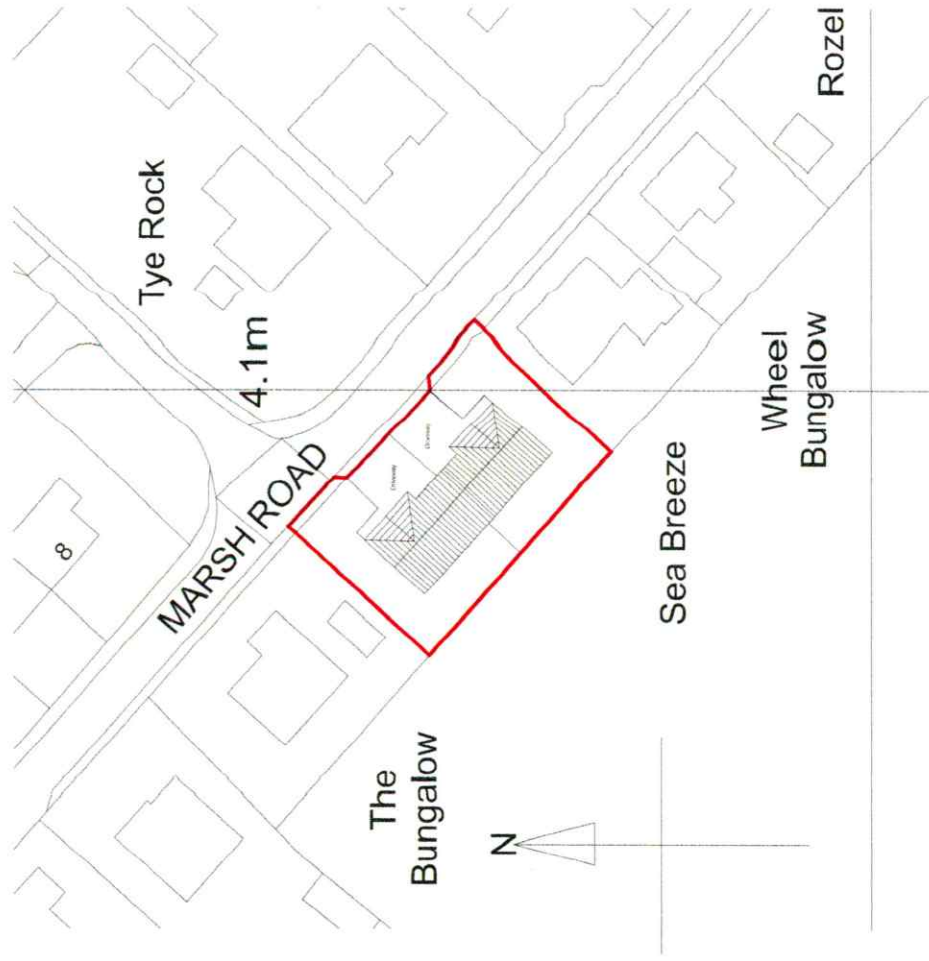
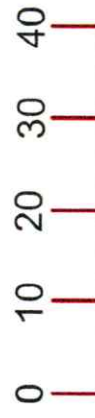
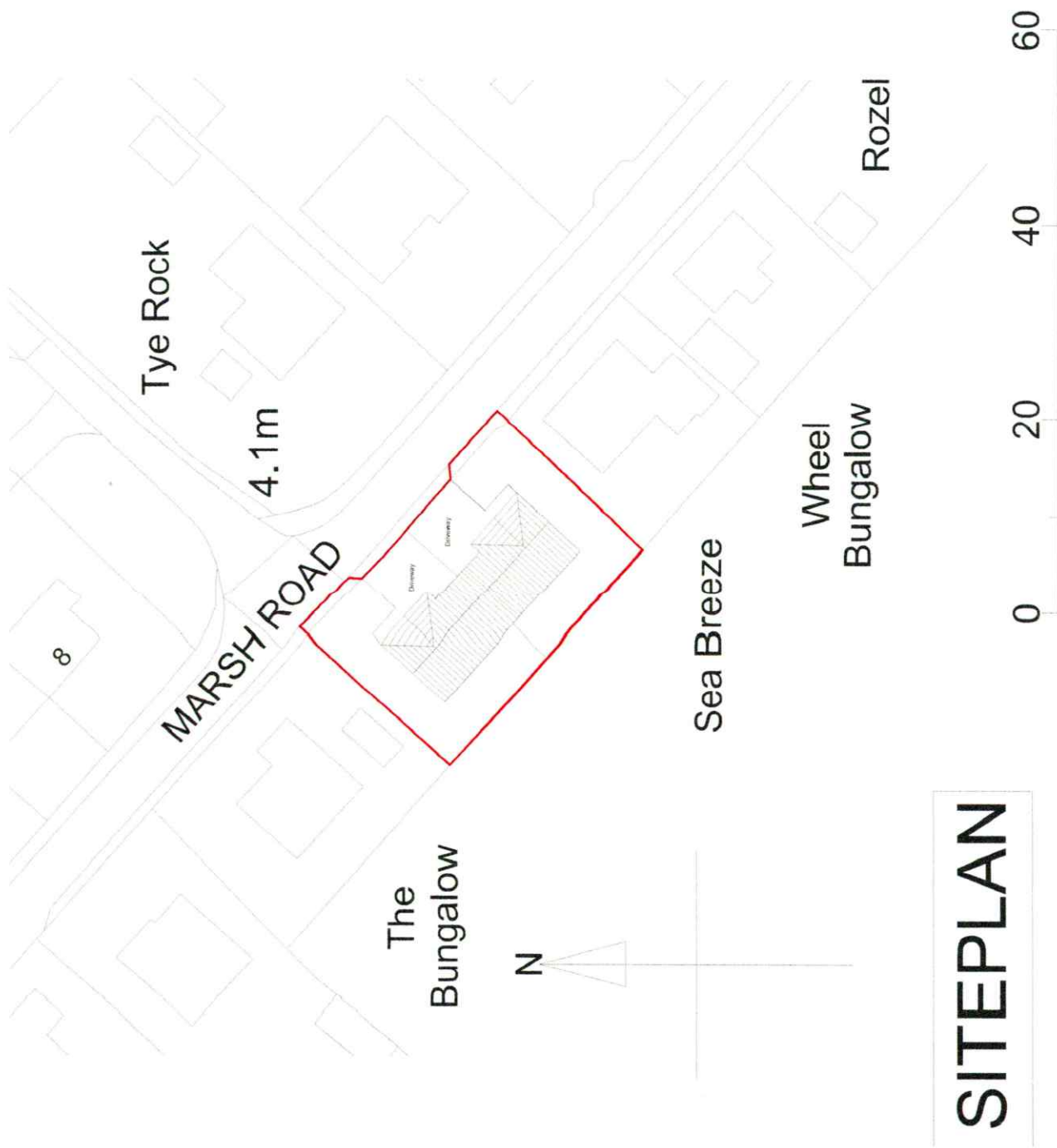




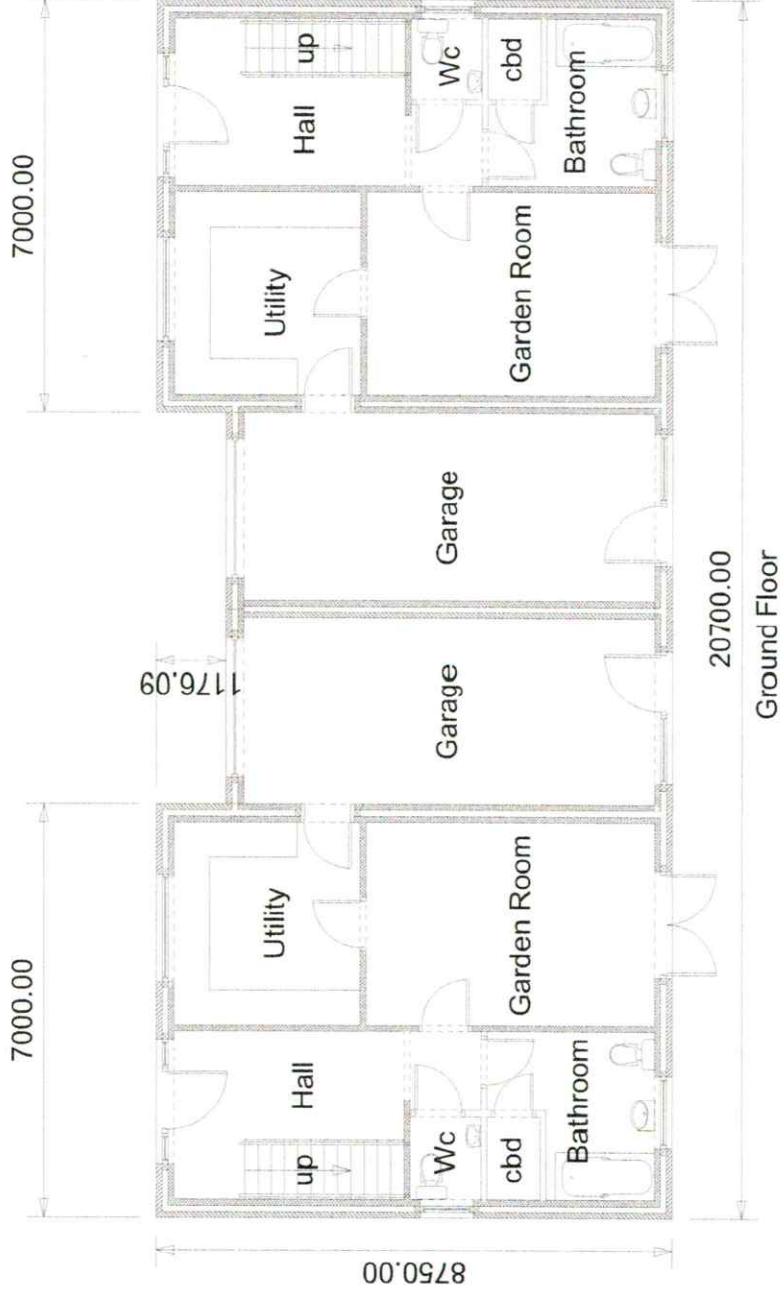
Scale 1:1000





Proposed pair of new dwellings, NW of Sea Breeze, Marsh Road, Gedney Drive End, Spalding, Lincs, PE12 9PJ for Home Improvements	Scale 1:500	Plans by AAB Anfoss Ltd 87 Leverington Common, Wisbech, PE13 5BH Tel 01945 466266 or 07836246446 building55@live.co.uk	Himp/Ged/2021/Ste/1
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SITEPLAN

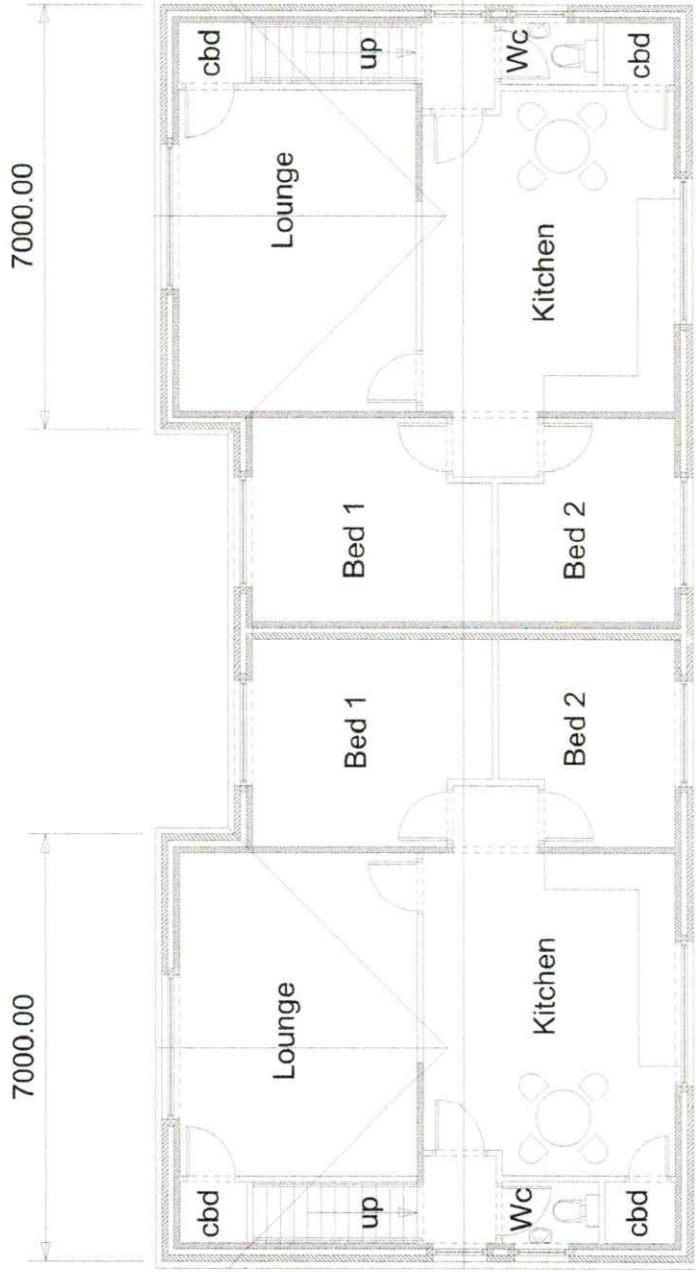


Plans by
 Anfoss Ltd.,
 87 Leverington Common,
 Leverington,
 Wisbech, PE13 5BH
 Tel 01945 466266
 mob 07836 246446
 email building55@live.co.uk

Proposed pair of new dwellings
 NW of Sea Breeze,
 Marsh Road,
 Gedney Drove End,
 Spalding, Lincs, PE12 9PJ
 for Home Improvements

Scale 1:100

Himp/Ged/2021/Gndpln/1



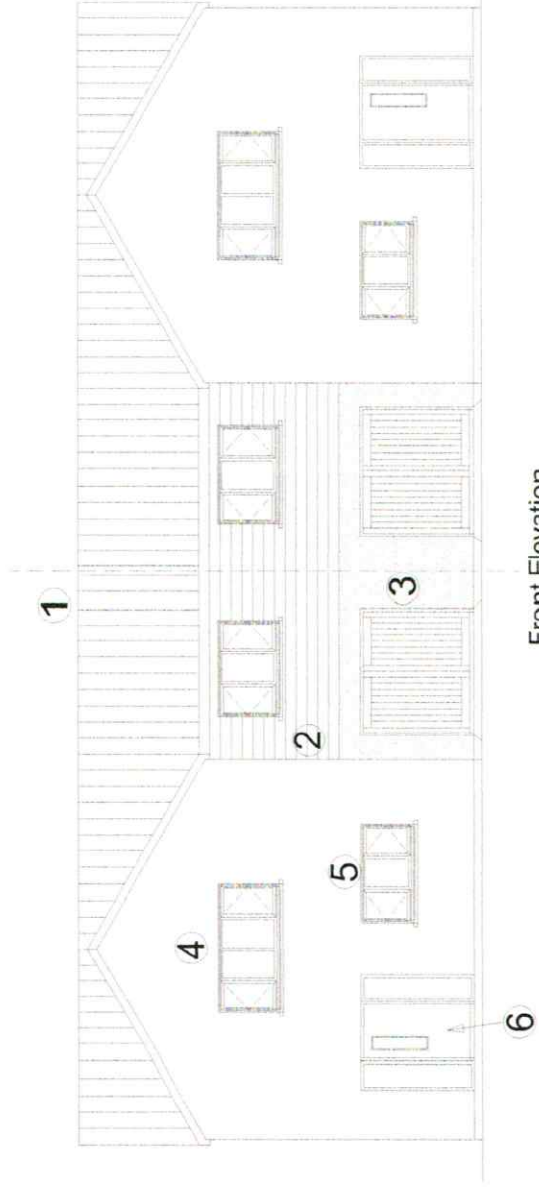
First Floor

Plans by
 Anfoss Ltd.,
 87 Leverington Common,
 Leverington,
 Wisbech, PE13 5BH
 Tel 01945 466266
 mob 07836 246446
 email building55@live.co.uk

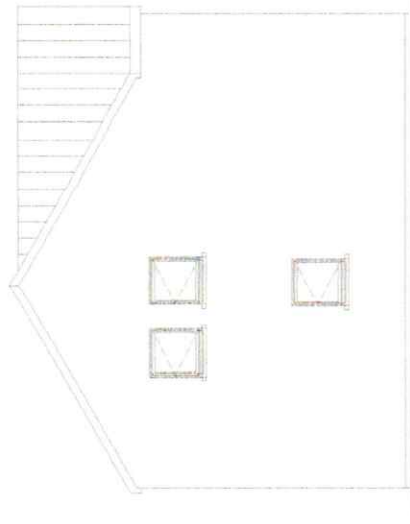
Proposed pair of new dwellings
 NW of Sea Breeze,
 Marsh Road,
 Gedney Drove End,
 Spalding, Lincs, PE12 9PJ
 for Home Improvements

Scale 1:100

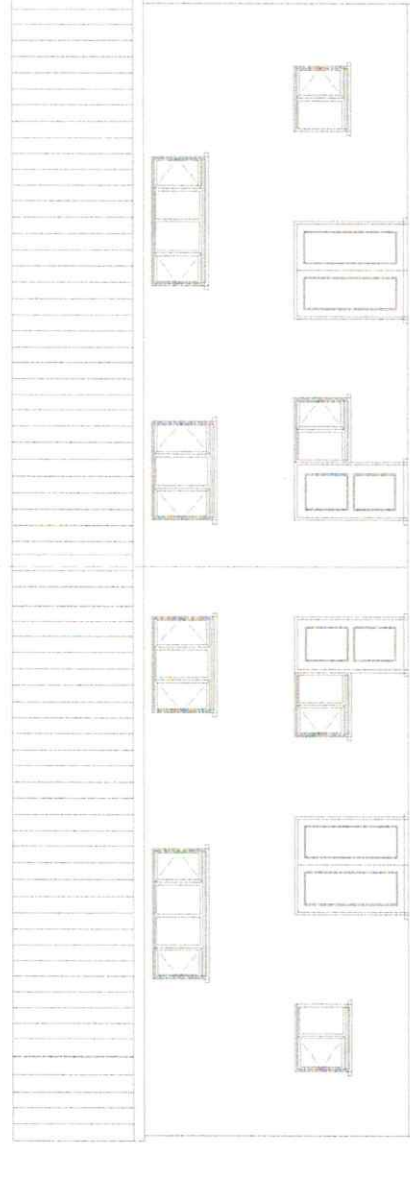
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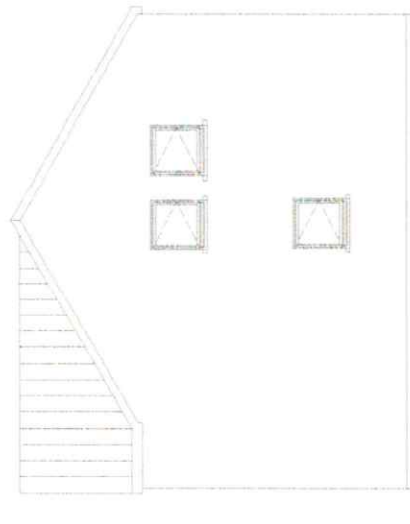
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- ① Grey Forticrete slate tiles SL8
- ② Anthercite Hardy Shiplap
- ③ Cream Render finish
- ④ Weinerberger Hathaway Brindle Bricks
- ⑤ White UPVC windows and fascia
- ⑥ Anthracite grey composite door

Plans by
Anfoss Ltd.,
87 Leverington Common,
Leverington,
Wisbech, PE13 5BH
Tel 01945 466266
mob 07836 246446
email building55@live.co.uk

Proposed pair of new dwellings
NW of Sea Breeze,
Marsh Road,
Gedney Drove End,
Spalding, Lincs, PE12 9PJ
for Home Improvements

Scale 1:100

Himp/Ged/2021/ele/1

**Your reference
GDE**

Scale
1:2500

Created
26 Jul 2021 10:04



Selected point



Flood zone 3



Flood zone 3: areas benefitting from flood defences

Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



Hannah Burke
Hannah.Burke@landmark.co.uk

Our ref: CCN/2018/72089

Date: 19th January 2018

Dear Hannah

Provision of Flood Risk Information for Marsh Road, Gedney Drove End, Spalding.

Thank you for your request to use our flood risk information in the development of the Flood Risk Assessment (FRA) for the above site. The information is set out below and attached. It is important you read any contextual notes on the maps provided.

We aim to review our information on a regular basis, so if you are using this data more than twelve months from the date of this letter, please contact us again to check it is still valid.

Flood Map

The attached map includes the current Flood Map for your area. The Flood Map indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

In some locations, such as around the fens and the large coastal floodplains, showing the area at risk of flooding assuming no defences may give a slightly misleading picture in that if there were no flood defences, water would spread out across these large floodplains. This flooding could cover large areas of land but to relatively shallow depths and could leave pockets of locally slightly higher land as isolated dry islands. It is important to understand the actual risk of the flooding to these dry islands, particularly in the event of defence failure.

The Flood Map also shows the location of formal raised flood defences and flood storage reservoirs. It represents areas at risk of flooding for present day only and does not take account of climate change.

The Flood Map only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered flooding may occur from other sources such as surface water sewers, road drainage, etc.

History of Flooding

With regards to the history of flooding I can advise we do not have any records of flooding in this area. It is possible other flooding may have occurred we do not have records for, and other organisations, such as the Local Authority or Internal Drainage Boards, may have records.

Tidal Flood Risk Information

Tidal Defence Information

The tidal defences protecting this site consist of earth embankments. They are in good condition and reduce the risk of flooding to a 0.67% (1 in 150) chance of occurring in any year. We inspect these defences routinely to ensure potential defects are identified.

Tidal Flood Levels

The attached table shows our current best estimate for extreme tide levels.

Levels for the Humber Estuary have an assessment date of 2014, with others having an assessment date of 2006, which should be used in any consideration of future increases due to climate change.

Modelled Hazard Mapping

For certain locations we have carried out modelling to map the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from overtopping and / or breaching of defences at specific locations for a number of scenarios.

At present this information is available along the full coastal / tidal floodplain, except the tidal Witham Haven in Boston (upstream of Hobhole) where only breaching and not overtopping has been modelled and the tidal River Welland upstream of Fosdyke Bridge where neither breaching nor overtopping are available. Hazard mapping is also available for fluvial flood risk in Northampton, Thrapston, Lincoln, Brigg, Wainfleet and some isolated rural locations.

The number of locations we have this information for is expected to increase in time.

Hazard Mapping – Breaching

The attached maps show the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from breaching of the defences at specific locations for the scenarios below. For some locations the breach mapping also includes flooding from overtopping if this is expected in that scenario. The location of modelled tidal breaches is shown on a separate attached map.

- Year 2006 0.5% (1 in 200) chance
- Year 2006 0.1% (1 in 1000) chance
- Year 2115 0.5% (1 in 200) chance
- Year 2115 0.1% (1 in 1000) chance

Hazard Mapping – Overtopping

The attached maps show the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from simulated overtopping of defences for the following scenarios:

- Year 2115 0.5% (1 in 200) chance
- Year 2115 0.1% (1 in 1000) chance

Your site is not affected by overtopping of the defences for the present day (2006) scenarios.

Development Planning

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of our information for Flood Risk Assessments. We recommend that you undertake a formal pre-application enquiry using the form available from the website.

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Climate change will increase flood risk due to overtopping of defences. Please note the climate change data included has an allowance for 20% increase in flow. Updated guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances' was published on GOV.UK in February 2016. The appropriate updated climate change allowance should be applied in a Flood Risk Assessment.

You should also consult the Strategic Flood Risk Assessment produced by your local planning authority.

Supporting Information

Please see the Standard Notice or licence for details of permitted use. The Standard Notice can be found at the link below.

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

We respond to requests for recorded information we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

Further information on flood risk can be found on the GOV.UK website at:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. Additional information may be available from your Lead Local Flood Authority (ie county council or unitary authority) or, where they exist, the Internal Drainage Board.

Further Contact

I hope we have correctly interpreted your request. If you are not satisfied with our response to your request for information, you can contact us within two calendar months to ask for our decision to be reviewed.

If you have any queries or would like to discuss the content of this letter further please contact Emily Holroyd using the details below.

Yours sincerely,



FOR Alastair Windler

Partnerships and Strategic Overview Team Leader - Welland and Nene

Direct dial 020 302 53535

Direct e-mail PSOWN@environment-agency.gov.uk

Enc.

Flood Map

Estimated Tide Levels

Tidal Breach Locations Map

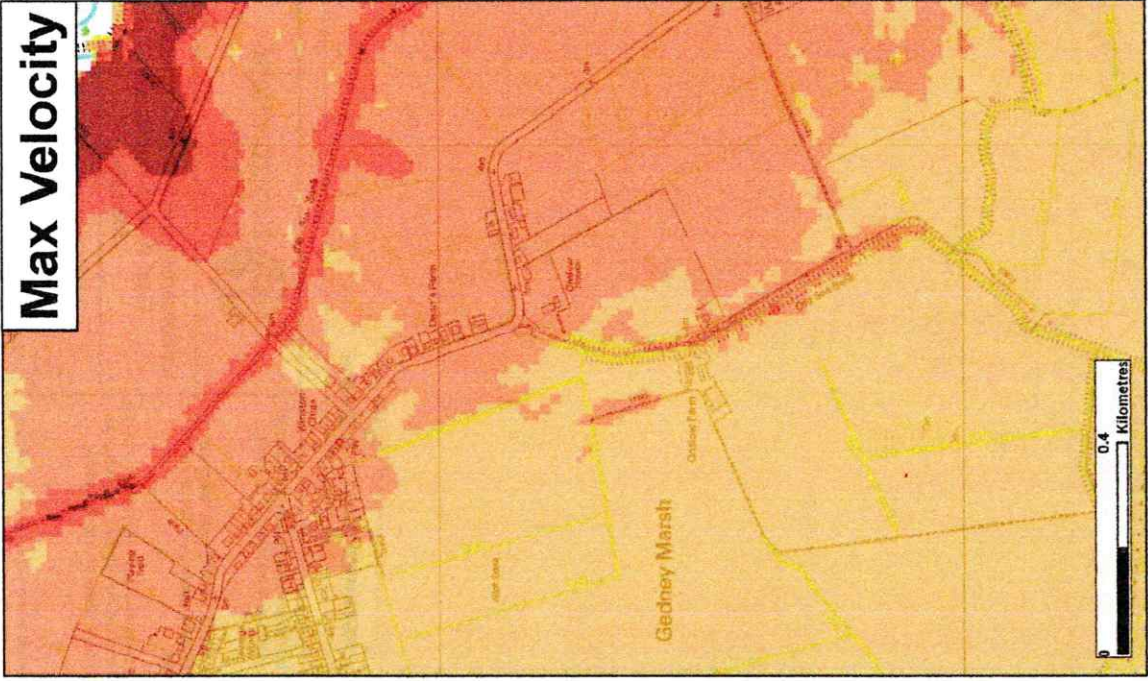
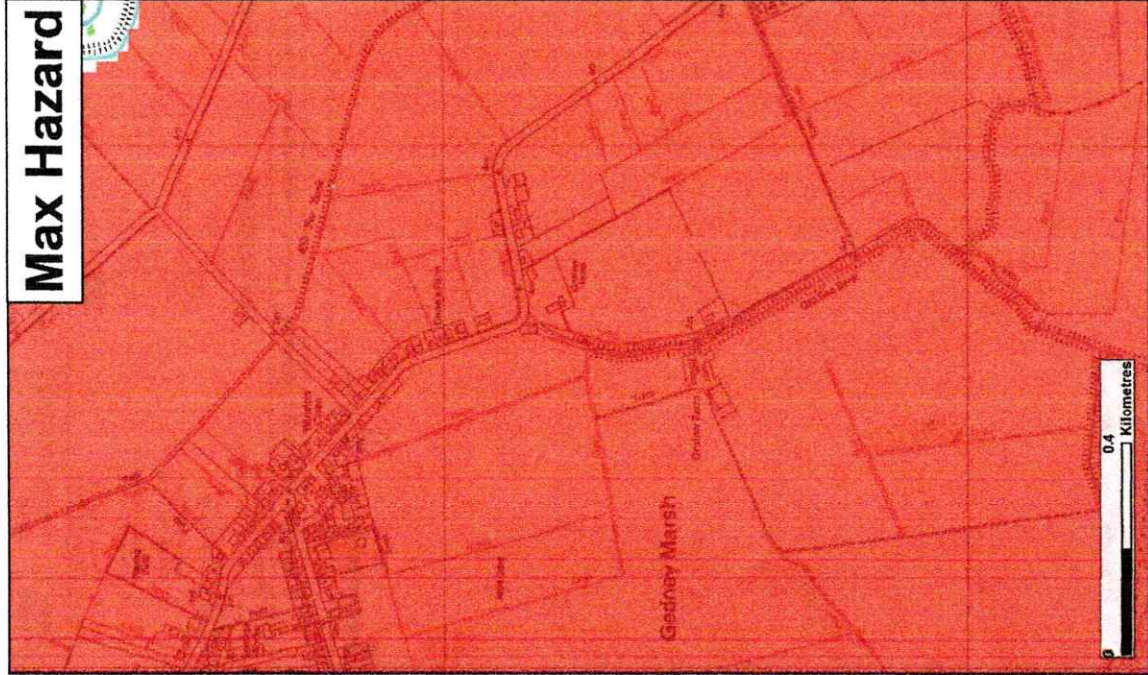
Hazard Mapping – Breaching (4 maps)

Hazard Mapping – Overtopping (2 maps)



Awarded to Lincolnshire & Northamptonshire Area

FLOODS
DESTROY
BE PREPARED



Date Printed	Scenario year	Scenario Annual Chance	CCN Number	CCN-2018-72089
January 2018	2115	0.5% (1 in 200)	CCN Number	CCN-2018-72089

Max Hazard	Max Depth (m)	Max Velocity (m/s)
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5
Greater than 2.0 (Danger for All)	1.0 - 1.6	1.5 - 2.5
	1.6 +	2.5 +

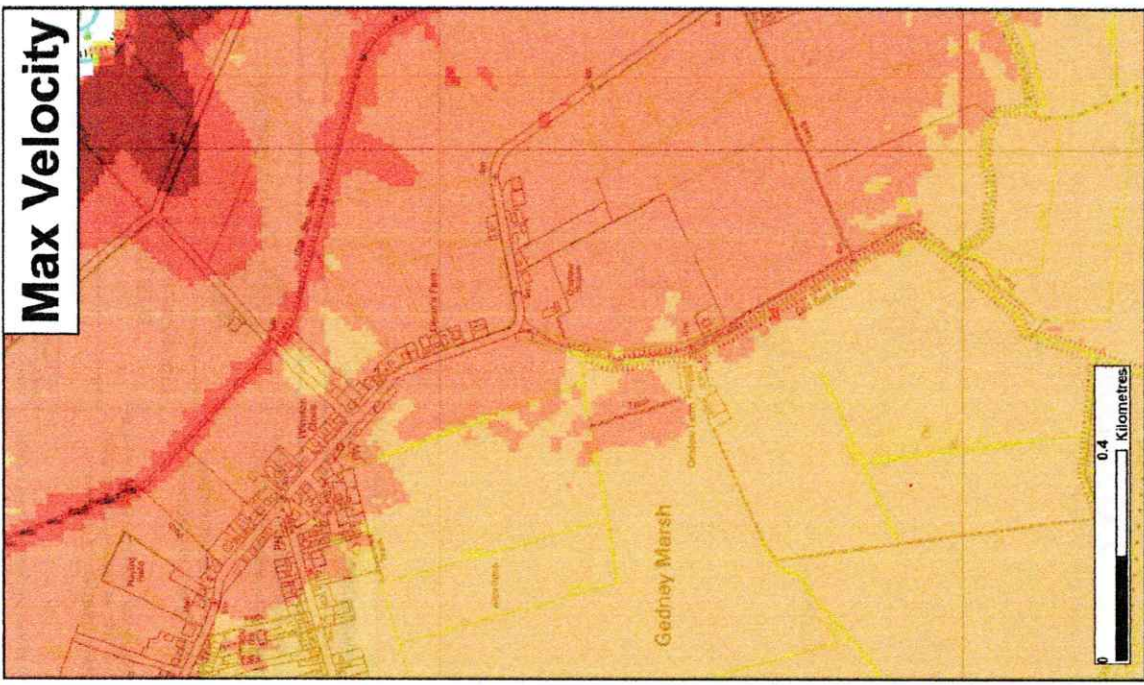
★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach. It does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

General Enquiries No: 03708 505 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited Mobile and other providers. Charges may vary.



★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"							
Date Printed	January 2018	Scenario year	2115	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2018-72089
Max Hazard (Flood Risk to People : F02320)				Max Depth (m)		Max Velocity (m/s)	
	Less than 0.75 (Low Hazard)						
	Between 0.75 and 1.25 (Danger for Some)						
	Between 1.25 and 2.0 (Danger for Most)						
	Greater than 2.0 (Danger for All)						

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

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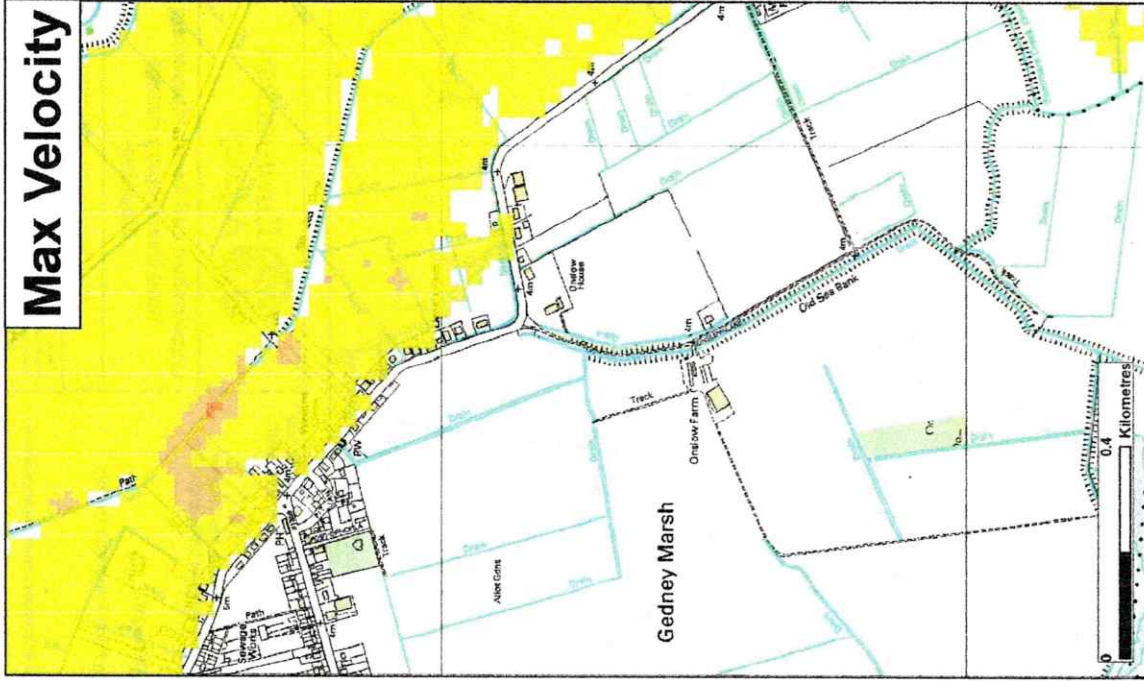
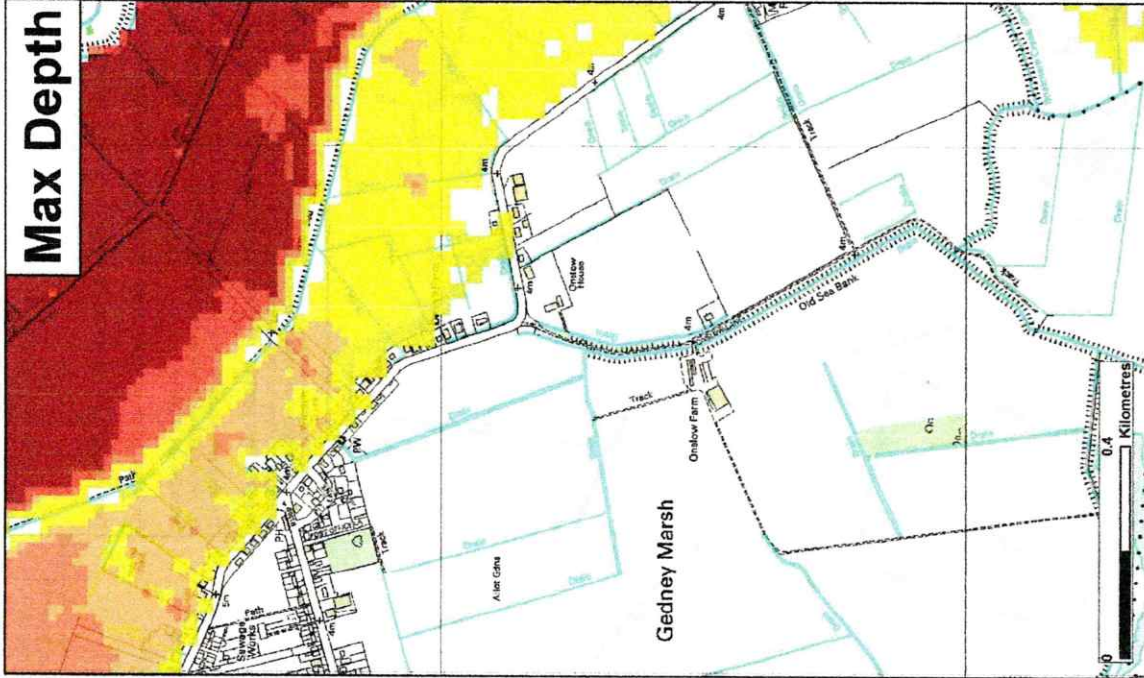
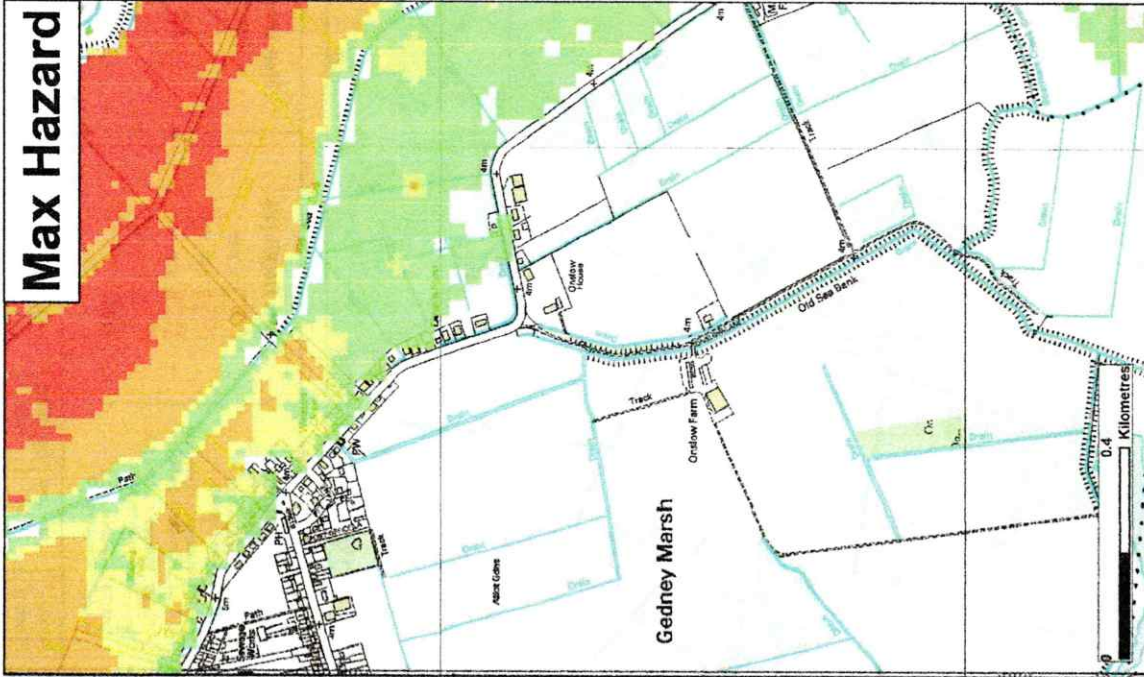
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General Enquiries No. 03708 556 505. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.

**Lincolnshire and Northamptonshire
Tidal Breaching Hazard
Mapping**

Map Centred on TF 49635 28740

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Date Printed	January 2018	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2018-72089
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The map is based on computer modelling of simulated overtopping of the main coastal defences for specific tidal scenarios. It does not include overtopping along the following tidal rivers which are currently being investigated: Witham Haven (upstream of Hobhole), and Welland (upstream of Fosdyke Bridge)

The map only considers the consequences of overtopping of the defences, and does not show the possible consequences of breaches of the tidal defences. Separate maps of the flood extent from just breaching of the defences are available.

For future climate change scenarios it is assumed that defences remain at 2006 heights.

These maps do not replace the flood zone maps used in the National Planning Policy Framework (NPPF)

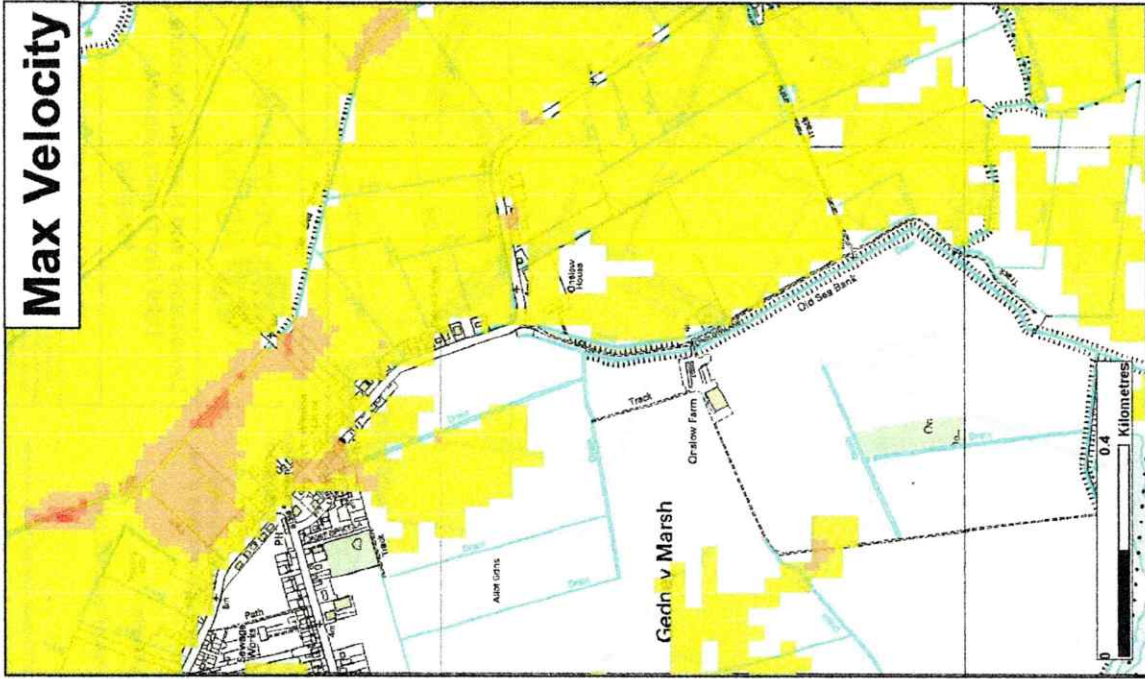
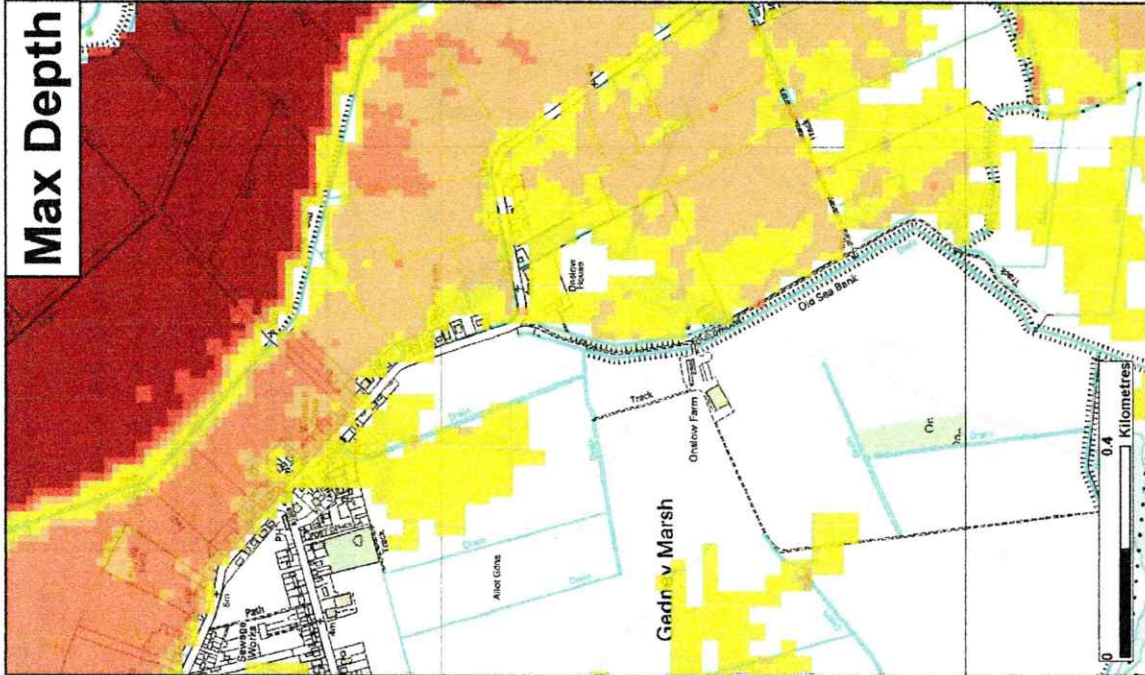
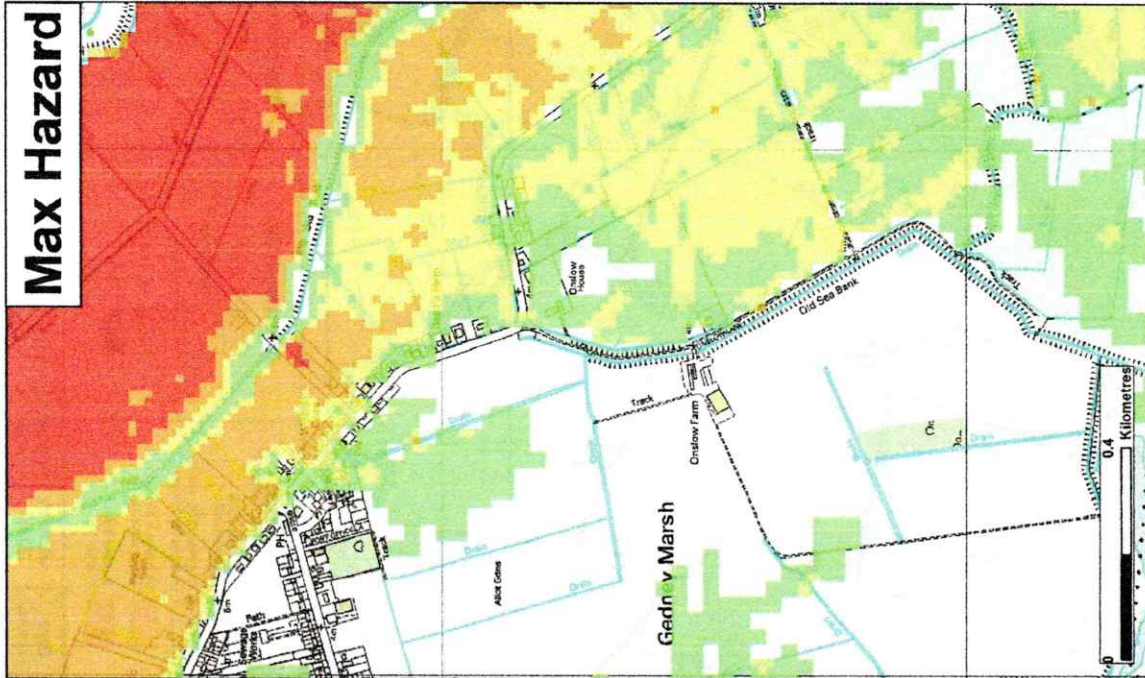
General Enquiries No. 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary

Environment Agency

**Lincolnshire and Northamptonshire
Tidal Overtopping Hazard
Mapping**

Map Centred on TF 46635 28740

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Date Printed	Scenario year	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2018-72089
January 2018	2115				

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General Enquiries No. 03705 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers charges may vary

Lutton Leam (E)

LEGEND

- Catchment Boundary
- High Priority Watercourse
- IDE Ordinary Watercourse
- High Priority Pipeline
- Ordinary Pipeline
- Water Control Structure
- Pumping Station
- Inland Sluice
- Tidal Sluice

KEY MAP

SHEET NUMBER

Best fit

PLOT DATE

FILE NAME

324000

327000

330000

546000

549000

