Jactin House
24 Hood Street
Manchester
M4 6WX

Tel: 0345 257 4121
info@mlpdesign.co.uk
www.mlpdesign.co.uk

Flood Risk Assessment (FRA)

25 Georgian Court, Spalding, Lincolnshire, PE11 2QT.

This flood zone level 3 assessment (FRA) is to be used as part of the proposed planning application, for the use of the House Manager's flat by any person of the retirement age.

Ref No: H16-0699-26 (South Holland District Council)

25th September 2026

---

1. Introduction

This brief Flood Risk Assessment has been prepared to accompany a planning application for the proposed change of use of Flat 25, Georgian Court, Spalding, PE11 2QT.

The property comprises an existing approx. 65 m², two-bedroom ground-floor flat forming part of an established retirement estate. The proposal relates to the use of the existing accommodation and does not involve an increase in the building footprint or the creation of additional residential floorspace.

The site is identified as being within Flood Zone 3 and the Council has therefore requested a Flood Risk Assessment in support of the planning application.

This assessment considers the principal sources of flood risk and identifies measures intended to ensure that the existing property and its occupants can remain safe for the lifetime of the proposed use without increasing flood risk elsewhere.

2. Flood Zone and Local Context

The Environment Agency's Flood Map for Planning identifies the site as being within Flood Zone 3. Flood Zone 3 represents land with a higher probability of flooding from rivers and/or the sea.

The wider PE11 2QT postcode area is recorded as having a medium level of risk from rivers and the sea, although postcode-level datasets should not be relied upon as a substitute for property-specific Environment Agency mapping.

South Holland District Council confirms that the South East Lincolnshire Strategic Flood Risk Assessment (SFRA) is used when assessing flood risk and applying the Council's planning approach to flood risk. The SFRA includes flood hazard and depth mapping for the district.

The site is an existing developed property within an established residential/retirement estate. The proposal does not involve development of previously undeveloped floodplain land.

3. Sources of Flood Risk

3.1 Flooding from rivers and the sea

The principal identified flood risk is from fluvial and/or tidal sources, reflected by the property's location within Flood Zone 3.

The property forms part of an existing building and the application does not propose an extension, land raising, new access infrastructure, or other works that would materially alter flood flows or flood storage.

The development would therefore not be expected to increase flood risk elsewhere.

3.2 Surface water flooding

Lincolnshire County Council, as Lead Local Flood Authority, is responsible for managing local flood risk arising from surface water, groundwater, and ordinary watercourses.

Available postcode-level information indicates a relatively low level of recorded/modelled surface-water risk around PE11 2QT; however, this assessment does not rely on postcode-level information to establish the property's precise surface-water risk.

The proposal does not introduce additional impermeable areas or alter existing drainage arrangements. Consequently, no material increase in surface-water runoff is anticipated.

3.3 Groundwater

There is no evidence available for this assessment to indicate that groundwater flooding represents a significant additional constraint to the proposed change of use. No basement accommodation is proposed.

3.4 Sewer flooding

The property is an existing dwelling connected to established drainage infrastructure. The proposed change of use would not materially increase the loading placed upon the existing drainage system.

3.5 Flooding from artificial sources

No specific artificial-source flood risk has been identified in the information reviewed for this assessment. The existing estate's drainage and flood management infrastructure should continue to be maintained by the relevant responsible parties.

4. Vulnerability of the Proposed Use

The proposed use is residential accommodation within an established retirement estate.

Residential accommodation is generally classified as "more vulnerable" development for flood-risk planning purposes. The vulnerability classification of the existing and proposed uses should be confirmed against the precise description of the proposed use submitted with the planning application.

Where a change of use in Flood Zone 3 results in a vulnerability classification remaining unchanged as "less vulnerable" or "water compatible", the Environment Agency's standing advice can apply. Where the proposed use is "more vulnerable", the requirements relating to the Exception Test and Environment Agency consultation may apply depending upon whether the site is Flood Zone 3a or 3b and the precise circumstances of the proposal.

The proposal is for the continued use of an existing residential unit within an established retirement estate, rather than the introduction of a new building or expansion of the residential development.

5. Sequential Test

The Environment Agency's current standing advice states that a change of use is generally exempt from the Sequential Test, except for specified forms of development such as changes to caravan, camping, chalet, mobile-home, or park-home sites.

On the basis that this application relates solely to the change of use of an existing residential flat and does not create a new dwelling or involve physical expansion of the site, the proposal falls within this change-of-use exemption.

6. Flood Risk Mitigation

The following measures are recommended:

1. No increase in building footprint or development within the existing floodplain is proposed.
2. Existing drainage arrangements should be retained and maintained.
3. The occupants should be registered for relevant Environment Agency flood warnings where available.
4. The retirement estate should maintain an appropriate flood emergency and evacuation procedure, taking particular account of the potentially reduced mobility of some residents.
5. Residents and estate management should have access to appropriate flood-warning and emergency information.
6. Ground-floor occupants should be provided with clear instructions regarding evacuation and the circumstances in which they should leave the property.
7. Where reasonably practicable, flood-resistant/resilient measures should be incorporated during any future refurbishment at ground-floor level.
8. No storage of hazardous substances or materials that could cause pollution during flooding should take place within the flat or immediately adjacent areas.

7. Finished Floor Levels and Flood Depth

The Environment Agency's standing advice normally requires an FRA to establish the estimated design flood level, including climate-change allowances, and to consider the finished floor level of the development.

A measured survey and property-specific Environment Agency flood-depth information have not been provided for this brief assessment. Consequently, a precise flood depth or finished-floor-level freeboard cannot responsibly be stated here.

For a full technical FRA, the following should be confirmed:

- average site level.
- adjacent road/access level.
- existing finished floor level of Flat 25.
- Environment Agency design flood level/depth.
- relevant climate-change allowance.
- residual risk from defence breach/overtopping.

If the Council requires these numerical levels before determining the application, they should be obtained from the Environment Agency's Flood Map for Planning and, where necessary, a site topographical survey. The Environment Agency specifically advises that flood levels and finished floor levels should be considered as part of the FRA.

8. Access and Escape

Because Flat 25 is a ground-floor dwelling within a retirement estate, safe access and evacuation are particularly important.

The existing estate access arrangements should be retained. Estate management should (and does) maintain an emergency procedure identifying:

- the safest available route away from floodwater.
- an appropriate place of refuge/assembly.
- arrangements for residents who may require assistance.
- procedures for receiving and acting upon Environment Agency flood warnings.

Floodwater should not be entered on foot or by vehicle where there is a risk to life.

9. Impact on Flood Risk Elsewhere

The proposal involves the change of use of an existing 65 m² flat only.

There will be:

- no increase in the building footprint.
- no significant increase in impermeable area.
- no obstruction of a watercourse.
- no land raising.
- no alteration to existing floodplain storage.
- no alteration to existing surface-water drainage proposed.

The development is therefore not expected to increase flood risk to neighbouring properties or elsewhere.

10. Conclusion

Flat 25, Georgian Court is located within Flood Zone 3, and the requirement for a Flood Risk Assessment is therefore appropriate.

The proposal concerns the change of use of an existing 65 m² ground-floor flat within an established retirement estate, with no proposed extension, additional floorspace, land raising or alteration to drainage.

The principal flood risk is from river and/or tidal flooding. The proposal does not introduce physical development that would impede flood flows or reduce flood storage, and no material increase in surface-water runoff is anticipated.

Subject to the existing building and estate infrastructure being maintained and an appropriate flood-warning, evacuation and emergency-management procedure being in place, the proposed use can be managed so that the development is not expected to increase flood risk elsewhere.

The assessment should be read alongside the Environment Agency's current Flood Map for Planning and the South East Lincolnshire Strategic Flood Risk Assessment. Where the Council requires property-specific flood depths or levels, these should be confirmed using the Environment Agency's detailed flood-risk information and/or a topographical survey.

Overall flood-risk conclusion: The proposal is considered to represent a change of use of an existing developed property with no material increase in flood risk elsewhere, subject to the mitigation and emergency-management measures identified above.