

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT LOWLAND, HURN BANK, HOLBEACH HURN

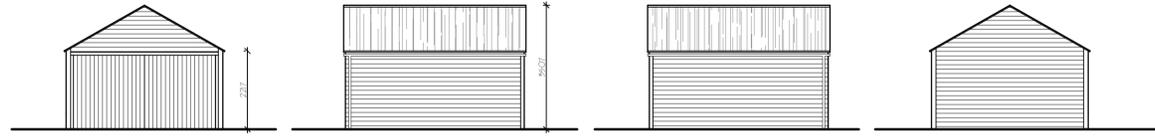
This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	Lowland, Hurn Bank, Holbeach Hurn, Spalding, Lincs, PE12 8JG. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – construction of a garage.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is in the Fleet Haven catchment of South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 7.1km from the site. The River Welland tidal defences are 8.2km to the north west.
Topography	Ground levels around the dwelling are typically +3.6m OD however the garage will be located in an area with higher ground levels.
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 risk during a tidal breach. In 2115 the maximum flood depth is between 0.5m and 1.0m and the hazard rating is Danger for Some / Most.
Flood Warning Area	Holbeach, Fleet, Gedney and Surrounding Areas

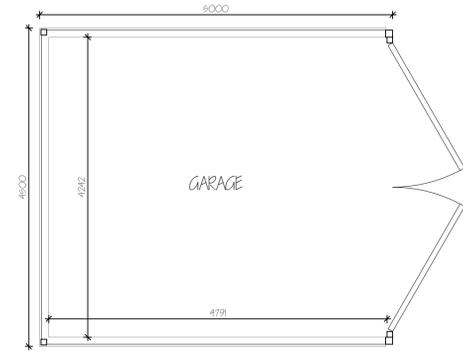
The proposed development is for a garage. Based upon the nature of the proposed development there are no recommendations to mitigate the risk of flooding.

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.

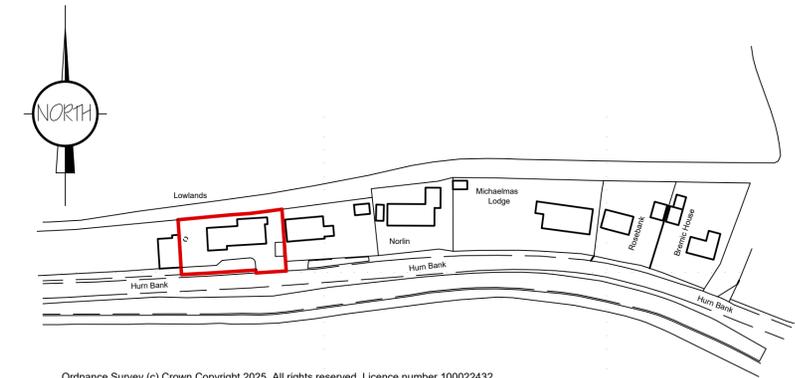
Tim Ellingham
6 January 2026
ECL1723



PROPOSED ELEVATIONS 1:100

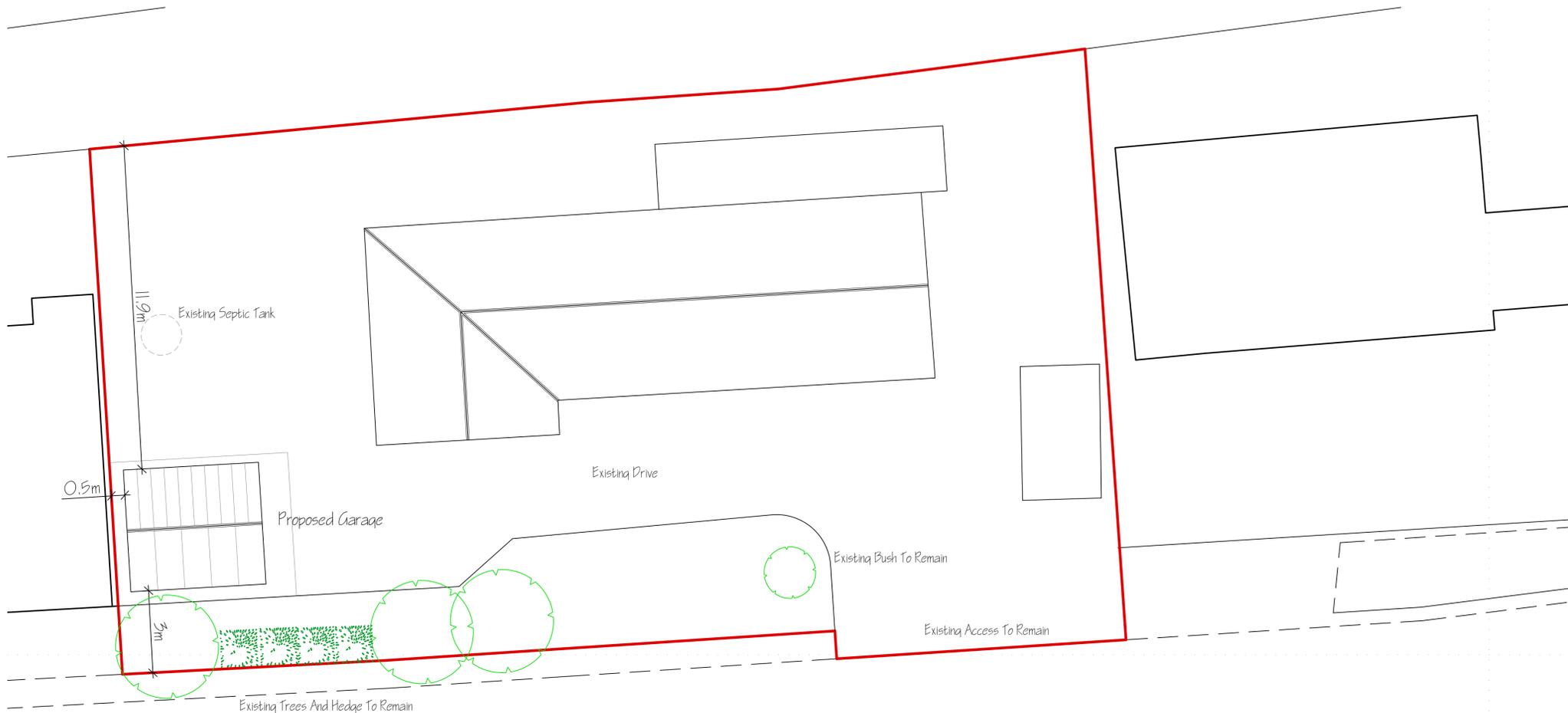


GROUND FLOOR PLAN 1:50



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LOCATION PLAN 1:1250



SITE PLAN - PROPOSED 1:100

B	ROAD NAME ADDED	JAN 2026
A	CLIENTS AMENDMENTS	DEC 2025
ref:	revision	date

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS



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Project
PROPOSED DOMESTIC GARAGE
'LOWLAND', HURN BANK
HOLBEACH HURN
SPALDING, Lincs. PE12 8JG

Client
MR & MRS J PATEMAN

Drawing
FLOOR PLAN - PROPOSED
ELEVATIONS - PROPOSED
SITE & LOCATION PLAN

Job Ref: 4442-25 Drawing No: O1B

Date: DECEMBER 2025 Drawn: SJB

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

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, copied, photocopied 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 Client. G. R. Merchant Ltd. is not responsible for design amendments. Site not surveys 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 intended for the purpose of obtaining Planning / Building Regulation 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 and their appointed contractor(s) responsibility to control workmanship, substitution of materials, adherence to specification, variation to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instructions and relevant codes of practice. Materials shall conform to appropriate British standard specification or BBA 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 all that is 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.