

FLOOD RISK STATEMENT

for Reconfiguration of Storage Area & WC Facilities at Broad Street Methodist Church, Spalding

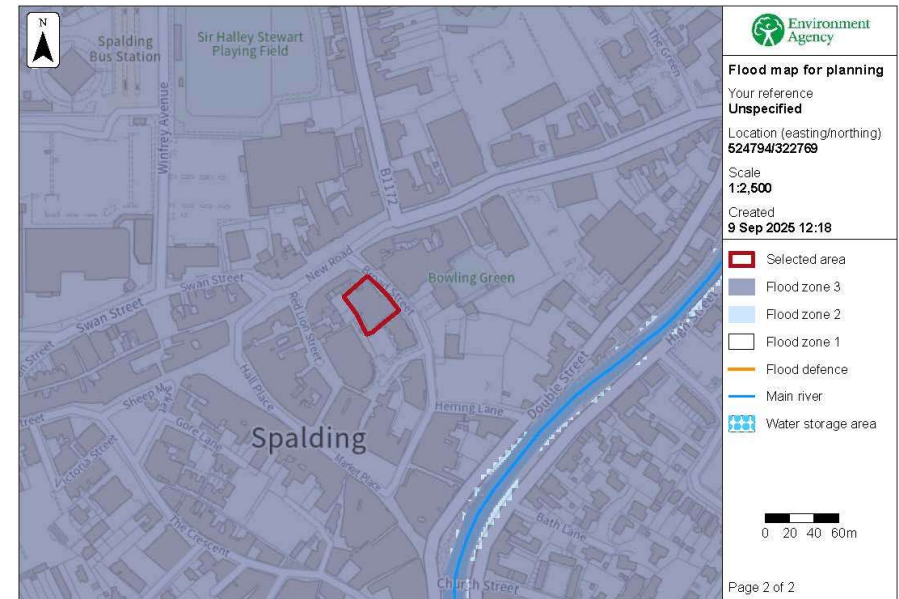
This flood risk statement has been prepared to support a full planning application for the reconfiguration of an existing storage area, construction of a new flat roof with raised dormer to enclose the large existing window to the hall, along with the reconfiguration of toilet facilities to the rear of the main body of the church.

The proposed small-scale development, to an existing building, is of a minor nature and relatively simple. Therefore, this short and simple assessment of flood risk is deemed to be proportionate and sufficient to show that the proposed development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk.

Flood Risk data information this site was obtained from the Environment Agency and is appended to this statement (dated 9th October 2025). This information states that there are no records of flooding in this area.

The development is classed as minor development in relation to flood risk, since it is non-residential extension creating floor space of less than 250m², and are generally unlikely to raise significant flood issues. There would be no adverse effect on a water course flood plain, or its flood defences; it does not impede on access to a flood defence or management facilities; and has no significant effect on local flood storage capacity or flood flows.

The application site is on the south-west side of Broad Street in Spalding, where ground levels are approximately 5.8m above Ordnance Datum. The Environment Agency Flood Map for Planning, shows the location of the site in flood zone 3, an area with a high probability of flooding.



The *South East Lincolnshire Strategic Flood Risk Assessment (SFRA) March 2017* contains hazard mapping for both Fluvial and Tidal flood events in Spalding (in Appendix A), which includes modelled flooding consequences resulting from both overtopping and beaching of flood defences. Two scenarios were modelled: the 1 in 200 (0.5%) and 1 in 1000 (0.1%) for both 'present' day (2006 baseline) and the year 2115 (allowing for the lifetime of a development).

In all these four cases the modelling shows that the outer extent of flood water would not reach the site, and therefore pose no hazard to people using the church buildings.

The site is currently in use as a place of worship (*Use Class F1 – Learning and non-residential institutions*), with a variety of community activities throughout the week. There is no sleeping accommodation within the church building. It therefore would be classed as 'less vulnerable' under the flood risk vulnerability classification in *Annex 3* of the *National Planning Policy Framework*.

Appendix C of the *SFRA* contains local flood risk standing advice produced by the Environment Agency and the Local Planning Authorities, in the form of a matrix. However, the matrix offers no comment in the case of *non-major less vulnerable* uses located in Flood Zone 3.

Conclusion

The proposals result in a minimal increase in floor area of less than 10sqm, to incorporate currently external areas, and is therefore a minor development in relation to flood risk. There would be no significant increase in the overall use of the building, with the proposed development, but even so the benefit of the continuing use of the enhanced facility would outweigh the minimal (if any) risk of flooding.



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Our ref: EIR2025/28726
Date: 9 October 2025

Dear Paul,

Flood Risk Information for Broad Street, Spalding

The flood risk information for the above site is set out below and attached. It is important you read any contextual notes on the maps provided.

If you are preparing a Flood Risk Assessment (FRA) for this site, please note this information may not be sufficient by itself to produce an adequate FRA to demonstrate the development is safe over its lifetime. Additional information may be required to carry out an appropriate assessment of all risks, such as the consequences of a breach in the flood defences.

We aim to review our information on a regular basis, so if you are using this data more than twelve months from the date of this letter, please contact us again to check it is still valid.

Please read the letter in full as the information covered has been updated in **August 2025**.

1. Flood Map for Planning

The attached map includes the current Flood Map for Planning for your area. The map indicates the Area at Risk of Flooding (Flood Zone 3) and the Extreme Flood Outline (Flood Zone 2) **assuming no flood defences exist**.

The Area at Risk of Flooding shows the land that could be impacted from a flood with a 0.5% or greater chance of occurring in any year for flooding from the sea, or a 1% or greater chance of occurring in any year for fluvial (river) flooding.

The Extreme Flood Outline shows the land that could be impacted from a flood which has between a 1% and 0.1% chance of occurring in any year for fluvial (river) flooding, or between a 0.5% and 0.1% annual probability of sea flooding, or the highest recorded historic extent if greater.

In some locations, such as around the fens and the large coastal floodplains, showing the area at risk of flooding assuming no defences may give a slightly misleading picture in that if there were no flood defences, water would spread out across these large floodplains. This flooding could cover large areas of land but to relatively shallow depths and could leave pockets of locally slightly higher land as isolated dry islands. It is important to understand the actual risk of the flooding to these dry islands, particularly in the event of defence failure.

The Flood Map for Planning also shows the location of formal raised flood defences and flood storage reservoirs. It represents areas at risk of flooding for present day only and does not take account of climate change.

The Flood Map for Planning only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered flooding may occur from other sources such as surface water sewers, road drainage, etc.

2. Recorded Flood Outlines

With regards to the history of flooding I can advise we do not have any records of flooding in this area. It is possible recent flooding may have occurred which we are currently investigating, therefore this information may be subject to change.

It is possible other flooding may have occurred which other risk management authorities, such as the Lead Local Flood Authority (i.e. top tier council) or Internal Drainage Board (where they exist) have responsibility.

3. Schemes in the area

There are no ongoing capital projects to reduce or sustain the current flood risk to this area.

4. Fluvial Flood Risk Information

This site is considered to be at risk of flooding from main rivers.

The site may also be at risk from local ordinary watercourses for which other risk management authorities, such as the Lead Local Flood Authority (i.e. top tier council) or Internal Drainage Board (where they exist) have responsibility.

4.1 Fluvial Defence Information

There are no formal flood defences reducing the risk of flooding to this site.

4.2 Fluvial Modelled Levels and Flows

Available modelled fluvial flood levels and flows for the model nodes shown on the attached map are set out in the data table attached. This data is taken from the model named on the data table, which is the most up-to-date model currently available.

Please note these levels are “in-channel” levels and therefore may not represent the flood level on the floodplain, particularly where the channel is embanked or has raised defences.

Our models may not have the most up to date climate change allowances. In time we will update our models for the latest allowances. You should refer to ['Flood risk assessments: climate change allowances'](#) to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

4.3 Fluvial Modelled Flood Extents

Our modelled flood extents, which take into account flood defences, do not impact this site.

There may still be a residual risk of fluvial flooding to your site due to the failure of flood management infrastructure such as a breach of a raised flood defence. You may need to undertake further assessment of this residual risk using the data provided.

4.4 Fluvial Hazard Mapping

For certain locations we have carried out modelling to map the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from overtopping and / or breaching of defences at specific locations for a number of scenarios.

At present this information is available for fluvial flood risk in Northampton, Lincoln, Wainfleet and some isolated rural locations.

The number of locations we have this information for is expected to increase in time.

At present this site is not covered by any Environment Agency hazard mapping. Detailed Hazard Mapping is available within the 2017 Update of South Holland Strategic Flood Risk Assessment. This can be downloaded via the following link:
<http://www.southeastlincslocalplan.org/water/>

5. Tidal Flood Risk Information

This site is not considered to be at risk from tidal flooding.

6. Development Planning

If you would like local guidance on preparing a flood risk assessment for a planning application, please contact our Sustainable Places team at [LNplanning@environment-](mailto:LNplanning@environment-customer-service)
customer service line 03708 506 506
gov.uk/environment-agency

[agency.gov.uk](https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals). It will help if you mention this data request and attach your site location plan.

We provide free preliminary advice; additional/detailed advice, review of draft FRAs and meetings are chargeable at a rate set to cover our costs, currently £115 (plus VAT) per hour of staff time. Further details are available on our website at <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>.

General advice on flood risk assessment for planning applications can be found on GOV.UK at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

We have provided information on risk of breach where it is available. If you are intending on using this information to prepare a Flood Risk Assessment you will need to check if the data meets your requirements. You may need to carry out further assessment (or modelling) for sites that are at residual risk (including from breach of defences), or additional locations or scenarios.

Climate change will increase flood risk due to overtopping of defences. Please note, unless specified otherwise, the climate change data included has an allowance for 20% increase in flow. Updated guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances' was published on GOV.UK in **July 2021**. The appropriate updated climate change allowance should be applied in a Flood Risk Assessment.

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

7. **Permitting Information**

Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:

- in, over, under or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation
- in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works

For further guidance and advice please visit our website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our local Partnerships and Strategic Overview team by email at psown@environment-agency.gov.uk. The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable.

Please note that a permit is separate to and in addition to any planning permission granted. The applicant should not assume that such a permit will automatically be forthcoming once planning permission has been granted, and we would advise them to consult with us at the earliest opportunity.

8. **Data Licence and Other Supporting Information**

We respond to requests for recorded information we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

This information is provided in accordance with the Open Government Licence which can be found here: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Further information on flood risk can be found on the GOV.UK website at:
<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and the Freedom of Information Act 2002. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510

Email: casework@ico.org.uk | Website: www.ico.org.uk

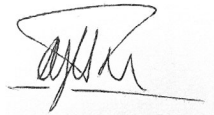
9. Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. The Flood Map for Surface Water can be viewed at <https://www.gov.uk/check-long-term-flood-risk>

Additional information may be available from other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist).

I hope we have correctly interpreted your request. If you have any queries or would like to discuss the content of this letter further please contact Alexander Tan using the email address below and quoting our EIR reference number above.

Yours sincerely,



for John O'Neill

Welland and Nene Partnerships and Strategic Overview Team Leader

e-mail PSOWN@environment-agency.gov.uk

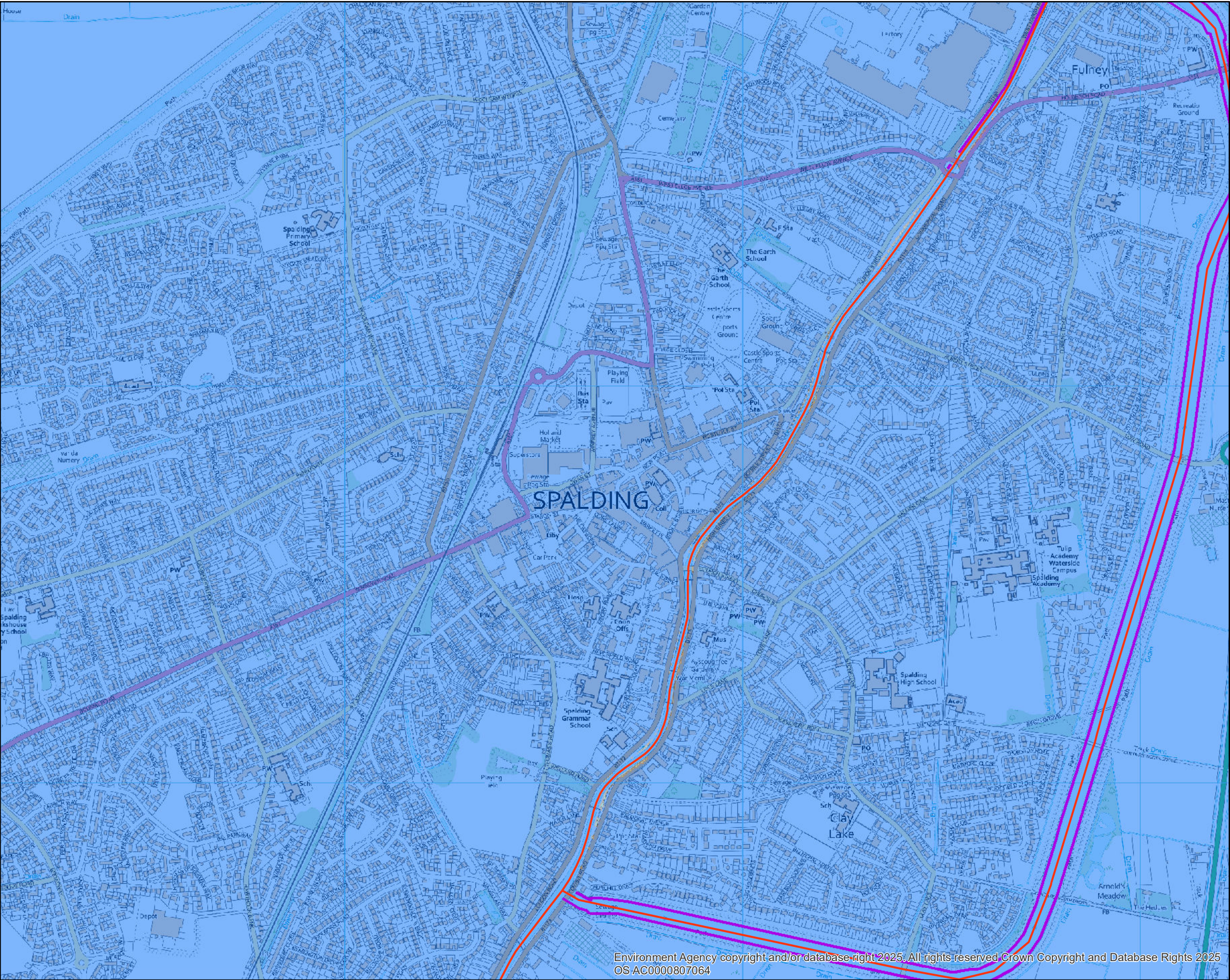
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Flood Map for Planning

Modelled Node Points Map

Modelled Fluvial Levels and Flows Data Sheet

Flood Map centred on TF 24678 22735 - created October 2025 [Ref: EIR2025/28726]



Scale 1:10,000



Legend

- Main Rivers
- Raised Defences
- Flood Storage Areas

Flood Zones 2 and 3 Rivers and Sea

- Flood Zone 2
- Flood Zone 3

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This represents land that could be impacted by a flood which has a 1% (1 in 100) or greater chance of occurring in any year from rivers or 0.5% (1 in 200) or greater annual probability of flooding from the sea.

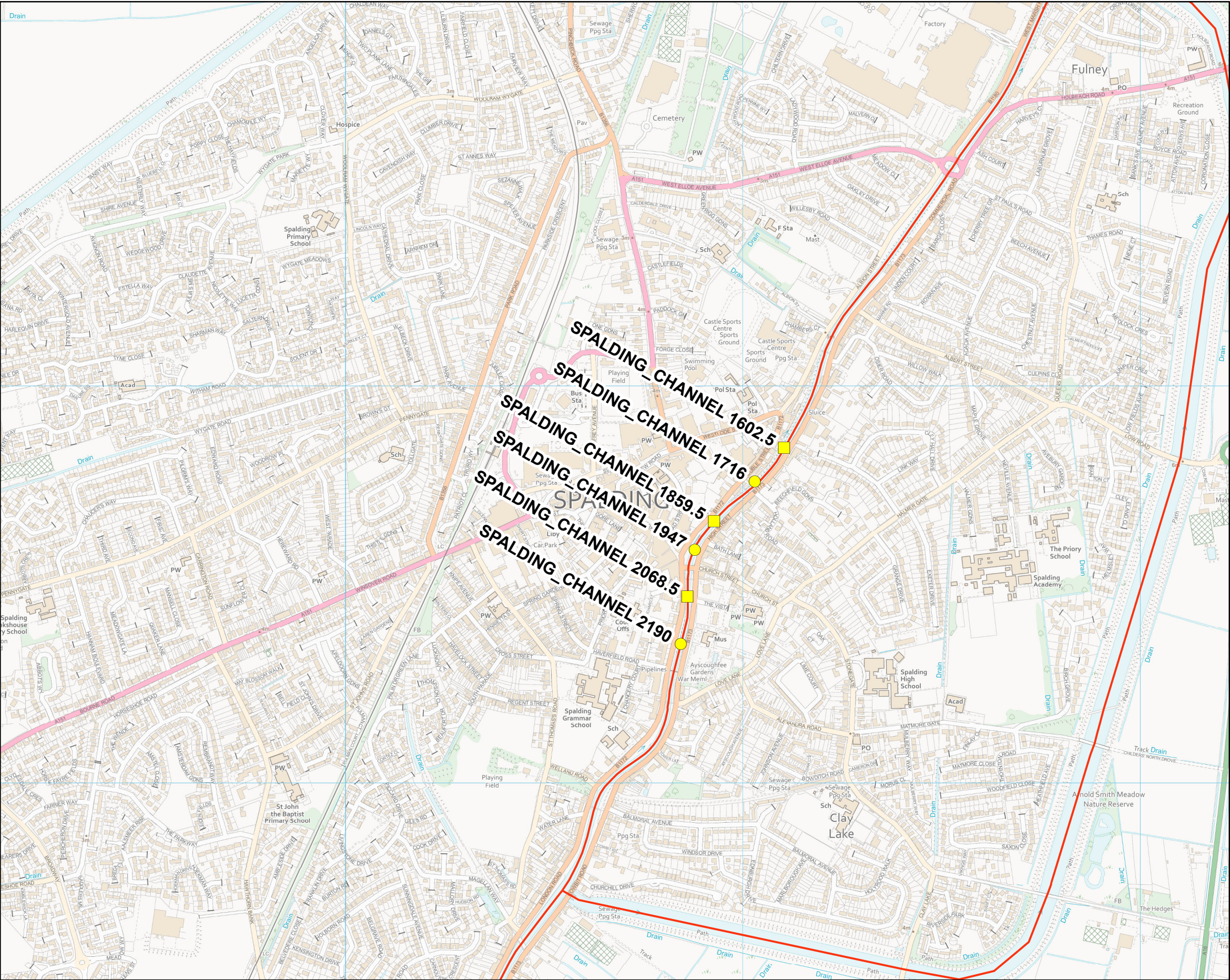
Light blue shows the extent of the Extreme Flood Outline. This represents land that could be impacted by a flood which has between a 1% and 0.1% (1 in 100 to 1 in 1000) chance of occurring in any year from rivers or between 0.5% and 0.1% (1 in 200 to 1 in 1000) annual probability of flooding from the sea, or the highest recorded historic extent if greater.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Sites outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.

Created by the Partnerships and Strategic Overview Team, Kettering

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Modelled Nodes Map centred on TF 24678 22735 - created October 2025 [Ref: EIR2025/28726]



Scale 1:10,000



Legend

-  Modelled Nodes - Flows
-  Modelled Nodes - Levels
-  Main Rivers

Created by the Partnerships and Strategic Overview Team, Kettering

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
SPALDING_CHANNEL 1716	525031	322758	3.70	3.98	4.17	4.44	4.49	4.51	4.52	4.52	4.53	4.55	4.67	4.67
SPALDING_CHANNEL 1947	524880	322587	3.69	3.98	4.17	4.44	4.49	4.50	4.51	4.51	4.53	4.55	4.67	4.67
SPALDING_CHANNEL 2190	524844	322350	3.69	3.97	4.17	4.43	4.49	4.50	4.51	4.51	4.52	4.54	4.67	4.67

Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Flows (m³/s)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
SPALDING_CHANNEL 1602.5	525104	322844	3.30	4.61	5.03	5.75	5.85	5.51	6.12	6.48	6.34	5.83	8.63	8.54
SPALDING_CHANNEL 1859.5	524928	322659	3.69	4.97	5.86	6.68	6.87	6.45	7.03	7.47	7.43	6.90	9.83	9.44
SPALDING_CHANNEL 2068.5	524861	322469	3.93	5.64	6.49	7.42	7.70	7.22	7.75	8.23	8.30	7.75	10.68	10.13