Ellingham Consulting Ltd

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FLOOD RISK STATEMENT
PIPWELL GATE, MOULTON SEAS END

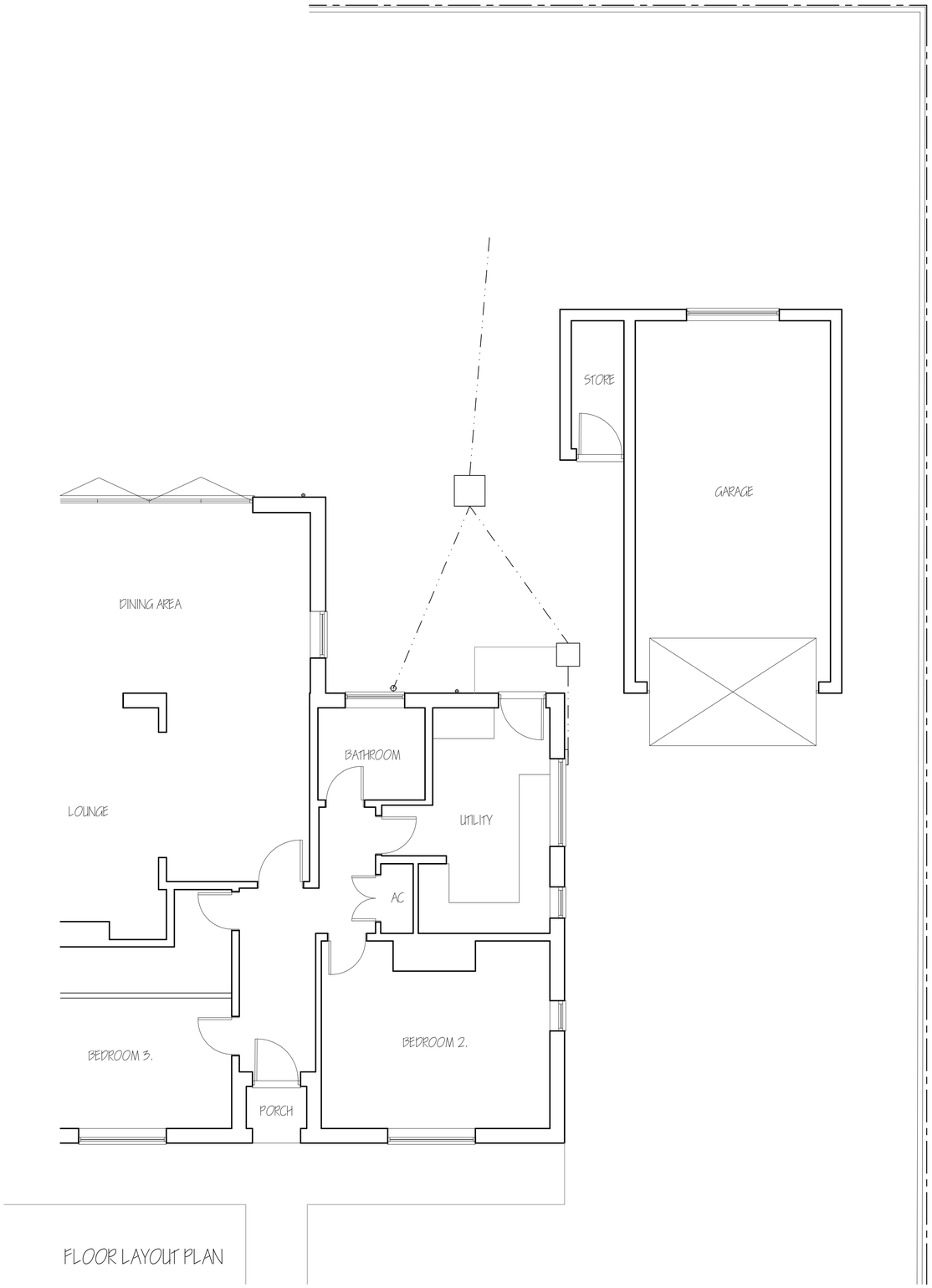
This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	4 Pipwell Gate, Moulton Seas End, Spalding, Lincs, PE12 6LU. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – replacement garage and construction of a garden room.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability which is considered to be 'Less Vulnerable'.
Drainage / Watercourses	The site is within the Lords catchment of the South Holland IDB district. The River Welland tidal defences are 4.5km to the north west.
Topography	The site is flat with ground levels typically between +3.6m OD and +3.7m 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 0.25m and 0.5m and the hazard rating is Danger for Some.
Flood Warning Area	Holbeach, Fleet, Gedney and Surrounding Areas

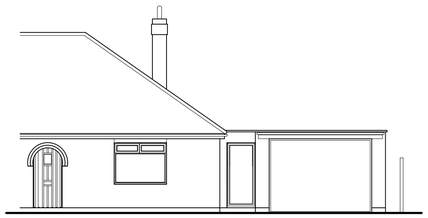
The proposed development is a minor extension. It is for a garden room and replacement garage and therefore will not increase the risk to the occupier of the dwelling or increase flood risk elsewhere. It is recommended that there is 0.5m of flood resilient (recovery) construction above ground level.

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.

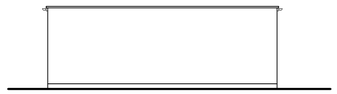
Tim Ellingham
4 June 2025
ECL1570



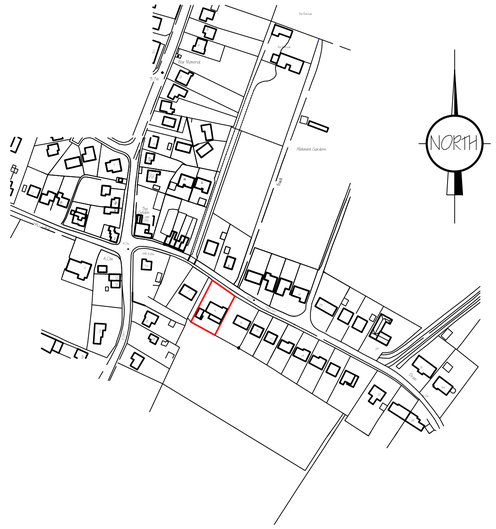
FLOOR LAYOUT PLAN



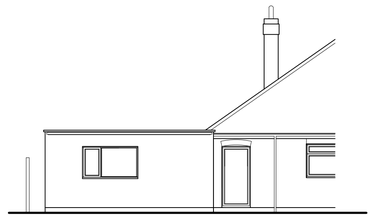
FRONT ELEVATION



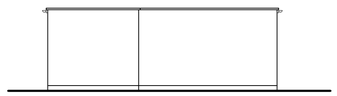
SIDE ELEVATION



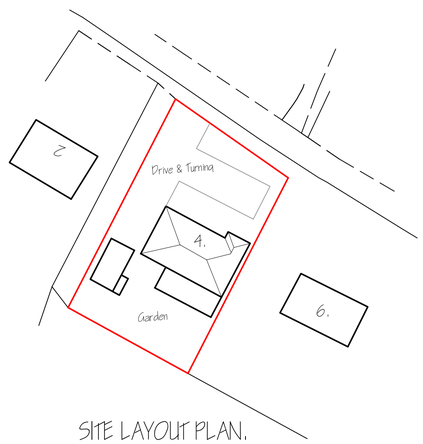
LOCATION PLAN
1/1250



REAR ELEVATION



SIDE ELEVATION



SITE LAYOUT PLAN.
1/500.

A	ELEVATIONS ADDED	JUNE '2025
ref.	revision	date

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4 PIPWELL GATE
MOULTON SEAS END
SPALDING, LINCS, PE12 6LU.

Client:
D. BARTON & M. HOLMES.

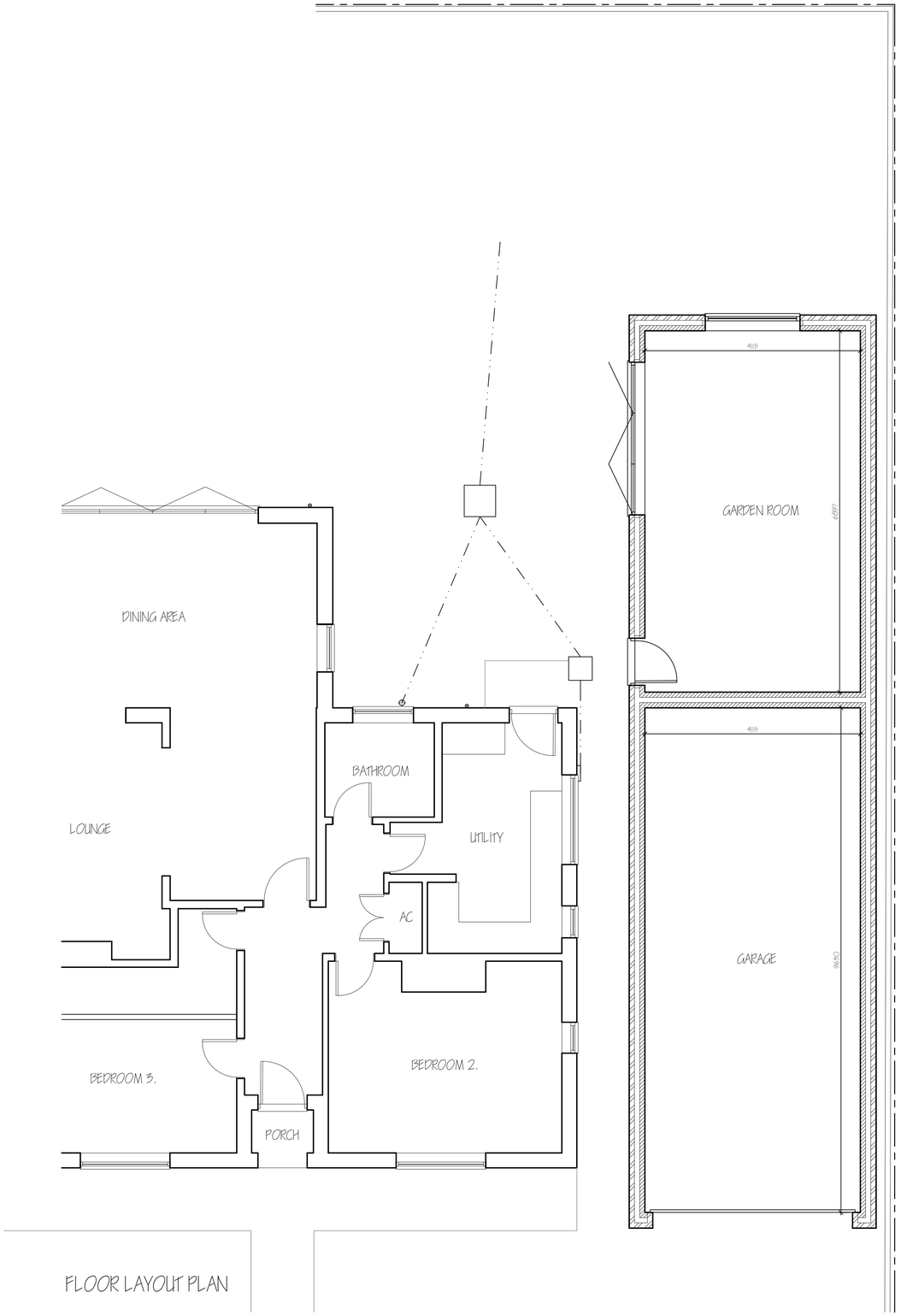
Drawing:
FLOOR PLANS & ELEVATIONS
SITE & LOCATION PLANS
EXISTING

Job Ref.	Drawing No.
4387-25	01A.
Date:	Drawn:
MAY '2025	SLD.

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

DO NOT SCALE FROM THIS DRAWING

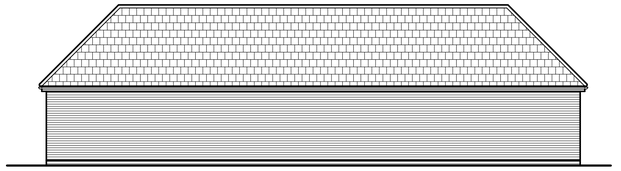
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FLOOR LAYOUT PLAN



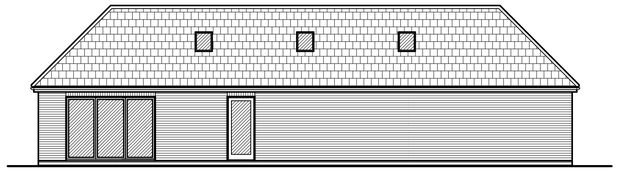
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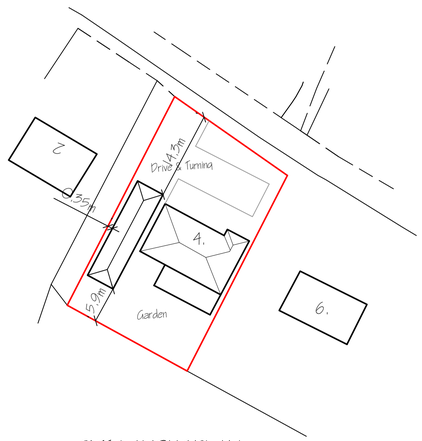
SIDE ELEVATION



REAR ELEVATION



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SITE LAYOUT PLAN.
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Drawing:
FLOOR PLANS & ELEVATIONS
SITE PLAN
PROPOSED

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Date: MAY '2025	Drawn: SLD.

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

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