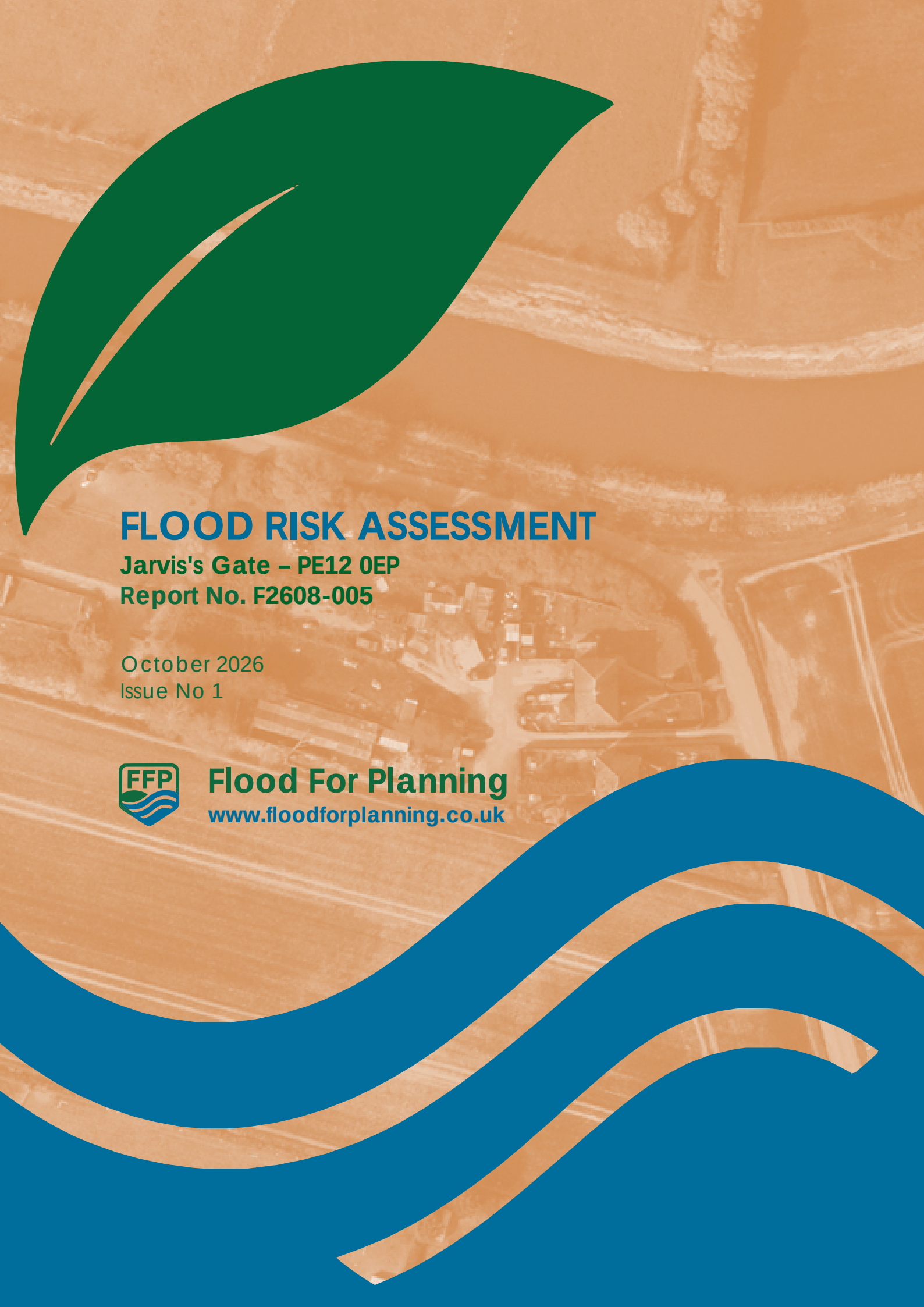




FLOOD RISK ASSESSMENT

Jarvis's Gate – PE12 0EP
Report No. F2608-005

October 2026
Issue No 1



Flood For Planning
www.floodforplanning.co.uk

CONTENTS

Page

1	INTRODUCTION	4
1.1	Appointment	4
1.2	Project Understanding	4
1.3	Scope of Works	4
1.4	Sources of Information	4
1.5	Project Limitations	4
2	SITE DESCRIPTION	5
3	RELEVANT PLANNING POLICY AND GUIDANCE	7
3.1	Introduction.....	7
3.2	National Planning Policy Framework.....	7
3.3	Best Practice flood risk assessment guidance	7
3.4	Lifetime of development	7
3.5	Local Policy and SFRA recommendations	7
4	ASSESSMENT OF FLOOD RISK TO THE PROPOSED DEVELOPMENT	8
4.1	Introduction.....	8
4.2	Tidal and Fluvial Flood Risk	8
4.3	Surface Water Flood Risk	17
4.4	Groundwater Flood Risk.....	25
4.5	Artificial Sources Flood Risk.....	25
4.6	Summary of Flood Risks	26
4.7	Design Flood level according to all the sources identified.....	26
5	AVOID THE FLOOD RISK	26
5.1	Evidence of the Sequential Test.....	26
5.2	Evidence of the Exception Test.....	26
6	CONTROL OF FLOOD RISK	27
6.1	Proposed Site Levels	27
7	MITIGATE FLOOD RISK	29
7.1	Introduction.....	29
7.2	Risk to property/building.....	29
7.3	Risk to people.....	30
7.4	Floodplain storage and conveyance compensation	30
8	MANAGE FLOOD RISK.....	31
8.1	Residual flood risk	31
8.2	Hazard rating analysis.....	31
8.3	Safe access and escape	32
9	SUMMARY OF MEASURES.....	34
9.1	CONTROL & MITIGATION OF FLOOD RISK.....	34
9.2	MANAGEMENT OF FLOOD RISK	35
	APPENDIX A LIMITATIONS	A
	APPENDIX B SITE LAYOUT PLAN	B
	APPENDIX C EA CORRESPONDENCE	C

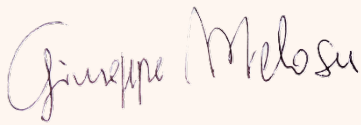
Figures

Figure 1: Aerial photography.....	5
Figure 2: EA's Flood Map for Planning showing present day Flood Zones	8
Figure 3: Ordinary watercourses	9
Figure 4: Nearest defences in EA AIMS database	10
Figure 5: South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017) – Flood Zone 3b.....	11
Figure 6: EA's national defended modelling: present-day defended fluvial and tidal risk.....	12
Figure 7: South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017) – modelled 2115 flood event (0.5% AEP + CC tidal and 1% AEP + CC fluvial) – comprising extents from overtopping and defence breach.....	14
Figure 8: South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017) – modelled 2115 flood event (0.5% AEP + CC tidal and 1% AEP + CC fluvial) – flood depth bandings & topographic profile	15
Figure 9: EA's Surface Water Spatial Planning Depths – 3.3% AEP (Present Day)	17
Figure 10: EA's Surface Water Spatial Planning Depths – 1% AEP (Present Day)	18
Figure 11: EA's Surface Water Spatial Planning Depths – 0.1% AEP (Present Day)	18
Figure 12: EA's Surface Water Spatial Planning Depths – 1% AEP + CC with EA's overland flow direction dataset	19
Figure 13: EA's Surface Water Spatial Planning Depths – 1% AEP + CC with topographic profile	21
Figure 14: EA's Surface Water Spatial Planning Depths – 0.1% AEP + CC.....	22
Figure 15: EA's Surface Water Spatial Planning Depths – 0.1% AEP + CC with topographic profile.....	23
Figure 16: Cross-sectional analysis using Lidar to validate Floor Levels information	28
Figure 17: Evacuation Route identified as appropriate for response to prior warnings of the modelled 2115 flood event (0.5% AEP + CC tidal and 1% AEP + CC fluvial) – Hazard mapping from South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017)	33

Tables

Table 1 :	Flood Risk Vulnerability Classification (from Table 2 of online Planning Practice Guidance)	7
Table 2 :	Topographical Survey Dataset Used.....	14
Table 3 :	Topographical Survey Dataset Used.....	20
Table 4 :	Estimated flood level summary	26
Table 5 :	Existing and Proposed Ground Floor Level	27

Quality Assurance

Issue No.	Author	Checked and Approved
1	Giuseppe Melosu MSc Geol.	Laura Peacock MCIWEM MESci (Hons)
		

The Environment Agency Flood Risk Assessment Template and Guidance¹², released by the EA in August 2025, has been used to undertake this report. It advocates a proportionate approach to small-scale development.

© 2026 Flood For Planning Ltd
Companies House number 16315745

¹ <https://www.planningportal.co.uk>

² <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

EXECUTIVE SUMMARY*

Existing and Proposed Site use

The Site is a residential dwelling and garden curtilage. The proposed development comprises a modest single-storey side extension for the enjoyment of occupants of the existing dwelling.

FLOOD RISK ASSESSMENT SUMMARY

Impact of Flood Risk on the Proposed Development

The proposed development is at **Medium** risk of fluvial/tidal flooding, and **Medium** risk of surface water flooding, including considering the effects of climate change, and using conservative approaches to assessing the design flood level and residual risk flood level.

Through implementation of the Control & Mitigation measures in line with EA Standing Advice, the risk to the proposed development from all sources is considered **Low and Acceptable**.

Impact of the Proposed Development on Flood Risk

The proposed extension largely replaces an existing footprint, posing a minimal footprint increase of 20.2 m². Surface water will be appropriately managed via rainwater butts included as components of the private drainage system. These will provide interception and source control to ensure no increase in runoff to the wider area.

The proposed extension footprint complies with the IDB byelaws for the nearest regulated watercourse, and does not require Land Drainage Consent from the IDB. The proposed construction will maintain a satisfactory distance from all ordinary watercourse assets in the area, ensuring no works will affect the structure or flow of the watercourses.

The proposal will not cause any detectable displacement of fluvial/tidal flood volume up to and including the 0.1% AEP + CC event. The proposal will not obstruct or alter locally important flow paths.

The proposed development will therefore not exacerbate risk to nearby receptors, and its impact on all sources of flooding is considered **Low and Acceptable**.

CONTROL & MITIGATION OF FLOOD RISK

A summary table of all design and residual risk flood findings is provided in Section 4.6.

The design flood level can be from fluvial, tidal, or surface water sources, and this assessment has determined that **the 2115 fluvial & tidal design flood level 2.27 mAOD should be used**.

This accords with the Local Policy requirements and SFRA's 2017 Appendix C design advice guide.

Proposed Finished Floor Level

The proposed FFL will be set at 2.18 mAOD, which is the same floor level as existing dwelling.

This is necessary to tie-in with the existing main dwelling's floor level so as not to introduce a hazardous step within the property and is nationally accepted as a reasonable approach/constraint for minor extensions.

It is considered that the proposed FFL meets the Standing Advice by raising the floors as much as possible, and making adequate provision for resistance & resilience measures set in accordance with the design flood level in the following Section.

Extra Resistance and Resilience Measures

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the design flood level.

- Proposed external doors to be flood resistant to at least 2.87 mAOD.
- Raising all sensitive electrical equipment, wiring and sockets to at least 2.87 mAOD (690 mm above FFL). This complies with Building Regs Document P which states: switches and sockets should be between 450mm to 1200mm above FFL.

- Using flood resistant materials that have low permeability to at least 2.87 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient materials to at least 2.87 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Protection of all soil pipes from back-flow by the use of non-return valves.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

MANAGEMENT OF FLOOD RISK

Residual Risk

The proposed resistance & resilience measures provide water-exclusionary protection to at least + 600 mm above the residual risk flood level.

The residual risk of a defence breach is further appropriately managed through the provision of a proportionate outline the Evacuation Plan in Section 8.3.

This ensures relocation from extension to main dwelling's upper floor at the earliest Flood Alert or Warning notification (with significant early warning systems available to pre-empt any breach risk, and enable relocation well before conditions reach a point where a breach is a possible scenario). Although defence breach can be sudden compared to natural overtopping, it is highly unlikely the catchment would behave in a way that prevents the issuance of any prior notification leading up to the breach event, particularly as the Site benefits from 'Alerts' which have a lead time of up to 12 hours before flooding is expected.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

Risk to People, including Access and Escape

The design has paid due regard to the safety of people. The proposed extension is for reception, bathroom and utility (relatively less vulnerable) use only, with all bedrooms retained on the existing upper floor of the dwelling.

The proposed extension benefits from full connectivity to the rest of the house, enabling access via the internal staircase to safe refuge on the upper floor. As a minor extension to an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8. This includes assessment of the SFRA's hazard mapping which confirms the hazard ratings affecting the dwelling are safely manageable ('Low Hazard' to 'Danger for Some').

This means that the proposed usage of the extension as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

RECOMMENDATION TO THE LOCAL PLANNING AUTHORITY

The Environment Agency's Standing Advice to Local Planning Authorities requires the development to raise floor levels as far as possible to meet the recommended level, and where this is not possible, to include the additional approved methods to prioritise excluding flood water where possible, and speed recovery of the building in case water gets in.

This will be achieved through implementation of the Flood Risk Assessment design measures.

It is recommended to the Local Planning Authority that this proposal meets the principles of the Environment Agency Standing Advice and the Local SFRA; and is therefore recommended for approval in accordance with the design presented.

**This is intended as a summary only. Further detail and limitations of the assessment is provided within the main body of the Report.*

1 INTRODUCTION

1.1 Appointment

Flood For Planning Ltd (“Flood For Planning”) was instructed by John Boyce (the Client) to undertake a Flood Risk Assessment (FRA) at 103 Jarvis's Gate, Sutton St James, Spalding PE12 OEP, to inform a planning application for a single-storey side extension.

1.2 Project Understanding

The aim of this report is to assess the flood risk at the Site, determine what if any mitigation measures are needed to protect the development from flood risk and ensure that the proposed development will not increase the flood risk off site.

1.3 Scope of Works

The scope of works undertaken for this FRA was:

- Assess flood risk from all sources using best available information, including review of EA data and mapping, topography and historical records;
- Assess previous relevant available third-party studies, local authority plans or strategies;
- Advise on flood mitigation measures;
- Assess residual risks;
- Assess access and egress routes;
- Advise on availability of flood warnings;
- Prepare FRA; and

This report takes into account the following national and local policies:

- National Planning Policy Framework (NPPF)³
- National Planning Practice Guidance (NPPG)⁴ including The Environment Agency's National Flood Risk Standing Advice for Local Planning Authorities
- CIRIA Guidance: The SuDS Manual (C753) (2017);
- The South East Lincolnshire Level 1 SFRA (2017)⁵
- The South East Lincolnshire Local Plan⁶.

1.4 Sources of Information

The following sources of information have been reviewed and assessed for the purpose of this FRA:

- Environment Agency online flood maps⁷;
- Detailed Environment Agency modelling data obtained under Products 5 & 6;
- British Geological Society (BGS) Interactive Map⁸; and
- The South East Lincolnshire Level 1 SFRA (2017).

1.5 Project Limitations

Flood For Planning limitations are contained within Appendix A.

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

⁵ <https://southeastlincolnlocalplan.org/article/25230/South-East-Lincolnshire-Strategic-Flood-Risk-Assessment>

⁶ <https://www.sholland.gov.uk/article/5307/Planning-Policy>

⁷ <https://flood-map-for-planning.service.gov.uk>

⁸ <https://geologyviewer.bgs.ac.uk>

2 SITE DESCRIPTION

The aim of this section of the report is to outline key environmental information associated with the baseline environment.

Site Layout Plan



Figure 1: Aerial photography
Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Address:	103 Jarvis's Gate, Sutton St James, Spalding, PE12 OEP		
Co-ordinates	Centred approximately at National Grid Reference:		Elevation
			Approx. 1.8 mAOD
	Easting	Northing	Site Area
	539698	319465	Approx. 1293 Sq meters
Existing land use and topography	The Site is a residential dwelling and garden curtilage. The topography of the Site is relatively flat, ranging from 0.91 m to 2.23 mAOD, identified by a LIDAR interrogation.		
Proposed development	The proposed development comprises a modest single-storey side extension for the enjoyment of occupants of the existing dwelling.		
Hydrology	The nearest Main River (the River Nene) is approximately 7.2 km east of the Site, flowing in a southwest to northeast direction. The Site is not within the EA main river consultation zone for Planning Applications. No ordinary watercourses are indicated onsite. No Internal Drainage Board-regulated ordinary watercourse assets are within a distance requiring Land Drainage Consent. The proposed construction will maintain a satisfactory distance from all ordinary watercourse assets, ensuring no works will affect the structure or flow of the watercourses.		

Geology	British Geological Survey (BGS) online mapping (1:50,000 scale) [accessed September 2026] indicates that the bedrock geology of the Site comprises the Ampthill Clay Formation-Mudstone. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences. The superficial geology consists of the Tidal flat deposits-Clay and silt. These sedimentary deposits are shallow-marine in origin. They are detrital, generally coarse-grained forming beaches and bars in a coastal setting.
Hydrogeology	The MAGIC Interactive Map suggests the bedrock is classified as Unproductive. The superficial geology is classified as Unproductive. The MAGIC Interactive Map indicates that the Site is not within a designated groundwater Source Protection Zone (SPZ).

A layout plan of the Site is provided in Appendix B.

3 RELEVANT PLANNING POLICY AND GUIDANCE

3.1 Introduction

The aim of this section of the report is to discuss the main aspects of the local and national planning policies that are relevant to any proposed development on the site and relevant guidance and legislation.

3.2 National Planning Policy Framework

The Environment Agency's **National Flood Risk Standing Advice for Local Planning Authorities** should be used to assess this proposal.

The proposed development is classified as 'minor development' defined under the Standing Advice⁹ as "*development of an existing dwellinghouse, or development within the curtilage of a dwellinghouse, for any purpose incidental to the enjoyment of the dwellinghouse*".

As the Site is located in Flood Zone 3 and 'More Vulnerable', the design should use the **Standing Advice** as a basis for the design:

- Where the design flood is fluvial/tidal: aim to raise floors 600mm above the flood level.
- Where the design flood is surface water: aim to raise floors above the flood level.
- Where this is not possible, aim to raise floors as much as possible, and
- Include extra resistance/resilience measures.

Vulnerability Classification

The vulnerability to flooding of new developments is assessed against the risk of flooding to which they are exposed. The proposed development will be related to the function of the existing 'dwelling house' as defined under the '**More Vulnerable**' category and as such the proposal is appropriate and compatible with its Flood Zone:

TABLE 1 : FLOOD RISK VULNERABILITY CLASSIFICATION (FROM TABLE 2 OF ONLINE PLANNING PRACTICE GUIDANCE)

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	X	✓ Exception Test not required for householder schemes	✓	✓
Zone 3b	Exception Test required	X	X	X	✓

3.3 Best Practice flood risk assessment guidance

The Environment Agency Flood Risk Assessment Template and Guidance¹⁰, released by the EA in August 2025, has been used to undertake this report. It advocates a proportionate approach to small-scale development.

3.4 Lifetime of development

In line with EA standards, the use of the proposed development warrants a considered lifetime of 100 years.

3.5 Local Policy and SFRA recommendations

The South East Lincolnshire Level 1 SFRA (2017) and the South East Lincolnshire Local Plan contain risk assessment data and recommended assessment methodologies used to inform this report.

⁹ <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#check-the-development-class>

¹⁰ <https://www.planningportal.co.uk/permission/commercial-developments/understanding-and-assessing-flood-risk/your-flood-risk-assessment>

4 ASSESSMENT OF FLOOD RISK TO THE PROPOSED DEVELOPMENT

4.1 Introduction

In accordance with the NPPF flood risk from all potential sources will be assessed to determine if the site is at risk from flooding. This involves the assessment of:

- the flood risk to the proposed development site; and
- the potential impact of the proposed development on flood risk elsewhere.

This section presents the assessment of all potential sources of flood risk to the proposed development.

4.2 Tidal and Fluvial Flood Risk

FLOOD ZONE FOR PLANNING

The EA Flood Map for Planning (Figure 2) shows that the Site is in Flood Zone 3. This means that, in an entirely undefended scenario, the Site has an annual probability of flooding of

MAIN RIVERS

The nearest Main River (the River Nene) is approximately 7.2 km east of the Site, flowing in a southwest to northeast direction. The Site is not within the EA main river consultation zone for Planning Applications.

ORDINARY WATERCOURSES

An assessment of drainage assets in vicinity to the Site has been undertaken using asset register mapping from the Lead Local Flood Authority (LLFA)¹¹ and the Internal Drainage Board (IDB)¹². **Assets are shown in Figure 3 with findings summarised below:**

- No ordinary watercourses are located within the Site boundary.
- The South Holland Main Drain is an arterial watercourse regulated by the IDB. The proposed extension footprint is 18.6 metres from the bank toe, measured at its closest distance (Figure 3). Land Drainage Consent is only required for works within 9 metres of the asset, and therefore **the proposal complies with the Byelaw 10**.
- A minor unnamed ditch is located at the Site perimeter. This is only recorded on OS basemapping and is not a classified asset in the asset registers of the LLFA or IDB. The proposed extension footprint is 7.7 metres from the bank, measured at its closest distance (Figure 3). As per the 'application of Byelaws' Section 2 guidance¹³, Byelaw 10 prohibiting work within 9 metres does not apply to all watercourses – it only applies to arterial network assets; those “vested in or under the control of the Board”. This minor ditch is not regulated by the IDB, and therefore **the requirements under Byelaw 10 do not apply**. Notwithstanding this, the 7.7 metre easement between the proposal and this minor ditch is satisfactory to ensure no works will affect its structure or flow.

In conclusion, the proposal complies with the relevant IDB Byelaw for development in proximity to ordinary watercourses, and no Land Drainage Consent is required.

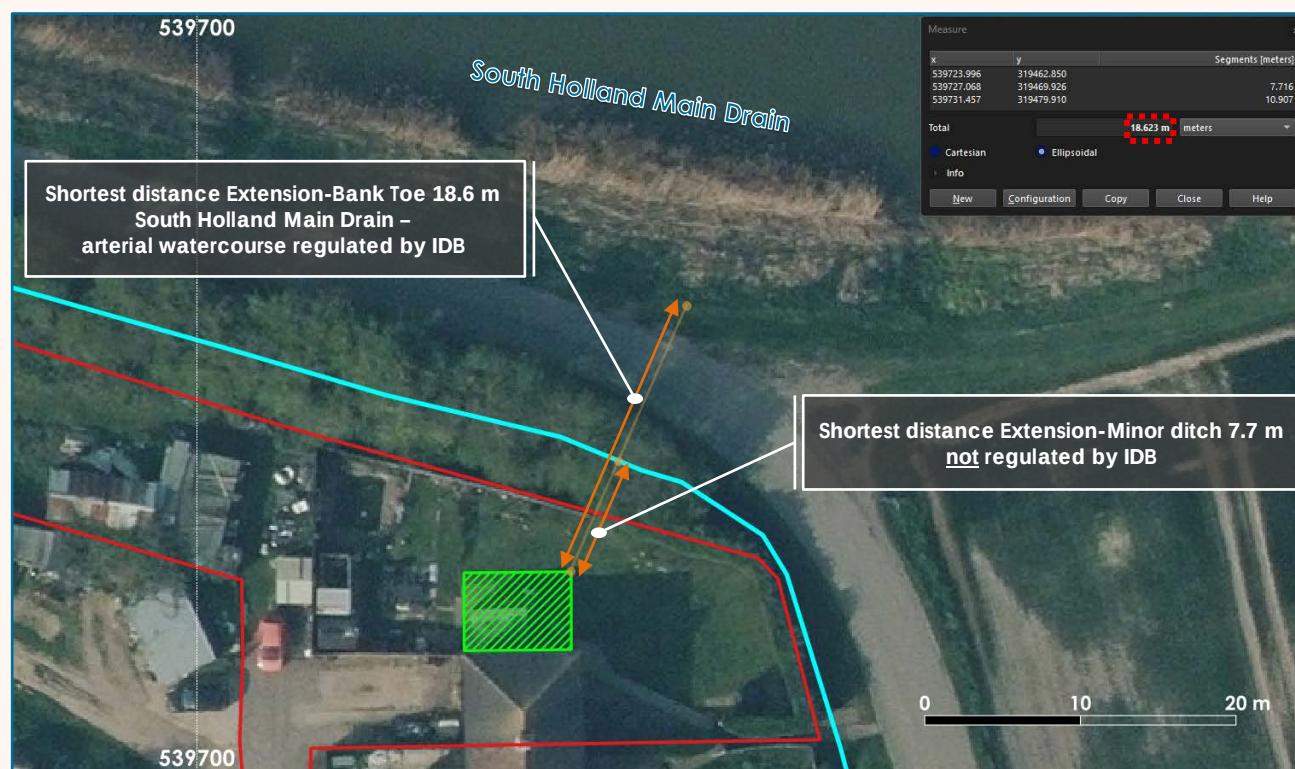


Figure 3: Ordinary watercourses

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

¹¹ <https://www.lincolnshire.gov.uk/flood-risk-management/riparian-landownership>

¹² <https://wlma.org.uk/mapping/>

¹³ <https://wlma.org.uk/development-consent/byelaws/>

Impact of development on ordinary watercourse assets

The proposed construction will maintain a satisfactory distance from all ordinary watercourse assets, ensuring no works will affect the structure or flow of the watercourses, and therefore will not increase flood risk from ordinary watercourse sources.

Impact of ordinary watercourse assets on development

There is no evidence that these ordinary watercourses pose a specific flood risk to the proposed development.

As noted in the Historic Flooding section, no associated flood records affect the Site in the statutory datasets. The flood-exclusionary mitigation measures in Sections 6 & 7 provide a robust wholistic protection against fluvial sources, and therefore the risk of flood risk from these ordinary watercourses is considered appropriately managed in the design.

NEARBY DEFENCES

A review of the EA National Spatial Flood Defence database indicates that the Site benefits from defences designed to protect against flooding from the nearest main river, including tidal surcharge. Regional coastal defences are also noted to protect against tidal flooding.

'Embankment' and 'Wall' assets are recorded, designed to provide a 0.67 % AEP (1 in 150 year) Standard of Protection (SoP) against flooding.

The defences shown in the EA database are presented in Figure 4.

Detailed modelling analysed in the following sections confirms that the robust defence network is effective in reducing the severity of flood risk to the Site and wider area.

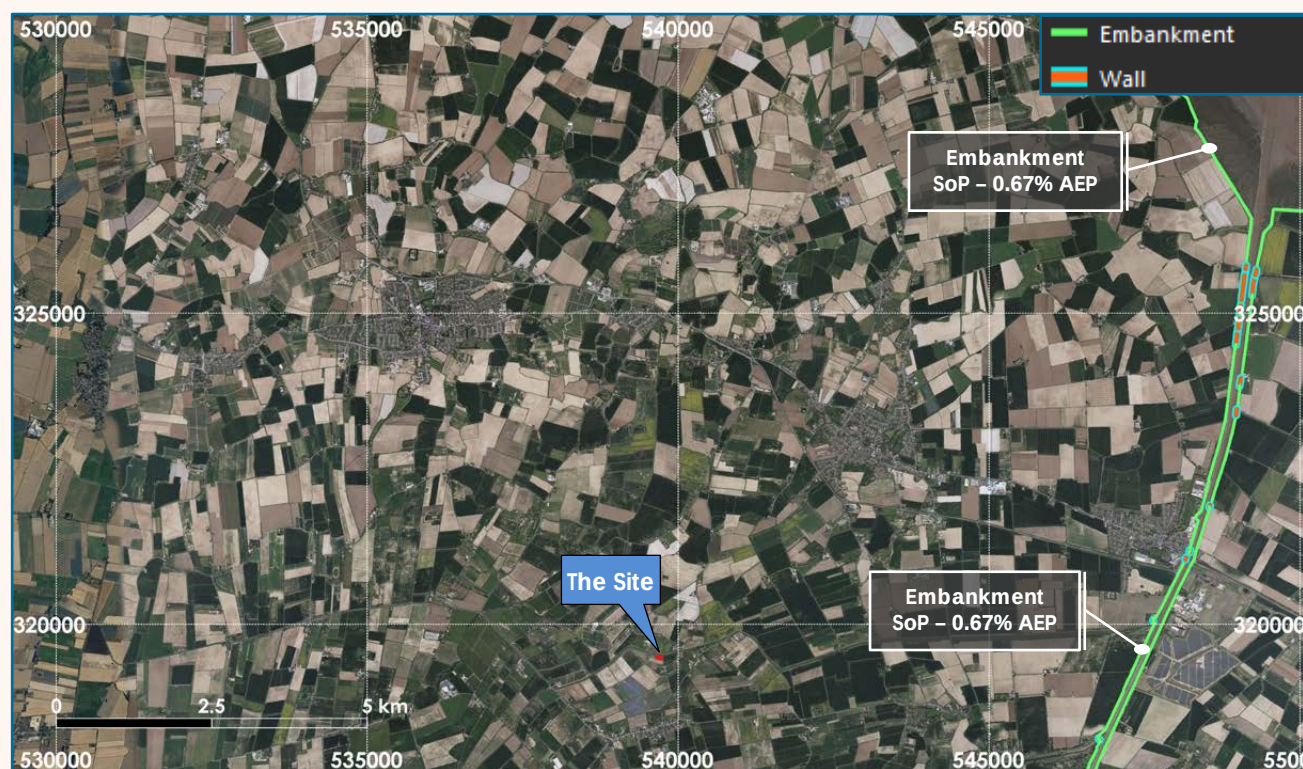


Figure 4: Nearest defences in EA AIMS database

Bing Maps. © Microsoft 2026 – Modified - Microsoft product screen shot reprinted with permission from Microsoft Corporation. Contains Environment Agency information © Environment Agency and/or database rights.

FLOOD ZONE 3B

The Site is not within Flood Zone 3b as defined by the SFRA (Figure 5).

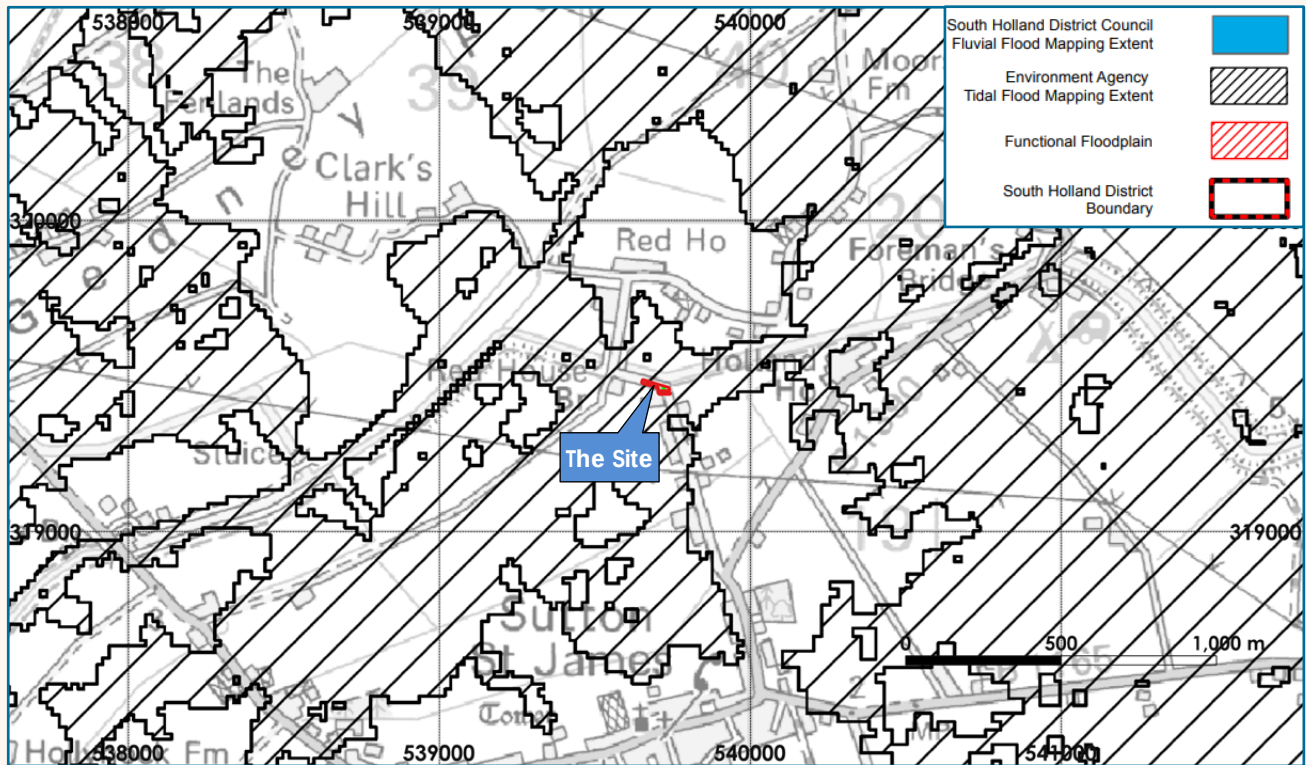


Figure 5: South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017) – Flood Zone 3b

Contains OS data © Crown copyright and database right [2017], supplied under the Open Government Licence.
Contains Environment Agency information © Environment Agency and/or database rights (2017).

4.2.1 Present Day Fluvial and Tidal Flood Risk

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Detailed modelling data from the South East Lincolnshire Level 1 SFRA (2017).
- EA's national undefended and defended modelling products.

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their Tidal Nene and Tidal Welland Model (2011). However, this model focused on defence-breach rather than risk under normal conditions.

Modelling in the South East Lincolnshire Level 1 SFRA (2017) also focuses on breach events rather than present-day risk under normal conditions.

Therefore, the EA's national modelling datasets for present-day flood risk have been assessed in the following section. It is a combined dataset accounting for both tidal & fluvial risk.

Undefended - National Modelling

The present-day undefended scenario extents are shown in Figure 2 (Flood Map for Planning).

- The Site is affected by the 0.5% AEP (tidal) & 1% AEP (fluvial) extents, and the 0.1% AEP flood extent; however, an entirely undefended scenario is not a realistic representation of risk to the Site, owing to the robust defence network.

Defended – National Modelling

The present-day defended scenario extents are shown in Figure 6.

- The Site is unaffected by the 0.5% AEP (tidal) & 1% AEP (fluvial) extents.
- The Site is affected by the 0.1% AEP extent.
- Comparison to the undefended scenario demonstrates that the robust defence network is effective in reducing the severity of flood risk to the Site.

On the above findings, present day fluvial and tidal risk to the proposal is considered Medium.



Figure 6: EA's national defended modelling: present-day defended fluvial and tidal risk

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

4.2.2 Design Fluvial and Tidal Flood Event

Climate Change Allowance

New developments must consider the latest EA Climate Change guidance to assess flood risk:

- **Fluvial risk:** The Site is in the Nene Management Catchment and the appropriate allowance is 4% (Central allowance 2080s epoch). In this instance, the proposed development must be designed to the 1 in 100 (1% AEP) event plus **4%** climate change for peak river flow.
- **Tidal risk:** The Site is in the Anglian River Basin District and the appropriate allowance is the NPPF Upper End cumulative sea level rise to 2125. In this instance, the proposed development must be designed to the 1 in 200 (0.5% AEP) event accounting for the NPPF Upper End cumulative sea level rise projection to **2125**.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Detailed modelling data from the South East Lincolnshire Level 1 SFRA (2017).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their Tidal Nene and Tidal Welland Model (2011).

However, the EA's covering email directs consultants to also consider modelling in the South East Lincolnshire Level 1 SFRA (2017).

The South East Lincolnshire Level 1 SFRA (2017) modelling is the appropriate dataset to consider the design flood event, on the basis that:

- The SFRA's 2017 modelling is more up-to-date than the EA's 2011 modelling.
- The Local Planning Policy requirements¹⁴ specifically direct applicants to use the SFRA's 2017 modelling to guide assessment and design.

South East Lincolnshire Level 1 SFRA (2017) modelling

The South East Lincolnshire Level 1 SFRA (2017) provides combined modelling of both fluvial (1% AEP + climate change) and tidal (0.5% AEP + climate change) sources, which is appropriate for this Site.

The modelling applies climate change allowances to the year 2115. For a development of this modest type and scale, this represents the most robust and proportionate information currently available.

Although the SFRA mapping is titled residual risk - reflecting its emphasis on defence breach scenarios - the underlying model incorporates both design event and residual risk mechanisms within a single combined output. This is because, alongside breach scenarios, the modelling also includes natural overtopping of defences, which is by definition the design flood event.

Accordingly, the SFRA mapping is treated as representing the design flood in the following assessment. This approach is highly robust and conservative, **ensuring that both defended overtopping and breach flooding are accounted for in mitigation design in subsequent Sections of the report.**

Design Flood Event

The combined 1% AEP + CC (fluvial) & 0.5% AEP + CC (tidal) flood extent is shown in Figure 7.

- The Site is affected by the design flood extent.

¹⁴ <https://www.sholland.gov.uk/article/5307/Planning-Policy>



Figure 7: South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017) – modelled 2115 flood event (0.5% AEP + CC tidal and 1% AEP + CC fluvial) – comprising extents from overtopping and defence breach.

Contains OS data © Crown copyright and database right [2017], supplied under the Open Government Licence.
Contains Environment Agency information © Environment Agency and/or database rights (2017).

Design Flood Level

An exercise has been undertaken below to confirm the flood level in the design flood event using the depth mapping and topographical data.

The topographical data used in this assessment was sourced from the Defra survey database¹⁵. Two separate LiDAR datasets were reviewed and compared to ensure accuracy and reliability, both showing consistent levels. Table 2 summarises the datasets used.

TABLE 2 : TOPOGRAPHICAL SURVEY DATASET USED

Product	Year	Resolution (m)	Tile
national_lidar_programme_dtm	2020	1	TF31ne
national_lidar_programme_dsm	2020	1	TF31ne

For maximum accuracy, the SFRA's design flood **depth mapping** was geo-referenced beneath the Site layout using GIS mapping software (Figure 8).

This was done using the ordnance survey co-ordinate grids on the SFRA maps to ensure an accurate match, and the alignment of the grid lines can be seen on Figure 8.

The georeferencing using absolute co-ordinates confirms the correct location of the Site boundary and modelling. It should be noted that the SFRA mapping uses a simplified block style basemap, and therefore its slight misalignment of the road should be disregarded as the co-ordinate grid lines clearly match. In any case, the depth bandings affecting the Site are the same in both georeferenced and non-georeferenced mapping: **0.0-0.25m and 0.25-0.5m**. This demonstrates that the georeferencing process does not alter the interpretation of flood risk at the Site.

Two methods were used to assess the design flood level for maximum conservativity:

¹⁵ <https://environment.data.gov.uk/survey>

- Adding the maximum depth banding onsite (0.5m) to the topographic ground level beneath the extension footprint.
- A cross-section across the design flood extent, perpendicular to the flow direction. The topographic elevation at the 'dry edge' of the flood extent represents the flood level.

The values used in the assessment are tabulated in Figure 8.

Adding the depth banding topographic ground level produces the most conservative level.

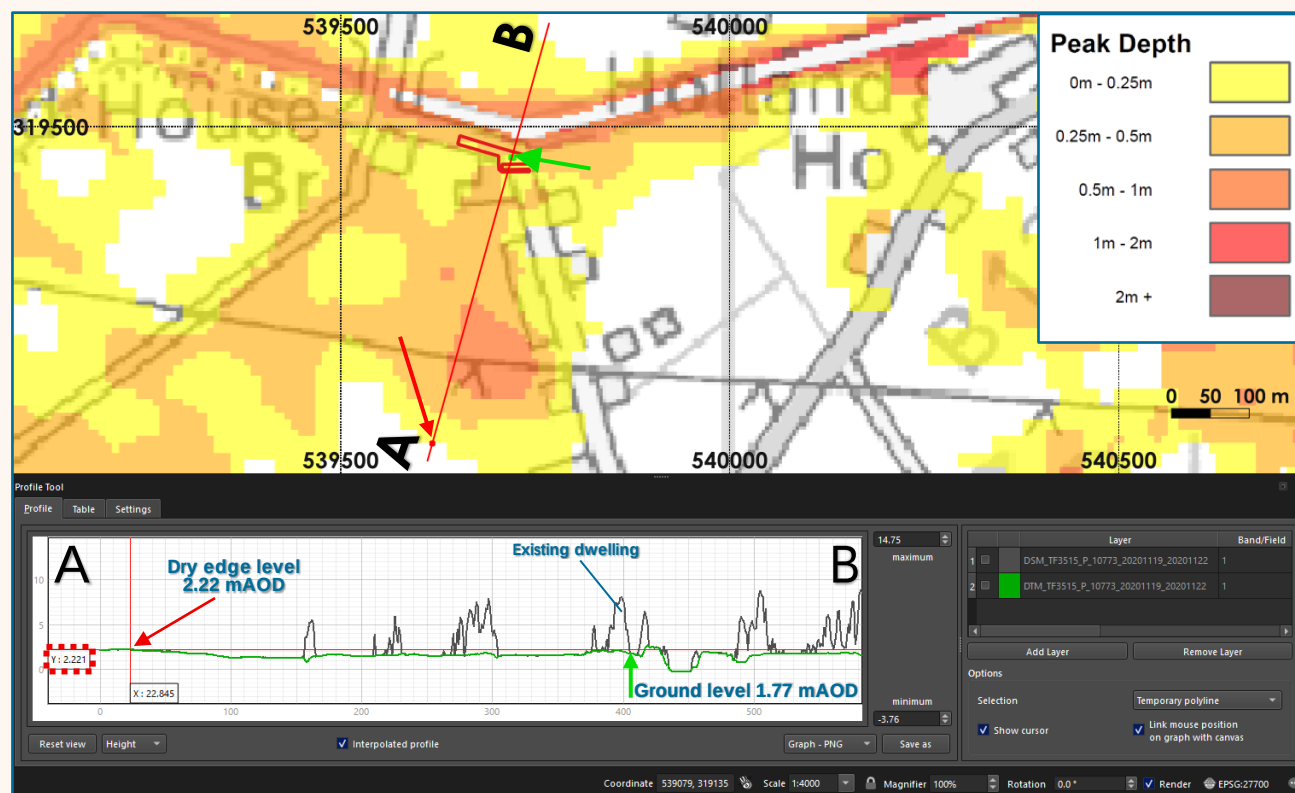
The design flood level has been established as 2.27 mAOD.

The ground level beneath the proposed extension footprint is 1.77 mAOD.

A topographic contour map derived from the LiDAR ground modelling is also provided in Appendix B.

The proposed development is **affected** by the design flood event, and therefore **fluvial and tidal risk in the design flood event including climate change is considered Medium**.

The design flood level is considered manageable, with appropriate mitigation measures presented in Sections 6, 7 & 8.



Event	Ground Level beneath proposed extension footprint	Depth banding	Dry Edge Flood Level	Max Flood Level using Depth banding
1% AEP + CC and 0.5% AEP + CC	1.77 mAOD	0.25 m – 0.50 m	2.22 mAOD	2.27 mAOD

Figure 8: South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017) – modelled 2115 flood event (0.5% AEP + CC tidal and 1% AEP + CC fluvial) – flood depth bandings & topographic profile

Contains OS data © Crown copyright and database right [2017], supplied under the Open Government Licence.
Contains Environment Agency information © Environment Agency and/or database rights (2017).

4.2.3 Residual Risk Fluvial and Tidal Flood Event

Flood Risk Assessments must also consider the potential implications of an extreme event which exceeds the design flood event (the residual risk event).

The residual risk events to be considered under EA guidance are:

- The 0.1% AEP + CC event (extreme exceedance event).
- The risk of defence failure.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).
- Detailed modelling data from the South East Lincolnshire Level 1 SFRA (2017).

Residual Risk Flood Event

The SFRA (2017) modelling report confirms that no detailed 0.1% AEP + CC modelling was undertaken for South Holland District. As outlined in Section 4.2.2, the SFRA (2017) dataset remains the most appropriate source for assessing both design and residual risk at this Site because:

- The SFRA modelling incorporates **natural overtopping** and **defence breach** within a single combined mapped output.
- This combined output has already been assessed in Section 4.2.2 for the design flood event (fluvial 1% AEP + CC and tidal 0.5% AEP + CC).
- Natural overtopping represents the design event, while **breach represents the residual event** - both are embedded within the same dataset.

Accordingly, the design flood level and all proposed mitigation measures in Sections 6, 7 and 8 already account for the residual risk of defence breach.

The residual risk flood level is confirmed in Section 4.2.2 as **2.27 mAOD**.

The proposed development is **affected** by the residual risk flood event, and therefore **fluvial and tidal risk in the residual risk flood event including climate change is considered Medium**.

4.2.4 Impact of Development on Fluvial and Tidal Flood Risk

It has been confirmed by analysis in Section 4 that the proposal is not located within the Functional Floodplain 3b and therefore will not displace its associated floodwater volume.

The proposed extension largely replaces an existing footprint, posing a minimal footprint increase of 20.2 m². A footprint of this scale is negligible when considered against the extensive design and residual risk flood extents across the area and is not sufficient to influence local flow pathways or materially reduce floodplain storage.

This is consistent with the position on householder developments in the National Planning Policy Framework Guidance – Paragraph 051 Reference ID: 7-051-20220825¹⁶. Namely, they are “unlikely to raise significant flood risk issues” except in circumstances involving very specific sensitivities. No such sensitivities apply to this Site.

Consequently, the proposal is not considered to cause any detectable displacement of fluvial or tidal floodwater volume up to and including the 0.1% AEP + CC event.

Therefore, the proposal will not exacerbate risk to nearby receptors. **The impact of the development on fluvial and tidal flooding is considered Low and Acceptable.**

4.3 Surface Water Flood Risk

4.3.1 Present Day Surface Water Flood Risk

The EA's Surface Water Spatial Planning Depths present-day risk dataset is shown in Figures 9 – 11.

- The Site is unaffected by 3.3% AEP risk.
- 1% AEP and 0.1% AEP risk affects the external curtilage only, with the proposed extension footprint unaffected.

The SFRA confirms that the Site is not in a Critical Drainage Area (CDA).

The SFRA has not provided any specific indication of historic surface water flooding onsite.

Therefore, present day risk from surface water flooding to the proposal is considered Low.



Figure 9: EA's Surface Water Spatial Planning Depths – 3.3% AEP (Present Day)

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.



Figure 10: EA's Surface Water Spatial Planning Depths – 1% AEP (Present Day)

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

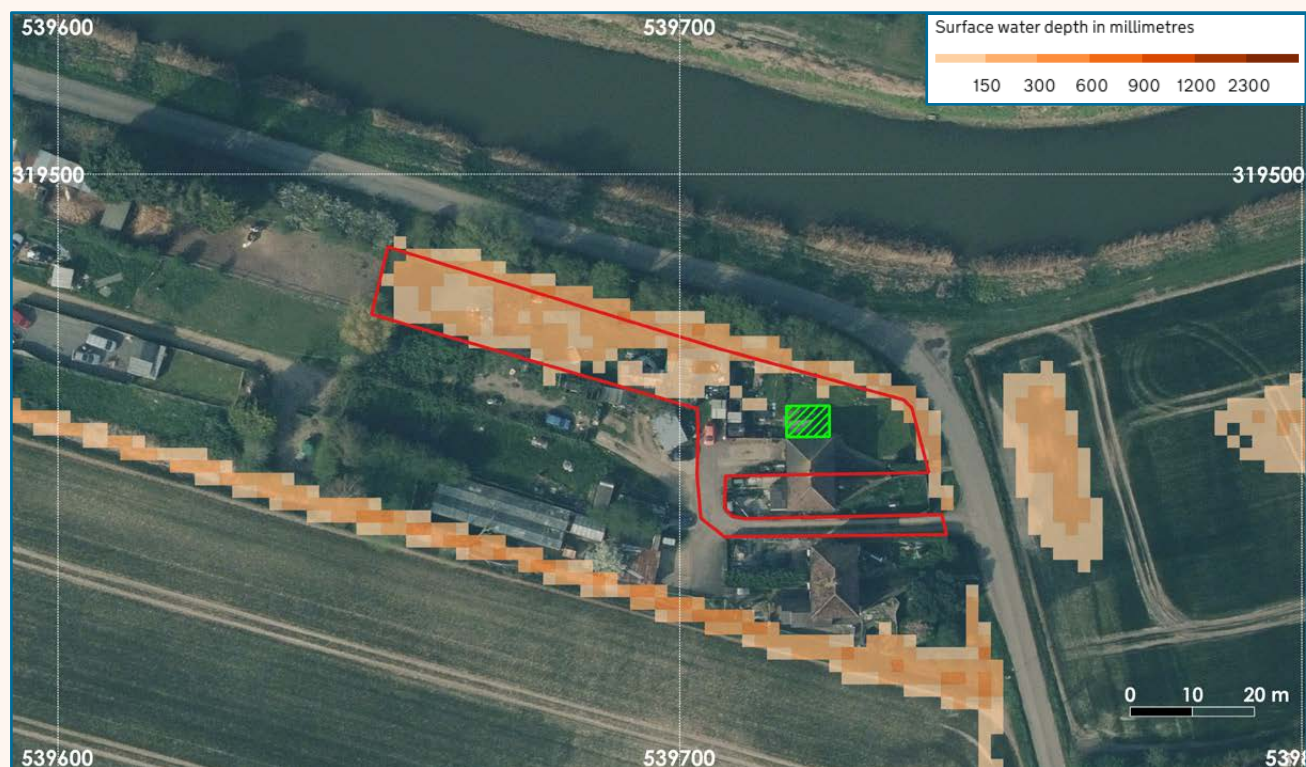


Figure 11: EA's Surface Water Spatial Planning Depths – 0.1% AEP (Present Day)

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

4.3.2 Design Surface Water Flood Event

Climate Change Allowance

New developments must consider the latest EA Climate Change guidance to assess flood risk. The Site is in the Nene Management Catchment and the appropriate allowance is 40% (upper end allowance 2070s epoch). In this instance, the proposed development must be designed to the 1 in 100 (1% AEP) event plus **40%** climate change for peak rainfall intensity.

Assessment Methodology

The following datasets have been obtained and assessed:

- The EA's Surface Water Spatial Planning Depths – Climate Change dataset.

The dataset provides depth bandings for the **1% AEP plus upper end climate change allowance for the 2070s epoch (40%)**. This is therefore an appropriate dataset to examine the design flood level.

Surface Water Spatial Planning Depths – Climate Change dataset

The 1% AEP plus Climate Change data is shown in Figure 12.

- 1% AEP + CC risk affects the external curtilage only, with the proposed extension footprint unaffected.
- The Site is not on a local overland flow route (as confirmed by the EA's overland flow arrow dataset).



Figure 12: EA's Surface Water Spatial Planning Depths – 1% AEP + CC with EA's overland flow direction dataset

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

Design Flood Level

The Standing Advice directs that practitioners should “*convert this depth information to a maximum estimated flood level by comparing it against land level information*”.

The below exercise has been undertaken to derive the design flood level for the Site using the depth bandings.

The topographical data used in this assessment was sourced from the Defra survey database¹⁷. Two separate LiDAR datasets were reviewed and compared to ensure accuracy and reliability, both showing consistent levels. A summary of the datasets used is provided in Table 3.

A topographic contour map derived from the LiDAR ground modelling is also provided in Appendix B. This has been cross-checked to topographic survey carried out onsite.

TABLE 3 : TOPOGRAPHICAL SURVEY DATASET USED

Product	Year	Resolution (m)	Tile
national_lidar_programme_dtm	2020	1	TF31ne
national_lidar_programme_dsm	2020	1	TF31ne

To ensure robust and validated approach, two methods have been used:

1. A cross-section across the 1% AEP + CC flood extent in closest vicinity of the proposed extension footprint, perpendicular to the flow direction, to establish the topographic elevation at the ‘dry edge’ of the flood extent.
2. Applying a 0.3 m flood depth to the lowest topographic point in the line of section across the flood extent. 0.3 m is considered appropriate for the following reasons:
 - 150-300 mm is the depth banding intersecting the lowest point in the section, and is the highest depth banding to affect the Site.
 - 300 mm represents the upper limit of the 150-300 mm banding, therefore its use provides a robust and conservative value.

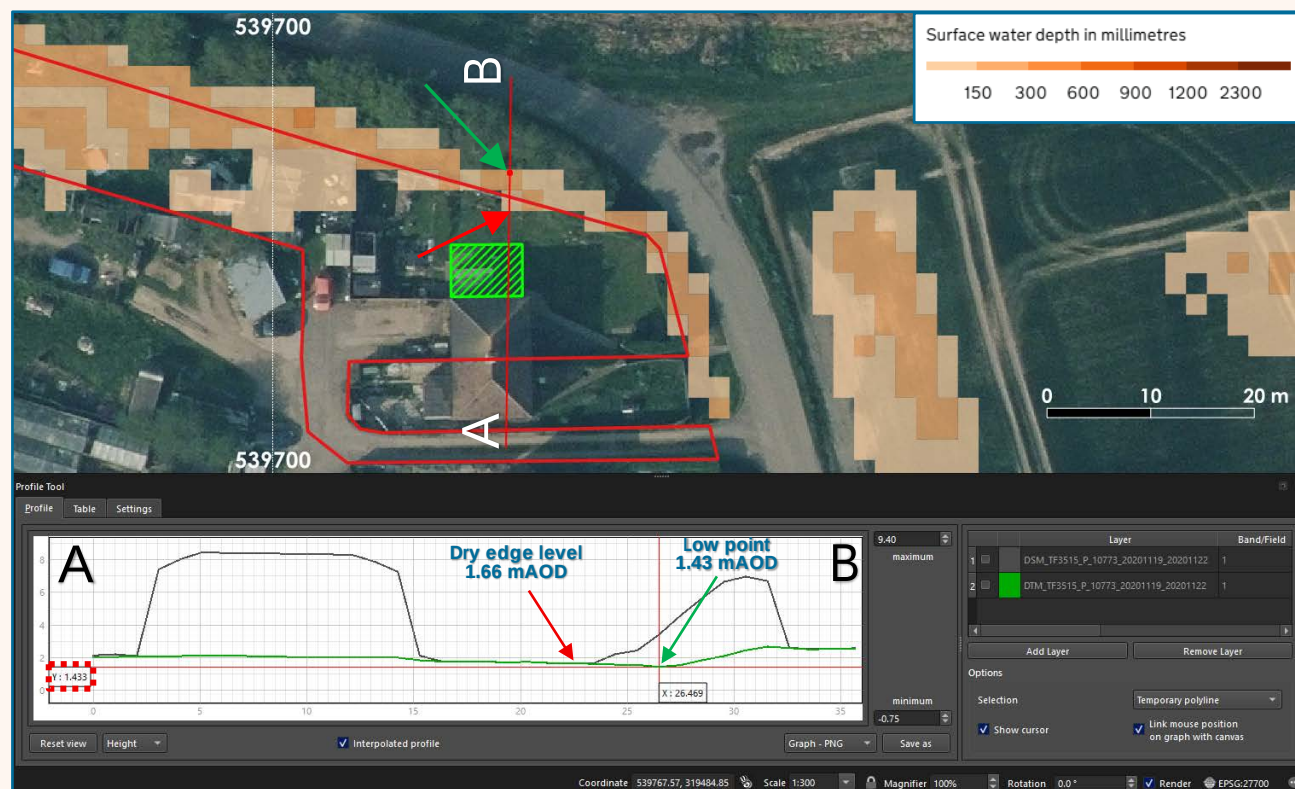
The values used in the assessment are tabulated in Figure 13.

Adding the depth banding topographic ground level produces the most conservative level.

The design flood level has been established as 1.73 mAOD.

The proposed extension footprint is **unaffected** by the design flood event, although it affects the wider curtilage, and therefore conservatively **surface water risk in the design flood event including climate change is considered Medium**.

¹⁷ <https://environment.data.gov.uk/survey>



Event	Lowest ground level beneath flood	Highest Band	Dry edge level	Max Flood Level
1% AEP + CC	1.43 mAOD	300-150 mm	1.66 mAOD	1.73 mAOD

Figure 13: EA's Surface Water Spatial Planning Depths – 1% AEP + CC with topographic profile

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

4.3.3 Residual Surface Water Risk

The Residual surface water risk event to be considered under EA guidance is the 0.1% AEP + CC event.

Assessment Methodology

The following dataset has been obtained and assessed:

- The EA's Surface Water Spatial Planning Depths – Climate Change dataset.

The dataset provides depth bandings for the **0.1% AEP plus upper end climate change allowance for the 2070s epoch (40%)**.

This is therefore an appropriate dataset to examine the residual risk flood level.

Surface Water Spatial Planning Depths – Climate Change dataset

The 0.1% AEP plus Climate Change data is shown in Figure 14.

- The Site is affected by the 0.1% AEP + CC flood extent, however the proposed extension footprint is almost entirely unaffected.
- Marginal encroachment of 0.1% AEP + CC risk occurs on the land beneath the proposed extension footprint.
- The flood extent and depth bandings are consistent with the design flood event, indicating that the Site is not particularly sensitive to an extreme magnitude event.



Figure 14: EA's Surface Water Spatial Planning Depths – 0.1% AEP + CC

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

Residual Risk Flood Level

The same methodology applied in Section 4.3.2 has been applied to derive the residual risk surface water flood level. **The values used in the assessment are tabulated in Figure 15.**

The residual risk flood level is established as 1.74 mAOD.

The proposed development is **marginally affected** by the residual risk flood event, and therefore **surface water risk in the residual risk flood event including climate change is considered Medium.**



Figure 15: EA's Surface Water Spatial Planning Depths – 0.1% AEP + CC with topographic profile

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

4.3.4 Impact of Development on Surface Water – including Drainage Strategy

The proposed development is a minor extension within an existing dwelling and its garden curtilage and in line with national guidance, a proportionate approach is advocated.

- The proposed extension largely replaces an existing footprint, posing a minimal footprint increase of 20.2 m².
- The area beneath the proposed footprint also includes areas of existing impermeable paving.
- The proposed extension footprint therefore poses negligible increase in impermeable area.
- Flows from this proposed development are negligible and too low to warrant a flow-restricted SuDS system, due to the minimal gain in footprint area.

A SuDS feasibility assessment has been undertaken to identify opportunities to introduce SuDS at the highest possible level of Drainage Hierarchy:

Rainwater harvesting

Rainwater butts will be included to manage surface water from the extension, attaining the highest level of Drainage Hierarchy¹⁸ (priority 1: collected for non-potable use).

- This component will provide interception and source control of surface water during more frequent, lower return period storms.
- The harvested water will be used to irrigate planting within the curtilage during times of dry weather, which will also aid the development in working towards reduced water consumption.
- The rainwater butts will be fitted with a high-level overflow to the Site's existing traditional private drainage system, to ensure that in extreme exceedance events, controlled drain-down is provided to prevent them becoming too full and causing surface water flooding onsite.
- This method is endorsed by authorities as a useful plot-scale way **to reduce discharge rates and volumes** during storm events, and to **reduce stress on mains supply**.

It is considered reasonable and proportionate that the proposed extension will therefore be positively drained into rainwater butts, with overflow to the existing private drainage system which serves the existing Site and is understood to be served by existing connection to public sewer.

This provides significant betterment on the existing drainage regime for the building.

Summary

- This design will ensure that there is no increase in surface water runoff caused by the proposed development.
- Significant betterment to existing discharge regime is offered by providing rainwater harvesting onsite.

Management & Maintenance

The property owner will maintain and manage this system to ensure it manages surface water without defect for the lifetime of the development.

By implementing this surface water management, **there will therefore be no increase in surface water runoff and therefore no increase in risk** to the Site and neighbouring properties. **The impact of the development on surface water flooding considered Low and Acceptable.**

¹⁸ <https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds#standard-1-runoff-destinations>

4.4 Groundwater Flood Risk

Baseline Risk to the Site

The SFRA has been checked to assess risk of flooding from groundwater. The SFRA does not publish susceptibility to groundwater flooding mapping. No specific evidence has been identified that the Site is at elevated risk of groundwater flooding, nor has it provided any specific documentation of historic groundwater flooding at the Site.

British geological Society (BGS) borehole data has been examined for records considered representative of the Site's groundwater conditions. The nearest representative record (BGS ID 503969), undertaken in summer conditions, recorded a standing water level of 2.90 metres below ground level.

Considering the above evidence and the nature of the proposal (no basement, floor level raised above ground level), it is unlikely that groundwater will pose a risk to the development, and the risk is **Low and Acceptable**.

Impact of Development

Considering the above evidence and the nature of the proposal (no basement), the impact of the development on groundwater flooding during construction and operation is considered **Low and Acceptable**.

4.5 Artificial Sources Flood Risk

Baseline Risk to the Site

The SFRA has been checked to assess risk of flooding from Artificial Sources. No evidence has been identified that the Site is at elevated risk of artificial flooding, including risk from sewers, canals or reservoirs.

Check your Long Term Flood Risk mapping service states that "flooding from reservoirs is unlikely in this area". This data shows that the Site is not at modelled risk of reservoir flooding, even in a Wet Day scenario (a highly unlikely event of a reservoir breach coinciding with a significant return period of fluvial flooding).

The SFRA does not publish DG5 Register sewer flooding data. There is no evidence to indicate elevated risk of sewer flooding specifically to the Site. **Notwithstanding this, design measures to mitigate the risk of sewer flooding are included in Section 7.**

On this basis, the risk of flooding from artificial sources is considered **Low and Acceptable**.

Impact of Development

The proposed development is not deemed to impact flood risk from artificial sources as it is a modest householder extension with intention to implement rainwater harvesting, as-outlined in Section 4.3.4. The proposed development will therefore not exacerbate pressure on the sewer network. Therefore, the impact of the development on artificial sources is considered **Low and Acceptable**.

4.6 Summary of Flood Risks

TABLE 4 : ESTIMATED FLOOD LEVEL SUMMARY

Sources of flooding that apply	Estimated flood level in the design flood	Estimated flood level in the residual risk event
Fluvial / tidal	2.27 mAOD	2.27 mAOD Design and residual risk are accounted for in the same flood level
Surface water	1.73 mAOD	1.74 mAOD

4.7 Design Flood level according to all the sources identified

The design flood level should be taken as 2.27 mAOD.

5 AVOID THE FLOOD RISK

5.1 Evidence of the Sequential Test

National Planning Policy Guidance¹⁹ and the Standing Advice for Local Planning Authorities²⁰ state:

- “A development is exempt from the sequential test if it is... a householder development like residential extensions, conservatories or loft conversions”

This proposed development is exempt from the Sequential Test on the basis of meeting the above criteria, namely:

Being a householder development (minor extension).

5.2 Evidence of the Exception Test

This proposed development is exempt from the Exception Test. As per the Standing Advice for Local Planning Authorities and National Planning Policy Guidance, the Exception Test should only be applied (where required) following application of the Sequential Test. This Site is exempt from the Sequential Test and therefore the Exception Test should not be applied.

¹⁹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#the-sequential-approach-to-the-location-of-development>

²⁰ <https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#the-sequential-and-exception-tests>

6 CONTROL OF FLOOD RISK

6.1 Proposed Site Levels

As explained in Section 3.2, the design should use the Standing Advice as a basis for the design:

- Where the design flood is fluvial/tidal: aim to raise floors 600mm above the flood level.
- Where the design flood is surface water: aim to raise floors above the flood level.
- Where this is not possible, aim to raise floors as much as possible, and
- Include extra resistance/resilience measures.

Local Planning Policy requirements²¹ direct applicants to use the SFRA's 2017 Appendix C design advice guide when determining appropriate flood resilient design measures. The Appendix C guidance has been reviewed and, although it does not provide specific advice for minor householder extensions, it is clear from the design principles set out in the guide that finished floor levels and additional mitigation measures should be informed by the **SFRA's 2115 fluvial & tidal modelled flood level** assessed in this report.

The design flood level can be from fluvial, tidal, or surface water sources, and this assessment has determined that **the 2115 fluvial & tidal design flood level 2.27 mAOD should be used.**

Ground Floor Level

"Finished Floor Level" (FFL) and layout information has been provided by the Client and cross-checked against Lidar topographic contouring (Appendix B) and topographical profiling (Figure 16).

The below table summarises the existing and proposed floor levels.

TABLE 5 : EXISTING AND PROPOSED GROUND FLOOR LEVEL

Existing dwelling's floor level	Proposed extension's Finished Floor Level (FFL)	Freeboard above design flood level ()
2.18 mAOD	2.18 mAOD	<u>N/A</u>

Proposed Finished Floor Level

The proposed FFL will be set at 2.18 mAOD, which is the same floor level as existing dwelling.

This is necessary to tie-in with the existing main dwelling's floor level so as not to introduce a hazardous step within the property and is nationally accepted as a reasonable approach/constraint for minor extensions.

It is considered that the proposed FFL meets the above Standing Advice by raising the floors as much as possible, and making adequate provision for resistance & resilience measures set in accordance with the design flood level in the following Section.

²¹ <https://www.sholland.gov.uk/article/5307/Planning-Policy>



Figure 16: Cross-sectional analysis using Lidar to validate Floor Levels information

Vertical Aerial Photography (2026) © Bluesky International. All rights reserved.

Contains Environment Agency information © Environment Agency and/or database rights.

DTM: TF31ne – 2020 – 1 m resolution - Defra survey database²²

DSM: TF31ne – 2020 – 1 m resolution - Defra survey database

²² <https://environment.data.gov.uk/survey>

7 MITIGATE FLOOD RISK

7.1 Introduction

This section discusses the mitigation measures required where the FFLs cannot be raised 600mm above the design flood level.

7.2 Risk to property/building

The building design should:

- prioritise excluding flood water where possible
- speed recovery in case water gets in

Mitigation Measures

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the design flood level.

- Proposed external doors to be flood resistant to at least 2.87 mAOD.
- Raising all sensitive electrical equipment, wiring and sockets to at least 2.87 mAOD (690 mm above FFL). This complies with Building Regs Document P which states: switches and sockets should be between 450mm to 1200mm above FFL.
- Using flood resistant materials that have low permeability to at least 2.87 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient materials to at least 2.87 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Protection of all soil pipes from back-flow by the use of non-return valves.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

7.3 Risk to people

The design has paid due regard to the safety of people. The proposed extension is for reception, bathroom and utility (relatively less vulnerable) use only, with all bedrooms retained on the existing upper floor of the dwelling.

The proposed extension benefits from full connectivity to the rest of the house, enabling access via the internal staircase to safe refuge on the upper floor. As a minor extension to an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8. This includes assessment of the SFRA's hazard mapping which confirms the hazard ratings affecting the dwelling are safely manageable ('Low Hazard' to 'Danger for Some').

This means that the proposed usage of the extension as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

7.4 Floodplain storage and conveyance compensation

It has been confirmed by analysis in Section 4 that the proposal is not located within the Functional Floodplain 3b and therefore will not displace its associated floodwater volume.

The proposed extension largely replaces an existing footprint, posing a minimal footprint increase of 20.2 m². A footprint of this scale is negligible when considered against the extensive design and residual risk flood extents across the area and is not sufficient to influence local flow pathways or materially reduce floodplain storage.

This is consistent with the position on householder developments in the National Planning Policy Framework Guidance – Paragraph 051 Reference ID: 7-051-20220825²³. Namely, they are “unlikely to raise significant flood risk issues” except in circumstances involving very specific sensitivities. No such sensitivities apply to this Site.

Consequently, the proposal is not considered to cause any detectable displacement of fluvial or tidal floodwater volume up to and including the 0.1% AEP + CC event.

Therefore, no loss of functional floodplain will result from this development, and storage compensation is not required.

²³ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51>

8 MANAGE FLOOD RISK

8.1 Residual flood risk

The proposed resistance & resilience measures provide water-exclusionary protection to at least + 600 mm above the residual risk flood level.

The residual risk of a defence breach is further appropriately managed through the provision of a proportionate outline the Evacuation Plan in Section 8.3.

This ensures relocation from extension to main dwelling's upper floor at the earliest Flood Alert or Warning notification (with significant early warning systems available to pre-empt any breach risk, and enable relocation well before conditions reach a point where a breach is a possible scenario). Although defence breach can be sudden compared to natural overtopping, it is highly unlikely the catchment would behave in a way that prevents the issuance of any prior notification leading up to the breach event, particularly as the Site benefits from 'Alerts' which have a lead time of up to 12 hours before flooding is expected.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

8.2 Hazard rating analysis

The SFRA's Hazard Mapping for the modelled 2115 flood event (0.5% AEP + CC tidal and 1% AEP + CC) has been assessed to determine the hazard posed to future users of the extension.

All hazard ratings have been assessed against the National Guidance Flood Hazard table FD2320²⁴.

Hazard to Users

Hazard ratings affecting the ground external to the dwelling are banded as <0.75 and 0.75 – 1.25 (Figure 17). This signifies 'Low hazard' to 'Danger for Some' (namely vulnerable groups such as elderly or infirm).

These low ratings are considered safely manageable through the design; namely the flood-exclusionary mitigation measures, the less-vulnerable use of the proposed extension, and its full connectivity to the rest of the house, enabling access via the internal staircase to safe refuge on the upper floor.

Hazard to Emergency Services

Hazard rating values of 2.0 and lower are classified in the National Guidance Flood Hazard table FD2320 as safely navigable for the Emergency Services.

This data shows that hazard ratings affecting the proposed development and the access/egress route along the adjacent highway are well within the Emergency Services' capability threshold.

This indicates that – should assistance be required during a flood event – the development could be safely reached and evacuated by the Emergency Services.

In conclusion, the Hazard analysis confirms that the proposal is suitable for the low degree of flood hazard posed in the future climate change event.

8.3 Safe access and escape

An outline Evacuation Plan has been prepared for this proposed extension, proportionate to the scale and nature of the proposal.

Available Notifications – Fluvial Flooding

The Site benefits from **Flood Alerts** (early warning of possible flooding) and **Flood Warnings** including **Severe Warnings** (act now).

The applicant will sign up to Flood Messages and use these to inform any need to prepare or evacuate the property: <https://www.gov.uk/get-flood-warnings>.

Preparing a Personal Flood Plan

Prepare your **Personal Flood Plan** in line with government guidance:
<https://www.gov.uk/government/publications/personal-flood-plan/personal-flood-plan>

Actions on receipt of a Flood Alert or Flood Warning notification

You can contact Floodline 24 hours a day for advice about forecast flooding:

Floodline Telephone: 0345 988 1188 (24-hour service)

If in immediate danger to life, call 999.

- **Relocate from the extension to the upper floor of the main dwelling.**
- Follow all instructions given by Floodline and the Emergency Services.
- Turn off the gas, electricity and water supplies if it's safe to do so.
- If told to evacuate, follow the **Evacuation Route (Figure 17) unless instructed otherwise by the emergency services**. This has been identified as the appropriate route considering the SFRA's modelled flood extents.
- If evacuation has not been possible in advance of the flood event, **take safe refuge in the main dwelling on the upper floor**, remain in contact with the emergency services, and await assistance.

As a single, privately-owned residential dwelling, the applicant and any future users will be responsible for evacuation of the property should it be required.

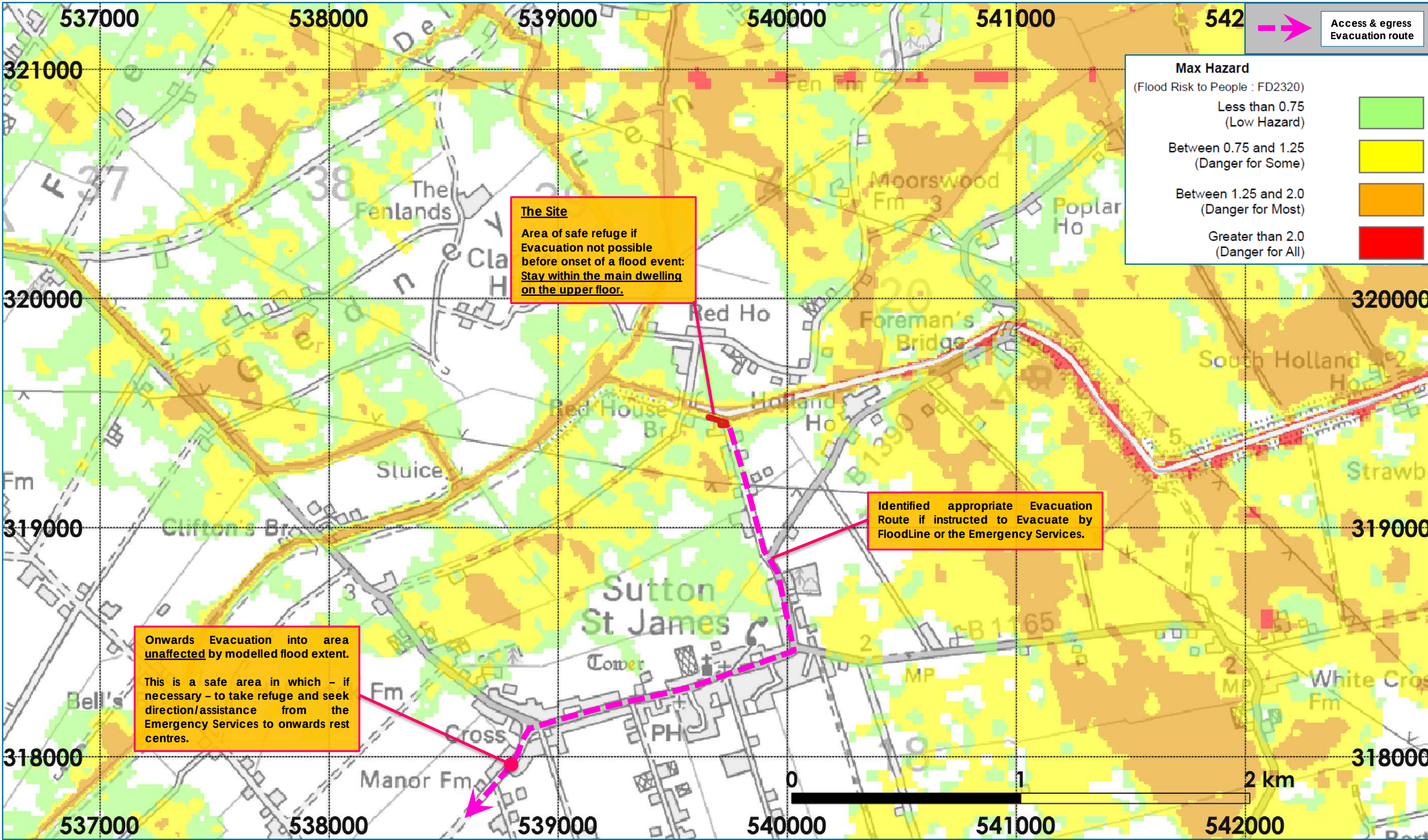


Figure 17: Evacuation Route identified as appropriate for response to prior warnings of the modelled 2115 flood event (0.5% AEP + CC tidal and 1% AEP + CC fluvial) – Hazard mapping from South East Lincolnshire Level 1 SFRA (Royal HaskoningDHV - 2017)
Contains OS data © Crown copyright and database right [2017], supplied under the Open Government Licence.
Contains Environment Agency information © Environment Agency and/or database rights (2017).

9 SUMMARY OF MEASURES

Impact of Flood Risk on the Proposed Development

The proposed development is at **Medium** risk of fluvial/tidal flooding, and **Medium** risk of surface water flooding, including considering the effects of climate change, and using conservative approaches to assessing the design flood level and residual risk flood level.

Through implementation of the Control & Mitigation measures in line with EA Standing Advice, the risk to the proposed development from all sources is considered **Low and Acceptable**.

Impact of the Proposed Development on Flood Risk

The proposed extension largely replaces an existing footprint, posing a minimal footprint increase of 20.2 m². Surface water will be appropriately managed via rainwater butts included as components of the private drainage system. These will provide interception and source control to ensure no increase in runoff to the wider area.

The proposed extension footprint complies with the IDB byelaws for the nearest regulated watercourse, and does not require Land Drainage Consent from the IDB. The proposed construction will maintain a satisfactory distance from all ordinary watercourse assets in the area, ensuring no works will affect the structure or flow of the watercourses.

The proposal will not cause any detectable displacement of fluvial/tidal flood volume up to and including the 0.1% AEP + CC event. The proposal will not obstruct or alter locally important flow paths.

The proposed development will therefore not exacerbate risk to nearby receptors, and its impact on all sources of flooding is considered **Low and Acceptable**.

9.1 CONTROL & MITIGATION OF FLOOD RISK

A summary table of all design and residual risk flood findings is provided in Section 4.6.

The design flood level can be from fluvial, tidal, or surface water sources, and this assessment has determined that **the 2115 fluvial & tidal design flood level 2.27 mAOD should be used**.

This accords with the Local Policy requirements and SFRA's 2017 Appendix C design advice guide.

Proposed Finished Floor Level

The proposed FFL will be set at 2.18 mAOD, which is the same floor level as existing dwelling.

This is necessary to tie-in with the existing main dwelling's floor level so as not to introduce a hazardous step within the property and is nationally accepted as a reasonable approach/constraint for minor extensions.

It is considered that the proposed FFL meets the Standing Advice by raising the floors as much as possible, and making adequate provision for resistance & resilience measures set in accordance with the design flood level in the following Section.

Extra Resistance and Resilience Measures

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the design flood level.

- Proposed external doors to be flood resistant to at least 2.87 mAOD.
- Raising all sensitive electrical equipment, wiring and sockets to at least 2.87 mAOD (690 mm above FFL). This complies with Building Regs Document P which states: switches and sockets should be between 450mm to 1200mm above FFL.
- Using flood resistant materials that have low permeability to at least 2.87 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient materials to at least 2.87 mAOD. Exact products are to be specified at detailed design following granting of planning approval.

- Protection of all soil pipes from back-flow by the use of non-return valves.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

9.2 MANAGEMENT OF FLOOD RISK

Residual Risk

The proposed resistance & resilience measures provide water-exclusionary protection to at least + 600 mm above the residual risk flood level.

The residual risk of a defence breach is further appropriately managed through the provision of a proportionate outline the Evacuation Plan in Section 8.3.

This ensures relocation from extension to main dwelling's upper floor at the earliest Flood Alert or Warning notification (with significant early warning systems available to pre-empt any breach risk, and enable relocation well before conditions reach a point where a breach is a possible scenario). Although defence breach can be sudden compared to natural overtopping, it is highly unlikely the catchment would behave in a way that prevents the issuance of any prior notification leading up to the breach event, particularly as the Site benefits from 'Alerts' which have a lead time of up to 12 hours before flooding is expected.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

Risk to People, including Access and Escape

The design has paid due regard to the safety of people. The proposed extension is for reception, bathroom and utility (relatively less vulnerable) use only, with all bedrooms retained on the existing upper floor of the dwelling.

The proposed extension benefits from full connectivity to the rest of the house, enabling access via the internal staircase to safe refuge on the upper floor. As a minor extension to an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8. This includes assessment of the SFRA's hazard mapping which confirms the hazard ratings affecting the dwelling are safely manageable ('Low Hazard' to 'Danger for Some').

This means that the proposed usage of the extension as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

RECOMMENDATION TO THE LOCAL PLANNING AUTHORITY

The Environment Agency's Standing Advice to Local Planning Authorities requires the development to raise floor levels as far as possible to meet the recommended level, and where this is not possible, to include the additional approved methods to prioritise excluding flood water where possible, and speed recovery of the building in case water gets in.

This will be achieved through implementation of the Flood Risk Assessment design measures.

It is recommended to the Local Planning Authority that this proposal meets the principles of the Environment Agency Standing Advice and the Local SFRA; and is therefore recommended for approval in accordance with the design presented.

APPENDIX A LIMITATIONS

The recommendations presented in this Report constitute the professional judgment of Flood For Planning, formulated in accordance with the information referenced herein and applying the standard of care expected of a qualified Environmental Consultant. Flood For Planning makes no representation or warranty, express or implied, regarding the absence of hazardous or potentially hazardous substances or conditions at the Site.

In preparing this Report, Flood For Planning has acquired, reviewed, and assessed information provided by the Client and third parties. The conclusions, opinions, and recommendations contained herein are based solely on the information made available to Flood For Planning at the time of assessment. Flood For Planning does not warrant the completeness or accuracy of such information and disclaims any liability for conclusions or opinions which it has reached in reliance upon information which is subsequently proven to be inaccurate or incomplete.

This Report has been prepared exclusively for the Client and for the specific scope of work for which Flood For Planning was engaged. No portion of this Report shall be interpreted as conferring rights or benefits to any party other than the Client and Flood For Planning. All obligations and responsibilities undertaken by Flood For Planning are for the sole benefit of the Client and shall not extend to any third party.

Flood For Planning does not authorize the distribution, use, or reliance upon this Report by any individual or entity other than the Client without prior written consent. Unauthorized use of this Report is strictly prohibited and shall be undertaken entirely at the user's own risk. Any third party who utilizes or relies upon this Report, without express authorization, agrees to indemnify and hold harmless Flood For Planning from any and all claims, liabilities, losses, or damages—regardless of nature, origin, or timing—arising from or related to the Consultant's performance of the services described herein.

The purpose of this Report is to identify mitigation measures commensurate with the requirements for planning applications. It should be noted that a Flood Risk Assessment does not eliminate the possibility of flooding, nor does it guarantee that flooding will not occur. Its purpose is to assess risk, inform planning decisions, and outline appropriate mitigation at this stage of the design process. At the detailed design stage following granting of planning permission, it is also recommended to commission a Property Flood Resilience (PFR) survey to identify any additional measures that could be incorporated to enhance resistance & resilience further. Where relevant, exact products and specifications should be confirmed by the PFR specialist at that later stage.

APPENDIX B SITE LAYOUT PLAN

Reproduction in whole or in part is prohibited without the prior written consent of Flood For Planning Ltd



Legend

- Site Boundary
- Proposed Extension

Contours

- 1 m
- 0.2 m

Copyright

The property of this drawing is Flood For Planning Ltd and must not be copied or reproduced in any way without their written consent.

Contains OS data
© Crown copyright and database right [2026], supplied under the Open Government Licence (V3.0).

Contains Environment Agency information
© Environment Agency and/or database rights

Vertical Aerial Photography (2026) © Bluesky International.
All rights reserved.

2608-005 - Jarvis's Gate

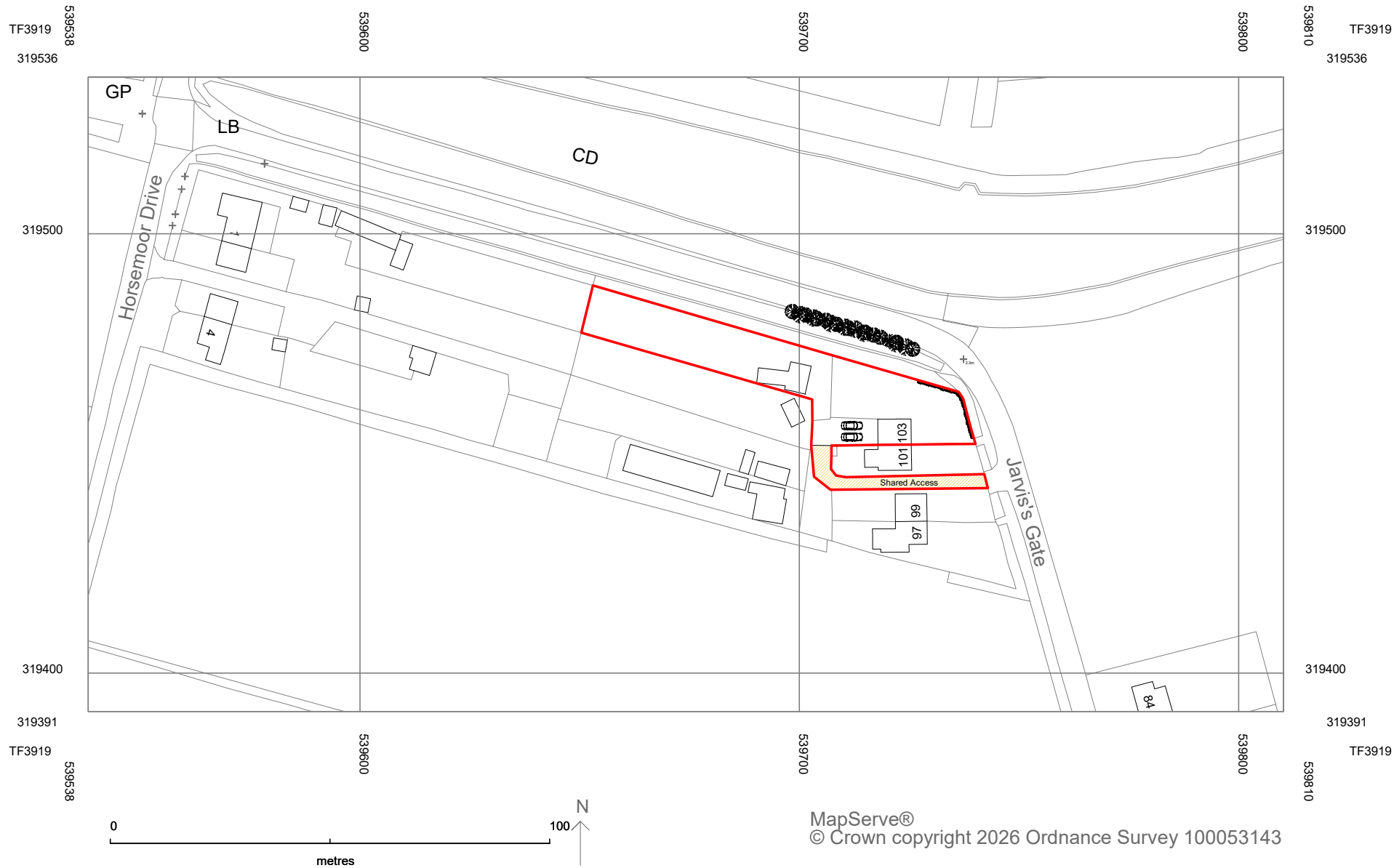
FLOOD RISK ASSESSMENT Appendix B

Scale 1:500	Drawn	Approved
	GM	LP

CONTOURS



Flood For Planning
www.floodforplanning.co.uk



Location Plan 1:1250 Scale

1:2500	0	50m	100m
1:1250	0	25m	50m
1:500	0	5m	10m
1:200	0	2m	4m
1:100	0	1m	2m
1:50	0	0.5m	1m
1:20	0	0.2m	0.4m

0.8m

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way, in part or whole by any means whatsoever without prior written consent and may be used only by the present owner, being our current client, in relation to the property as referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose of assisting in the determination of a Planning or Building Regulations application and may not be used for any other purpose unless otherwise agreed in writing. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.

No site supervision is implied or undertaken unless otherwise separately arranged.

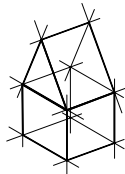
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulations purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.

Prior to commencing works, the contractor must verify with the client that no underpinning of the property has been carried out and that no structural survey has been undertaken reporting that structural and/or ground problems exist.

Prior to commencing works, the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any "right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them.

Prior to commencing works, the contractor must have sight of the Planning and Building Regulations approval and must note any conditions thereon, in particular, the Planning Consent will require samples of the facing materials to be submitted to the Planning Authority for their written approval prior to installation on site.

All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice.



Plans For Building Ltd
Tel: 01920 438095
plansforbuildingdesign@gmail.com
www.plansforbuilding.co.uk

Client:

103 Jarvis's Gate
Sutton St James
Spalding
PE12 0EP

Project:

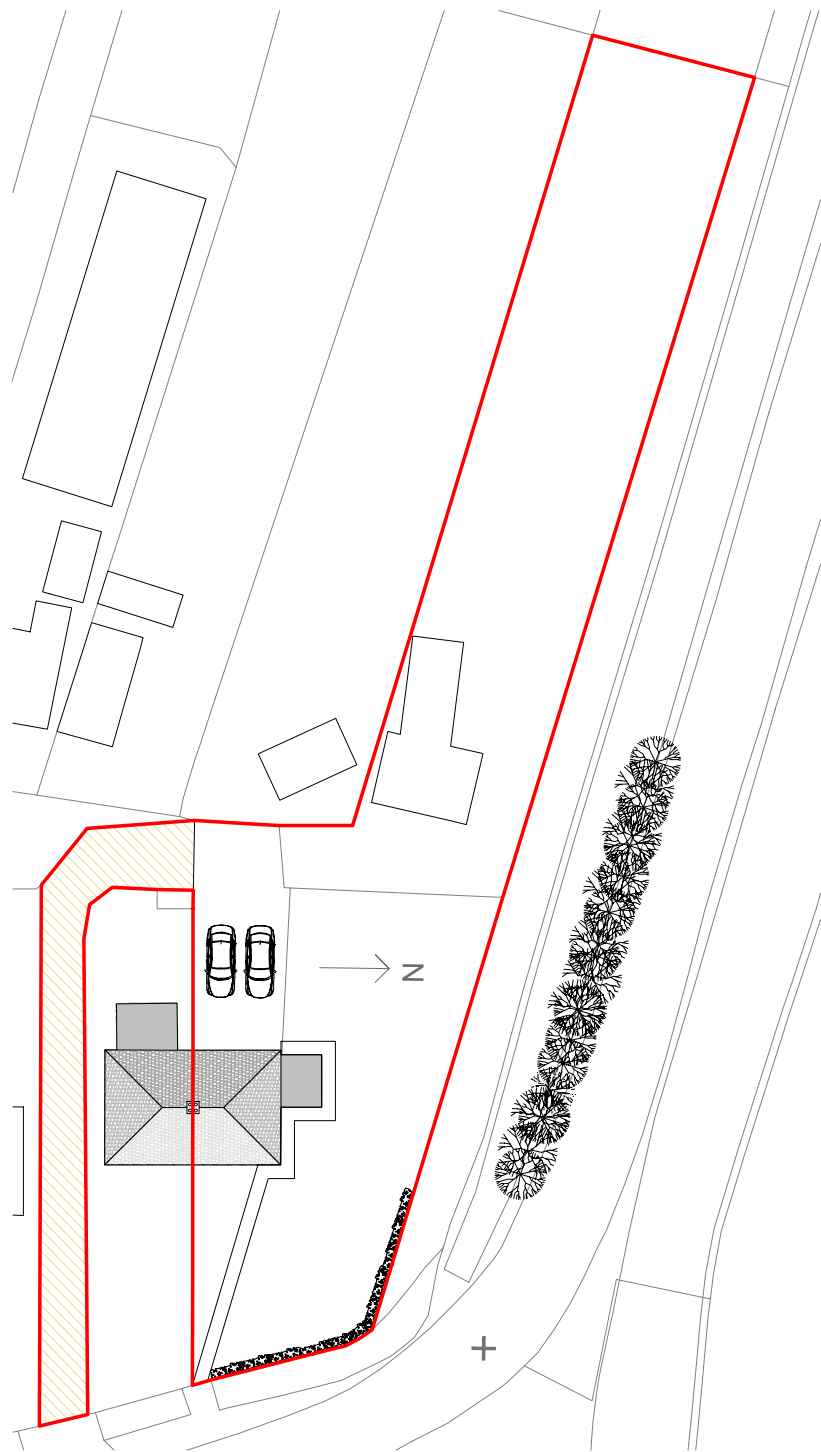
Single storey side extension

Drawing:

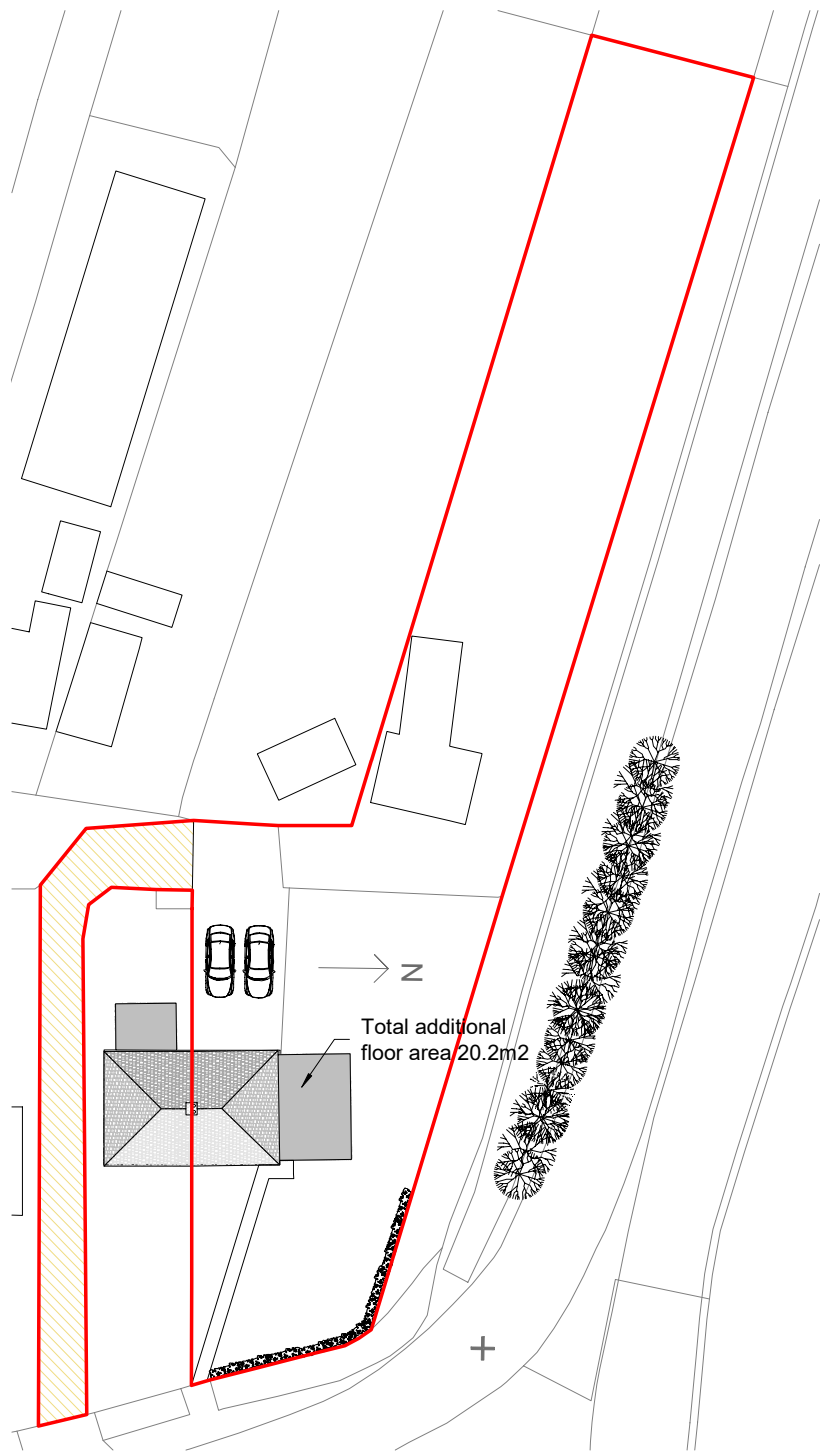
Location Plan

Date: 17th August 2026
Scale: 1:1250
Page Size: A3

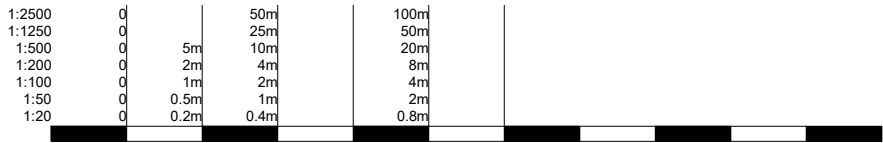
Drawing Number:
D2641 001



Existing Site Plan 1:500 Scale



Proposed Site Plan 1:500 Scale



THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way, in part or whole by any means whatsoever without prior written consent and may be used only by the present owner, being our current client, in relation to the property as referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose of assisting in the determination of a Planning or Building Regulations application and may not be used for any other purpose unless otherwise agreed in writing. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.

No site supervision is implied or undertaken unless otherwise separately arranged.

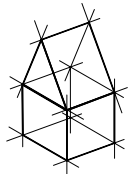
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulations purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.

Prior to commencing works, the contractor must verify with the client that no underpinning of the property has been carried out and that no structural survey has been undertaken reporting that structural and/or ground problems exist.

Prior to commencing works, the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any "right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them.

Prior to commencing works, the contractor must have sight of the Planning and Building Regulations approval and must note any conditions thereon, in particular, the Planning Consent will require samples of the facing materials to be submitted to the Planning Authority for their written approval prior to installation on site.

All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice.



Plans For Building Ltd
Tel: 01920 438095
plansforbuildingdesign@gmail.com
www.plansforbuilding.co.uk

Client:

103 Jarvis's Gate
Sutton St James
Spalding
PE12 0EP

Project:

Single storey side extension

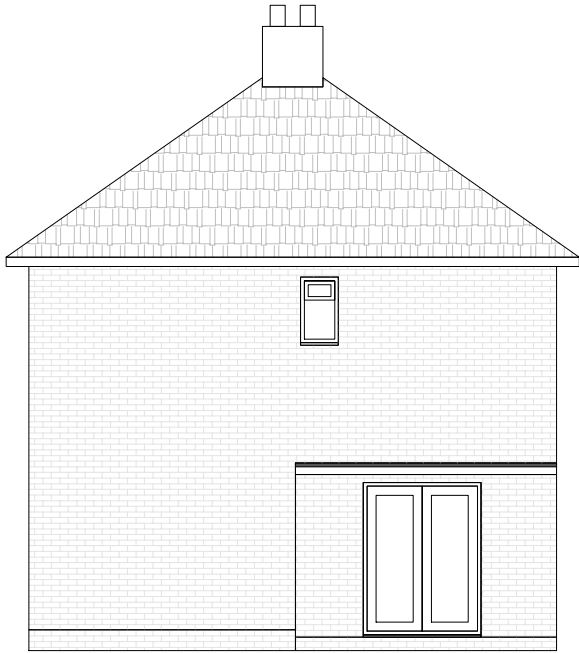
Drawing:

Existing Site Plan
Proposed Site Plan

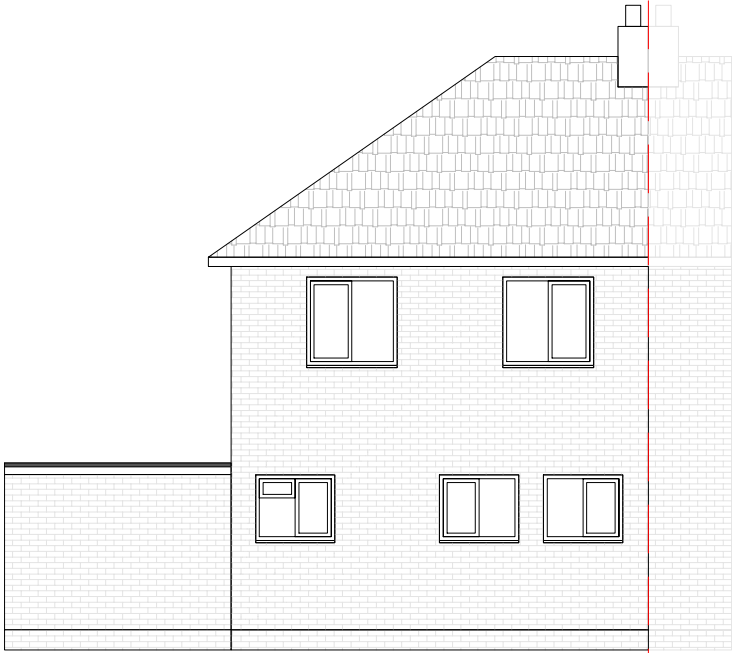
Date: 17th August 2026	Drawing Number:
Scale: 1:500 Page Size: A3	D2641 002



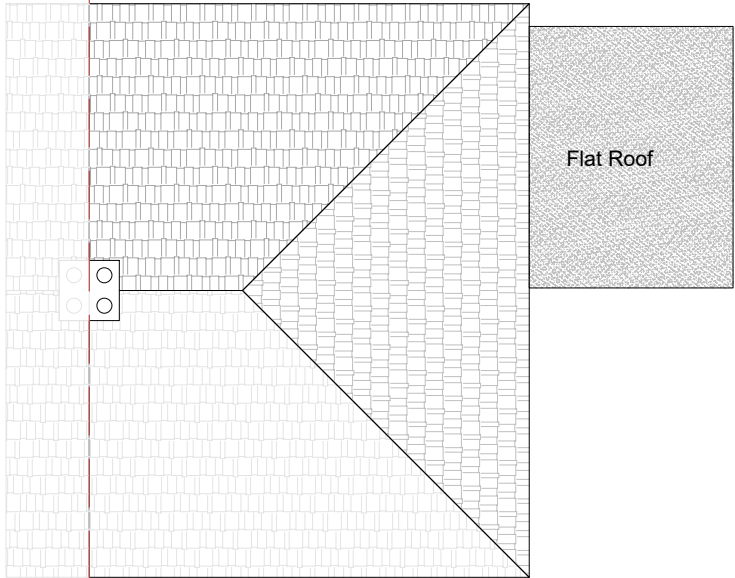
Existing Front (East) Elevation 1:100 Scale



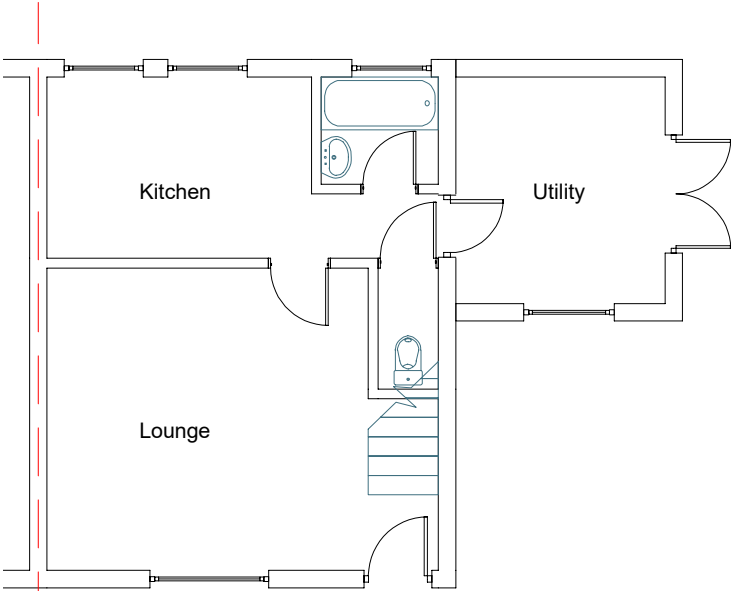
Existing Side (North) Elevation 1:100 Scale



Existing Rear (West) Elevation 1:100 Scale

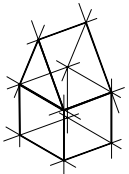


Existing Roof Plan 1:100 Scale



Existing Ground Floor Plan 1:100 Scale

THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way, in part or whole by any means whatsoever without prior written consent and may be used only by the present owner, being our current client, in relation to the property as referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose of assisting in the determination of a Planning or Building Regulations application and may not be used for any other purpose unless otherwise agreed in writing. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials. No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulations purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions. Prior to commencing works, the contractor must verify with the client that no underpinning of the property has been carried out and that no structural survey has been undertaken reporting that structural and/or ground problems exist. Prior to commencing works, the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any "right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them. Prior to commencing works, the contractor must have sight of the Planning and Building Regulations approval and must note any conditions thereon, in particular, the Planning Consent will require samples of the facing materials to be submitted to the Planning Authority for their written approval prior to installation on site. All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice.



Plans For Building Ltd
Tel: 01920 438095
plansforbuildingdesign@gmail.com
www.plansforbuilding.co.uk

Client:

103 Jarvis's Gate
Sutton St James
Spalding
PE12 0EP

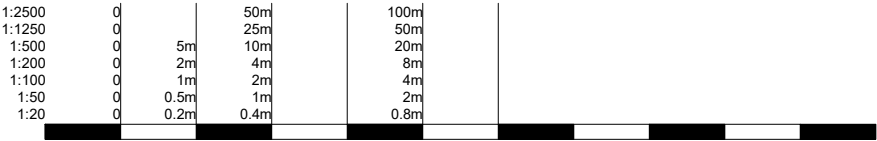
Project:

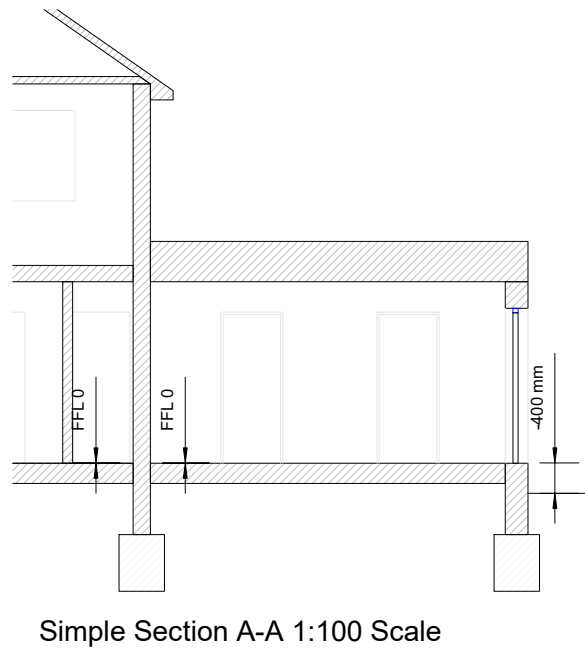
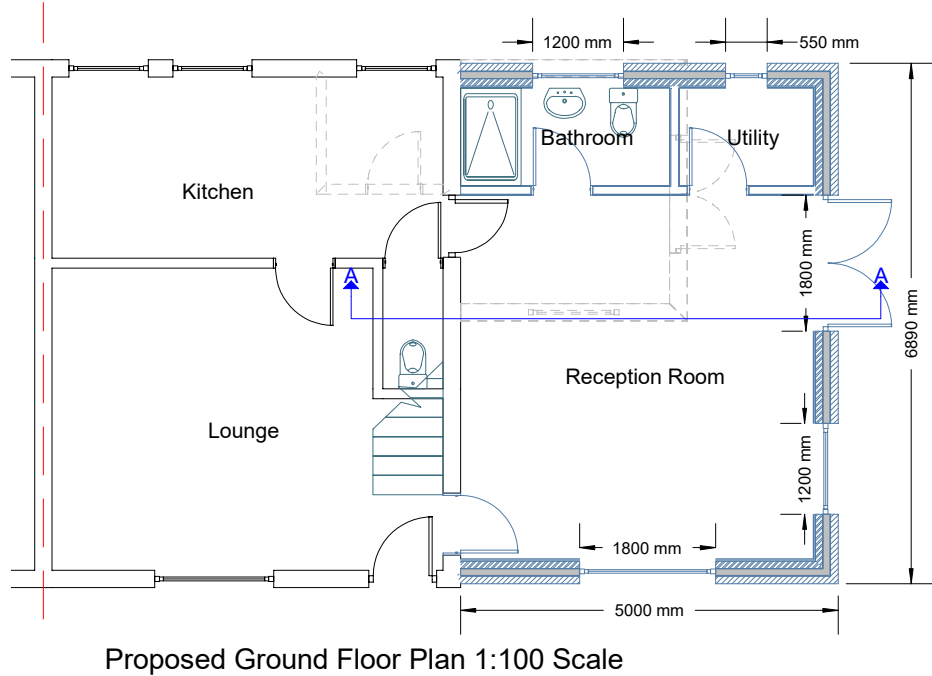
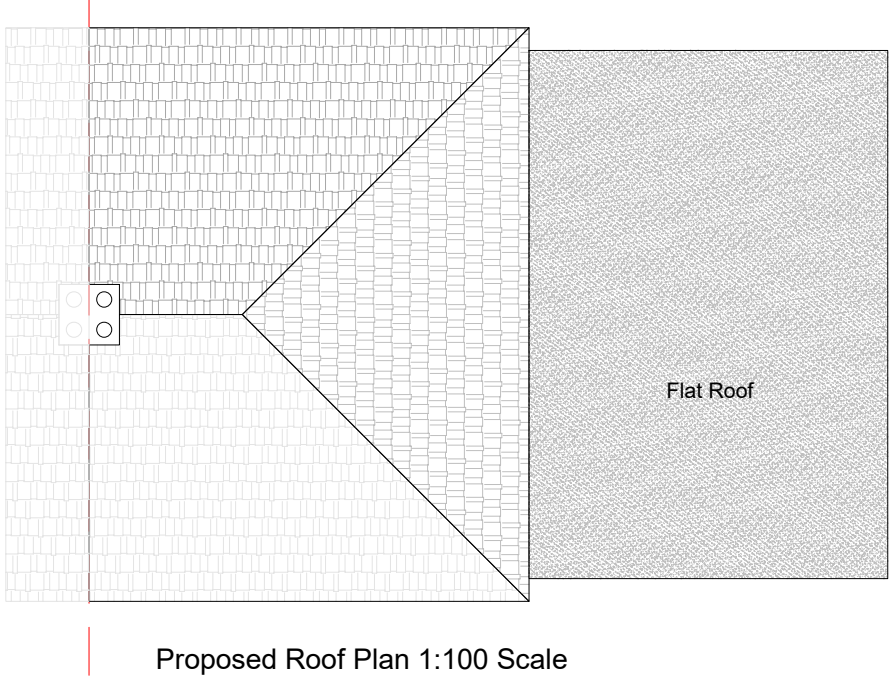
Single storey side extension

Drawing:

Existing Elevations
Existing Roof Plan
Existing Ground Floor Plan

Date: 17th August 2026	Drawing Number:
Scale: 1:100 Page Size: A3	D2641 003





THIS DRAWING IS COPYRIGHT and must not be traced or copied in any way, in part or whole by any means whatsoever without prior written consent and may be used only by the present owner, being our current client, in relation to the property as referred to on the drawing. This drawing may be copied by an authorised officer of the Local Authority with the sole purpose of assisting in the determination of a Planning or Building Regulations application and may not be used for any other purpose unless otherwise agreed in writing. Dimensions stated are for guidance only, contractor to verify all boundary positions and dimensions on site prior to commencing any works, making workshop drawings or obtaining any materials.

No site supervision is implied or undertaken unless otherwise separately arranged.

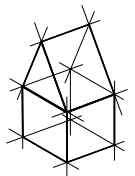
The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works. The drawing does not indicate or imply the structural condition of the property, the survey carried out was a "measure survey" for assistance in the preparation of details for Planning and Building Regulations purposes only. The details shown assume that the property is in sound condition and that there are no adverse ground conditions.

Prior to commencing works, the contractor must verify with the client that no underpinning of the property has been carried out and that no structural survey has been undertaken reporting that structural and/or ground problems exist.

Prior to commencing works, the contractor must obtain verification from the client or his legal adviser that no restrictive covenants exist or that any "right of light" will not be infringed and if so that reasonable steps have been taken by the client to comply with them.

Prior to commencing works, the contractor must have sight of the Planning and Building Regulations approval and must note any conditions thereon, in particular, the Planning Consent will require samples of the facing materials to be submitted to the Planning Authority for their written approval prior to installation on site.

All materials and workmanship to comply with the current Building Regulations and all relevant British Standards and Codes of Practice.



Plans For Building Ltd
Tel: 01920 438095
plansforbuildingdesign@gmail.com
www.plansforbuilding.co.uk

Client:

103 Jarvis's Gate
Sutton St James
Spalding
PE12 0EP

Project:

Single storey side extension

Drawing:

Proposed Elevations
Proposed Roof Plan
Proposed Ground Floor Plan
Simple Section A-A

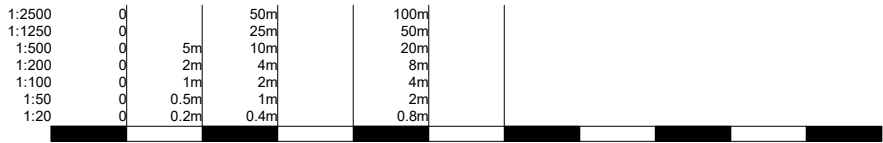
Date: 17th August 2026

Drawing Number:

Scale: 1:100

Page Size: A3

D2641 004



APPENDIX C EA CORRESPONDENCE

Reproduction in whole or in part is prohibited without the prior written consent of Flood For Planning Ltd

[REDACTED]

From: PSOWN <PSOWN@environment-agency.gov.uk>
Sent: 09 September 2026 14:58
To: [REDACTED]
Cc: Lincs & Northants, Customer Enquiries; EIR2026/41703/CON1@ea.ecase.co.uk
Subject: Flood Risk Information Request EIR2026-41703

Dear [REDACTED],

Reference: Tidal Nene (2011) Model

Thank you for your email. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find a link below that will enable you to download the Products 5 and 6 for the Tidal Nene (2011) Model. Please note, you will need to log into your account to download the files. If you are prompted to create a free account, please use the email address that this data has been sent to, this will allow you to access the product files. Any other data that has been requested will be sent separately.

<https://fcrm.quatrix.it/download/0c1930be-5ebd-488a-928f-6de52b6272f8>

Please note this link will expire in 7 days.

This information is not available with the Open Government Licence but we may be able to license it to you under the [Environment Agency Conditional Licence](https://www.gov.uk/government/publications/environment-agency-conditional-licence/environment-agency-conditional-licence) (<https://www.gov.uk/government/publications/environment-agency-conditional-licence/environment-agency-conditional-licence>) which will be included as a PDF accompanying the data.

Conditional Licence regarding: Tidal Nene (2011) Model

- **Modelling Reports for the Tidal Nene (2011) Model.** Hydraulic model report. **File format:** Adobe PDF (.pdf) format.

Attribution 1) Contains Environment Agency information © Environment Agency and/or database rights. **2)** May contain Ordnance Survey data © Crown copyright 2025 Ordnance Survey AC0000807064.

- **Model Output Data for the Tidal Nene (2011) Model.** Extents for the Tidal Nene (2011) Model. **File format:** Various GIS file format.

Information Warnings 1) Please be aware that model data is not raw, factual or measured but comprises of estimations or modelled results based on the data available to us.

Attribution 1) Contains Environment Agency information © Environment Agency and/or database rights.

The following conditions also apply to the above data:

1. You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the agreement and in particular may not allow any period of use longer than the period licensed to you.
2. Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 2 years at the end of which it will terminate automatically without notice.
3. We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentiality of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights.

4.1 The Information may contain some data that we believe is within the definition of “personal data” under the Data Protection Act 1998 but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual.

4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data.

5. The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km². Information about the operation of flood assets should not be published.

6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as “the Data”.

6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.

The above information is supplied for use, for the following project only:

- **Project title:** EIR2026-41703
- **Start date:** 09/09/2026
- **Expected end date:** 09/09/2028

However, you **MUST** first check the supporting information available online to determine if the conditions on use are suitable for your purposes. If they aren't, this information is not provided with a licence for use, and the data is provided for read right only.

Please get in touch with PSOWN@environment-agency.gov.uk if you have any further queries or contact us within two months if you'd like us to review the information we have sent, quoting the EIR reference number.

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

Kind regards,

[Redacted Signature]

FCRM Officer

Partnerships and Strategic Overview, Flood and Coastal Risk Management (Welland & Nene)

Lincolnshire and Northamptonshire Area

[Redacted Email Address]

[@environment-agency.gov.uk](mailto:[Redacted Email Address]@environment-agency.gov.uk)

[Redacted Address Line]

[REDACTED]

From: PSOWN <PSOWN@environment-agency.gov.uk>
Sent: 09 September 2026 15:03
To: [REDACTED]
Cc: Lincs & Northants, Customer Enquiries; EIR2026/41703/CON1@ea.ecase.co.uk
Subject: RE: Flood Risk Information Request EIR2026-41703

Dear [REDACTED],

In addition to the Environment Agency tidal model provided, you may wish to consult the South Holland District Council Hazard mapping available below:

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/>

Kind regards,

[REDACTED]

FCRM Officer

**Partnerships and Strategic Overview, Flood and Coastal Risk Management
(Welland & Nene)**

Lincolnshire and Northamptonshire Area

[REDACTED] [@environment-agency.gov.uk](mailto:[REDACTED]@environment-agency.gov.uk)



For homes and habitats



From: PSOWN
Sent: 09 September 2026 14:58
To: 'info@floodforplanning.co.uk' <info@floodforplanning.co.uk>
Cc: Lincs & Northants, Customer Enquiries <LNenquiries@environment-agency.gov.uk>; EIR2026/41703/CON1@ea.ecase.co.uk
Subject: Flood Risk Information Request EIR2026-41703

Dear [REDACTED],

Reference: Tidal Nene (2011) Model

Thank you for your email. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.