

Project:	AEG10790_PE11_Spalding_01		
Author:	Veronica Vogt	Checked by:	NB / OH
Revision:	Draft	Date:	30 April 2026

Introduction

- 1.1. Aegaea were commissioned by Andrew Clarke to undertake a Flood Risk Statement (FRS) to facilitate a planning permission for the proposed development. This FRA has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.
- 1.2. This FRA is intended to support a full planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Site Overview

- 1.3. The site of the proposed development is 40 Stonegate, Spalding, South Holland, Lincolnshire, PE11 2PH (Figure 1).
- 1.4. The proposed development is seeking planning permission for the conversion of the property from a 6 bed house in multiple occupation (HMO) to a 7 bed HMO, with an additional bedroom provided at the first floor. The proposed development is for internal works at first floor only. Scheme plans are included in Appendix A.

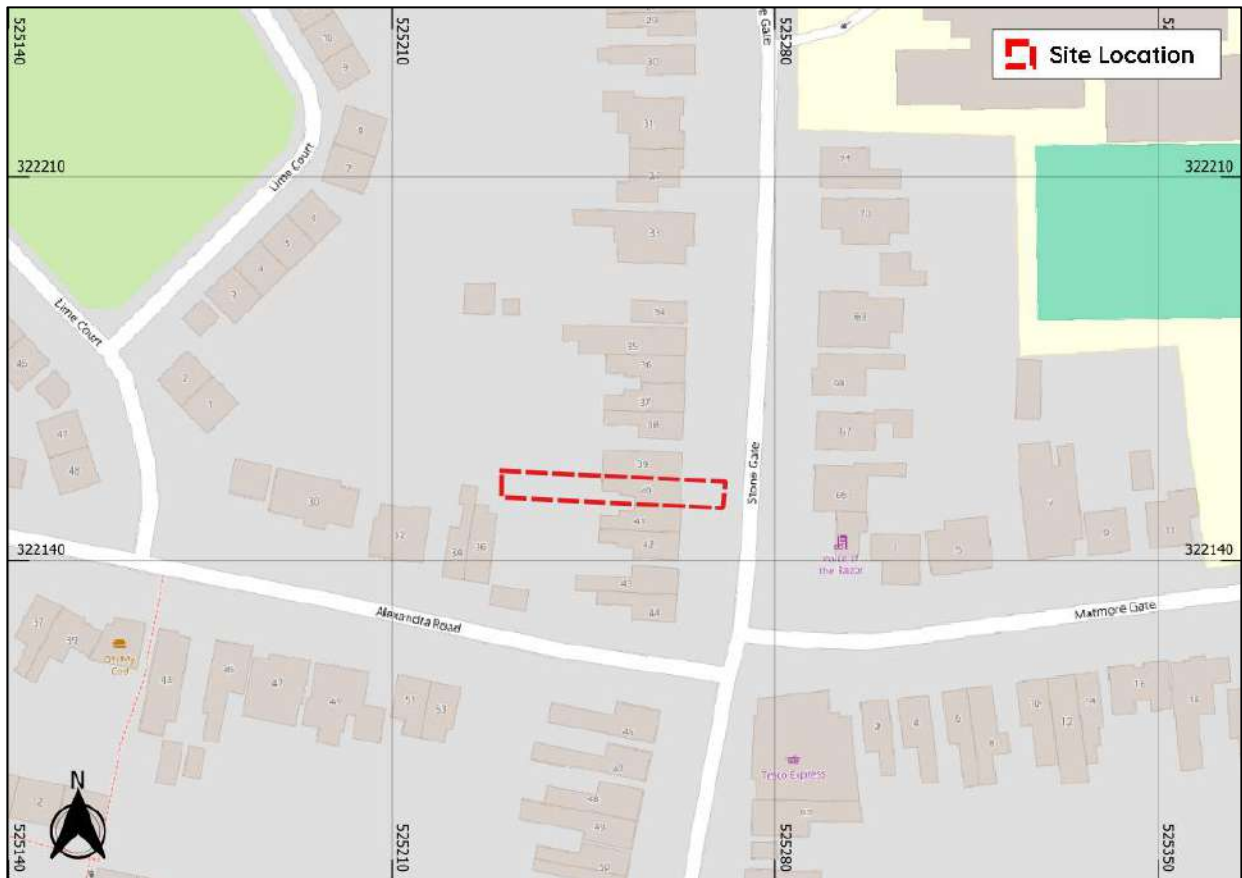


Figure 1: Site Location (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

- 1.5. In the absence of a topographical survey, Environment Agency (EA) Light Detection and Ranging (LiDAR) data Digital Terrain Model has been used to review the topography of the site (Figure 2). The LiDAR data shows the ground elevation at the site varies between approximately 2.75m AOD (metres Above Ordnance Datum) and 3.06m AOD.
- 1.6. The ground floor Finished Floor Levels (FFLs) have been estimated by using the external ground level at the building entrance (2.80m AOD) plus 150mm building threshold, resulting in a ground floor FFL of 2.95m AOD. Assuming a typical floor-to-ceiling height of 2.3m, the first floor FFL is estimated to be approximately 5.25m AOD.

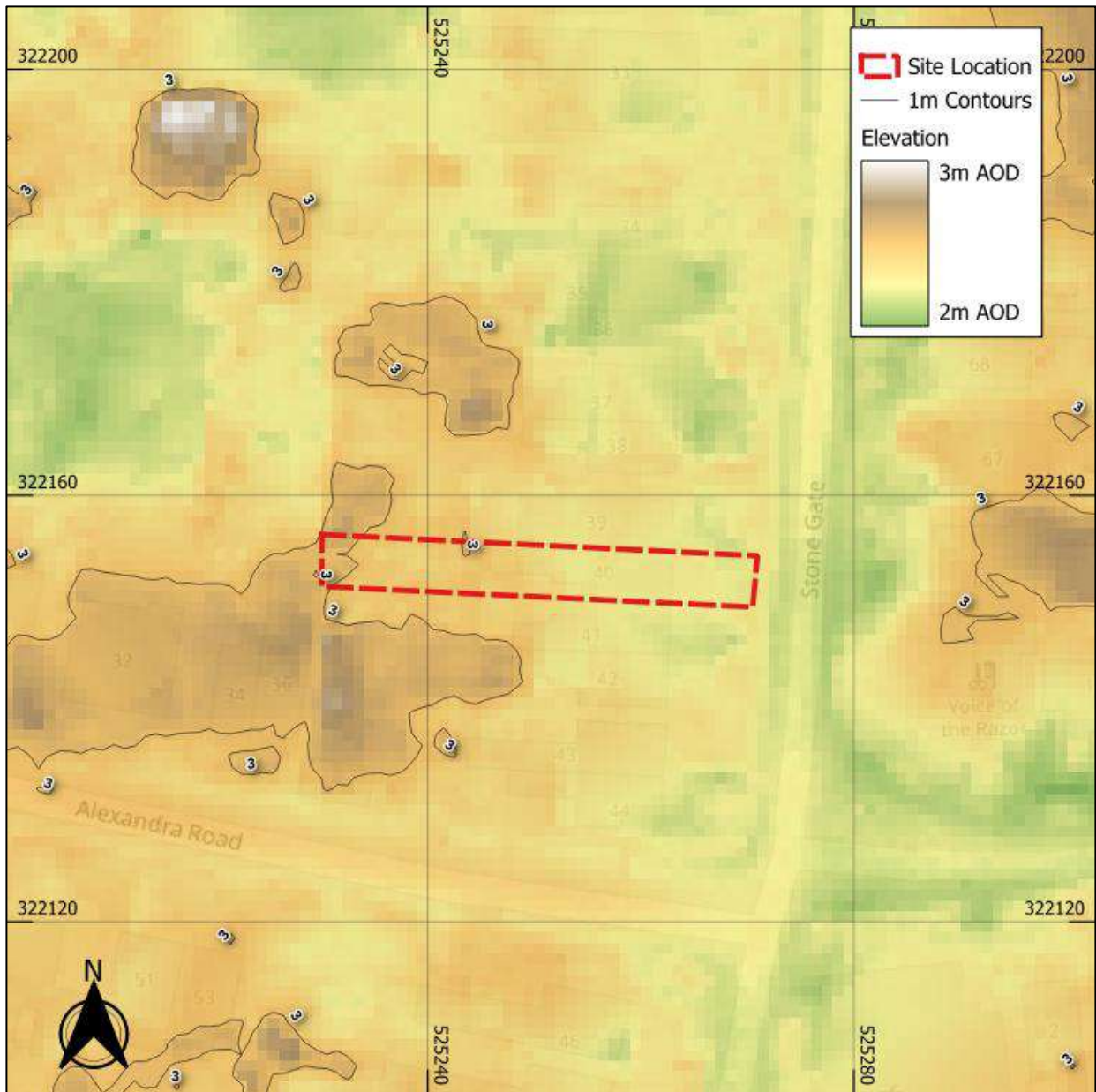


Figure 2: Site Topography (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors)

Sources of Flood Risk

Fluvial

- 1.7. Flooding from watercourses arises when flows exceed the capacity of the channel, or where a restrictive structure is encountered, resulting in water overtopping the banks into the floodplain.

Main Rivers and Ordinary Watercourses

- 1.8. The nearest Main River, River Wellan, is approximately 440m northwest of the site. Coronation Channel, another designated Main River, is located approximately 560m south and 540m east of the site.
- 1.9. There are no other Ordinary Watercourses in vicinity of the site as per OS mapping.

EA Flood Map for Planning

- 1.10. The site is located within Flood Zone 3 (high risk) (Figure 3). Flood Zone 3 denotes a risk of flooding from fluvial sources greater than 1 in 100 (1%).

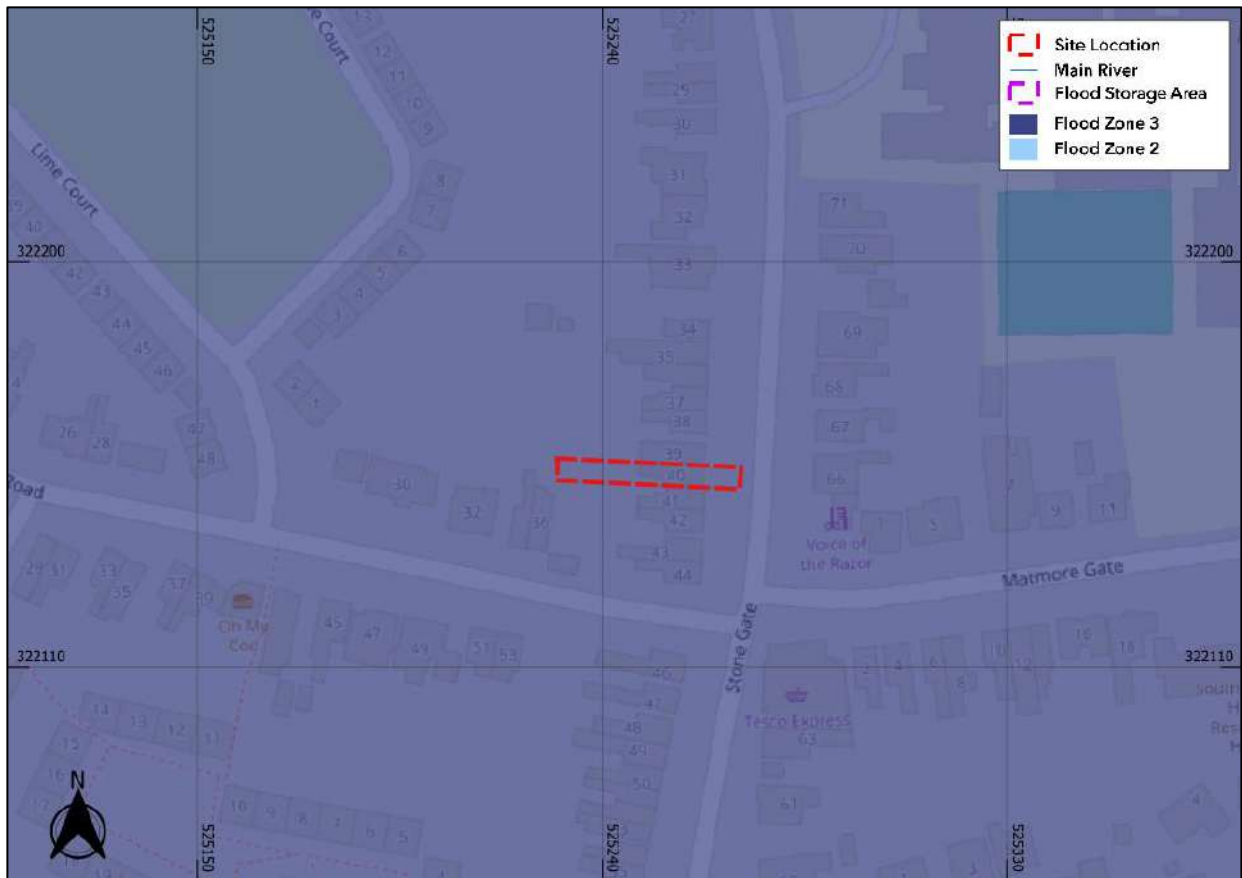


Figure 3: EA Flood Map for Planning (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Environment Agency Modelled Data

- 1.11. The Environment Agency (EA) provided Product 4 flood risk information for this site, which is included in Appendix B. The model covering the area is the Welland Glen (2016) model.
- 1.12. The EA confirmed that there are no recorded instances of flooding at the site.
- 1.13. The EA provided in-channel modelled flood levels for the nearest model nodes to the site. The nearest node to the site is WELLAND 12825.2 located approximately 600m east of the site. The flood levels at this node are presented in Table 1 below.

Table 1: Flood Levels at Node WELLAND 12825.2

Node	Annual Exceedance Probability - Maximum Water Levels (mAOD)			
	1%	1% + 20% Climate Change	0.1%	0.1% + 20% Climate Change
WELLAND 12825.2	4.46	4.48	4.68	4.68

- 1.14. The proposed development is located at first floor level only, with an estimated first floor FFL of approximately 5.25m AOD. This places the development approximately 0.77m above the 1% AEP including climate change (100yr + CC) design flood level, and approximately 0.57m above the extreme 0.1% AEP (1 in 1000 year) including climate change event flood level at the nearest model node. Importantly, these flood levels are based on a level-for-level analysis rather than a hydraulic analysis. This approach does not take into consideration the propagation of water across the floodplain and objects which may otherwise impede flood flows.
- 1.15. Considering this model presents a worst-case scenario, the risk of fluvial flooding is low for the proposed new bedroom, whereas the flood risk to the site overall could be considered higher.

Tidal

- 1.16. Tidal flooding occurs when a high tide and high winds combine to elevate the sea levels. An area behind coastal flood defences can still flood if waves overtop the defences or break through them. Tidal flooding can also occur a long way from the coast by raising river levels. Water may overtop the riverbank or river defences when tide levels are high.
- 1.17. The site is a significant distance from any tidal source and above the anticipated extreme tidal levels, even when considering the impacts of climate change.
- 1.18. The risk of flooding from tidal sources is low.

Pluvial

- 1.19. Pluvial flooding can occur during prolonged or intense storm events when the infiltration potential of soils, or the capacity of drainage infrastructure is overwhelmed leading to the accumulation of surface water and the generation of overland flow routes.

RoFSW Data

- 1.20. The new National Flood Risk Assessment (NaFRA2), published in Jan 2025, has updated the Risks of Flooding from Surface Water (RoFSW) products which shows the chance of flooding from surface water to areas of land.
- 1.21. The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. It includes information about flooding extents and depths including the potential impact of climate change on flood risk, based on the latest UK Climate Projections (UKCP18).
- 1.22. Risk is displayed as one of three likelihood categories:
- High – greater than or equal to 1 in 30 (3.3%) chance of flooding in any year.
 - Medium – less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year.
 - Low – less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year.
- 1.23. The new RoFSW depth mapping shows the annual chance of flooding (based on the three risk categories listed above) beyond a specific depth, for depths at the following intervals from 20cm to 120cm:
- 0.2m, 0.3m, 0.6m, 0.9m and 1.2m
- 1.24. As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 “2050s” epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.

RoFSW Climate Change Assessment

- 1.25. To provide a conservative assessment, the risk of flooding from surface water including for the impacts of climate change has been presented below.

- 1.26. The EA 'Flood Risk from Surface Water – Climate Change' map indicates that the site has low risk on the east of the site including the building location. The west of the site is at very low risk of flooding. Stone Gate Road to the east of the site is at low, medium, and high risk of surface water flooding, but this risk does not extend to the Site itself (Figure 4).

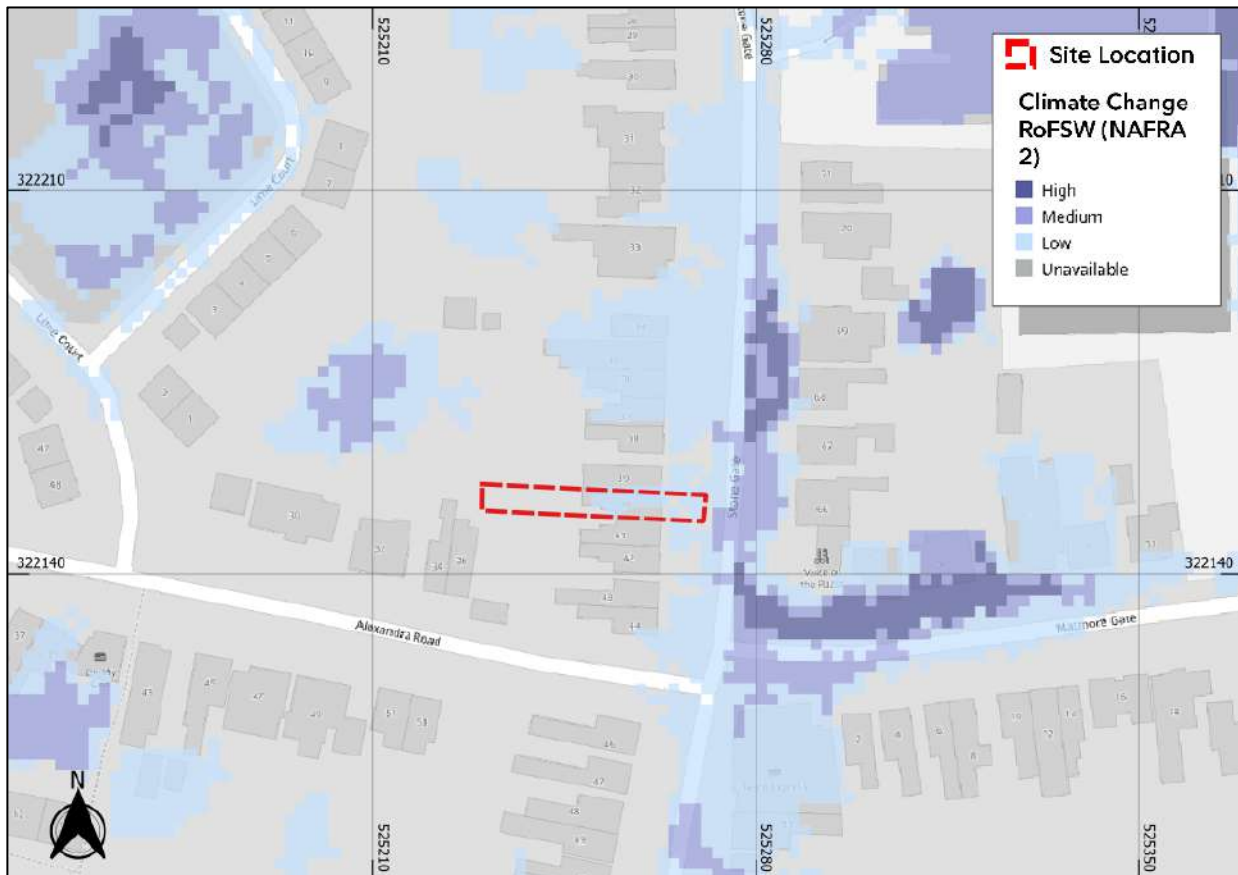


Figure 4: EA Surface Water Flood Risk Mapping Climate Change (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

- 1.27. Analysis of the climate change RoFSW flood depth mapping indicates that the site falls outside all modelled likelihood categories for flood depths exceeding 0.2m (Figure 5). The proposed development is located at first floor only, which is well above any potential flood water depths.
- 1.28. The flood depths on the roads close to the site, namely Stone Gate Road, Alexandra Road, and Matmore Gate Road are outside all likelihood categories or at low risk of depths exceeding 0.2m. This reflects the potential for shallow surface water accumulation only, presenting a low risk to the site as there is safe access and egress from the Site.

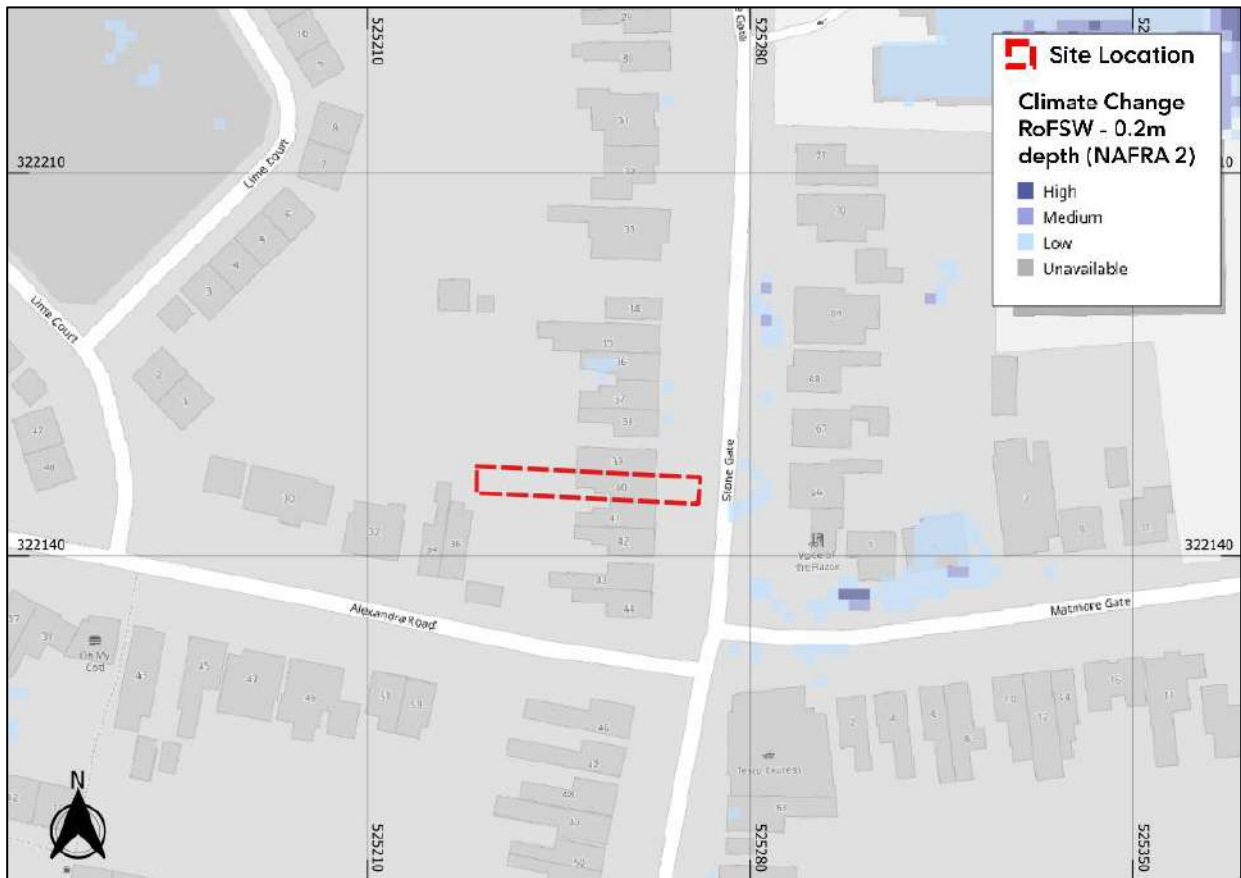


Figure 5: EA Surface Water Flood Risk Mapping Climate Change > 0.2m (Base map and data from OpenStreetMap and OpenStreetMap Foundation (CC-BY-SA). © <https://www.openstreetmap.org> and contributors. Contains public sector information licensed under the Open Government Licence v3.0)

Groundwater

- 1.29. Groundwater flooding occurs in areas where underlying geology is permeable and water can rise within the strata sufficiently to breach the surface.
- 1.30. The British Geological Survey's (BGS) mapping shows tidal flat deposits of clay and silt as a superficial deposit underlying the site. BGS also shows the bedrock geology to be Oxford Clay Formation- Mudstone. Soils mapping identifies the site as loamy and clayey soils with naturally high groundwater, indicating that groundwater levels within the soil profile may be elevated.
- 1.31. A review of BGS borehole records in the vicinity of the site identified four boreholes within approximately 200 metres: TF22SE36 (Spalding Girls' High School 1, approximately 75m northeast of the site); TF22SE37 (Spalding Girls' High School 2, approximately 80m northeast of

the site); TF22SE84 (Spalding High School 1, approximately 180m northeast of the site); and TF22SE85 (Spalding High School 2, approximately 180m northeast of the site).

- 1.32. TF22SE85 and TF22SE84 mentioned reaching water at 3m below ground level, while TF22SE37 reaches water at 1.3m and TF22SE36 at 1.6m below ground level.
- 1.33. Given the proposed development is located at first floor only - the risk of groundwater flooding is considered to be low.

Artificial sources

Reservoirs

- 1.34. Large waterbodies or reservoirs that have walls built above the surrounding ground level pose a risk of flooding. Walls could fail due to old age, accident, or because excess flood water has been added to the reservoir. Although a breach is unlikely the consequences would be significant, leading to rapid inundation of the downstream floodplain.
- 1.35. According to the EA's Flood Risk from Reservoirs dataset, the site is outside flood extents in the event of reservoir flooding. The risk of flooding from reservoirs is therefore considered to be low.

Canals

- 1.36. The Canal and River Trust (CRT) generally maintains canal levels using reservoirs, feeders, and boreholes and manages water levels by transferring it within the canal system.
- 1.37. There are no canals that have been identified within a 1km radius on review of the CRT UK mapping¹. The risk of flooding to this site from canals is considered to be low.

Sewers

- 1.38. Foul or surface water sewers can be a cause of flooding if the drainage network becomes overwhelmed, either by blockage or due to local development beyond the designed capabilities of the drainage system.

¹ <https://canalrivertrust.org.uk/canals-and-rivers>

- 1.39. The proposed development is located at first floor with no external changes or increase in built footprint. The proposed development is well above any potential flood depths from sewers. Therefore, the risk is considered to be low.

Conclusion

- 1.40. This Flood Risk Statement has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance with respect to the development at 40 Stonegate, Spalding, South Holland, Lincolnshire, PE11 2PH. It has been written to support a planning application and prepared with due consideration to the nature of the proposed development to provide the appropriate level of detail.
- 1.41. The Flood Risk Statement supports the planning application and demonstrates that there is an acceptable level of flood risk to the site. The development does not increase flood risk off site or to the wider area.

Appendix A Scheme Plans

G2

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SHEET NO.

P100

SITE LOCATION AND
BLOCK PLAN

DATE	CURRENT REVISION
------	------------------

PROJECT NAME

40 Stonegate

PROJECT NUMBER 1757

PROJECT STATUS -

PROJECT ADDRESS 40 Stonegate, Spalding,
PE11 2PH

NOTES

ALL DIMENSIONS AND MEASUREMENTS PRESENTED
ARE APPROXIMATE AND SHOULD BE VERIFIED ON-
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VARIATIONS MAY EXIST DUE TO SITE CONDITIONS,
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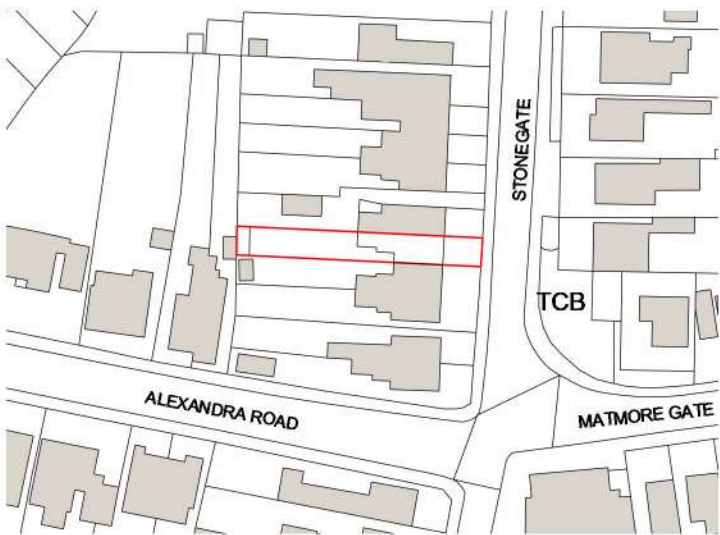
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SITE LOCATION PLAN

1:1250



EXISTING BLOCK PLAN

1:200



SHEET NO.
P200
PROPOSED FLOOR PLANS

DATECURRENT REVISION

PROJECT NAME
40 Stonegate

PROJECT NUMBER1757
PROJECT STATUS-
PROJECT ADDRESS40 Stonegate, Spalding, PE11 2PH

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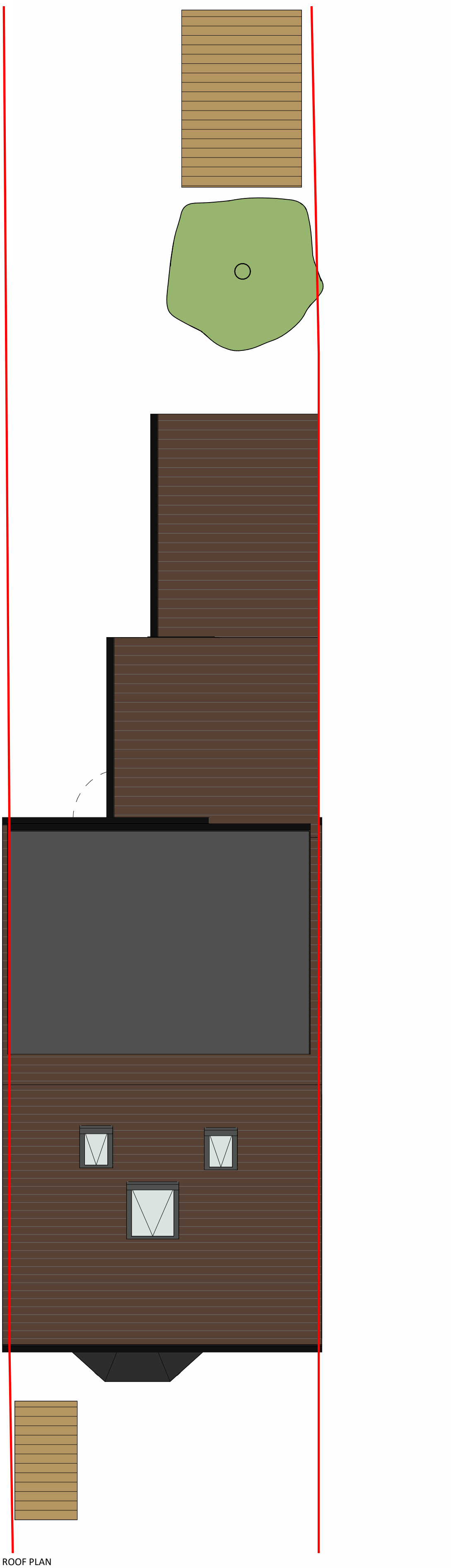
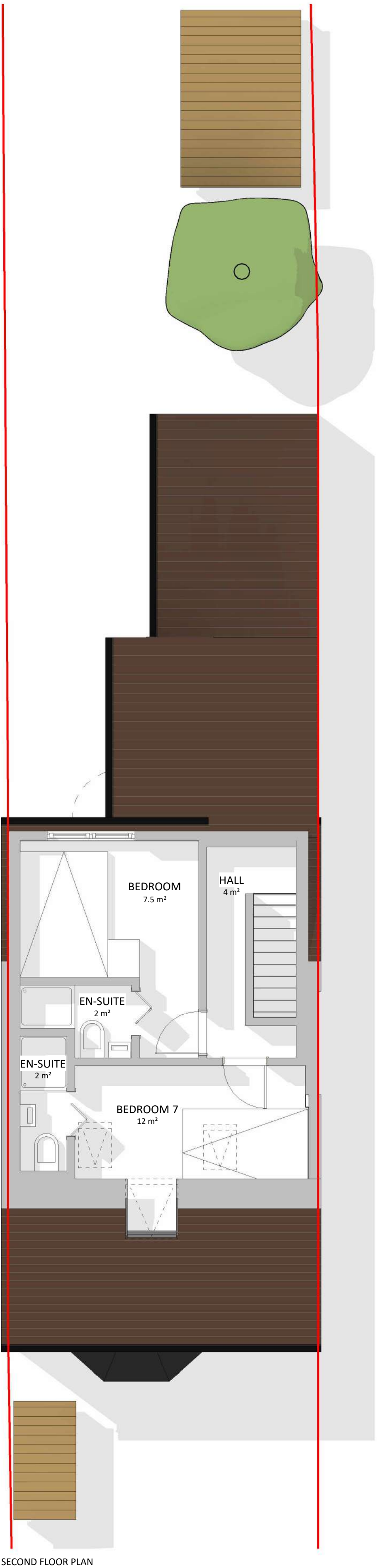
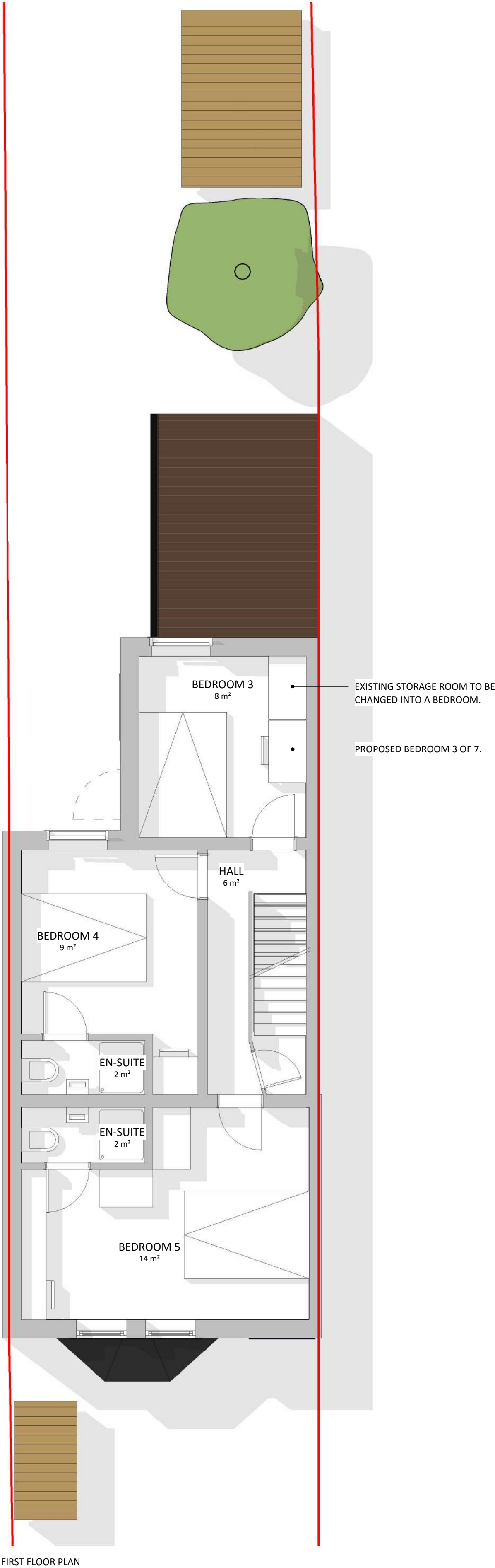
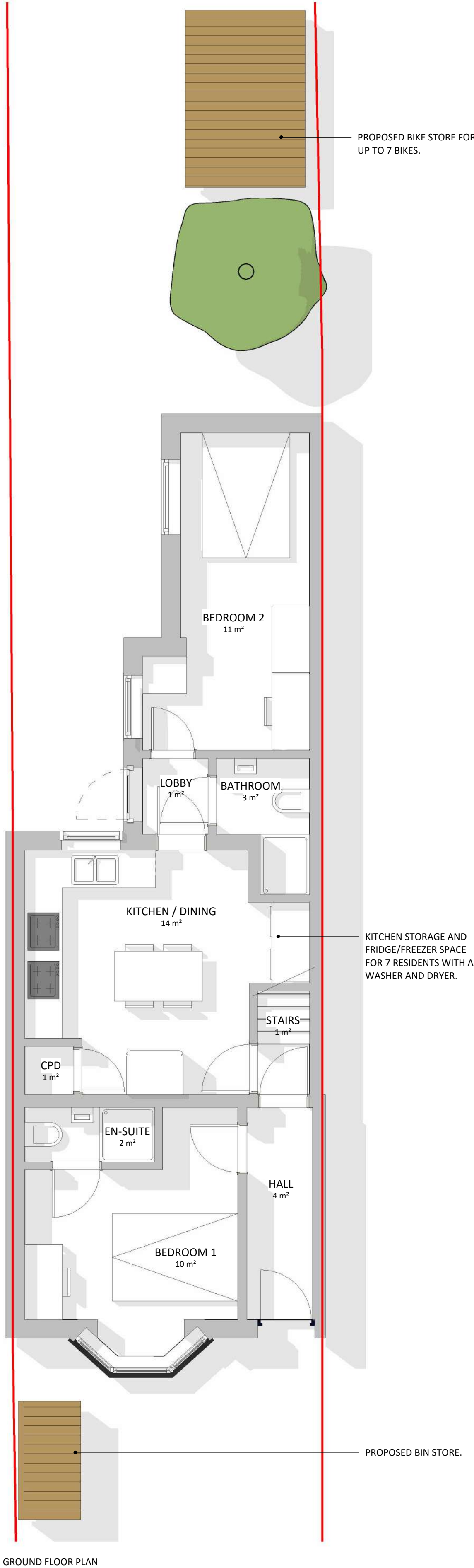
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SHEET NO.
P300
PROPOSED ELEVATIONS

DATECURRENT REVISION

PROJECT NAME
40 Stonegate

PROJECT NUMBER1757
PROJECT STATUS-
PROJECT ADDRESS40 Stonegate, Spalding, PE11 2PH

NOTES
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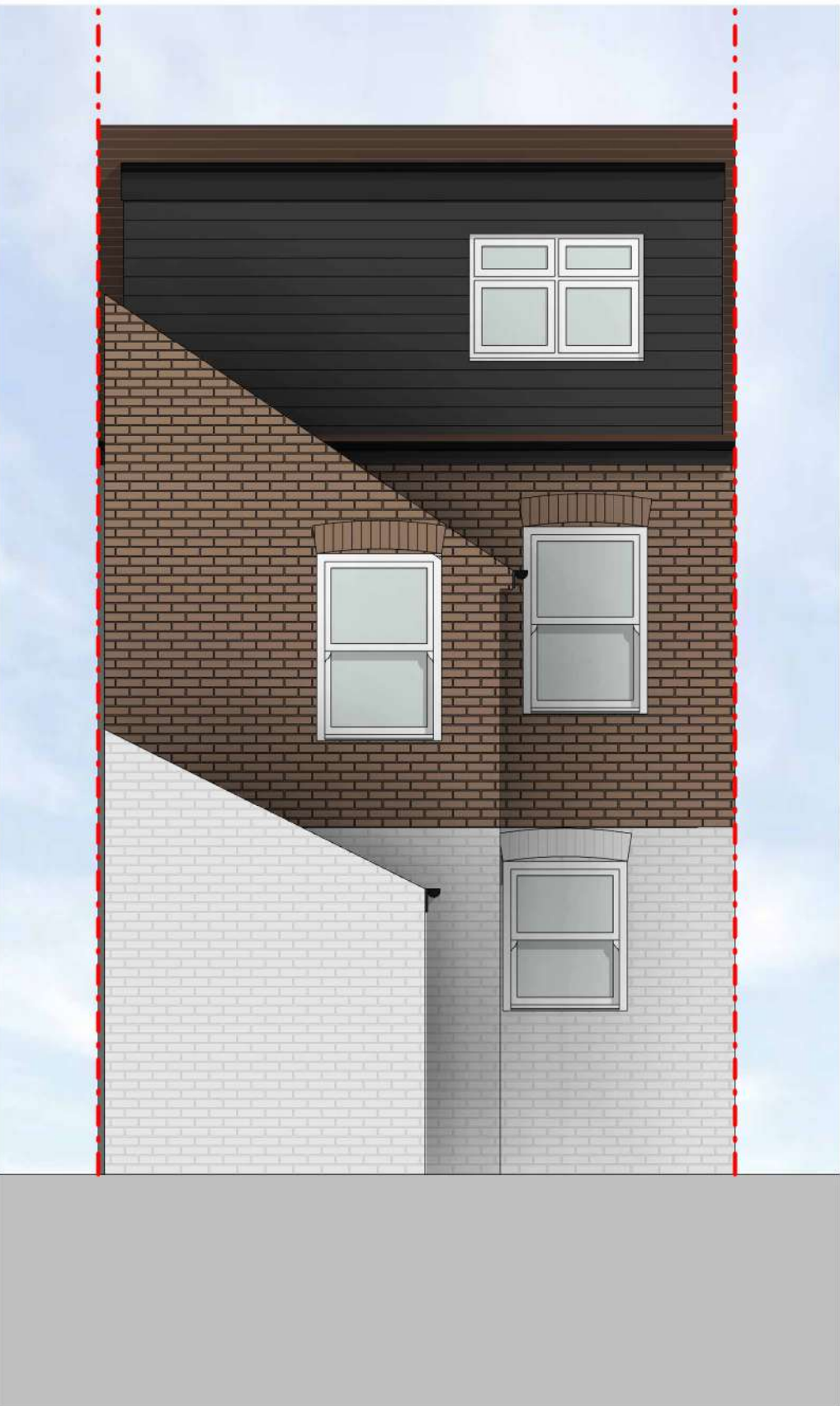
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

SHEET NO.

S200

EXISTING FLOOR PLANS

DATE	CURRENT REVISION
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PROJECT NAME

40 Stonegate

PROJECT NUMBER	1757
PROJECT STATUS	-
PROJECT ADDRESS	40 Stonegate, Spalding, PE11 2PH

NOTES

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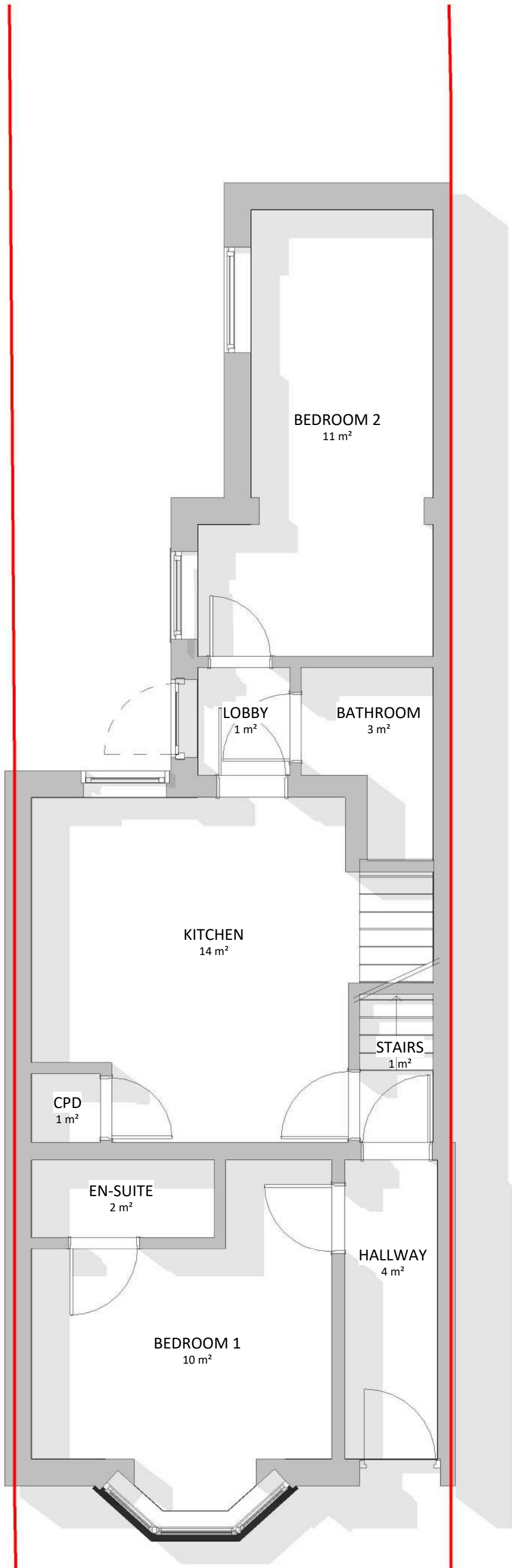
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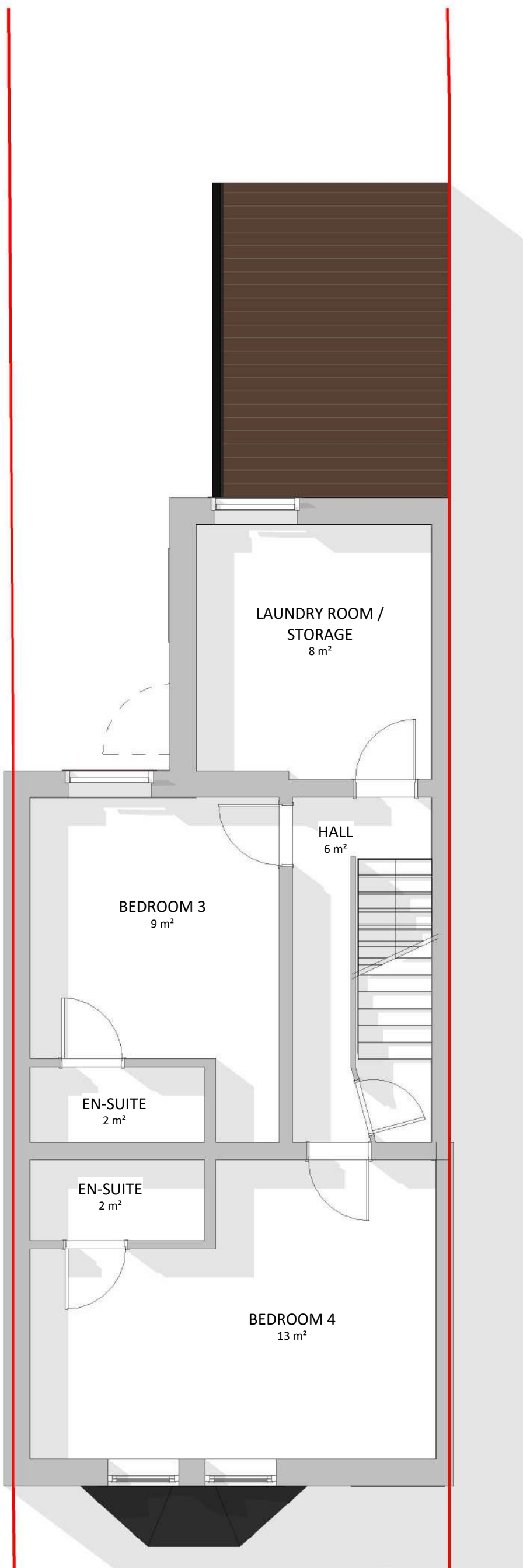
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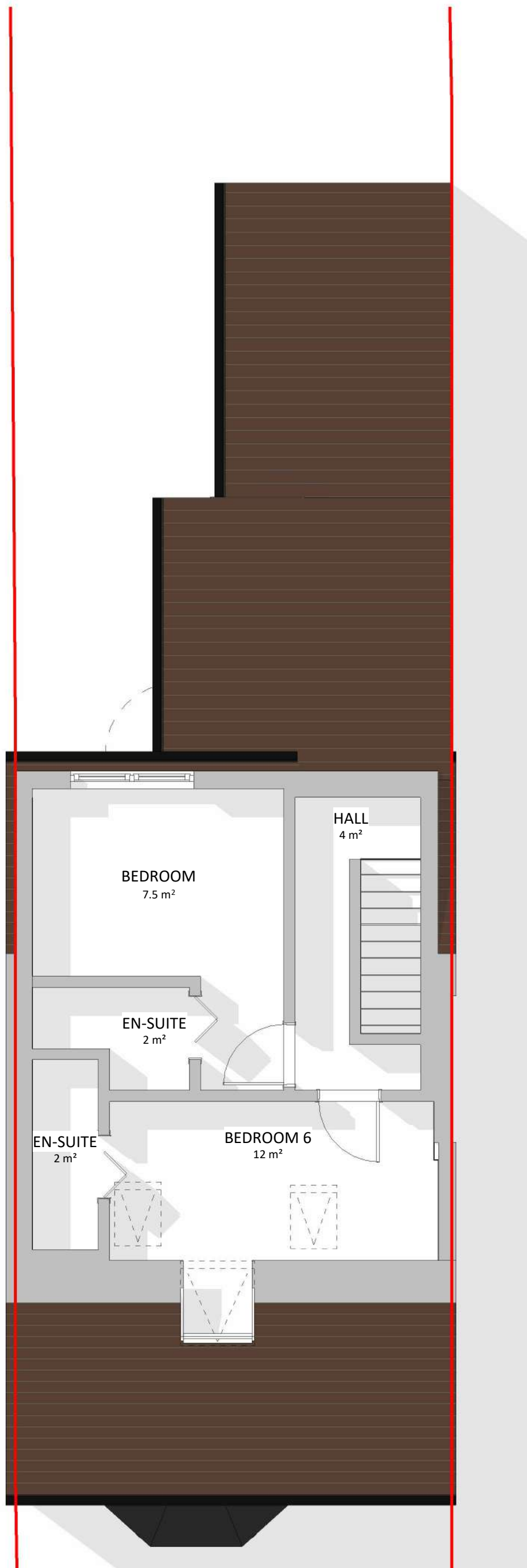
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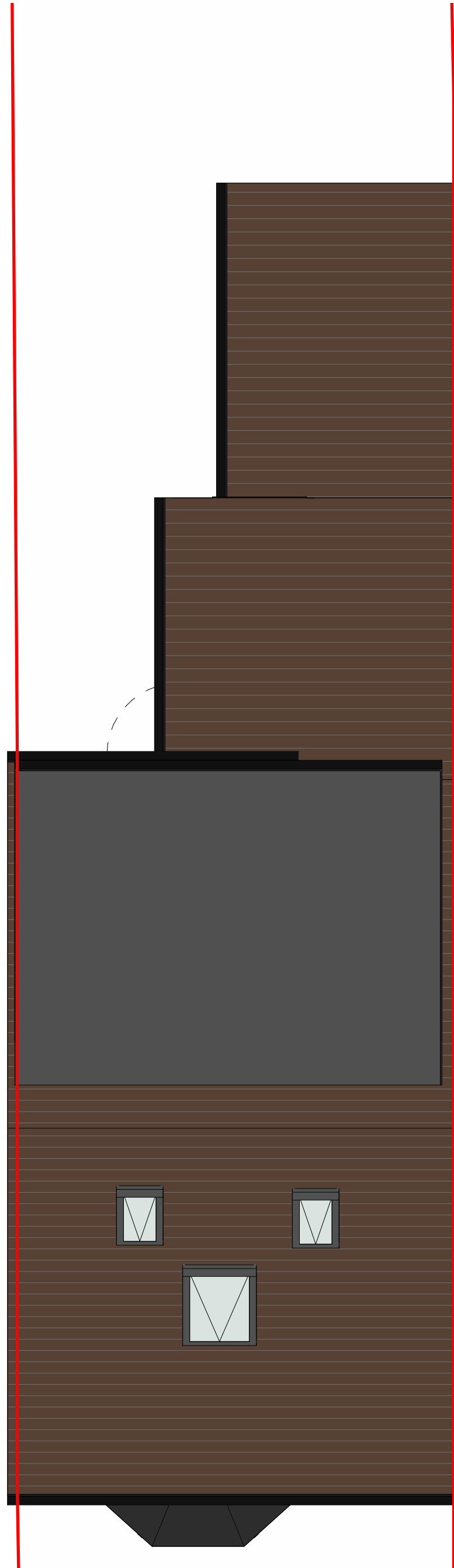
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

SHEET NO.

S300

EXISTING ELEVATIONS

DATE

CURRENT REVISION

PROJECT NAME

40 Stonegate

PROJECT NUMBER

1757

PROJECT STATUS

-

PROJECT ADDRESS

40 Stonegate, Spalding, PE11 2PH

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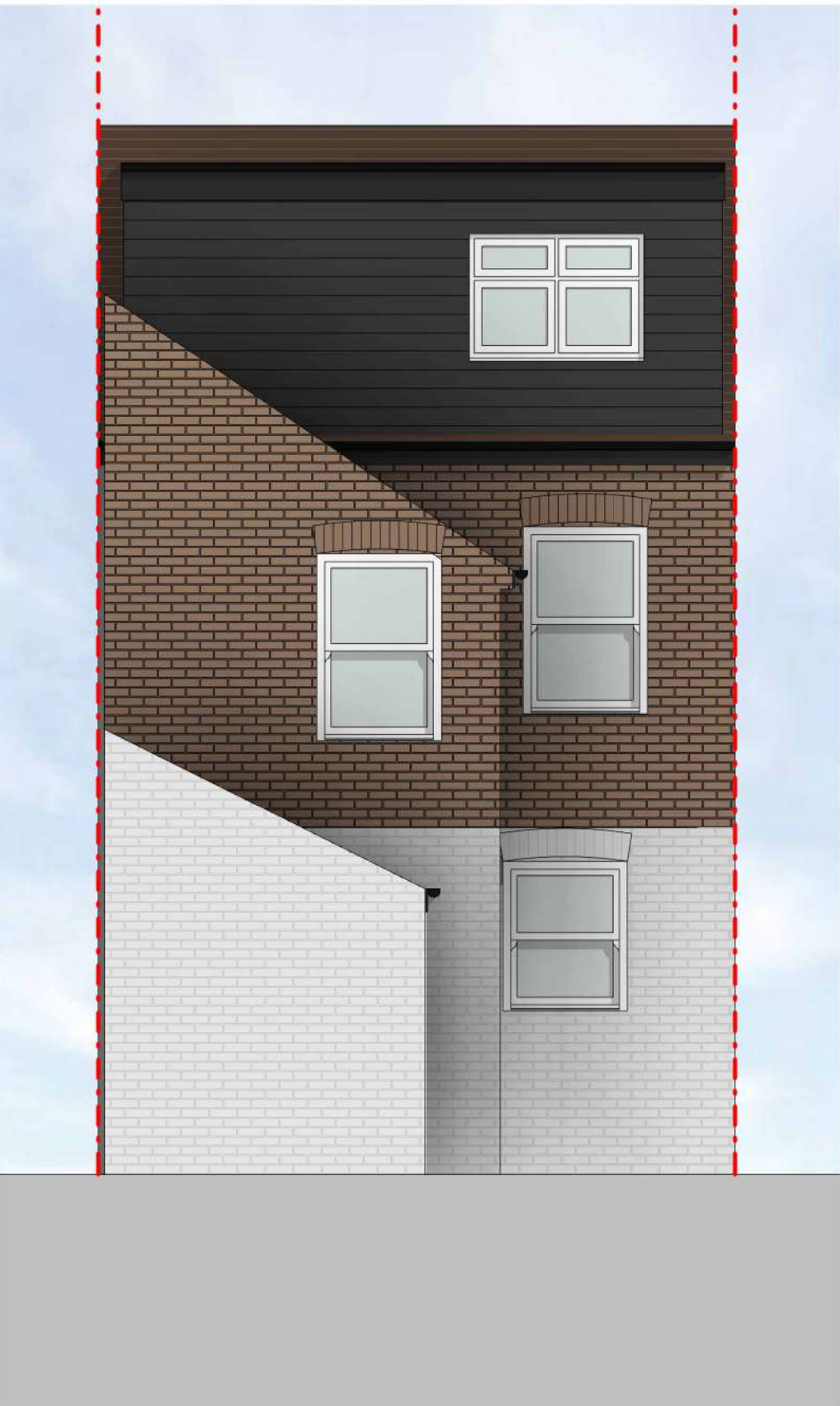
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Appendix B Environment Agency Product 4

Lisa Slater
lisa@aegaea.com

Our ref: EIR2026/17939
Date: 20 April 2026

Dear Lisa,

Flood Risk Information for Stonegate, Spalding

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 **January 2026**.

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 (i.e. top tier council) or Internal Drainage Board (where they exist) have responsibility.

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 (i.e. top tier council) or Internal Drainage Board (where they exist) have responsibility.

4.1 Fluvial Defence Information

The site is between the River Welland and the Coronation Channel. Between these watercourses the land is shaped like a bowl, meaning that the site is at risk of flooding from both watercourses.

There are no formal flood defences reducing the risk of flooding to this site from the River Welland.

The existing fluvial defences reducing the risk of flooding from the Coronation Channel to this site consist of earth embankments. They are in fair condition and reduce the risk of flooding (at the defence) to a 2% (1 in 50) 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 £115 (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>

We have provided information on risk of breach where it is available. If you are intending on using this information to prepare a Flood Risk Assessment you will need to check if the data meets your requirements. You may need to carry out further assessment (or modelling) for sites that are at residual risk (including from breach of defences), or additional locations or scenarios.

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. Permitting Information

Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:

- in, over, under or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation
- in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works

For further guidance and advice please visit our website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our local Partnerships and Strategic Overview team by email at psown@environment-agency.gov.uk. The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable.

Please note that a permit is separate to and in addition to any planning permission granted. The applicant should not assume that such a permit will automatically be forthcoming once planning permission has been granted, and we would advise them to consult with us at the earliest opportunity.

8. 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

9. 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 Alexander Tan using the email address below and quoting our EIR reference number above.

Yours sincerely,



for John O'Neill

Welland and Nene Partnerships and Strategic Overview Team Leader

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

Enc.

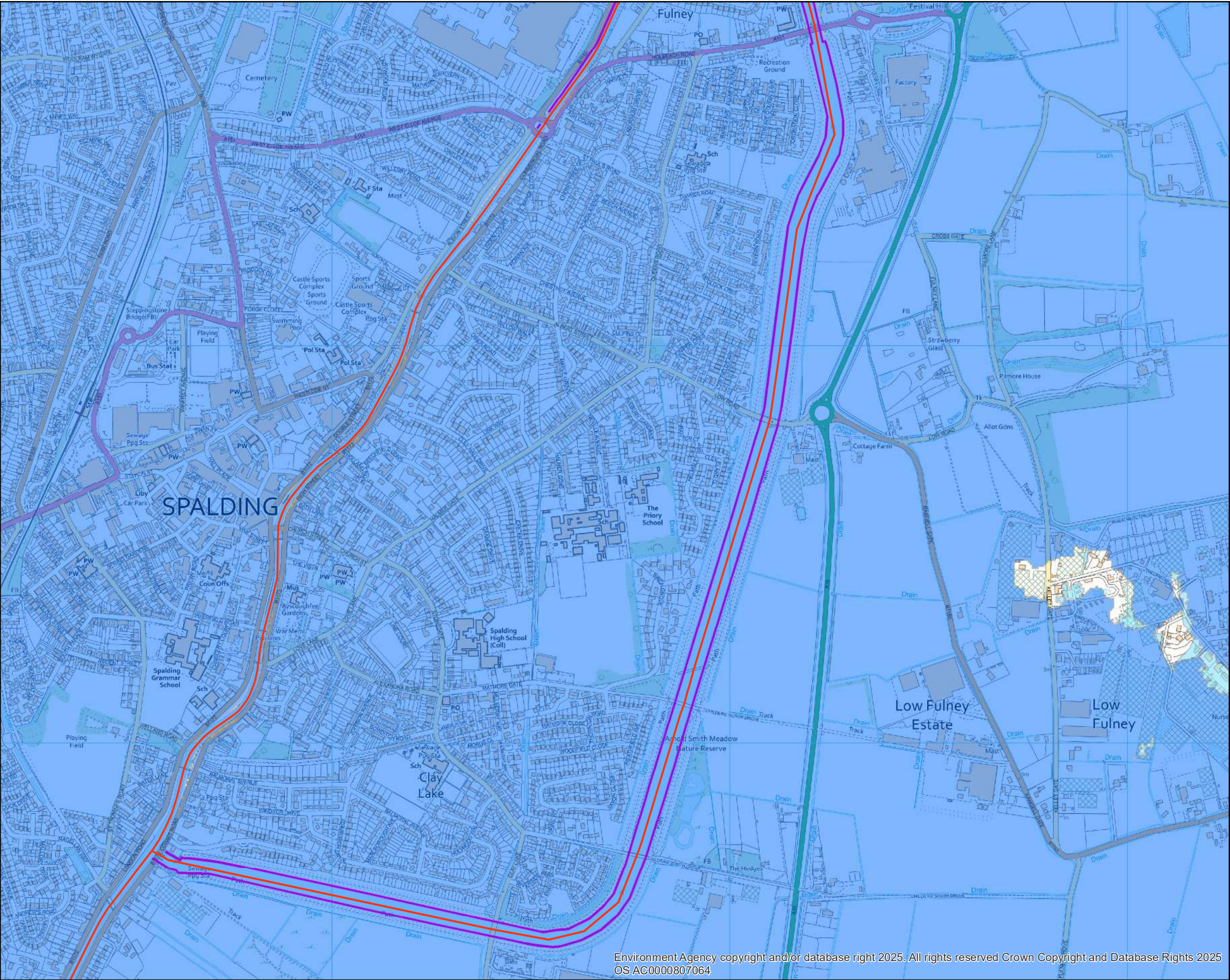
Flood Map for Planning

Modelled Node Points Map

Modelled Fluvial Levels and Flows Data Sheet

Modelled Flood Extent Maps

Flood Map centred on TF 25710 22635 - created April 2026 [Ref: EIR2026/17939]



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 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.

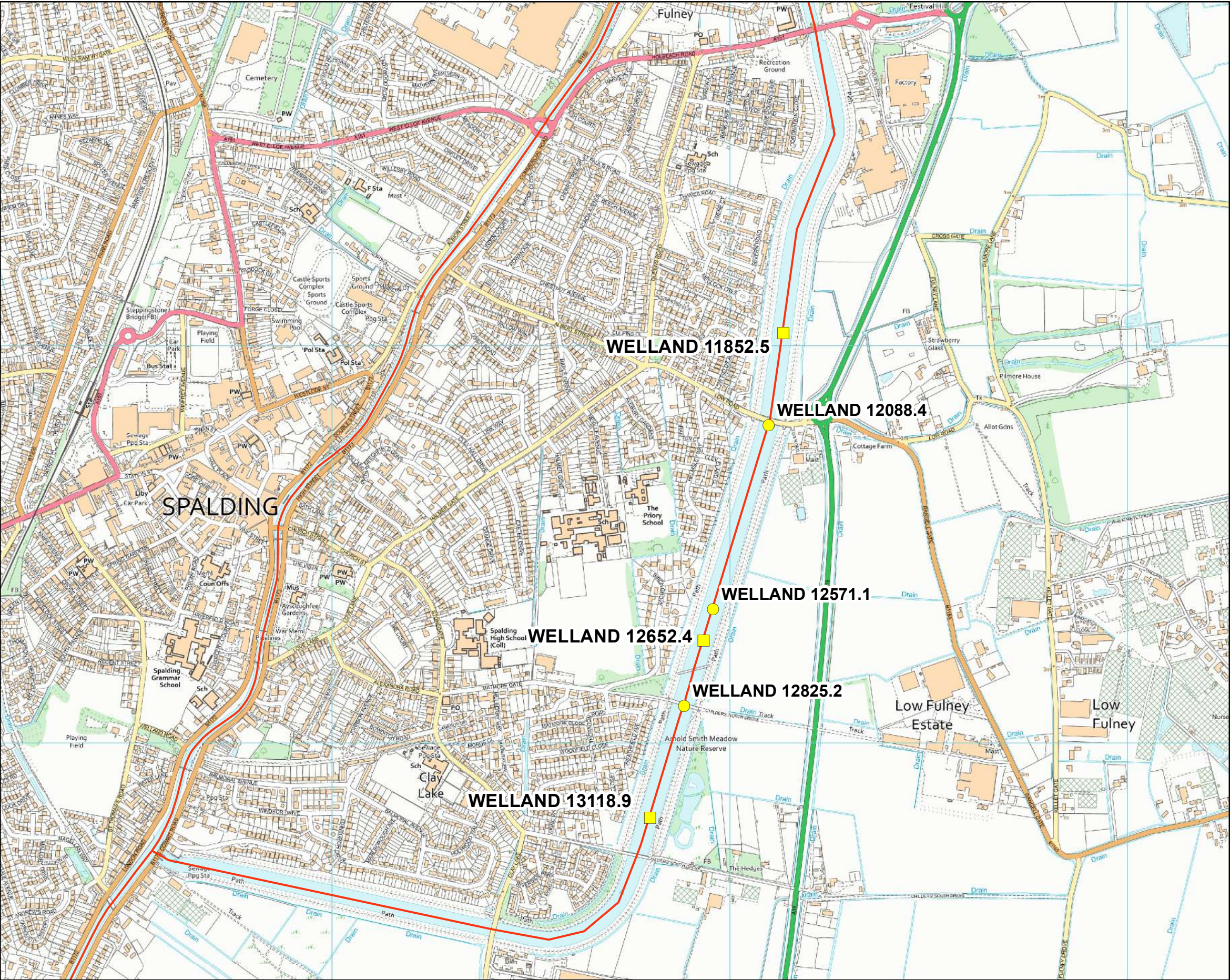
Light blue shows the extent of the Extreme Flood Outline, which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

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, Kettering

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Modelled Nodes Map centred on TF 25710 22635 - created April 2026 [Ref: EIR2026/17939]



Scale 1:10,000

Legend

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

Created by the Partnerships and Strategic Overview Team, Kettering

Datasheet [Ref: EIR2027/17939]
Model Name: Welland Glen
Model Date: 2016

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).

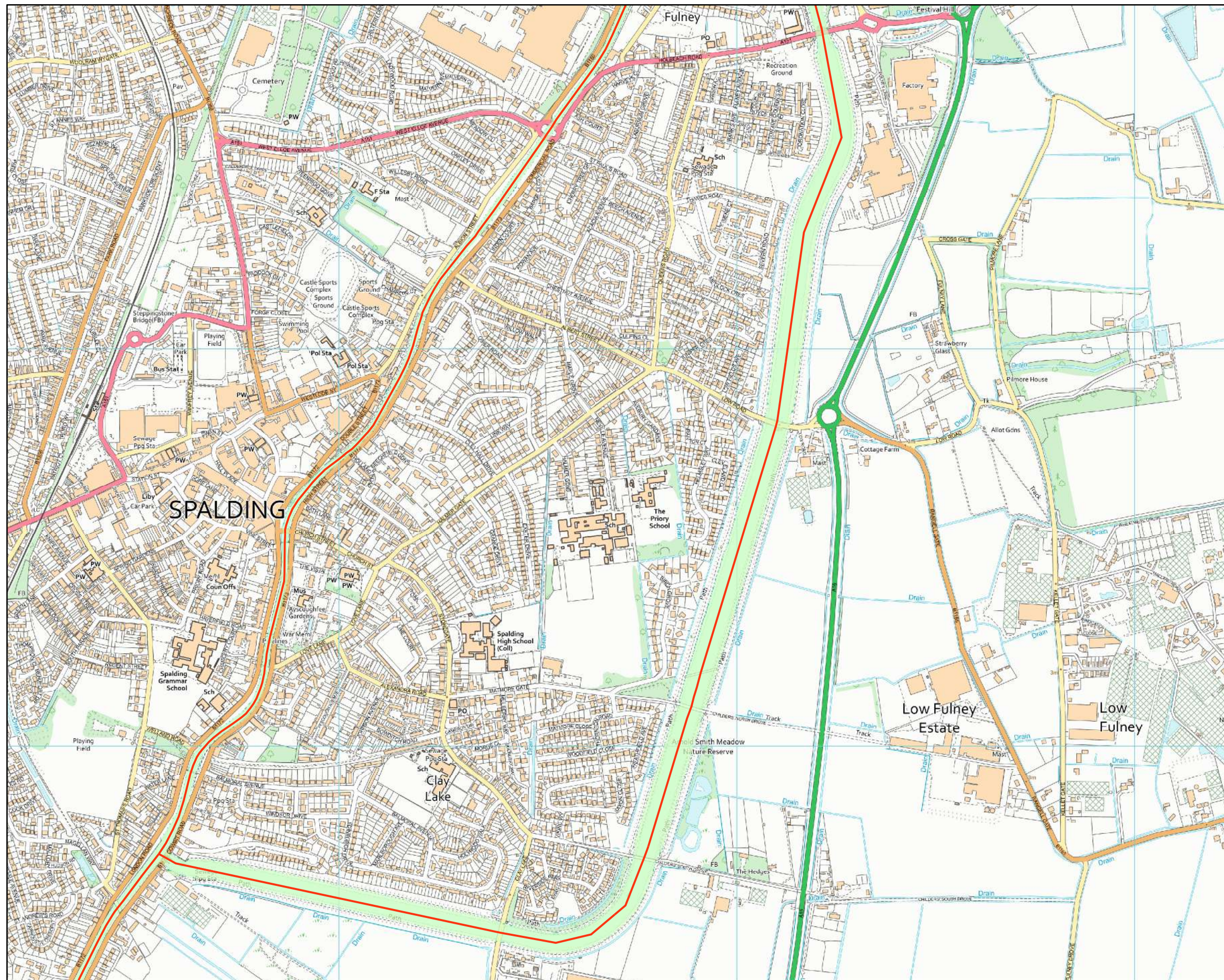
Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
WELLAND 12088.4	526097	322799	3.66	3.94	4.11	4.35	4.41	4.42	4.43	4.45	4.47	4.48	4.68	4.68
WELLAND 12571.1	525957	322337	3.66	3.94	4.11	4.36	4.42	4.42	4.43	4.45	4.47	4.48	4.68	4.68
WELLAND 12825.2	525884	322094	3.66	3.95	4.12	4.36	4.42	4.43	4.44	4.46	4.48	4.49	4.68	4.68

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)	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
WELLAND 11852.5	526134	323032	71.70	86.88	98.22	113.15	114.96	116.37	117.40	118.90	118.10	118.11	119.52	117.34
WELLAND 12652.4	525934	322259	69.30	84.57	95.88	109.05	112.81	114.54	116.06	117.54	116.95	116.73	117.04	116.17
WELLAND 13118.9	525799	321813	67.90	83.30	94.55	107.69	111.69	113.99	115.53	116.91	116.36	116.20	116.18	115.70

Modelled Flood Extents (with defences) Model: Welland Glen (2016) centred on TF 25710 22635 - created April 2026 [Ref: EIR2026/17939]



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

Created by the Partnerships and Strategic Overview Team,
Kettering