Flood Risk Assessment

Site:
Pell's Yard, Coney Garth Lane, Surfleet, Spalding PE11 4DS

Applicant:
Executer(s) of D W Machin Deceased

Prepared by:
Mr R Cole of Origin Design Studio Ltd

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RIBA
Chartered Practice

Table of Contents

Introduction 1
The Site 2
Findings 3
Risk of Flooding from River and Seas 3
Flood Zone 3
Historic Flooding 4
Sequential & Exception Test 4
Site Levels 5
Calculating the Flood Level 5
Tidal Flood Sources 6
Tidal Flood Level 6
Fluvial Flood Sources 8
Risk of Flooding from Surface Water 9
Risk of Flooding from Reservoirs 10
Risk of Flooding from Sewers 11
Safe Access & Egress 11
Standing Advice & Setting the Floor Level 11
Conclusion 12
Appendices 13
Appendix A – National Planning Policy Framework 13
Appendix B – South East Lincolnshire Local Plan 15
Appendix C - Environment Agency Flood Data 17

List of Figures

Figure 1 - Aerial Image of Site (source Google Maps) 2
Figure 2 - Flood Zone Map 3
Figure 3 - Table 3 – Flood Risk Vulnerability and Flood Zone Compatibility (www.gov.uk) 4
Figure 4 - Sea level rise allowances for Anglian River Basin 6
Figure 5 - Residual Hazard Map 2115 1% Fluvial / 0.5% Tidal 7
Figure 6 - Hazard classification (source Table 13.1 FD2320/TR2) 7
Figure 7 - Residual Flood Depth 2115 1% Fluvial / 0.5% Tidal 8
Figure 8 - Residual Velocity Map 2115 1% Fluvial / 0.5% Tidal 8
Figure 9 - Surface Water Flood Map (www.gov.uk) 9
Figure 10 - Reservoir Flood Map (www.gov.uk) 10

Introduction

Origin Design Studio Ltd have been appointed by Executer(s) of D W Machin Deceased to prepare a Flood Risk Assessment to accompany a planning application to South Holland District Council for a residential development.

The site is contained within a Flood Zone 3 and this is the basis upon which a Flood Risk Assessment is required. The approach to flood risk is set out in the National Planning Policy Framework (NPPF), refer to Appendix A with more local planning policy set out in the South East Lincolnshire Local Plan (SELLP), refer to Appendix B. This Flood Risk Assessment assesses the site in accordance with the policy requirements of the NPPF and the SELLP.

The Site

The site is located at Coney Garth Lane, Surfleet, Spalding. The site is located at the northern end of Coney Garth Lane. Generally, the site is surrounded by agricultural fields. The wider site is located to the east of the A16 and is associated with the adjacent farmhouse and outbuildings to the south.

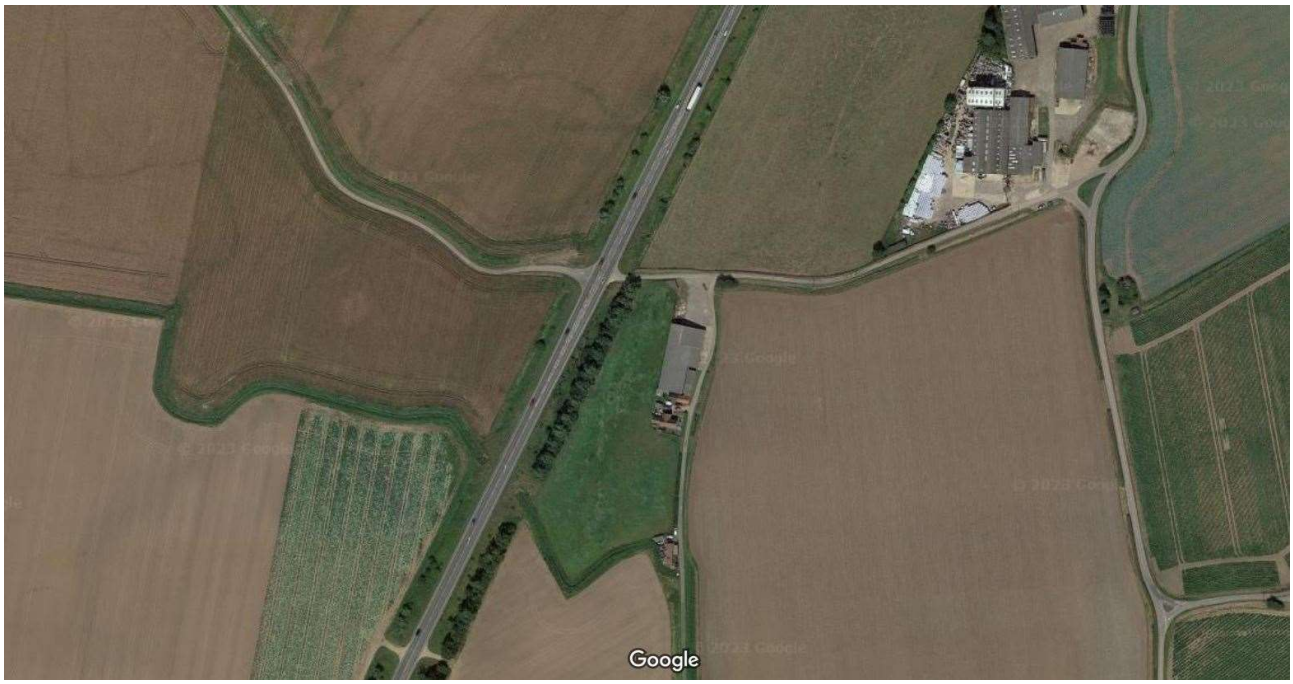


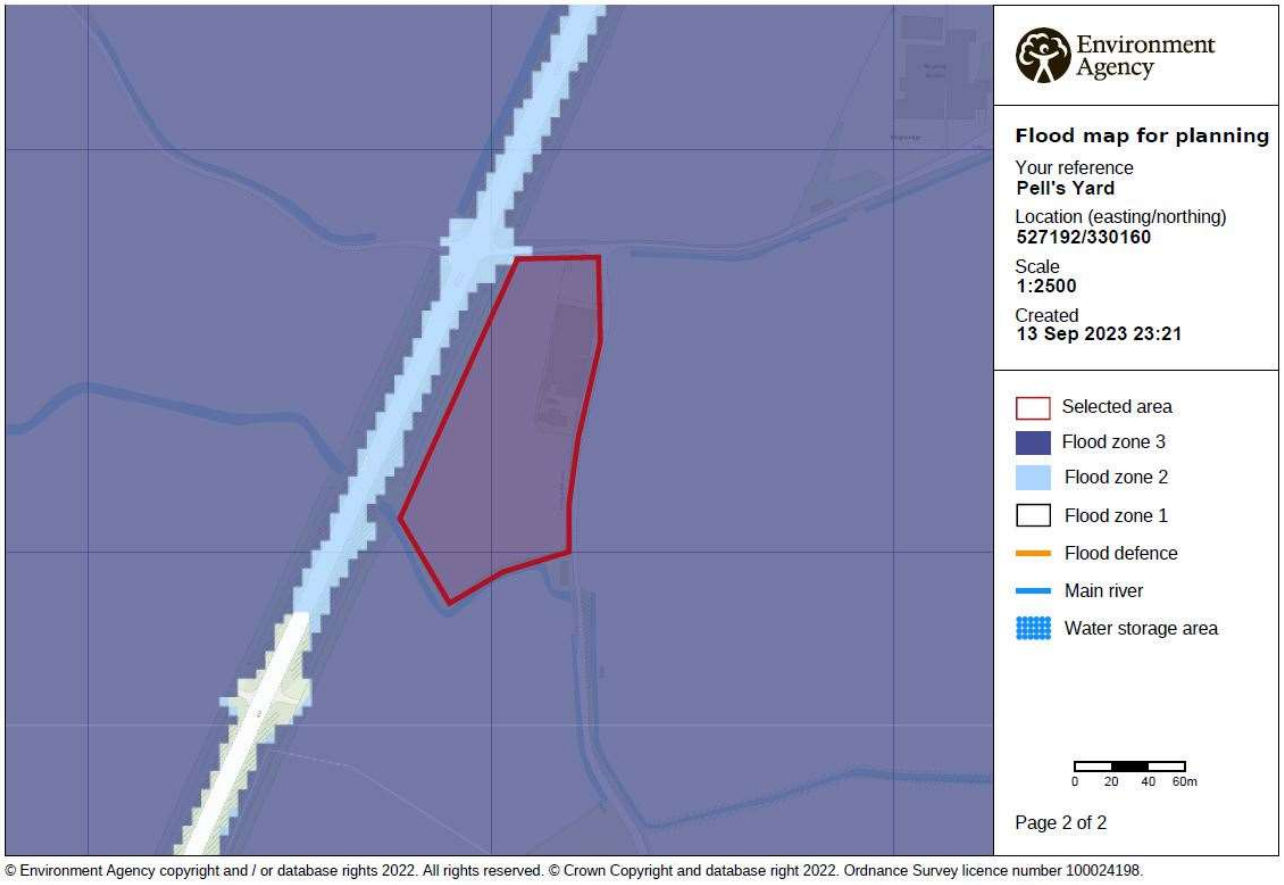
Figure 1 - Aerial Image of Site (source Google Maps)

Findings

Risk of Flooding from River and Seas

Flood Zone

The site is contained wholly within a Flood Zone 3. Flood Zone 3 shows the area at risk of flooding for an undefended flood event with: a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea.



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Figure 2 - Flood Zone Map

Historic Flooding

The Environment Agency have information about historical flooding near to the site, refer to Appendix D. A flood of the River Glen in April 1998 caused localised flooding at Reservoir Road. This did not affect the site.

Sequential & Exception Test

The proposed development is residential and will result in 5No. two storey dwellings from the conversion of the existing large grain store. Therefore, flood risk is considered on this basis.

Developments need a sequential test when the development is in flood zone 2 or 3 and a sequential test hasn't already been done for a development of the type planned on the proposed site.

The purpose of the sequential test is to direct development to land of lower flood risk. The sequential test compares the proposed development site with other available sites to find out which has the lowest flood risk.

The residential use is classified as "more vulnerable" in accordance with Table 2 – Flood Risk Vulnerability Classification.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Figure 3 - Table 3 – Flood Risk Vulnerability and Flood Zone Compatibility (www.gov.uk)

In accordance with Table 3 where a site is located in a Flood Zone 3 with a vulnerability classification of “more vulnerable” development is considered to be compatible providing the exception test is satisfied.

Therefore, the development will need to pass both a sequential test and exception test. However, guidance within the NPPG shows that no sequential test or exception test is required for a change of use.

Site Levels

At the time of preparing this report no topographical survey had been undertaken to inform the design for the proposed development.

Calculating the Flood Level

The flood level should be estimated using the lifespan of the development. For residential developments the lifespan is considered to be 100 years unless otherwise specified. The flood level will therefore need to consider the impact of climate change over the lifetime of the development.

Where possible all habitable floors should be above the flood level. Where the accommodation is proposed to be two storeys the 1 in 100/200-year flood level plus climate change will be used to ensure habitable floors are above the flood level. In the case where a single storey building is proposed habitable floors should be above the 1 in 1000-year flood level plus climate change. In both cases a safe point of refuge can be established and therefore provide protection to the inhabitants of the building.

In this case it is proposed to create a 5No. two-storey dwelling. To determine the flood level the fluvial and tidal sources will be looked at to determine the worst case and an appropriate floor level.

Tidal Flood Sources

The site is at risk from tidal sources of flooding. The existing tidal defences protecting this site consist of earth embankments.

They are in good condition and reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year.

However, there is a residual risk from overtopping and breaching of the defences. There is currently no hazard mapping is available from the Environment Agency however hazard mapping is available in South East Lincolnshire Strategic Flood Risk Assessment 2017 (SEL SFRA) provides Hazard mapping for the site.

Tidal Flood Level

The tidal flood design event is 1:200 year plus climate change for the year 2123 (i.e. 100 years from today). The tidal flood level can be estimated for the site based on the associated maps within the SEL SFRA. The SFRA includes an allowance for climate change for the production of residual flood mapping as a map has been produced for the year 2115.

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events such as both tidal and fluvial flooding. The climate change sea level allowances in the NPPF Guidance were updated on the 19th February 2016 and again on 17th December 2019. The site lies within the Anglian River Basin Catchment and allowances for climate change should be made on the following extracts from Table 1 basis.

River basin district	**Allowance category**	**2000 to 2035 (mm)**	**2036 to 2065 (mm)**	**2066 to 2090 (mm)**	**2096 to 2125 (mm)**	**Cumulative 2000 to 2125 (m)**
Anglian	Higher Central	5.8 (203)	8.7 (261)	11.6 (348)	13 (390)	1.2
	Upper End	7 (245)	11.3 (339)	15.8 (474)	18.1 (543)	1.6

Figure 4 - Sea level rise allowances for Anglian River Basin

Whilst the 2115 hazard maps do not include for an allowance for the development beyond 2115 it is nonetheless considered proportionate to use the mapping contained in the SFRA.

The Hazard mapping, refer to Figure 4, for the 1:200-year tidal event including climate change (2115) shows site where the existing buildings are located in a hazard classified as “Danger for Most”. Immediately south the land is classified as “Danger for All”. This can be seen in Figure 5 below.

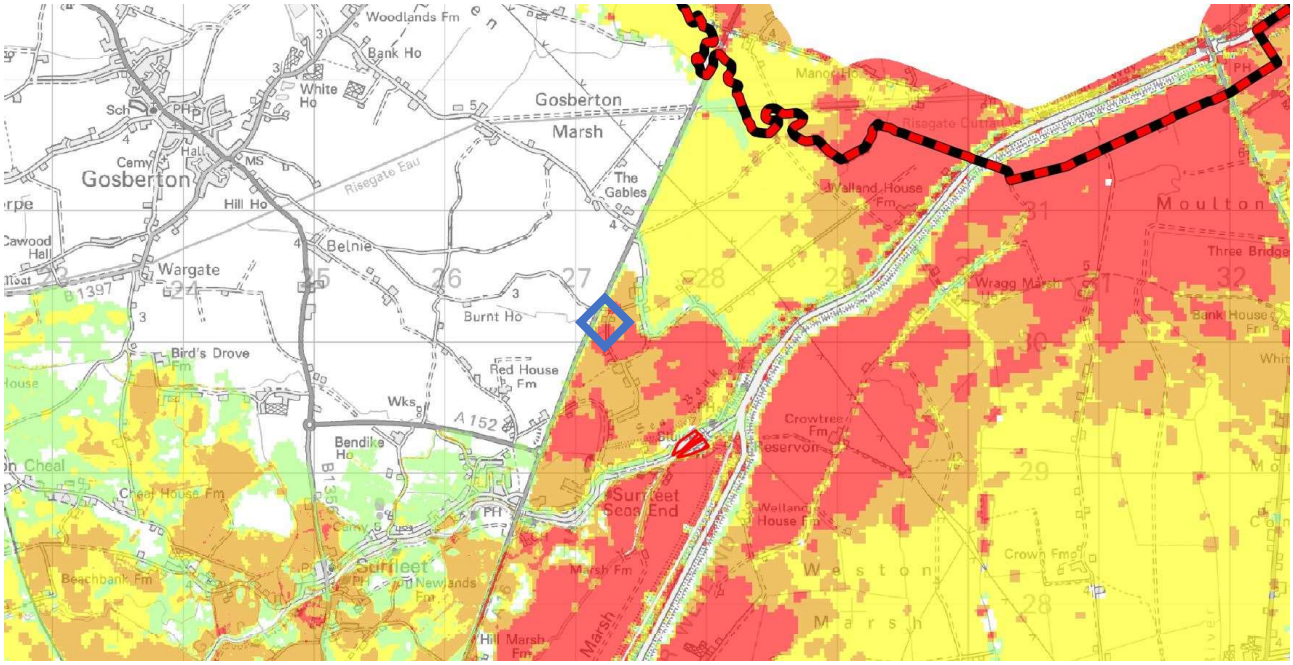


Figure 5 - Residual Hazard Map 2115 1% Fluvial / 0.5% Tidal

The hazard is derived from the depth and velocity of flood water as defined by Defra and the Environment Agency which is translated in 'Flood Risk Assessment Guidance for New Development Phase 2, R&D Technical Report FD2320/TR2'. The classification is split into four categories, defined by the depth and velocity of flood waters and the related ability of people to evacuate the area once a flood occurs. Please refer to the Figure 6 below for further information on flood hazard.

Table 13.1 Danger to people for different combinations of depth and velocity

Velocity (m/s)	Depth of flooding (m)											
	0.05	0.10	0.20	0.30	0.40	0.50	0.60	0.80	1.00	1.50	2.00	2.50
0.00												
0.10												
0.25												
0.50												
1.00												
1.50												
2.00												
2.50												
3.00												
3.50												
4.00												
4.50												
5.00												

Key:
- Danger for some
- Danger for most
- Danger for all

Figure 6 - Hazard classification (source Table 13.1 FD2320/TR2)

The flood depth for the design event is shown in Figures 7 and the flood velocity is shown in Figure 8. The flood depth on site is shown to be 0.50-1.0m and a velocity of 0-0.3m/s.

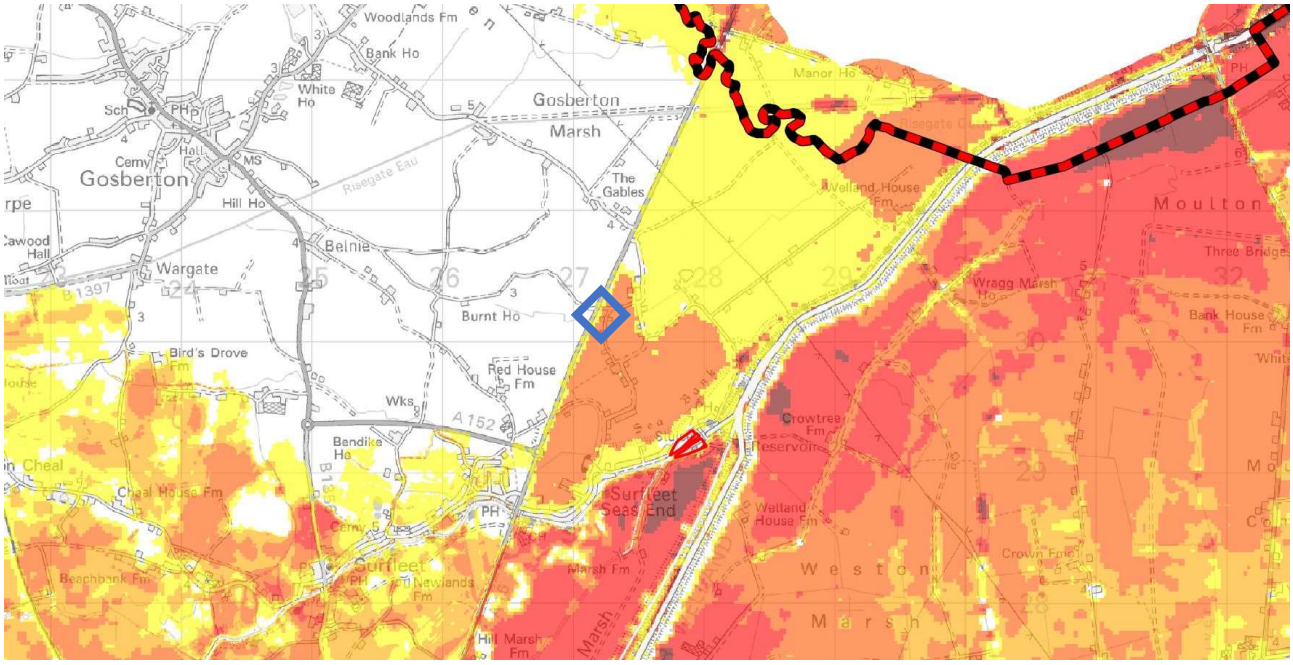


Figure 7 - Residual Flood Depth 2115 1% Fluvial / 0.5% Tidal

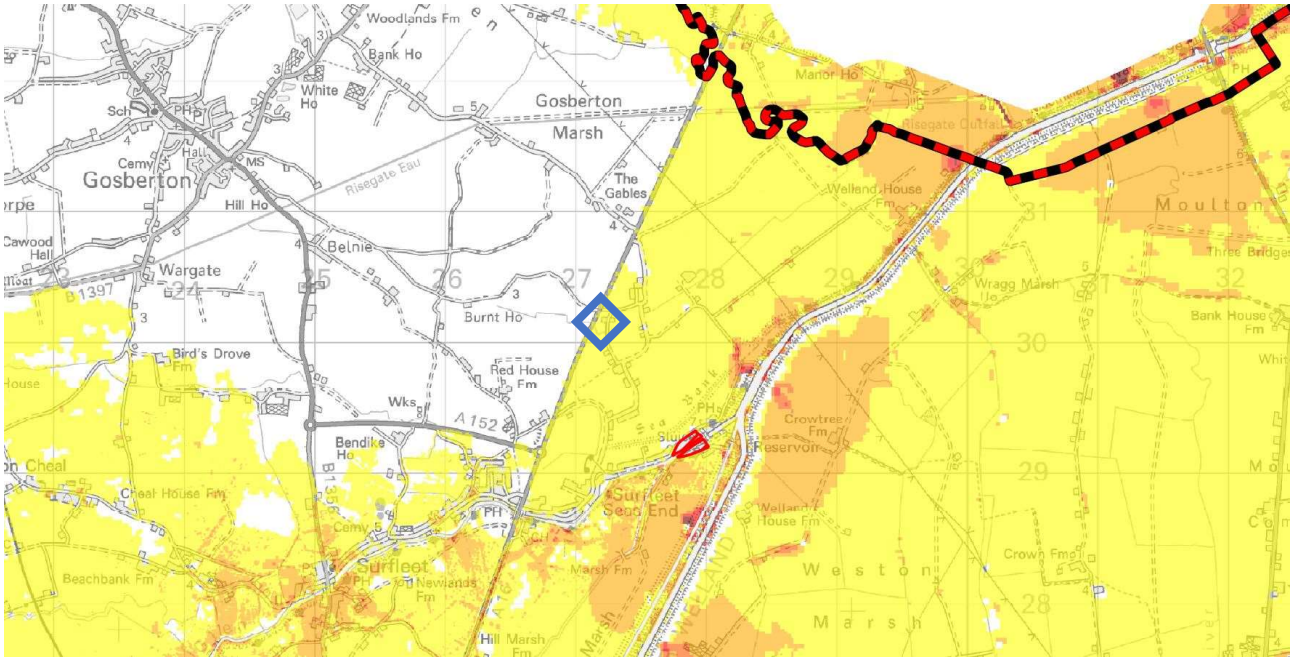


Figure 8 - Residual Velocity Map 2115 1% Fluvial / 0.5% Tidal

Standing Advice from the Environment Agency allows development for minor development with a hazard rating of “Danger for Most” subject to appropriate mitigation.

Fluvial Flood Sources

The site is not at risk from fluvial sources of flooding.

Risk of Flooding from Surface Water

The risk of flooding from surface water is very low on the site. The following map shows the Environment Agency's Risk of Flooding from Surface Water map:

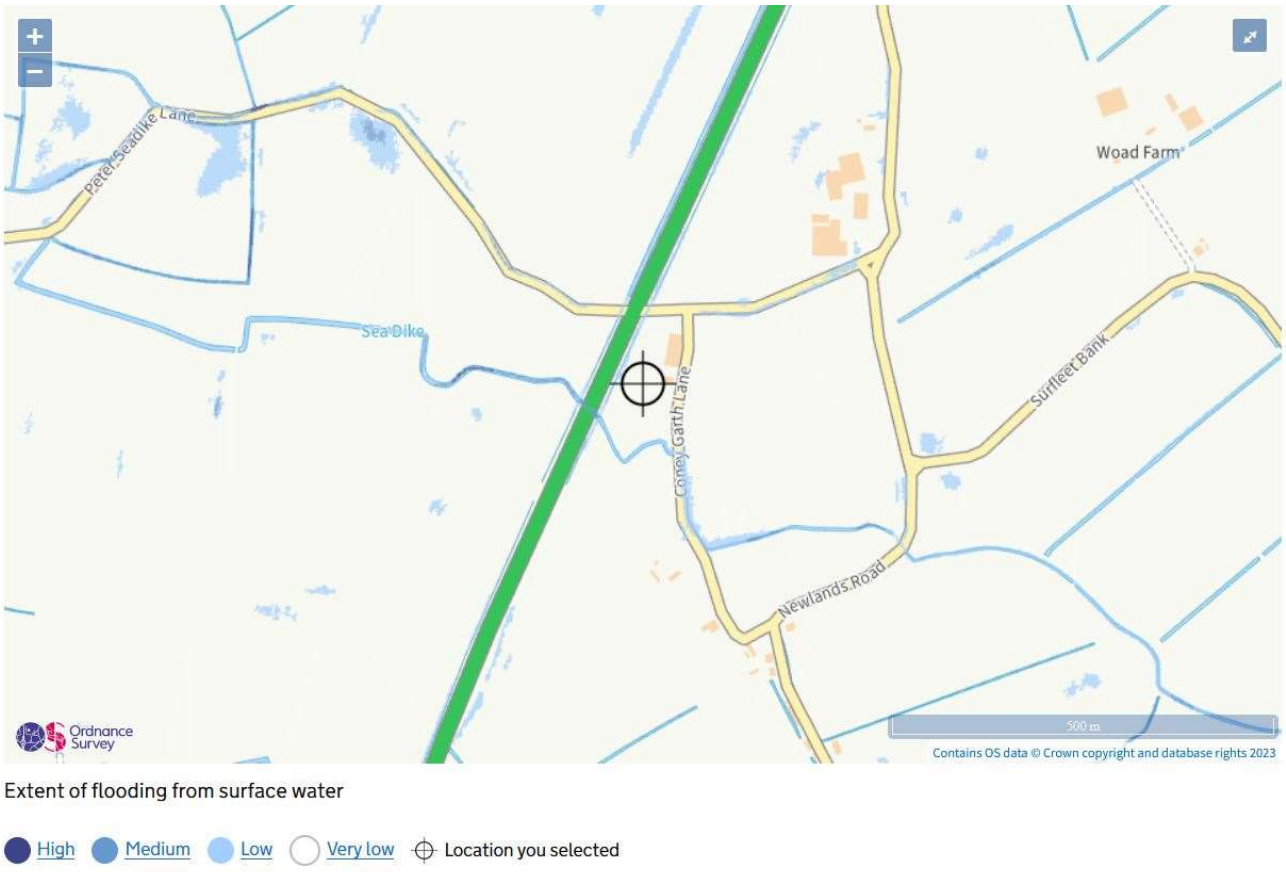


Figure 9 - Surface Water Flood Map (www.gov.uk)

The site does not suffer from surface water flooding. No further action is required.

Risk of Flooding from Reservoirs

There is no risk of flooding from reservoirs when river levels are normal or when there is flooding from rivers. The following map shows this on the Environment Agency's Risk of Flooding from Reservoirs map:

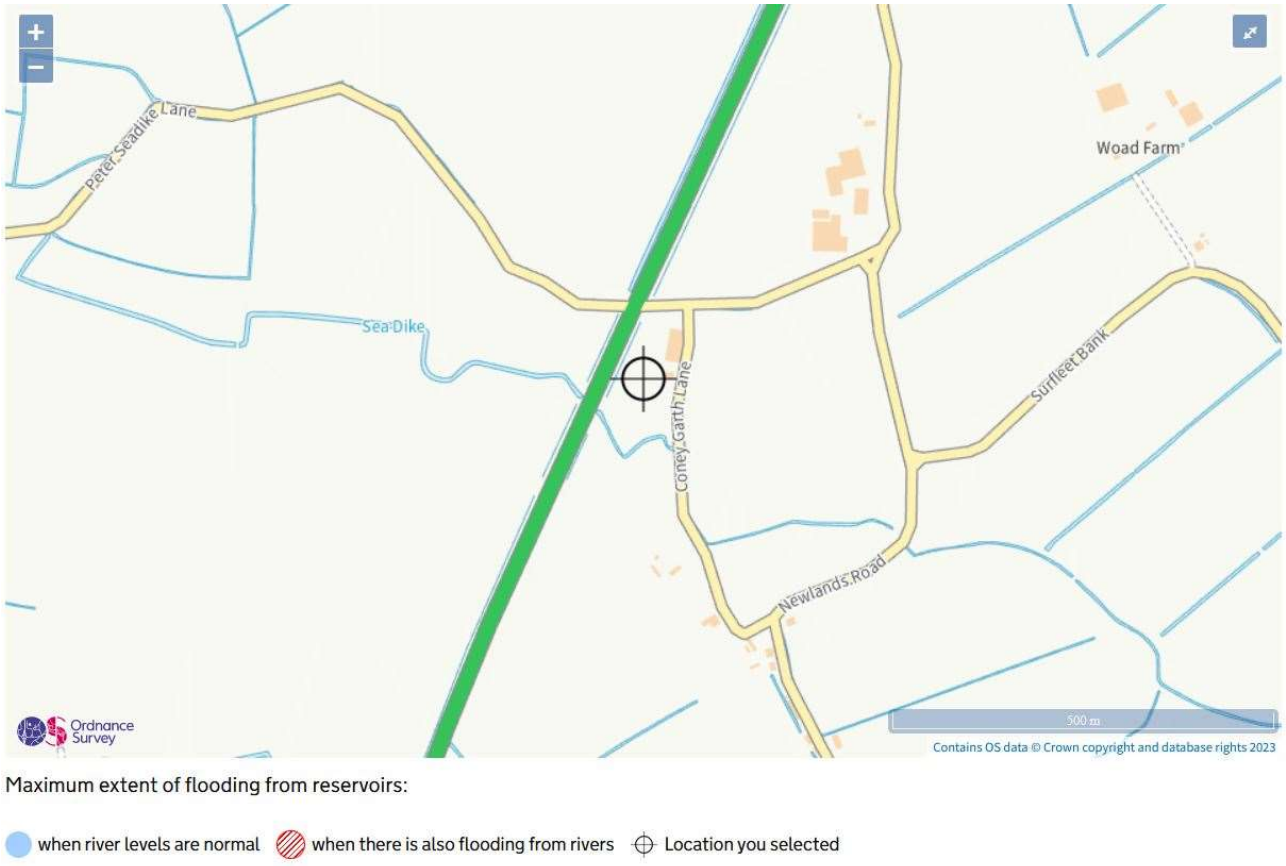


Figure 10 - Reservoir Flood Map (www.gov.uk)

No further action is required.

Risk of Flooding from Sewers

There are no known public surface water and foul water sewers that currently exist on the site that are known to suffer from sewer surcharging. All new infrastructures to service the dwellings shall be appropriately designed to the relevant standards to ensure failures do not present a problem.

Safe Access & Egress

The proposed ground floor level will be above the predicted worse case flood level and provide a safe refuge. The access track to A16 may be passable allowing for safe passage along A16 for lesser flooding. However for the design event a stay put scenario is best observed given the safe refuge the floor level will provide.

Standing Advice & Setting the Floor Level

There are two relevant standing advice instructions based on the proposed development being a 'more vulnerable' change of use and minor development with a hazard classification of 'Danger for Most'. The standing advice matrix informs the development in the following ways:

- The proposal should be referred to the Environment Agency with a supporting Flood Risk Assessment, which demonstrates that the proposal will be safe for its lifetime.
- The Environment Agency is likely to object to proposals including ground floor habitable accommodation.
- The FRA should aim to identify mitigation measures in line with those required for new build development of the same type, as far as this is practicable.
- For new build development depths of 0.50m-1.0m the FFL must be set 1m above ground level, with flood resilient construction to a height of 300mm above the predicted flood depth.

In this case it is possible to follow the standing advice given the available headroom space within the existing building. Therefore, the ground floor will be set at 1m.

Conclusion

The proposed development is for 5No. two-storey dwellings. The site is contained wholly within a Flood Zone 3.

The site is not at risk of fluvial flooding but is at risk from tidal flooding. The site is protected by adequate tidal flood defences which are maintained by the Environment Agency. A residual risk of overtopping and breaching of these defences exist.

The residential use falls within "more vulnerable" uses of land in Table 2 Flood Risk Vulnerability Classification and Table 3 shows that developments of this nature are appropriate in flood zone 3 subject to passing the Sequential Test and Exception Test.

In this case the proposed scheme is for a ‘Change of Use’ which does not require to pass the Sequential Test and Exception Test.

The predicted flood depth for the design event (1 in 200-year plus climate change) for the site is 0.50m-1.0m. Standing advice requires ground floors to be set at 1m above existing ground level with flood resilient construction to a height 300mm above the predicted flood depth to be installed.

At the detailed design stage of the development advice contained in “Improving the Flood Performance of New Buildings - Flood Resilient Construction” should be followed.

Further to this the property will register to Floodline to receive advance warning of potential flooding.

New foul and surface water drains will be designed to the relevant standards.

Appendices

Appendix A – National Planning Policy Framework

PLANNING AND FLOOD RISK

159. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

160. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.

161. All plans should apply a sequential, risk-based approach to the location of development–taking into account the current and future impacts of climate change[49] Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless itis in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

    a) applying the sequential test and then, if necessary, the exception test as set out below;
    b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
    c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and
    d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

158. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

159. If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

160. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that:

    a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
    b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

161. Both elements of the exception test should be satisfied for development to be allocated or permitted.

162. There planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment[50]. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

    a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
    b) the development is appropriately flood resistant and resilient;
    c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
    d) any residual risk can be safely managed; and
    e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

164. Applications for some minor development and changes of use[51] should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.

165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

    a) take account of advice from the lead local flood authority;
    b) have appropriate proposed minimum operational standards;
    c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
    d) where possible, provide multifunctional benefits.

Appendix B – South East Lincolnshire Local Plan

POLICY 4: APPROACH TO FLOOD RISK

Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:

1. It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development1or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).
2. It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.
3. The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:
    a) demonstrate that the vulnerability of the proposed use is compatible with the flood zone;
    b) identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source;
    c) propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime;
    d) include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff;
    e) incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances where it is demonstrated that there are no feasible alternatives);
    f) demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure have been considered as a way of providing flood betterment and reducing flood risk overall;
    g) demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;
    h) ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

Change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required.

Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a 'danger for most' and 'danger for all' will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not be permitted to open between 1st November in any one year and the 14th March in the succeeding year.

No development will be permitted within a 50m buffer from the toe of the raised Witham Haven Banks (flood defences), as shown on the indicative Plan contained in Appendix 10, to allow access for construction and maintenance.

Flood risk management infrastructure shall be provided at the strategic level, where development opportunities allow, to reduce the hazard and probability of flooding.

Appendix C - Environment Agency Flood Data

Rob Cole
rob@origindesignstudio.co.uk

Our ref: CCN-2023-326276

Date: 26/09/2023

Dear Rob,

Provision of Flood Risk Information for Coney Garth Lane, Surfleet.

Thank you for your request for our flood risk information for the above site. The information 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 risk, such as consequence of a breach in 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 **June 2023.**

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

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

The Flood Map 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

The area was previously known to have flooded in April 1998.

A copy of the Recorded Flood Outlines Map showing the extent of previous recorded flooding in your area is attached. This only covers information we hold and 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 organisations, such as the Lead Local Flood Authority (ie top tier council), Local Authority or Internal Drainage Board (where they exist), may have records.

3. Schemes in the area

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

4. Fluvial Flood Risk Information

This site is not considered to be at risk of flooding from main rivers.

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

5. Tidal Flood Risk Information

This site is considered to be at risk from tidal flooding.

5.1 Tidal Defence Information

The existing tidal defences protecting this site consist of earth embankments.

They are in good condition and reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. We inspect these defences routinely to ensure potential defects are identified.

Refer to paragraph 3 for details of any ongoing capital projects to reduce the flood risk to this site.

5.2 Tidal Flood Levels

The attached data sheets show our current best estimate for extreme tide levels.

Please read the information notes on the data sheets.

5.3 Tidal Hazard Mapping

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

At present this information is available along the full coastal / tidal floodplain, except the tidal Witham Haven in Boston (upstream of Hobhole) where only breaching and not overtopping has been modelled and the tidal River Welland upstream of Fosdyke Bridge where neither breaching nor overtopping are available.

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/

6. Development Planning

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

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

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

Climate change will increase flood risk due to overtopping of defences. Please note, unless specified otherwise, the climate change data included has an allowance for 20% increase in flow. Updated guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances' was published on GOV.UK in **July 2021**. The appropriate updated climate change allowance should be applied in a Flood Risk Assessment.

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

7. Data Licence and Other Supporting Information

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

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

Further information on flood risk can be found on the GOV.UK website at:
https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather

8. Other Flood Risk Management Authorities

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

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

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

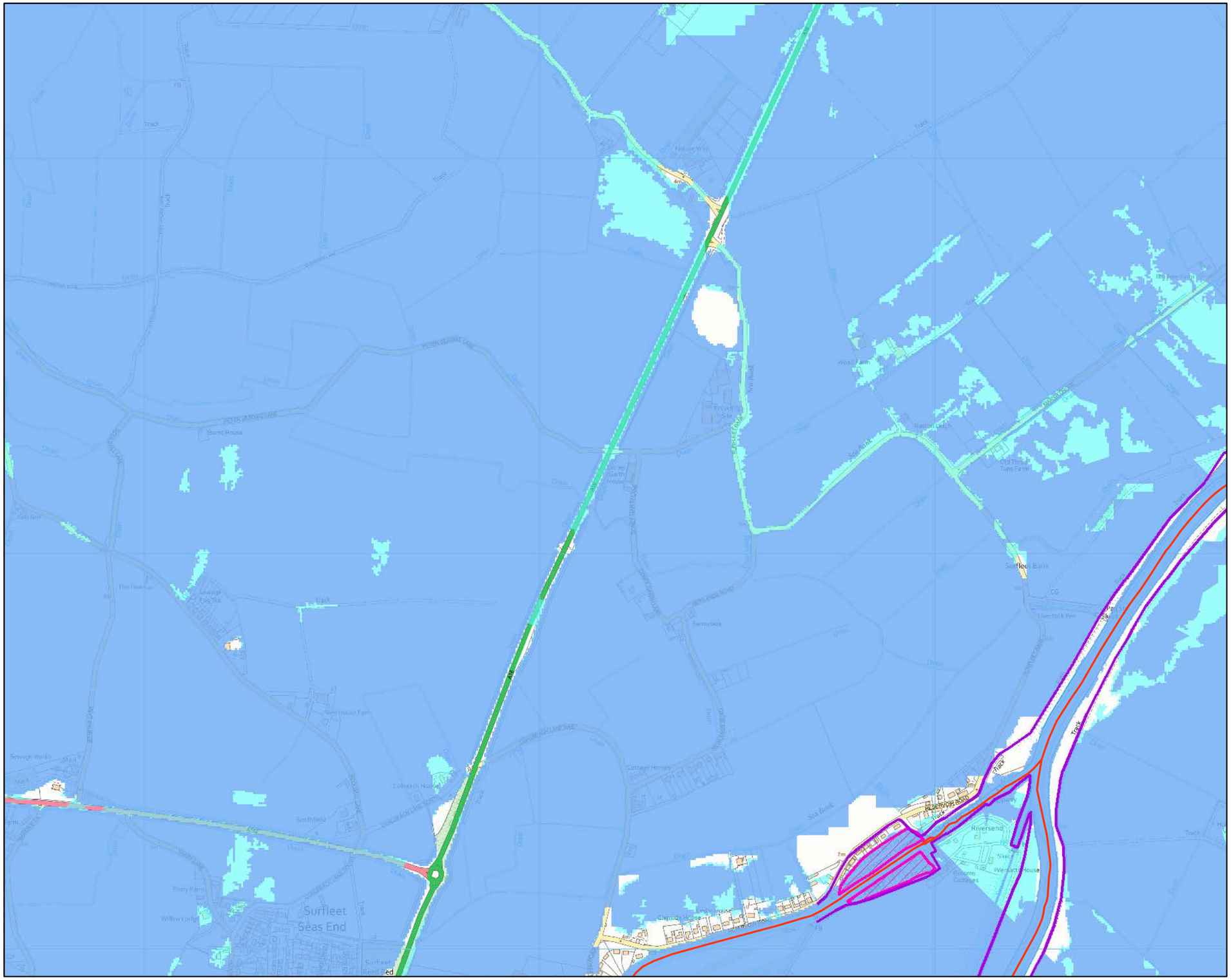
Yours sincerely,



for Alastair Windler
Welland and Nene Partnerships and Strategic Overview Team Leader
e-mail PSOWN@environment-agency.gov.uk

Enc.
Flood Map for Planning
Recorded Flood Event Outlines Map
Tidal Level Data Sheets - Map and Tables

Flood Map centred on TF 27192 30160 - created September 2023 [Ref: CCN-2023-326276]



Environment Agency

Scale 1:10,000

N

Legend

- Main Rivers
- Raised Defences
- Flood Storage Areas
- Areas 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.

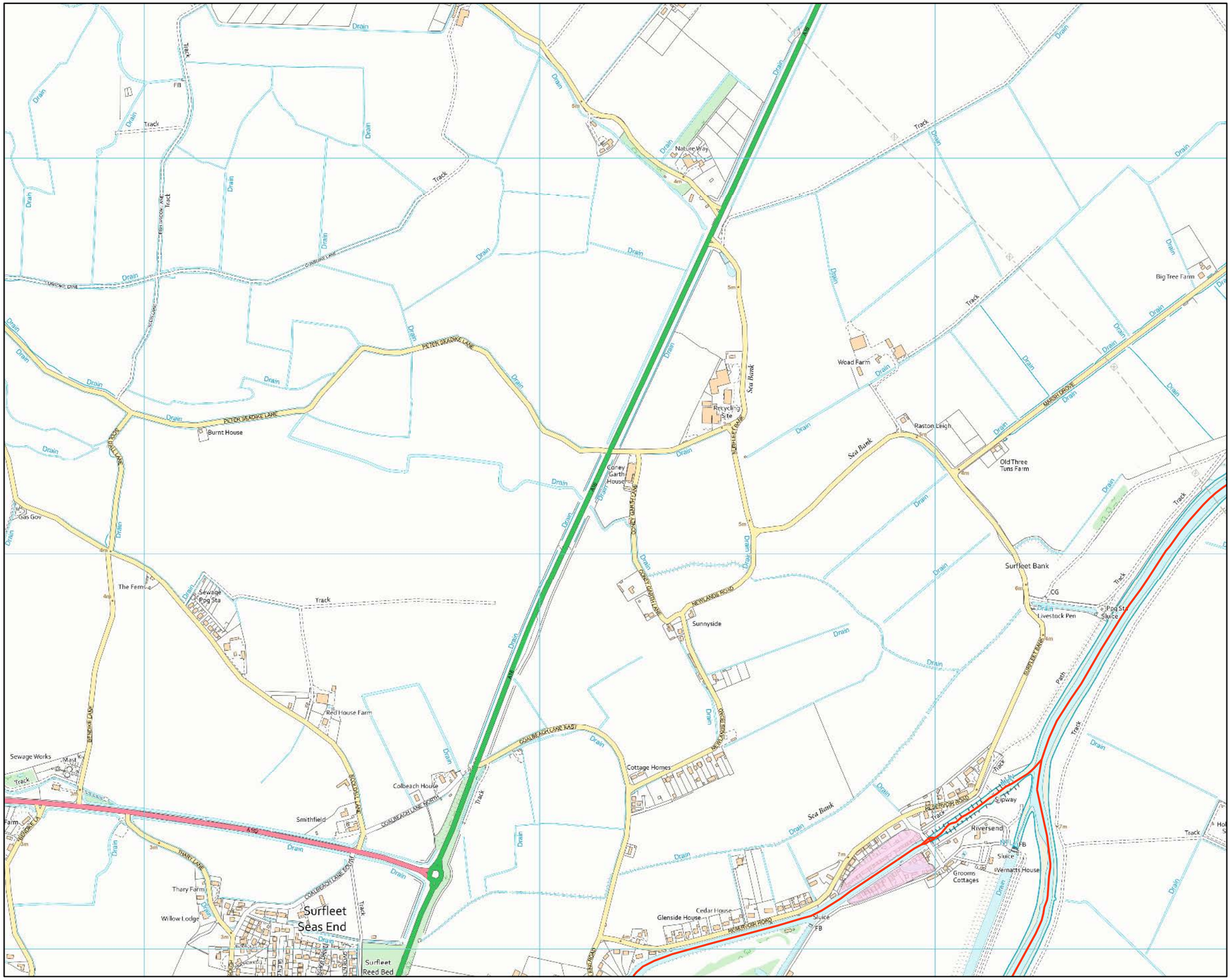
These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Sites outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.

Created by the Partnerships and Strategic Overview Team, Kettering

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Historic Flood Map centred on TF 27192 30160 - created September 2023 [Ref: CCN-2023-326276]



Environment Agency

Scale 1:10,000

N

Legend

Main Rivers

Event name

LNA_1998_April_River Glen_Surfleet

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East Coast and Wash - 2018 Coastal Flood Boundary [CFB] Dataset
Key Node Points



Environment Agency

Scale 1:550,000

N
W E
S

▲ East Coast and Wash

See separate data sheet for predicted flood levels

Created by the Partnerships and Strategic Overview Team, Lincoln

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East Coast and Wash: Immingham to the West Lighthouse

2018 Coastal Flood Boundary Extreme Sea Levels

CFB Ref	Location	Easting	Northing	Annual Chance (1 in x) of Tide Level in metres ODN																		
				1			10			50			100			200			300			1000		
				Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound			Confidence Bound		
				2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%	2.5%	50%	97.5%
3888	Immingham	520440	417625	4.16	4.17	4.19	4.50	4.53	4.62	4.73	4.80	5.00	4.83	4.93	5.19	4.93	5.06	5.41	4.98	5.14	5.55	5.15	5.38	6.01
3890	Haborough Marsh	522100	416512	4.14	4.15	4.17	4.48	4.51	4.60	4.70	4.77	4.97	4.80	4.90	5.16	4.90	5.03	5.38	4.94	5.10	5.51	5.11	5.34	5.97
3898	Grimsby	529295	413162	3.98	3.99	4.01	4.31	4.34	4.43	4.53	4.60	4.80	4.61	4.71	4.97	4.71	4.84	5.19	4.74	4.90	5.31	4.88	5.11	5.74
3906	Buck Beck	534709	407369	3.87	3.88	3.90	4.19	4.23	4.31	4.41	4.50	4.68	4.50	4.61	4.86	4.61	4.75	5.10	4.64	4.82	5.22	4.80	5.05	5.66
3910	Tetney	538035	405537	3.85	3.86	3.89	4.17	4.22	4.30	4.40	4.50	4.67	4.49	4.61	4.86	4.60	4.75	5.10	4.63	4.82	5.21	4.80	5.06	5.66
3918	Donna Nook	544641	401997	3.82	3.83	3.86	4.14	4.19	4.27	4.38	4.48	4.65	4.47	4.60	4.85	4.58	4.74	5.10	4.63	4.82	5.22	4.81	5.08	5.68
3928	Saltfleet	549131	393360	3.78	3.79	3.82	4.11	4.16	4.26	4.36	4.46	4.64	4.47	4.59	4.86	4.57	4.74	5.11	4.63	4.83	5.25	4.83	5.11	5.74
3942	Boygrift	555131	380860	3.72	3.74	3.77	4.06	4.11	4.22	4.33	4.43	4.65	4.43	4.57	4.87	4.56	4.73	5.13	4.62	4.83	5.28	4.85	5.15	5.82
3968	Gibraltar Point	557652	356181	4.16	4.17	4.20	4.51	4.56	4.67	4.76	4.85	5.08	4.85	4.97	5.27	4.94	5.10	5.49	4.99	5.18	5.63	5.14	5.41	6.09
3992_14	Hobhole	535990	340116	4.96	4.97	5.01	5.40	5.44	5.56	5.66	5.76	5.98	5.78	5.90	6.20	5.88	6.04	6.44	5.92	6.11	6.57	6.03	6.31	6.99
	Grand Sluice*	532366	344510	4.93	4.94	4.98	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
3992_9	Boston Barrier	532754	342852	4.93	4.94	4.98	5.41	5.45	5.57	5.73	5.83	6.05	5.85	5.97	6.27	5.93	6.09	6.49	5.94	6.13	6.59	5.98	6.26	6.94
3992_5	Fosdyke Bridge	531886	332234	4.87	4.88	4.92	5.31	5.35	5.47	5.58	5.68	5.90	5.71	5.83	6.13	5.82	5.98	6.38	5.87	6.06	6.52	6.01	6.29	6.97
4008	West Lighthouse	550094	329971	4.87	4.88	4.91	5.21	5.26	5.37	5.46	5.56	5.78	5.56	5.68	5.98	5.66	5.82	6.21	5.71	5.90	6.35	5.86	6.14	6.81
-	Marsh Road	525988	324065	-	5.04	-	-	5.44	-	-	5.73	-	-	5.85	-	-	5.98	-	-	-	-	-	-	-
-	Wisbech	546110	309940	-	4.83	-	-	5.25	-	-	5.53	-	-	5.66	-	-	5.78	-	-	-	-	-	-	-
-	Dog-in-a-Doublet	527200	299287	-	3.67	-	-	4.00	-	-	4.22	-	-	4.32	-	-	4.42	-	-	-	-	-	-	-

See next page for notes

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East Coast and Wash: Immingham to the West Lighthouse

2018 Coastal Flood Boundary Extreme Sea Levels

NOTES:

The following notes apply to all CFB sites (ie all on table excluding Marsh Road, Wisbech, Dog-in-a-Doublet)

- The base date for the data is 2017.
- The levels are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- Levels for other annual chance probabilities are available if required.
- For additional information relating to the 2018 Coastal Flood Boundary Extreme Sea Levels or to access the full dataset for the above sites or intermediate locations refer to the Defra Metadata Catalogue at https://deframetadata.com/geonetwork/srv/eng/catalog.search#/metadata/84a5c7c0-d465-11e4-b0bd-f0def148f590

The following notes apply to all Marsh Road, Wisbech, Dog-in-a-Doublet

- The base date for the data is 2006
- The levels are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- Levels for other annual chance probabilities are available if required.
- These levels will be updated as their respective tidal river models are updated.

The following notes apply to Grand Sluice

- Grand Sluice remains the tidal limit for the River Witham.
- The data is based on CFB 2018 data for Boston Barrier site, capped at 5.3mAOD to reflect use of the barrier which raises for tides above this level.
- The base date for the data is 2017
- The levels are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- For additional information relating to the 2018 Coastal Flood Boundary Extreme Sea Levels or to access the full dataset for the above sites or intermediate locations refer to the Defra Metadata Catalogue at https://deframetadata.com/geonetwork/srv/eng/catalog.search#/metadata/84a5c7c0-d465-11e4-b0bd-f0def148f590

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