

PROPOSED RESIDENTIAL DEVELOPMENT
AT 7, THE RESERVOIR, SURFLEET, SPALDING, PE11 4DJ
FLOOD RISK ASSESSMENT



View of existing property from south side of the river

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Revision A 24th November 2025 Amendments to lifetime of building, climate change, block plan and storage on the floodplain.

Revision B 24th November 2025 Note re loss of floodplain added

Revision C 17th February 2026 Size of garage amended and details of apertures added.

Revision D 26th March 2026 Size of building and details of apertures amended.

Revision E 12th May 2026 Footprint of building reduced in size.

This flood risk assessment has been prepared solely to support the planning application for a residential development at 7, The Reservoir, Surfleet. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any other purposes other for which it was originally commissioned.

Introduction

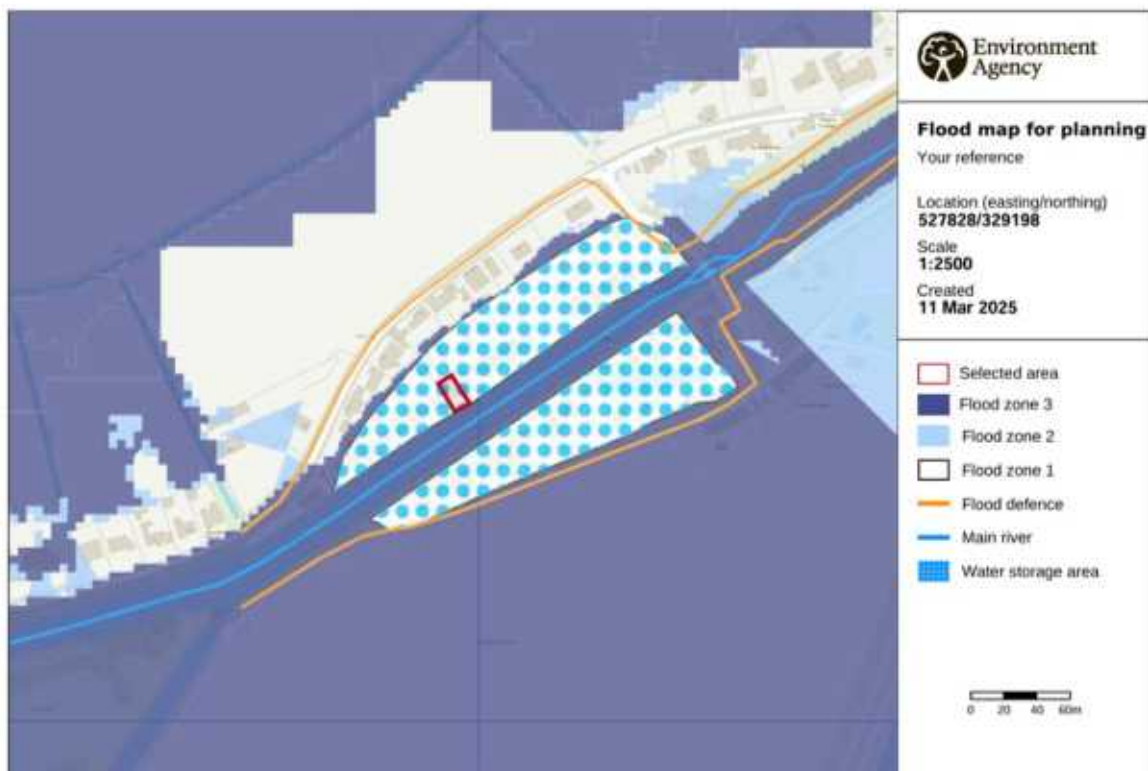
The owner of the existing timber building at 7, The Reservoir, Surfleet, Spalding, PE11 4DJ proposes to demolish this existing building and to construct a new two storey building on the same plot. It is also proposed to demolish the existing garages and construct a new garage on the land north of the access road. The site is situated on the north bank of the River Glen approximately 90 metres west of the Sluices and the bridge over the river and is approximately 7.2 km north of Spalding.

All of the site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone map.

The Planning Application requires a flood risk assessment to be carried out as specified in the Practice Guidance to the National Planning Policy Framework Development and Flood Risk. The site is within a undefended area as specified on the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the Welland and Deepings Internal Drainage Board District.

Environment Agency (EA) Flood Zones

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



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It can be seen that the site is within an area on the above map designated as a water storage area, and therefore is within Flood Zone 3b.

Application Site

The site is located 90 metres from the sluice at Surfleet Reservoir and the tidal section of the River Welland. The National Grid Reference of the site is 527830 329200.

The position and extent of the site is shown on the plan at the end of this document.

The site is within flood zone 3b.

Applying the flood risk vulnerability classification in Table 2 of the Guidance, a residential development is classified as “more vulnerable”.

For more vulnerable development to be satisfactory within flood zone 3 the sequential and exception test must be passed.

Sequential Test

The aim of the Sequential Test, as set out in the Planning Practice Guidance, is to ensure that a sequential approach is followed to steer new development to areas with the lowest probability of flooding.

The proposed development is a replacement for an existing building, and it is not necessary to apply the sequential test to the development.

Therefore I consider that the sequential test has been passed.

Exception Test

The Sequential Test has demonstrated that it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding. Therefore the Exception Test must be applied and for this to be passed:

- It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risks, informed by the Strategic Flood Risk Assessment; and
- A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking into account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible will reduce flood risk overall.

Both parts of this test must be satisfied in order for the development to be considered appropriate in terms of flood risk. There must be robust evidence in support of every part of the test.

The first section will be demonstrated by the Supporting Planning Statement and compliance with South Holland District Council’s planning policies. A replacement dwelling on this site will provide sustainability benefit as a consequence of the requirements for a new dwelling.

This flood risk assessment will demonstrate that the development will be safe for its lifetime and it will not increase flood risk elsewhere.

Strategic Flood Risk Assessment

The following information about the flood risk to the proposed development has been gained from the tables that can be found in the South Holland District Council Strategic Flood Risk Assessment issued in January 2010:

1. The maximum flood level in the fluvial section of the River Glen is as follows:

Year	2007	2115
1 in 100 year	4.09	4.65
1 in 1,000 year	4.12	4.68

2. The extreme tide levels in the section of the River Welland at chainage 16.1km is shown in the report as follows:

	2007	2055	2115
1 in 200 year	5.99	6.32	7.13
1 in 1,000 year	6.32	6.65	7.46

The bank levels of the west bank of the tidal River Welland north and south of the River Glen outfall are at a level of approximately 7.50m OD and above, but the bank level at 16.1km, the River Glen outfall is shown to be 7.05m OD.

Information from the Environment Agency

The Environment Agency has provided flood risk information for this site (EIR-2025-00336).

The predicted flood levels for the River Glen which are taken from the Welland Strategic Catchment Model produced in 2016 are reproduced below.

	2016	2016 with 20% climate change allowance
Peak 1 in 100 year	4.17m OD	4.78m OD
Peak 1 in 1,000 year	4.22m OD	4.83m OD

The Environment Agency state:-

- The predicted water levels are in channel levels and therefore may not represent the flood level on the flood plain, particularly where the channel is embanked or has raised defences.
- The allowance for climate change in the 2016 model was 20%.

The Environment Agency advice also included the following information on the operation of the Surfleet Reservoir and the Sluice:

Surfleet Reservoir was constructed in order to store floodwater from the River Glen until high tides on the River Welland had passed. The structure that controls water levels for the Surfleet Reservoir is the Surfleet Sluice. It is manually controlled and river level is generally kept to 2.70 - 2.80m AOD. When high flows are registered

upstream at Kate's Bridge, the sluice at Surfleet is opened as early as possible in order to pass the flood waters safely through at an early low tide. We have been able to protect the chalets within Surfleet Reservoir most of the time, but there are times when the river flow and high tides coincide and the chalets may flood. The nature of how the reservoir works means we cannot protect these properties all of the time. The frequency of flooding will increase with climate change.

Existing Flood Alleviation Measures

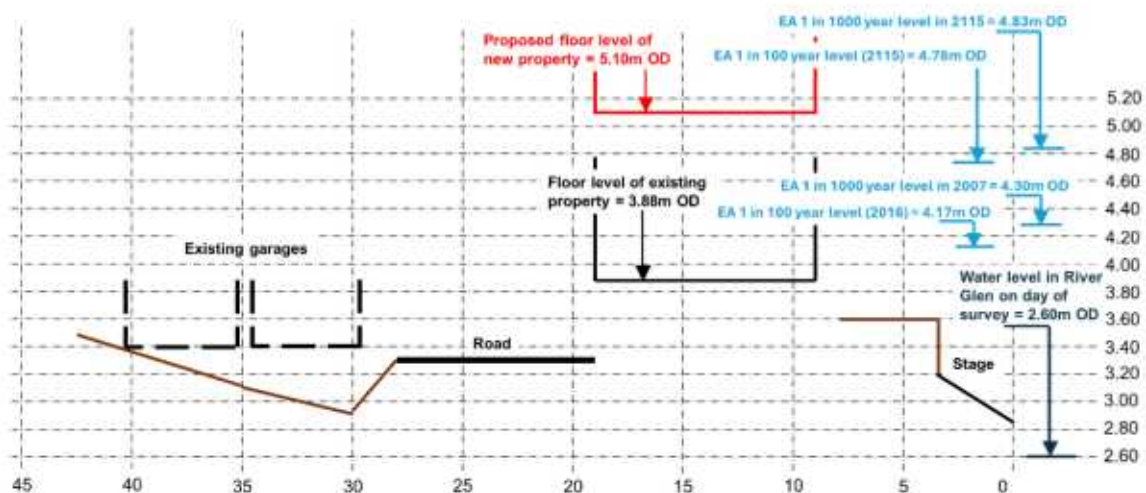
The site is within an undefended flood plain, as defined in Appendix 1 of the Environment Agency's "Policy and Practice for the Protection of Flood Plains", within a designated storage area.

The site is located approximately 90 metres from the tidal section of the River Welland, which has a tidal defence bank which is maintained by the Environment Agency.

The site is located on the north bank of the River Glen which is maintained by the Environment Agency.

Site Levels

A topographical survey has been carried out and a sample of the levels have been transposed onto a plan which is shown on page 11 of this report. These levels have been used to produce the section from south to north which is shown below.



The level of the River Glen on 18th March 2025 was 2.60m OD. The floor level of the existing building is 3.88m OD and the ground level of the site around the perimeter is approximately 3.35m OD. The ground level of the northern part of the site rises from 3.30m OD to around 3.50m OD.

The section also shows the predicted flood levels in the River Glen which were supplied by the Environment Agency.

Potential Sources of Flooding

The following sources of flooding have been identified:

1. Overtopping of the tidal River Welland.
2. Flooding from the River Glen.

1. Overtopping of the Tidal River Welland.

The River Welland is tidal in the section adjacent to the River Glen outfall sluice. The SFRA states that the defences are adequate to withstand a 1 in 200 year (0.5%) probability event for present day. In the future in 2115 some of the banks would be overtopped with a 0.5% probability event.

The 2010 SFRA states that the predicted extreme tide level in a 0.5% event in 2115 is 7.13m OD. This is increased to 7.23m OD when taking the latest climate change guidelines into account. The lowest bank level of 7.05m OD is stated in the SFRA at Surfleet outfall sluice at 16.1km. The average level of the banks in this section is 7.50m OD. Therefore there is an increasing risk of tidal flooding at this location.

It is reasonable to assume that within the next 100 years the tidal defences will be raised to continue to provide a 1 in 200 year level of protection to this area.

The development site would only be affected by an extreme event that may occur due to a failure of the west bank of the tidal Welland north or south of the site. This is because the Surfleet Reservoir area is within raised river banks which will protect the site from this source of flooding

2. Flooding from the River Glen.

There are no defences protecting the site from high water levels in the River Glen. Using the Environment Agency information, the maximum predicted level in the River Glen at this location just upstream of the outfall sluice is 4.17m OD for a 1 in 100 year event at the present time. However predictions for the year 2115 (allowing 20% increase in flows for climate change) state that the maximum 1 in 100 level will increase to 4.78m OD.

The ground floor level of the new building will be raised so that it is 300mm above the highest predicted 1 in 100 year flood level in 2115 to allow for current climate change predictions. There is further consideration of this and climate change later in this FRA.

Loss of Flood Storage Capacity.

The Environment Agency has stated that the development should not reduce the volume of water that is stored on the flood plain.

The areas of the existing buildings on the site are

Bungalow	73.1 sm
Two garages	26.6 sm

The areas of the proposed buildings on the site are

New house	73.1 sm
Garage	26.6 sm

The area of the new house shown above is the area at ground level. A plan of this area is shown in Appendix C on page 19 of this report. The new building will be designed to allow flood water to enter and exit under the building so that there is no reduction in flood plain capacity.

The Environment Agency have made the following comment in their letter of response of 19th December 2025.

“We advise that there should be no increase in footprint of the development to prevent the loss of floodplain storage”.

The Environment Agency have stated that the footprint of the building should have same area as the existing building. The footprint of the proposed building (shown in Appendix C on page 19 of this report) has an area of 73.1 sm which is the same as the existing area. 10 No external apertures size 1.8 metres x 0.6 metres will be formed in the external below ground floor walls.

Extent of known Flooding

The Environment Agency have advised that the site was flooded from the River Glen at Easter 1998.

There is a history of flooding of properties at this location due to high levels in the River Glen. These properties are believed to have been older properties with floor levels below 4.00m OD. Discussions with owners of other properties confirm that there have been no instances of flooding of these properties in the last thirty years.

Probabilities and Trends of Flooding

The probability of this development flooding from Environment Agency main river is very low. The ground floor level of the proposed building will be raised to be 300mm above the predicted 1 in 100 year level of the River Glen in 2115. In an extreme event any effect on this location would not be sudden and there would be warnings from the Environment Agency at least 24 hours before any event occurred, and there would be adequate time for residents to take precautionary measures to limit the impact of any flooding that may occur.

Residual Risk – Extreme Events

River flows in events greater than 1 in 1000 year will not lead to higher water levels in the River Glen. There are lengths of bank lower than 5.00m OD along the section of the river between Pinchbeck and the outfall sluice which will be overtopped in an extreme event preventing levels exceeding the levels predicted for the 1 in 100 year and 1 in 1000 year events in 2115.

Climate Change

The recommendations for flood depths for this flood risk assessment use information mostly taken from the South Holland DC SFRA which was last updated in 2010. The EA have issued new guidance on recommended contingency allowances for predicted sea rises, fluvial flows and rainfall intensities which from 19th February 2016 needs to be considered in this FRA. The effects of these new recommendations are considered in the Appendix of this report (pages 14 to 17). The proposed mitigation measures will be set out in the conclusions of this report.

Summary of Risk of Flooding to the Site

The major risk of flooding to this site is from high water levels in the River Glen following heavy rainfall in the catchment. The site is 90 metres from the sluice that opens to discharge the flow from the River Glen into the tidal section of the River Welland. Flow out of the sluice is not possible during the period of high tide in the River Welland and therefore levels in the River Glen will rise during this period. However as soon as discharge is possible into the River Glen levels will immediately fall.

The Environment Agency model states that the site is at risk of flooding in the 5% annual probability (1 in 20 chance in any year) event.

The information provided by the Environment Agency has indicated that the maximum predicted level in a 1 in 100 year event would be 4.17m OD and in a 1 in 1000 year event would be 4.30m OD at the present time. The maximum predicted level in a 1 in 100 year event in 2115 is 4.78m OD, and for the 1 in 1000 year event is 4.83m OD.

Conclusions

The River Glen is not a typical river with a functional flood plain. It is an embanked watercourse for most of its length which will overtop when there are high levels which will limit the increase in water levels.

Any flooding that does occur will happen very slowly and give residents of the building adequate time to escape to higher land.

There is a safe route from the site along the roadway and onto the bank to the north which is at a level of 6.50m OD.

In a flood risk area there is always a risk of an event occurring of greater magnitude than has been considered in this flood risk assessment.

Recommendations

The safety of the occupants of the building will be provided by raising the floor level of the building 270mm above the 1 in 1000 year flood level in 2115.

The ground floor level of the proposed building should be at a minimum level of 5.10m OD.

The new building (No 8 The Reservoir) which has just been completed on the east side of this site was approved by the Environment Agency and confirmed in the planning permission granted (reference H17-0201-23) on 26th April 2023 with a minimum floor level of 5.08m OD.

The area below the ground floor of the building should be left open to allow flood water to flow into this area and satisfy the condition that no flood plain volume should be lost with the construction of this building. To satisfy this condition it is recommended that all below ground level walls should have 1.8 metre long x 600mm deep openings to allow flood water to enter and leave the underside of all of the building. Details of these openings can be found on the elevations shown in Appendix B on pages 17 and 18 of this report.

The new garage on the northern part of the site can be constructed with the ground floor level at a slightly higher level (approximately 3.50m OD) than the surrounding ground. The garage should not be used for any habitable uses.

Occupiers of the property should register with the Environment Agency's Floodline Warnings Direct Service.

When a warning is received there is a safe means of escape by proceeding eastwards along the roadway at the rear of the buildings and onto the main road which is higher than the design flood level in the River Glen.

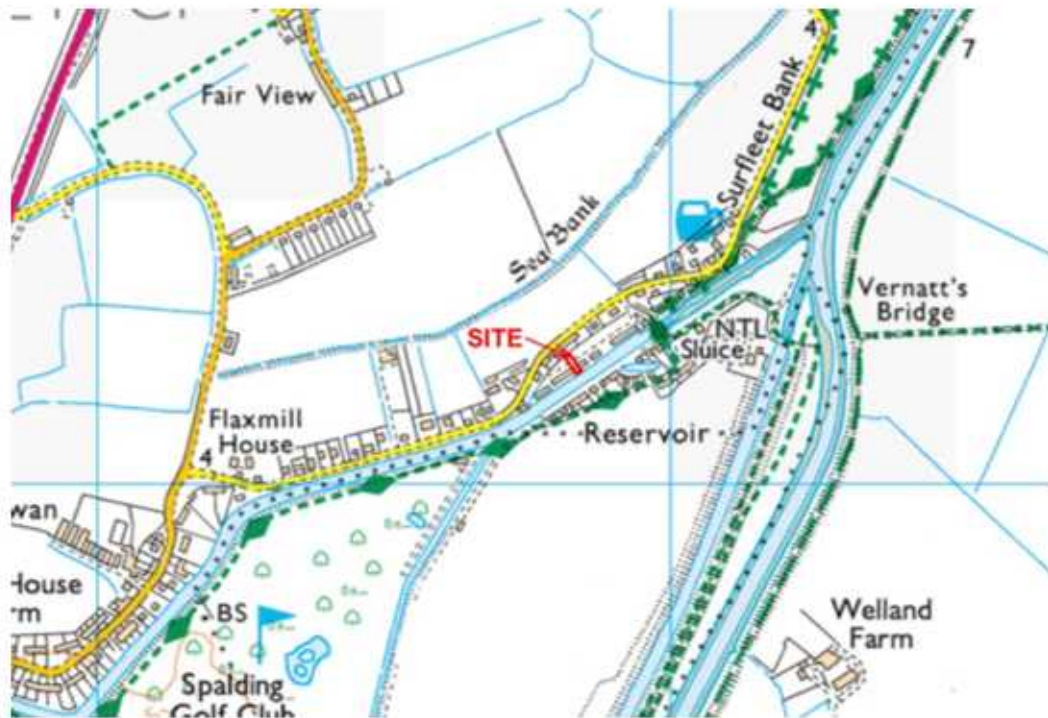
The new building should be designed incorporating flood resistant/resilient techniques to allow it to be refurbished after being flooding to a depth of approximately 300mm. All electrics and heating pipes should be distributed at ceiling level rather than at floor level. Materials used for the floor and walls should be able to withstand flooding for a period of at least three days. If possible the design of the kitchen should allow for as many electrical appliances as possible to be at least 600mm above floor level.

On site surface water drainage will be discharged into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations.

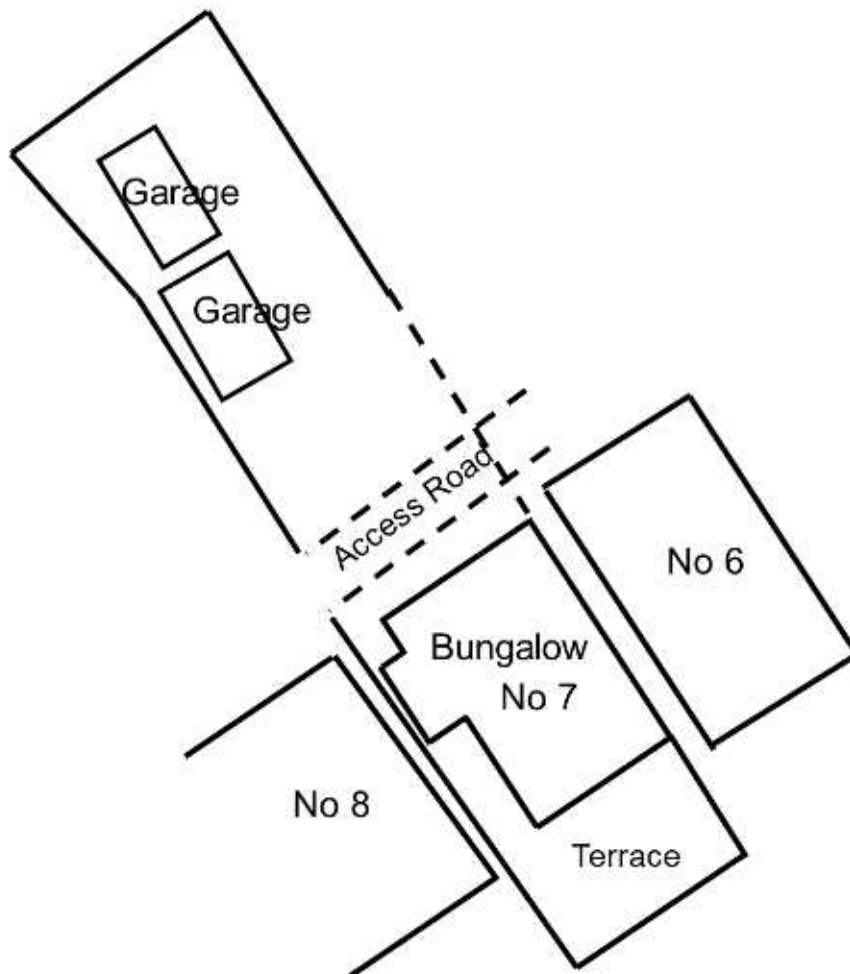
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Original issue	10 th September 2025
Revision A	24 th November 2025
Revision B	26 th November 2025
Revision C	17 th February 2026
Revision D	26 th March 2026
Revision E	12 th May 2026

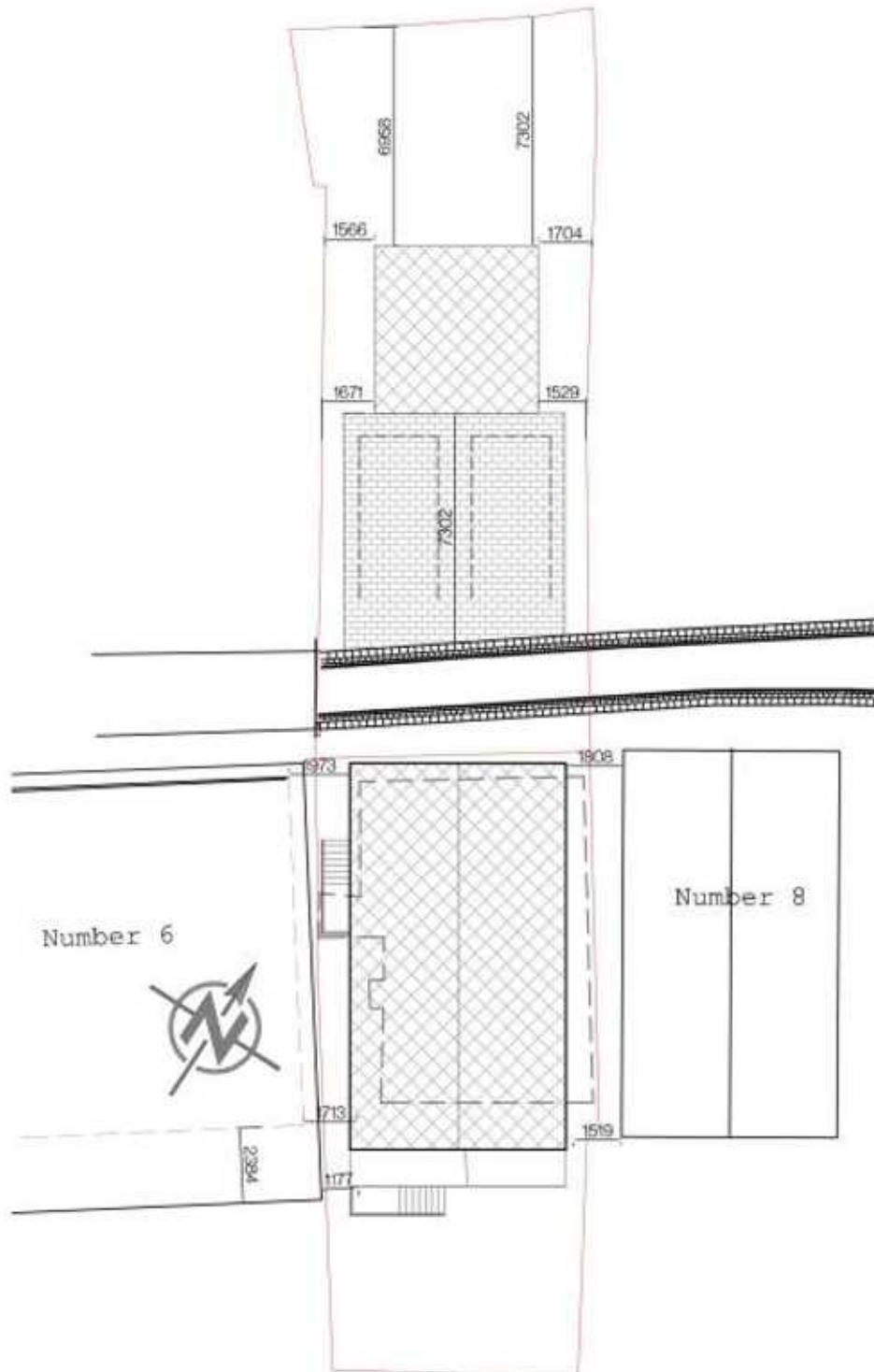
LOCATION PLAN



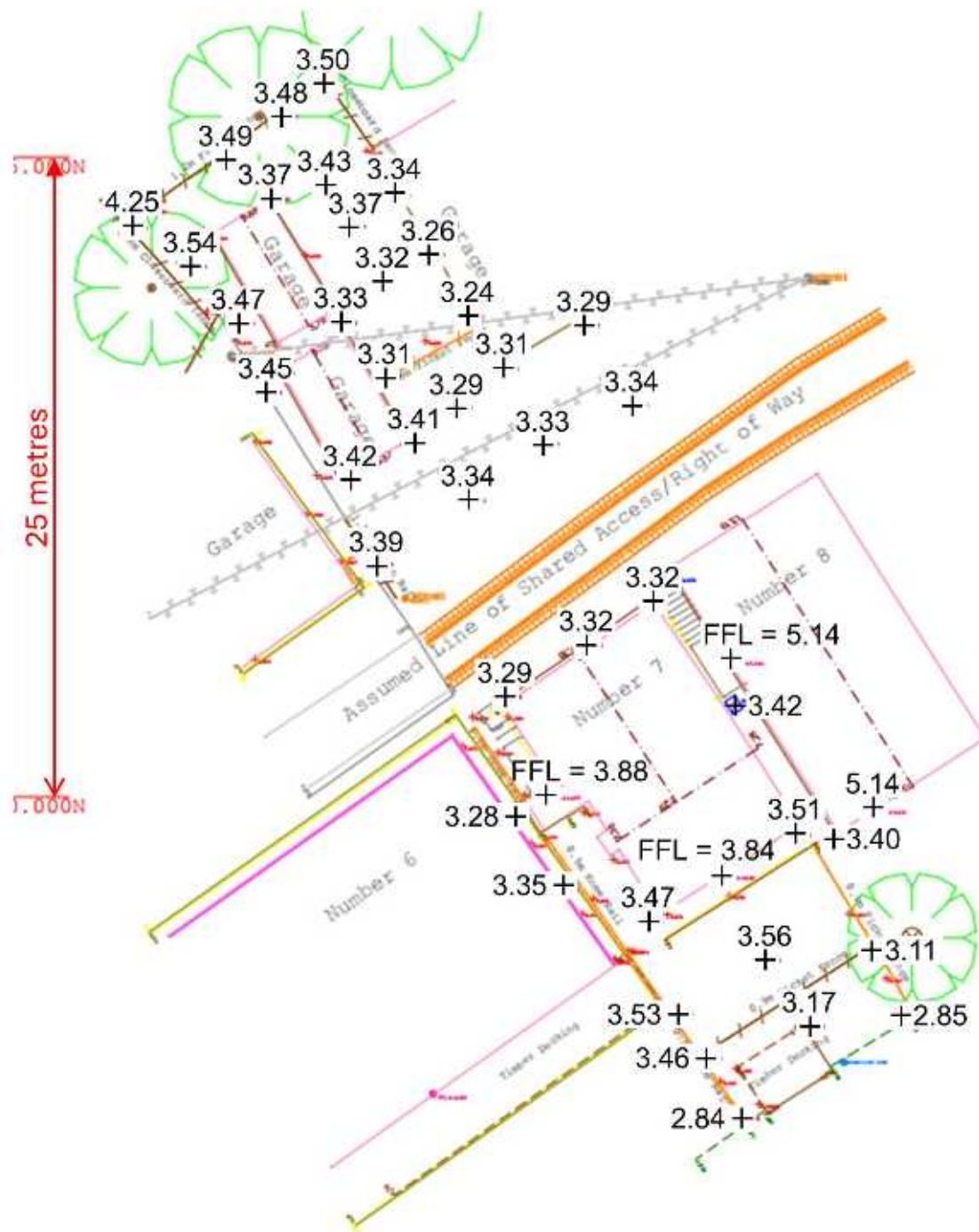
EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN



PLAN SHOWING SITE LEVELS



APPENDIX A CLIMATE CHANGE

The Environment Agency has issued revised guidance on climate change and have now stated that the new predictions should be considered and incorporated into all flood risk assessments produced after 19th February 2016.

Listed below are the climate change allowances in three documents:

- South Holland SFRA
- EA guidance (2013)
- Current EA guidance
- South East Lincolnshire SFRA (March 2017)

The recommendations in each document are shown below.

2010 South Holland DC SFRA

The SHDC SFRA states that the the following allowances have been made for climate change:

4.4 Climate Change

Scenarios for the years 2055 and 2115 include for climate change contingency allowances to the amount suggested by PPS25¹. These allowances are expressed in Table 2. Percentage increases are relative to the present-day.

Table 2 – Adopted Climate change contingency allowances

Parameter	Year 2055	Year 2115
Sea level rise (m)	+ 0.33	+ 1.14
Extreme wave height	+ 10%	+ 10%
Peak river flow and volume	+ 20%	+ 20%
Peak rainfall intensity	+ 20%	+30%

Where flows arise from pumping rather than natural run-off, notably in the Vernatt's Drain and for the Fenland subcatchments of the South Forty Foot Drain, peak flow rates for future eras have been taken as equal to current rates since this SFRA assumes all flood risk management measures will remain in their current state.

2013 Guidance to Planners

Guidance to planners was issued by EA in September 2013

Table 1: Recommended contingency allowances for net sea level rises (Net sea level rise (mm per year) relative to 1990)

	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
East of England, east midlands, London, south-east England (south of Flamborough Head)	4.0	8.5	12.0	15.0
South-west England	3.5	8.0	11.5	14.5
North-west England, north-east England (north of Flamborough Head)	2.5	7.0	10.0	13.0

Table 2: Recommended national precautionary sensitivity ranges for peak rainfall intensity, peak river flow, offshore wind speed and wave height

Parameter	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
Peak rainfall intensity	+5%	+10%	+20%	+30%
Peak river flow	+10%	+20%		
Offshore wind speed	+5%		+10%	
Extreme wave height	+5%		+10%	

Current Peak EA Guidance

The current peak river flow allowances for the Welland Management Catchment are as follows:

	2020's (2015 – 39)	2050's (2040 – 69)	2080's (2070 – 2115)
Upper End	22%	26%	53%
Higher central	10%	10%	28%
Central	5%	4%	17%

For more vulnerable development in flood zone 3(b) the higher central should be used to assess the range of allowances.

Table 2 peak rainfall intensity allowance in small and urban catchments (use 1961 to 1990 baseline)

Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper end	10%	20%	40%
Central	5%	10%	20%

Table 3 sea level allowance for each epoch in millimetres (mm) per year with cumulative sea level rise for each epoch in brackets (use 1990 baseline)

Area of England	1990 to 2025	2026 to 2050	2051 to 2080	2081 to 2115	Cumulative rise 1990 to 2115 / metres (m)
East, east midlands, London, south east	4 (140 mm)	8.5 (212.5 mm)	12 (360 mm)	15 (525 mm)	1.24 m

Table 4 offshore wind speed and extreme wave height allowance (use 1990 baseline)

Applies around all the English coast	1990 to 2050	2051 to 2115
Offshore wind speed allowance	+5%	+10%
Offshore wind speed sensitivity test	+10%	+10%
Extreme wave height allowance	+5%	+10%
Extreme wave height sensitivity test	+10%	+10%

South East Lincolnshire SFRA (March 2017)

The SE Lincs SFRA States that all FRA's should refer to the revised guidance issued by the EA in 2016.

Effects on Predictions of Flood Risk in FRA

The FRA has identified two sources of flooding where the new climate change recommendations could affect the predictions of flood levels in 2115 at the development site:

- 1) Flooding from the tidal River Welland
- 2) Flooding from the River Glen

1) Flooding from the tidal River Welland

The contingency allowance in metres for 2115 using 1990 as a baseline in the SFRA compared with the guidelines is as follows

Year	SFRA	2013 guidance	Revised 2016 guidance
2115	1.14	1.205	1.24

Therefore it can be seen that the revised guidance increases the maximum allowance for sea rise in 2115 by 100mm. This will not have the effect of increasing the predicted flood level at the site in a 1 in 200 year or 1 in 1000 year breach event in 2115 by the maximum of 100mm, but it will probably be only between 10mm and 50mm. It is unlikely that this increase will significantly change the maps of flood risk at present issued by the Environment Agency.

2) Flooding from the River Glen

As the development is in flood zone 3b and is classed as more vulnerable, the advice is that the higher central climate change allowance, which is 28%, should be considered.

The river flows provided by the Environment Agency (see page 6) can be extended as shown below to assess the possible increased flows in 2115 with a 28% increase.

		With 20% allowance	With 28% allowance
Peak 1 in 100 year flow	33.76	40.5	43.2
Peak 1 in 1,000 year flow	40.21	48.25	51.5

These figures seem to be very high for use in fenland rivers with a percentage of pumped inflows from IDB systems, and at first it can be concluded that the overall impact on river systems such as the fluvial River Glen could be significant.

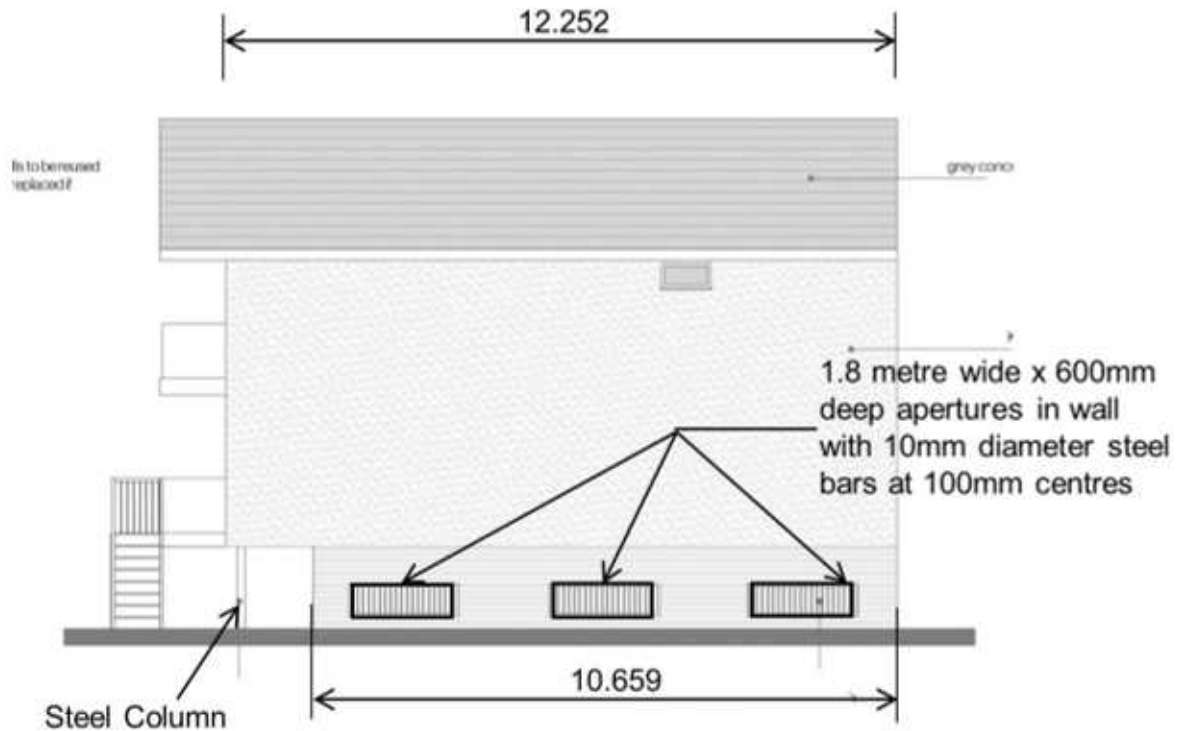
The River Glen flows for approximately 25km through fenland between the A15 south of Bourne to the Surfleet Sluice. The gradient of the river is very low, and therefore in order for additional flows to pass down the river the gradient must increase. However if the river is full at the upstream end increasing gradients will increase water levels, which in turn will overflow the banks. Therefore the increased flows projected in the guidance are unlikely to occur along the whole length of a fenland river such as the River Glen.

In practice what would happen in the River Glen if there were large increases in flow would be that extensive flooding would occur in the upper reaches of the catchment.

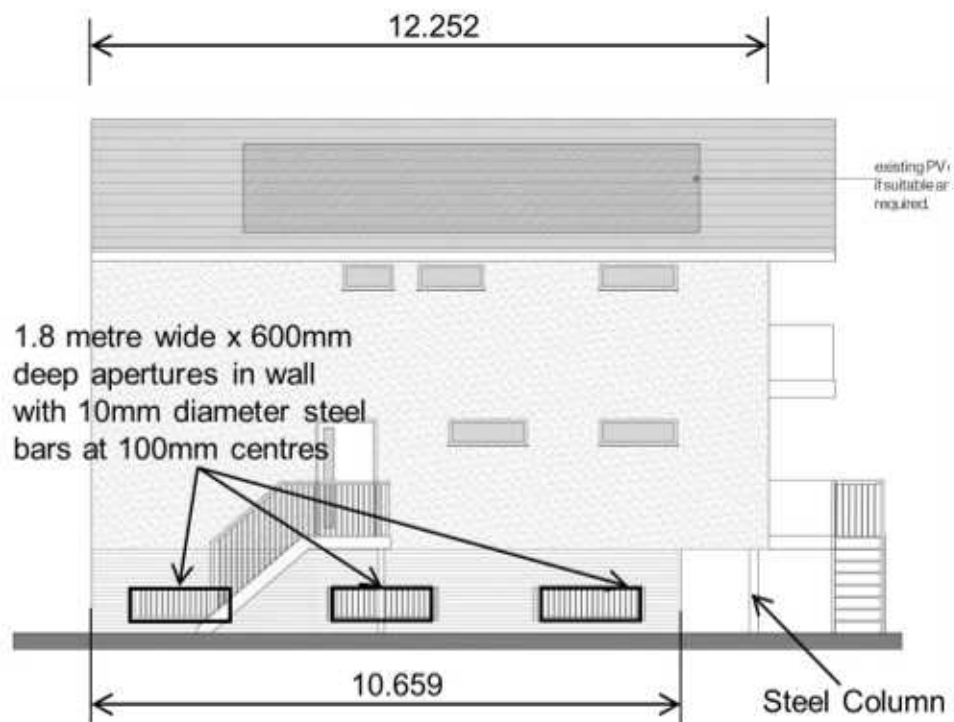
Therefore it is considered that the mitigation proposed for the development, with the recommendation that the proposed floor level should be 300mm above the 1 in 100 year predicted flood level in 2115, is satisfactory.

APPENDIX B FLOOD RELIEF OPENINGS

East Elevation



West Elevation

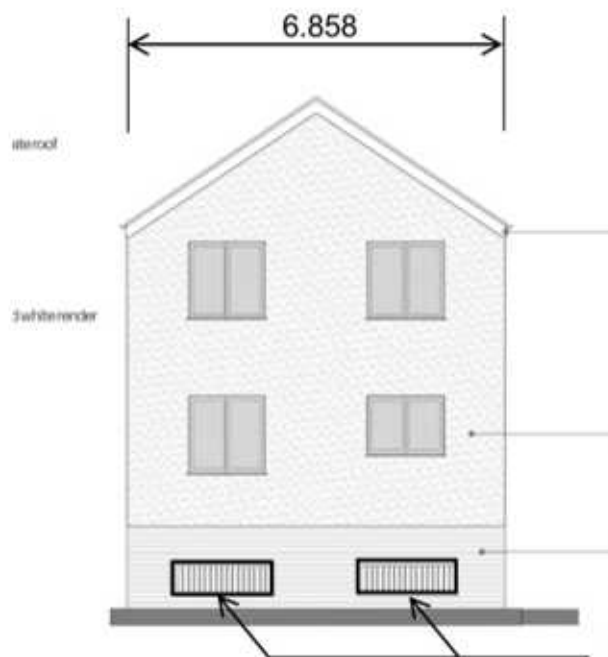


South Elevation



1.8 metre wide x 600mm
deep apertures in wall
with 10mm diameter steel
Bars at 100mm centres

North Elevation



1.8 metre wide x 600mm
deep apertures in wall
with 10mm diameter steel
bars at 100mm centres

APPENDIX C PLAN OF BUILDING AT GROUND LEVEL

Footprint of 73.1 s.m. (Size 10.66m x 6.858m)

Plan and section shown below

