

FLOOD RISK STATEMENT

**TESCO EXTRA, 58 HIGH STREET, BALDOCK, SG7
6BN**

JANUARY 2026



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Introduction

- 1.1 This document has been prepared in relation to an application submitted on behalf of Tesco Stores Ltd (*"the Applicant"*) for planning permission for the installation of replacement external lighting (*"the Proposed Development"*) at Tesco Extra, 58 High Street, Baldock, SG7 6BN (*"the Site"*).

The Site

- 1.2 The Site comprises the customer car park at the Tesco Extra at 58 High Street in Baldock.
- 1.3 Uses surrounding the Site comprises a mix of commercial and residential properties. The Site is bound by a community health care centre and residential properties to the north. To the south of the Site are industrial, employment and commercial uses. A mix of residential and commercial properties are located to the east of the Site on High Street.
- 1.4 The Site itself is relatively flat. However, there is a slight level difference between the Site and High Street to the east.
- 1.5 The Site is not located within a designated Conservation Area; however, it lies close to the boundary of the Baldock Conservation Area. There are a number of listed buildings located within the vicinity of the Site, as well as other Buildings of Local Interest, the majority of which fall within the Conservation Area to the northeast of the Site. Whilst the store itself is not statutorily listed, it is identified as a Building of Local Interest.
- 1.6 The application site is identified on the Environment Agency's flood map as partly falling within Flood Zone 1. See **Figure 1.1** below. **Figure 1.2** shows the annual likelihood of surface water flooding events (1 in 30).

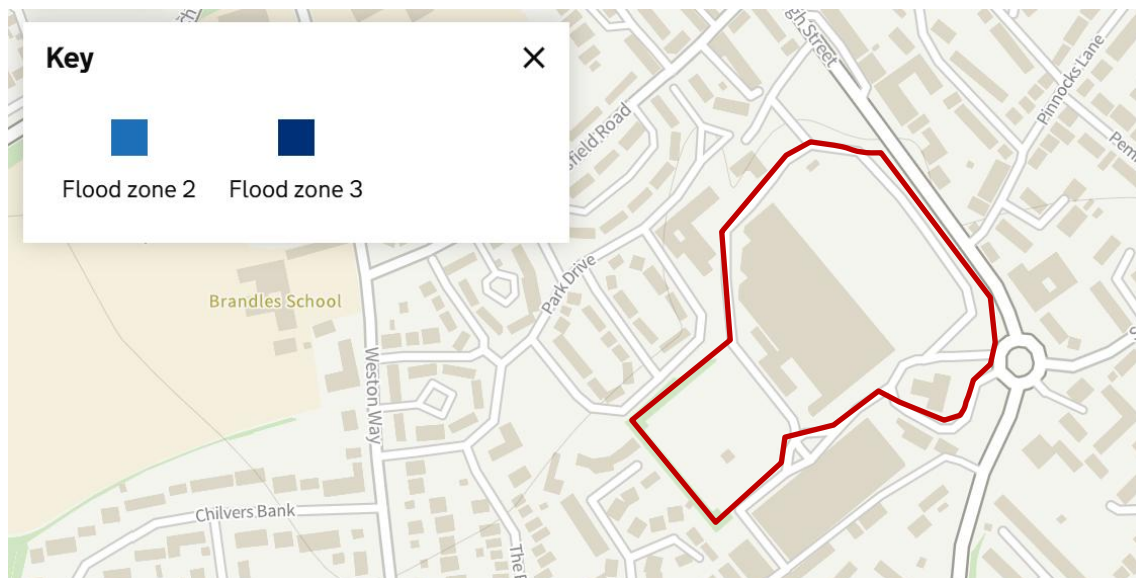


Figure 1.1: Environment Agency Flood Map (Flood Zones 2 and 3)

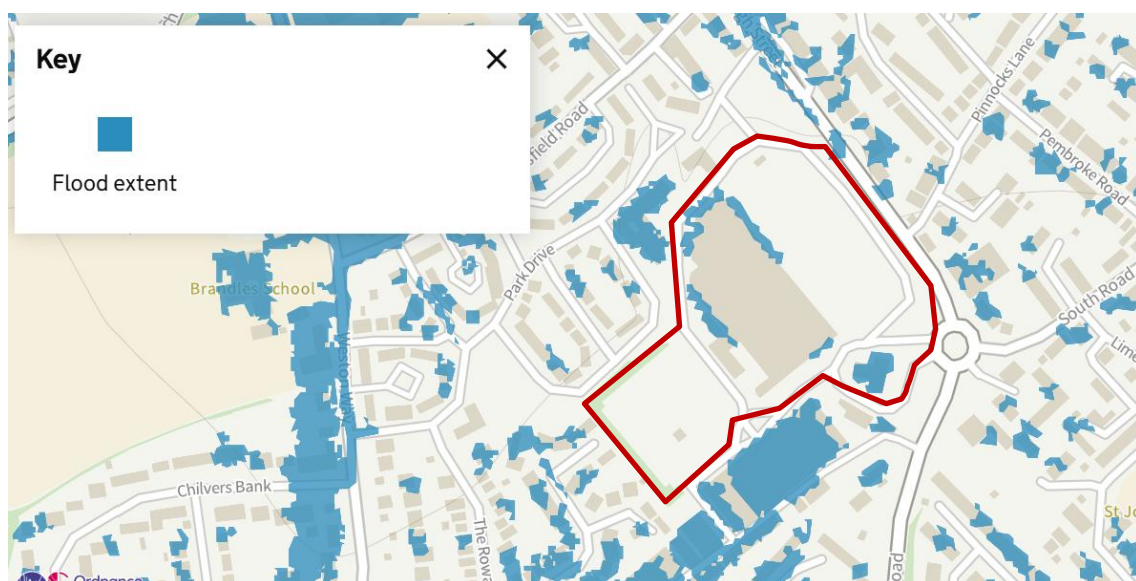


Figure 1.2: Environment Agency Flood Map (Surface Water Flooding (Annual likelihood of flooding 1 in 30))

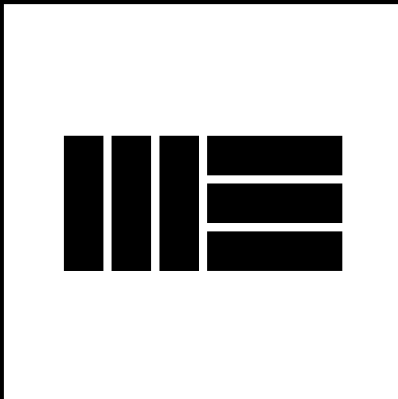
Suitability of the Proposed Development

- 1.7 The Proposed Development comprises the replacement of 2 no. existing 30m lighting columns with 10 no. 10m columns
- 1.8 There is no change in the footprint of the existing building as part of the Proposed Development, and the proposals do not alter the existing drainage systems in place. Accordingly, the Proposed Development is not required to be subject to the Sequential and Exception Tests.
- 1.9 Given the nature of the Proposed Development, the overall area at risk of flooding is not increased, nor is the flood risk in the immediate vicinity or the broader catchment area exacerbated.
- 1.10 Annex 3: Flood Risk Vulnerability Classification of the National Planning Policy Framework (NPPF) confirms that 'car parks' are identified as a 'Less Vulnerable' use. Lighting columns within the car park are classified as minor, non-vulnerable infrastructure due to their small footprint, lack of impact on ground levels or drainage patterns, and minimal susceptibility to flood damage. When installed on existing hardstanding, they represent a low-risk intervention with negligible influence on flood risk to the site or surrounding areas.
- 1.11 Paragraph 079 of the Planning Practice Guidance subsequently confirms that 'Less Vulnerable' uses are considered appropriate development for areas which fall within Flood Zone 1.
- 1.12 There will, therefore, be no impact on the risk of flooding within the immediate area or the flood catchment area. The Proposed Development will also not have an adverse impact on a watercourse, floodplain, or its flood defences, will not impede access to flood defence and management facilities, and will not affect local flood storage capacity or flood flows. The proposal does not, therefore, raise any flooding concerns.
- 1.13 Having assessed the Proposed Development against the relevant flood risk planning policy guidance, we conclude that it does not give rise to any flood related planning issues.

Conclusion

- 1.14 In conclusion, the Proposed Development does not increase the amount of built floorspace, nor does it affect the existing drainage systems at the Site. The lighting columns do not obstruct flood flows and are not classified as "*more vulnerable*" or "*highly vulnerable*" under planning guidance. As such, we conclude that there will be no adverse impact upon the risk of flooding at the application site or within the wider locality as a direct result of the Proposed Development.
- 1.15 Furthermore, there will be no increase in risk of damage to the wider Site, or any increase in risk to customers visiting the Site. Accordingly, we conclude that the Proposed Development is suitable and accords with relevant planning policy.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL