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FLOOD RISK STATEMENT
LADYPUD LODGE, LOWGATE, FLEET

This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	Ladypud Lodge, Lowgate, Fleet, Spalding, Lincs, PE12 8LN.
Proposed Development	Change of use agricultural land to domestic on the eastern side of the domestic curtilage.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability of the site.
Drainage / Watercourses	The site is in the Lutton Leam catchment of South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 8.4km from the site and the River Welland tidal defences are 9.9km to the north west.
Topography	The site is flat with ground levels typically between +2.9m OD and +3.0m OD.
Flood Zone	The site is located in Flood Zone 3a.
Surface Water Risk	The area to be developed is not at risk of surface water flooding.
Fluvial Flood Risk	The site is not at risk, the River Welland defences provide protection during the 1% AEP event with climate change.
Tidal Flood Risk	Due to the defences the site is not at risk during the 0.5% annual probability tidal event with climate change.
Tidal Breach	The site is at risk during a tidal breach. In 2115 the maximum flood depth is between 0.25m and 0.5m and the hazard rating is Danger for Some.
Flood Warning Area	Holbeach, Fleet, Gedney and Surrounding Areas

Based upon the nature of the proposed development there are no recommendations to mitigate the risk of flooding.

The developer should ensure that the occupier of the dwelling is aware of the risk of flooding. The Environment Agency operates a flood warning system for areas at risk of flooding to enable householders, businesses, and landowners to protect life or take actions to manage the effect of flooding. The occupier of the dwelling should register to receive flood warnings.

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