

DOCUMENT REF: DOC-02

Site-Specific Flood Risk Assessment

Regarding: Full Planning Permission for the installation of a freestanding outdoor servery unit.

At: The Sessions House, Sheep Market, Spalding, Lincolnshire, PE11 1BB

Date: 24 September 2025

1.0 Introduction and Site Details

1.1 This Flood Risk Assessment (FRA) has been prepared to support a full planning application for the installation of a freestanding outdoor servery unit within the rear courtyard of The Sessions House, Spalding.

1.2 The site is an existing commercial events venue located in Spalding Town Centre. The proposal is sited on an area of existing hardstanding within the courtyard.

2.0 The Development Proposal

2.1 The proposal is for a freestanding, non-permanent, and fully reversible servery unit with approximate dimensions of 6.22m x 2.20m. The unit will be used as an ancillary bar and coffee servery, containing no residential or sleeping accommodation.

2.2 In accordance with the national Planning Practice Guidance, this type of commercial development is classified as "Less Vulnerable" in terms of flood risk.

3.0 Flood Risk Assessment

3.1 **Environment Agency (EA) Data:** The site is located within Flood Zone 3 on the EA's Flood Map for Planning. As such, this FRA is required to support the application.

3.2 **South East Lincolnshire Strategic Flood Risk Assessment (SFRA):** The pre-application advice received from South Holland District Council (ref: PE-00186-25) provides a detailed, site-specific assessment based on the council's own SFRA (2017). The findings from the council's assessment are as follows:

- The **Residual Flood Hazard Map** for the 1% fluvial and 0.5% tidal event shows the site is **outside** of the low hazard area for both the present day and for 2115.
- The **Residual Peak Depth Map** for the 1% fluvial and 0.5% tidal event shows the site is **outside** the area at risk for both the present day and for 2115.

3.3 **Conclusion on Risk:** While the site is broadly located within Flood Zone 3, the Local Planning Authority's own detailed strategic assessment confirms that the actual, site-specific risk of flooding is negligible, with the site being outside the mapped hazard and depth areas.

4.0 Mitigation and Management

4.1 The proposal is for a small-scale, freestanding unit resting on the ground with no new sealed foundations required. It will not displace floodwater or increase flood risk to neighbouring properties.

4.2 The proposed use is non-residential, and in the event of a flood warning, the unit can be secured. The durable nature of the steel structure makes it resilient to potential flood damage.

5.0 Conclusion

5.1 The proposed development is classified as "Less Vulnerable" and has been directed to a site where, according to the council's own detailed SFRA, the actual risk of flooding is negligible.

5.2 The proposal will not increase flood risk elsewhere and is considered safe for its lifetime.

5.3 The development is therefore considered to be acceptable in terms of flood risk and compliant with the requirements of Policy 4 of the South East Lincolnshire Local Plan and Section 14 of the National Planning Policy Framework.