

Client: Spalding Football Club

**Sir Halley Stewart
Playing Field,
King's Road, Spalding,
Lincolnshire, PE11 1DA**

DETAILS OF DOCUMENT CONTROL

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Contents

- 1 Executive Summary
 - 2 Introduction
 - 2.1 The Brief
 - 2.2 Context and Purpose of this Flood Risk Assessment
 - 2.3 Location / Site Description
 - 2.4 Existing Site Description and Topography
 - 3 Flood Risk
 - 3.1 Flood Zone
 - 3.2 Flood Risk Vulnerability Classification
 - 3.3 Sequential Test
 - 3.4 Exception Test
 - 4 Flood Risks
 - 4.1 Flood Risk, Return Periods and Climate Change
 - 4.2 Fluvial and Tidal Flooding
 - 4.3 Surface Water Flooding
 - 4.4 Groundwater
 - 4.5 Existing Sewers and Water Mains
 - 4.6 Reservoirs, Canals and Other Artificial Sources
 - 5 Drainage and Flood Resilience Measures
 - 5.1 Foul Water Drainage
 - 5.2 Surface Water Drainage
 - 5.3 Floodplain Storage and Ground Levels
 - 5.4 Flood Resistance and Resilience
 - 5.5 Access, Egress and Flood Emergency Planning
 - 6 Conclusion and Recommendations
- Appendix A — Useful Sources of Information
- Appendix B — NPPF Flood Zone Definitions
- Appendix C — NPPF Flood Risk Vulnerability Classification
- Appendix D — Proposed Site Plan (Drawing 1090 SK0003 Rev F)

1 Executive Summary

This Flood Risk Assessment (FRA) has been prepared by Parsons Consulting Engineers Ltd on behalf of Spalding Football Club in support of a planning application for additional spectator stands (including two DDA stands), new toilet facilities on the west side of the ground, and a new bar with an associated concrete area on the southern side. The site is Sir Halley Stewart Playing Field, King's Road, Spalding, Lincolnshire, PE11 1DA. The Local Planning Authority is South Holland District Council and the Lead Local Flood Authority (LLFA) is Lincolnshire County Council.

The application site is an established playing field and football ground in central Spalding. It already contains a 3G artificial grass football pitch, a sports pavilion, floodlight towers, covered stands at the northern and southern ends of the pitch, an East Stand, a standing terrace and two dugout shelters. The stand, terrace and dugouts were approved under H16-1091-24 in May 2025, and the 3G pitch and the northern and southern stands are the subject of a separate retrospective application with its own FRA (ref. 26256-FRA-001). This assessment considers only the additional development now proposed.

The site lies within **Flood Zone 3a** (High Probability), as confirmed by the LLFA in its response to application H16-1091-24. Flood Zones take no account of flood defences. Spalding is a low-lying fenland town protected by raised embankments and natural high ground along the River Welland, the Coronation Channel relief channel and the upstream Crowland and Cowbit Washlands, together with the pumped drainage network of the Internal Drainage Boards. The risk to the site is therefore principally a low-probability, high-consequence residual risk from a breach or overtopping of defences or tide-locking of the drainage system, rather than a frequent risk of flooding.

Outdoor sport and recreation, together with essential ancillary facilities, is classified as **Water Compatible** development under the NPPF Flood Risk Vulnerability Classification. The proposed stands and toilets are non-residential, contain no sleeping accommodation and are appropriate in Flood Zone 3a, so the Exception Test is not required for them. The bar is ancillary to the football use, but as Annex F lists 'drinking establishments' as **More Vulnerable**, it has been assessed precautionarily as such, for which the Exception Test is required in Flood Zone 3a. The Sequential and Exception Tests are addressed in Sections 3.3 and 3.4.

In responding to the earlier stand application, the LLFA recorded a very low risk of surface water flooding at the site. The proposals add new impermeable area (stand bases, toilet and bar roofs and concrete areas) and the toilets will generate foul water. Surface water will therefore be managed by a drainage system providing attenuation for the 1 in 100 year plus 40% climate change event, with discharge restricted to the greenfield rate to the Anglian Water surface water sewer, consistent with the arrangement accepted by the LLFA for the earlier stand. Infiltration is not viable after a failed Infiltration Test was recorded. The works do not raise ground levels or displace material floodplain storage.

The development is considered acceptable in flood risk terms, subject to the preparation of a flood warning and evacuation plan and the flood-resilient design measures set out in Section 5. The application satisfies the requirements of the NPPF (August 2026), the Planning Practice Guidance on Flood Risk and Coastal Change, and Policies 2 and 4 of the South East Lincolnshire Local Plan (2019).

Disclaimer: This study is a risk-based assessment of the proposal based on the information available at the time of writing, including the Environment Agency's published flood mapping, the responses of the Lead Local Flood Authority to earlier applications on the site, and the proposed site plan provided. It is intended for the sole purpose of supporting the Planning Application for the proposed development. The Environment Agency's flood risk mapping should be re-checked against the live online service immediately prior to submission of the planning application, as it is subject to periodic revision. If further information is found that contradicts the basis of this report, or if alterations are made to the development or the water management in place, then the conclusions of this report would be invalidated.

2 Introduction

2.1 The Brief

This Flood Risk Assessment has been commissioned to accompany a planning application for additional spectator facilities at Sir Halley Stewart Playing Field, Spalding. The proposals are shown on Field & Fox drawing 1090 SK0003 Rev F, 'Proposed Site Plan' (1:250 at A1, Rev F dated 28.09.26), which is reproduced as Figure 1, with the full sheet provided in Appendix D. In summary, the proposals comprise:

- new seating stands along the east side of the pitch, each shown with a capacity of 50, together with two DDA stands each shown with a capacity of 8, and the forward relocation of the existing East Stand towards the pitch;
- new toilet facilities on the west side of the ground;
- a new bar with an associated concrete area on the southern side of the ground; and
- ancillary works shown on the drawing, including new concrete areas and stand bases, a TV camera gantry, new fencing and turnstiles, 6m vehicle gates and segregation fencing.

The proposals are confined to the perimeter of the ground. The 3G pitch is unchanged and is shown as existing on the drawing, as are the pavilion, the northern and southern stands, the floodlight towers and the grassed areas. The stands are understood to be open-sided seating structures, and the toilets and bar are small structures whose detailed construction will be developed at the detailed design stage.

The aim of this assessment is to demonstrate that the flood risk implications of the development have been properly considered, that the development is acceptable in flood risk terms, and that residual flood risk is appropriately managed for the lifetime of the development.

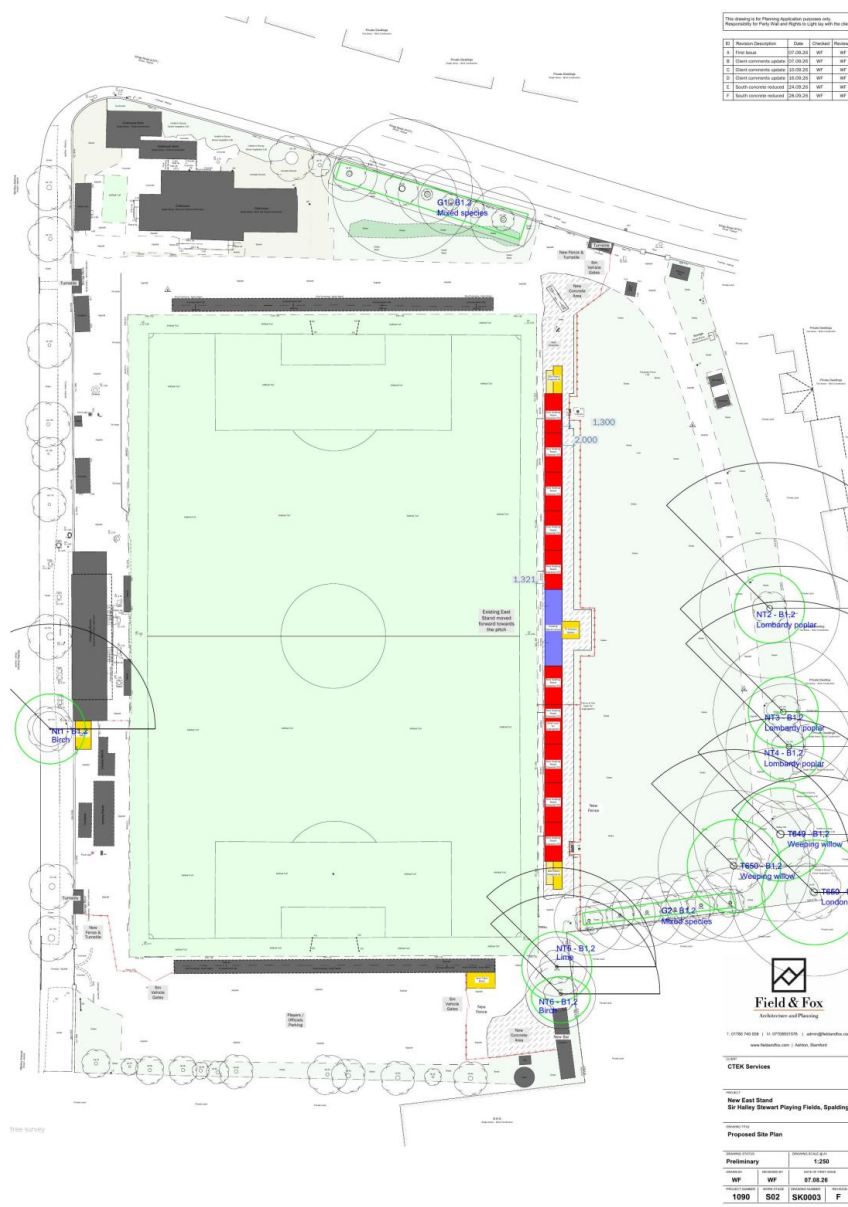


FIGURE 1: Field & Fox drawing 1090 SK0003 Rev F — Proposed Site Plan (1:250 at A1)

2.2 Context and Purpose of this Flood Risk Assessment

The National Planning Policy Framework (NPPF), as revised in August 2026, sets out the Government's planning policies for England. Flood risk is addressed in Chapter 18 (Managing flood risk and coastal change), in particular Policies F4 (Assessing flood risk for decision-making), F5 (The sequential test), F6 (Development in areas at risk of flooding from rivers or the sea), F7 (Ensuring development is safe from flooding) and F8 (Sustainable drainage systems and watercourses). The flood zone definitions, vulnerability classification and flood zone compatibility table are set out in Annex F, and Annex C lists a site-specific flood risk assessment and a sustainable drainage statement among the information requirements for applications. The NPPF is supplemented by the Planning Practice Guidance (PPG) on Flood Risk and Coastal Change.

A site-specific Flood Risk Assessment is required for all development proposals in Flood Zones 2 and 3 (Policy F4). Locally, the South East Lincolnshire Local Plan 2011–2036 (adopted March 2019) requires sustainable drainage and flood risk to be addressed under Policy 2 (Development Management) and sets an area-wide approach to flood risk under Policy 4. Under Policy 4, mitigation identified by the FRA must

be funded by the developer and in place so that development remains safe throughout its lifetime, and development will not be permitted where it would be at unacceptable risk of flooding or would unacceptably increase risk to others.

The application is for new development, and this FRA has therefore been prepared against current policy, including the August 2026 NPPF, which applies to decisions from 17 August 2026. This FRA is based on the following information:

- Environment Agency Flood Map for Planning, and Long Term Flood Risk mapping for rivers and the sea and for surface water;
- South East Lincolnshire Strategic Flood Risk Assessment (SFRA), March 2017, including its fluvial and tidal hazard and depth mapping;
- Lincolnshire County Council (Highway and Lead Local Flood Authority) response to planning application H16-1091-24, dated 17 March 2025;
- Proposed Site Plan, Field & Fox drawing 1090 SK0003 Rev F (28.09.26);
- Flood Risk Assessment ref. 26256-FRA-001 rev P01, prepared in support of the retrospective planning application for the 3G pitch and the northern and southern stands;
- South East Lincolnshire Local Plan 2011–2036 (adopted March 2019); and
- British Geological Survey mapping information.

This FRA provides an evidenced assessment of the risk of flooding to the site from rivers, the sea, surface water, groundwater, sewers and artificial sources, and sets out the drainage and flood resilience measures proposed to manage that risk for the lifetime of the development. In accordance with the PPG, a lifetime of 75 years has been assumed for this non-residential development.

2.3 Location / Site Description

The application site is located in central Spalding, a market town on the River Welland in the South Holland district of Lincolnshire. The playing field lies between King's Road to the north and Winfrey Avenue close to Spalding bus station, and Spalding railway station a short walk away. The postal address is Sir Halley Stewart Playing Field, King's Road, Spalding, PE11 1DA, at an approximate National Grid Reference centre of TF 24679 22989.

The site is bounded to the north by King's Road, beyond which lies residential development; to the east by residential properties fronting the B1172 and a strip of grassed land; to the south by commercial and retail premises and a car park; and to the west by a tree-lined boundary and the adjoining road. The proposed works are located within the existing football ground and the grassed land immediately to its east.

2.4 Existing Site Description and Topography

The site currently comprises a football ground with a 3G artificial grass pitch enclosed by perimeter fencing, a sports pavilion and changing rooms on the western side, floodlight towers, dugouts, stands at the northern and southern ends and on the eastern side of the pitch, and a hard-surfaced area to the south. The remainder of the site comprises grassed areas and perimeter trees. The 3G pitch and the northern and southern stands are the subject of a separate retrospective planning application.

Land in Spalding is flat and low-lying. Spot levels on the topographical survey shown on the proposed site plan indicate ground levels of approximately 3.4m to 3.8m (to the survey datum), with only very gentle variation across the areas of the proposed works.

There are no watercourses within the site shown on the site plan. The nearest Main River is the River Welland, which flows through Spalding and is embanked through the town. Lower-order drainage in the

area is managed by the Welland and Deepings Internal Drainage Board, and surface water from the site is understood to discharge to an Anglian Water surface water sewer in Winfrey Avenue (see Section 5.2).

Historical Borehole Records indicate the existing ground is made up of Sand overlying a stiff Clay, with a moderately high water table. A Ground Investigation was undertaken and the actual ground conditions are as per the below screenshot:

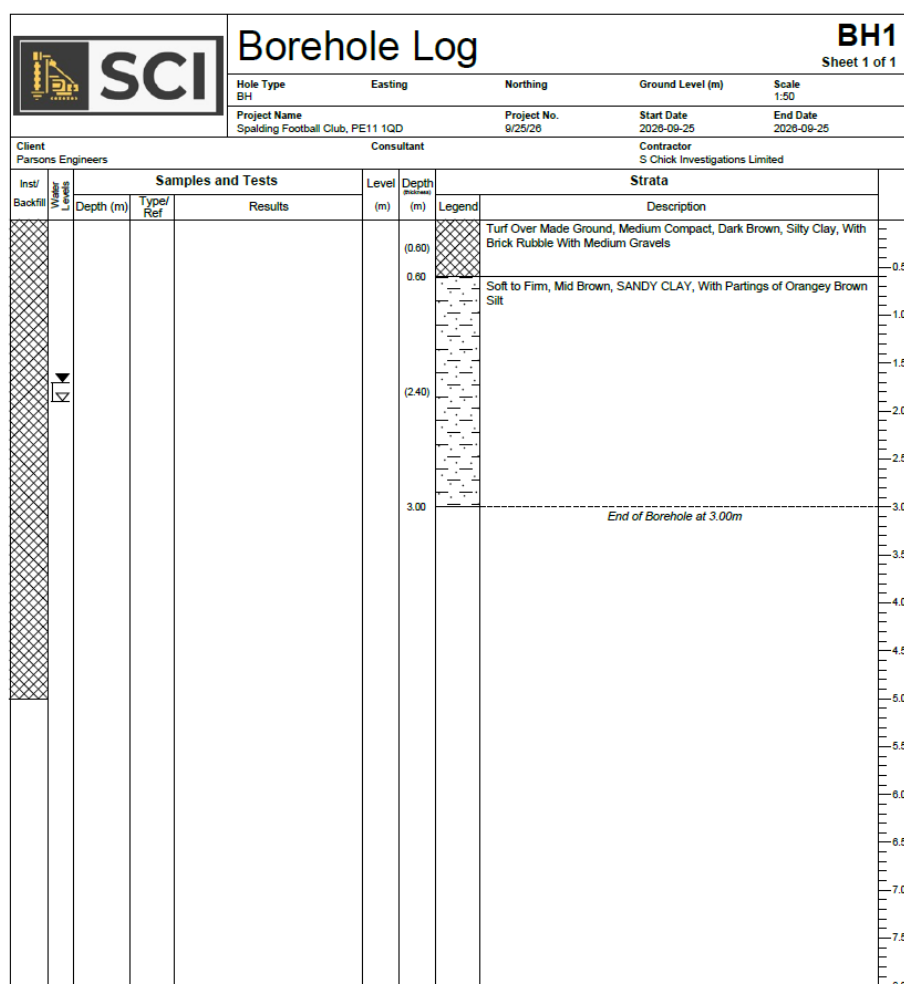


FIGURE 2: Ground Investigation Report

3 Flood Risk

3.1 Flood Zone

The LLFA, in its response to planning application H16-1091-24 for the earlier stand, confirmed that the site lies within Flood Zone 3a. This is consistent with the Environment Agency's Flood Map for Planning, which shows the surrounding town centre, including the adjoining King's Road retail park, to be within Flood Zone 3. Flood Zone 3a is defined as land having a 1 in 100 or greater annual probability (1% AEP or greater) of flooding from rivers, or a 1 in 200 or greater annual probability (0.5% AEP or greater) of flooding from the sea.

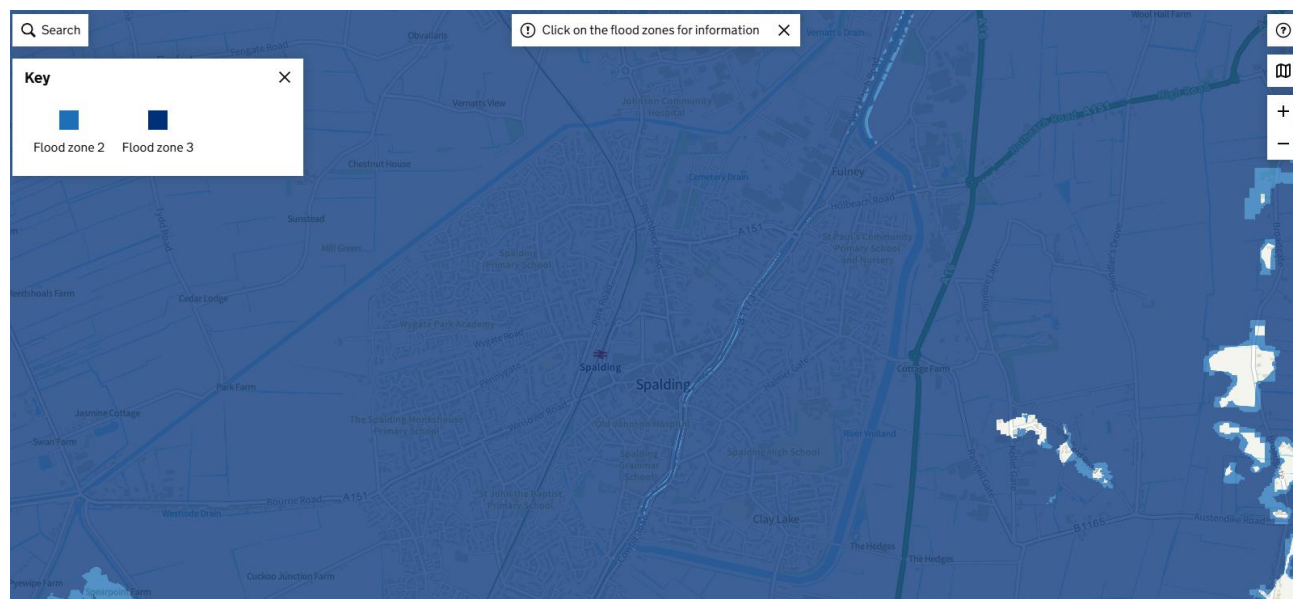


FIGURE 3: Extract from Gov.UK Flood Map for Planning

The Flood Zones take no account of the presence of flood defences or of climate change. Environment Agency records identify natural high ground and raised embankments along both banks of the River Welland through Spalding, supplemented by the Coronation Channel relief channel (opened in 1953) and the Crowland and Cowbit Washlands upstream, which are designed to alleviate very high flows. The site is therefore understood to benefit from a substantial standard of protection from river flooding, and the risk it faces is a residual risk associated with defence failure or overtopping, and with high tides preventing the drainage system from discharging (see Section 4.2).

This assessment should be read alongside a current extract from the EA Flood Map for Planning taken immediately prior to submission of the planning application, as flood zone mapping is periodically updated by the Environment Agency as new modelling becomes available.

3.2 Flood Risk Vulnerability Classification

A key consideration for development proposals is the NPPF Flood Risk Vulnerability Classification (Annex F) of the proposed use, and whether the Flood Zone in which the site is located can accommodate that use without the need for the Sequential and/or Exception Tests.

Status	Description	NPPF Vulnerability Class
Existing	3G artificial grass football pitch with pavilion, floodlights, stands and dugouts	Water Compatible (outdoor sports and recreation)
Proposed (stands, toilets and ancillary works)	Additional seating and DDA stands, toilet facilities, concrete areas, fencing and turnstiles	Water Compatible (outdoor sports and recreation)
Proposed (bar)	Bar with associated concrete area, ancillary to the football use	Assessed precautionarily as More Vulnerable (drinking establishment)

Outdoor sports and recreation, together with essential ancillary facilities such as changing rooms, fall within the 'Water Compatible' category of the NPPF Flood Risk Vulnerability Classification. The proposed spectator stands are open, non-residential structures with no sleeping accommodation, and the proposed toilets are essential facilities serving spectators. Both are considered ancillary to the sports use. The LLFA adopted the same approach for the earlier stand, noting that outdoor sport is considered to be water compatible.

The proposed bar requires more careful consideration. Annex F lists 'drinking establishments' within the More Vulnerable category. The bar is understood to be a small facility that will serve spectators on match and event days, is ancillary to the football use and is not proposed as a standalone drinking establishment, so it is considered to form part of the Water Compatible sports use. The LPA may take a different view, however, and where a development contains elements of differing vulnerability the NPPF requires the highest vulnerability category to be used unless the components are assessed separately. For robustness, the bar has therefore been assessed on a precautionary basis as More Vulnerable development, for which the Exception Test is required in Flood Zone 3a (Sections 3.3 and 3.4). The table below summarises the appropriateness of each vulnerability class within each flood zone.

Flood Zone	Essential Infra	Water Compatible (PROPOSED USE)	Less Vulnerable	More Vulnerable	Highly Vulnerable
Zone 1 (Low Risk)	✓	✓	✓	✓	✓
Zone 2 (Medium Risk)	✓	✓	✓	✓	Exception Test required
Zone 3a (High Risk) — THIS SITE	Exception Test required	✓ (THIS USE)	✓	Exception Test required (BAR – precautionary)	✗
Zone 3b (Functional Floodplain)	Exception Test required	✓	✗	✗	✗

As the proposed stands and toilets are a Water Compatible use located within Flood Zone 3a, they represent an appropriate land use in flood risk policy terms. The bar, if classified as More Vulnerable, would be appropriate only if the Exception Test is passed, which is addressed in Section 3.4. Appropriateness in terms of vulnerability does not remove the need to demonstrate that the development is safe and does not increase flood risk elsewhere, which is addressed under Policy F7 in Section 5 and summarised in Section 6.

3.3 Sequential Test

The Sequential Test is a planning mechanism designed to steer new development to areas with the lowest risk of flooding. Under the NPPF (August 2026) Policy F5 it applies to development at risk of flooding from any source, now or in the future, unless an exemption applies, and the area of search should not exceed the anticipated catchment of the development's likely users. In this case the following points are relevant:

- the development comprises additional spectator facilities serving an established football club at its existing home ground. Spectator stands, toilets and a bar serving the pitch cannot sensibly be provided elsewhere, and the relevant catchment for the facility is the ground itself;
- the surrounding area of central Spalding also lies within Flood Zone 3, including the adjoining King's Road retail park, so there is no realistic prospect of locating the facility in an area of materially lower flood risk within the catchment;
- the stands and toilets are Water Compatible and appropriate in Flood Zone 3a under Annex F, the stands are open, non-residential structures within which no one sleeps, and the bar is a small ancillary facility that supports the matchday use of the ground and would have no function without it; and
- South Holland District Council has already accepted the principle of spectator facilities at this location by granting permission for the 100-seat stand, standing terrace and dugouts under H16-1091-24 in May 2025.

On that basis the development, including the bar, is considered to satisfy the Sequential Test. The applicant does not rely on any of the exemptions in Policy F5(2), and the LPA will make its own determination of whether the test is passed.

3.4 Exception Test

The Exception Test applies only to development that would otherwise be inappropriate within a given Flood Zone under the flood zone compatibility table (Annex F, Table 3, and Policy F6), for example More Vulnerable development or essential infrastructure in Flood Zone 3a. The proposed stands and toilets are Water Compatible and appropriate within Flood Zone 3a, so the Exception Test is not required for those elements. The requirement to demonstrate that the development will be safe and will not increase flood risk elsewhere (Policy F7) nevertheless applies and is addressed in Section 5.

As explained in Section 3.2, the bar has been assessed on a precautionary basis as More Vulnerable development. If the LPA takes that view, the Exception Test must be passed, which requires both of the following to be demonstrated:

- the development provides wider sustainability benefits to the community that outweigh the flood risk. The bar forms part of a package of improvements to the spectator experience at an established, well-used community sports ground in the town centre, alongside accessible (DDA) seating and new toilet facilities. It supports the financial sustainability of the club and the continued use of the ground, and as a small ancillary facility it requires no additional land in the floodplain; and
- the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere. The bar would be used intermittently on match and event days, is covered by the Flood Warning and Evacuation Plan recommended in Section 5.5, will be built with flood-resilient materials and equipment (Section 5.4), and involves no land raising or material loss of floodplain storage (Section 5.3).

On the basis of the evidence in this FRA, both parts of the Exception Test are considered to be satisfied for the bar should it be required. The LPA will make its own determination.

4 Flood Risks

4.1 Flood Risk, Return Periods and Climate Change

Flood risk is typically expressed in terms of statistical probability, either by Annual Exceedance Probability (AEP) or Return Period. These two methods provide insight into the likelihood of a specific flood event occurring within a given timeframe.

- AEP is presented as a percentage, indicating the likelihood of a flood event occurring or being exceeded in a given year. For example, a flood event with a 1% AEP has a 1% chance of occurring or being exceeded annually.
- Return Periods are an alternative way of referencing the same event, with a 1% AEP being equivalent to a 1 in 100-year event.

AEP (%)	Return Period	EA Surface Water Categorisation
3.3%	1 in 30-year	High Risk
1%	1 in 100-year	Medium Risk
0.1%	1 in 1000-year	Low Risk
<0.1%	<1 in 1000-year	Very Low Risk

For flooding from rivers and the sea, Flood Zone 3a is based on the 1% AEP river and 0.5% AEP (1 in 200) sea events. Over a 75 year design life, climate change is expected to increase rainfall intensities, river flows and sea levels. The surface water drainage design adopts a 40% allowance on rainfall intensity for the 1 in 100 year event, consistent with the approach accepted by the LLFA for the earlier stand. Fluvial and tidal breach risk should be assessed using the Environment Agency's current climate change allowances, and the SFRA mapping includes future climate scenarios.

4.2 Fluvial and Tidal Flooding

The site lies within the Fens, where land is low-lying, largely at or below high tide level, and reliant on defences and pumped drainage. The River Welland is embanked through Spalding, and flood risk to the town is mitigated by the Coronation Channel and the Crowland and Cowbit Washlands, which are brought into operation when levels in the Welland reach a critical height. The site is protected by these defences, so the probability of flooding is considerably lower than the Flood Zone 3a designation suggests.

The residual risk arises from three mechanisms: (i) overtopping of defences in an extreme river or tidal event, potentially increased by climate change; (ii) breach of the Welland or tidal defences, which would result in rapid inundation of low-lying land behind the defences; and (iii) tide-locking, whereby high tides in the Wash prevent rivers and drains from discharging, causing water to back up through the drainage network.

The consequences of any such event for this development are limited by the nature of its use. The stands, toilets and bar are non-residential, no one sleeps on the site, occupation is intermittent (matches, training and events) and can be controlled, and the surfaces and structures are tolerant of inundation. Breach and overtopping events in the Welland are, in general, preceded by Environment Agency flood warnings, allowing the site to be closed and evacuated (see Section 5.5). The risk of flooding from rivers and the sea, taking account of defences, is considered to be low, with a residual risk which can be managed.

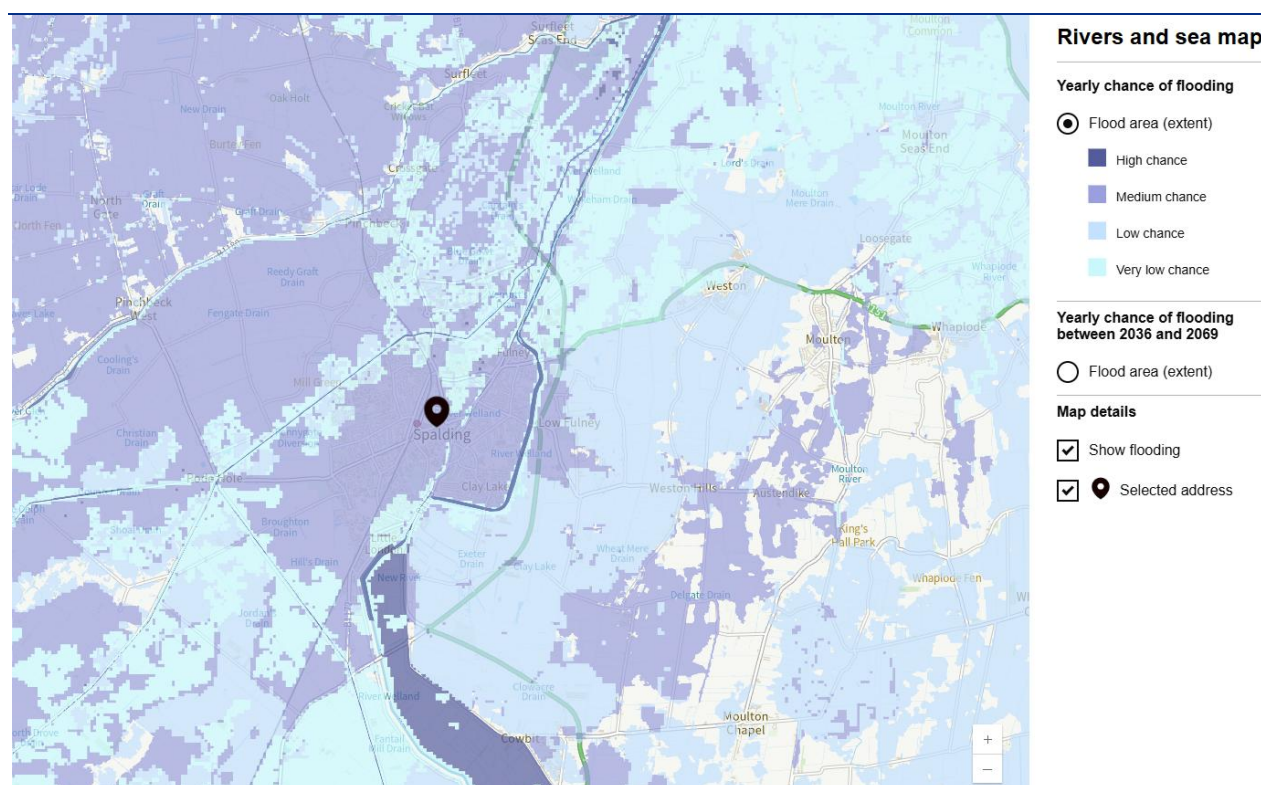


FIGURE 4: Extract from EA Flood Mapping – Rivers and Seas Map

4.3 Surface Water Flooding

The site is in a flat urban location. In its response to application H16-1091-24, the LLFA recorded a very low risk of surface water flooding at the site. The Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping should be checked is summarised below.

Event	Reported extent of flooding	Relevance to development
1 in 30 year (High)	No significant surface water flooding mapped within the site	Low
1 in 100 year (Medium)	No significant surface water flooding mapped within the site	Low
1 in 1000 year (Low)	LLFA records a very low risk of surface water flooding at the site	Low
2040 to 2060 depth mapping	EA Mapping below shows low risk of surface water flooding at the site.	Low

Because the land is flat and drained by a pumped network, exceedance flows in an extreme storm are likely to be slow-moving and shallow, ponding on the pitch, hard surfaces and surrounding roads rather than following a defined flow route. The pitch and perimeter areas provide room for such ponding away from buildings. The new stands, toilets, bar and concrete areas add impermeable area and could locally increase runoff, but the drainage measures described in Section 5.2 provide attenuation for the 1 in 100 year plus 40% climate change event and control discharge, so that runoff from the developed areas does not exceed the greenfield rate. Levels around the new toilets and bar should be set so that exceedance flows fall away from the buildings. The overall risk of flooding from surface water is considered to be low.

Surface water map

Yearly chance of flooding

- ☐ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

- ☒ Flood area (extent)
 - High chance
 - Medium chance
 - Low chance

Map details

- ☒ Show flooding
- ☒ Selected address

Sir Halley Stewart Playing Field, Spalding — Flood Risk Assessment (Ref. FRA-001 rev P01) | Page 13 of 21

4.4 Groundwater

Groundwater flooding occurs when water levels in the ground rise above surface elevations. In the Fens the water table is typically very close to the surface, held down only by the pumped drainage network, which is why infiltration drainage rarely works and why levels have to be set carefully. The stands, toilets and bar have no basements or below-ground accommodation and their foundations are expected to be shallow. The risk of groundwater flooding to the development is therefore considered to be low, and its consequences would be minor. An Infiltration Test has been undertaken at the site, however, due to no water movement within a 3-hour period, the test was abandoned and deemed a failure. Soakaways are therefore deemed an unviable solution for this development.

4.5 Existing Sewers and Water Mains

Anglian Water is the sewerage undertaker for Spalding. The LLFA response to H16-1091-24 identifies an existing Anglian Water surface water sewer in Winfrey Avenue as the outfall for the site. Anglian Water raised concerns about surface water in relation to the earlier stand, which officers were satisfied could be addressed by a suitable drainage arrangement. Should a sewer or water main become blocked, surcharged or burst, any resulting flooding would be shallow and short-lived and would drain to the low points of the site and adjoining roads. As a Water Compatible sports use, the development is tolerant of such events, and the site is not considered to be at significant risk of flooding from sewers. The toilets and bar, which will connect to the foul sewerage system, are the elements most exposed to sewer surcharge, and protective measures are described in Section 5.1. The new surface water drainage connections are described in Section 5.2.

4.6 Reservoirs, Canals and Other Artificial Sources

The main artificial sources of water relevant to Spalding are the embanked River Welland, the Coronation Channel, the Crowland and Cowbit Washlands and the Internal Drainage Board network of drains and pumping stations, the failure of which is covered by the residual risk assessment in Section 4.2. Flood risk from reservoirs is mapped by the Environment Agency, and should be checked against the live online service at the time of submission. The risk from artificial sources is considered to be low.

5 Drainage and Flood Resilience Measures

5.1 Foul Water Drainage

The stands do not generate foul water, and foul drainage from the existing sports pavilion is unaffected by the proposals. The new toilets will generate foul water in modest, intermittent flows on match and event days. Foul drainage will be provided by a connection to the existing on-site foul drainage or to the Anglian Water public foul sewer, subject to Anglian Water's agreement and confirmation of network capacity. To reduce the risk of sewer surcharge or floodwater entering the toilets and bar through the foul system, it is recommended that:

- non-return (anti-flood) valves are fitted to the foul connections from the toilets and bar to prevent backflow;
- manhole covers within the ground that serve the new connections are sealed or of a type that resists inundation, and any pumping equipment, if required, has its electrics raised above the design flood level; and
- the foul drainage design is confirmed with Anglian Water at detailed design stage, in line with its developer requirements.

5.2 Surface Water Drainage

The proposals add new impermeable area in the form of stand bases, toilet and bar roofs and new concrete areas. The 3G pitch and its drainage are unaffected. The LLFA response to H16-1091-24 identified the Anglian Water surface water sewer in Winfrey Avenue as the outfall for the site and accepted a drainage arrangement providing attenuation for the 1 in 100 year plus 40% climate change event with restricted discharge. On the same basis, the surface water strategy for this development is as follows:

- surface water from the new roofs and concrete areas will be collected and attenuated within the site (for example in geocellular storage) for the 1 in 100 year plus 40% climate change event;
- discharge will be restricted to the greenfield rate and made to the Anglian Water surface water sewer, either directly or via the existing site outfall where sufficient capacity is demonstrated, subject to Anglian Water's agreement;
- infiltration is not viable, as described in Section 4.4, so no soakaways are proposed;
- the new concrete areas will be laid to falls that direct runoff to the drainage system and away from the stands, toilets and bar; and
- the detailed drainage design, including greenfield rate and attenuation volume calculations, will be prepared at detailed design stage and can be secured by planning condition if the LPA requires.

5.3 Floodplain Storage and Ground Levels

Development within a floodplain can displace flood water and increase flood risk elsewhere. In this case:

- the works are located on the perimeter of the ground within the existing ground profile, and no land raising is proposed; the new concrete areas and stand bases will be formed at or very close to existing ground levels;
- the stands are lightweight, open-sided structures on discrete foundations, and the toilets and bar are small structures with a limited footprint, so that together they displace a negligible volume of water; and
- flooding of the site would result from a breach or overtopping of defences affecting a very large area of the surrounding fenland, so that any volume displaced by the works would be insignificant in comparison with the volume of the flood.

The development therefore results in no material loss of floodplain storage and does not increase flood risk elsewhere, satisfying Policy F7(2)(e).

5.4 Flood Resistance and Resilience

Policy F7(2)(d) requires development to be flood resistant and resilient, so that it could be quickly brought back into use after a flood without significant refurbishment. As a Water Compatible sports use, the development is inherently tolerant of flooding. The following measures are proposed or recommended:

- the concrete areas and stand bases are unaffected by inundation; after a flood the site should be inspected and cleaned of silt and debris, and the drainage serving the new areas flushed, before use is resumed;
- the stands should be constructed of flood-tolerant materials (galvanised or protected steel, concrete foundations, plastic or metal seating) with no materials that would need replacement after being wetted;
- the toilets and bar should have floor levels raised above surrounding ground where practicable, and be built with flood-resilient materials (concrete or masonry construction, solid floors, and washable, water-resistant finishes and fittings), with foul connections protected against backflow (Section 5.1);
- electrical supplies, floodlight and scoreboard controls, public address, TV camera gantry supplies and other electrical equipment, including bar and refrigeration equipment, should be positioned above the design flood level, or be suitable for temporary inundation, with circuits protected by residual current devices;
- no sleeping accommodation, basements or storage of hazardous materials should be provided in the stands, toilets or bar, stock and cash should be removed or raised on receipt of a flood warning, and any enclosed ancillary accommodation should have floor levels above the design flood level where practicable.

5.5 Access, Egress and Flood Emergency Planning

The site is in a central urban location with several routes on foot and by vehicle. The principal residual risk is from a breach or overtopping of defences, and occupation of the site is intermittent, controlled by the operator, with no one sleeping on the site. The proposals increase the number of spectators the ground can accommodate, so an agreed evacuation plan is particularly important. The turnstiles and 6m vehicle gates shown on the drawing provide points of access and escape. Policy F7(2)(c) requires residual risk to be safely managed, with safe access and escape routes where appropriate, as part of an agreed emergency plan.

It is therefore recommended that a Flood Warning and Evacuation Plan is prepared by the operator for the ground, including the stands, toilets, bar and pavilion, and agreed with the LPA's emergency planning team (and the Environment Agency where relevant). The plan should:

- require the operator to sign up to Environment Agency flood warnings for the area, and set out who monitors them;
- set out triggers on receipt of a flood alert or warning, including the cancellation of matches, training and events and closure of the site;
- identify the route and destination for evacuation of spectators, players and staff, and the arrangements for people with mobility needs, including users of the DDA stands;
- include arrangements for closing the bar and removing or raising stock, cash and equipment on receipt of a flood alert or warning; and
- assign named responsibilities, and require the plan to be reviewed annually and issued to the club, staff and event organisers.

6 Conclusion and Recommendations

This Flood Risk Assessment has been prepared in support of a planning application for additional spectator stands (including DDA stands), new toilet facilities and a new bar with an associated concrete area at Sir Halley Stewart Playing Field, King's Road, Spalding, PE11 1DA, as shown on Field & Fox drawing 1090 SK0003 Rev F. The following conclusions are drawn:

- The site lies within Flood Zone 3a (High Probability) but benefits from the River Welland defences and the drained fenland. The risk is a low-probability residual risk of defence breach, overtopping or tide-locking.
- Outdoor sport and recreation is a 'Water Compatible' use under the NPPF Flood Risk Vulnerability Classification, which is appropriate within Flood Zone 3a. The open, non-residential stands and the toilets are ancillary to that use. The bar is also considered ancillary to the sports use, but has been assessed on a precautionary basis as a 'More Vulnerable' use (drinking establishment).
- The Exception Test is not required for the stands and toilets. For the bar, should it be required, both parts of the Exception Test are considered to be satisfied. The Sequential Test is considered to be satisfied, since this is an existing, site-specific facility for which there are no reasonably available alternative sites at lower flood risk.
- The risk of flooding from surface water is very low (per the LLFA), and from groundwater, sewers and artificial sources is low. Surface water from the new impermeable areas will be attenuated for the 1 in 100 year plus 40% climate change event and discharged at the greenfield rate to the Anglian Water sewer, and foul connections from the toilets and bar will be protected against backflow.
- The works do not raise ground levels or displace a material volume of floodplain storage, and do not increase flood risk elsewhere. Residual risk is managed through flood-resilient design of the toilets and bar and a Flood Warning and Evacuation Plan (provided by the operator of the ground).

The following table shows how the development addresses each limb of Policy F7(2) of the NPPF (August 2026).

Policy F7(2)	Requirement	Position
(a)	Most vulnerable development located in the areas of lowest flood risk within the site	Not engaged — the whole site lies within Flood Zone 3a with no lower-risk area, and the layout is set by the existing pitch geometry (Section 3.2).
(b)	Development safe throughout its lifetime, taking account of the vulnerability of its users	Non-residential, no sleeping accommodation, intermittent controlled occupation, 75 year design life (Sections 4.2 and 5.5).
(c)	Residual risk safely managed, with safe access and escape as part of an agreed emergency plan	Flood Warning and Evacuation Plan to be developed by operator of the ground (Section 5.5)
(d)	Flood resistant and resilient, and quickly brought back into use	Flood-tolerant surfaces and structures; toilets and bar flood resilient; electrical equipment raised or protected (Section 5.4).
(e)	Flood risk not increased elsewhere	No land raising, negligible displacement, and attenuated drainage at greenfield rate (Sections 5.2 and 5.3).

On the basis of the above, the proposed development is considered acceptable in flood risk terms and satisfies the requirements of the NPPF (August 2026), the PPG on Flood Risk and Coastal Change, and Policies 2 and 4 of the South East Lincolnshire Local Plan (2019). The application should not be refused on flood risk or drainage grounds, as set out in this assessment.

Appendix A — Useful Sources of Information

- [Environment Agency Flood Map for Planning: https://flood-map-for-planning.service.gov.uk/](https://flood-map-for-planning.service.gov.uk/)
- [Environment Agency Long Term Flood Risk Map: https://check-long-term-flood-risk.service.gov.uk/](https://check-long-term-flood-risk.service.gov.uk/)
- [Check for flooding in your area: https://check-for-flooding.service.gov.uk/](https://check-for-flooding.service.gov.uk/)
- [Register for Flood Warnings: https://www.gov.uk/sign-up-for-flood-warnings](https://www.gov.uk/sign-up-for-flood-warnings)
- [EA Flood Risk Assessments — Climate Change Allowances: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances](https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances)
- [Planning Practice Guidance — Flood Risk and Coastal Change: https://www.gov.uk/guidance/flood-risk-and-coastal-change](https://www.gov.uk/guidance/flood-risk-and-coastal-change)
- [National Planning Policy Framework: https://www.gov.uk/guidance/national-planning-policy-framework](https://www.gov.uk/guidance/national-planning-policy-framework)
- [South East Lincolnshire Strategic Flood Risk Assessment: https://southeastlincslocalplan.org/article/25230/South-East-Lincolnshire-Strategic-Flood-Risk-Assessment](https://southeastlincslocalplan.org/article/25230/South-East-Lincolnshire-Strategic-Flood-Risk-Assessment)
- [South East Lincolnshire Local Plan: https://southeastlincslocalplan.org/](https://southeastlincslocalplan.org/)
- [British Geological Survey — Geology Viewer: https://www.bgs.ac.uk/map-viewers/bgs-geology/](https://www.bgs.ac.uk/map-viewers/bgs-geology/)
- [Anglian Water — Developer Services: https://www.anglianwater.co.uk/developers/](https://www.anglianwater.co.uk/developers/)
- [Association of Drainage Authorities — Internal Drainage Boards: https://www.ada.org.uk/member_type/idbs/](https://www.ada.org.uk/member_type/idbs/)
- [Lincolnshire County Council — Lead Local Flood Authority: https://www.lincolnshire.gov.uk/](https://www.lincolnshire.gov.uk/)
- [South Holland District Council — Planning: https://www.sholland.gov.uk/](https://www.sholland.gov.uk/)

Appendix B — NPPF Flood Zone Definitions

The following definitions are based on Annex F (Table 1) of the NPPF (August 2026). Flood Zones 2 and 3 account only for river and sea flooding, and do not account for the benefits of flood defences or the possible effects of climate change.

Flood Zone 1 — Low Probability

Land having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%). All uses of land are appropriate in this zone. A Flood Risk Assessment should accompany proposals on sites of 1 hectare or more, on land with critical drainage problems, or on land identified as being at risk of flooding from any source now or in the future.

Flood Zone 2 — Medium Probability

Land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1%–0.1%), or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%–0.1%) in any year. Essential infrastructure, water compatible, less vulnerable and more vulnerable uses are appropriate in this zone. Highly vulnerable uses require the Exception Test to be passed.

Flood Zone 3a — High Probability ← THIS SITE (undefended mapping)

Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year. Water compatible and less vulnerable uses are appropriate. More vulnerable uses and essential infrastructure require the Exception Test. Highly vulnerable uses are not appropriate.

Flood Zone 3b — Functional Floodplain

Land where water from rivers or the sea has to flow or be stored in times of flood. Only water compatible uses and essential infrastructure (subject to the Exception Test) are appropriate, and they should result in no net loss of floodplain storage. Land which would flood with an annual probability of 1 in 30 (3.3%) or greater provides the starting point for identification of the functional floodplain.

Appendix C — NPPF Flood Risk Vulnerability Classification

The following classification is taken from the NPPF flood risk vulnerability classification (previously Annex 3 of the December 2024 NPPF, now contained in Annex F of the August 2026 NPPF). It should be checked against the current published text prior to submission.

Essential Infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons.
- Wind turbines. Solar farms.

Highly Vulnerable

- Police stations; ambulance stations and fire stations; command centres and telecommunications installations required to be operational during flooding.
- Emergency dispersal points. Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent.

More Vulnerable

- Hospitals; residential institutions such as care homes, children's homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. ← **PROPOSED BAR (PRECAUTIONARY CLASSIFICATION)**
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping (subject to a specific warning and evacuation plan).

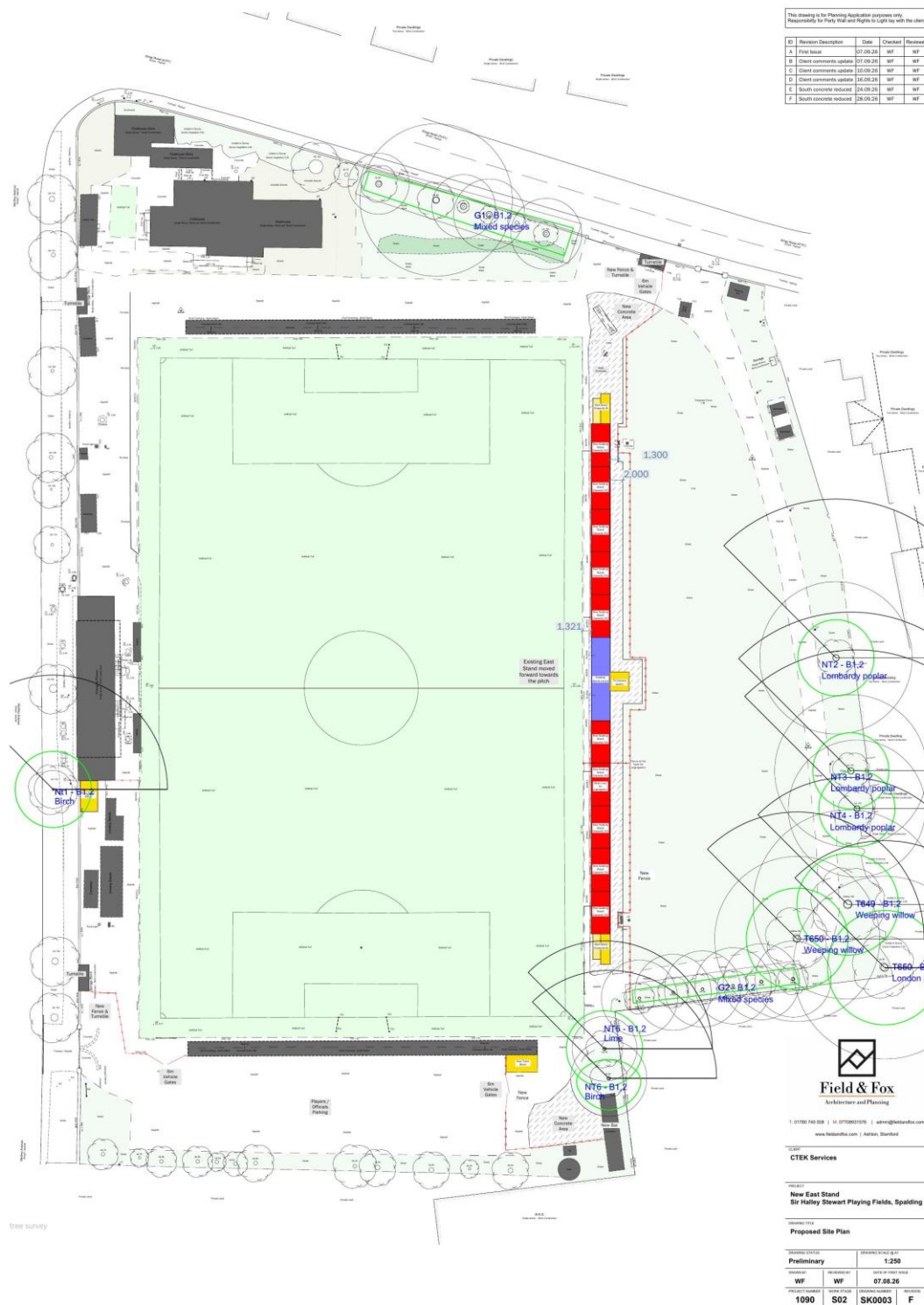
Less Vulnerable

- Police, ambulance and fire stations not required to be operational during a flood.
- Buildings used for shops, financial, professional and other services, restaurants, cafes, offices, general industry, storage and distribution, non-residential institutions not in 'More Vulnerable', and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Water and sewage treatment works not required to remain operational during flooding.

Water Compatible

- Flood control infrastructure; water and sewage transmission infrastructure and pumping stations.
- Sand and gravel working; docks, marinas and wharves; navigation facilities; MoD defence installations.
- Water-based recreation (excluding sleeping accommodation); lifeguarding and coastguard stations.
- **Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.** ← **PROPOSED USE (SPECTATOR STANDS AND TOILETS)**
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Appendix D — Proposed Site Plan (Drawing 1090 SK0003 Rev F)



Field & Fox drawing 1090 SK0003 Rev F — Proposed Site Plan (1:250 at A1, reproduced reduced in size)