

Sohan Ghimire
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Our ref: CCN/2016/14967

Date: 27 June 2016

Dear Sohan

Basic Flood Risk Assessment Data Request for a Scania Ltd, Warden Tree Lane, Spalding, PE11 3UG. [NGR TF 25952 25202].

Thank you for your request of 5 June 2016 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.

Fluvial Flood Levels

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

These levels are taken from the Welland catchment FMI Model (2007) and are the most up-to-date currently available. We aim to review our models on a regular basis, so if you are using these levels more than twelve months from the date of this letter, please contact us again to check that they are still valid.

Please note that 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.

Climate Change

Flood risk data requests including an allowance for climate change will be based on the 1% annual probability flood including an additional 20% increase on peak flows to account for climate change impacts, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still 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.

Fluvial Defence Information

The fluvial defences protecting this site consist of earth embankments. They are in good condition and provide protection against a flood event with a 1% chance of occurring in any year (1 in 100). We inspect these defenses regularly to ensure that any potential defects are identified early.

History of Flooding

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

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.

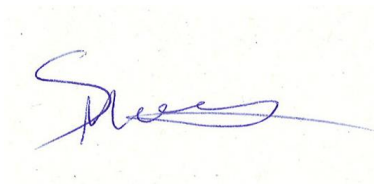
I hope that we have correctly interpreted your request. Please see the Standard Notice or licence for details of permitted use. The Standard Notice can be found at the link below.

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

We respond to requests for recorded information 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
PSO Welland & Nene at the Environment Agency.
Yours sincerely



Stacey Moore
FOR Alastair Windler
Partnership and Strategic Overview Team Leader
Lincolnshire & Northamptonshire Area

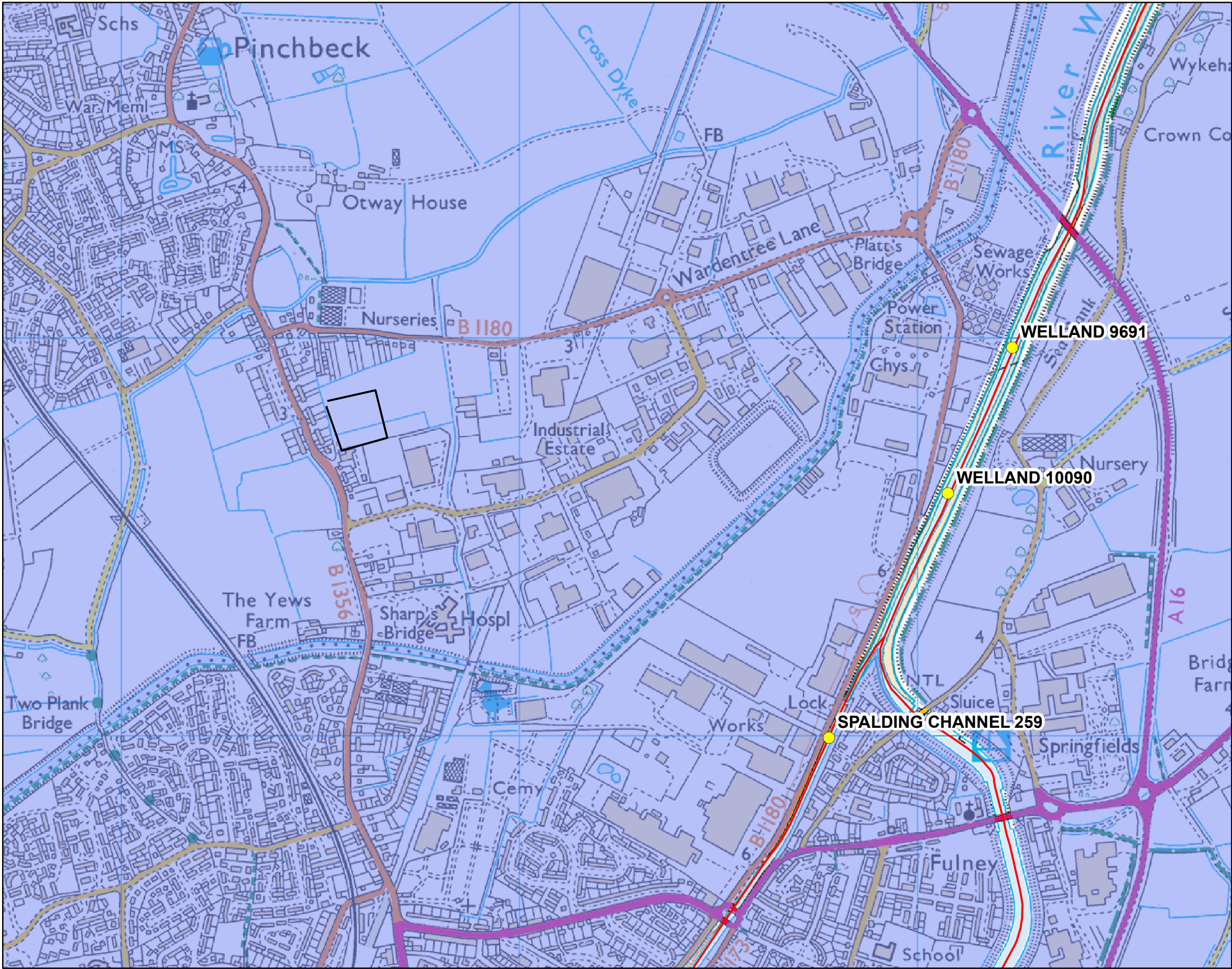
e-mail psown@environment-agency.gov.uk



Awarded to Lincolnshire & Northamptonshire Area

Enc.
FRA Advisory Text
Basic FRA Map
Data table
Surface water maps

Basic FRA Map
Map centred on TF 25952 25202 - created June 2016 [Ref: CCN-2016-14967]



Scale 1:10,000

- Pinchbeck Node Points
- Main River
- Area Containing Site
- Area at Risk of Flooding from Rivers or The Sea

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 & Strategic Overview Team, Kettering

Datasheet [Ref: CCN-2016-14967]

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)	4% (1 in 25)	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
SPALDING CHANNEL 259	525779	323995	4.04	4.23	4.29	4.34	4.40	4.42	4.43	4.68	4.44	4.45	4.69
WELLAND 10090	526078	324609	4.12	4.11	4.15	4.20	4.24	4.25	4.25	5.26	4.26	4.27	5.25
WELLAND 9691	526240	324975	4.11	4.10	4.14	4.19	4.22	4.23	4.23	5.25	4.24	4.25	5.25

Fluvial Flood Flows (m³/s)

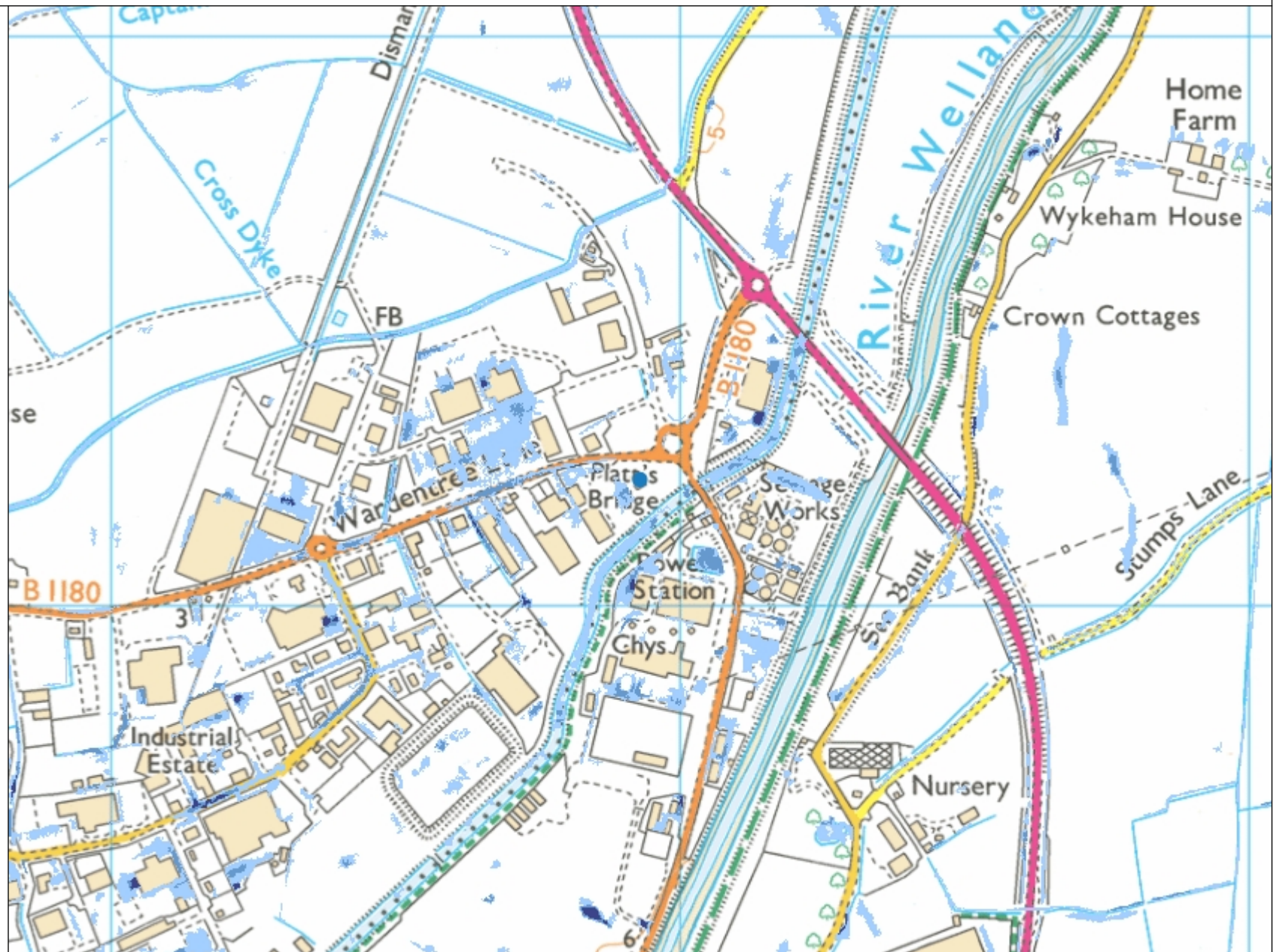
The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Flows (m³/s)										
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	4% (1 in 25)	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
SPALDING CHANNEL 259	525779	323995	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
WELLAND 10090	526078	324609	68.28	82.95	87.14	90.62	91.72	91.97	92.14	92.38	92.41	92.41	93.05
WELLAND 9691	526240	324975	68.87	83.39	87.52	90.95	92.05	92.30	92.47	92.87	92.74	92.73	93.52

Surface Water Flood Map [CCN-2016-14967]

Legend

-  Flood Extent 1 in 30
-  Flood Extent 1 in 100
-  Flood Extent 1 in 1000
-  OS Traditional Maps



0 100 200 300
Metres



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.