

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT CHESTNUT HOUSE NORTH, PENNY HILL, HOLBEACH

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	Chestnut House North, Penny Hill, Holbeach, Lincs, PE12 8DN. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) - conversion of a domestic barn used for storage to living accommodation.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Holbeach River catchment of the South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 8.7km from the site. The River Welland tidal defences are 6.7km to the north west.
Topography	The site is flat with ground levels typically between +3.6m OD and +3.8m 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 risk during a tidal breach. In 2115 the maximum flood depth is between 0.0m and 0.25m and the hazard rating is Low Hazard.
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.

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
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ECL1441




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**ARCHITECTURAL
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The logo consists of the letters 'G', 'R', and 'M' in a stylized, overlapping, red font. The 'G' and 'R' are positioned above the 'M', with the 'R' partially overlapping the 'G'.

Client
MR & MRS W VAN DEN BRANDE

Job Ref. 4300-24	Drawing No. 03
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Scales
1:200 & 1:1250 (Unless Otherwise Stated)

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