

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT BANK HOUSE, DOWSDALE BANK, SHEPEAU STOW

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	Bank House, Dowsdale Bank, Shepeau Stow, Spalding, Lincs, PE6 0NF. A Site Location Plan is attached.
Proposed Development	Replacement dwelling. The dwelling will be two storey.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Tydd catchment of the North Level IDB district. The River Welland is 5km to the west of the site.
Flood Zone	The site is located in Flood Zone 1.
Surface Water Risk	The site is not at risk of surface water flooding during the present day or including the effects of climate change.
Groundwater Flood Risk	There is no evidence to suggest the site is at risk of groundwater flooding.
Fluvial Flood Risk	The site is not at risk, the River Welland defences provide protection during the 1% annual probability fluvial event with climate change.
Tidal Flood Risk	The site is not at risk during the 0.5% annual probability tidal event with climate change.
Tidal Breach	The site is not at risk during a tidal breach.
Egress and Access	The site is within a dry island, the site is not at risk but egress and access to the site is through areas within Flood Zone 3.
Flood Warning Area	Far extent of Tidal Flooding from the Wash and Tidal Estuaries.

The proposed development is a replacement dwelling located within Flood Zone 1. Based upon the review undertaken the risk of flooding to the site is very low. There are no recommendations regarding the design of the dwelling to mitigate the risk of flooding. It is recommended that the occupants received flood warnings.

Tim Ellingham
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