



Schroders, Spalding Retail Park Flood Risk Assessment

Job Number
FRA251174

Report Date
12th September 2025

Client
M Group Energy

DOCUMENT QUALITY ASSURANCE

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Report Title	Flood Risk Assessment
Job Number	FRA 251174
Client	M Group Energy

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Approved By	Colin Crompton		

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EXECUTIVE SUMMARY

Scope and Background

This Flood Risk Assessment (FRA) has been prepared to support a DNO application for the proposed installation of Electric Vehicle (EV) chargers and ancillary infrastructure within the existing car parking area at Spalding Retail Park.

LKC has prepared this FRA in line with the NPPF and Technical Guidance where appropriate. In considering the proposals the following key principles have therefore been applied:

- Identification of flood risks.
- Protection of users of the new development.
- No increased flood risk to third parties.

Flood Risk

According to the EA Flood Map for Planning, the site is shown to be located within Flood Zone 3. A comparison between modelled in channel flood level data provided by the EA and crest levels of existing flood defences indicates flooding from the River Welland will remain in channel and is unlikely to impact the site. The overall risk of fluvial flooding is considered to be low, and no site specific mitigation is considered to be necessary. The risk of flooding from all other sources is considered negligible to low.

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1. Introduction

1.1. Background

LKC were commissioned by M Group Energy to carry out a Flood Risk Assessment (FRA) to support a DNO application for the proposed installation of Electric Vehicle (EV) chargers and ancillary infrastructure within an existing car parking area at Spalding Retail Park.

The report will address the vulnerability to flooding from all possible sources accounting for climate change and the potential for the proposed development to increase flood risk elsewhere. The issues of actual flood risk are discussed in Section 4.

Government policy with respect to development in flood risk areas is contained within the Ministry of Housing Communities and Local Government National Planning Framework¹ (NPPF) and accompanying Planning Practice Guidance² (PPG). The guidance on Climate Change allowance for peak river flows issued by the Environment Agency in July 2021 has also been considered.

LKC has prepared this FRA in line with the NPPF and the PPG where appropriate. The level of detail entered into any flood risk assessment is dependent upon the scale and potential impact of the proposed development, and the vulnerability classification of the proposed land-use.

1.2. Site Details

A summary of the general site details is presented in Table 1-1. Figure 1 indicates the site location.

Location	Schroders, Spalding Retail Park, Holland Markets, Spalding, PE11 1RQ Centred at approximate NGR: 524573, 322910
Current Site Use	<u>Site</u> The site comprises an active car parking area. A vegetated verge is located in the northern area of the site. Access to the site is provided via an existing access road which crosses the northern area of the site and provides access to Winfrey Avenue to the east. Additional access to the wider car parking area is provided to the west via the A151. <u>Surrounding Area.</u> The site is located within an active car park and is therefore bounded by car parking spaces to the south, east and west. The site is bounded to the north by Chatterton Water Tower.
Proposed Development	The proposed development comprises the installation of electric vehicle (EV) charging points and ancillary infrastructure within the existing car park. A substation serving the proposed charging units will be situated within the existing vegetated verge. Proposed development plans are provided in Appendix A

Table 1-1: Summary of site details.

2. Site Setting

2.1. Vulnerability

As an initial phase in identifying whether a site is potentially at risk of flooding, LKC has consulted the EA's Flood Map for Planning. This mapping is based on a combination of local flood model outputs, recorded flood outlines and national flood model information to identify areas that are at risk of fluvial and/or tidal flooding for strategic planning purposes.

The Flood Map for Planning divides the floodplain into three categories of flood risk, and do not take flood defences into account. The PPG (Table 1: Flood Zones, Paragraph 78) defines the Flood Zones as:

- Flood Zone 1 – Very Low Risk, with annual probability of flooding from rivers and the sea of less than 0.1% (1 in 1000).
- Flood Zone 2 – Low Risk, with annual probability of flooding of 0.1 to 1.0% from rivers and 0.1 to 0.5% from the sea.
- Flood Zone 3 – Medium to High risk of flooding with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

The Flood Map for Planning indicates the site is located within Flood Zone 3.

The proposed development comprises the installation of EV charging points and ancillary infrastructure within an existing car park. Car parking is classified as 'Less Vulnerable' development within Annex 3 of the NPPF.

2.2. The Sequential and Exception Tests

The NPPF requires that the Sequential Test be applied to development proposals in Flood Zones 2 or 3 to determine if there are any 'reasonably available' and suitable alternative sites at lower flood risk. However, the NPPF also notes that when applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken.

For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere (PPG, paragraph 027). This is considered relevant to the proposed development as the provision of EV charging points is an entirely appropriate form of development within the existing car park serving the existing retail park.

On the basis that the proposed development is for the enhancement of an existing car park, there is no likely adverse impact on a watercourse, the floodplain or flood defences. The existing car park will remain in use, albeit with the introduction of EV charging points. The proposed development located is therefore considered to be sequentially acceptable.

Table 2 of the Flood Risk and Coastal Change PPG identifies that Less Vulnerable development is acceptable within Flood Zone 3 without the requirement to apply the Exception Test.

2.3. Environmental Setting

LKC has undertaken a review of public domain information including British Geological Survey data, Environment Agency data, historical mapping and aerial photography to provide a summary of the environmental setting of the site. This is summarised in Table 2-1 below.

Summary of the Environmental Setting		
Geology	Superficial	Tidal Flat Deposits described as comprising clay and silt.
	Bedrock	Oxford Clay Formation described as comprising mudstone.
	BGS Boreholes	A review of BGS borehole records indicates there are no boreholes within the site. The nearest borehole (ref. TF22SW6) is located approximately 45m north of the site. Ground conditions identified within the borehole comprised layers of clay and sand to a depth of 24.69m below ground level (bgl)
	Defra Soilscape Mapping	Type 21 – Loamy clayey soils of coastal flats with naturally high groundwater.
Hydrogeology	Aquifer Designation	Superficial Bedrock
		Unproductive Strata.
		Unproductive Strata.
	Source Protection Zone (SPZ)	Site not within an SPZ.
Hydrology	All adjacent and internal surface water	A review of Ordnance Survey (OS) mapping indicates the following watercourses within the vicinity of the site: - The River Welland is located approximately 400m southeast of the site at its nearest point. The River Welland is classified as an EA 'Main River' and flows in a generally north easterly direction within the vicinity of the site before eventually discharging into The Wash; - Exter Drain is located approximately 985m east of the site at its nearest point. Exter Drain is classified as an 'Ordinary Watercourse' and flows in a northerly direction within the vicinity of the site; - Vernatt's Drain is located approximately 1.2km northwest of the site. Vernatt's Drain drains water from the surrounding fenland to the River Welland. The drain is managed by the Welland and Deepings Internal Drainage Board (IDB); - The Coronation Channel is located approximately 1.3km south of the site. The Coronation Channel is classified as a Main River and was built to take flows from the River Welland during periods of high river levels to reduce the risk of flooding to Spalding;

Table 2-1: Summary of the Environmental Setting.

2.4. Topographic Levels

For the purpose of this assessment, a review of 1m resolution EA LiDAR data has been undertaken to determine ground levels within the site. LiDAR elevation indicates ground levels within the car parking area are at approximately 3.70m above ordnance datum (m AOD). Ground levels in the northern area of the site in which the substation will be located are shown to at approximately 3.90m AOD.

3. Consultation

Information from all relevant consultees is summarised in Table 3-1 below.

Source	Details	
Environment Agency (EA)	Modelled Flood Levels	Based on the site being located within Flood Zone 3, consultation has been undertaken with the EA to request site specific modelled flood level data. Within their response (dated 10th September 2025, included as Appendix B), the EA have provided modelled in-channel flood levels for a range of return periods at a series of node points along the River Welland within the vicinity of the site. The modelled flood level data provided by the EA has been derived from the strategic Welland Catchment hydraulic model undertaken in 2016. The EA have confirmed that the site is not considered to be at risk of tidal flooding. The EA modelled flood level data is described further in Section 4.
	Records of Flooding	Data provided by the EA indicates the site has not been impacted by any historic, recorded flood events.
	Flood Defences	A review of the EA 'spatial defences including standardised attributes' dataset indicates the presence of flood defences along the River Welland. Flood defences between Bridge Street (approximately 430m southeast of the site) and Albion Street (approximately 530m east of the site) are shown to comprise natural high ground with crest levels ranging between a minimum of 5.35m AOD and a maximum of 6.84m AOD.
	Records of Flood Warning Service	The site is located within a flood warning area.
	Surface Water Flooding	A review of the EA Long Term Surface Water Flood map indicates that parts of the wider, existing car parking area are shown to have a low to high chance of surface water flooding during both the present day and future climate change scenarios. The car parking spaces area in which EV charging points will be provided and the area of the proposed substation are shown to have a low chance of surface water flooding.
	Flooding from reservoirs	A review of the EA Long Term Reservoir Flood map indicates the site is located within an area that will not be impacted by flooding in the event of reservoir flooding.
Anglian Water (AW)	Consultation has been undertaken with AW to obtain public sewer records which are included as Appendix C. Public sewer records indicate the following sewers within the vicinity of the site: • A 150mm diameter public foul sewer located approximately 10m west of the site flowing in a southerly direction; and, • A public surface water sewer located approximately 55m south of the site.	

Table 3-1: Summary consultee information.

4. Assessment of Flood Risk

4.1. Sources of Flooding

The risk of flooding from the following flood sources has been considered:

Fluvial and Tidal Flooding

The EA Flood Map for Planning indicates the site is located within Flood Zone 3. Consultation has been undertaken with the EA to obtain site specific modelled flood level data. Within their response (Appendix B), the EA have provided in-channel flood levels for a range of return periods at a series of node points along the River Welland in the vicinity of the site. Maximum in-channel flood levels are summarised in Table 4-1 below.

Return Period	Maximum In-Channel Flood Level (m AOD)
1 in 2	3.70
1 in 20	4.44
1 in 30	4.49
1 in 75	4.52
1 in 100	4.52
1 in 100 plus 20% climate change	4.53
1 in 200	4.55
1 in 1,000	4.67
1 in 1,000 plus 20% climate change	4.67

Table 4-1: Summary of EA in-channel flood levels

Based on a comparison between in-channel modelled flood levels and existing ground levels, the site would appear to be at risk of flooding during all modelled events. However, a review of EA flood defence information identifies the presence of flood defences along the River Welland. Defences are shown to comprise natural high ground with crest levels ranging between a minimum of 5.35m AOD to a maximum of 6.84m AOD within the vicinity of the site. Based on a comparison between the modelled in-channel flood levels provided by the EA and the crest levels of existing defences, flooding during all modelled scenarios is likely to remain in channel.

In July 2021, the EA published updated climate change guidance for peak river flows which requires climate change allowances to be applied based on the vulnerability and lifespan of proposed development, flood zones and the river catchment management in which the site is located. According to the EA peak river flow map, the site is shown to be located with the Welland Management Catchment in which less vulnerable development in Flood Zone 3 is required to consider the 'Central' allowance for climate change. This equates to a 17% uplift on peak river flows within the Welland Management Catchment which caters for the 2080s epoch. As noted above, modelled flood level data provided by the EA includes in channel flood levels for the 1 in 100 year plus 20% climate change event; therefore, no further assessment is required. The data provided by the EA demonstrates that flooding during the 1 in 100 year plus 20% climate change event will remain in channel.

Based on the above and given that fluvial flooding from the River Welland is likely to remain in channel based on the comparison between EA flood level data and defence crest levels, the site is considered to be at a low risk of fluvial flooding. Data provided by the EA indicates the site is not at risk from tidal flooding; therefore, the overall risk of tidal flooding is considered to be negligible.

Surface Water Flooding

A review of the EA Long Term Surface Water Flood map indicates that parts of the wider, existing car parking area are shown to have a low to high chance of surface water flooding during both the present day and future climate change scenarios. The car parking spaces area in which EV charging points will be provided and the area of the proposed substation are shown to have a low chance of surface water flooding.

A review of corresponding depth mapping indicates surface water flooding would be relatively shallow (i.e. less than 0.2m in depth). Moreover, the EA surface water mapping does not accurately consider the presence of existing on site drainage infrastructure and may therefore be over representing the extent of surface water flooding. A review of Google Street View indicates the presence of existing surface water drainage infrastructure within the site and wider car parking area which is likely to further reduce the potential for surface water flooding to occur.

Based on the above, the overall risk of surface water flooding is considered to be low.

Groundwater Flooding

According to the EA Long Term Flood mapping, groundwater flooding is considered to be unlikely within the area in which the site is located.

The site comprises an existing tarmacked car parking area with limited soft landscaping. The presence of largely hardstanding surfacing is likely to preclude the vertical migration of groundwater to the surface.

Based on the above, the overall risk of groundwater flooding is considered to be low. Notwithstanding, the proposed development will include the excavation of trenches for cabling; therefore, temporary works including dewatering may be required during the construction phase.

Sewer Flooding

The location of sewers within the vicinity of the site are described in Table 3-1. The potential for sewer flooding is limited given the relative size of the public sewers within the vicinity of the site. In the event of surcharging, it is anticipated that temporary shallow flooding of the wider car parking area would occur, however, there is limited potential for to encroach towards the proposed development given the wider car parking area is relatively flat.

Based on the above, the overall risk of sewer flooding is considered to be low.

Flooding from Artificial Sources

The EA Long Term Reservoir Flood map indicates the site is located within an area that is not at risk of flooding in the event of reservoir failure.

There are no canals within the vicinity of the site.

Based on the above, the overall risk of flooding from artificial sources is considered to be negligible.

4.2. Summary of Flood Risk

A summary of the risk of flooding from all sources is provided in Table 4-2.

Source of Flooding	Risk Assessment Level
Fluvial	Low
Tidal	Negligible
Surface Water and Pluvial (Rainfall)	Low
Groundwater	Low
Sewers	Low
Artificial Sources	Negligible

Table 4-2: Summary of Existing Risk Level.

5. Mitigation Measures

5.1. Proposed Site Levels

Based on a comparison between modelled flood level data provided by the EA and crest levels of existing defences, flooding from the River Welland is likely to remain in channel and as such no specific requirement to raise site/development levels is considered to be required. The EV charging points and substation will be raised above external ground levels thereby further reducing the potential to be impacted by surface water flooding.

5.2. Flood Resistance and Resilience

As noted, flooding from the River Welland is likely to remain in channel and as such no specific flood resistance or resilience measures are considered to be required. Notwithstanding, the development incorporates several flood resistance and resilience features. Chargers are equipped with shut-off systems that activate during a flood, protecting the equipment from damage. Additionally, these chargers can be remotely deactivated in anticipation of or during a flood event. Existing vehicle parking is located within the flood zone but is assumed to be managed with appropriate safeguards to mitigate potential risks.

5.3. Safe Access

Based on the assessment outlined in Section 4, which demonstrates that flooding from the River Welland will remain in channel, safe access and egress is considered to be available in the event of fluvial flooding.

The site is considered to be at a low risk of surface water flooding with flooding to depths of below 0.2m which is considered to be shallow and unlikely to preclude access and egress.

5.4. Residual Risk

Based on a comparison between modelled flood level data provided by the EA and crest levels of existing defences, flooding from the River Welland is likely to remain in channel. The residual risk of flooding as a result of overtopping is considered to be low given that flooding during the 1 in 1,000 year and 1 in 1,000 year plus 20% climate change events is likely to remain in channel. Moreover, the existing defences are described as natural high ground therefore the overall risk of a breach of defences occurring is considered to be low.

6. Conclusions

This FRA has been prepared to support a DNO application for the proposed installation of Electric Vehicle (EV) chargers and ancillary infrastructure within the existing car parking area at Spalding Retail Park.

According to the EA Flood Map for Planning, the site is shown to be located within Flood Zone 3. A comparison between modelled in channel flood level data provided by the EA and crest levels of existing flood defences indicates flooding from the River Channel will remain in channel. The overall risk of fluvial flooding is considered to be low, and no site specific mitigation is considered to be necessary. The risk of flooding from all other sources is considered negligible to low.

This FRA demonstrates that the proposed development will remain safe from flooding and will not result in an increase in off site flood risk.

Figures

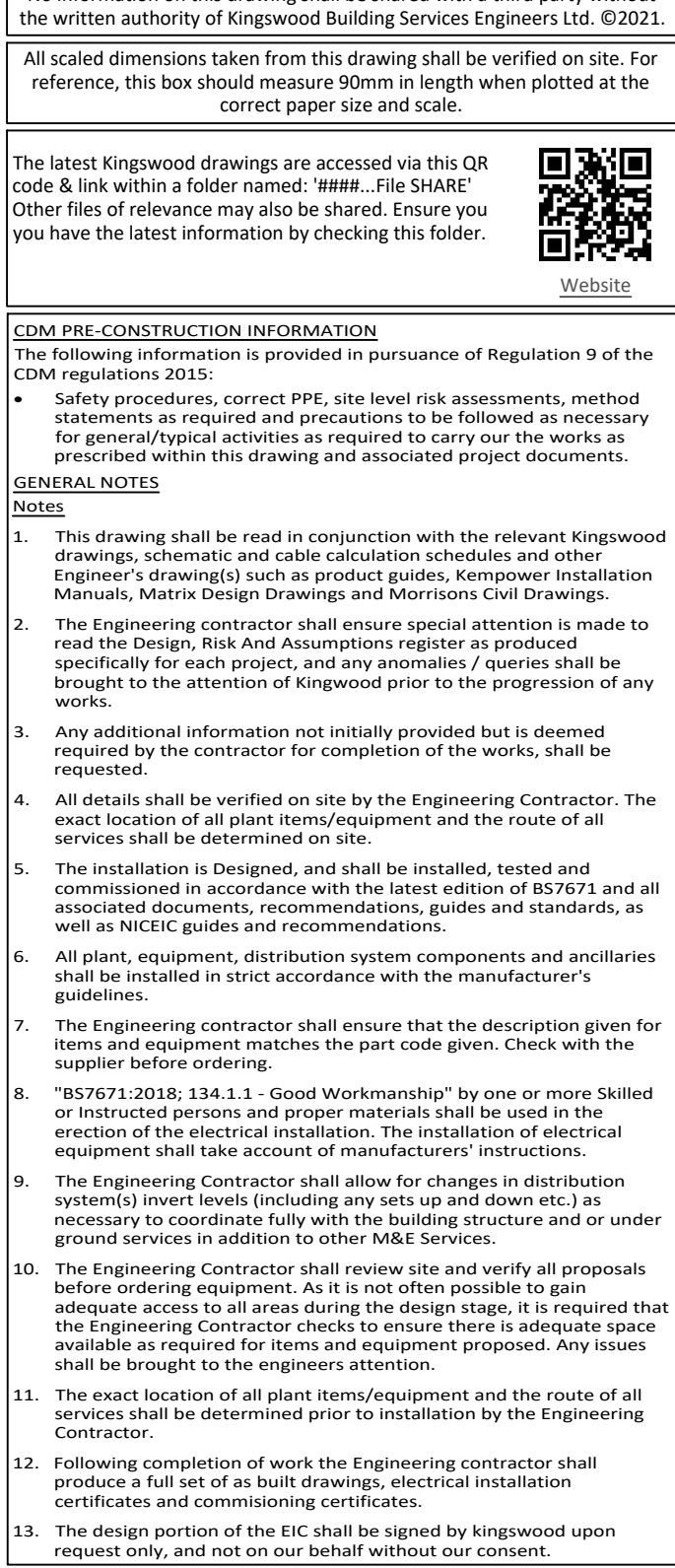
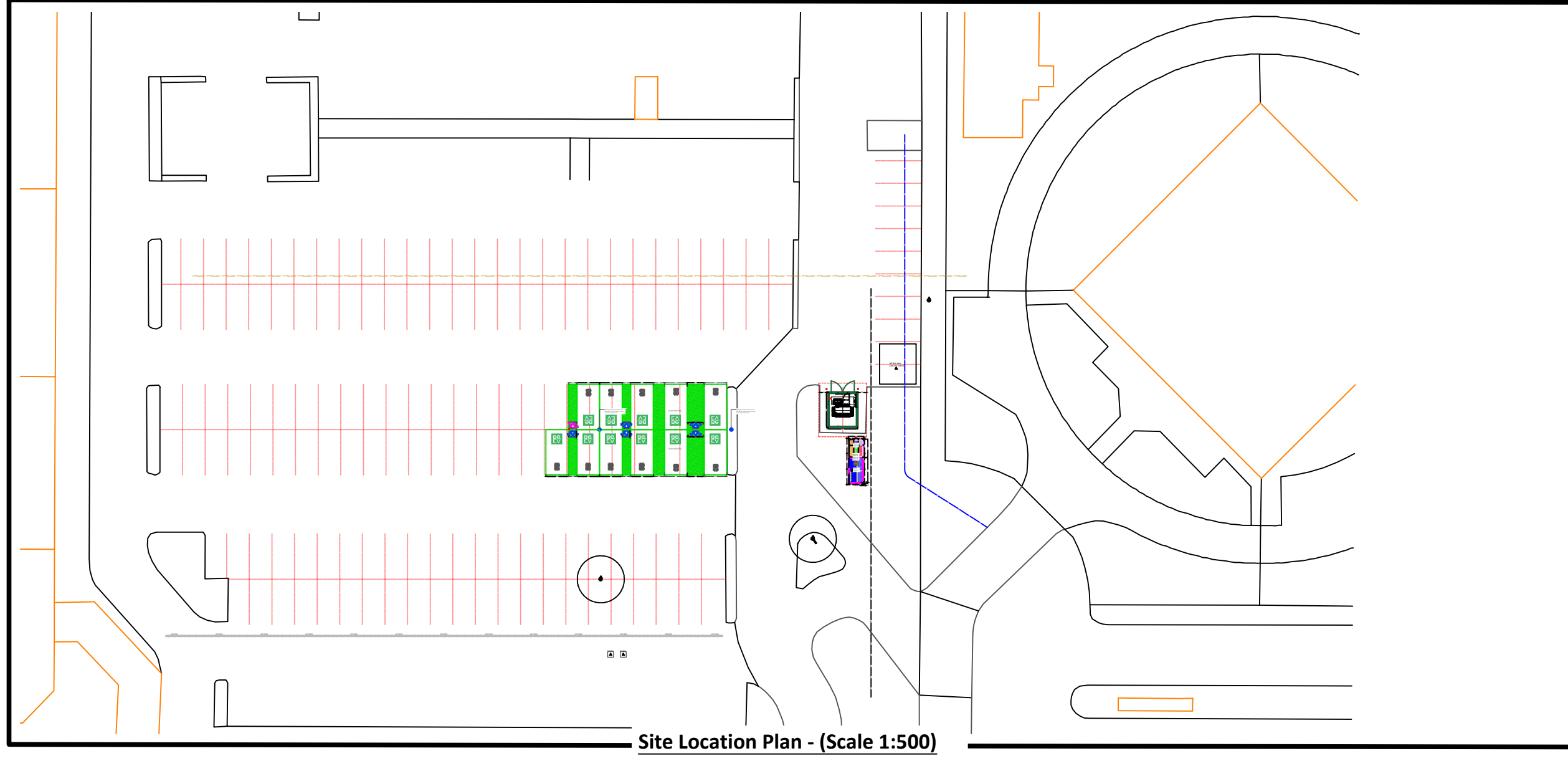
Figure 1 – Site Location Plan

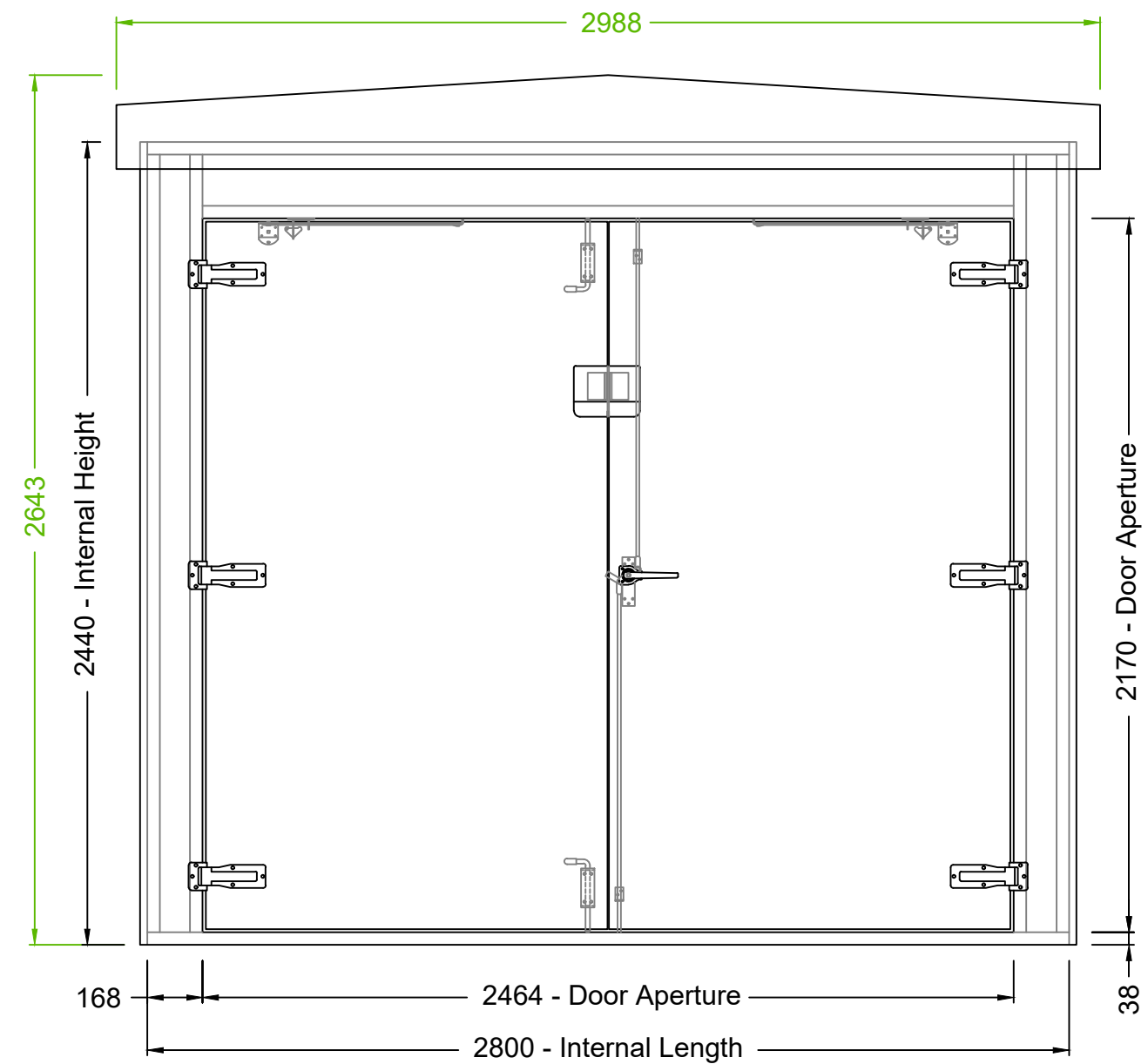


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Site: Spalding Retail Park								
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Job No.: FRA 251174	Drawn By: AY	Checked By: DP	Drawn: Sept 2025					

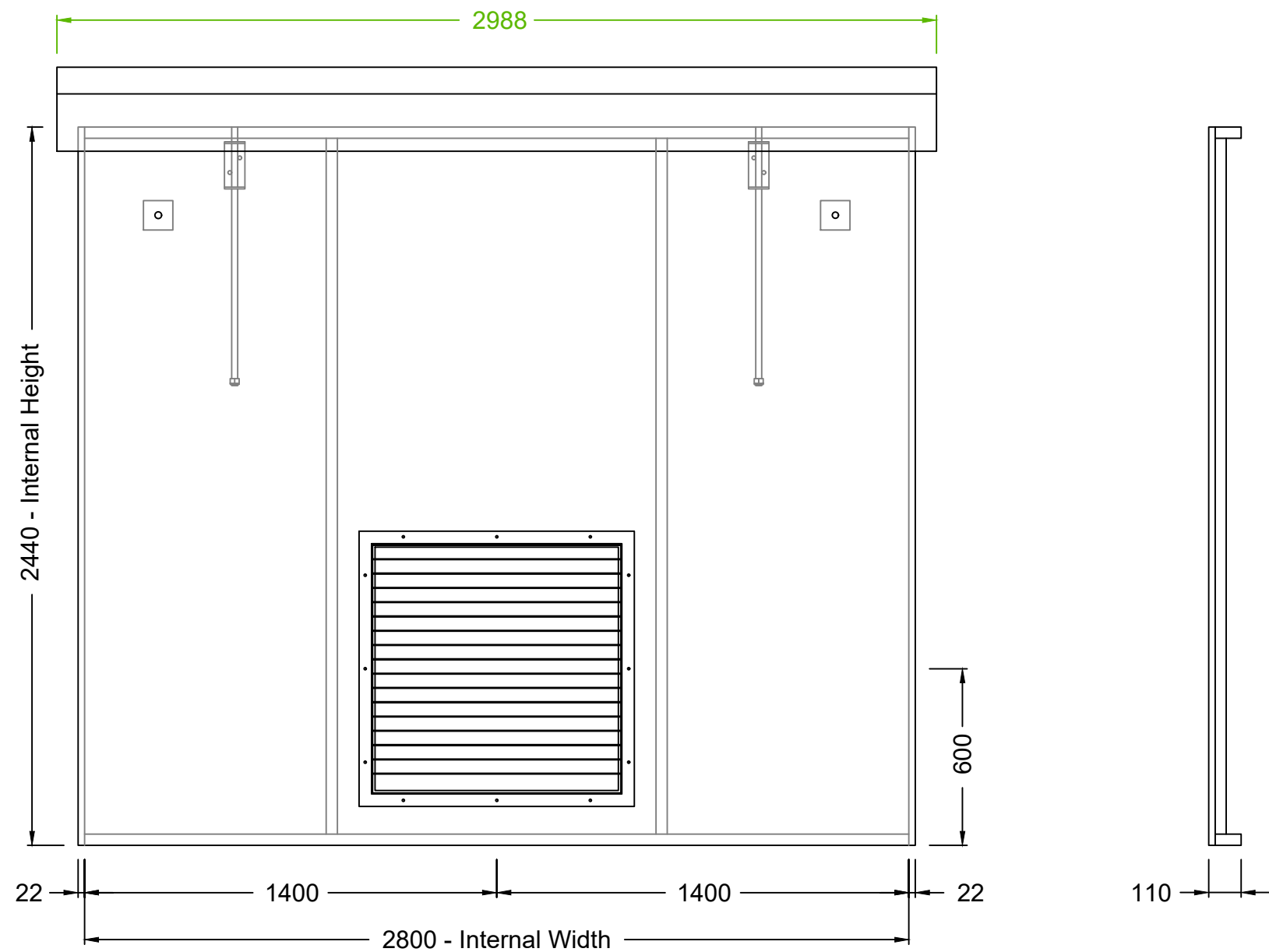
Appendices

Appendix A – Proposed Development Plans

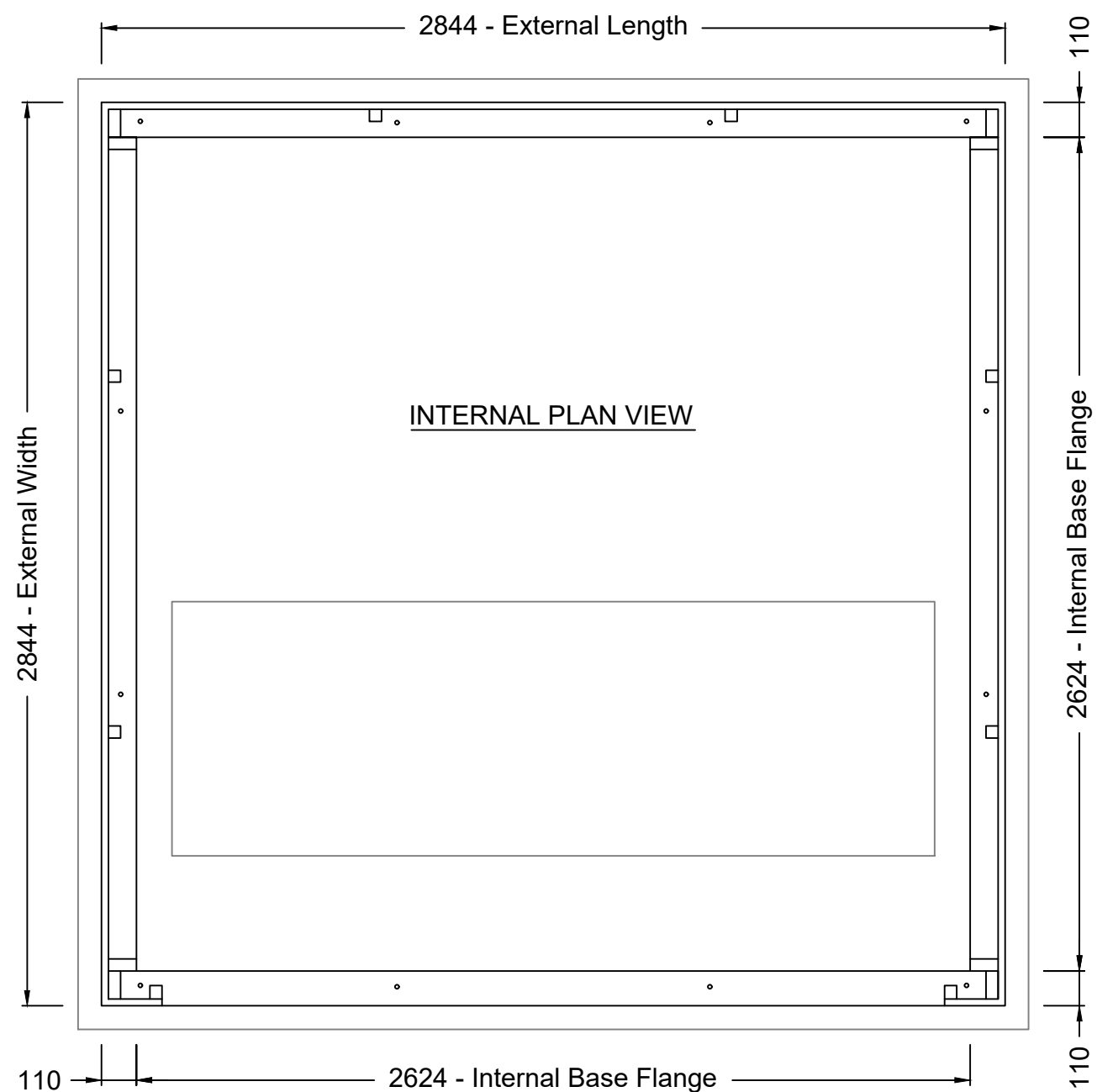




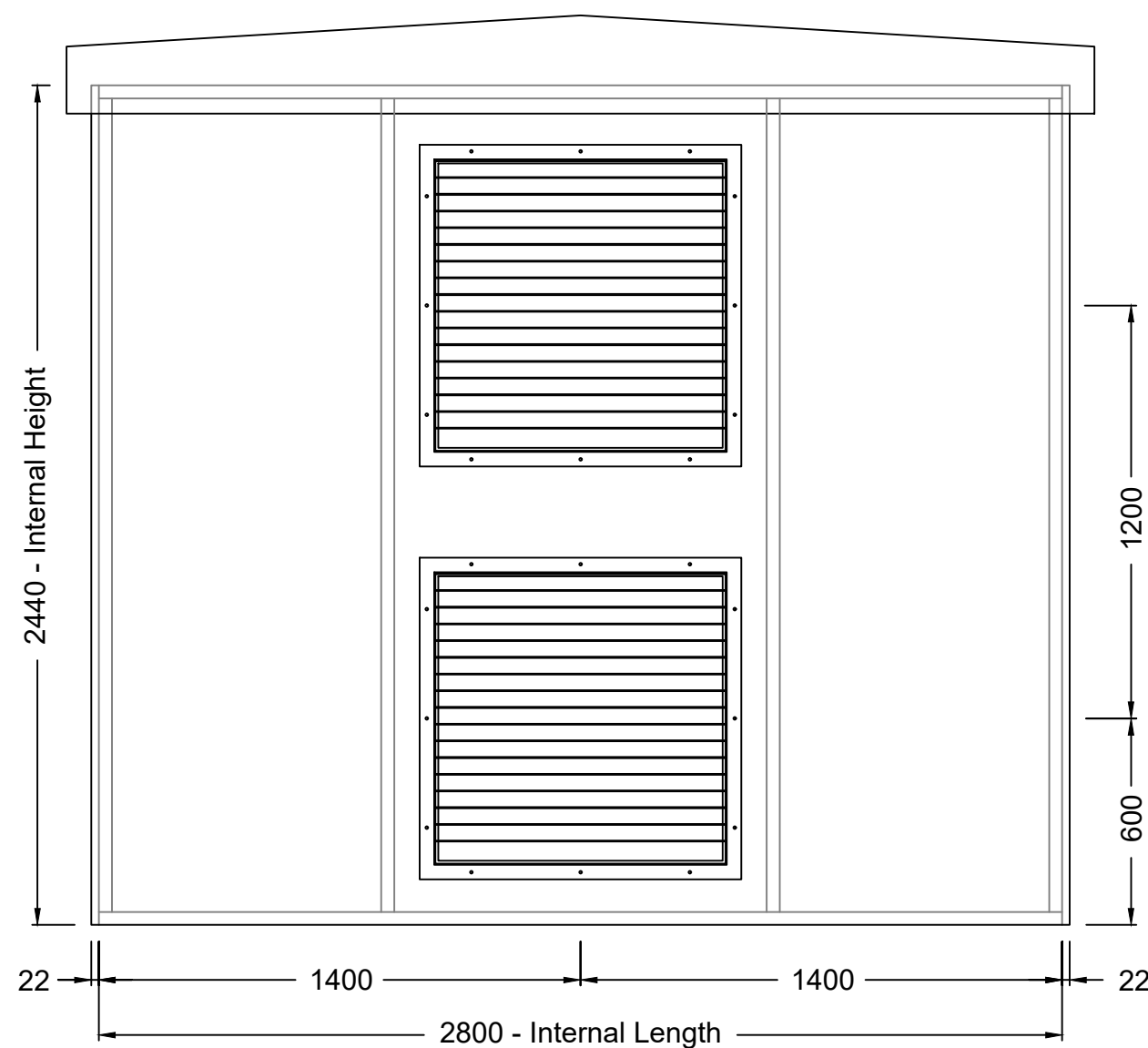
FRONT ELEVATION



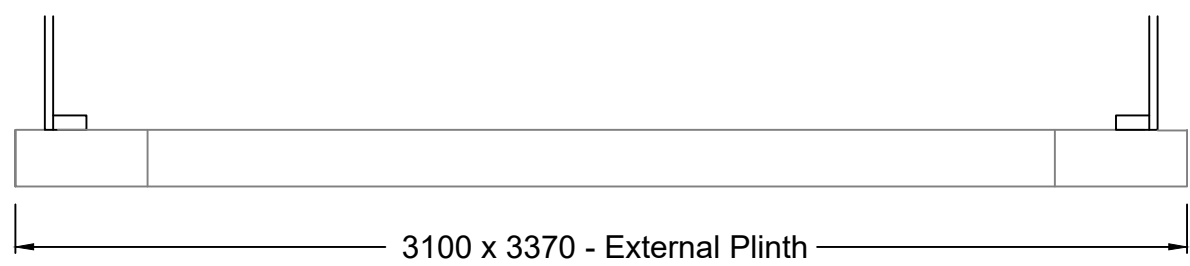
RH & LH SIDE ELEVATIONS



INTERNAL PLAN VIEW



REAR ELEVATION



Proposed Kiosk No.1
GRP Heavy Duty Kiosk
General Arrangement

Unit Information for Transportation	
External Length	2988
External Width	2988
External Height	2643
Approx Weight	-

Construction: Standard - One Piece	
Dimensions: 2800 x 2800 x 2440mm (Internal)	
Finish:	Textured - 14 C 39 (British Racing Green)
Doors:	1 x Double Doors - 1220 x 2150mm
Door Lock:	3 Way Locking c/w L Handle (Eye Removed)
Dual Locking Shroud	
Vents:	4 off 850 x 850mm Galvanised Vents
Roof Type:	Explosion Relief - Dual Pitch - 50mm Soffit
Extras:	None

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ESPE Kiosk No1		

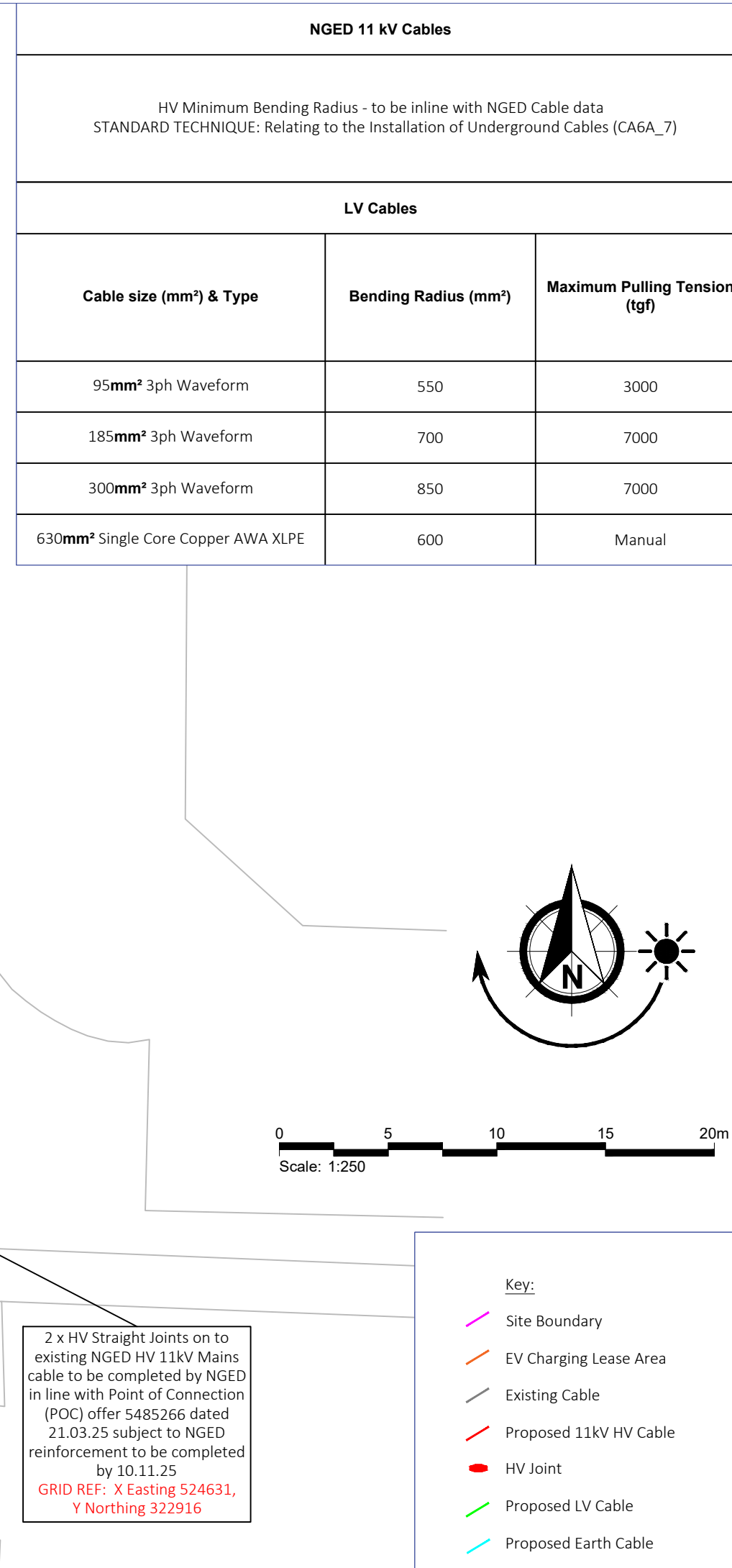
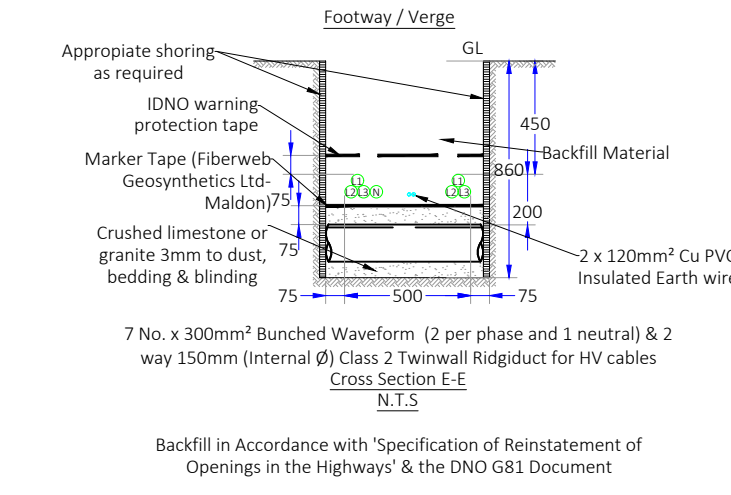
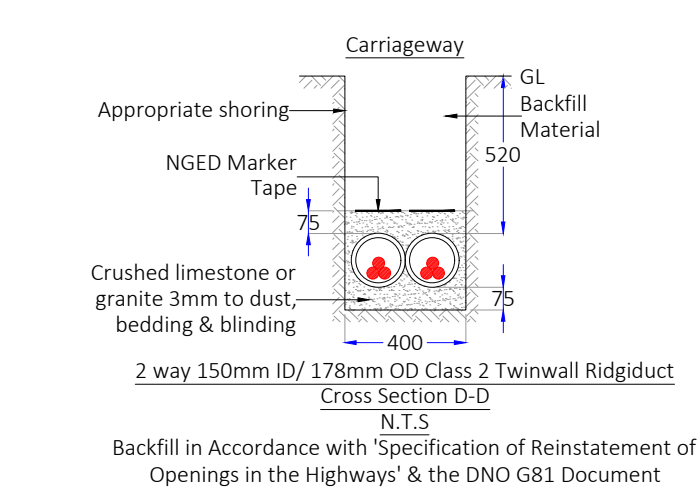
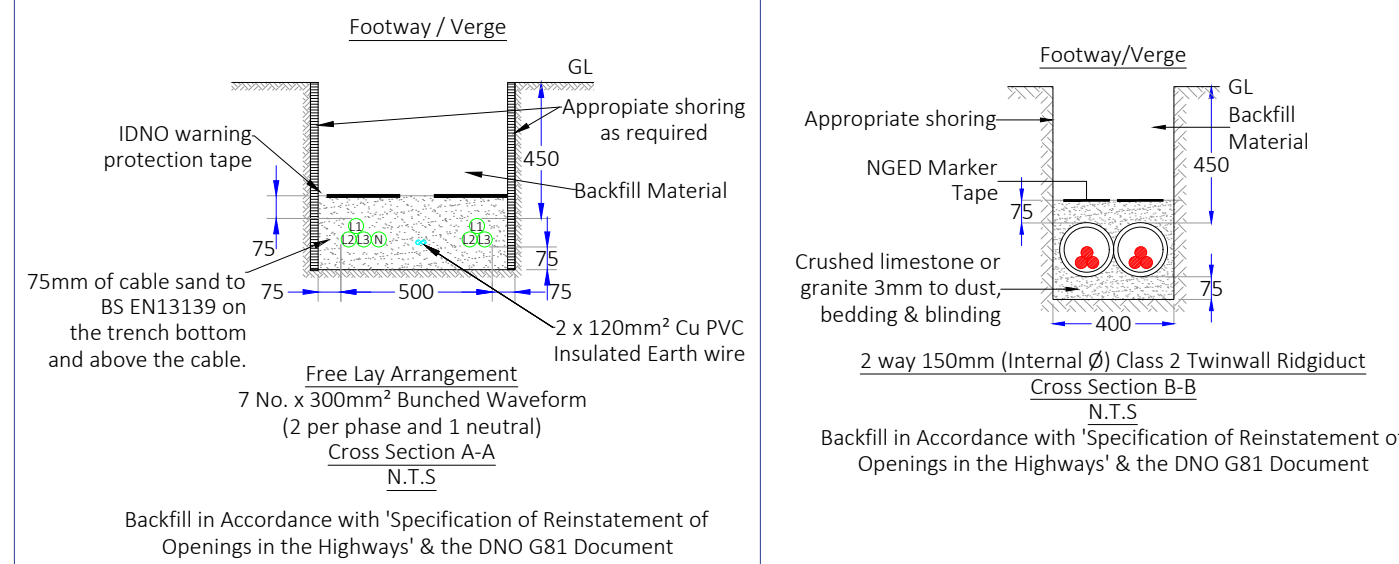
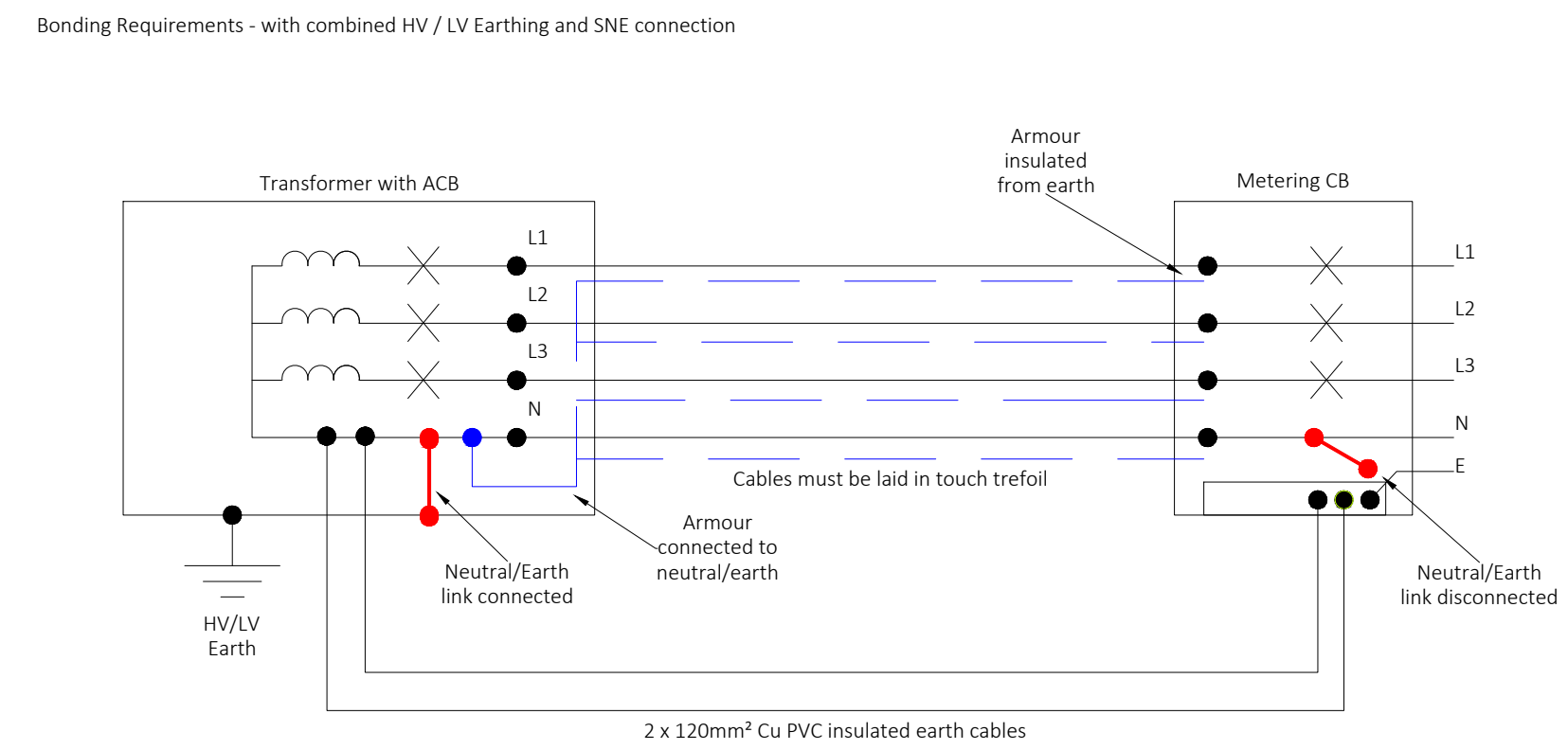
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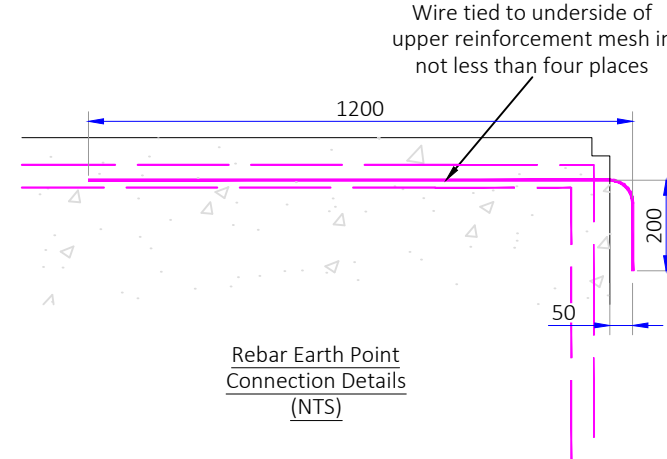
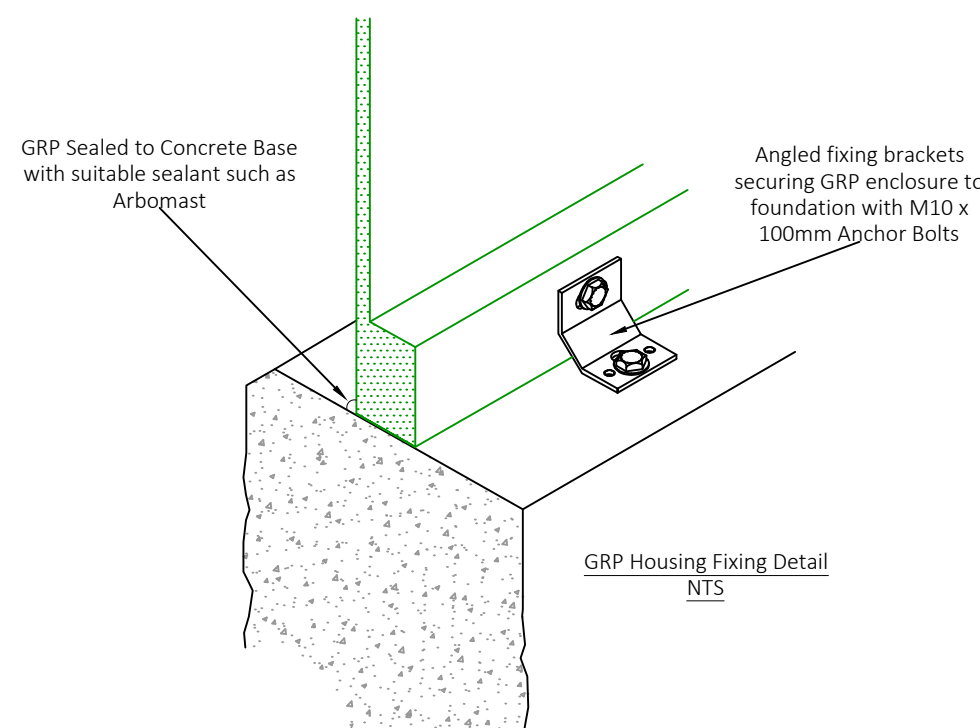
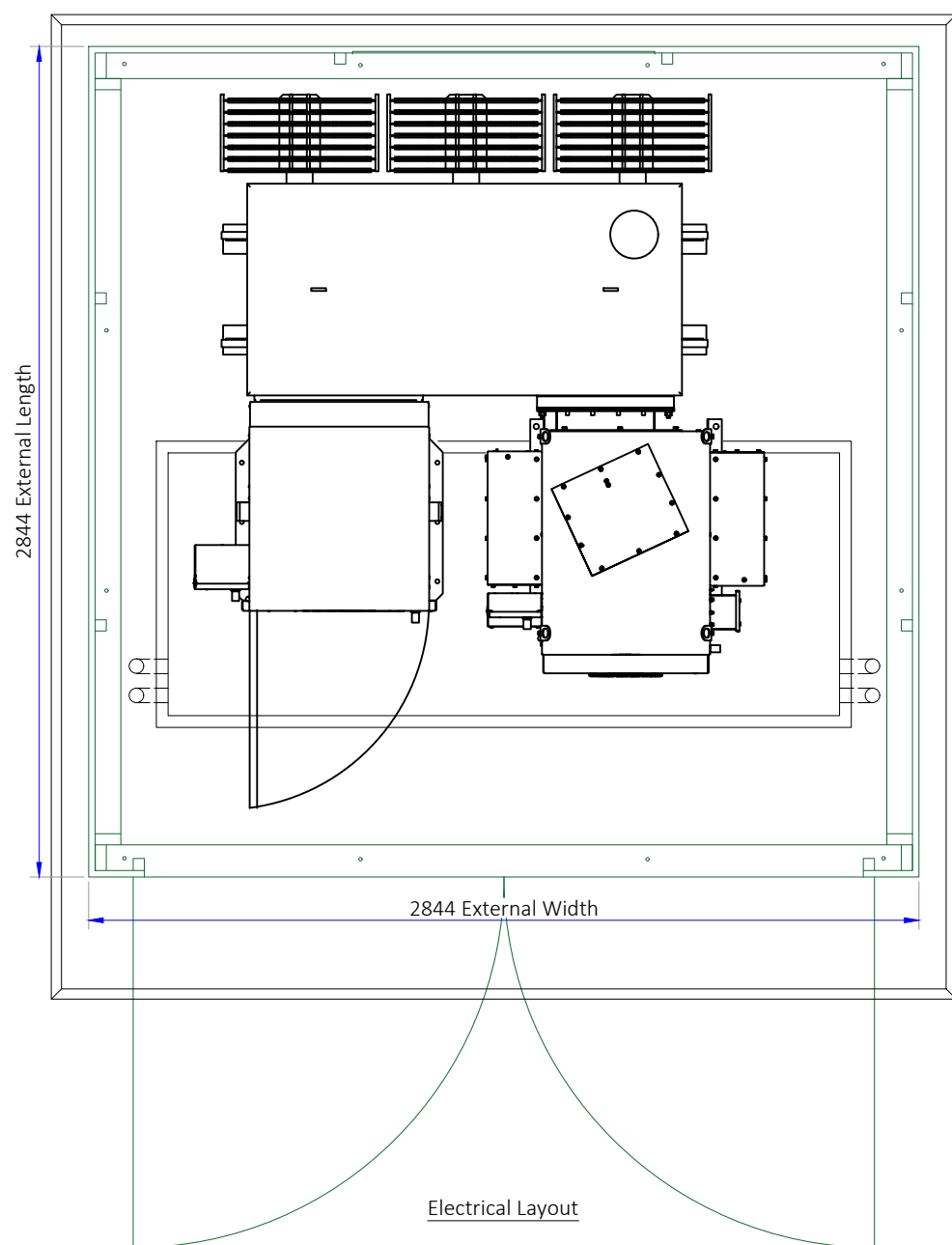
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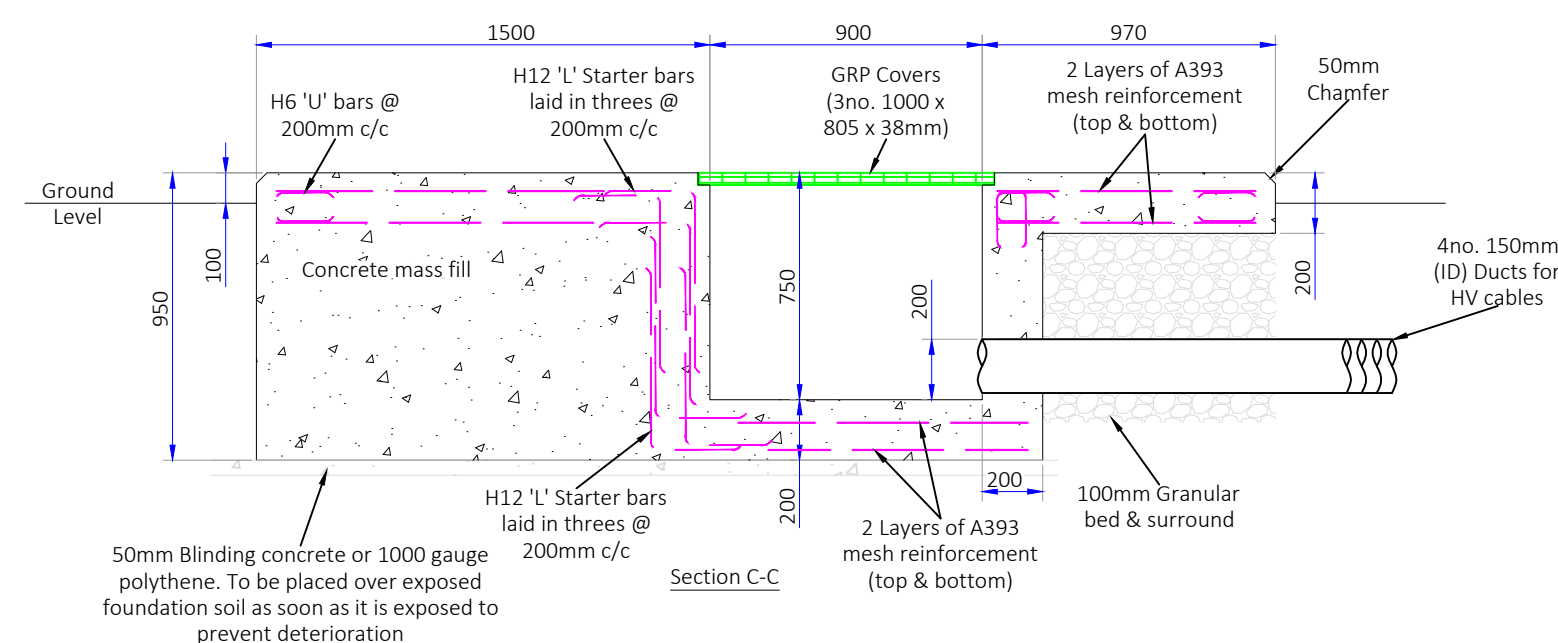
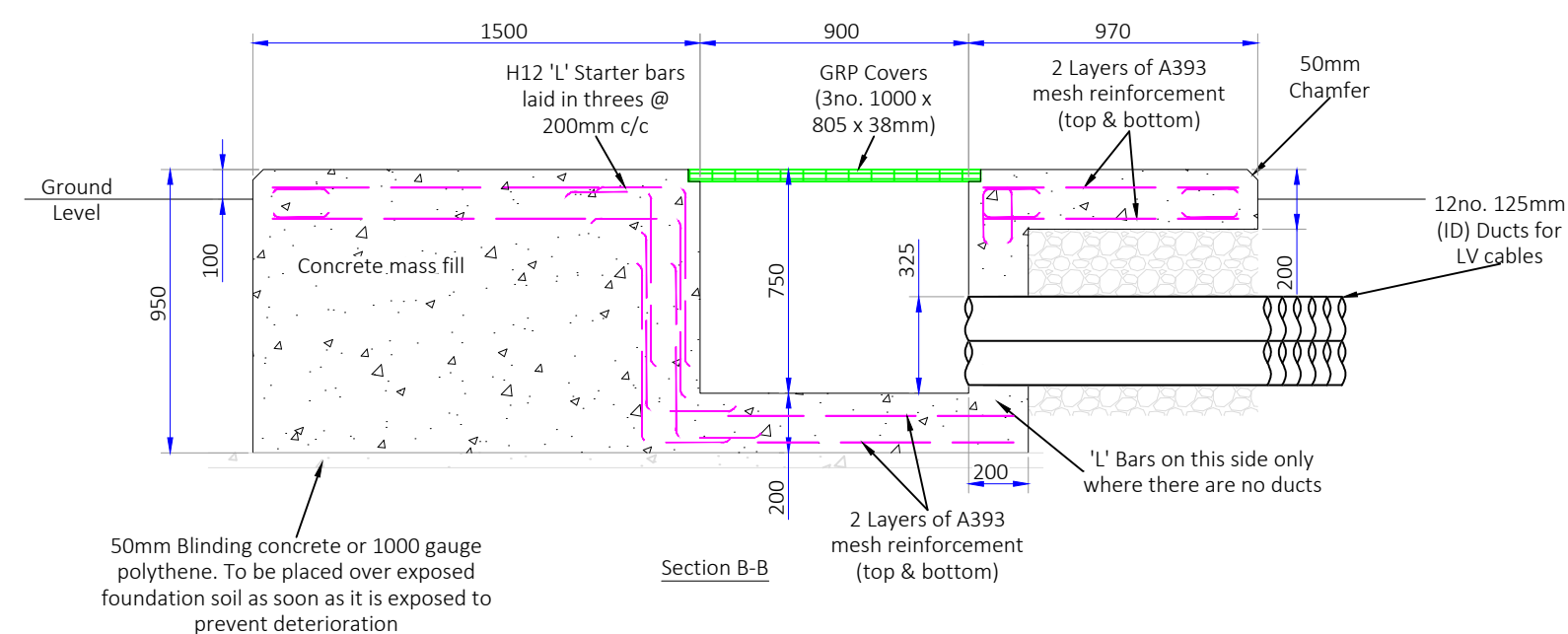
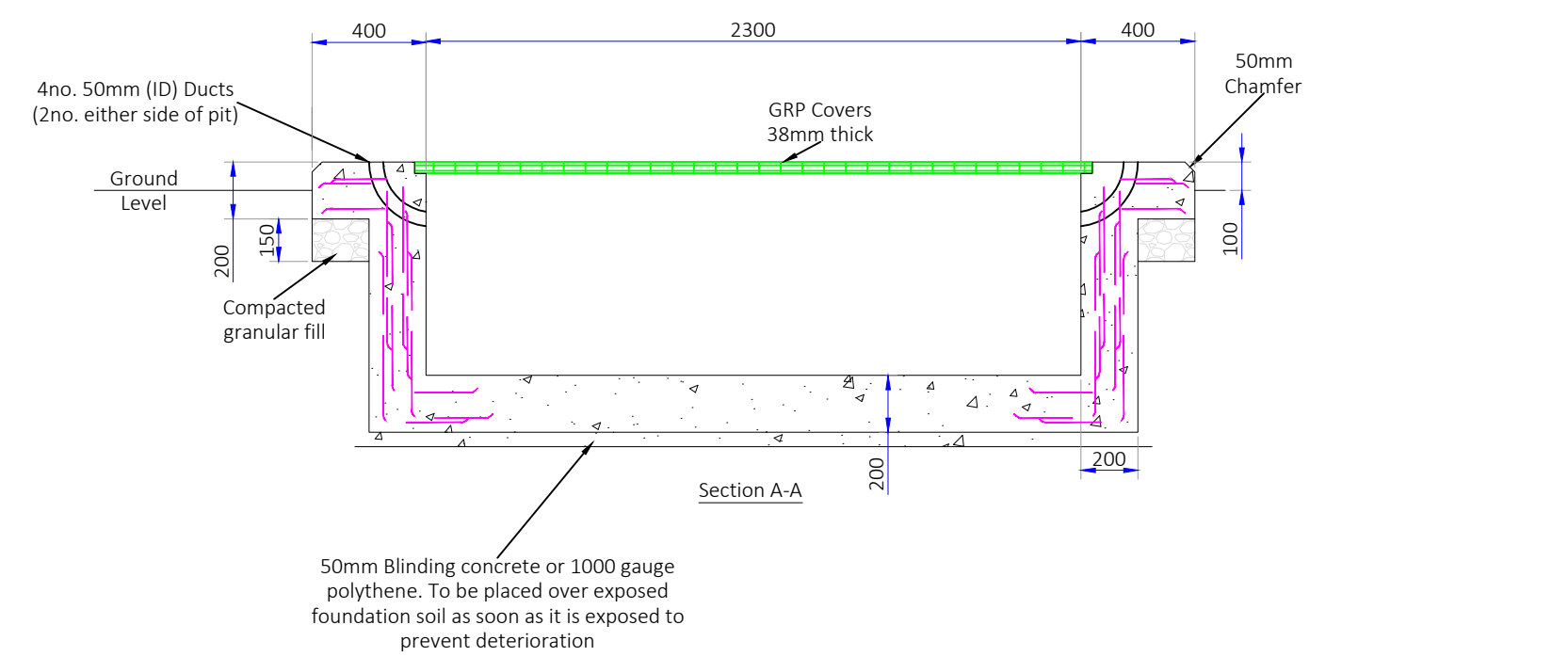


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02	H12	3(6+6+13+6+6+12)	147	575	11	225					
03	H12	3(12+2+2+2)	21	1175	11	600					
04	H12	7	7	875	21	390	125				
05	H12	7	7	525	21	215	125				
06	H16	2+2+2	4	1125	00						
07	H16	1+1+1	2	2250	00						
08	H16	1+1+1	2	1400	11	1200	200				



Gratings & Grating Support:

- 38mm deep moulded GRP gratings open type with gritted surface, colour green by TW Engineering Co Ltd, Angular House, Eagle Rd, Quarry Hill Ind Park, Ilkeston, Derbyshire DE7 4RB, or Captrad.

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Substation					
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Appendix B – Environment Agency Modelled Flood Level Data

Dan Percival
d.percival@thelkgroup.com

Our ref: EIR2025/26505
Date: 10 September 2025

Dear Dan,

Flood Risk Information for Spalding Retail Park, 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-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

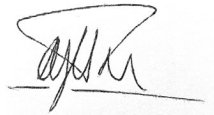
9. Other Flood Risk Management Authorities

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

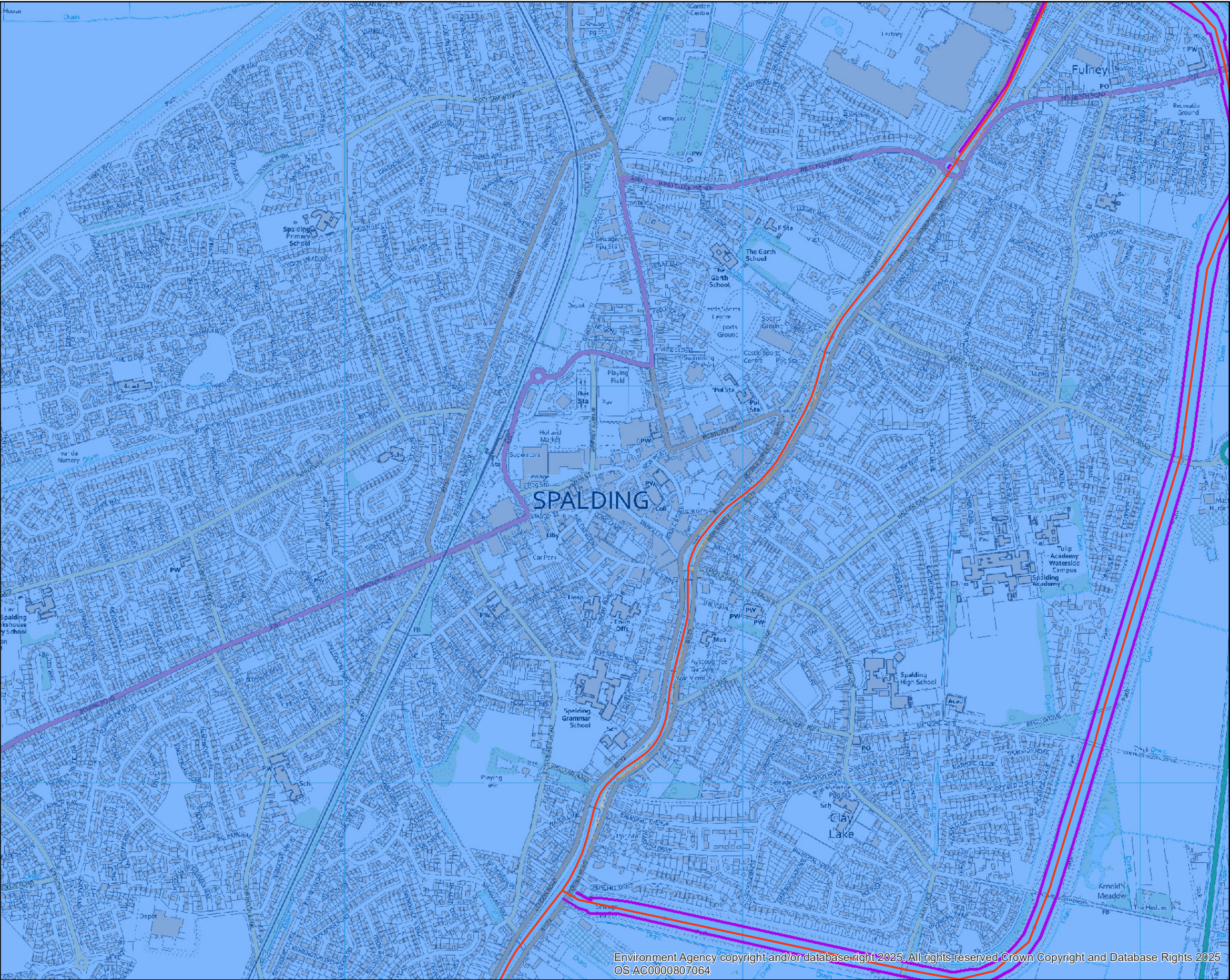
Enc.

Flood Map for Planning

Modelled Node Points Map

Modelled Fluvial Levels and Flows Data Sheet

Flood Map centred on TF 24678 22735 - created September 2025 [Ref: EIR2025/26505]



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.

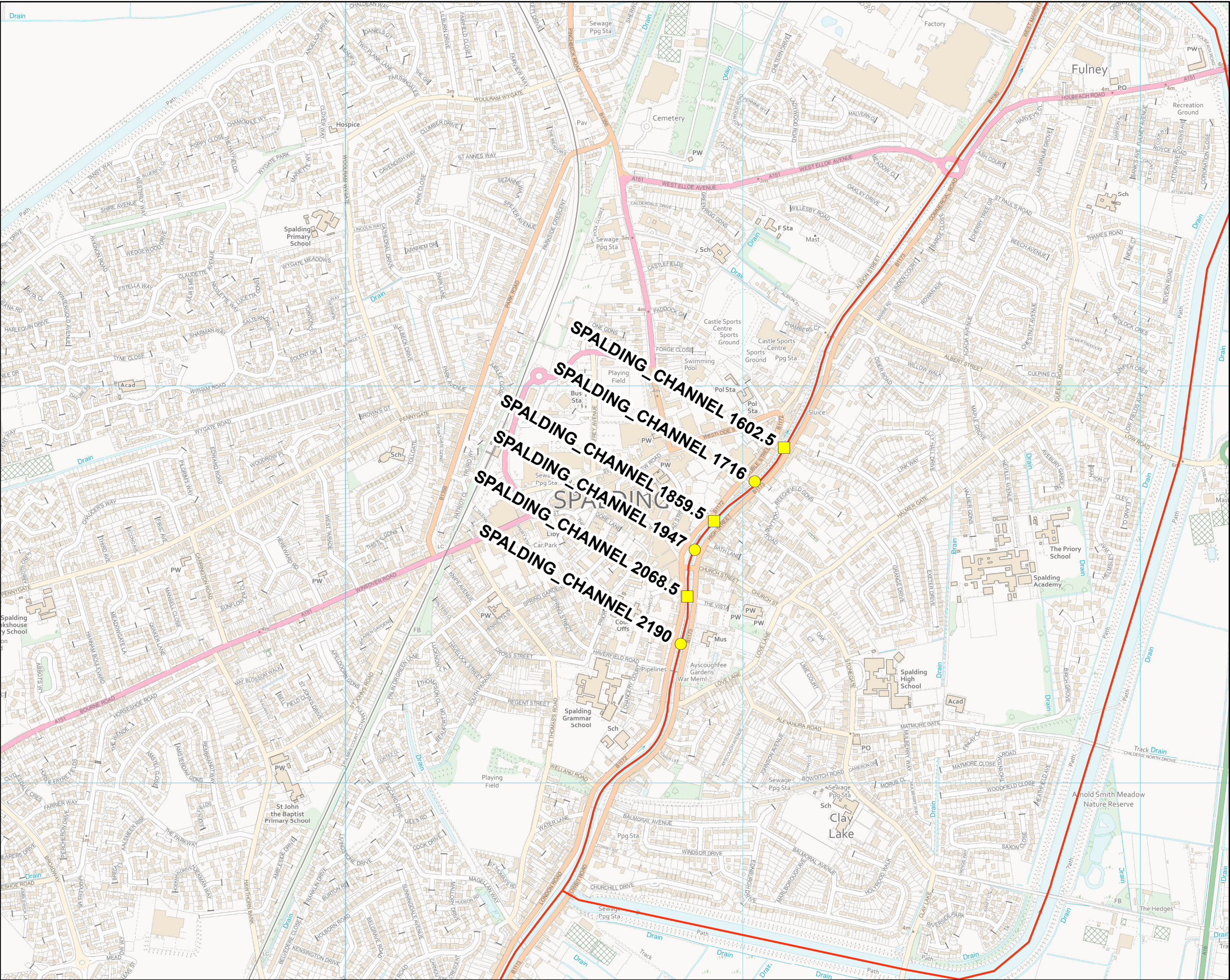
Light blue shows the extent of the Extreme Flood Outline. This represents land that could be impacted by a flood which has between a 1% and 0.1% (1 in 100 to 1 in 1000) chance of occurring in any year from rivers or between 0.5% and 0.1% (1 in 200 to 1 in 1000) annual probability of flooding from the 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 September 2025 [Ref: EIR2025/26505]



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).

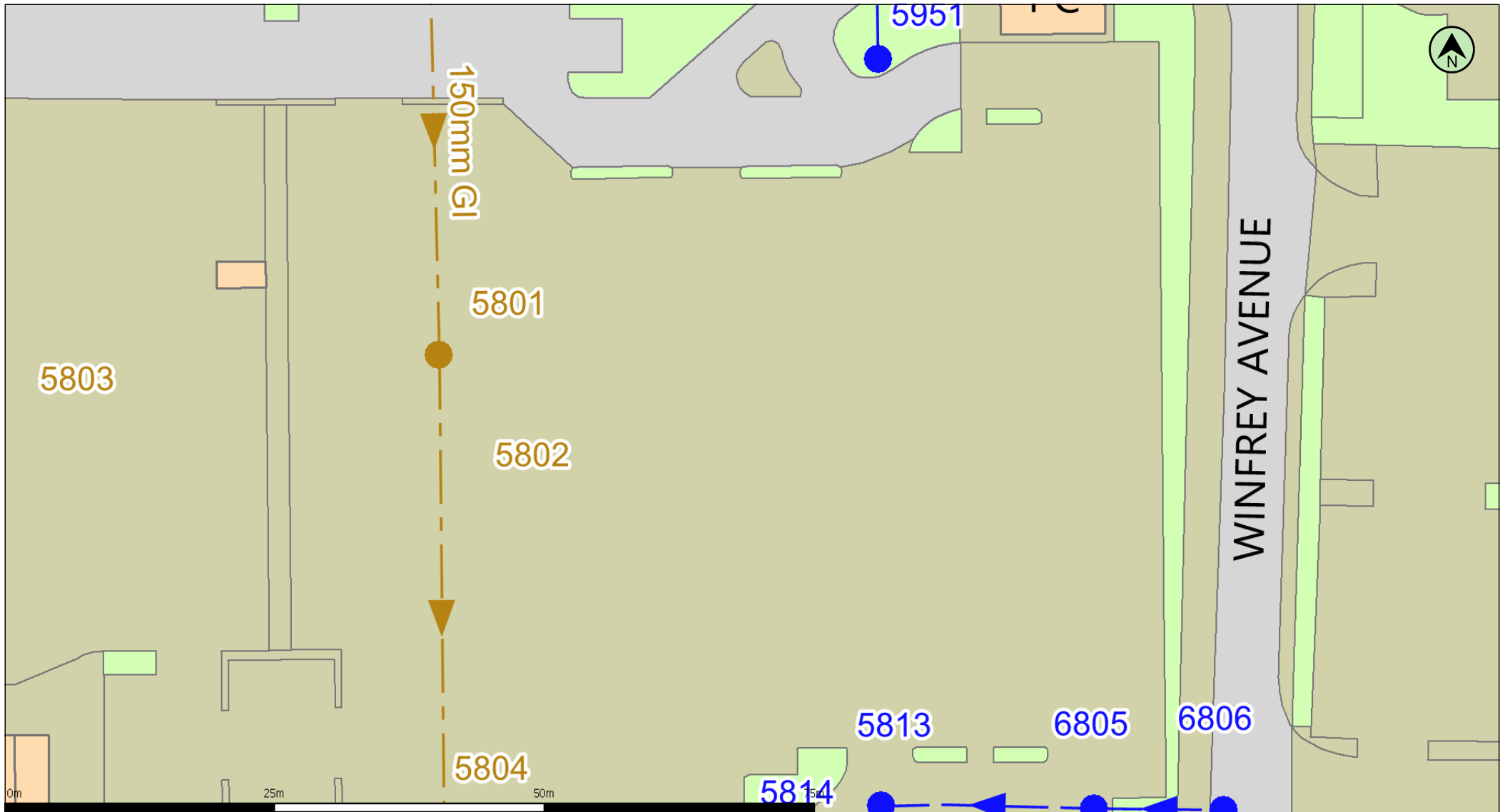
Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) 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

Appendix C – Public Sewer Records



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This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2025 Ordnance Survey AC0000813445. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer		Outfall*		Sewage Treatment Works	
Surface Sewer					
Combined Sewer					
Final Effluent		Inlet*		Public Pumping Station	
Rising Main*					
Private Sewer*					
Decommissioned Sewer*		Manhole*		Decommissioned Pumping Station	

*(Colour denotes effluent type)

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EV Spalding FRA25117	

Appendix D – References

¹ Ministry of Housing, Communities and Local Government, December 2024, “National Planning Policy Framework”.

² Ministry of Housing Communities and Local Government, August 2022. “Guidance, Flood risk and coastal change”.

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