

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT SECKFORD LODGE, SPALDING ROAD, PINCHBECK

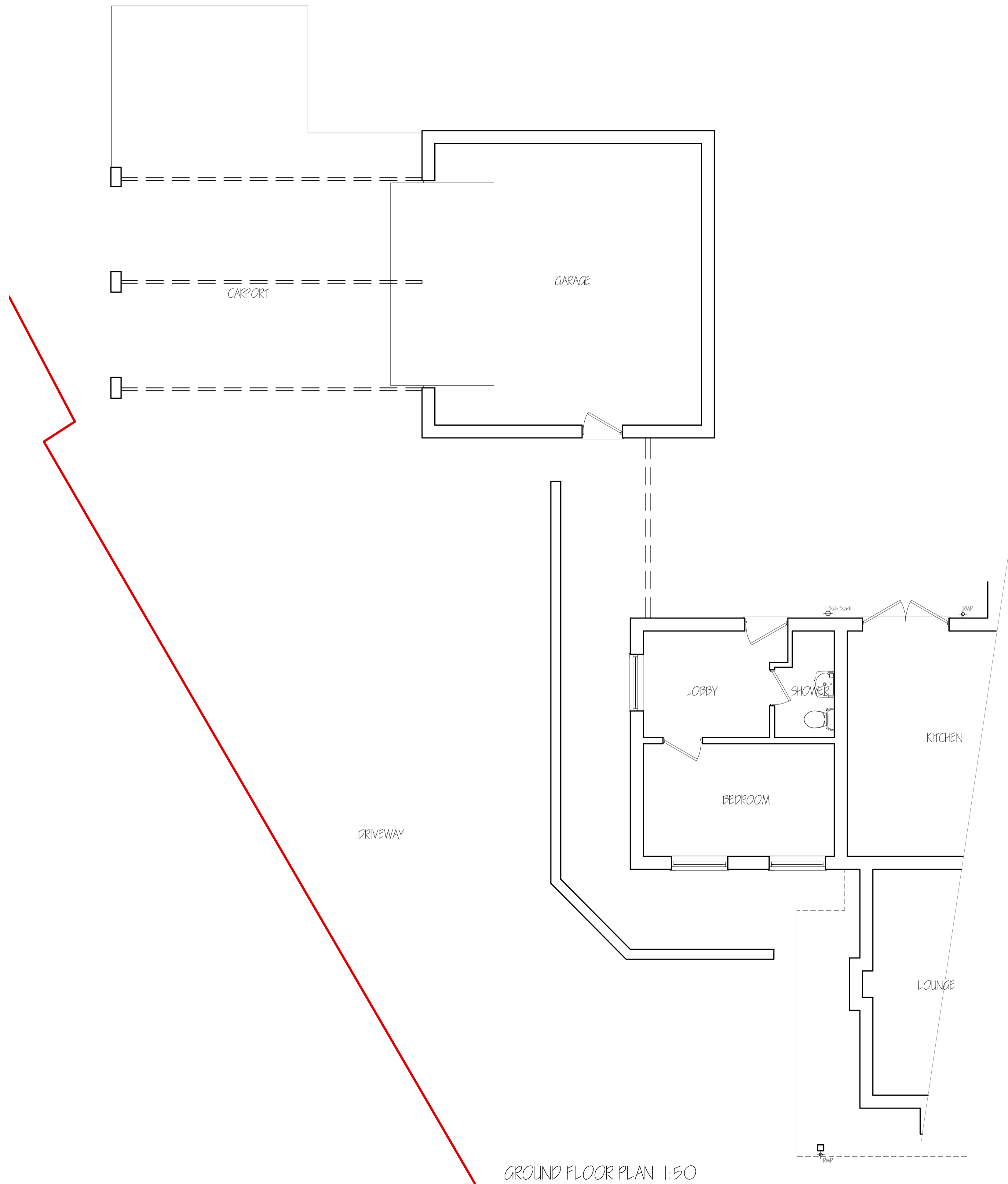
This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	Seckford Lodge, Spalding Road, Pinchbeck, Spalding, Lincs, PE11 3UD. Details of the proposed development are attached.
Proposed Development	Minor extension (householder) – conversion and extension of a garage to a games room.
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 850m north of the site and the River Welland 2km to the east.
Topography	The site has ground levels typically between +2.8m OD and +3.8m OD. The ground levels around the garage are greater than +3.4m OD.
Flood Zone	The site is located in Flood Zone 3a.
Surface Water Risk	The existing garage and the area to be developed are 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 and River Welland defences provide protection during the 1% AEP fluvial 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 area to be developed is at risk during a tidal breach. In 2115 the maximum flood depth is 0.25m and the hazard rating is Low Hazard.
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

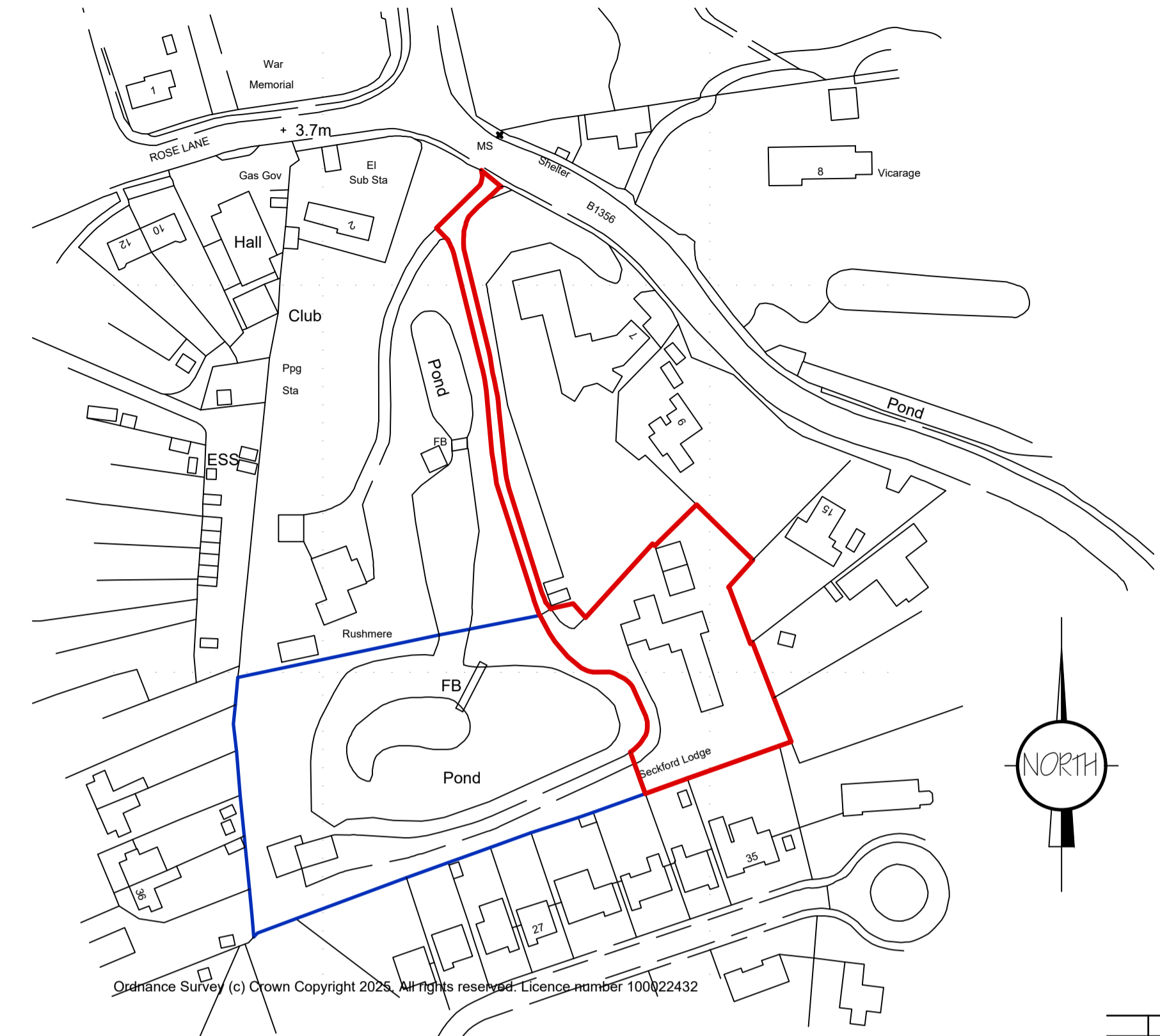
The proposed development is a minor extension. It is the extension and conversion of a garage and therefore will not increase the risk to the occupier of the dwelling or increase flood risk elsewhere.

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
13 May 2025
ECL1542



GROUND FLOOR PLAN 1:50



LOCATION PLAN 1:1250

ref.	revision	date

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ARCHITECTURAL CONSULTANTS

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Project
 ALTERATIONS AND EXTENSION
 'SECKFORD LODGE', SPALDING ROAD
 PINCHBECK
 SPALDING, Lincs. PE11 3UD

Client
 MR & MRS L SLAVEN

Drawing
 FLOOR PLAN - EXISTING
 LOCATION PLAN

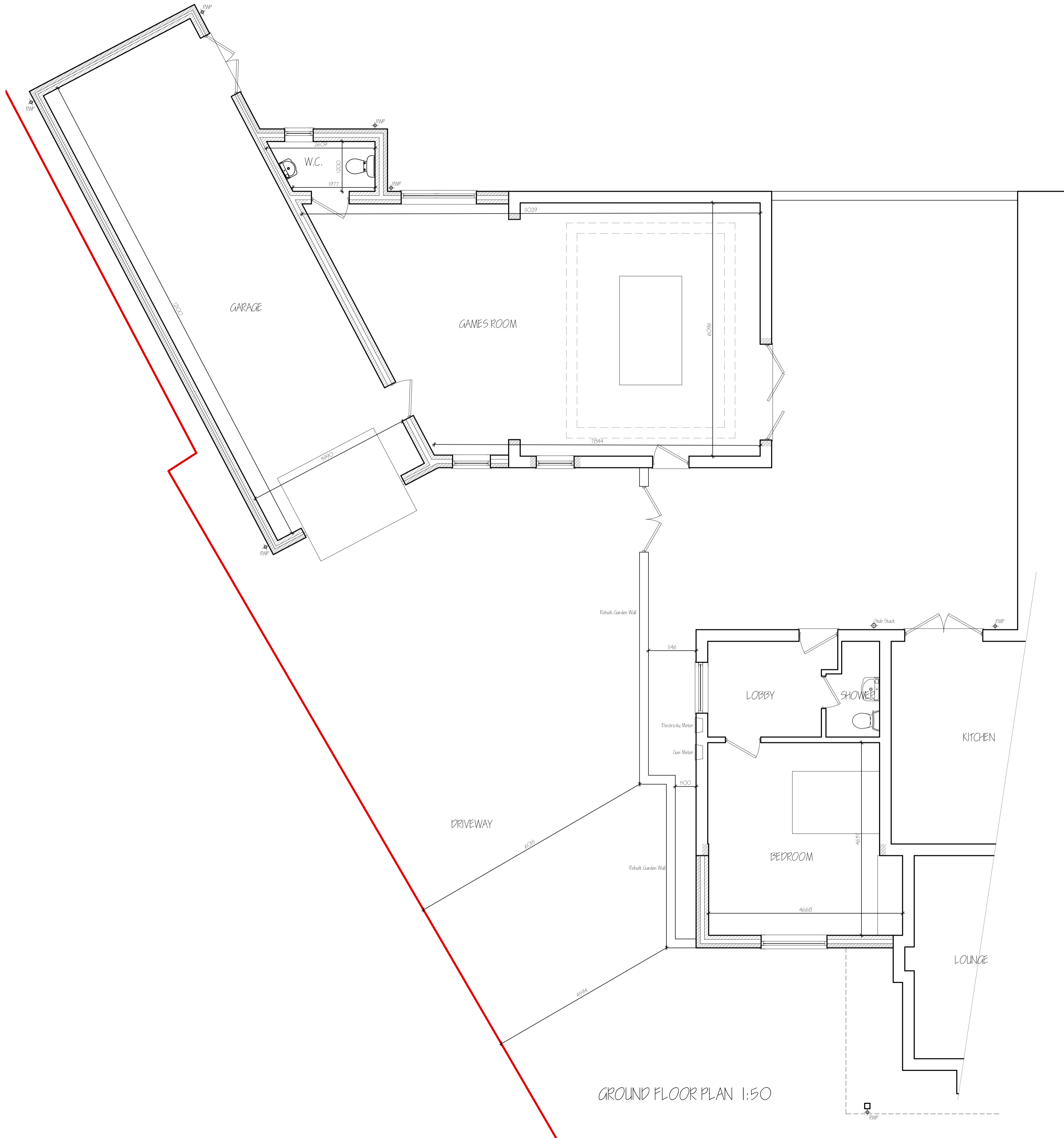
Job Ref. 417-24	Drawing No. 01
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Date MARCH 2025	Drawn SLB
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Scales
 1:50 & 1:100 (Unless Otherwise Stated)

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GROUND FLOOR PLAN 1:50



PART SITE PLAN 1:250

ref.	revision	date
B	CLIENT AMENDMENTS	APR 2025
A	CLIENT AMENDMENTS	APR 2025

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Client
 MR & MRS L SLAVEN

Drawing
 FLOOR PLAN - PROPOSED
 PART SITE PLAN - PROPOSED

Job Ref. 417-24 Drawing No. 03B

Date MARCH 2025 Drawn SLB

Scales
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