Ellingham Consulting Ltd

Tim Ellingham, Director
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FLOOD RISK STATEMENT
CROWTREE FARM, OLD HALL LANE, SURFLEET

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	Crowtree Farm, Old Hall Lane, Surfleet, Spalding, Lincs, PE11 4AJ. Details of the proposed development are attached.
Proposed Development	Minor extension (householder) – alterations and extension to an existing residential dwelling.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Pinchbeck Marsh catchment of the Welland and Deepings IDB district. The River Glen is 600m north west of the site.
Topography	The site is flat with ground levels typically between +3.2m OD and +3.4m OD.
Flood Zone	The site is located in Flood Zone 3a.
Surface Water Risk	The site is not at risk of surface water flooding during the present day or including climate change.
Fluvial Flood Risk	The site is not at risk, the River Glen defences provide protection during the 1% AEP event with climate change.
Tidal Flood Risk	Due to the defences the site is not at risk from the River Welland 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 Areas	1) Pinchbeck and the West of Spalding 2) Far extent of Tidal Flooding from the Wash and Tidal Estuaries 3) Lower Glen and Bourne Eau System

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
4 March 2025
ECL1484



WEST ELEVATION 1:100



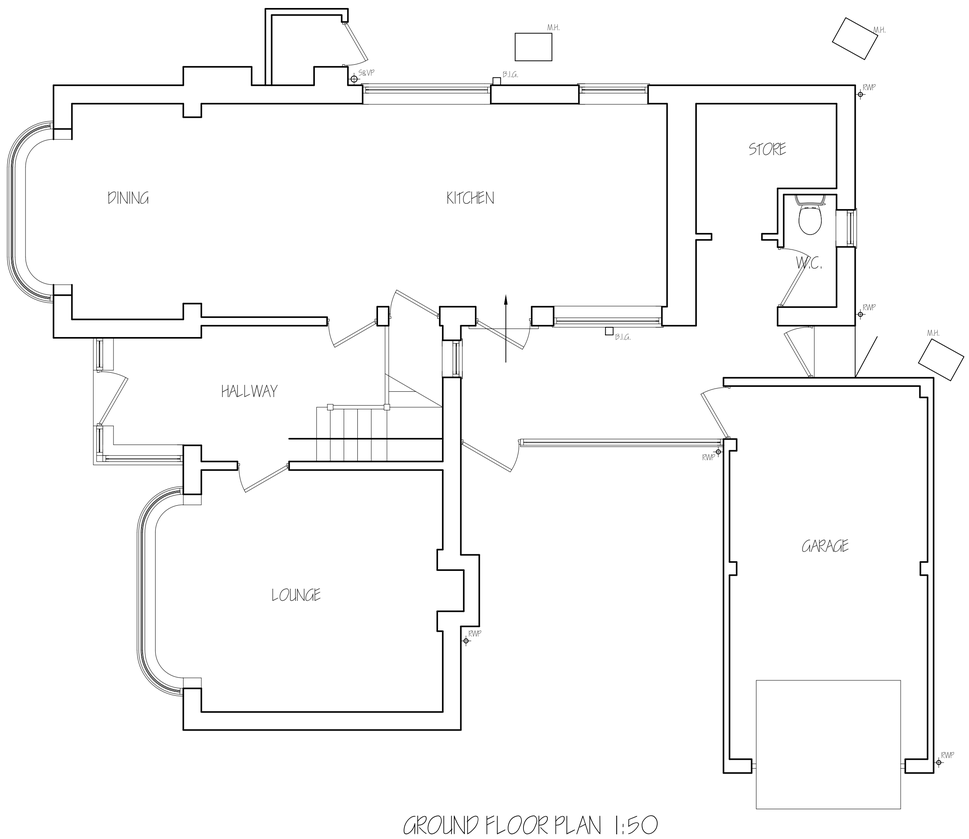
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



GROUND FLOOR PLAN 1:50



LOCATION PLAN 1:1250

ref:	revision	date

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

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Project

ALTERATIONS AND EXTENSION
'CROWTREE FARM', OLD HALL LANE
SURFLEET
SPALDING, LINCS. PE11 4AJ

Client

L HARDING

Drawing

FLOOR PLAN - EXISTING
ELEVATIONS - EXISTING
LOCATION PLAN

Job Ref.	Drawing No.
4354-24	01
Date	**Drawn**
FEBRUARY 2025	SLB

Scales

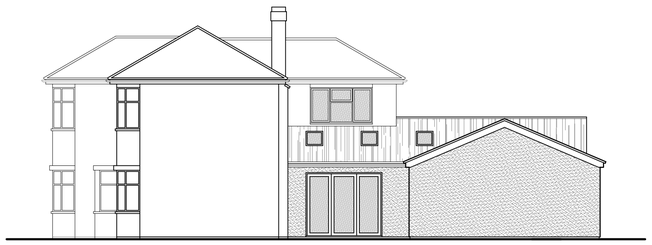
1:50 & 1:100 (Unless Otherwise Stated)

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WEST ELEVATION 1:100



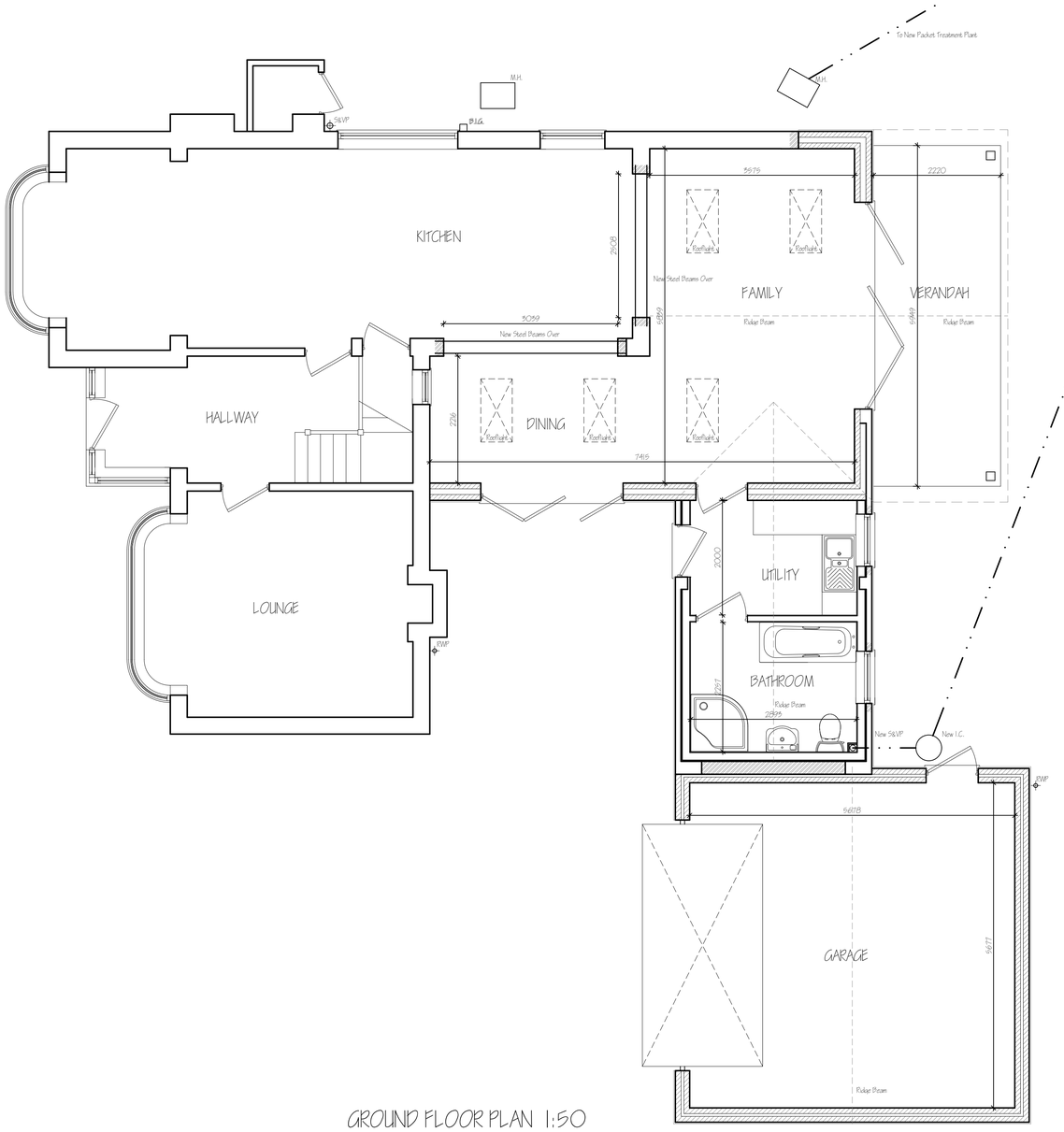
SOUTH ELEVATION 1:100



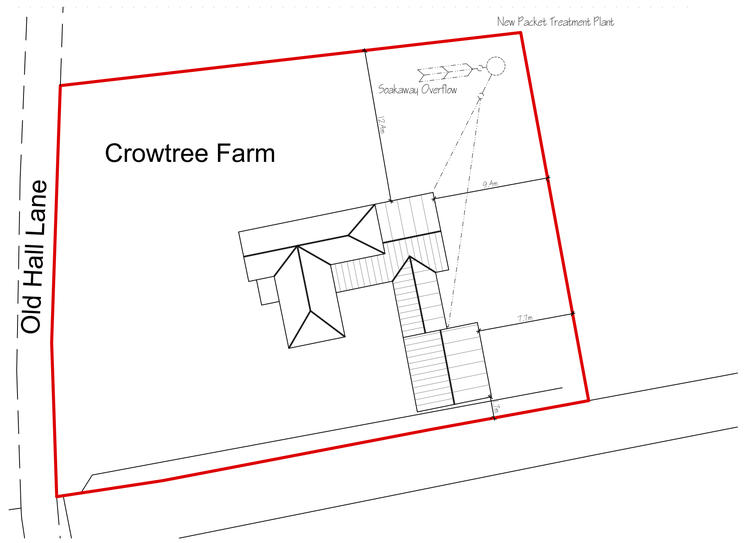
EAST ELEVATION 1:100



NORTH ELEVATION 1:100



GROUND FLOOR PLAN 1:50



SITE PLAN 1:250

A	CLIENT AMENDMENTS	FEB 2025
ref:	revision	date

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Client

L HARDING

Drawing

FLOOR PLAN - PROPOSED
ELEVATIONS - PROPOSED
SITE PLAN - PROPOSED

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