

FLOODPLAN
LIMITED



Project Title: 00543 Sparrow Cottage

Product: Level 3 Flood Risk Assessment

Date: 05 June 2025

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Web: www.floodplanreports.co.uk

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Table of Contents

1.	Introduction.....	7
1.1.	Purpose of the report.....	7
1.2.	Location of subject site.....	7
1.3.	Site Proposals.....	7
2.	Introduction to NPPF.....	8
2.1.	Introduction to NPPF.....	8
2.2.	Flood risk classifications.....	8
2.3.	Flood risk vulnerability classification.....	8
2.4.	Suitable development matrix.....	9
3.	NPPF site assessment.....	10
3.1.	Flood zone classification.....	10
3.2.	Site Suitability (NPPF).....	10
4.	Site Flood Risk.....	11
4.1.	Third party flood risk data summary.....	11
4.2.	Surface water flooding.....	11
4.3.	Tidal and Fluvial flooding.....	12
4.4.	Flood Modelling Data.....	13
4.5.	Reservoir flooding.....	13
4.6.	Historic Flooding.....	13
5.	Further site assessment.....	14
5.1.	Site access and egress routes.....	14
5.2.	Flood compensation.....	14
5.3.	Flood Warning Areas.....	14
5.4.	Awareness of flood risk.....	14
6.	Findings and recommendations.....	15
6.1.	Findings.....	15
6.2.	Recommendations.....	15
	List of Appendices.....	16
	Appendix A: Development Plan.....	16
	Appendix B: Groundsure Flood Report.....	16
	Appendix C: Environment Agency Flood Modelling Data.....	16



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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00543	05/06/2025	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of E. Claridge to produce a Flood Risk Assessment for Sparrow Cottage, Birds Drove, PE11 4BE. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by E. Claridge.

1.2. LOCATION OF SUBJECT SITE

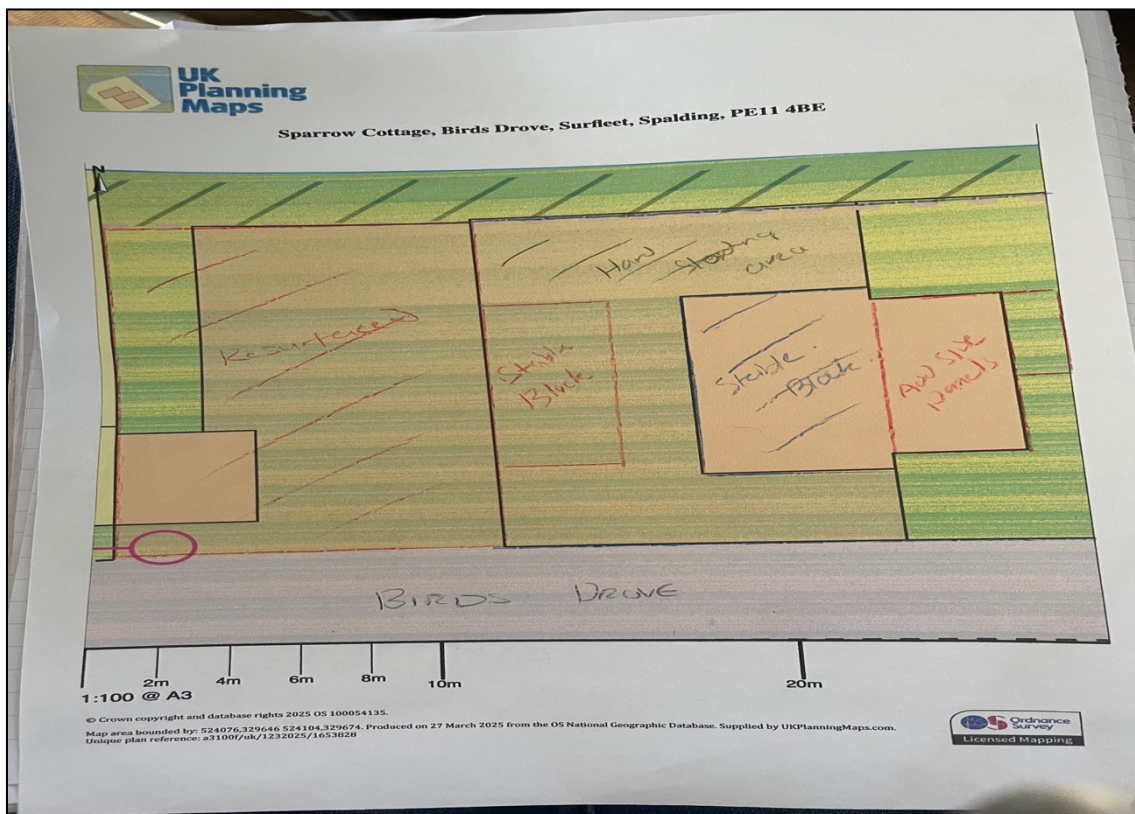


Figure 1: Site Location

1.3. SITE PROPOSALS

The development consists of the resurfacing of land.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1	Blue	Blue	Blue	Blue	Blue
Zone 2	Blue	Blue	Exception Test Required	Blue	Blue
Zone 3a	Exception Test Required	Blue	Red	Exception Test Required	Blue
Zone 3b Functional floodplain	Exception Test Required	Blue	Red	Red	Red

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is located within flood zone 3.

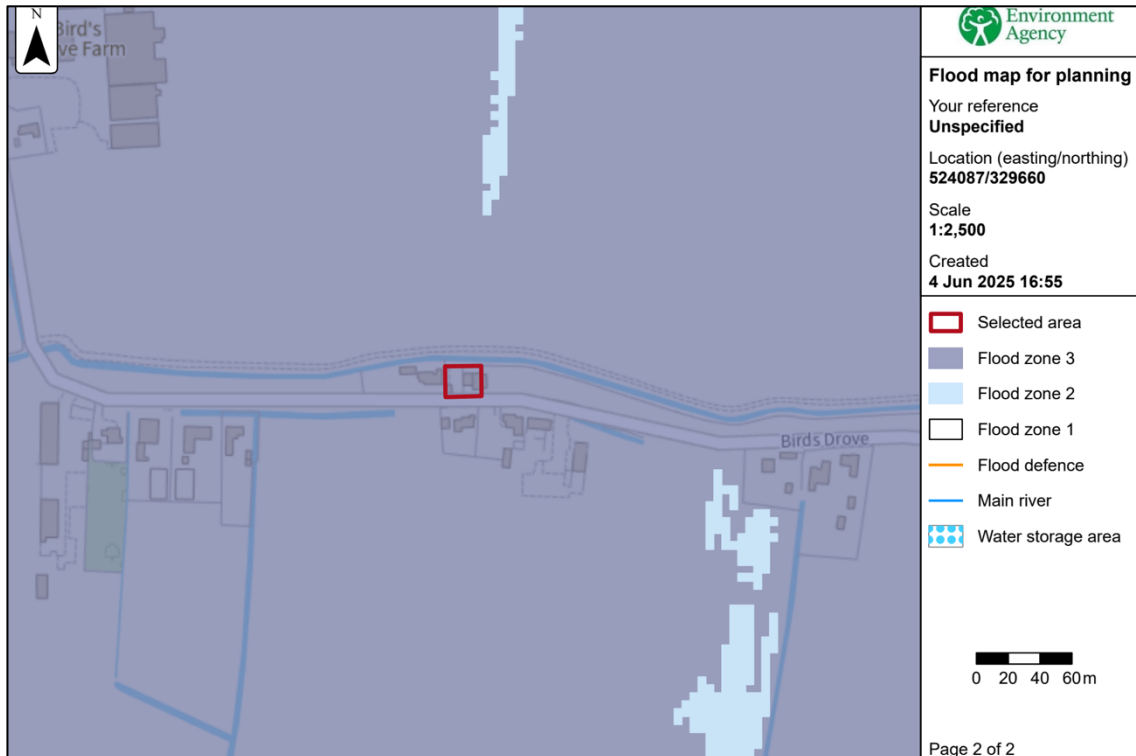


Figure 3: Flood Zone

3.2. SITE SUITABILITY (NPPF)

The existing land is used as an amenity area serving an existing residential use dwelling. The land is therefore classified as ‘less vulnerable’ as per NPPF. The proposed change of surface will maintain the vulnerability classification of the site.

‘Less vulnerable’ development is suitable for flood zone 3, as per NPPF, Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMARY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	High
Rivers and the Sea	Medium
Surface Water	Significant
Groundwater	Negligible
Historic Flood	Not Identified
Flood Defences	No
FloodScore™ – insurance rating	Very High

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site to be at a 'Very Low' risk from surface water flooding. The site is also mapped as having a 'Very Low' risk of flooding for the 2040-2060 period.

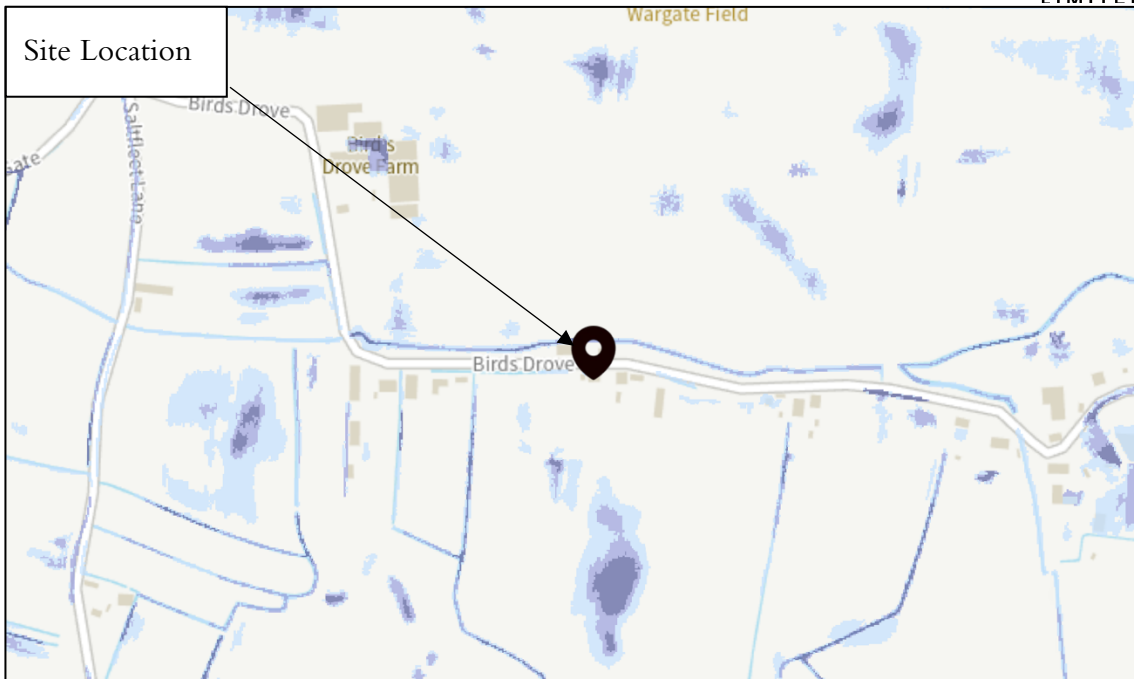


Figure 4: EA Surface Water Flood Map

Where the dark blue shaded area denotes high risk of surface water flooding; the light blue denotes low risk with white areas having very low risk of surface water flooding. The risk classification is comparable to the 'Groundsure' flood report.

4.3. TIDAL AND FLUVIAL FLOODING

The site is classified as having a 'Medium' risk of flooding from tidal or river sources by the EA mapping.

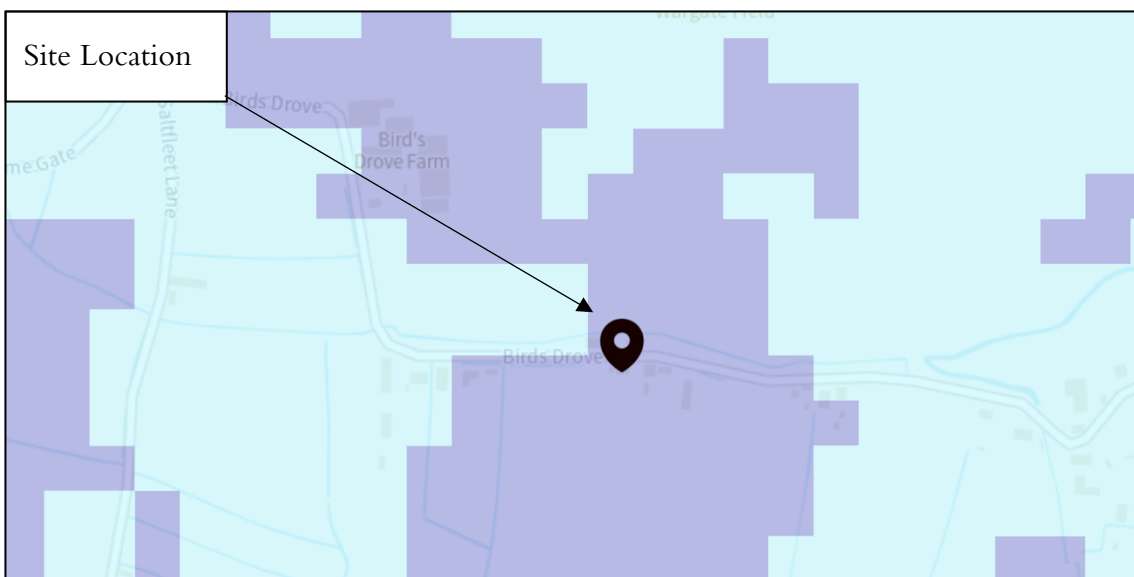


Figure 5: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. FLOOD MODELLING DATA

LiDAR downloaded on the 4th of June 2025 identifies the site to have a ground level of circa 3.2mOD. This report recommends a topographic survey be completed to verify on site ground levels.

As part of this commission, FloodPlan contacted the Environment Agency to request flood modelling data and outputs for the site. The Environment Agency provided modelled outputs derived from the 'Welland Catchment Strategic, 2016' study.

Outputs provided in channel flood data only. The closest node is labelled 'GLEN4108'. The modelled outputs report a river level of 4.32mOD during the 1%AEP+20%CC event. Although not directly comparable, the site is subject to non-insignificant fluvial flood risk.

4.5. RESERVOIR FLOODING

The risk of reservoir flooding is considered 'unlikely'.

4.6. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood records.

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

During extreme flood events, site access is mapped to experience flood risk.

5.2. FLOOD COMPENSATION

The proposals are not expected to displace floodwater during extreme flood events.

5.3. FLOOD WARNING AREAS

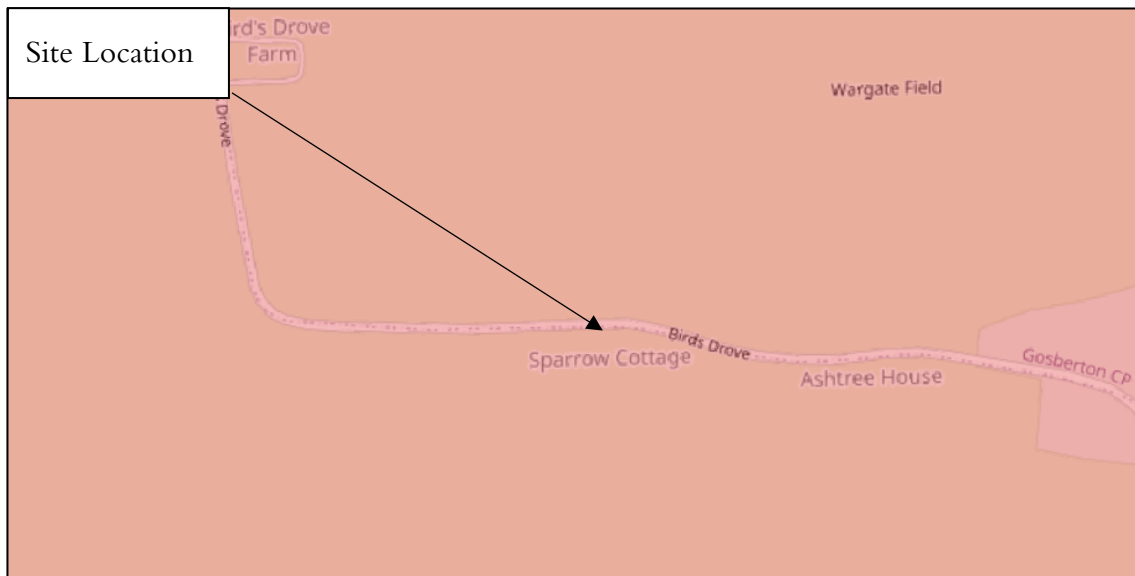


Figure 6: Flood Warning Areas

The site benefits from EA flood warnings.

5.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that all residents take the opportunity to develop emergency and non-emergency plans.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development consists of the resurfacing of land. NPPF categorises the site as ‘less vulnerable’ buildings used for residential purposes to be considered ‘more vulnerable’. More vulnerable developments are suitable for flood zone 3.

6.2. RECOMMENDATIONS

This report recommends the following be considered to lower the risk and/or consequences that flooding may cause to the proposed development:

- Any additional run off generated by the proposed resurfacing should be subject to suitable SuDS measures.

List of Appendices

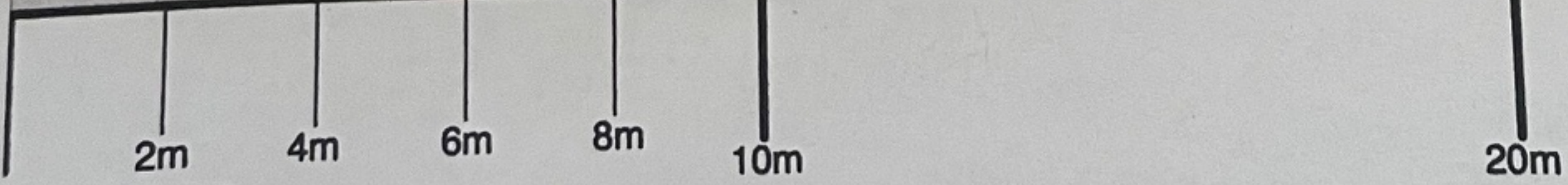
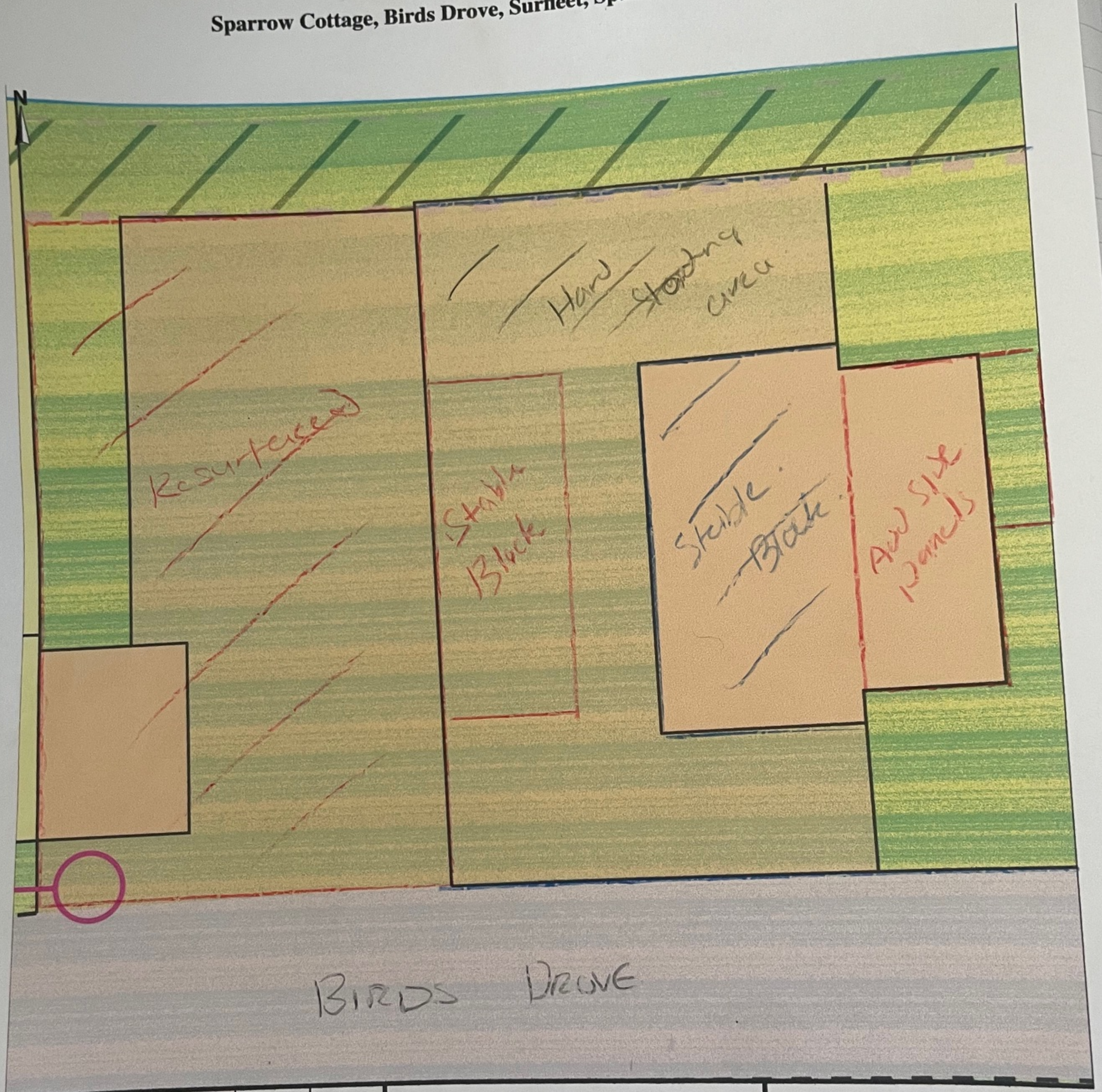
Appendix A: Development Plan

Appendix B: Groundsure Flood Report

Appendix C: Environment Agency Flood Modelling Data

Appendix A: Development Plan

Sparrow Cottage, Birds Drove, Surfleet, Spalding, PE11 4BE



1:100 @ A3



Appendix B: Groundsure Flood Report

Sparrow Cottage Birds Drove, Surfleet, Spalding, PE11 4BE

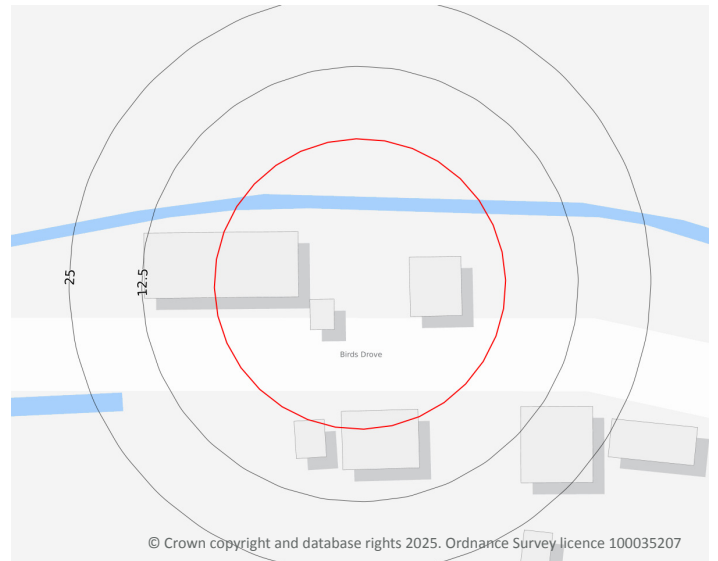
Overall Flood Risk









HIGH

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



Search Results

- | | |
|---|---|
|  Rivers and the Sea
Medium page 3 > |  Historic Flood
Not identified |
|  Surface Water
Significant page 4 > |  Flood Defences
No |
|  Groundwater
Negligible |  FloodScore™ insurance rating
Very High page 6 > |

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 5 >](#).



Flooding

Flooding

An elevated level of flood risk has been identified at the property.

Next steps for consideration:

- Ensure buildings and contents insurance covering flood risk is available and affordable;
- Make enquiries of the seller (e.g. in the TA6) and other nearby residents on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings> ↗;
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan <https://www.gov.uk/prepare-for-flooding> ↗;
- The assessment is based on the highest flood risk found within the site boundary. Whilst the maps within the report provide a visual representation, we are able to provide a manual flood assessment breaking down the risk to the main dwelling/building and the outside areas. Please contact us at info@groundsure.com ↗;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

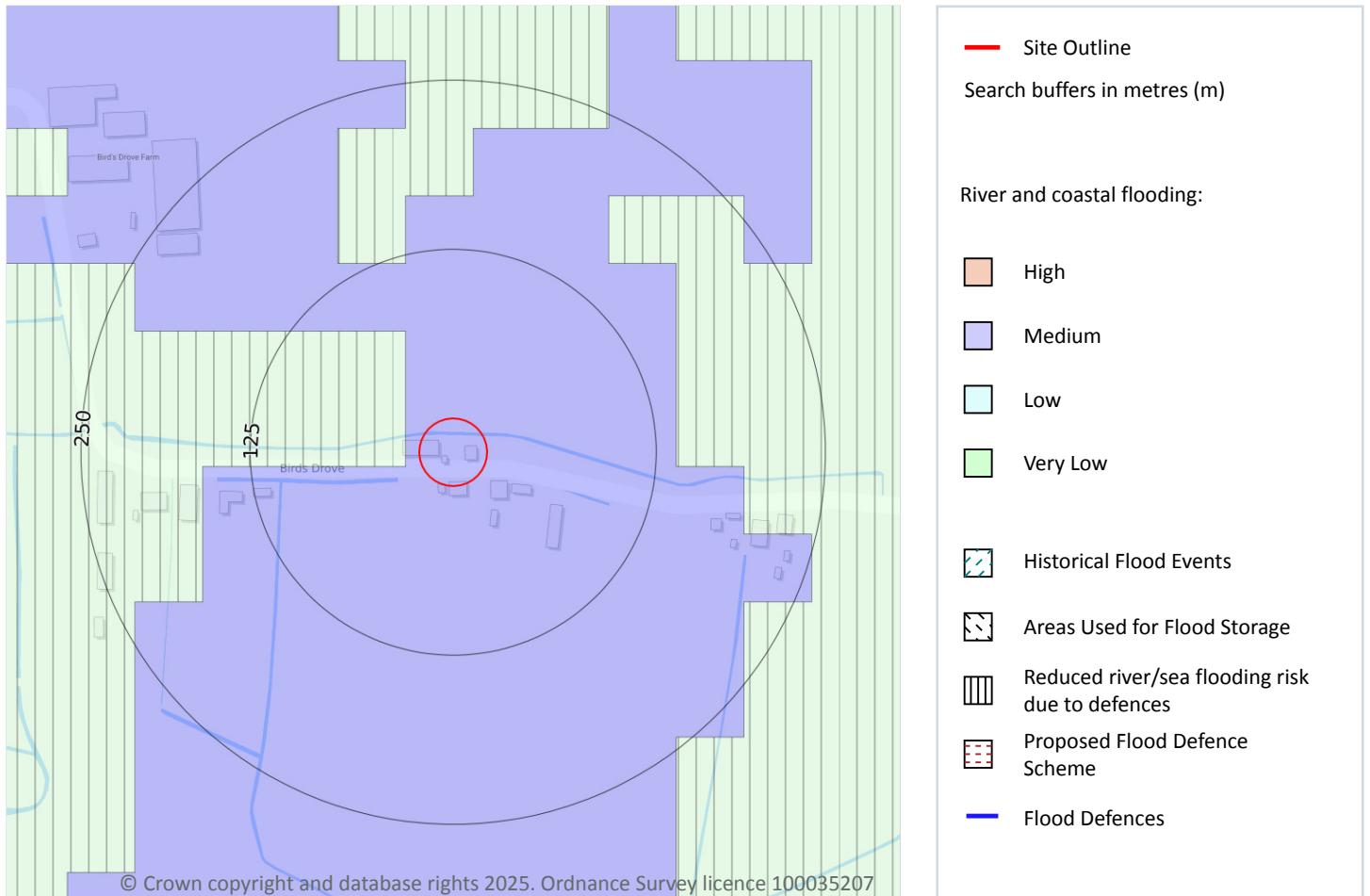


[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: CMAPS-CM-1225948-60191-040625
Your ref: CMAPS-CM-1225948-60191-040625
Grid ref: 524085 329660

Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/ ↗

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. [Click here](#) ↗ for explanation of the levels of flood risk.

Please see [page 2](#) > for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.

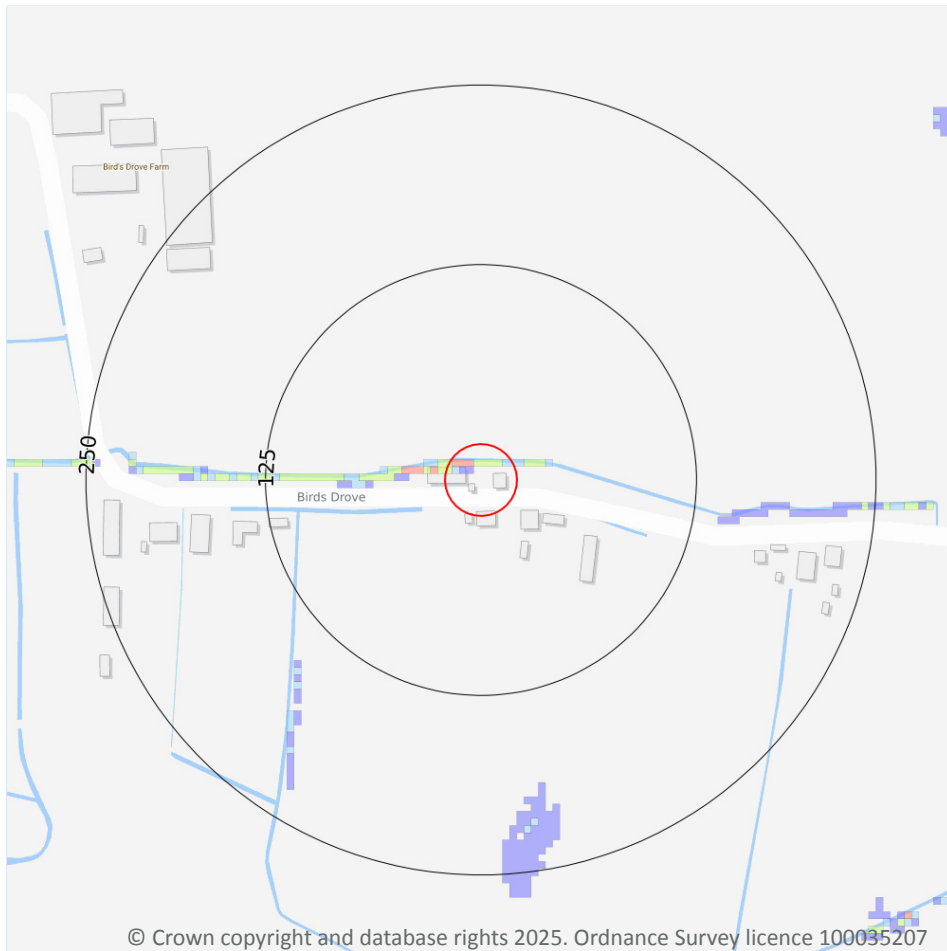


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Flooding / Surface water flood risk



Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

The area in which the property is located has been assessed to be at a Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.



[Back to Summary](#)

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Your ref: CMAPS-CM-1225948-60191-040625
Grid ref: 524085 329660

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding

Risk of flooding from rivers and the sea **Identified**

Flood storage areas: part of floodplain	Not identified
---	----------------

Historical flood areas	Not identified
------------------------	----------------

Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
---	----------------

Flood defences	Not identified
----------------	----------------

Proposed flood defences	Not identified
-------------------------	----------------

Surface water flood risk **Identified**

Groundwater flooding	Not identified
----------------------	----------------

[Back to Summary](#)

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Your ref: CMAPS-CM-1225948-60191-040625
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Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

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In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

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- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Appendix C: Flood Modelling Data

Jac Roberts
Reports@floodplanreports.co.uk

Our ref: EIR2025-06051

Date: 14/05/2025

Dear Jac,

Flood Risk Information for Birds Drove, Surfleet

The flood risk information for the above site is set out below and attached. It is important you read any contextual notes on the maps provided.

If you are preparing a Flood Risk Assessment (FRA) for this site, please note this information may not be sufficient by itself to produce an adequate FRA to demonstrate the development is safe over its lifetime. Additional information may be required to carry out an appropriate assessment of all risks, such as the consequences of a breach in the flood defences.

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.

Please read the letter in full as the information covered has been updated in **April 2025**.

1. Flood Map for Planning

The attached map includes the current Flood Map for Planning for your area. The map indicates the Area at Risk of Flooding (Flood Zone 3) and the Extreme Flood Outline (Flood Zone 2) **assuming no flood defences exist.**

The Area at Risk of Flooding shows the land that could be impacted from a flood with a 0.5% or greater chance of occurring in any year for flooding from the sea, or a 1% or greater chance of occurring in any year for fluvial (river) flooding.

The Extreme Flood Outline shows the land that could be impacted from a flood which has between a 1% and 0.1% chance of occurring in any year for fluvial (river) flooding, or between a 0.5% and 0.1% annual probability of sea flooding, 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 for Planning 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 for Planning 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.

2. Recorded Flood Outlines

With regards to the history of flooding I can advise we do not have any records of flooding in this area. It is possible recent flooding may have occurred which we are currently investigating, therefore this information may be subject to change. It is possible other flooding may have occurred which other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist) have responsibility.

Please note, our Recorded Flood Outlines do not reflect the latest September 2024 – January 2025 flood incidents. Due to the scale of the events, it will take time to gather the information and verify the extent of the flooding before we are able to provide this information.

3. Schemes in the area

There are no ongoing capital projects to reduce or sustain the current flood risk to this area.

4. Fluvial Flood Risk Information

This site is considered to be at risk of flooding from main rivers.

The site may also be at risk from local ordinary watercourses for which other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist) have responsibility.

4.1 Fluvial Defence Information

The existing fluvial defences reducing the risk of flooding from main river to this site consist of earth embankments. They are in fair condition and reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. We inspect these defences routinely to ensure potential defects are identified.

4.2 Fluvial Modelled Levels and Flows

Available modelled fluvial flood levels and flows for the model nodes shown on the attached map are set out in the data table attached. This data is taken from the model named on the data table, which is the most up-to-date model currently available.

Please note these levels are “in-channel” levels and therefore may not represent the flood level on the floodplain, particularly where the channel is embanked or has raised defences.

Our models may not have the most up to date climate change allowances. In time we will update our models for the latest allowances. You should refer to ['Flood risk assessments: climate change allowances'](#) to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

4.3 Fluvial Modelled Flood Extents

Please find attached a map showing available modelled flood extents, taking into account flood defences, for your area. This data is taken from the model named on the map, which is the most up-to-date model currently available.

In some cases the flood extents shown may not be from main river, but may be from other sources such as IDB lowland drainage networks.

4.4 Fluvial 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 for fluvial flood risk in Northampton, Lincoln, Wainfleet and some isolated rural locations.

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

At present this site is not covered by any Environment Agency hazard mapping.

Detailed Hazard Mapping is available within the 2017 Update of South Holland Strategic Flood Risk Assessment. This can be downloaded via the following link:

<http://www.southeastlincslocalplan.org/water/>

5. **Tidal Flood Risk Information**

This site is not considered to be at risk from tidal flooding.

6. **Development Planning**

If you would like local guidance on preparing a flood risk assessment for a planning application, please contact our Sustainable Places team at LNplanning@environment-agency.gov.uk. It will help if you mention this data request and attach your site location plan.

We provide free preliminary advice; additional/detailed advice, review of draft FRAs and meetings are chargeable at a rate set to cover our costs, currently £100 (plus VAT) per hour of staff time. Further details are available on our website at <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>.

General advice on flood risk assessment for planning applications can be found on GOV.UK at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Climate change will increase flood risk due to overtopping of defences. Please note, unless specified otherwise, 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 **July 2021**. 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.

7. Data Licence and Other Supporting Information

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).

This information is provided in accordance with the Open Government Licence which can be found here: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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

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

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and the Freedom of Information Act 2002. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510

Email: casework@ico.org.uk | Website: www.ico.org.uk

8. Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. The Flood Map for Surface Water can be viewed at <https://www.gov.uk/check-long-term-flood-risk>

Additional information may be available from other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist).

I hope we have correctly interpreted your request. If you have any queries or would like to discuss the content of this letter further please contact Christopher using the email address below and quoting our EIR reference number above.

Yours sincerely,



+44 7385226602

for John O'Neill

Welland and Nene Partnerships and Strategic Overview Team Leader

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

Enc.

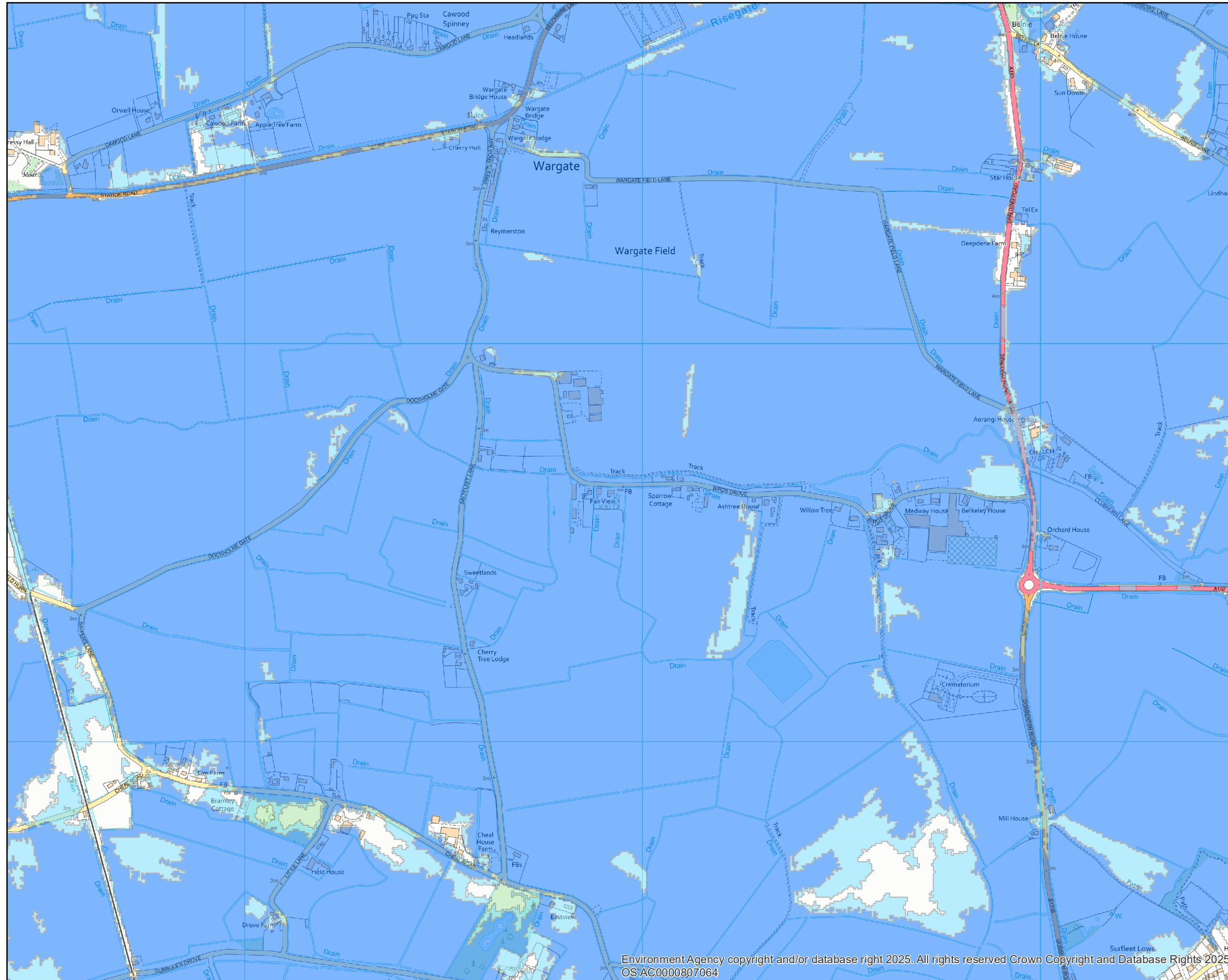
Flood Map for Planning

Modelled Node Points Map

Modelled Fluvial Levels and Flows Data Sheet

Modelled Flood Extent Maps

Flood Map centred on TF 23948 29627 - created May 2025 [Ref: EIR2025-06051]



Scale 1:10,000



Legend

- Main Rivers
- Raised Defences
- Flood Storage Areas

Flood Zones 2 and 3 Rivers and Sea

Flood Zone

- Flood Zone 2
- Flood Zone 3

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This represents land that could be impacted by a flood which has a 1% (1 in 100) or greater chance of occurring in any year from rivers or 0.5% (1 in 200) or greater annual probability of flooding from the sea.

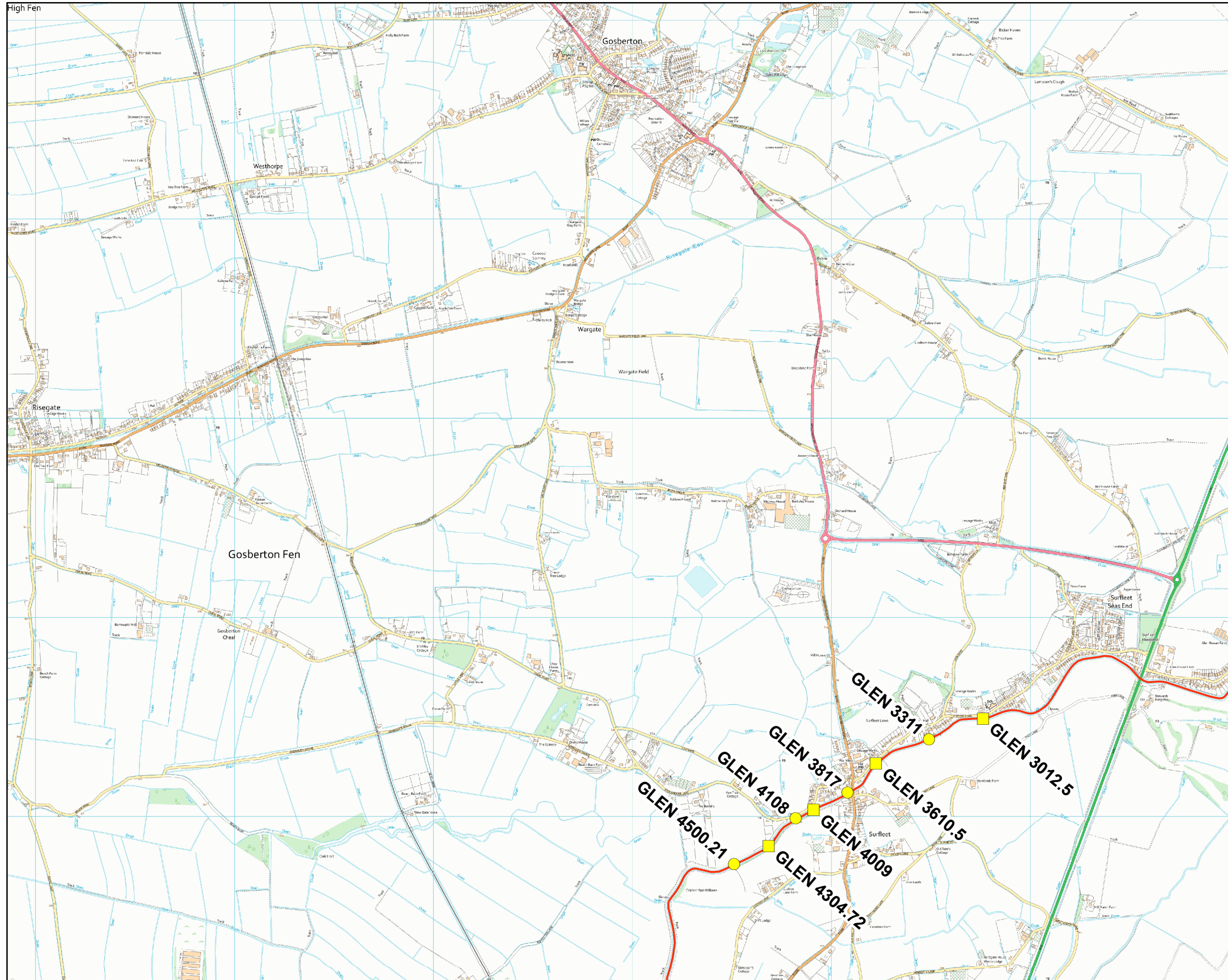
Light blue shows the extent of the Extreme Flood Outline. This represents land that could be impacted by a flood which has between a 1% and 0.1% (1 in 100 to 1 in 1000) chance of occurring in any year from rivers or between 0.5% and 0.1% (1 in 200 to 1 in 1000) annual probability of flooding from the sea, or the highest recorded historic extent if greater.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Sites outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.

Created by the Partnerships and Strategic Overview Team, Kettering

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Modelled Nodes Map centred on TF 23948 29627 - created May 2025 [Ref: EIR2025-06051]



Scale 1:20,000



Legend

- Modelled Nodes - Flows
- Modelled Nodes - Levels
- Main Rivers

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Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

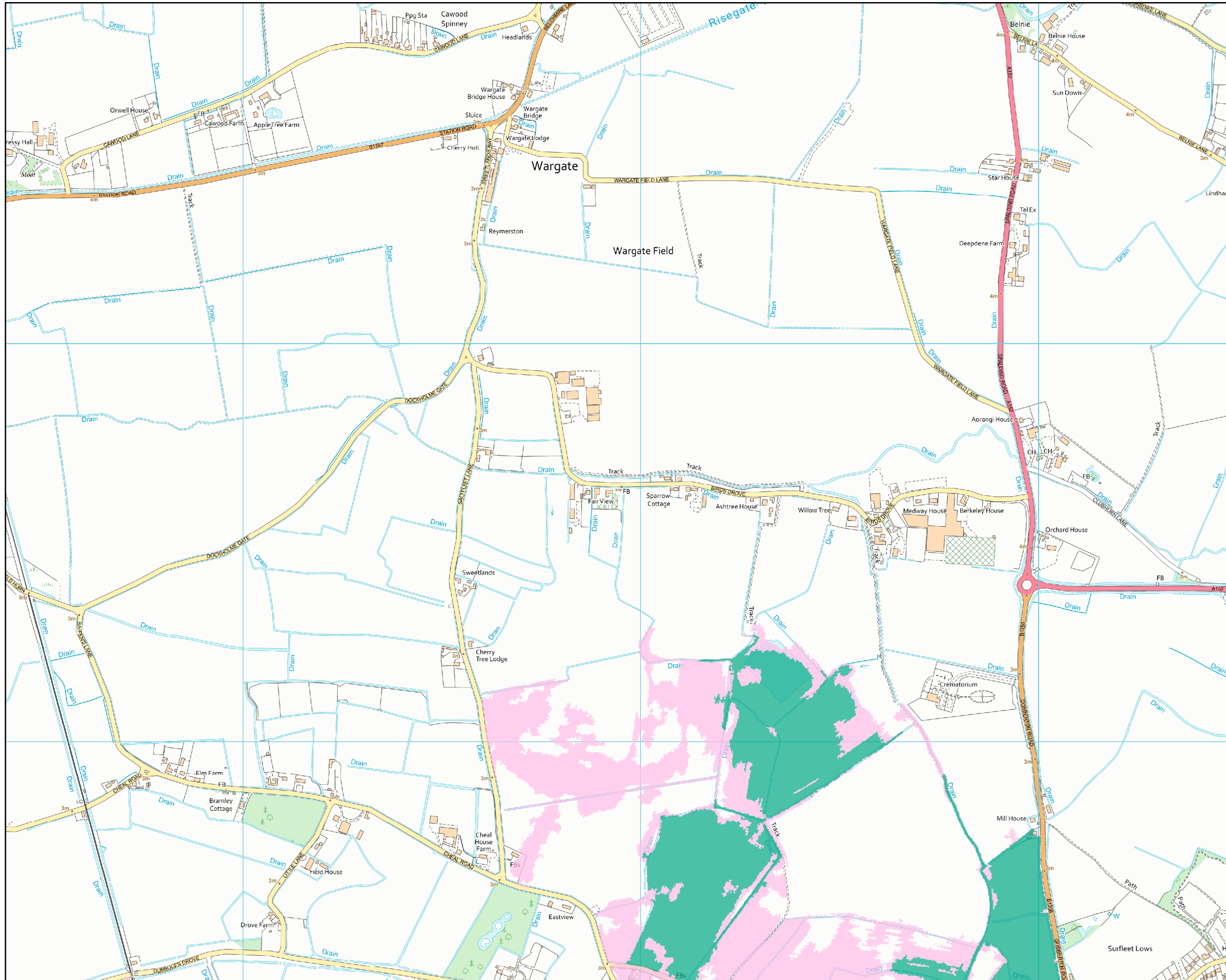
Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
GLEN 3311	525491	328386	3.95	4.09	4.15	4.20	4.21	4.24	4.25	4.26	4.29	4.37	4.78	4.82
GLEN 3817	525080	328118	3.96	4.11	4.17	4.22	4.21	4.23	4.25	4.26	4.31	4.39	4.78	4.81
GLEN 4108	524821	327987	3.97	4.12	4.19	4.24	4.22	4.24	4.25	4.27	4.32	4.40	4.78	4.81
GLEN 4500.21	524511	327759	3.97	4.12	4.20	4.26	4.23	4.26	4.27	4.28	4.33	4.41	4.78	4.81

Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Flows (m ³ /s)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
GLEN 3012.5	525761	328488	37.95	40.69	42.85	44.83	46.20	47.20	46.92	48.44	51.22	58.98	57.59	66.36
GLEN 3610.5	525223	328263	34.62	37.58	39.71	41.93	41.86	43.61	43.90	44.61	47.00	55.91	54.16	63.13
GLEN 4009	524910	328031	32.93	35.90	37.66	39.68	40.18	40.99	42.07	42.24	45.28	54.10	52.03	61.28
GLEN 4304.72	524684	327849	31.76	34.57	36.01	38.14	38.98	39.78	40.72	41.11	44.17	52.93	50.48	60.02

Modelled Flood Extents (with defences) Model: Welland Glen (2016) centred on TF 23948 29627 - created May 2025 [Ref: EIR2025-06051]



Scale 1:10,000



Legend

- Main Rivers
- 3.33% (1 in 30) fluvial event
- 1% (1 in 100) fluvial event
- 1% (1 in 100) inc 20% climate change fluvial event
- 0.1% (1 in 1000) fluvial event
- 0.1% (1 in 1000) inc 20% climate change fluvial event

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