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FLOOD RISK STATEMENT 52 STONEGATE, COWBIT

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	Land to the rear of 52 Stonegate, Cowbit, Spalding, Lincolnshire, PE12 6AH.
Proposed Development	Agricultural store measuring 10m x 5m.
Flood Risk Vulnerability	Less Vulnerable
Drainage / Watercourses	The site is within the Wisemans catchment of the South Holland IDB district. The site is 1.4km north east of the River Welland and 400m north east of the Barrier Bank that protects the site.
Topography	The site is flat with ground levels between +1.9m OD and +2.1m OD.
Flood Zone	Flood Zone 3.
Surface Water Risk	The risk of surface water flooding at the site is very low.
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	The site is not at risk of tidal flooding.
Fluvial Breach	The site is at risk during a fluvial breach. Flood depths within the site are between 0.5m and 1.0m.
Flood Warning Area	East of Spalding and surrounding areas.

Considering the development is an agricultural store there are no specific mitigation measures proposed associated with the design.

The developer should ensure that the user of the site is aware of the risk of flooding. The Environment Agency operates a flood warning system for areas at risk of flooding to enable householders to protect life or take actions to manage the effect of flooding on property. The user of the site should register to receive flood warnings.

Tim Ellingham
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