

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT NORWOOD HOUSE, STATION ROAD, GEDNEY

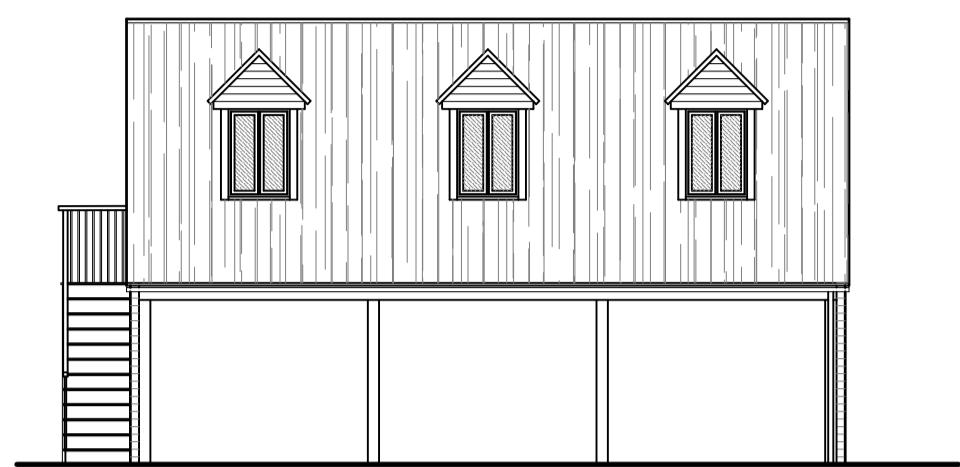
This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

| | |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Location | Norwood House, Station Road, Gedney, Spalding, Lincs, PE12 0DD. A Site Plan and Location Plan is attached. |
| Proposed Development | Minor extension (householder) – construction of a garage with storage above. |
| Flood Risk Vulnerability | There is no change to the flood risk vulnerability 'More Vulnerable'. |
| Drainage / Watercourses | The site is within the Lutton Leam catchment of the South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 8.2km from the site. The River Welland tidal defences are 7.6km to the north west. |
| Topography | The site is flat with ground levels typically between +3.0m OD. |
| Flood Zone | Flood Zone 3a. |
| Surface Water Risk | The risk of surface water flooding 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 | 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 not risk during a tidal breach. |
| Flood Warning Area | Holbeach, Fleet, Gedney and Surrounding Areas |

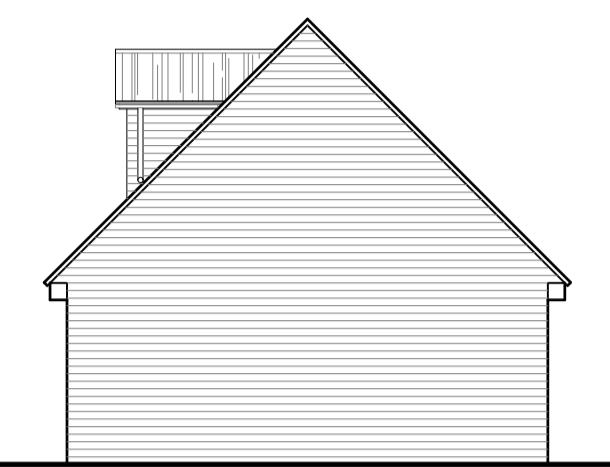
The proposed development is for a garage with storage above. Based upon the nature of the proposed development there are no recommendations to mitigate the risk of flooding.

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.

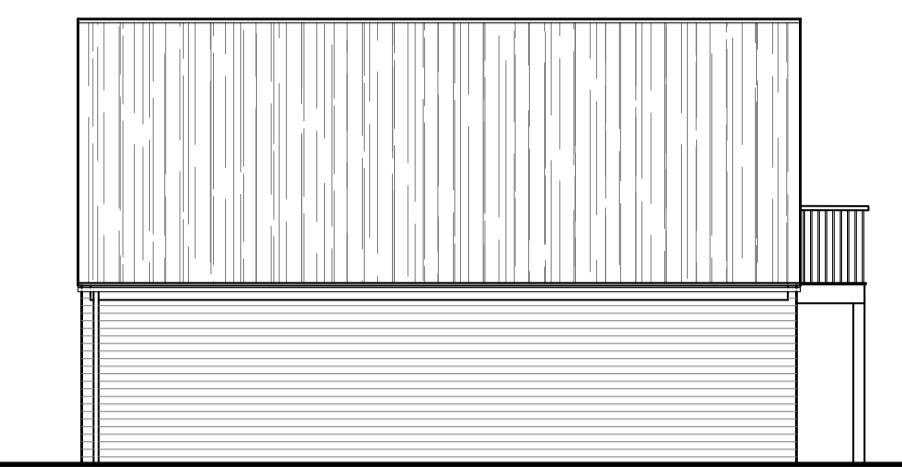
Tim Ellingham
24 March 2025
ECL1503



SOUTH ELEVATION



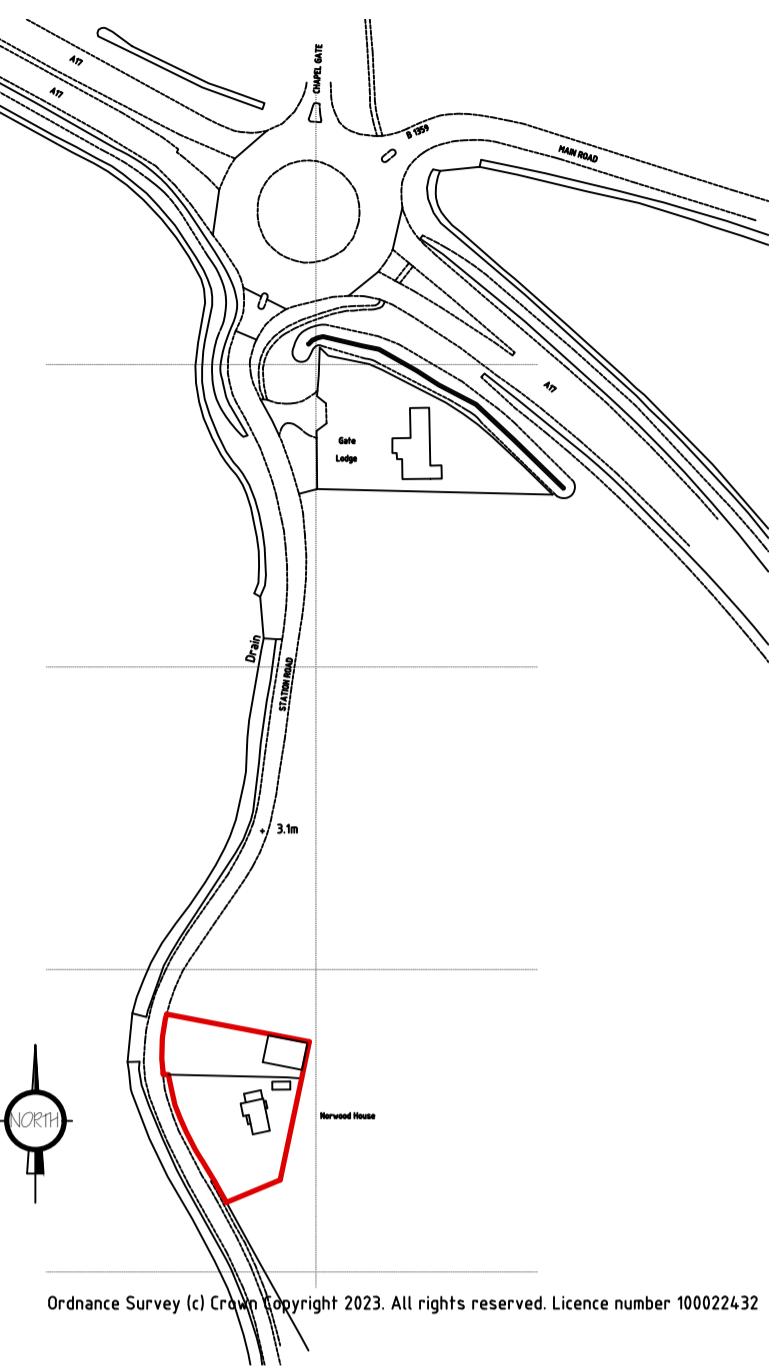
EAST ELEVATION



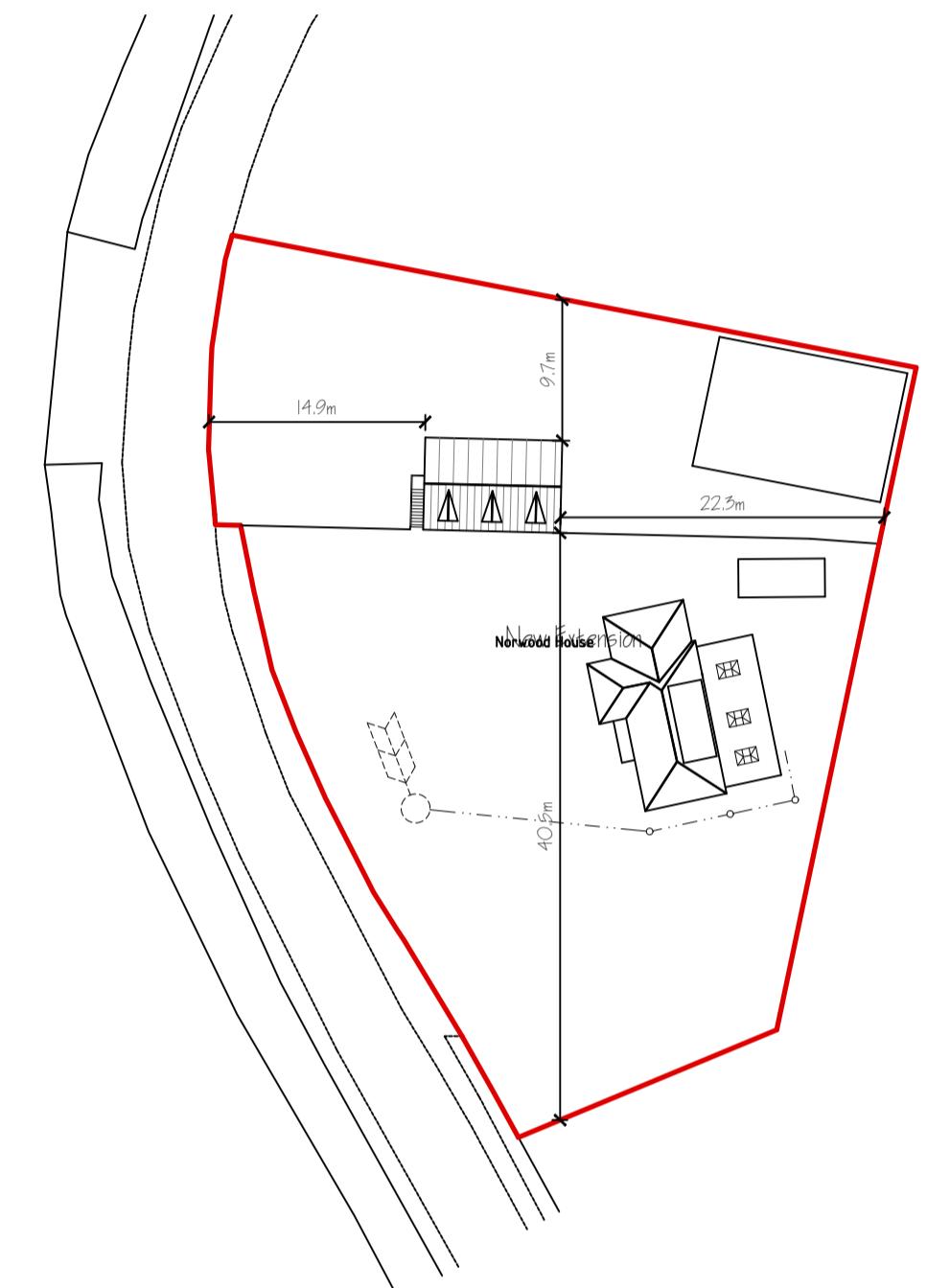
NORTH ELEVATION



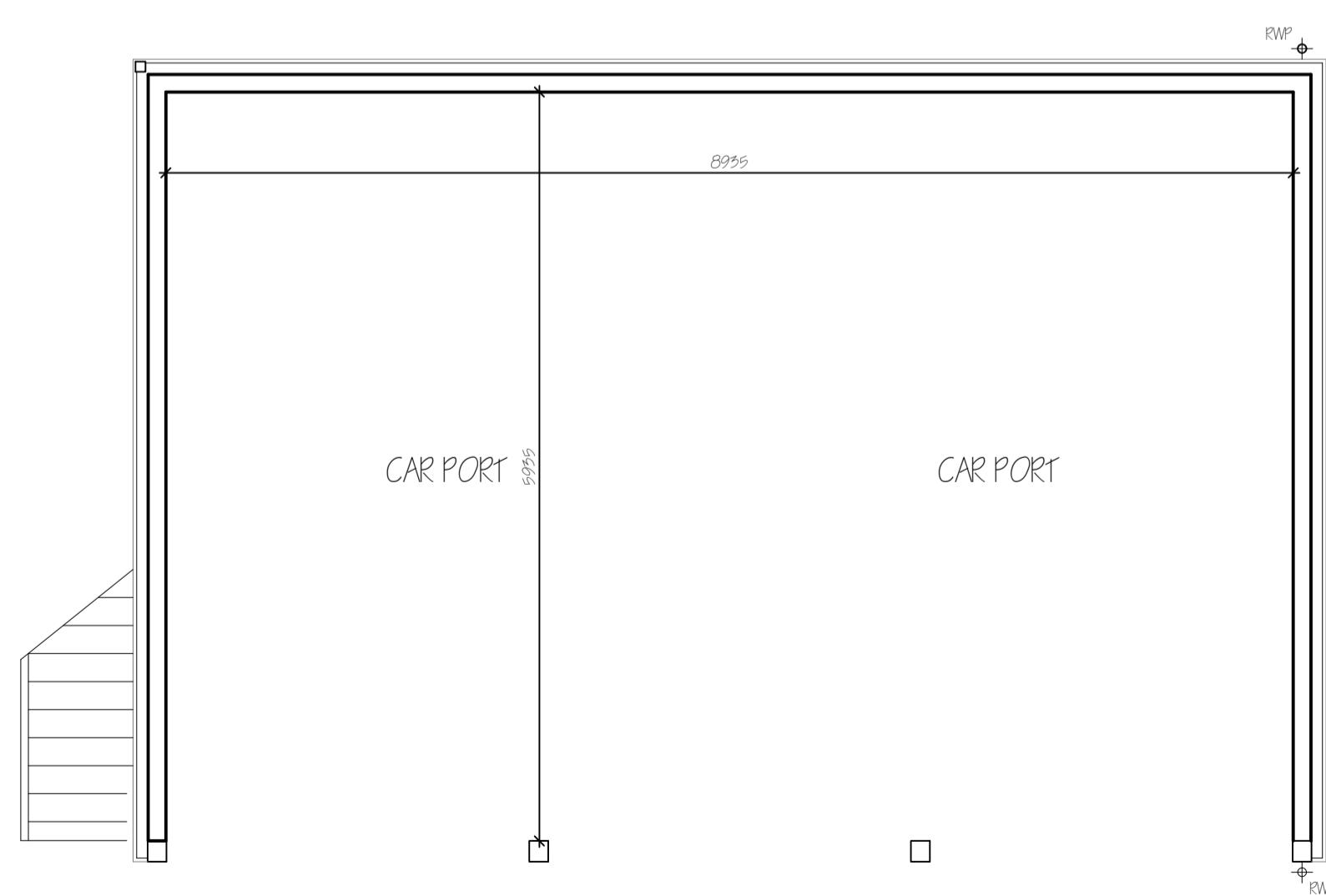
WEST ELEVATION



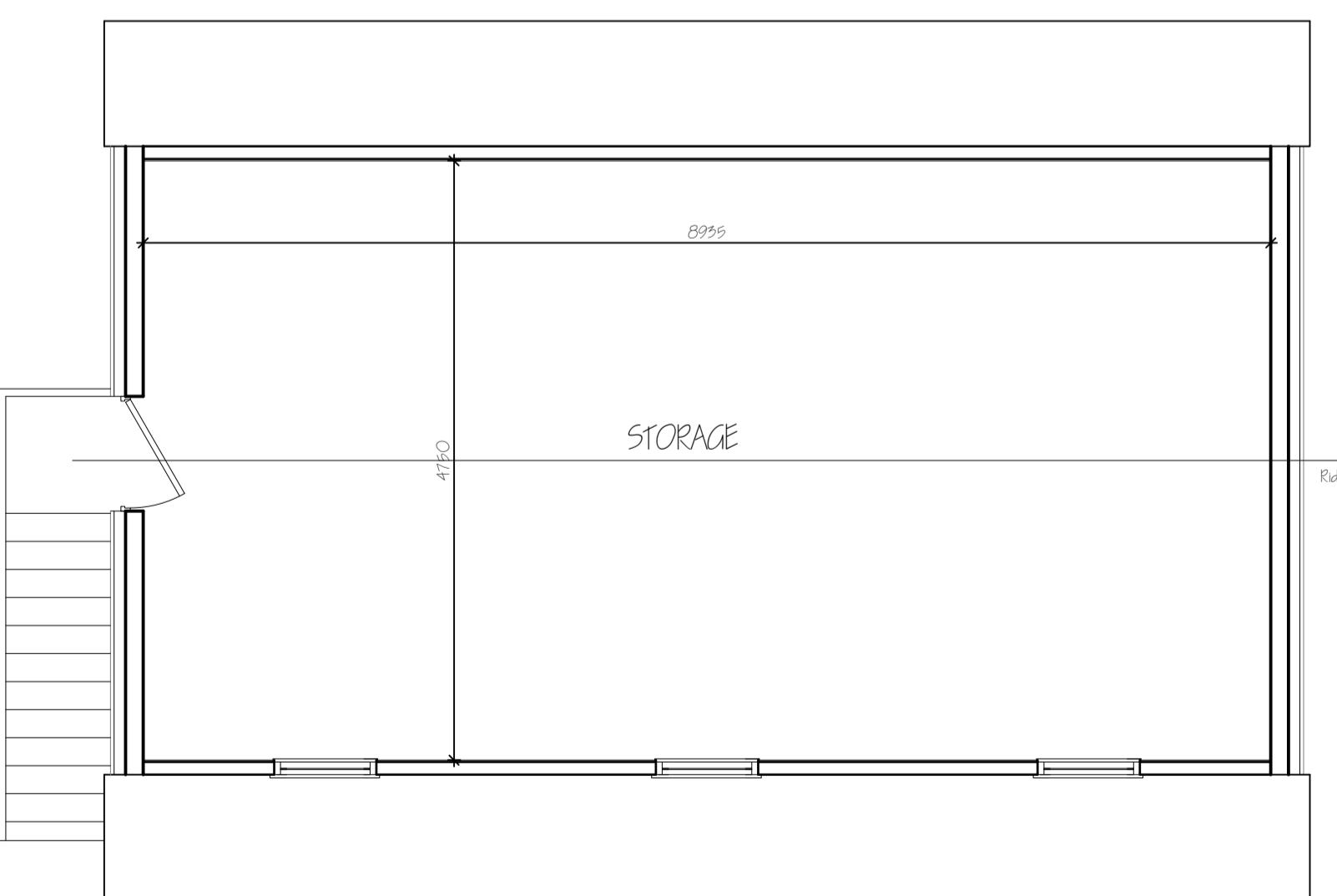
LOCATION PLAN 1:2500



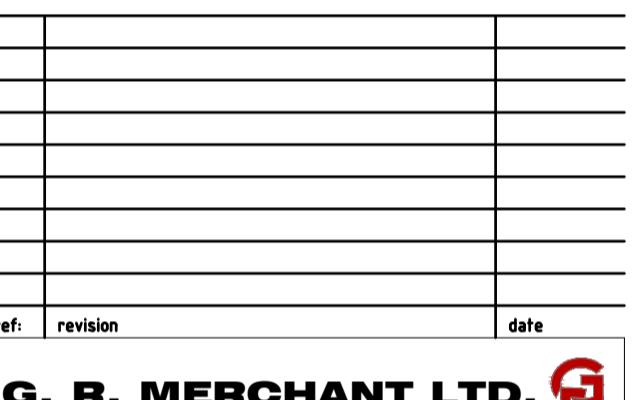
SITE PLAN 1:500



GROUND FLOOR PLAN



FIRST FLOOR PLAN



G. R. MERCHANT LTD. 

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| Project | |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| GARAGE WITH STORAGE ABOVE 'NORWOOD HOUSE', STATION ROAD CEDNEY SPALDING, LINC. PE12 0DD | |
| Client | |
| MR & MRS D HART | |
| Drawing | FLOOR PLANS - PROPOSED ELEVATIONS - PROPOSED SITE & LOCATION PLANS |
| Job Ref. | 4166-23 |
| Date | OCTOBER 2024 |
| Scales | 1:50, 1:100 (Unless Otherwise Stated) |

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