Ellingham Consulting Ltd

Tim Ellingham, Director
tim@ellinghamconsulting.co.uk

FLOOD RISK STATEMENT
SPRINGWAY, STOCKWELL GATE, WHAPLODE

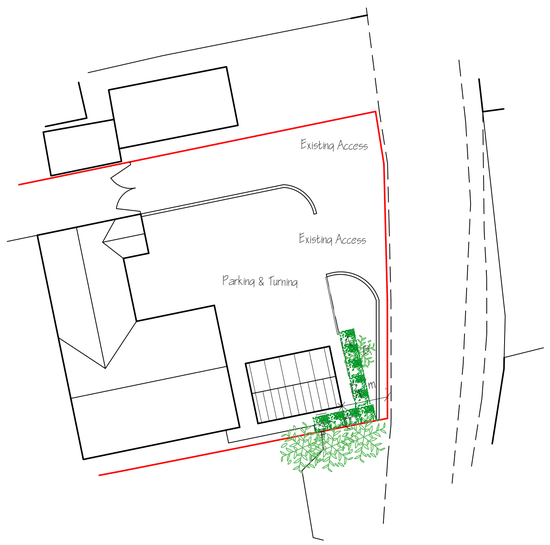
This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	Springway, Stockwell Gate, Whaplode, Lincolnshire, PE12 6UE. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – proposed car port.
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 12km from the site. The River Welland tidal defences are 6.4km to the north west.
Topography	The site is flat with ground levels typically between +3.5m OD and +3.6m OD.
Flood Zone	Flood Zone 3a.
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 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 a minor extension. It will have an open structure and therefore will not increase the risk to the occupier of the dwelling or increase flood risk elsewhere.

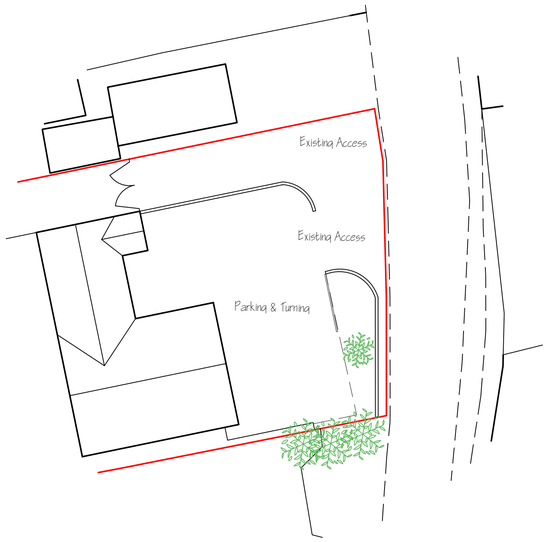
The developer should ensure that the occupier of the dwelling is aware of the risk of flooding. The Environment Agency operates a flood warning system for areas at risk of flooding to enable householders, businesses, and landowners to protect life or take actions to manage the effect of flooding. The occupier of the dwelling should register to receive flood warnings.

Tim Ellingham
25 April 2025
ECL1132

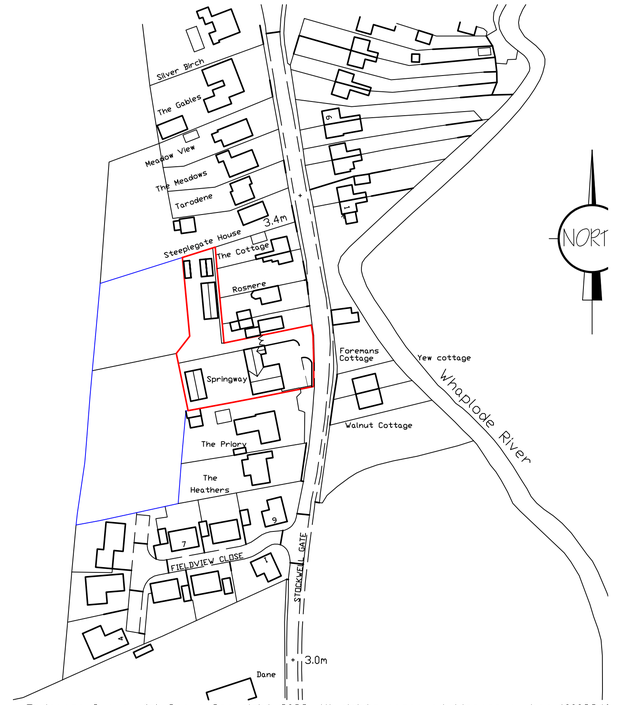


PROPOSED SITE PLAN
1/ 250

LANDSCAPING, FENCING & TREE PLANTING SCHEME.
A - 1.9m - 1.8m LAUREL HEDGE
B - EXISTING TREE TO REMAIN



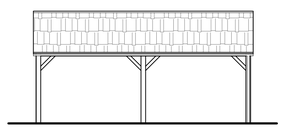
EXISTING SITE PLAN
1/ 250



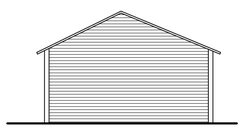
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LOCATION PLAN
1/ 1250

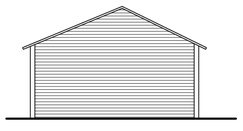
EXTERNAL MATERIAL SCHEDULE:-
Walls - Timber Clad
Roof - Cedral Rivendale Slates - Graphite
Guttering/ Downpipes - Black - UPVC



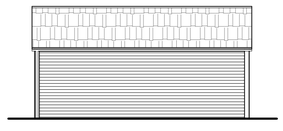
FRONT ELEVATION



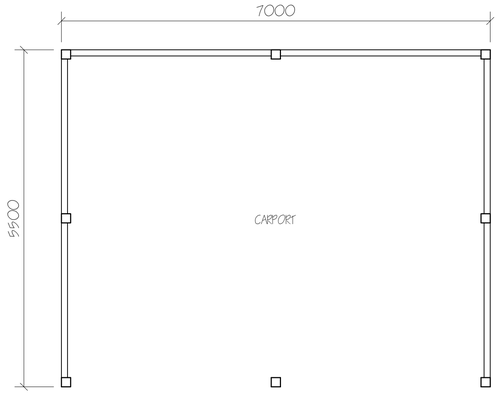
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN

A	PLANNING APPLICATION	APRIL 2025
ref.	revision	date

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
E-Mail: office@grmerchantltd.com
Website: www.grmerchantltd.com

Project
PROPOSED CARPORT
SPRINGWAY
STOCKWELL GATE
WHAPLODE, LINCS, PE12 6UE.

Client
MR S. STEWARD

Drawing
GROUND FLOOR PLAN
ELEVATIONS
SITE & LOCATION PLANS

Job Ref.	Drawing No.
4150-25	24A.
Date	**Drawn**
OCTOBER 2024	SJD

Scales
1:50 1:100 (unless otherwise stated)

DO NOT SCALE FROM THIS DRAWING

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