

# APPENDIX A

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| Letter from Environment Agency dated 30 July 2015..... | 1-12 |
|--------------------------------------------------------|------|

Sally Hare  
<sally@plandescil.co.uk>

**Our ref:** CCN-2015-39685

**Date:** 30 July 2015

Dear Sally

**Provision of Product 3 and 8 for Land west of Lutton Gowts, Long Sutton, Lincolnshire**

Thank you for your request of 22 July 2015 to use Environment Agency data, Product 3 in the development of the Flood Risk Assessment (FRA) for the above site. The information is attached.

If you have requested this information to help inform a development proposal, then you should note the detail in the attached advisory text on the use of Environment Agency Information for Flood Risk Assessments.

**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 event 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 event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

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

In fenland areas, such as Long Sutton, this can give a slightly misleading picture in that if there were no flood defences the fens would revert to their natural wetland state, with water spreading out across the whole fens. This flooding would cover large areas of land but to relatively shallow depths and would leave the slightly higher land as isolated dry islands.

Flood defences are, however, present throughout the fenlands and these do reduce the risk of flooding. Whilst our defences are generally in a good condition there is always a chance they can be overtopped or fail during extreme floods. With the water level in the river being above the adjacent ground level a failure of the defence could lead to flooding spreading further than identified on our flood map.

**Land Drainage**

The information provided is limited to flood risk from the sea and rivers with catchment areas greater than 3km<sup>2</sup>. The property is in an area of extensive land drainage which may pose an additional risk of flooding. Further information should be sought from the South Holland Internal Drainage Board (tel: 01553 819600).

### **Hazard Mapping – Breaching**

Enclosed with this letter is a plan showing the location of the breaches we have modelled, together with four plans showing the maximum values of flood depth, velocity and hazard rating (danger to people) for the following scenarios:

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

### **Hazard Mapping – Overtopping**

Your site is not affected by overtopping for the 0.5% (1 in 200) and 0.1% (1 in 1000) chance events in 2006 and 2115.

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

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

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 Environment Agency Information for Flood Risk Assessments

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

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

### **Supporting Information**

This information is provided subject to the enclosed notice, which you should read.

I hope that we have correctly interpreted your request. Please see the attached Standard Notice or licence for details of permitted use.

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

If you are not satisfied with our response to your request for information you can contact us within 2 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 Ilektra Apostolidou at the Environment Agency.

Yours faithfully



**FOR Claire Rose**  
**Coastal Partnerships & Strategic Overview Team Leader**

Direct dial 01522 785032

Direct fax 01522 785018

Direct e-mail [PSOLINCS@environment-agency.gov.uk](mailto:PSOLINCS@environment-agency.gov.uk)

Enc.

FRA Advisory Text

Basic FRA Map

Breach Location Plan

Breach Hazard Maps x 4

Standard Notice

## **Use of Environment Agency Information for Flood Risk / Flood Consequence Assessments**

### **Important**

If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:-

<http://www.environment-agency.gov.uk/research/planning/33580.aspx>

Depending on the enquiry, we may also provide advice on other issues related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

In **England**, you should refer to the Environment Agency's Flood Risk Standing Advice, the technical guidance to the National Planning Policy Framework and the existing PPS25 Practice Guide for information about what flood risk assessment is needed for new development in the different Flood Zones. These documents can be accessed via:

<http://www.environment-agency.gov.uk/research/planning/82587.aspx>

<http://www.communities.gov.uk/publications/planningandbuilding/nppftechnicalguidance>

<http://www.communities.gov.uk/publications/planningandbuilding/pps25guideupdate>

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

In **Wales**, you should refer to TAN15 for information about what flood consequence assessment is needed for new development in the different flood zones

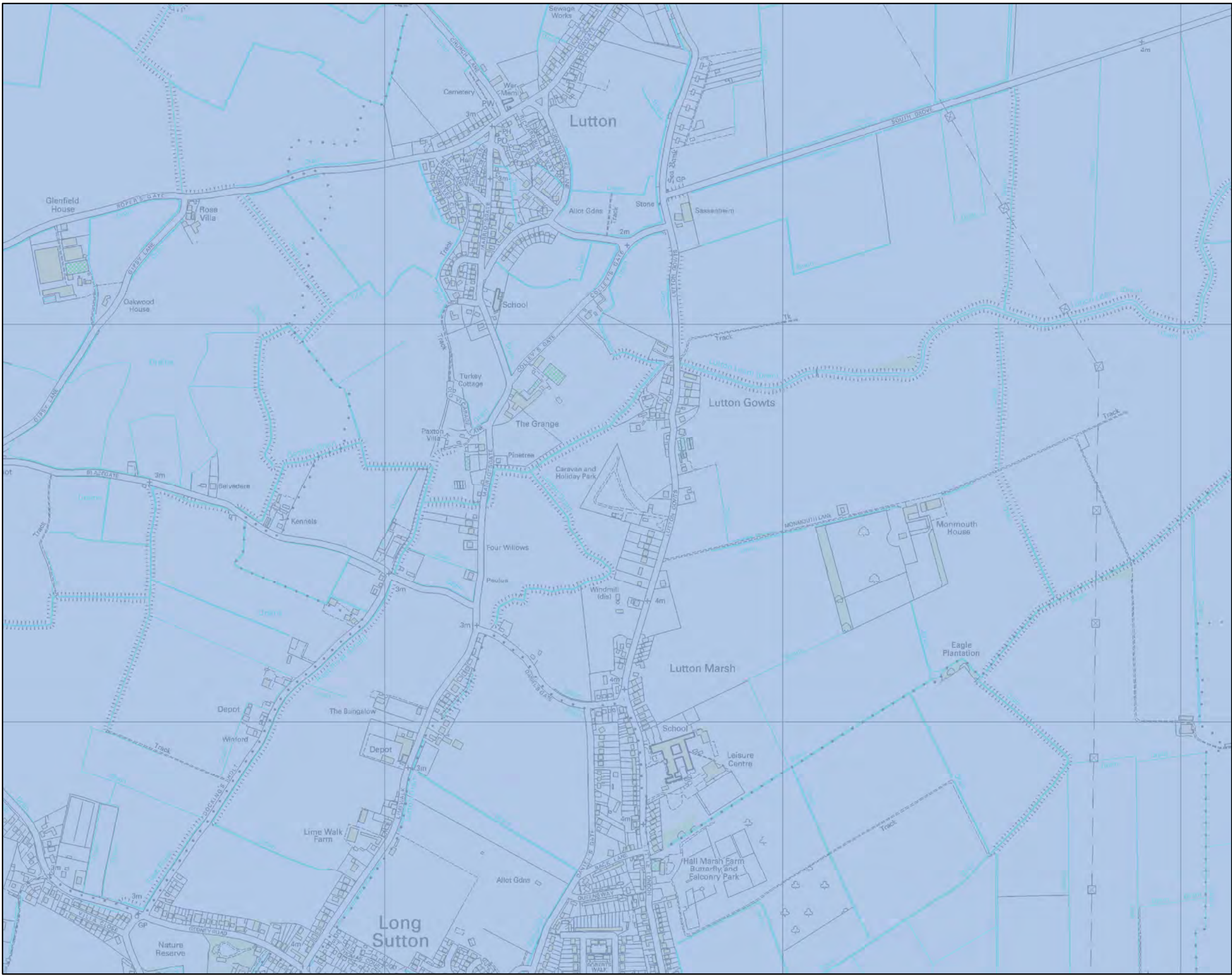
<http://new.wales.gov.uk/splash;jsessionid=8yIGTfGZthmB0t2vhp6hS1GcB1LXvZzB3Ylczf20Xn7LK3zK0nMk!981825250?orig=/topics/planning/policy/tans/tan15/>

You should also consult the Strategic Flood Consequence Assessment if one has been produced by your local planning authority.

In both **England and Wales** you should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk / Consequence Assessment (FRA / FCA) where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. The information produced by the local planning authority referred to above may assist here.
3. Where a planning application requires a FRA / FCA and this is not submitted or deficient, the Environment Agency may well raise an objection.
4. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your local planning authority.

Basic FRA Map centred on TF 43583 24586 - created July 2015 [Ref: CCN-2015-39685]



Scale 1:10,000



- Main River
- Raised Defences
- Area at Risk of Flooding from Rivers or The Sea
- Extreme Flood Outline

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year.
- or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the extent of the Extreme Flood Outline, which represents the extent of a flood event with a 0.1% chance of occurring in any year, 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, Lincoln



^ Modelled Breach Locations



This map indicates the location of where we have modelled the consequence of breaches along the coastline and tidal rivers. We have mapped the the maximum values of Hazard Rating (Danger to People), Depth and Velocity.

We have not assumed that all breaches occur at the same time, but have modelled each breach individually and overlaid the results to find the maximum values.

Our modelling only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. Our defences generally provide a good standard of flood defence but a risk of breaching remains.

Please contact the Environment Agency for information on how these maps are used in the management of flood risk.

General Enquiries No: 03708 506 506.  
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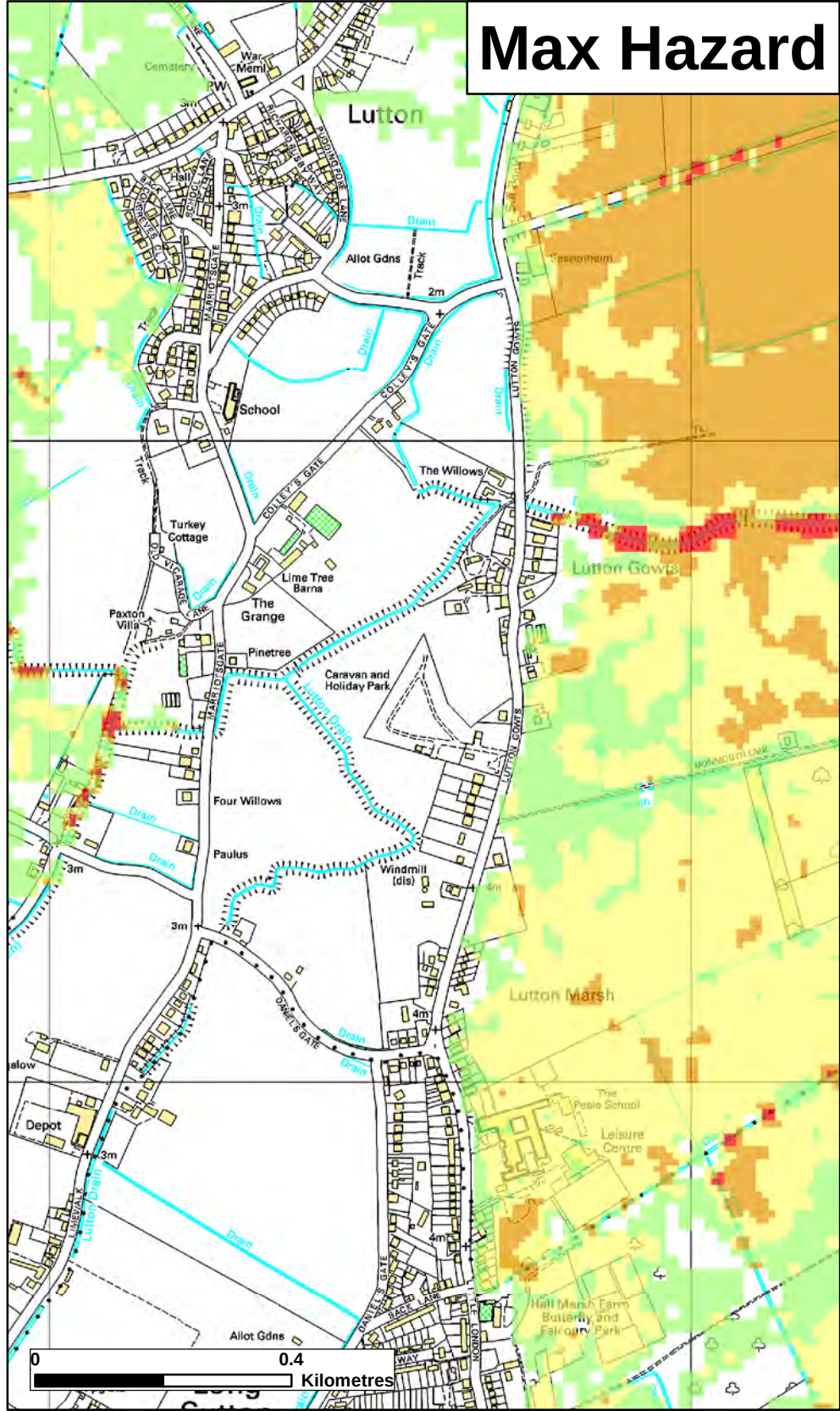
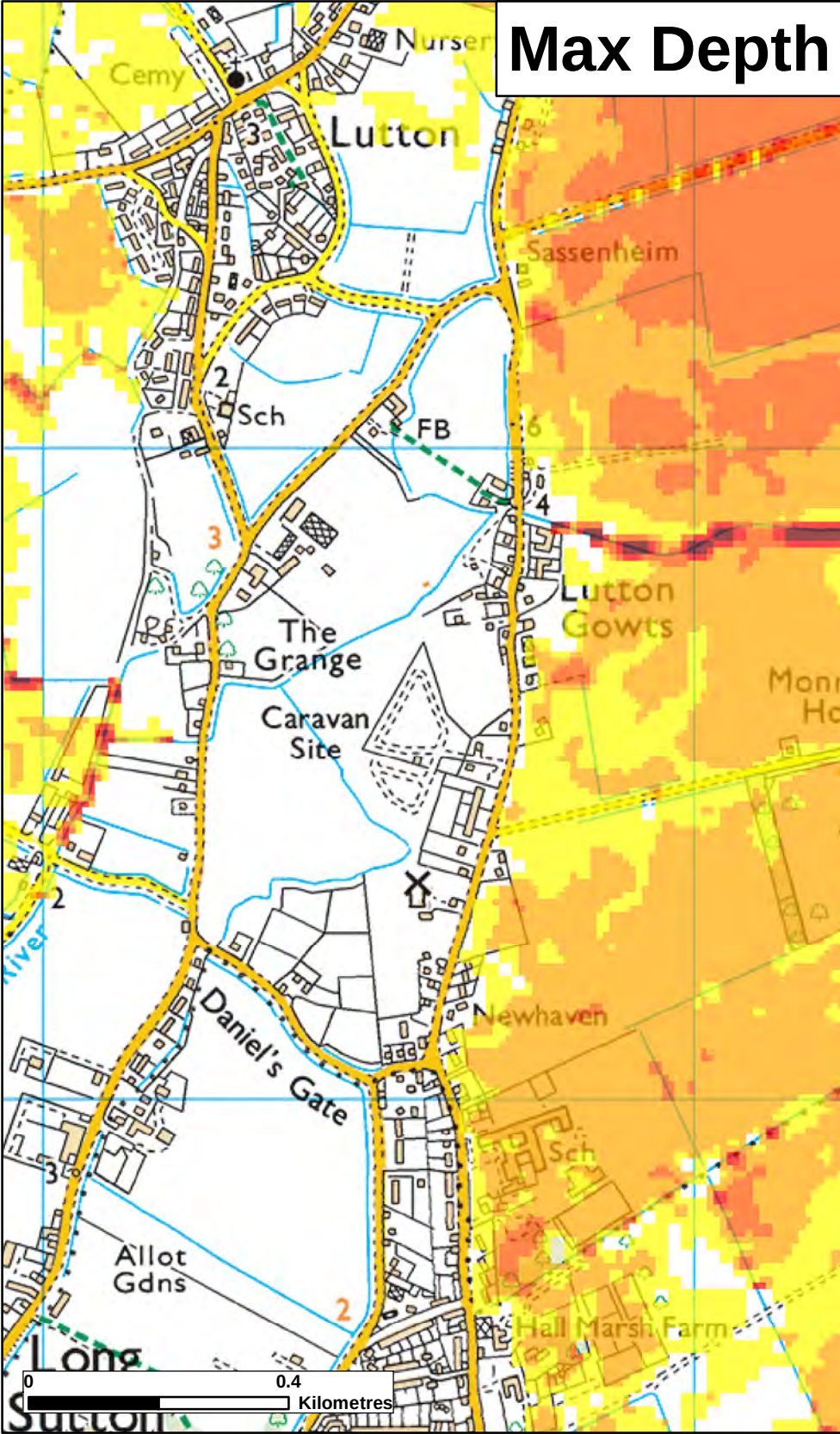


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General Enquiries No: 03708 506 506

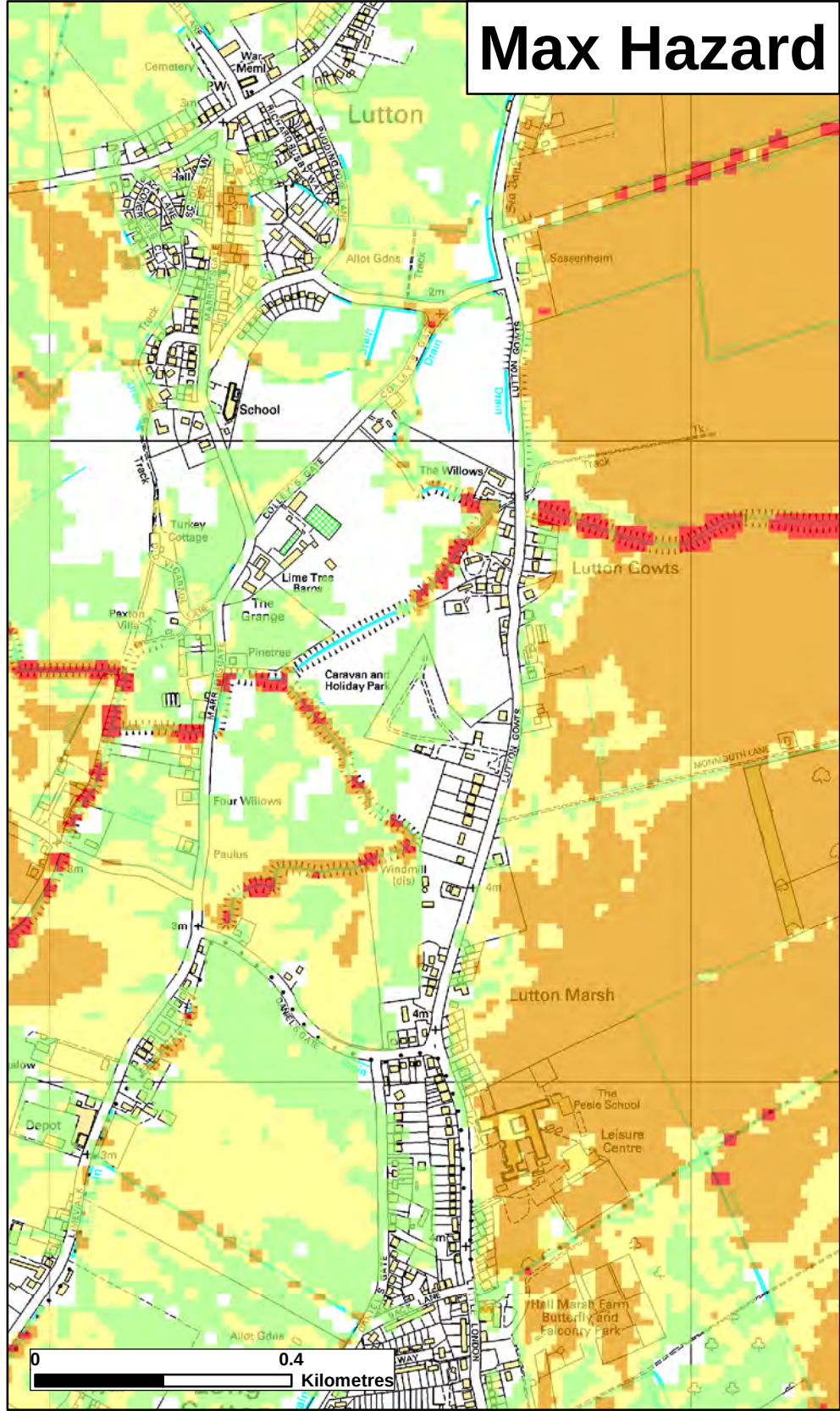
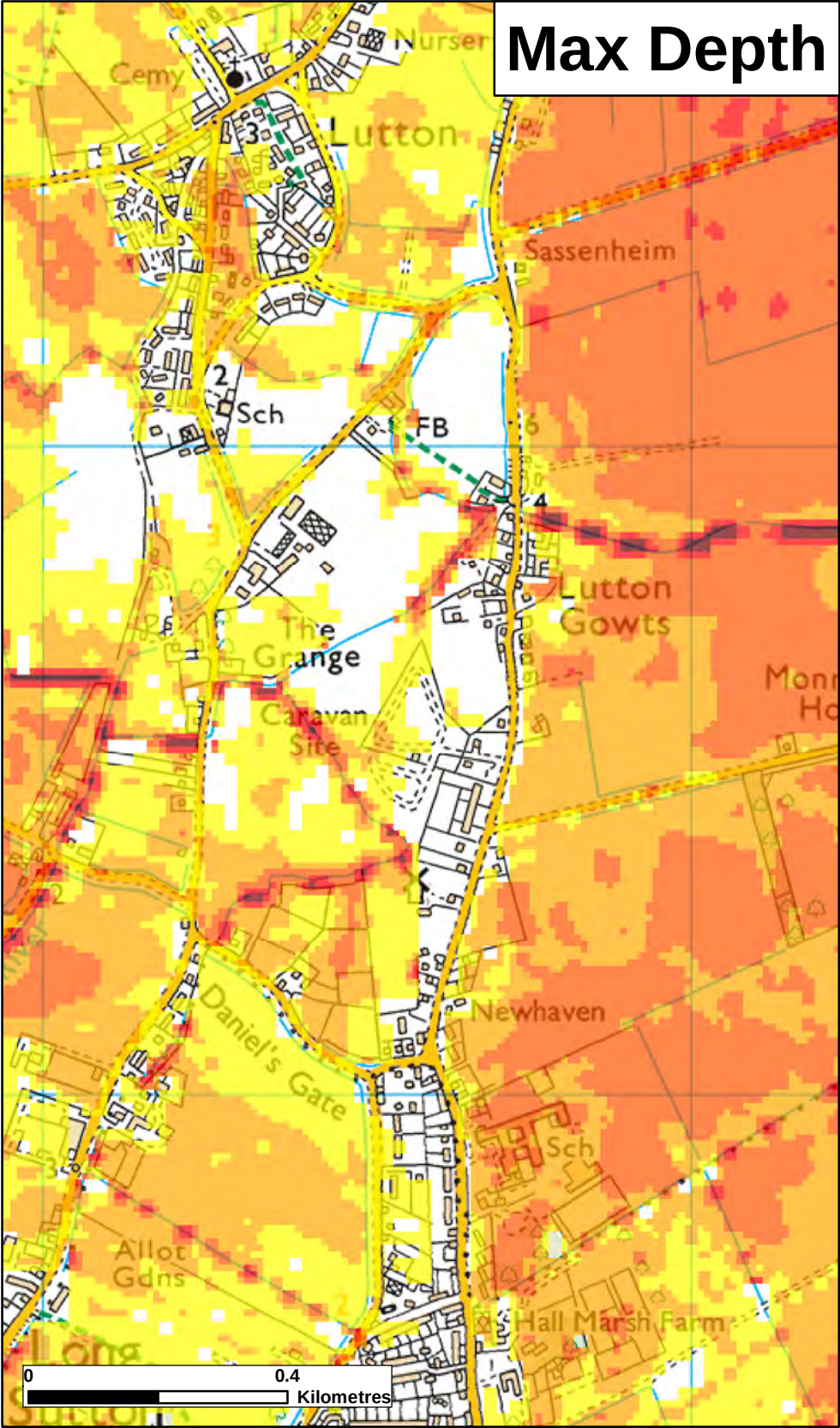
Northern Area Tidal Hazard Mapping

Location of Modelled Breaches

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| ★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches" |           |                         |      |                        |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | <div></div> <div>Lincolnshire and Northamptonshire<br/>Tidal Breaching Hazard<br/>Mapping</div> <div>Map Centred on TF 43583 24586</div> <div>This map is reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. Crown copyright. All rights reserved. Environment Agency 100026380, 2015. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</div> |
|----------------------------------------------------------------------------------------------|-----------|-------------------------|------|------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Max Hazard<br>(Flood Risk to People : FD2320)                                                |           | Max Depth (m)           |      | Max Velocity (m/s)     |                    | <p>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.</p> <p>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.</p> <p>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.</p> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <div></div> Less than 0.75<br>(Low Hazard)                                                   |           | <div></div> 0 - 0.25    |      | <div></div> 0 - 0.3    |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <div></div> Between 0.75 and 1.25<br>(Danger for Some)                                       |           | <div></div> 0.25 - 0.50 |      | <div></div> 0.3 - 1.0  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <div></div> Between 1.25 and 2.0<br>(Danger for Most)                                        |           | <div></div> 0.50 - 1.0  |      | <div></div> 1.0 - 1.5  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <div></div> Greater than 2.0<br>(Danger for All)                                             |           | <div></div> 1.0 - 2.0   |      | <div></div> 1.5 - 2.5  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <div></div> 2.0 +                                                                            |           | <div></div> 2.5 +       |      |                        |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Date Printed                                                                                 | July 2015 | Scenario year           | 2006 | Scenario Annual Chance | 0.5%<br>(1 in 200) | CCN Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CCN-2015-39685 | <p>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</p>                                                                                                                                                                                                                                                                                                                                                                       |



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

| Max Hazard<br>(Flood Risk to People : FD2320) | Max Depth (m) | Max Velocity (m/s) |
|-----------------------------------------------|---------------|--------------------|
| Less than 0.75<br>(Low Hazard)                | 0 - 0.25      | 0 - 0.3            |
| Between 0.75 and 1.25<br>(Danger for Some)    | 0.25 - 0.50   | 0.3 - 1.0          |
| Between 1.25 and 2.0<br>(Danger for Most)     | 0.50 - 1.0    | 1.0 - 1.5          |
| Greater than 2.0<br>(Danger for All)          | 1.0 - 2.0     | 1.5 - 2.5          |
|                                               | 2.0 +         | 2.5 +              |

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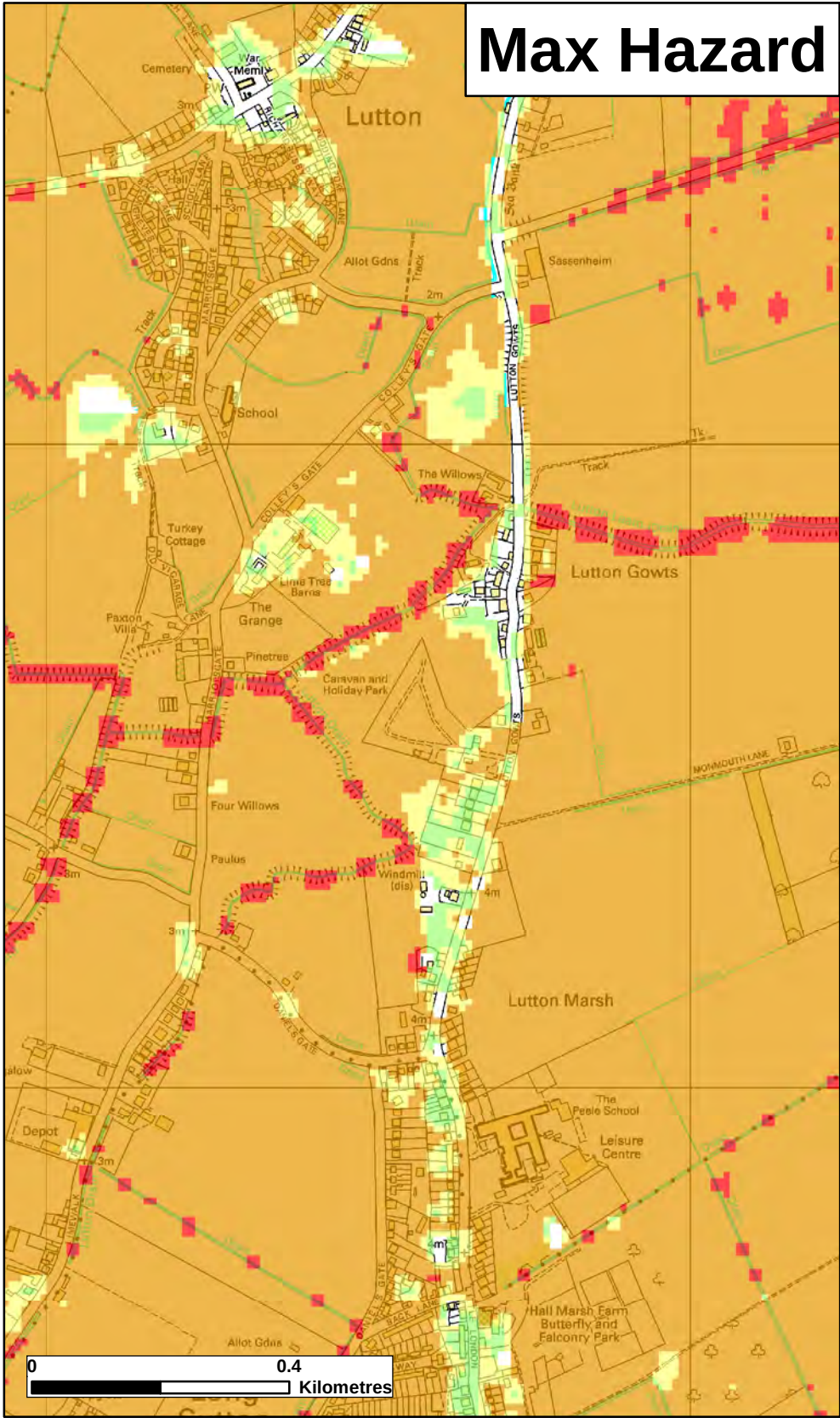
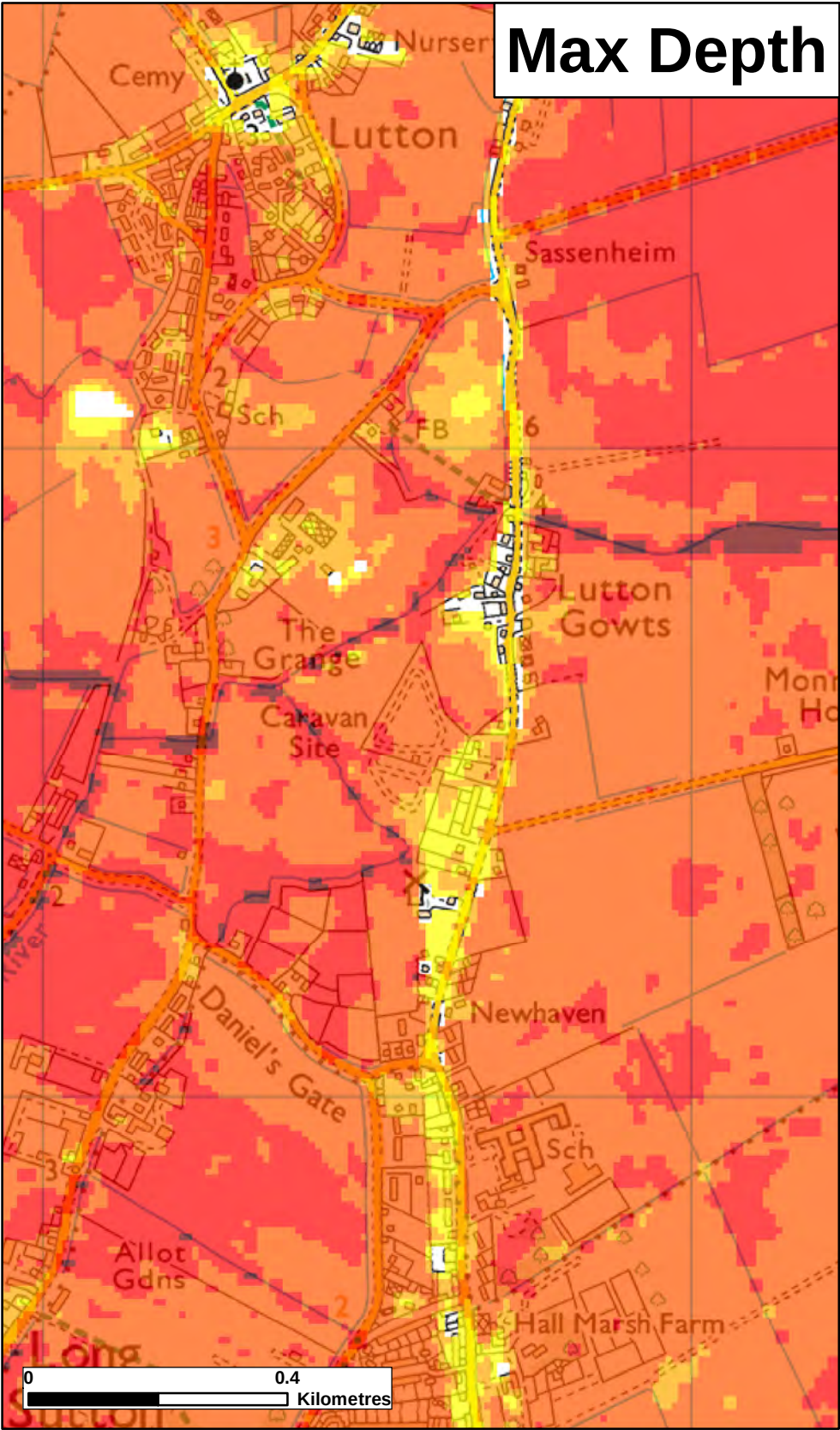
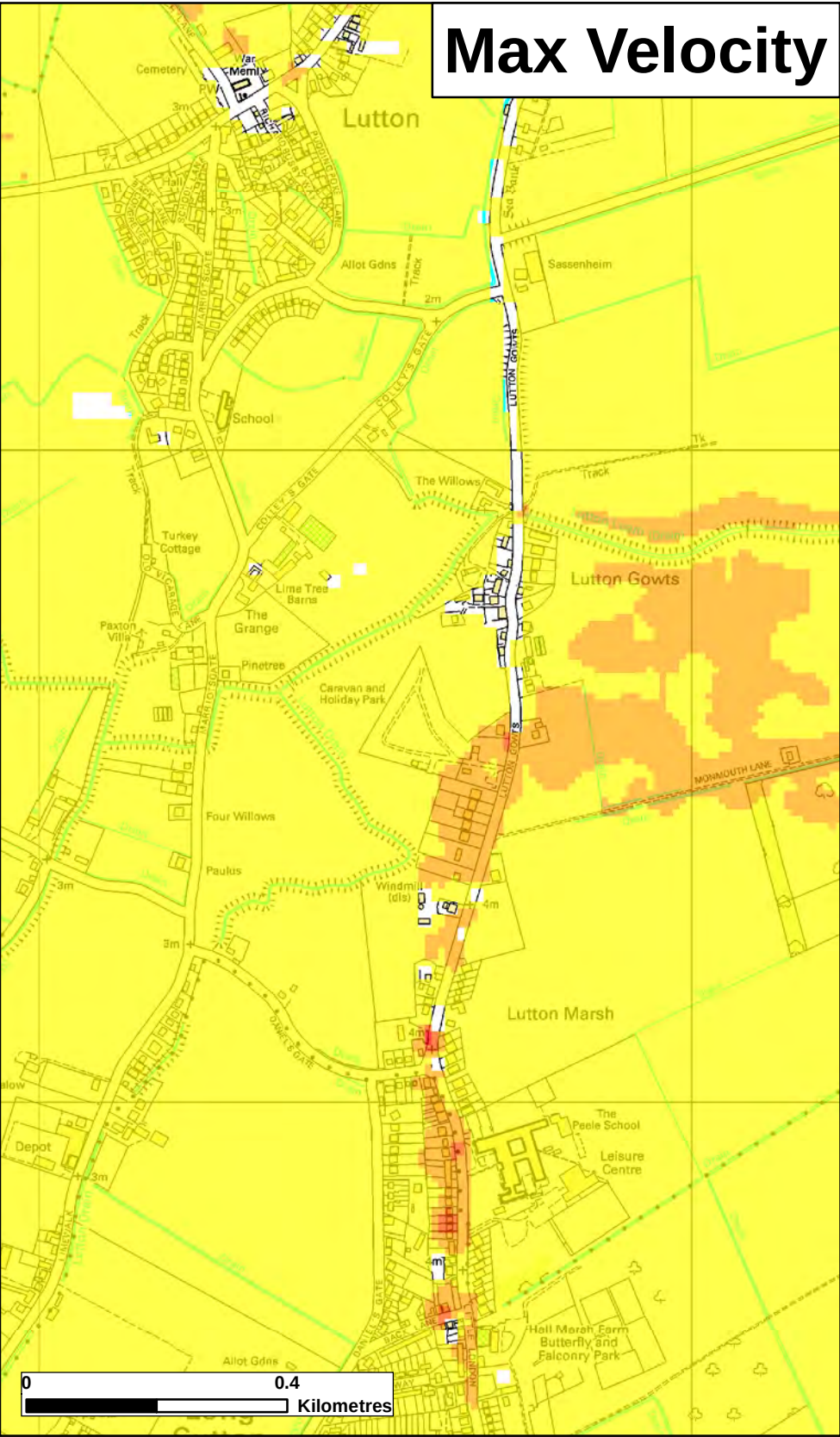
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**Lincolnshire and Northamptonshire  
Tidal Breaching Hazard  
Mapping**

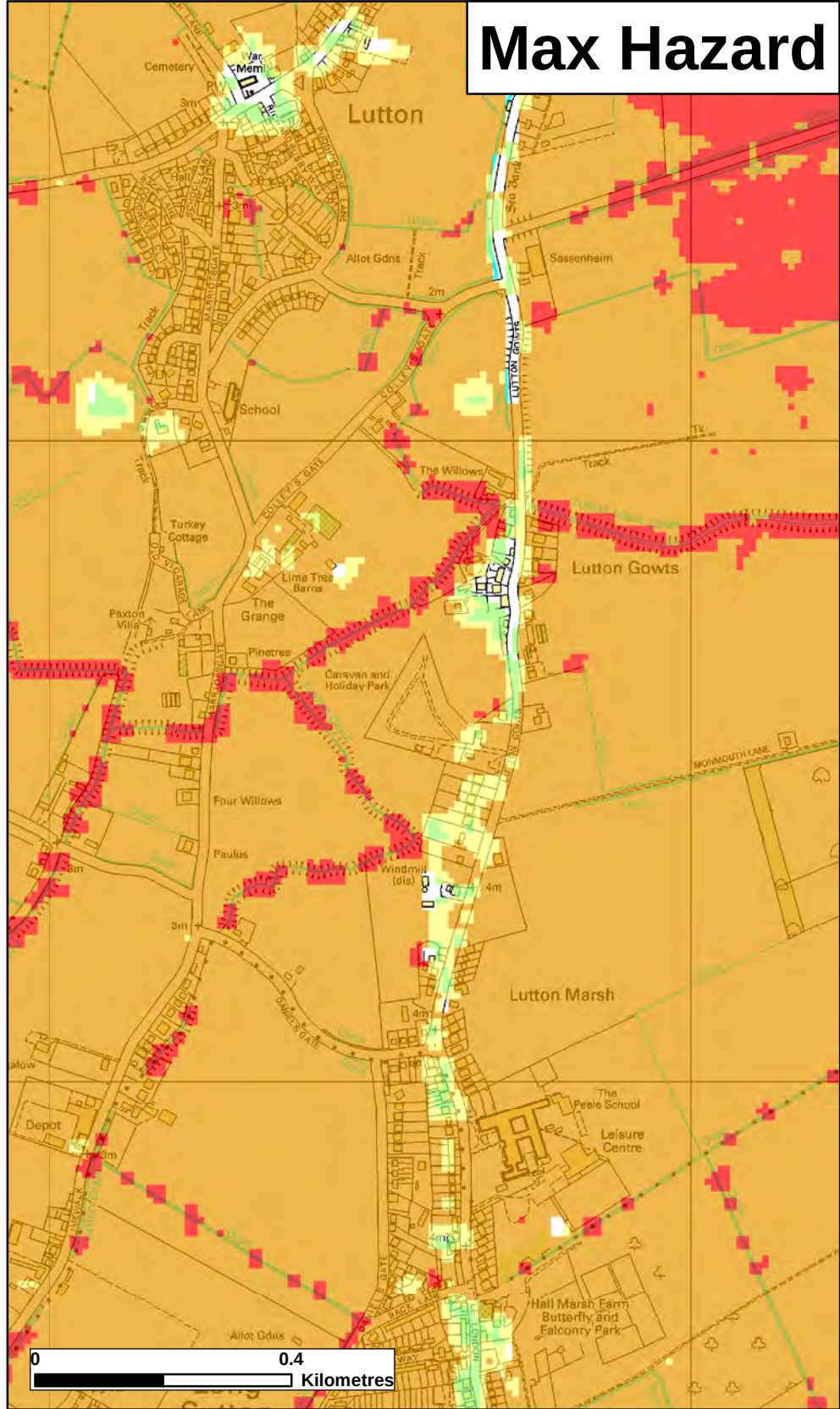
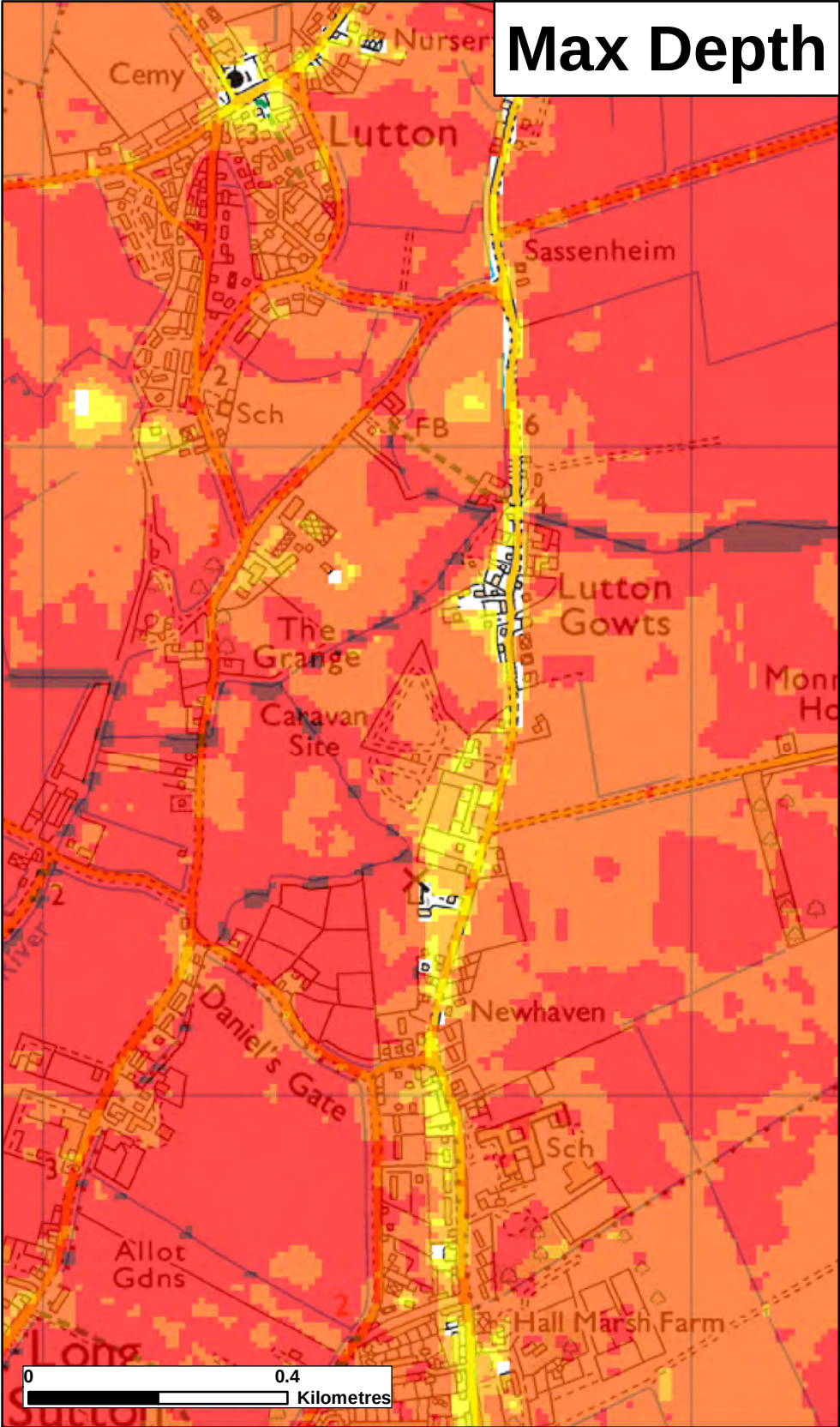
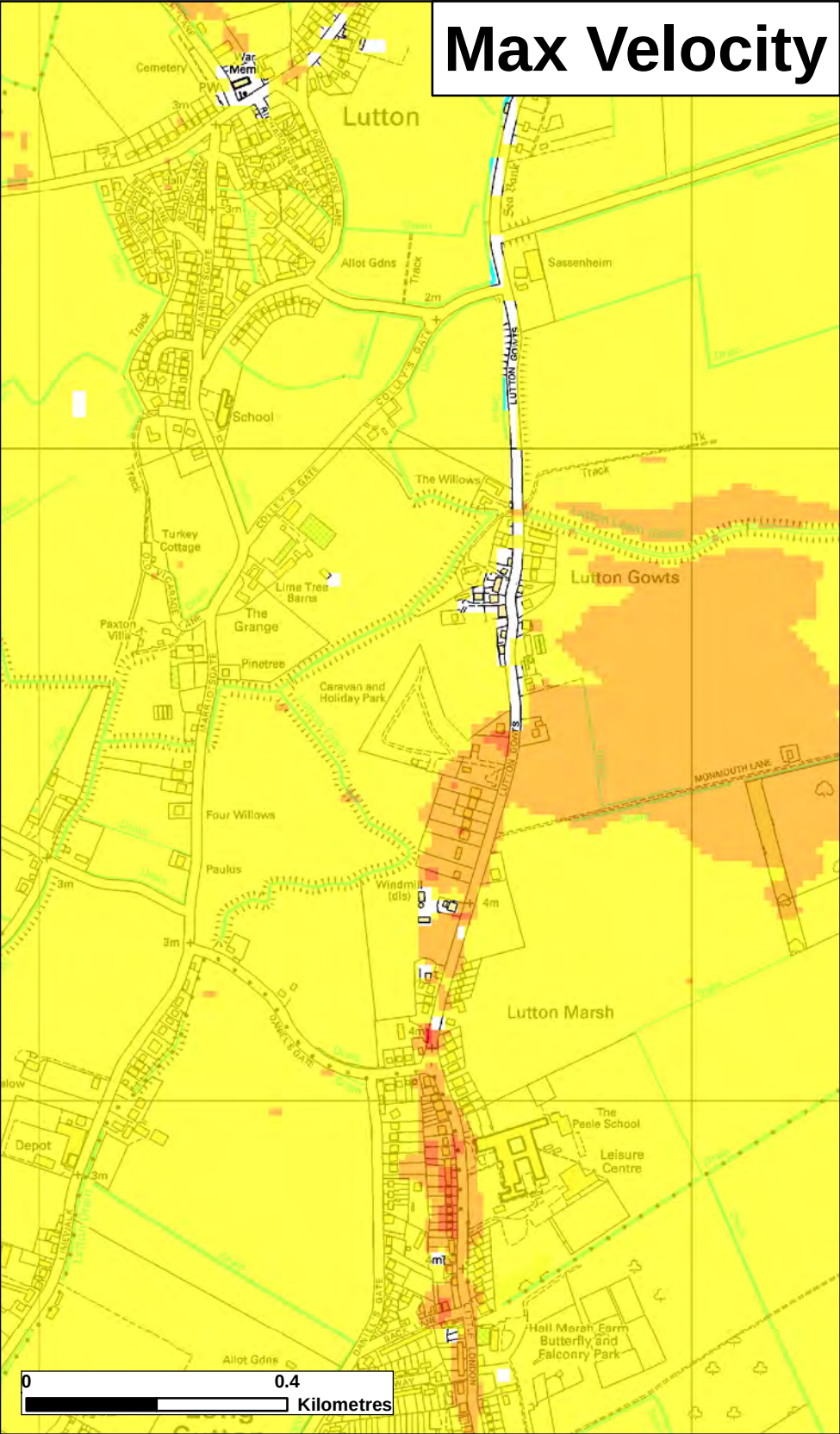
Map Centred on TF 43583 24586

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|              |           |               |      |                        |                  |            |                |
|--------------|-----------|---------------|------|------------------------|------------------|------------|----------------|
| Date Printed | July 2015 | Scenario year | 2006 | Scenario Annual Chance | 0.1% (1 in 1000) | CCN Number | CCN-2015-39685 |
|--------------|-----------|---------------|------|------------------------|------------------|------------|----------------|



| ★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"                                  |           |                                                                                                 |      |                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------|------|------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Max Hazard</b><br>(Flood Risk to People : FD2320)                                                                          |           | <b>Max Depth (m)</b>                                                                            |      | <b>Max Velocity (m/s)</b>                                                                      |                    | <p>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.</p> <p>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.</p> <p>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.</p> |                |                                                                                                                                                                                                                                                                                                                |  |
|  Less than 0.75<br>(Low Hazard)             |           |  0 - 0.25    |      |  0 - 0.3   |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                |  |
|  Between 0.75 and 1.25<br>(Danger for Some) |           |  0.25 - 0.50 |      |  0.3 - 1.0 |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                |  |
|  Between 1.25 and 2.0<br>(Danger for Most)  |           |  0.50 - 1.0  |      |  1.0 - 1.5 |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                |  |
|  Greater than 2.0<br>(Danger for All)       |           |  1.0 - 2.0   |      |  1.5 - 2.5 |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                |  |
|                                                                                                                               |           |  2.0 +       |      |  2.5 +     |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                |  |
| <b>Date Printed</b>                                                                                                           | July 2015 | <b>Scenario year</b>                                                                            | 2115 | <b>Scenario Annual Chance</b>                                                                  | 0.5%<br>(1 in 200) | <b>CCN Number</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CCN-2015-39685 | <p>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</p>                                                                                                                                     |  |
|                                                                                                                               |           |                                                                                                 |      |                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                |  |
|                                                                                                                               |           |                                                                                                 |      |                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                           |  |
|                                                                                                                               |           |                                                                                                 |      |                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | <b>Lincolnshire and Northamptonshire<br/>Tidal Breaching Hazard<br/>Mapping</b>                                                                                                                                                                                                                                |  |
|                                                                                                                               |           |                                                                                                 |      |                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | Map Centred on TF 43583 24586                                                                                                                                                                                                                                                                                  |  |
|                                                                                                                               |           |                                                                                                 |      |                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | <p>This map is reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. Crown copyright. All rights reserved. Environment Agency 100026380, 2015. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</p> |  |



| ★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches" |                                            |                                                                                     |             |                                                                                      |                     |            |                |
|----------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------|---------------------|------------|----------------|
| Max Hazard<br>(Flood Risk to People : FD2320)                                                |                                            | Max Depth (m)                                                                       |             | Max Velocity (m/s)                                                                   |                     |            |                |
|            | Less than 0.75<br>(Low Hazard)             |  | 0 - 0.25    |  | 0 - 0.3             |            |                |
|            | Between 0.75 and 1.25<br>(Danger for Some) |  | 0.25 - 0.50 |  | 0.3 - 1.0           |            |                |
|            | Between 1.25 and 2.0<br>(Danger for Most)  |  | 0.50 - 1.0  |  | 1.0 - 1.5           |            |                |
|            | Greater than 2.0<br>(Danger for All)       |  | 1.0 - 2.0   |  | 1.5 - 2.5           |            |                |
|                                                                                              |                                            |  | 2.0 +       |  | 2.5 +               |            |                |
| Date Printed                                                                                 | July 2015                                  | Scenario year                                                                       | 2115        | Scenario Annual Chance                                                               | 0.1%<br>(1 in 1000) | CCN Number | CCN-2015-39685 |

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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 Breaching Hazard  
Mapping**

Map Centred on TF 43583 24586

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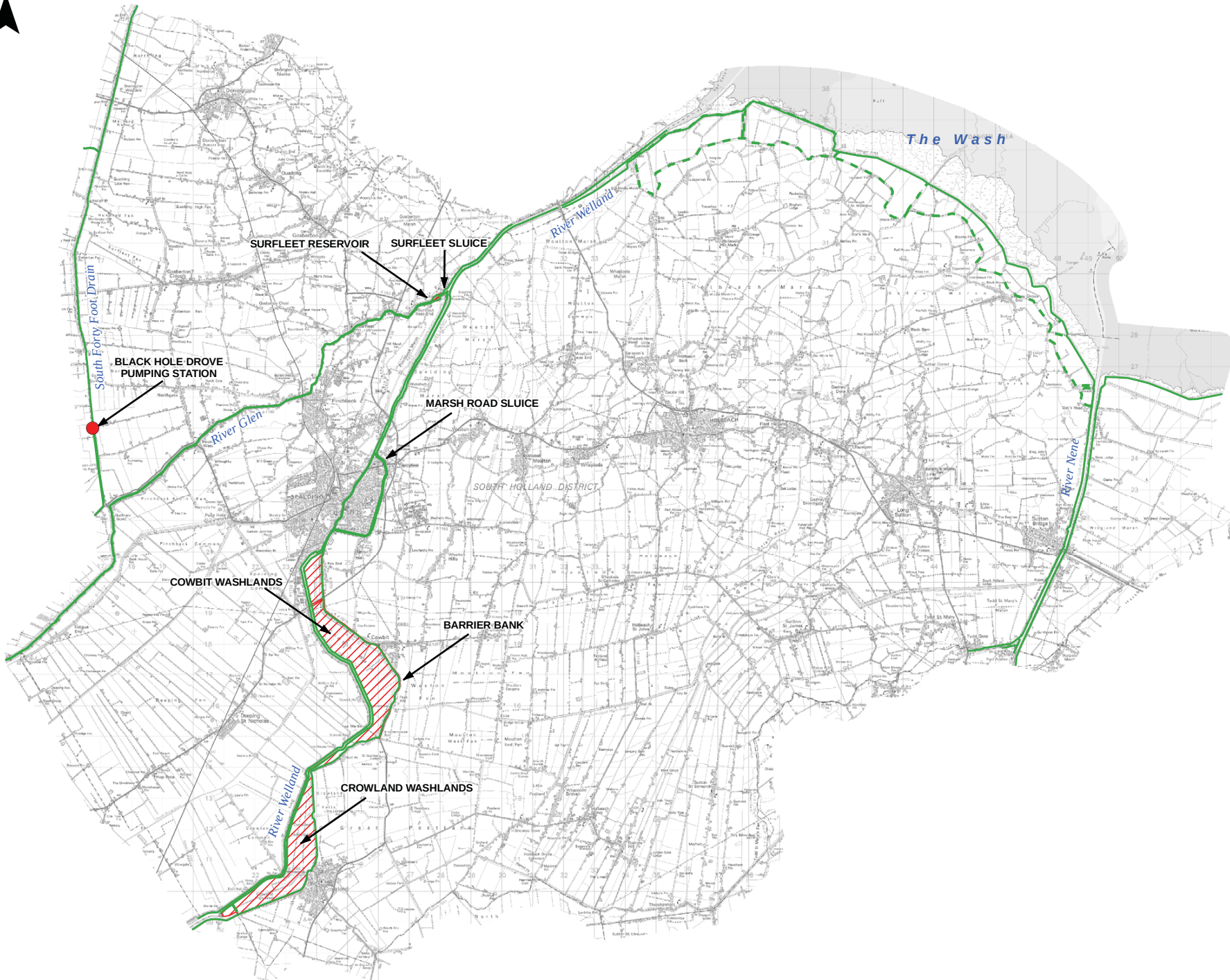
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# APPENDIX B

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| Defence Condition.....                           | 2 |
| Rapid Inundation Zones Present Day and 2115..... | 3 |



NOTES

Map Legend

- Environment Agency Embankment Defences
- Wash Secondary Defences
- Washland



| REV | DATE | REMARKS |
|-----|------|---------|
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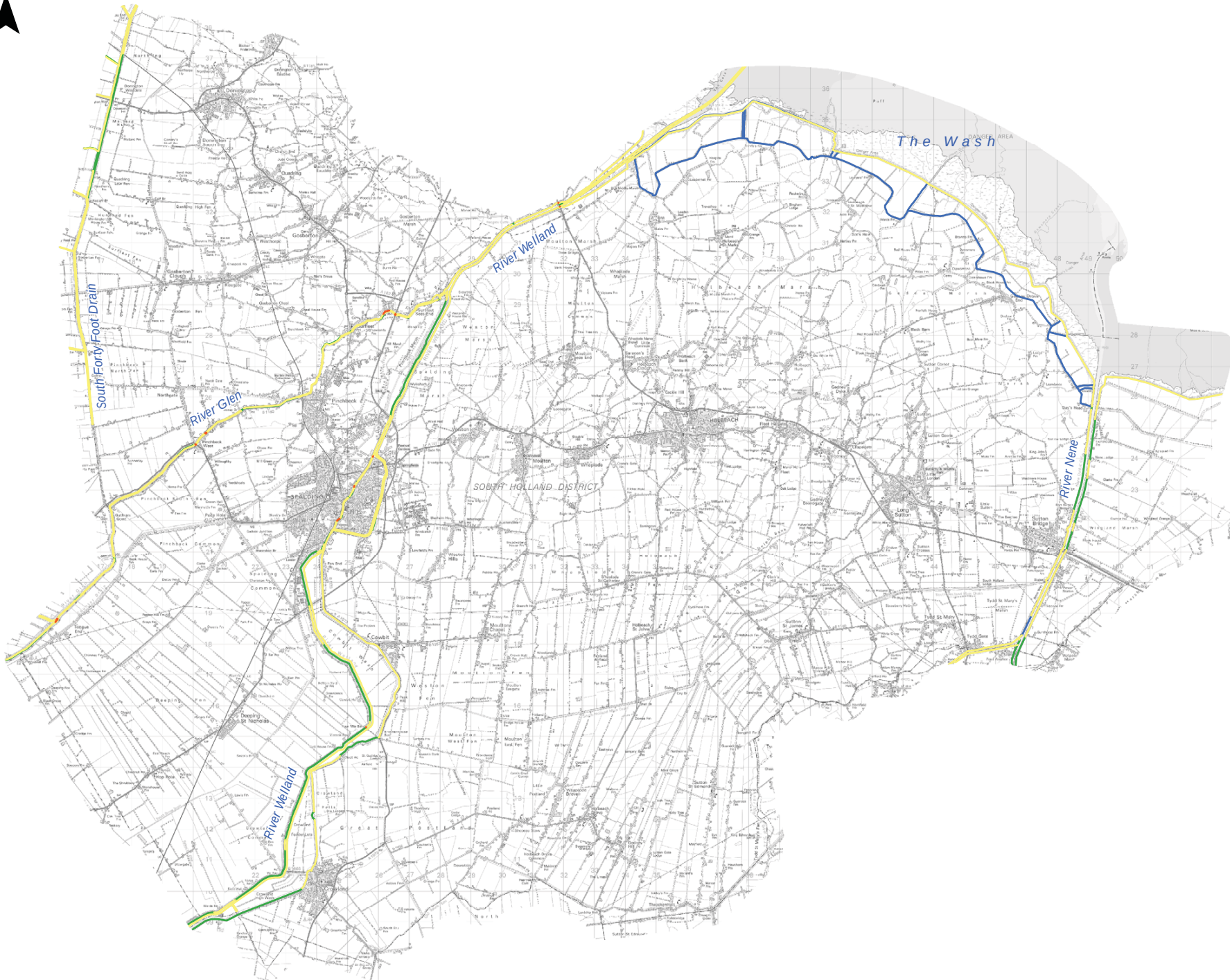
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UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Tidal and Fluvial Defences

|                         |              |
|-------------------------|--------------|
| DATE OF ISSUE: Jan 2010 | REV NO:      |
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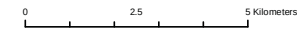
NOTES

1. Defence condition is as expressed in the Environment Agency's NFCCD database

Map Legend

Defence Condition

- No Data
- 1 - Very Good
- 2 - Good
- 3 - Fair



|     |      |         |
|-----|------|---------|
|     |      |         |
| REV | DATE | REMARKS |

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UPDATE OF STRATEGIC  
FLOOD RISK ASSESSMENT

Defence Condition

|                         |              |
|-------------------------|--------------|
| DATE OF ISSUE: Jan 2010 | REV NO:      |
| SCALE: 1:120,000        | FIGURE NO: 6 |



**NOTES**

**Map Legend**

 Rapid Inundation Zone 2007

 Rapid Inundation Zone 2115

036

03

6

kilometers

| REV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DATE            | REMARKS    |                |          |         |        |                 |            |
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| DATE OF ISSUE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Jan 2010        | REV NO:    |                |          |         |        |                 |            |
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