Ellingham Consulting Ltd

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FLOOD RISK STATEMENT
5 BELLS BRIDGE, OLD FEN DYKE, HOLBEACH ST JOHNS

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	5 Bells Bridge, Old Fen Dike, Holbeach St Johns, Spalding, Lincs, PE12 8SH. Existing and Proposed Plans are attached.
Proposed Development	Minor extension (householder) – extension to an existing residential dwelling.together with replacement garage.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Little Holland catchment of the South Holland IDB district. The River Nene tidal defences are 9.4km to the east of the site.
Topography	The site is flat with ground levels typically between +2.1m OD and +2.3m OD.
Flood Zone	The site is located in Flood Zone 3a.
Surface Water Risk	When climate change is considered, an area between Old Fen Dike and the dwelling has a low risk of surface water flooding. In the remainder of the site the risk is very low.
Fluvial Flood Risk	The site is not at risk, the River Nene defences provide protection during the 1% annual probability fluvial 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 not at risk during a tidal breach.
Flood Warning Area	Far extent of Tidal Flooding from the Wash and Tidal Estuaries.

The proposed development is a minor extension and the proposals are consistent with the Environment Agency's standing advice for minor extensions. The proposed floor levels are no lower than existing floor levels. There are no other mitigation measures recommended.

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.

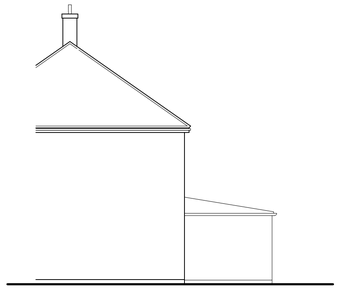
Tim Ellingham
5 December 2025
ECL1699



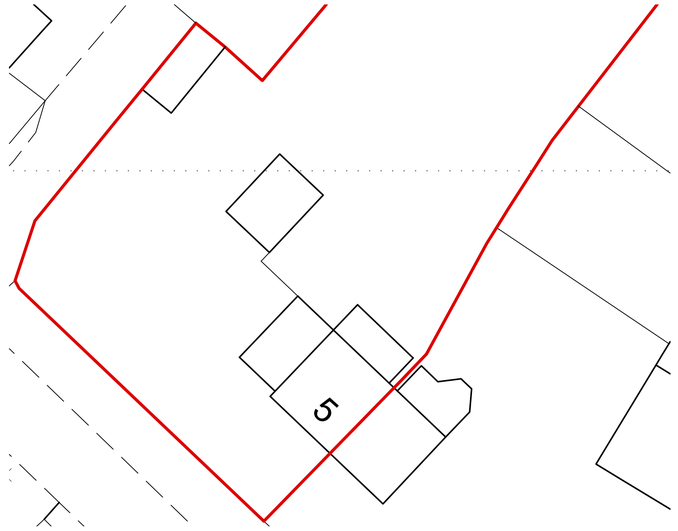
SIDE ELEVATION



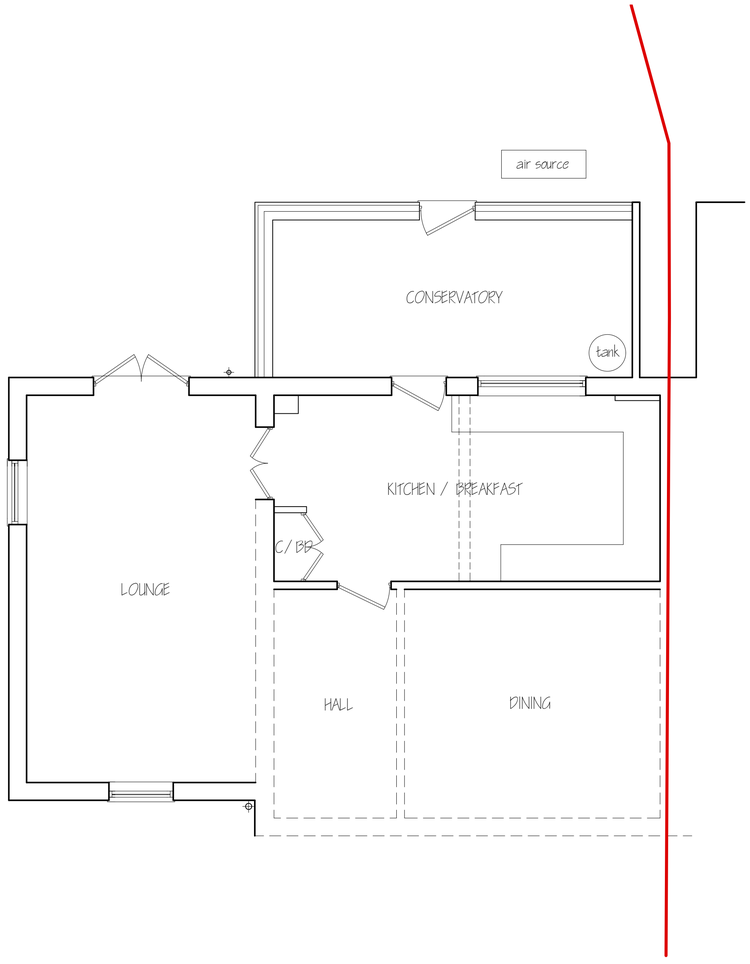
REAR ELEVATION



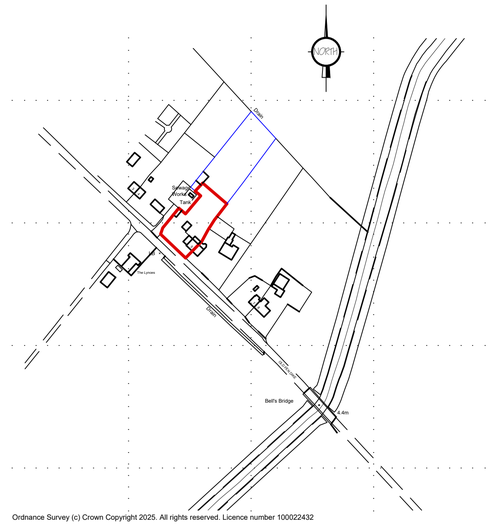
SIDE ELEVATION



EXISTING SITE PLAN 1:250



GROUND FLOOR PLAN



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LOCATION PLAN 1:1250

ref:	revision	date

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Project

REAR EXTENSION & ALTERATIONS
5 BELLS BRIDGE, OLD FENDYKE
HOLBEACH ST JOHNS
SPALDING, LINCS. PE12 8FH.

Client

L. DOHERTY.

Drawing

EXISTING
FLOOR PLAN & ELEVATIONS
SITE & LOCATION PLAN

Job Ref.	Drawing No.
4441-25	01
Date	**Drawn**
NOVEMBER 2025	SLD

Scales

1:50 & 1:100 (Unless Otherwise Stated)

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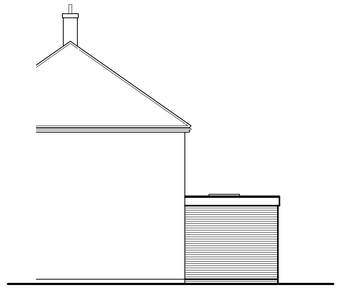
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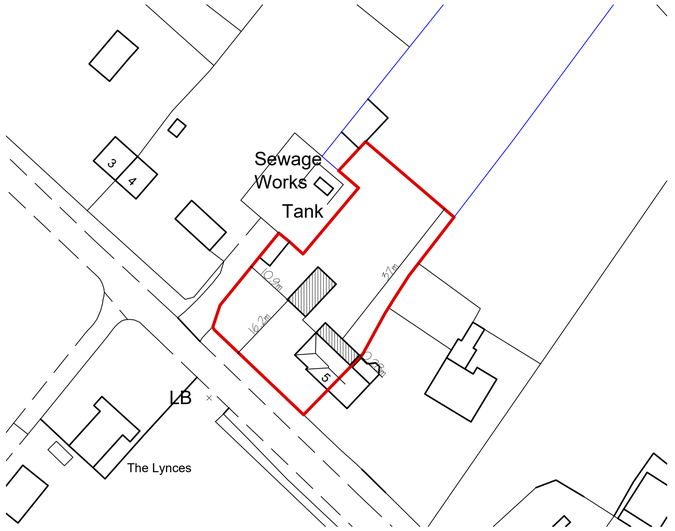
SIDE ELEVATION 1:100



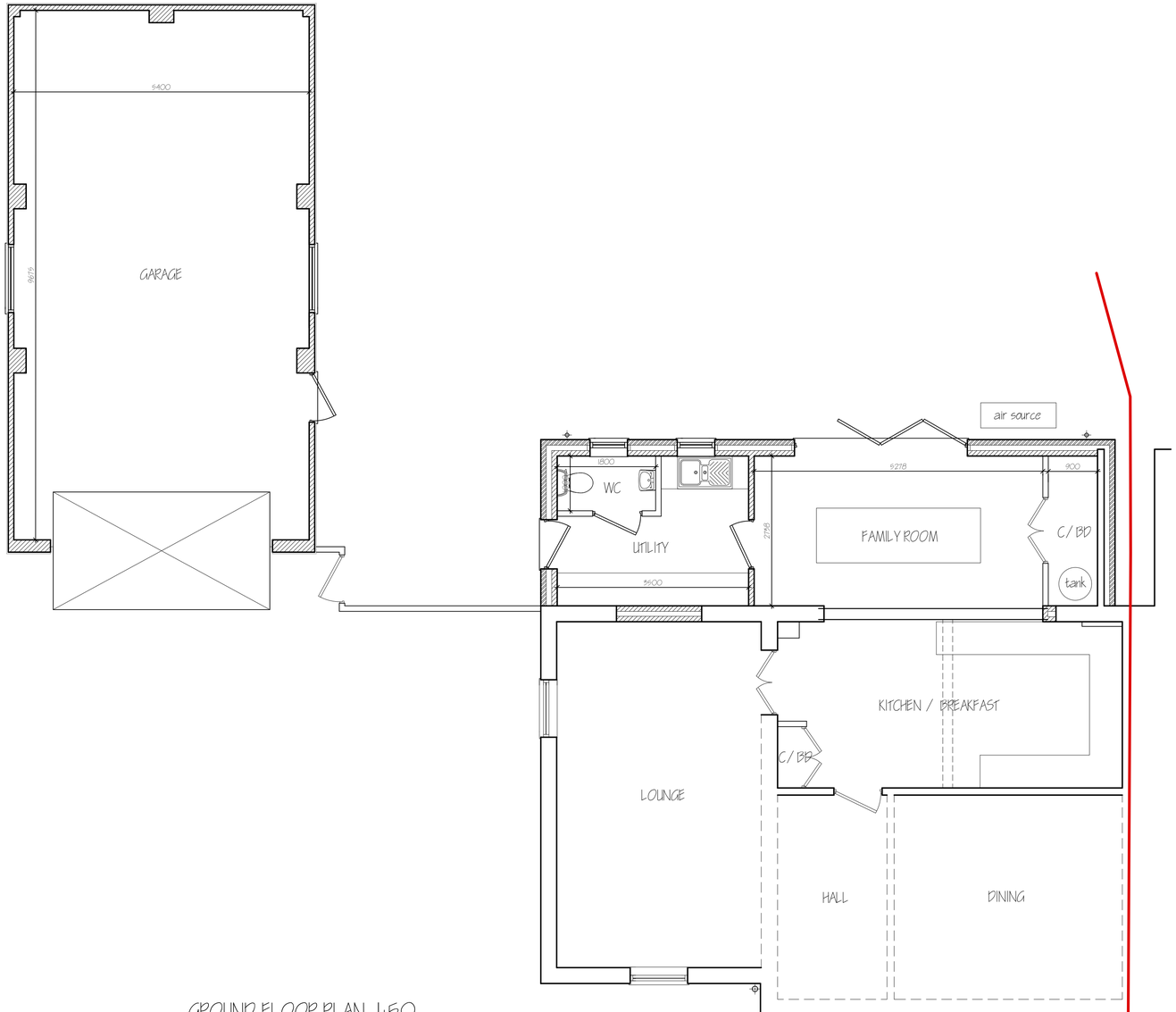
REAR ELEVATION 1:100



SIDE ELEVATION 1:100

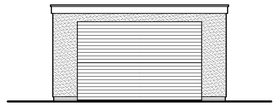


SITE PLAN 1:250

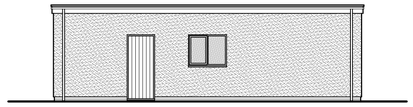


GROUND FLOOR PLAN 1:50

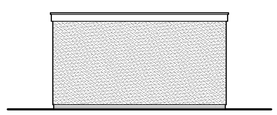
GARAGE ELEVATIONS



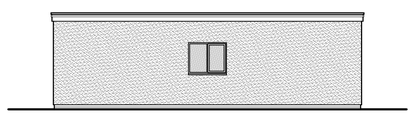
FRONT ELEVATION 1:100



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100

A	CLIENT AMENDMENTS - GARAGE ROOF RAISED	MAR 2026
ref:	revision	date

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PROPOSED
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SITE PLAN

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4441-25	03A

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