

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT 258 HIGH ROAD, WHAPLODE

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	258 High Road, Whaplode, Lincolnshire, PE12 6TG. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – construction of a garage.
Flood Risk Vulnerability	The development flood risk vulnerability is '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 12.8km from the site. The River Welland tidal defences are 5.8km to the north west.
Topography	The site is flat with ground levels typically between +3.4m OD and +3.5m OD.
Flood Zone	Flood Zone 3a.
Surface Water Risk	The site is not at risk of risk of surface water flooding.
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 not at risk during a tidal breach including an allowance for climate change.
Flood Warning Area	Far Extent of Tidal Flooding from the Wash and Tidal Estuaries.

The proposed development is for a garage. Based upon the nature of the proposed development there are no recommendations to mitigate the risk of flooding.

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.

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