

APPLICATION TO INCREASE THE NUMBER OF OCCUPANTS
AT 24, RED LION STREET, SPALDING, PE11 1SX.
FLOOD RISK ASSESSMENT



View of house

S M Hemmings B Sc C Eng MICE MIWEM,
13 Lea Gardens,
Peterborough,
PE3 6BY
stuart.hemmings@btinternet.com

This flood risk assessment has been prepared solely to support the application at 24 Red Lion Street, Spalding. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any other purposes other than for which it was originally commissioned.

Introduction

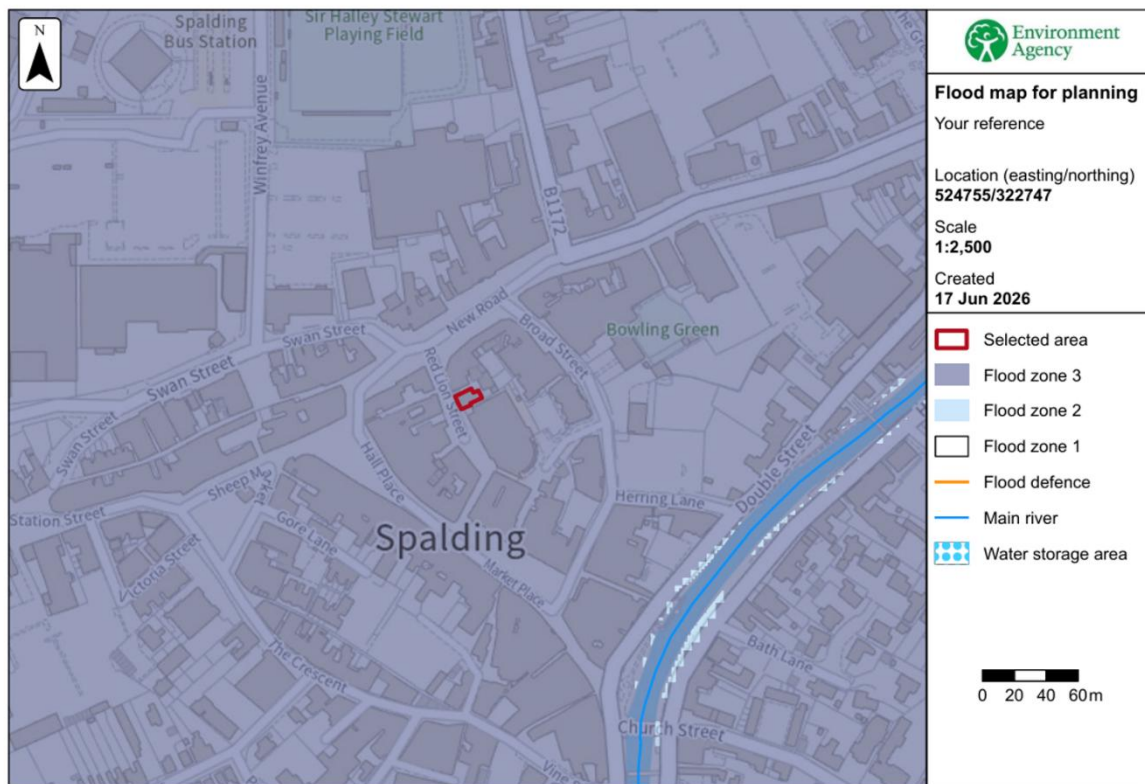
An application will be submitted to South Holland District Council to vary the conditions of the existing HMO at 24 Red Lion Street, Spalding, to permit additional occupants in this property.

The site lies within Flood Zone 3, as shown on the Environment Agency Flood Zone Map, which does not account for existing flood defences.

The site is also identified as being within the defended area on South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and lies within the Welland and Deepings Internal Drainage Board district.

Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in the area.



It can be seen that all of this area in Spalding is within flood zone 3.

Application Site

As the site is within a defended area the proposed development can be considered to be within Flood Zone 3(a) as detailed on the Environment Agency's flood zone maps without defences, as defined in Table 1 of the Technical Guidance.

Applying the flood risk vulnerability classification in Table 2 of the Guidance, a development consisting of a dwelling house is classified as "more vulnerable".

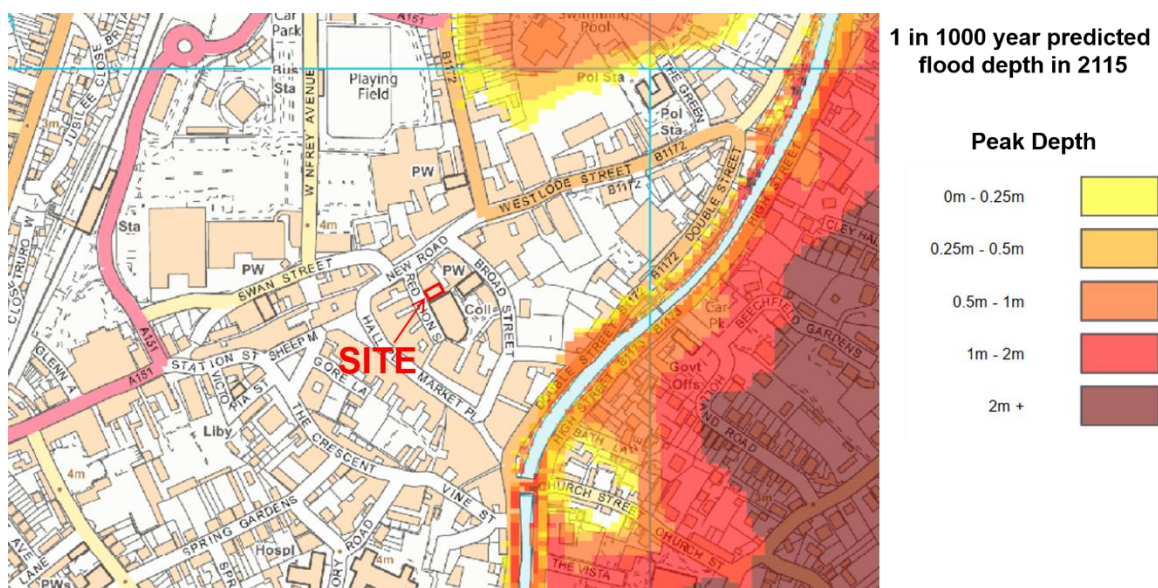
Table 3 of the Guidance is shown on the next page:

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 †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

The above table states that to be satisfactory the sequential and exception test should be applied to the development. However the guidelines state that these tests do not need to be applied for an application to amend the conditions of an existing HMO.

South East Lincolnshire Planning Website

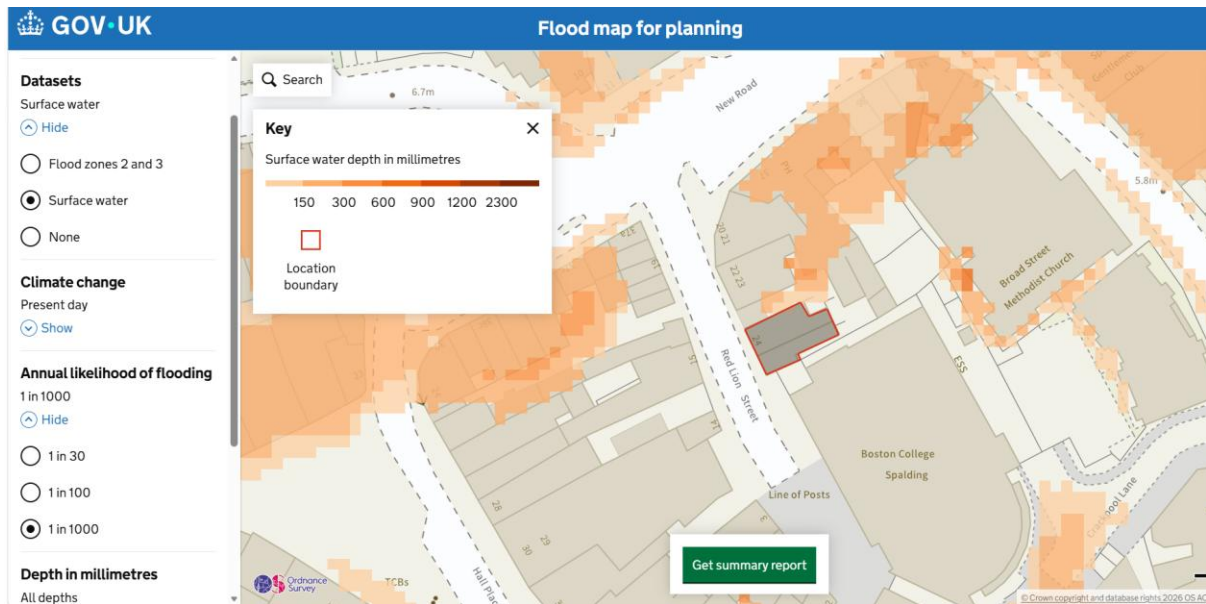
The relevant part of the map in the South East Lincolnshire SFRA for this area is shown below. This shows the predicted residual peak depth of flooding for the 1 in 1000 year tidal or fluvial event in 2115 and this indicates that no flooding is predicted in the 1 in 1000 year scenario in 2115.



The above map only shows flooding from rivers and the sea. The main risk of flooding is if a breach occurred in the west bank of the tidal section of the River Welland 1.8km east of the site. However this is unlikely even in an extreme event.

Surface Water Flooding

The map on the next page is taken from the Environment Agency website and shows the extent of surface water flooding in a 1 in 1000 year event in the area.



It can be seen that there is no predicted surface water flooding on the site in this event. Surface water from the roads and buildings will be discharged into sewers maintained by Anglian Water in this area.

Conclusions and Recommendations

The level of New Road north of Red Lion Street is 5.50m OD and the ground floor level of the property is approximately 5.80m OD. The maximum predicted level in the River Welland 200 metres south east of the site is 4.68m OD.

No flooding is predicted in this area of Spalding from rivers or the sea in a 1 in 1000 year event in 2115.

The existing ground floor level is approximately 100mm above the pavement level in front of the house.

It is recommended that the owner of the property should register with the Environment Agency's Floodline Warnings Direct Service.

19th June 2026

Stuart Hemmings B Sc C Eng MICE MIWEM

Tel: 01733 566966 or Mobile: 07804 189365

stuart.hemmings@btinternet.com