (Class E) unit.
   iii. the existing building will be retained.
   iv. no extension to the existing building envelope is proposed.
   v. the drainage regime of the site will be unaltered.

5. Based on this, it is considered that the development will have no negative impact on flood risk at the application site or within the surrounding area. As the existing buildings will be retained and the site's drainage regime will remain unchanged, this application will not increase the flood risk in the area.