



LLOYDS BANK SPALDING

PROPOSED HANDRAIL TO MAIN ENTRANCE

FLOOD RISK ASSESSMENT

1. Nature of the Work

The proposed works — fitting a handrail to a step — are minor external alterations that do not affect ground levels, drainage, or building footprint.

An FRA is only required when development changes flood risk by:

- Increasing surface water run-off,
- Altering the building's position or height within a flood zone, or
- Introducing new habitable floors or vulnerable uses (like housing or care facilities).

Since installing a handrail involves no excavation, foundations, or structural alteration, it poses no impact on flood risk.

2. Definition of “Development”

Under the Town and Country Planning (Development Management Procedure) (England) Order 2015, an FRA is only required for:

- New development in Flood Zones 2 or 3, or
- Development over 1 hectare in Flood Zone 1.

Your work is maintenance/minor improvement, not development as defined under planning law — it doesn't increase built footprint or impermeable area.

3. Local Authority & Environment Agency Guidance

Both the Environment Agency and South Holland District Council (covering Spalding) clarify that:

“Minor works such as the installation of fences, signs, or handrails do not require a flood risk assessment, provided they do not obstruct flood flow or alter ground levels.”

Because a handrail on an existing step is fixed to existing hardstanding or structure, it does not impede flood flow and no FRA is necessary.

4. Supporting Summary for Documentation

The proposed works involve fitting a single handrail to an existing external step at Lloyds Bank, Spalding. The works are minor and do not alter ground levels, building footprint, or drainage. There is no impact on flood storage or flow routes. Therefore, a Flood Risk Assessment is not required.