

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT ACORN LODGE, CRANESGATE NORTH, WHAPLODE ST CATHERINE

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	Acorn Lodge, Cranesgate North, Whaplode St Catherine, Spalding, Lincs, PE12 6ST. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – Hobby workshop and open fronted garage.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability at the site due to the proposed development.
Drainage / Watercourses	The site is within the Little Holland catchment of the South Holland IDB district. The River Welland tidal defences are 8.3km to the west of the site.
Topography	The site is flat with ground levels typically between +2.4m OD and +2.7m OD.
Flood Zone	The site is partly located in Flood Zone 3a.
Surface Water Risk	When climate change is considered part of the site has a high chance of surface water flooding with depths to 0.2m. The built footprint of the development has a very low chance 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.
Flood Warning Area	East of Spalding.

The proposed development is a minor extension. It is for a hobby workshop and garage and therefore will not increase the risk to the occupier of the dwelling or increase flood risk elsewhere. There are no mitigation measures recommended to reduce 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.

Tim Ellingham
23 July 2025
ECL1595



HOBBY WORKSHOP ELEVATIONS



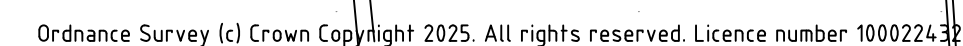
LANDSCAPING, TREE PLANTING & FENCING SCHEME

- A - MIXED HEDGE
- (a) Common Hawthorn (*Crataegus Monocarpa*)
 - (b) Hazel (*Corylus avellana*)
 - (c) Dogwood (*Cornus Florida*)
 - (d) Field Maple (*Acer Compestre*)
 - (e) Holly (*Ilex Aquifolium*)
 - (f) Guelder Rose (*Viburnum Opulus*)
 - (g) Privet (*L. laurifolia* *Quadrifolium*)

 FLOWERING LAWN Seeded EL -1 Mix From Bioscience Seeds

1/3 to 1/2 bag of peat free tree and shrub planting compost to be incorporated into

All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.



LOCATION PLAN 1:2500

C	LANDSCAPING ADDED	JULY 2025
B	CLIENT AMENDMENTS	JULY 2025
A	CLIENT AMENDMENTS	JUNE 2025

G. R. MERCHANT LTD.

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**ARCHITECTURAL, STRUCTURAL
AND LAND DRAINAGE
CONSULTANTS**

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Project

PROPOSED HOBBY WORKSHOP & STORE
'ACORN LODGE', CRANESGATE NORTH
WHAPLODE ST CATHERINE
SPALDING, Lincs. PE12 6ST

Client
MR T TWIGGER

Drawing

FLOOR PLAN - PROPOSED
ELEVATIONS - PROPOSED
PROPOSED SITE PLAN & LOCATION PLAN

Job Ref. 4394-25	Drawing No. OIC
Date JUNE 2025	Drawn SLB

Scales
1:50, 1:100 (Unless Otherwise Stated)

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