

# Ellingham Consulting Ltd

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## FLOOD RISK STATEMENT CROWTREE FARM, OLD HALL LANE, SURFLEET

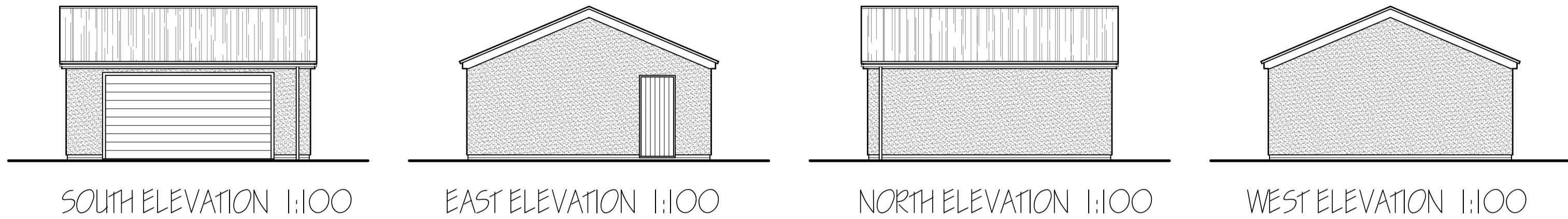
This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	Crowtree Farm, Old Hall Lane, Surfleet, Spalding, Lincs, PE11 4AJ. Details of the proposed development are attached.
Proposed Development	Minor extension (householder) – new garage
Flood Risk Vulnerability	The development flood risk vulnerability is 'Less 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	<ol style="list-style-type: none"><li>1) Pinchbeck and the West of Spalding</li><li>2) Far extent of Tidal Flooding from the Wash and Tidal Estuaries</li><li>3) Lower Glen and Bourne Eau System</li></ol>

The proposed development is a minor extension. It a garage and therefore will not increase the risk to the occupier of the dwelling or increase flood risk elsewhere.

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  
6 May 2025  
ECL1484-2

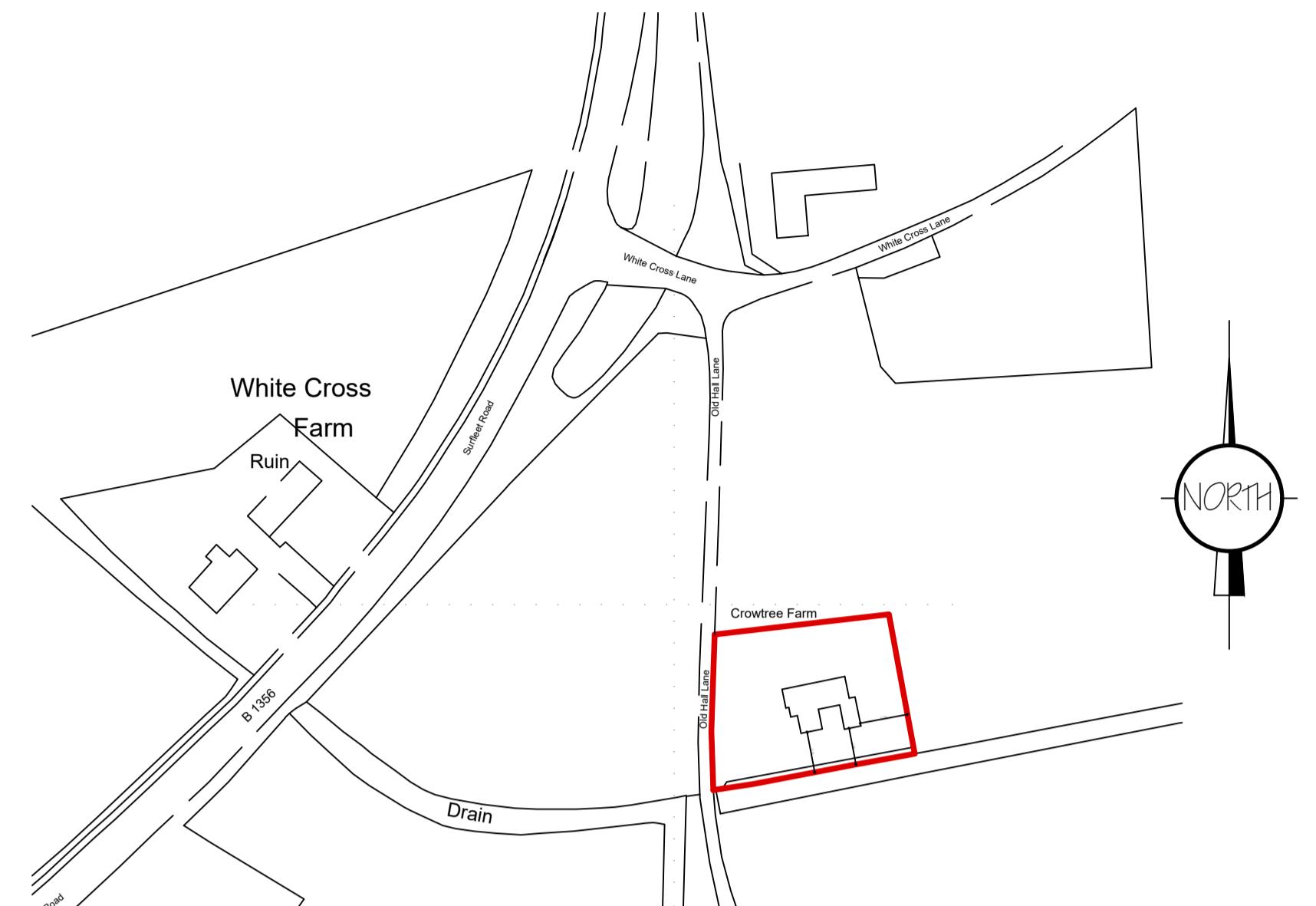


SOUTH ELEVATION 1:100

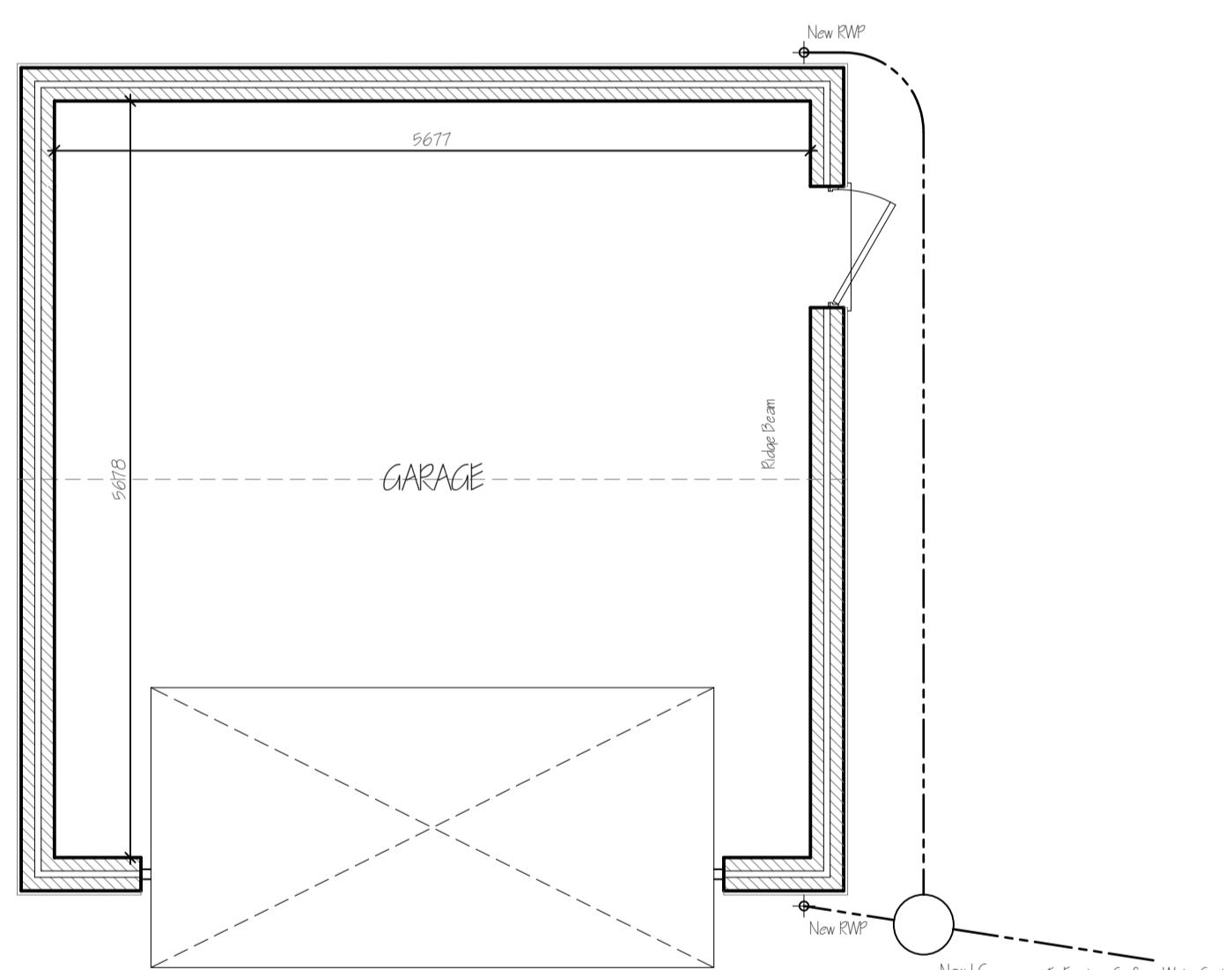
## EAST ELEVATION 1:100

## NORTH ELEVATION 1:100

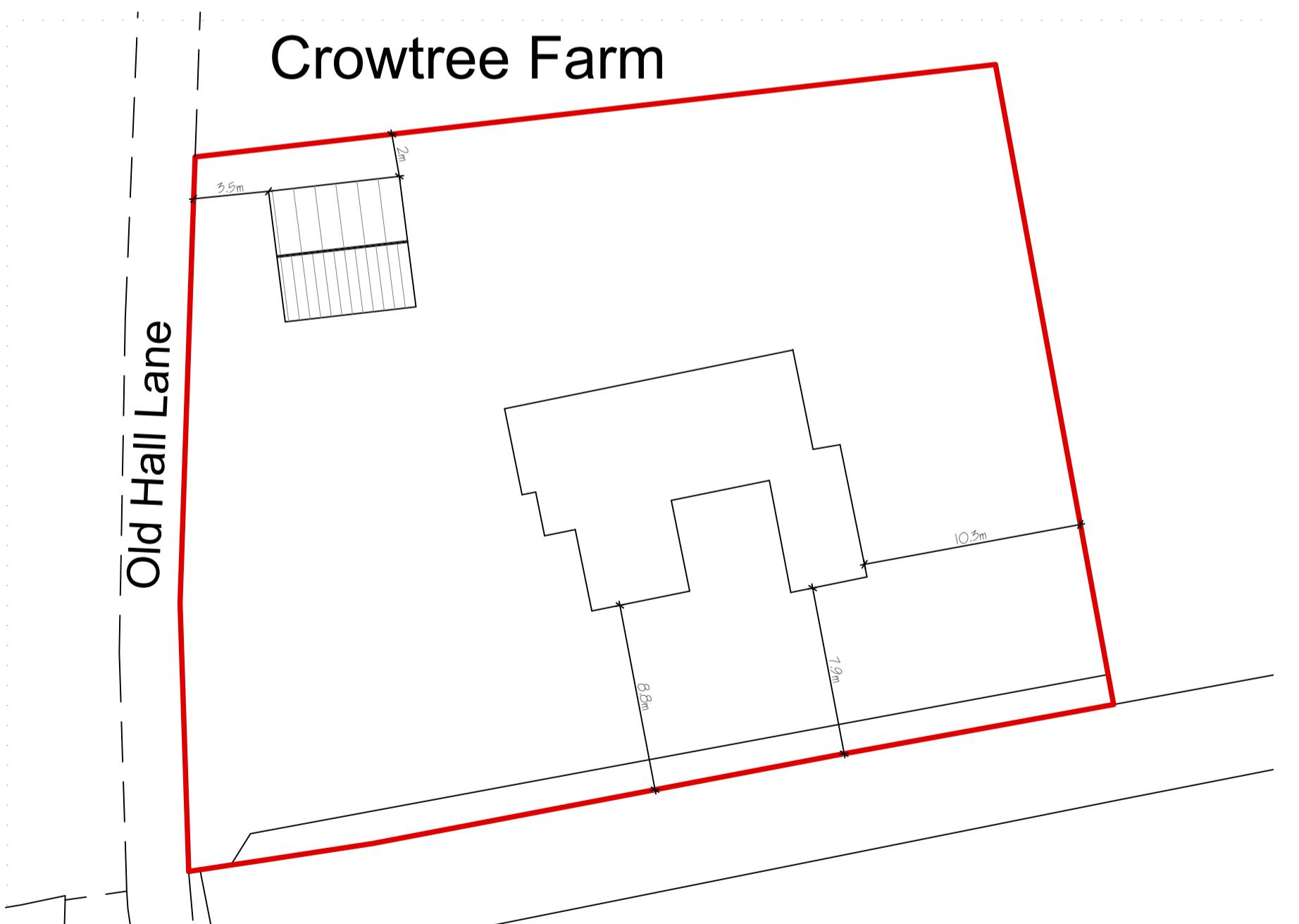
## WEST ELEVATION 1:100



## LOCATION PLAN 1:1250



## GROUND FLOOR PLAN 1:50



## SITE PLAN 1:250

ref:	revision	date
<h1 style="margin: 0;">G. R. MERCHANT LTD.</h1>		
<b>ARCHITECTURAL CONSULTANTS</b>		
		
<b>4 Wrights Mews 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 490800 E-Mail: office@grmerchantltd.com Website: www.grmerchantltd.com</b>		
<p><b>Project</b></p> <p>PROPOSED GARAGE 'CROWTREE FARM', OLD HALL LANE SURFLEET SPALDING, LINCS. PE11 4AJ</p>		
<p><b>Client</b></p> <p>L HARDING</p>		
<p><b>Drawing</b></p> <p>FLOOR PLAN - PROPOSED ELEVATIONS - PROPOSED SITE AND LOCATION PLANS</p>		
Job Ref.	Drawing No.	
4354-24	10	
Date	Drawn	
APRIL 2025	SLB	
<p><b>Scales</b></p> <p>1:50 &amp; 1:100 (Unless Otherwise Stated)</p>		
<p><b>DO NOT SCALE FROM THIS DRAWING</b></p> <p>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, adherence 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.</p>		