Ellingham Consulting Ltd

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FLOOD RISK STATEMENT
NAYLORS FLOWERS, COMMON ROAD, 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	Naylors Flowers, Common Road, Moulton Seas End, Spaling, Lincs, PE12 6LF
Proposed Development	New Site Access and Car Park Extension
Flood Risk Vulnerability	Less 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 10.0km from the site. The River Welland tidal defences are 3.5km to the north west.
Topography	The site is flat with ground levels between +3.5m OD and +3.7m 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 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	Tidal Flooding from the Right Bank of the River Welland near Spalding and Moulton Common.

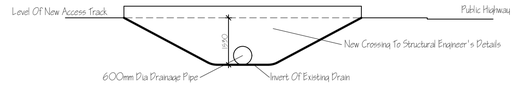
Considering the development consists of a new access and car parking there are no specific mitigation measures proposed associated with the risk of flooding to the site.

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 and businesses 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
24 July 2024
ECL1315



SITE PLAN 1:500



TYPICAL DETAIL OF PROPOSED NEW ACCESS CROSSING
1:100

ref:	revision	date
B	RED LINE AMENDED - PLANNING	NOV 2024
A	ADDITIONAL DNG NOTES	NOV 2024

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

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Project
PROPOSED NEW ACCESS
NAYLOR FLOWERS, COMMON ROAD
MOULTON SEAS END
SPALDING, LINCS. PE12 6LF

Client
MR M. NAYLOR

Drawing
SITE PLAN - PROPOSED

Job Ref.	Drawing No.
4258-24	023

Date	Drawn
JUNE 2024	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 so that design amendments may be considered. Site soil 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 solely 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 or their appointed contractor(s) responsibility to control workmanship, substitution of materials, adherance 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 etc. in strict accordance with manufacturers instruction and relevant code 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 conversant 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.