

# Ellingham Consulting Ltd

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## FLOOD RISK STATEMENT 3 SYCAMORE VIEW, GEDNEY HILL

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	3 Sycamore View, Gedney Hill, Spalding, Lincs, PE12 ONQ. Existing and Proposed Plans are attached.
Proposed Development	Minor extension (householder) – alterations and extension to an existing residential dwelling.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Fleet Fen catchment of the South Holland IDB district. The River Nene tidal defences are 11.8km to the east and River Welland defences 8.6km west of the site.
Topography	The site is flat with ground levels typically between +1.7m OD and +1.93m OD.
Flood Zone	The site is located in Flood Zone 3a.
Surface Water Risk	When climate change is considered, the site has a very risk of surface water flooding.
Fluvial Flood Risk	The site is not at risk, the River Nene and River Welland 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	Holbeach, Fleet, Gedney and Surrounding Areas.

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  
ECL1700





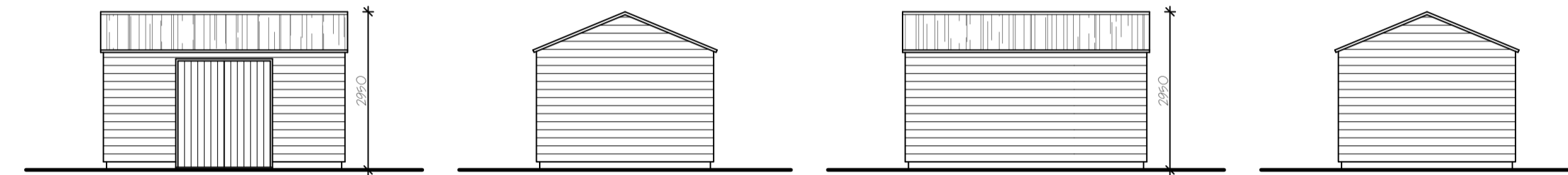
SOUTH WEST ELEVATION 1:100



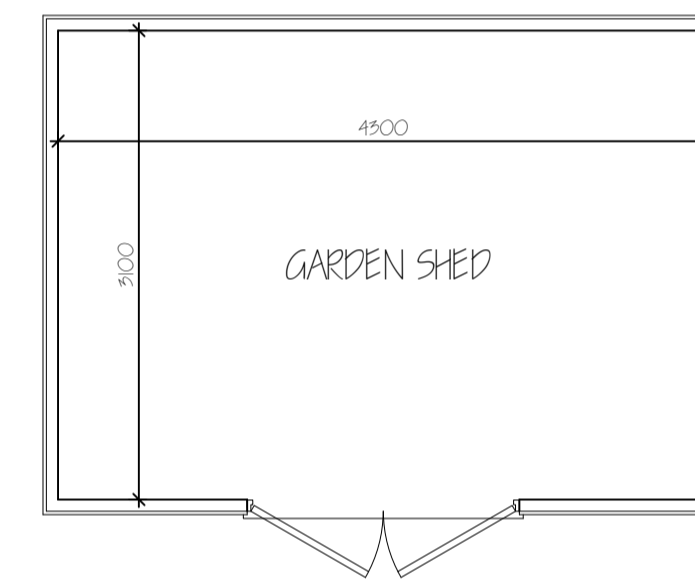
NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



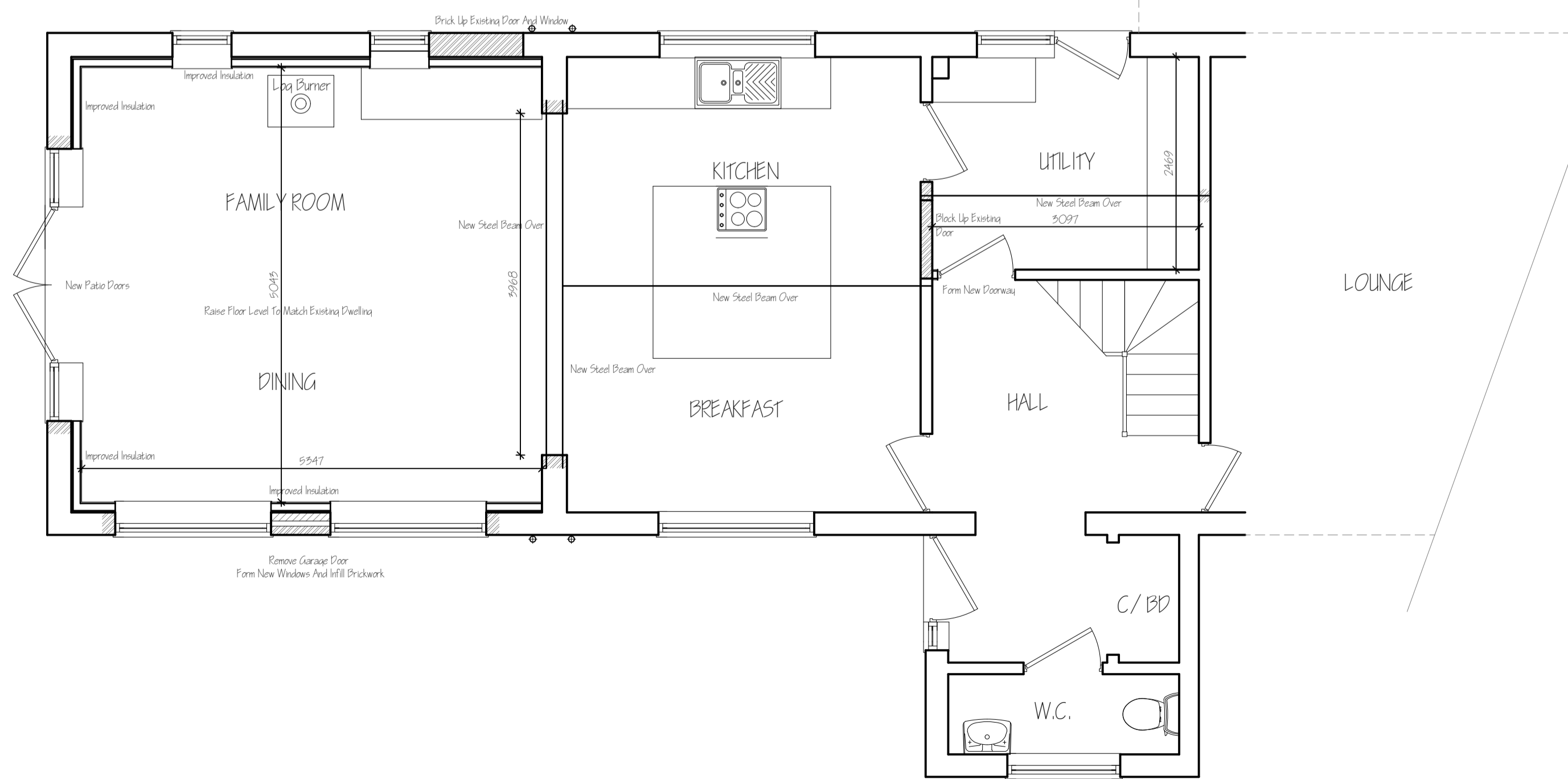
GARDEN SHED ELEVATIONS-PROPOSED 1:100



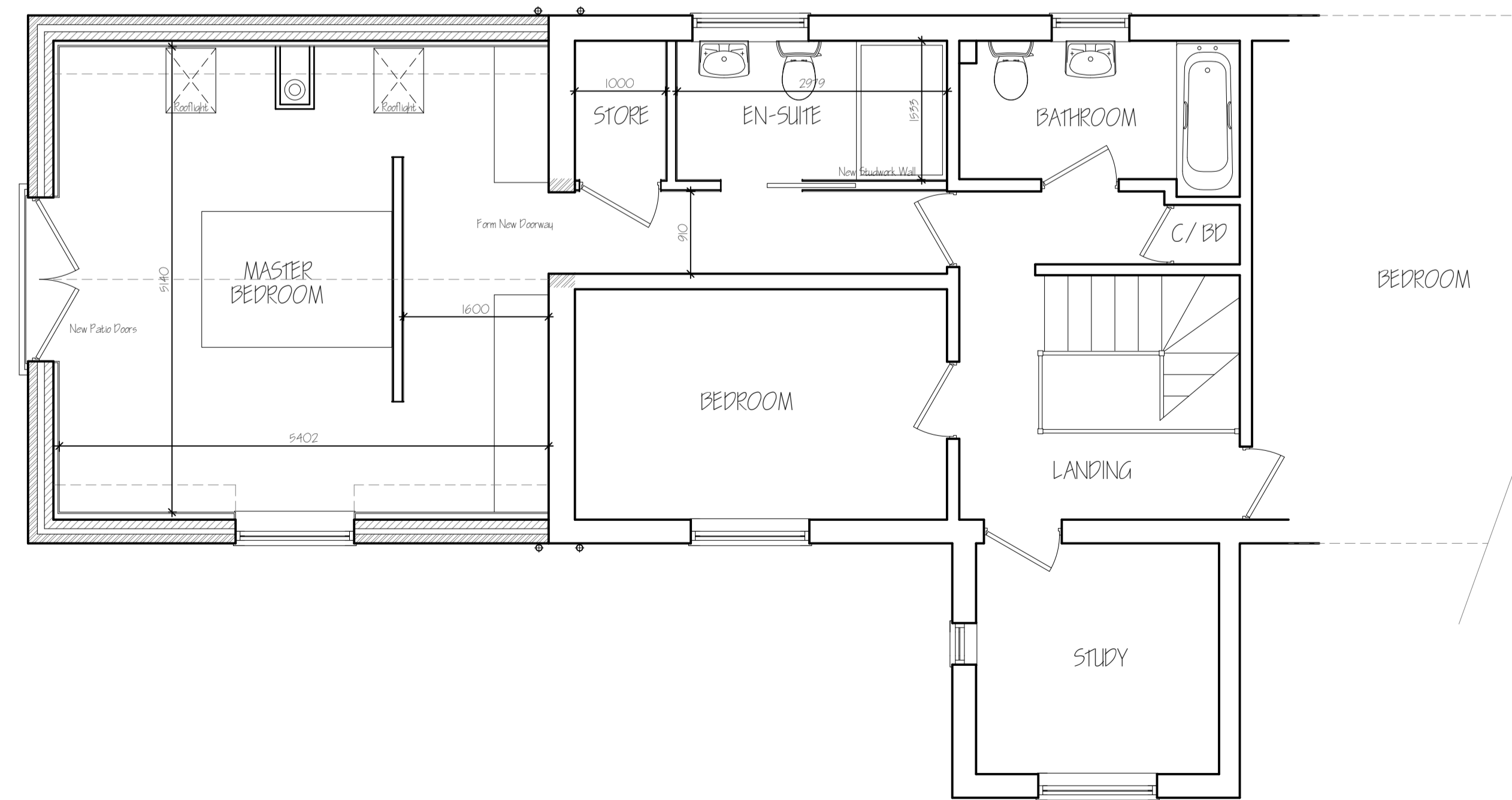
GARDEN SHED FLOOR PLAN 1:50



SITE PLAN 1:250



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

ref.	revision	date
A	CLIENT AMENDMENTS	NOV 2025

**G. R. MERCHANT LTD.**  
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Project  
 ALTERATIONS & EXTENSION  
 3 SYCAMORE VIEW  
 CECNEY HILL  
 SPALDING, Lincs. PE12 0NQ

Client  
 MR & MRS YOUNG

Drawing  
 FLOOR PLANS - PROPOSED  
 ELEVATIONS - PROPOSED  
 SITE PLAN - PROPOSED

Job Ref. Drawing No.  
 4436-25 02A

Date Drawn  
 NOVEMBER 2025 SLB

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

**DO NOT SCALE FROM THIS DRAWING**  
 This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to G. R. Merchant Ltd. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the G. R. Merchant Ltd at that design amendment which may be considered. The soil survey are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulations approval. This drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by G.R. Merchant Ltd or any representative thereof. It is the client or their appointed contractors responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed in strict accordance with manufacturers instruction and relevant codes of practice. Materials shall conform to appropriate British standard specification or BSA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is competent with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Principal Designer will be required. The works shall comprise of that as shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.