AUSTIN JOHN LTD

Flood Risk Assessment



Proposed Change of Use from B8 Storage and Distribution to Class E Photography Studio at The Bungalow, Camelgate, Spalding, PE12 6ES

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On Behalf of: South Holland District Council
By Lauren Austin, August 2026

1.0 Introduction

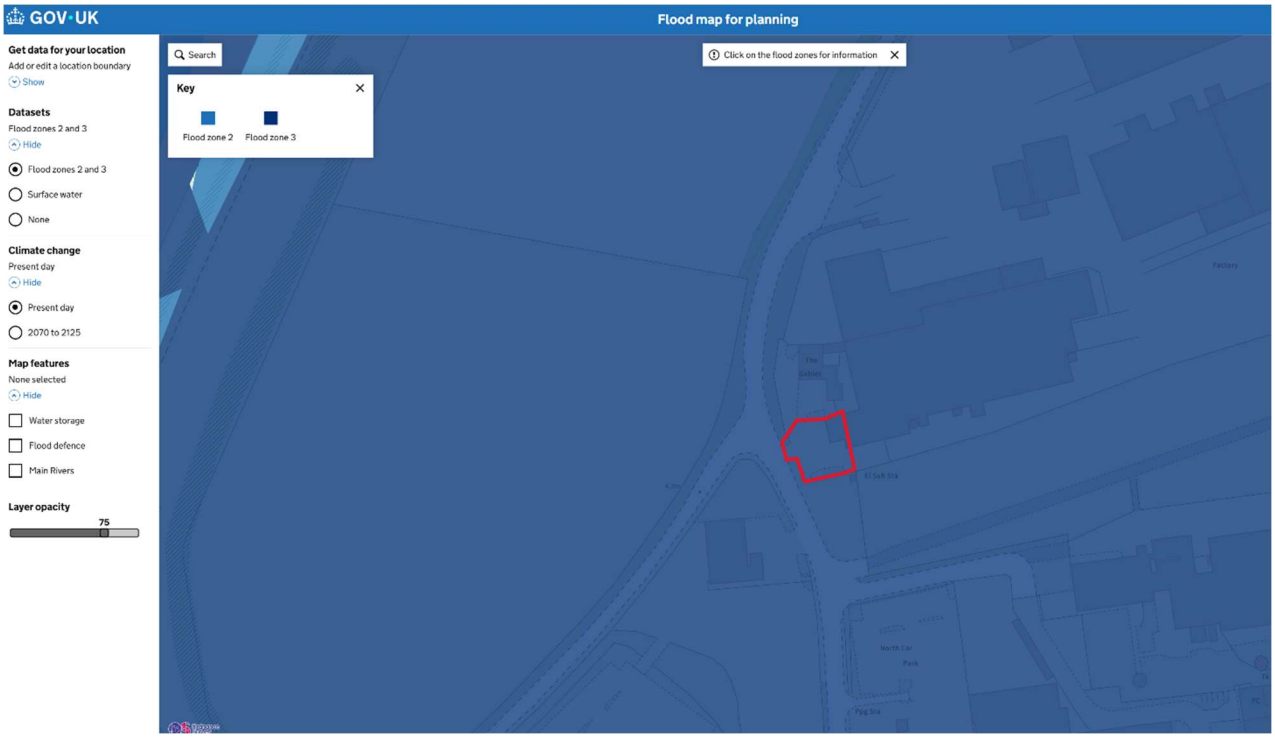
This Flood Risk Assessment has been prepared in support of a full planning application for the change of use of the existing bungalow-style commercial premises at The Bungalow, Camelgate, Spalding, from storage or distribution within Use Class B8 to a photography studio within Use Class E. The application building provides approximately 167 square metres of commercial floorspace and no increase in impermeable area is proposed.

The site is within Flood Zone 3 as shown on the Enivironment Agency's Flood Zone map. The flood zone maps do not take into account existing flood defences. The Planning Application requires a flood risk assessment to be carried out as specified in the Practice Guidance to the National Planning Policy Framework (Policy F4) Development and Flood Risk. The site is within a defended area as specified on the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board District.

This assessment considers the current and future risk from rivers and the sea, residual risk associated with flood defences, surface-water risk, the vulnerability of the proposed use and measures to keep occupants safe and reduce the consequences of flooding.

2.0 Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in this area. It can be seen that all of the site is in flood zone 3. These flood zones show the probability of flooding from rivers and the sea without taking account of the presence or condition of flood defences. The site is in a defended low-lying area, and a residual risk remains if defences are overtopped or breached during an extreme event.



Annex F of the National Planning Policy Framework places commercial uses including shops, professional services, offices, general industry, storage and distribution within the "less vulnerable" classification. Both the existing B8 use, and the proposed Class E photography studio are therefore treated as less vulnerable for flood-risk purposes. The proposal does not increase the flood-risk vulnerability classification of the building.

Policy F5(2)(c)(iii) confirms that applications for changes of use, other than specified changes to caravan, camping or chalet sites, need not apply the flood-risk Sequential Test. The proposal is an ordinary commercial change of use and no flood-risk Sequential Test is therefore required. As the proposal is exempt from the Sequential Test, the Exception Test under Policy F6 is not engaged.

Policy F7 nevertheless requires development to be appropriately flood resistant and resilient, to incorporate safe access and escape routes where required, and not to increase flood risk elsewhere. Those matters are addressed below.

The table below shows the vulnerability classification:

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

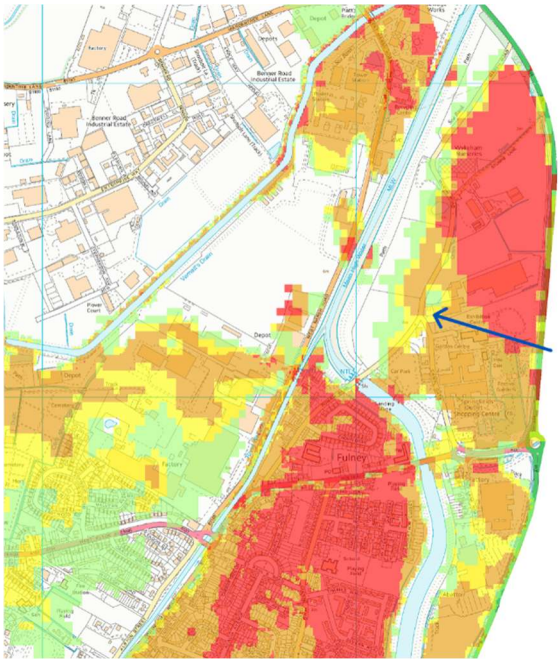
3.0 Sources of Flood Risk and Defences

The principal mapped source of flood risk is the River Welland. The river in this part of Spalding is embanked and forms part of the wider defended drainage and flood-management system. Flood Zone 3 at the site reflects the underlying fluvial and tidal floodplain rather than a certainty that the premises will flood in a design event.

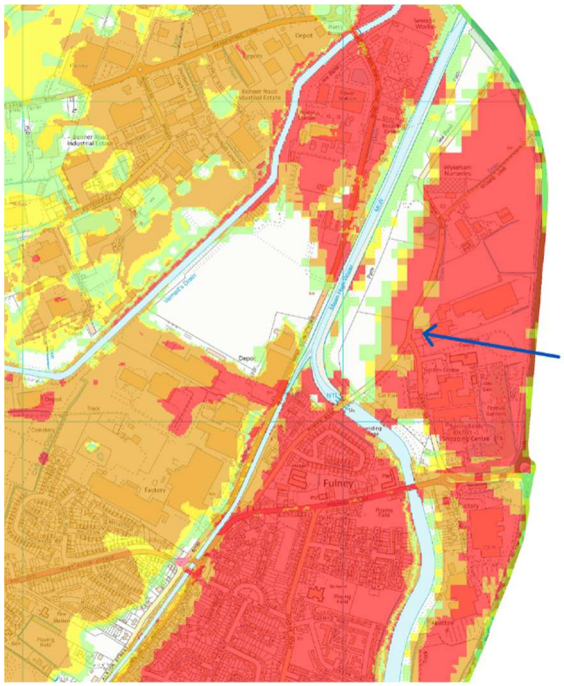
If flooding were to affect the site, the principal mechanism would be residual flooding following overtopping or breach of the River Welland defences during an extreme fluvial and/or tidal event. Floodwater could spread across the low-lying defended area and could also affect surrounding roads and access routes. The precise source, route, timing and depth would depend upon the location and nature of any defence failure.

The South East Lincolnshire Strategic Flood Risk Assessment residual-hazard mapping has been reviewed for the present day and for the 2115 climate-change horizon. These are hazard maps rather than site-specific depth maps. A reliable flood depth at the building cannot be derived from the supplied extracts and no numerical depth is assumed in this assessment.

SFRA residual flood hazard – Present day 1% fluvial/0.5% tidal

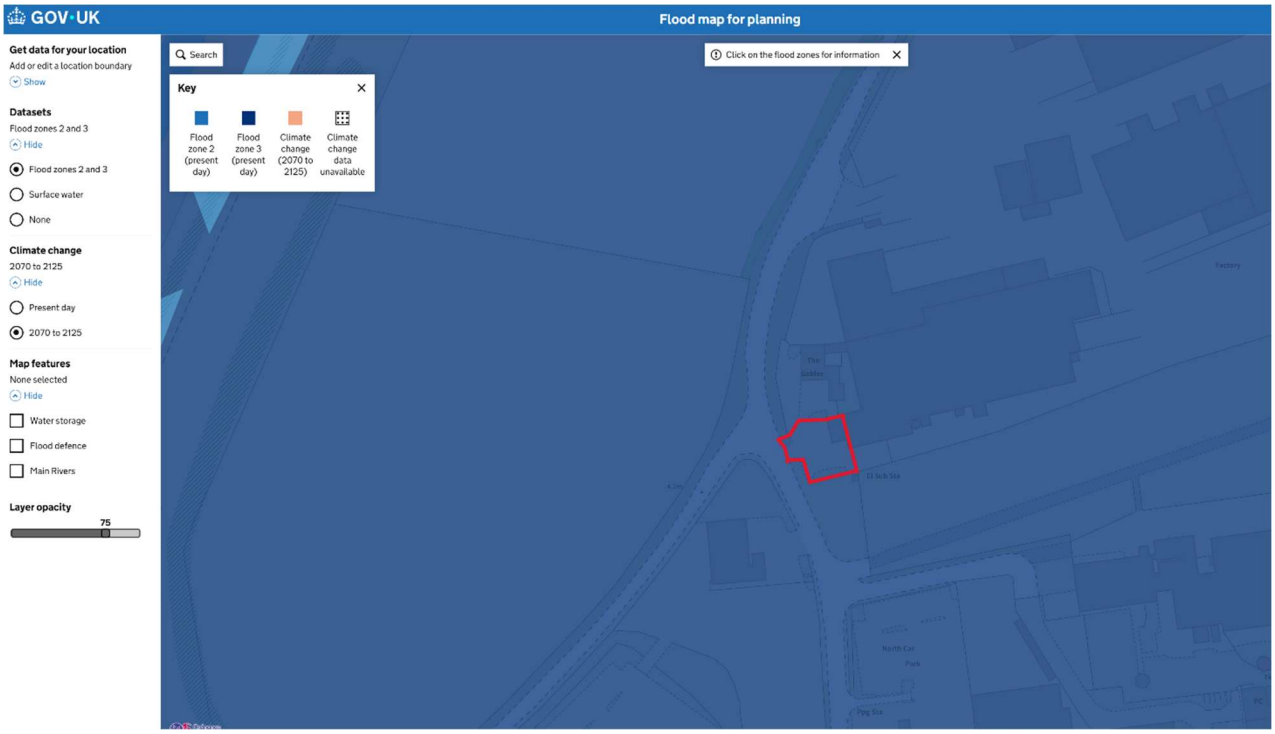


SFRA residual flood hazard – year 2115 1% fluvial/0.5% tidal



4.0 Climate Change and Extreme Events

Climate change may increase river flows and tidal levels over the lifetime of the use. The Environment Agency climate-change Flood Map for Planning continues to show the site within Flood Zone 3 for the period 2070 to 2125. The future SFRA mapping also indicates that a residual hazard remains in the defended area.

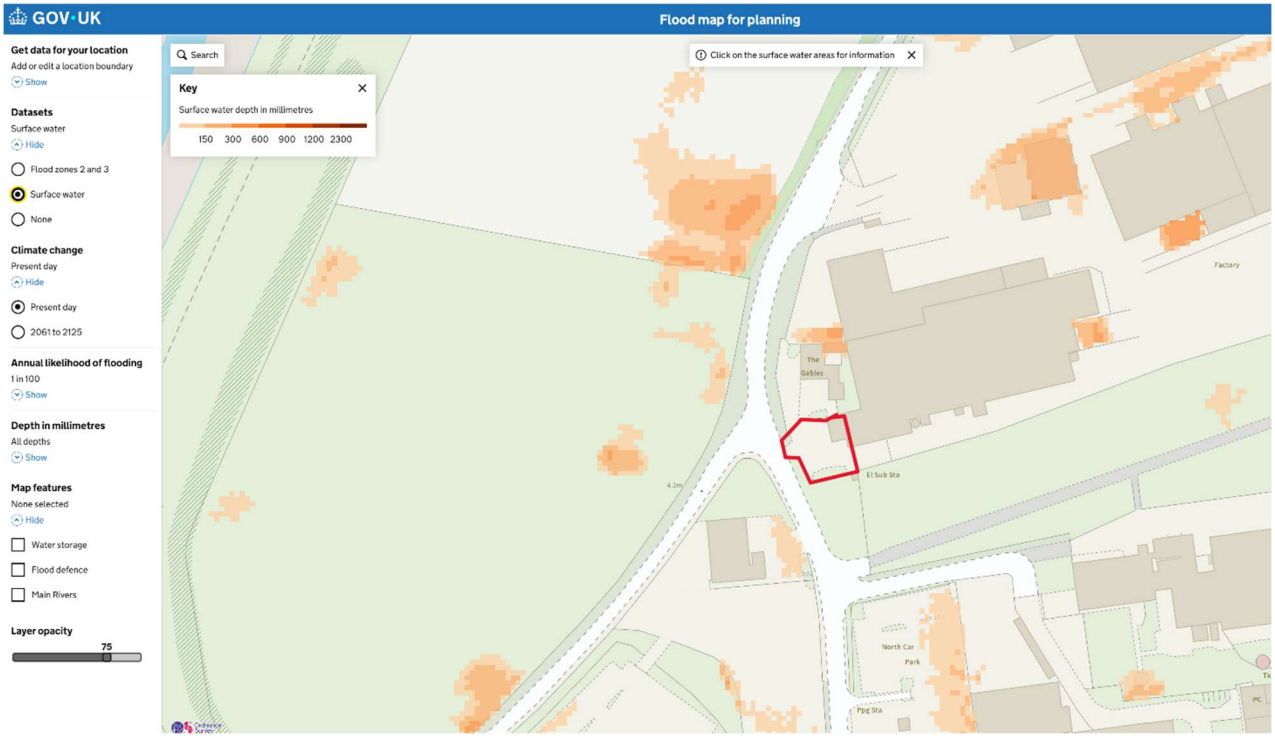


5.0 Surface Water and Drainage

The supplied surface-water mapping indicates that most of the application building is outside the mapped 1% annual probability surface-water extent. Small, isolated areas of shallow mapped flooding occur around parts of the wider site and adjoining hardstanding. The extract does not justify assigning a site-specific internal flood depth to the premises.

The proposal is a change of use of an existing building. There would be no additional roof area, hardstanding or impermeable surface and no alteration to the existing surface-water drainage system. The proposal would therefore not increase the rate or volume of surface-water runoff or materially increase flood risk elsewhere.

The site appears to fall within the administrative area of the South Holland Internal Drainage Board, which manages arterial watercourses and pumping infrastructure within its district. The Board is distinct from South Holland District Council. No works to an ordinary watercourse or new discharge are proposed; if the proposals change, the need for any Board consent should be checked before work starts.



6.0 Flood Warning, Evacuation and Resilience

Because the premises are single-storey and may be visited by families with babies, young children, prams or pets, the primary safety measure should be early closure and evacuation rather than remaining within the building during a flood event.

- The operator should register for the Environment Agency flood-warning service where warnings are available for the site and monitor weather and flood information.
- A simple written Flood Warning and Evacuation Plan should be kept at the premises, identifying who makes the decision to close, how customers are contacted and the safest available route to higher ground.
- Appointments should be cancelled and the premises closed before flooding affects

Camelgate or the surrounding access network. Staff and customers should not walk or drive through floodwater.
- Emergency contact details, insurance information and an up-to-date inventory of equipment should be retained electronically and backed up off site.
- Cameras, computers, lighting, records, stock and other water-sensitive equipment should be stored above floor level where practicable, particularly when the premises are closed.
- Any replacement electrical equipment, sockets and data installations should be positioned at a higher level where practicable and safe to do so, having regard to professional electrical advice.
- If internal finishes are renewed, lower-level materials should be water resistant or readily removable and replaceable where practicable. Drainage gullies should be kept clear and non-return valves considered where technically appropriate.

These measures are proportionate to a low-intensity, appointment-only commercial use and can be implemented without prejudging an unsupported flood depth. They would reduce risk to life, shorten recovery time and limit damage if residual flooding occurred.

7.0 Conclusion

The site lies within Flood Zone 3 and is protected by the wider River Welland flood-defence system. A residual risk remains from overtopping or breach during an extreme fluvial and/or tidal event, and surface-water flooding may affect isolated parts of the wider site and access network.

The application is for the change of use of an existing commercial building from B8 storage or distribution to a Class E photography studio. Both uses are less vulnerable in flood-risk terms. No sleeping accommodation, extension, additional impermeable area or alteration to the drainage system is proposed. The development would not increase flood risk elsewhere.

The flood-risk Sequential Test is not required for this ordinary change of use under Policy F5(2)(c)(iii) of the August 2026 NPPF. Subject to the warning, closure, evacuation and resilience measures set out in Section 7, the proposed use can be operated safely, and the consequences of residual flooding can be reduced over the lifetime of the development.

It is therefore concluded that the proposed change of use is acceptable in flood-risk terms and accords with Policies F4, F5 and F7 of the National Planning Policy Framework and Policy 4 of the South East Lincolnshire Local Plan 2011–2036.