Ellingham Consulting Ltd

Tim Ellingham, Director
tim@ellinghamconsulting.co.uk

FLOOD RISK STATEMENT
10 DELAMORE WAY, LONG SUTTON

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	10 Delamore Way, Long Sutton, Spalding, Lincs, PE12 9DX.
Proposed Development	Minor extension (householder) – Alterations to an existing bungalow.
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 7.2km from the site. The River Nene tidal defences are 5.3km to the west.
Topography	The site is flat with ground levels typically between +2.7m OD and +2.8m OD.
Flood Zone	Flood Zone 3.
Surface Water Risk	The risk of surface water flooding is very low.
Fluvial Flood Risk	The site is not at risk, the River Nene 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 Most.
Flood Warning Area	Holbeach, Fleet, Gedney and Surrounding Areas

The proposed floor levels are no lower than existing floor levels and therefore the development is consistent with the Environment Agency's standing advice for minor extensions. It is recommended that the alterations consider the use of flood resilient (recovery) construction to a depth of 1.0m above surrounding ground level.

The developer should ensure that the user of the site 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 user of the site should register to receive flood warnings.

Tim Ellingham
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