Flood Risk Assessment

Site:
Barn West of Seadyke Road, Seadyke, nr Kirton, PE20 1QE

Applicant:
Mr J Cheer

Prepared by:
Mr R Cole of Origin Design Studio Ltd

Checked by:
Mr R Cole of Origin Design Studio Ltd

Revision:
A02 – April 2022

Contents

INTRODUCTION

This is a Flood Risk Assessment to accompany a planning application for the above proposed site. The requirement for the flood risk assessment is based on the whole of the site being contained within a Flood Zone 3. The approach to flood risk is set out in the National Planning Policy Framework (NPPF), refer to Appendix A with more local planning policy set out in the South East Lincolnshire Local Plan (SELLP), refer to Appendix. This Flood Risk Assessment assesses the site in accordance with the policy requirements of the NPPF and the SELLP

FINDINGS

RISK OF FLOODING FROM RIVERS AND SEAS

Flood Zone

The site is wholly contained within a Flood Zone 3 and is at risk of flooding from an event exceeding 1% flood chance.

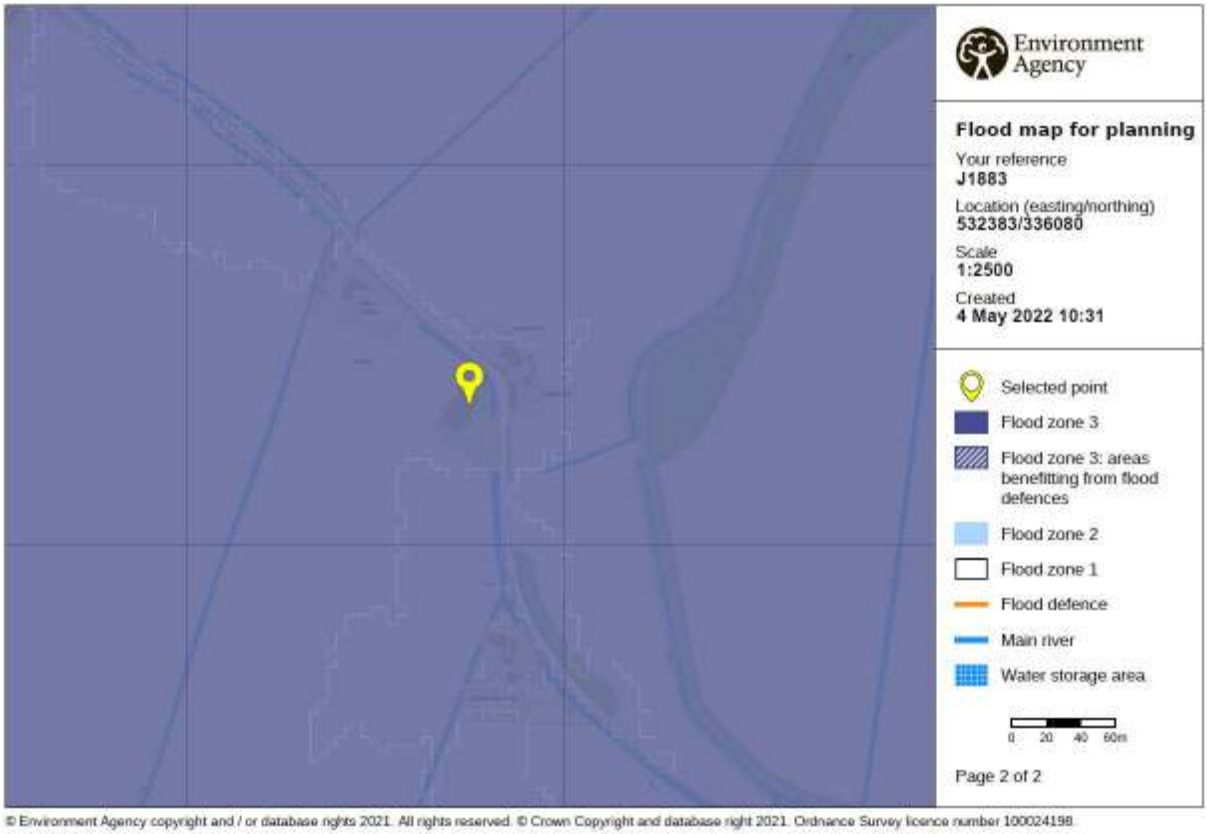


Figure 1: Flood zone map (the site is marked with a yellow marker).

Historic Flooding

There is no record of the site having flooded according to Environment Agency records, refer to Appendix C.

Sequential & Exception Test

The proposed use for the building is residential and is undergoing a change of use from agricultural. The proposal will result in a single storey split level dwelling and therefore flood risk is to be considered on this basis.

The residential use is classified as "more vulnerable" and the agricultural use is classified as "less vulnerable" in accordance with Table 2 – Flood Risk Vulnerability Classification. Based on the change of use there is an increase in flood risk.

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

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Figure 2 – Table 3 – Flood Risk Vulnerability and Flood Zone Compatibility (www.gov.uk)

In accordance with Table 3 where a site is located in a Flood Zone 3a with a vulnerability classification of "more vulnerable" development is not considered to be compatible without the sequential or exception test being required to demonstrate the suitability of the land.

However, the application is for a Change of Use and accordingly no sequential test is required.

Site Levels

No topographical survey has been undertaken for this FRA. Site levels are consistent with little variation. The site is part of a wider landscape of fenland that is characterised as low-lying flat land. OS maps show that levels on Seadyke Road near to the site are approximately +2mAODN.

Based on the height of the existing building a single storey conversion is appropriate, it would not be feasible to convert the existing building as a two storey dwelling. However split levels may assist in ensuring a safe refuge and habitable floors above the predicted flood level.

Calculating the Flood Level

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

In this case it is proposed to create a single storey dwelling. To determine the 1 in 1000-year flood level both tidal and fluvial sources will be looked at to determine the worst case and therefore an appropriate floor level.

Data from the Environment Agency includes Hazard mapping from the potential tidal sources, refer to Appendix C.

Fluvial Flood Sources

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

Tidal Flood Sources

There is a number of tidal sources of flooding near to the site that are linked to the North Sea and The Haven with the nearest source approximately 2.0km southeast of the site. This is a stretch of the River Welland which is under tidal influence.

The site is protected by manmade raised earth embankment defences, and these offer a good level of protection of 1:150 year. There is a residual risk of a breach of these defences.

Tidal Flood Level

The Hazard mapping for the site for 1:1000-year event including climate change (2115) shows the site to be at risk of flooding for overtopping and breaches. Breaches of the flood defences produces the worst-case scenario.

The Hazard mapping for the site for 1:1000-year event including climate change (2115) for tidal breaches shows flood levels on the site to be between 1.0m-1.6m with a velocity of between 0-0.3m/s creating a hazard classified as "Danger for All".

Floor Levels

Standing advice from the Environment Agency requires consultation with them where a development is for a "Change of Use" and classed as "More vulnerable" in an area as "Danger for All".

For a change of use the EA standing advice states that the FRA should aim to identify mitigation measures in line with those required for new build development of the same type, as far as this is practicable, and that the Environment Agency is likely to object to proposals including ground floor habitable accommodation.

For new build development where depths are 1.0m - 1.6m the EA would require dwellings to be a minimum of two storeys, with finished floor levels set to a minimum of 1.0m above existing ground level, flood resilient construction to a height 300mm above the predicted flood depth, and demountable defences to 600mm above floor level. The EA does not support reliance on demountable defences for single storey dwellings, which should have floor levels above the flood depth identified.

In this case it is not possible to create a dwelling that is two storeys due to the constraints of the existing building height.

Therefore, we would propose to adopt the following floor levels to provide suitable accommodation. This would lead to a safe refuge floor level of +1.50m above the existing ground level and would include all bedrooms. All other habitable floor levels will be set at +1.00m above external ground level.

Further to this flood resilient construction will be installed to a height 300mm above the predicted flood depth, and demountable defences to 600mm above floor level.

RISK OF FLOODING FROM SURFACE WATER

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

Figure 3: Surface Water Flood Map (www.gov.uk)

No further action is required.

RISK OF FLOODING FROM RESERVOIRS

The risk of flooding from reservoirs is low. The following map shows this on the Environment Agency's Risk of Flooding from Reservoirs map:

Figure 4: Reservoir Flood Map (www.gov.uk)

No further action is required.

RISK OF FLOODING FROM SEWERS

There are no existing surface water and foul water sewers that currently exist on the site. All new infrastructures to service the building shall be appropriately designed to the relevant standards to ensure failures do not present a problem.

SAFE ACCESS & EGRESS

Part of the proposed ground floor is above the calculated 1:1000-year flood level, as such it will provide a safe refuge. It may not be possible to access or egress the site during times of fluvial or tidal flooding depending upon the severity of the event.

CONCLUSION

The site is contained wholly within a Flood Zone 3.

The site is protected by adequate tidal flood defences which are maintained by the Environment Agency. These currently are in good condition and provide a 1 in 150-year standard of protection. A residual risk to breaching of these defences exist.

The change of use from agricultural use to residential use falls within "more vulnerable" uses of land in Table 2 Flood Risk Vulnerability Classification and Table 3 shows that developments of this nature are appropriate in flood zone 3a subject to passing the Sequential and Exception Test. A change of use does not require a sequential test and therefore the development should be made as safe as practicably possible.

The calculated flood level 1:1000-year flood level including allowances for climate change is +1.0m – 1.6m above existing ground levels. On this basis a safe refuge of +1.5m above existing ground levels shall be adopted. All other habitable rooms are to have a minimum ground floor level +1.00 above the existing ground level. The lowest floor levels are not above the calculated 1:1000-year flood level including climate change and adopt a water entry strategy and additional flood resistance and resilient measures shall be included.

Flood resilient construction to a height 300mm above the predicted flood depth, and demountable defences to 600mm above finished floor level shall be installed.

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

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

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

APPENDICES

APPENDIX A – NATIONAL PLANNING POLICY FRAMEWORK

PLANNING AND FLOOD RISK

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

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

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

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

158. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk

assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

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

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

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

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

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

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

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
b) the development is appropriately flood resistant and resilient;
c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and
e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

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

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

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

APPENDIX B – SOUTH EAST LINCOLNSHIRE DISTRICT COUNCIL

POLICY 4: APPROACH TO FLOOD RISK

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

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

have been considered as a way of providing flood betterment and reducing flood risk overall;

g) demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;
h) ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure.

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

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

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

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

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

APPENDIX C – ENVIRONMENT AGENCY DATA

Michael Orridge
michael@origindesignstudio.co.uk

Our ref: CCN-2022-254568

Date: 31/03/2022

Dear Michael,

Provision of Flood Risk Information for Seadyke Road, Seadyke, Kirton.

Thank you for your request to use our flood risk information for the above site. The information is set out below and attached. It is important you read any contextual notes on the maps provided.

If you are preparing a Flood Risk Assessment (FRA) for this site, please note this information may not be sufficient by itself to produce an adequate FRA to demonstrate the development is safe over its lifetime. Additional information may be required to carry out an appropriate assessment of all risk, such as consequence of a breach in defences.

We aim to review our information on a regular basis, so if you are using this data more than twelve months from the date of this letter, please contact us again to check it is still valid.

1. Flood Map

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

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

The Flood Map also shows the location of formal raised flood defences and flood storage reservoirs. It represents areas at risk of flooding for present day only and does not take account of climate change.

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

2. Historic Flood Event Outlines

With regards to the history of flooding I can advise we do not have any records of flooding in this area. It is possible recent flooding may have occurred which we are currently investigating, therefore this information may be subject to change. It is possible other flooding may have occurred which other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist) have responsibility.

3. Schemes in the area

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

4. Fluvial Flood Risk Information

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

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

5. Tidal Flood Risk Information

5.1 Tidal Defence Information

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

They are in good condition and reduce the risk of flooding (at the defence) to a 0.67% (1 in 150) chance of occurring in any year. We inspect these defences routinely to ensure potential defects are identified.

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

5.2 Tidal Flood Levels

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

Please read the information notes on the data sheets.

5.3 Tidal Hazard Mapping

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

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

The number of locations we have this information for is expected to increase in time.

At present this site is not covered by any hazard mapping.

5.3.1 Tidal Hazard Mapping – Breaches

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

5.3.2 Tidal Hazard Mapping – Overtopping

The attached maps show the maximum values of flood depth, velocity and hazard rating (danger to people) resulting from simulated overtopping of defences for the following scenarios:

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

Your site is not affected by overtopping of the defences for the present day (2006) scenarios.

6. Development Planning

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

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

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

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

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

7. Data Licence and Other Supporting Information

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

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

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

8. Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. Additional information may be available from other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist).

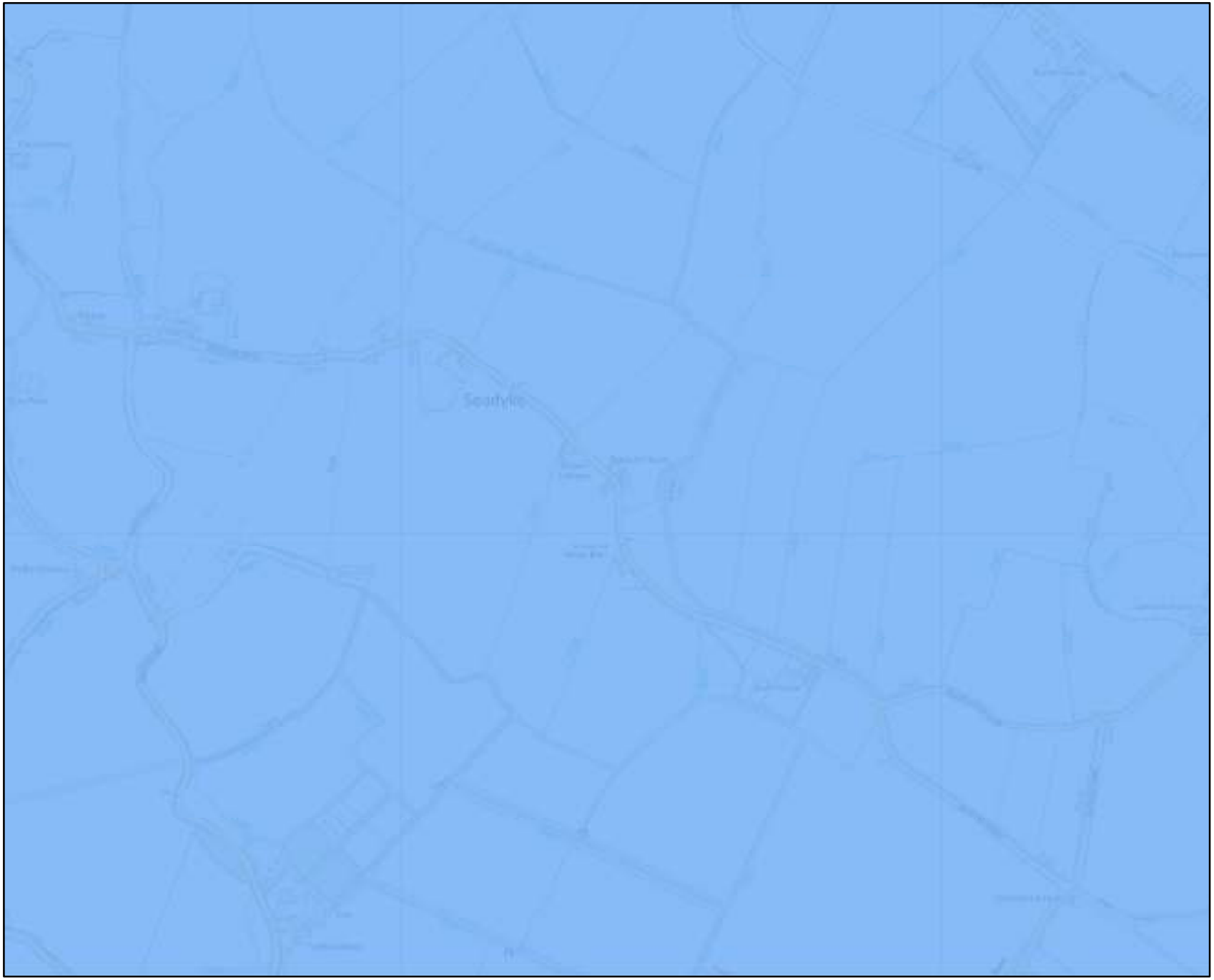
I hope we have correctly interpreted your request. If you have any queries or would like to discuss the content of this letter further please contact William Spratt using the email address below.

Yours sincerely,

for Ian Cappitt
Witham Partnerships and Strategic Overview Team Leader
e-mail PSOLINCS@environment-agency.gov.uk

Enc.
Flood Map
Tidal Level Data Sheets - Map and Tables
Tidal Breach Points – Locations Map
Hazard Mapping – Breaching
Hazard Mapping – Overtopping

Flood Map centred on TF 32381 36081 - created March 2022 [Ref: CCN-2022-254568]



Environment Agency

Scale 1:10,000

N
W E
S

Legend

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

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

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

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

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

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

Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

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

Environment Agency

Scale 1:550,000

N
W E
S

▲ East Coast and Wash

See seperate data sheet for predicted flood levels

Created by the Partnerships and Strategic Overview Team, Lincoln

Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

East Coast and Wash: Immingham to the West Lighthouse

2018 Coastal Flood Boundary Extreme Sea Levels

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

See next page for notes

Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard geographic numbers
(i.e. numbers beginning with 01 or 02)

Email: enquiries@environment-agency.gov.uk
www.gov.uk/environment-agency

East Coast and Wash: Immingham to the West Lighthouse

2018 Coastal Flood Boundary Extreme Sea Levels

NOTES:

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

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

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

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

The following notes apply to Grand Sluice

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

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(i.e. numbers beginning with 01 or 02)

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www.gov.uk/environment-agency

★ **Modelled Breach Locations**

0 3.5 7 14 Kilometers

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

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

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

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

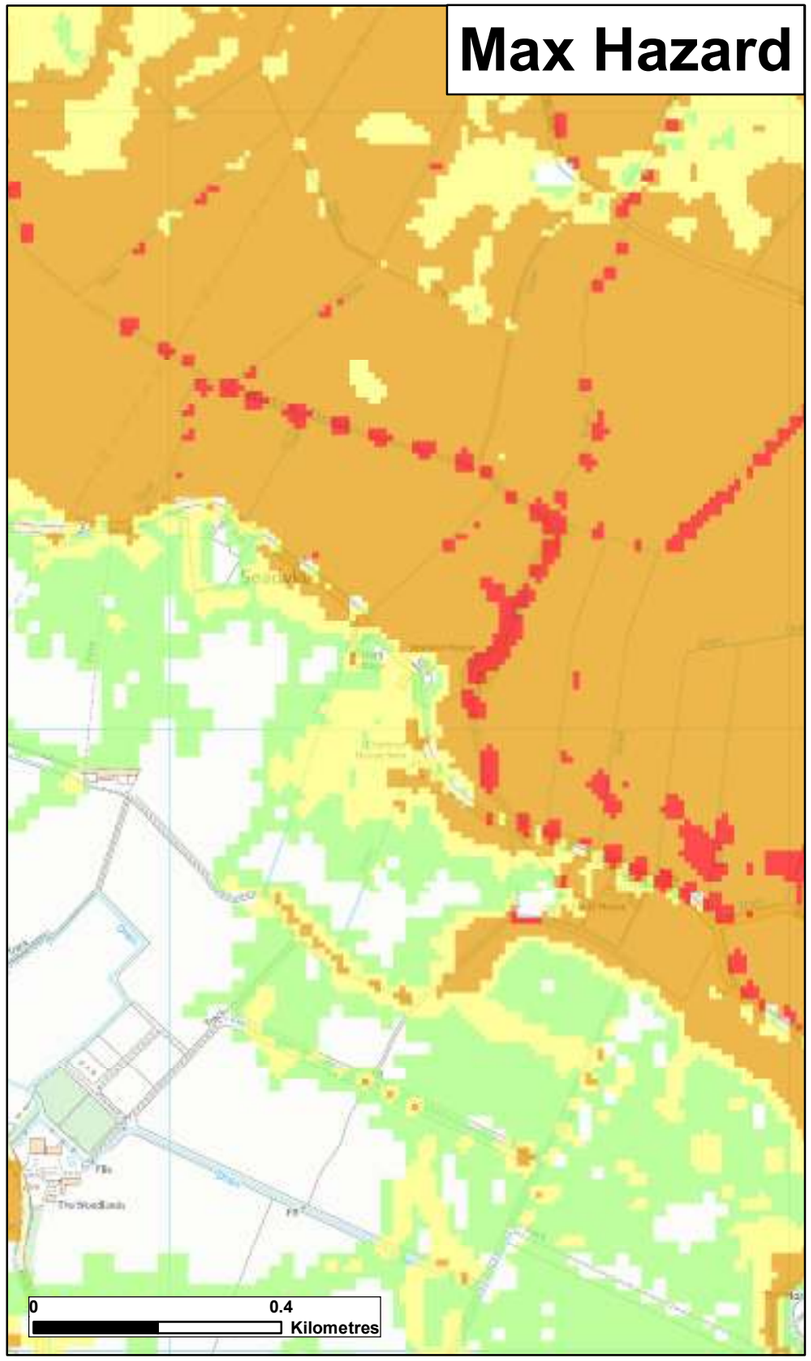
General Enquiries No: 03708 506 506.
Weekday calls cost 5p plus up to 6ppm from BT Weekend Unlimited. Mobile and other providers charges may vary.

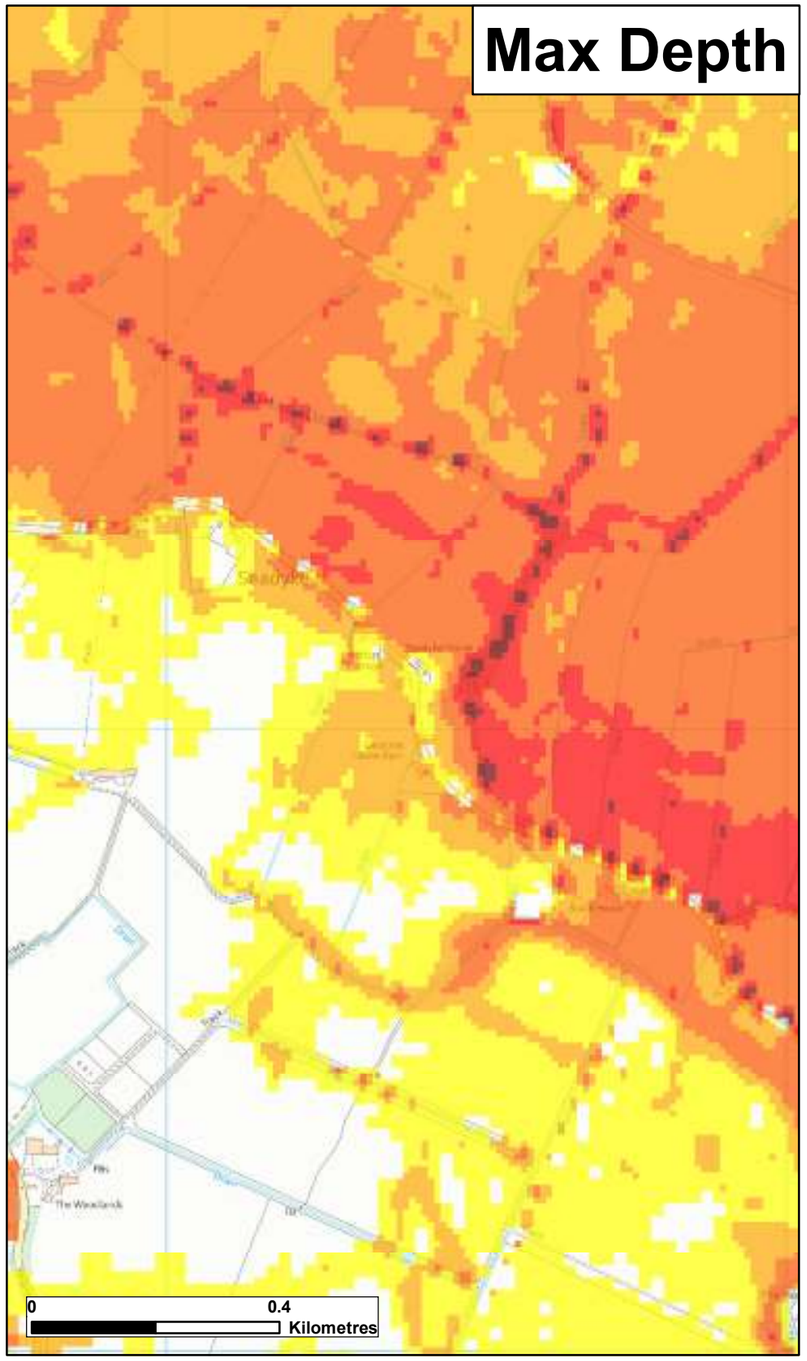
Environment Agency

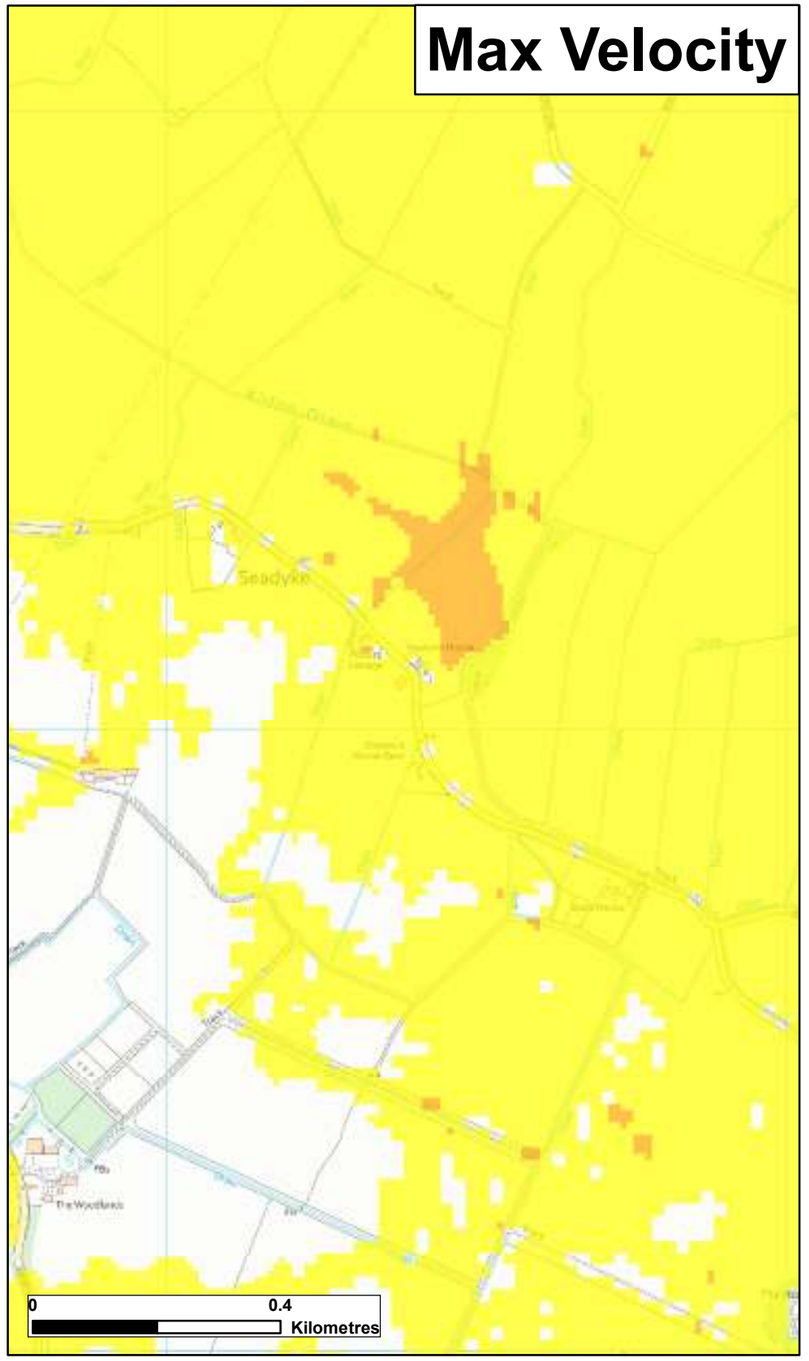
Produced by the Partnership and Strategic Overview Team, Lincoln
General Enquiries No: 03708 506 506

Northern Area Tidal Hazard Mapping

Location of Modelled Breaches







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

Max Hazard
(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

Max Depth (m)

- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 1.0
- 1.0 - 1.6
- 1.6 +

Max Velocity (m/s)

- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5 +

Date Printed	March 2022	Scenario year	2006	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2022-254568

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

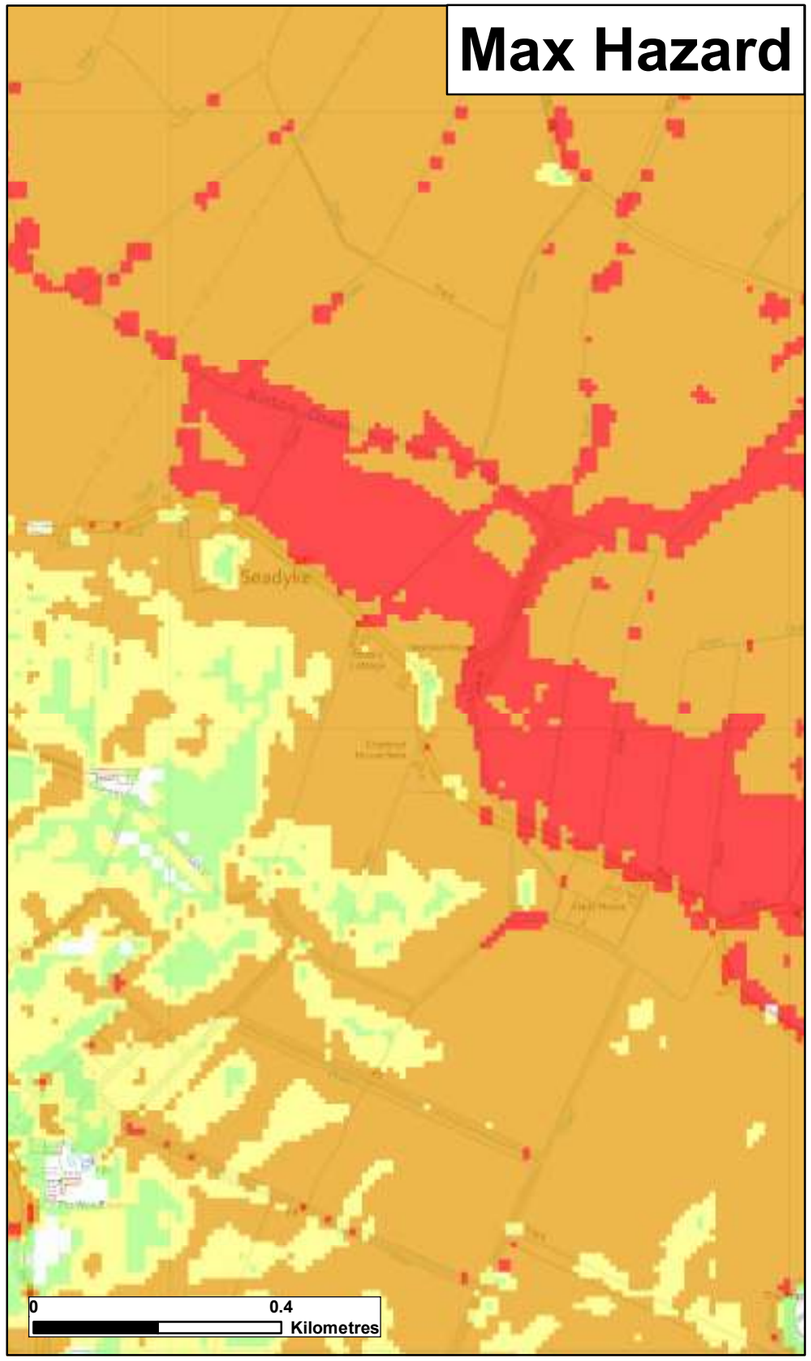
The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

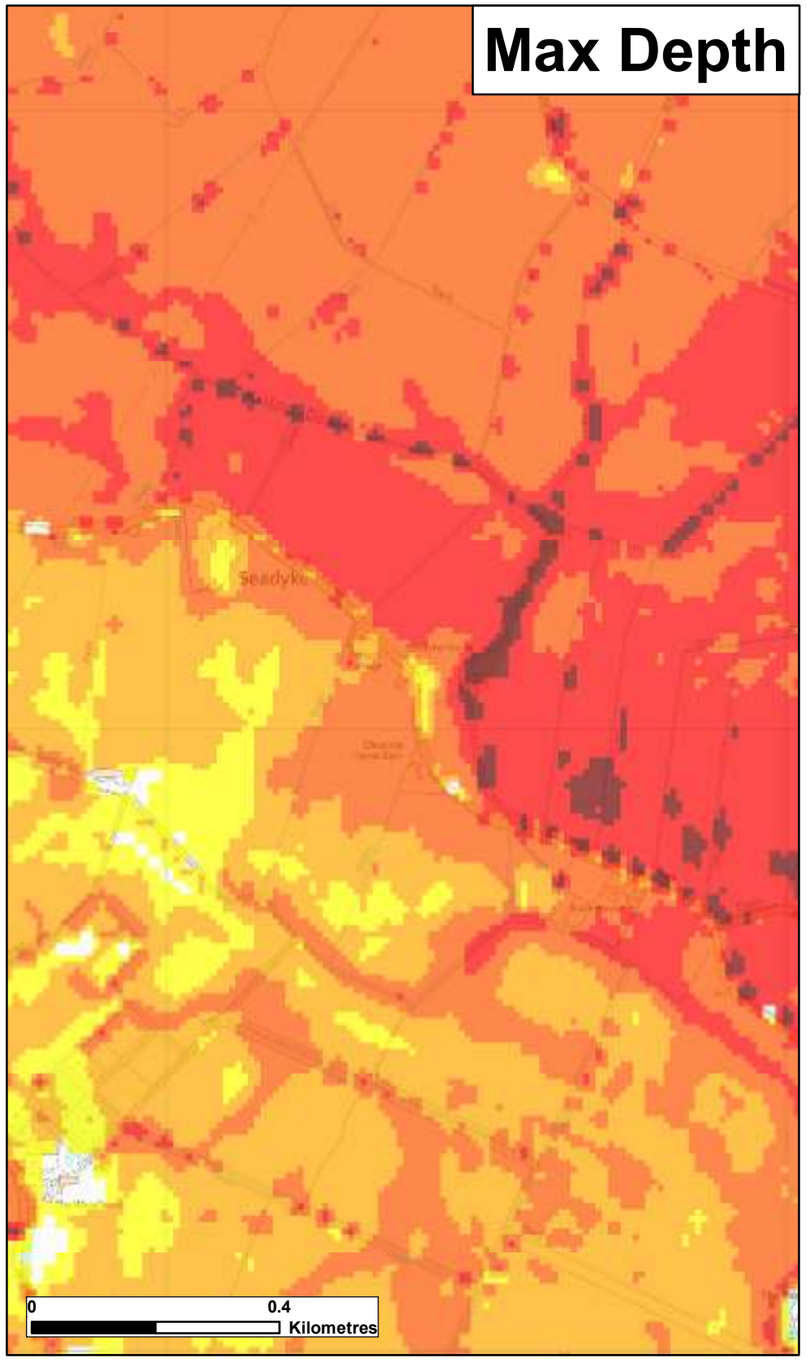
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary

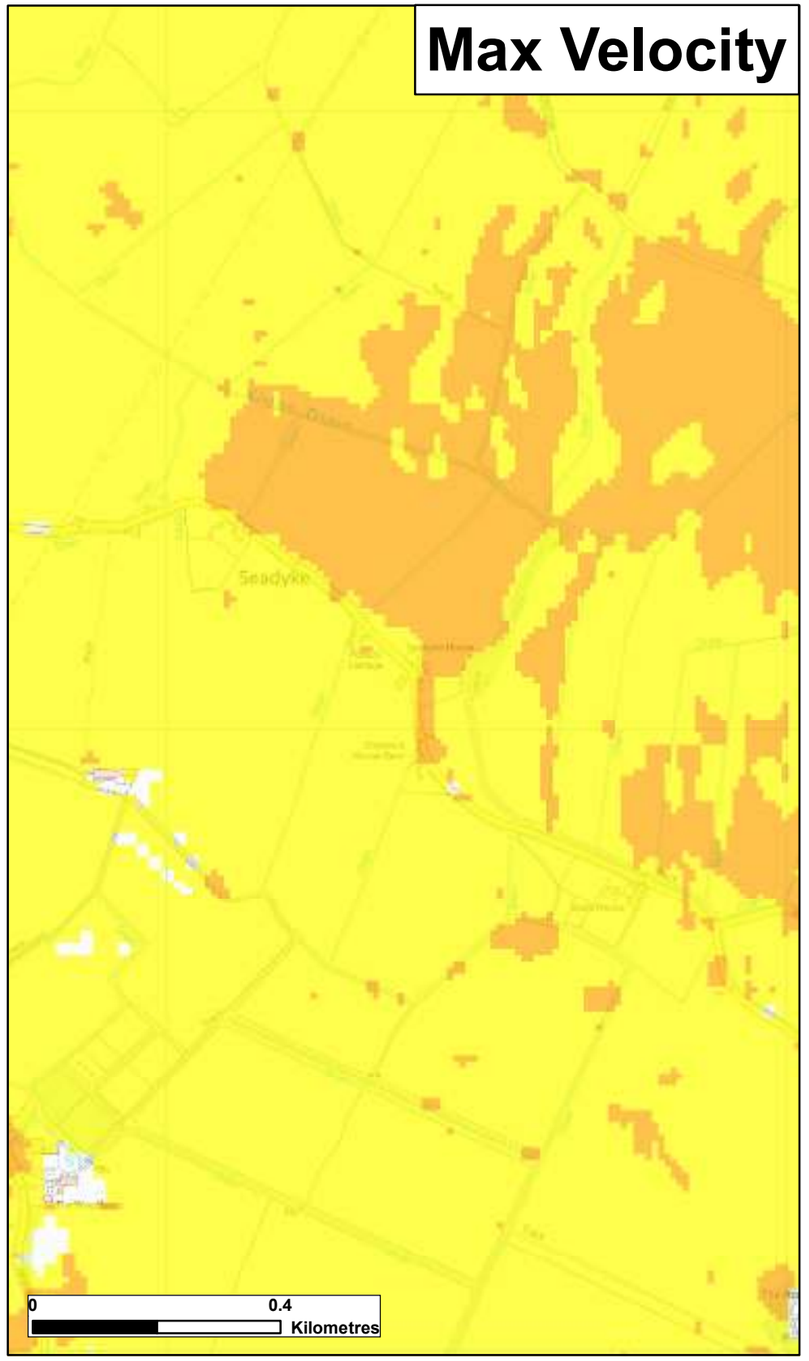
Environment Agency

Lincolnshire and Northamptonshire Hazard mapping

Map Centred on TF 32381 36081







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

Max Hazard
(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

Max Depth (m)

- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 1.0
- 1.0 - 1.6
- 1.6 +

Max Velocity (m/s)

- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5 +

Date Printed	March 2022	Scenario year	2006	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2022-254568

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

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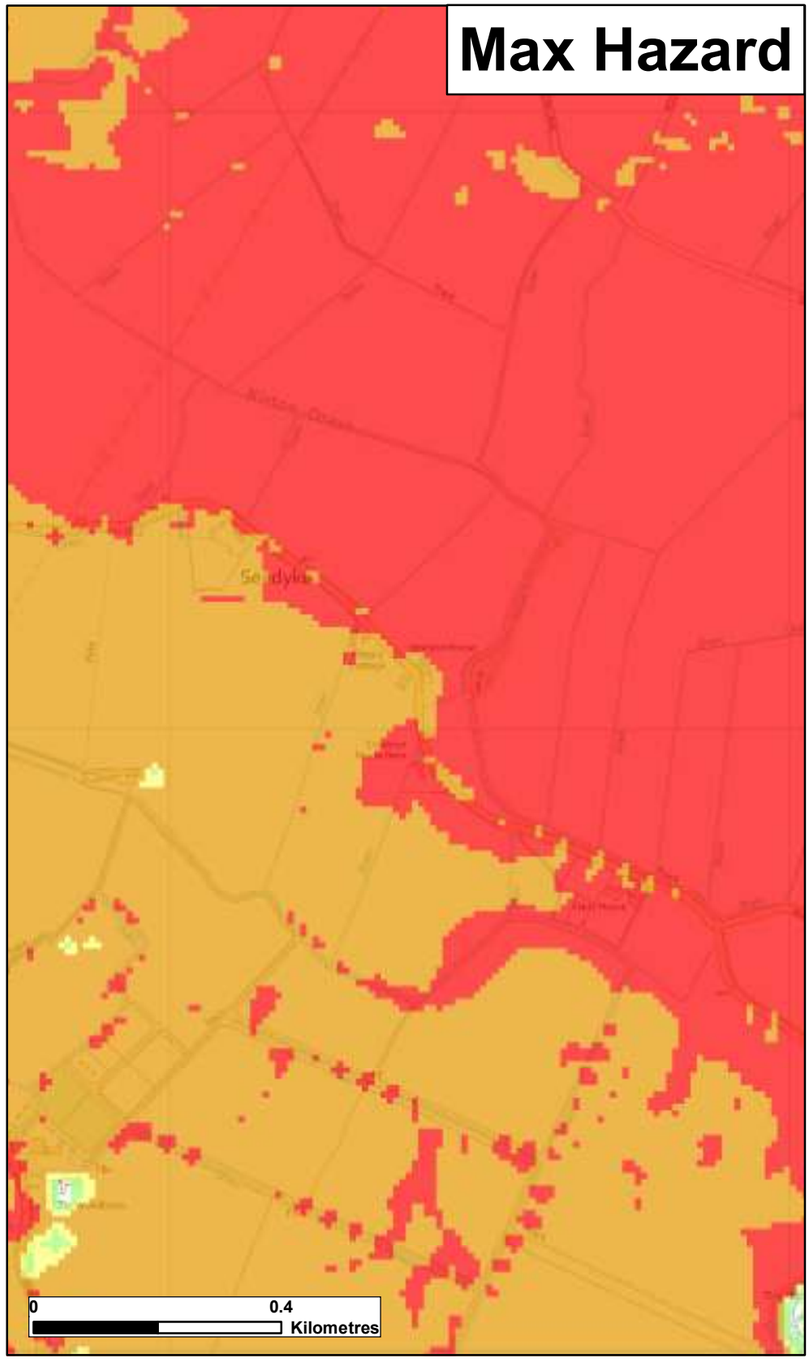
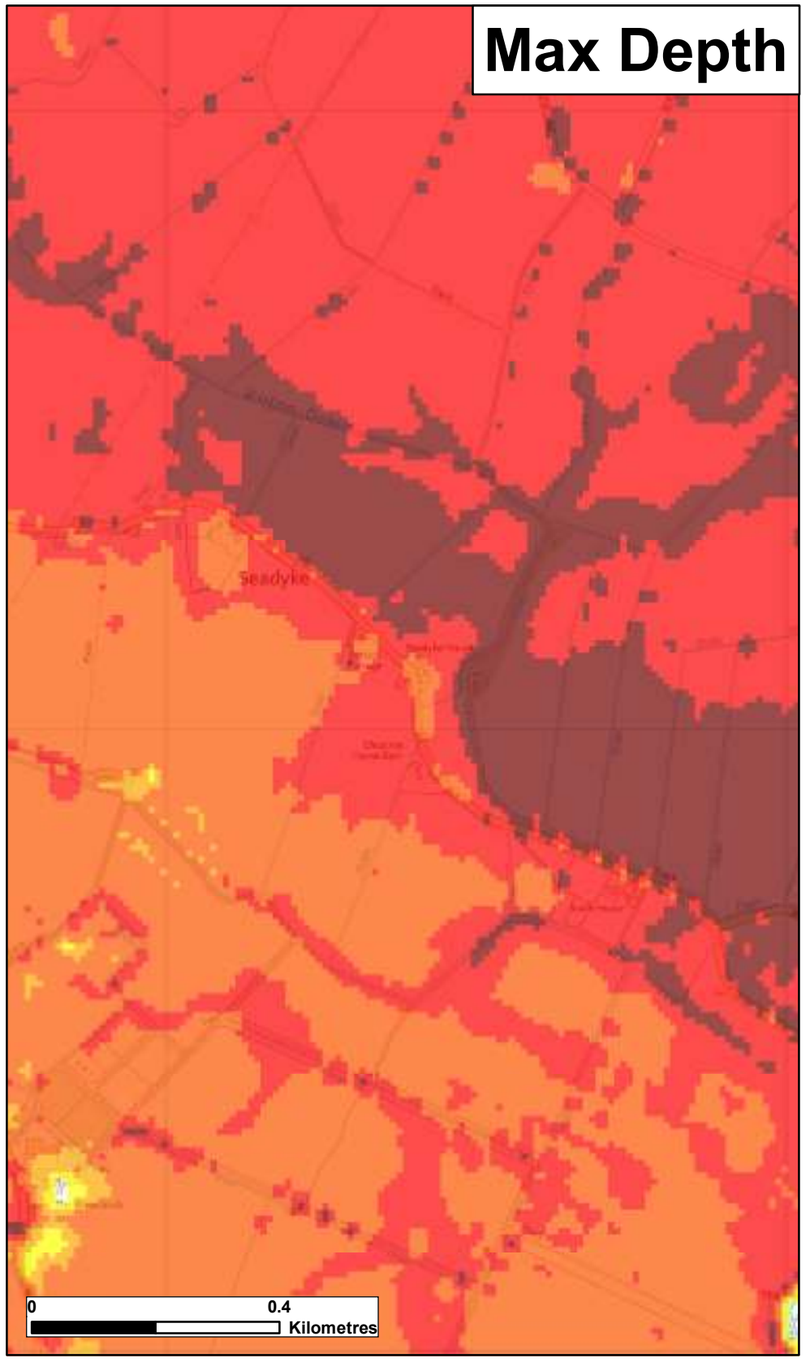
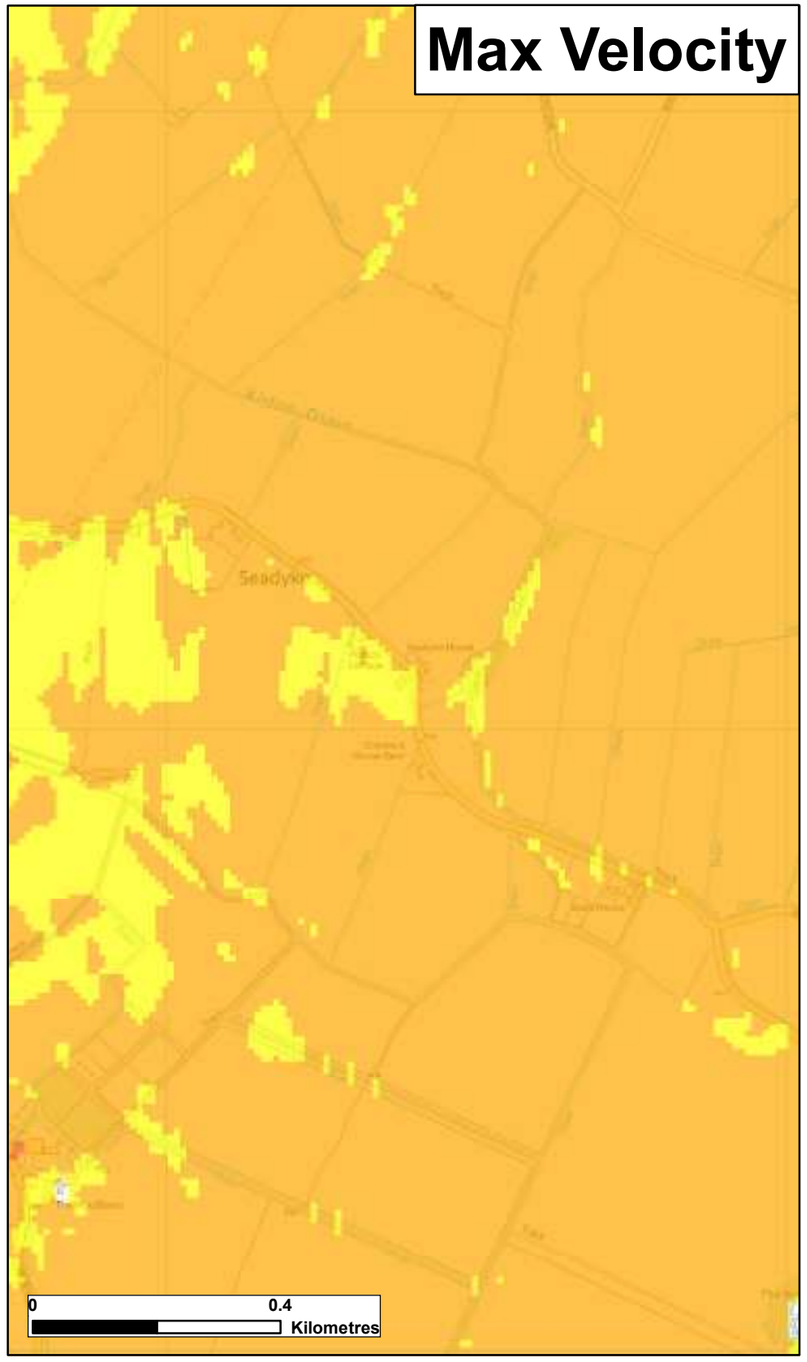
Environment Agency

Lincolnshire and Northamptonshire Hazard mapping

Map Centred on TF 32381 36081







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

Max Hazard
(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
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- 0 - 0.25
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Max Velocity (m/s)

- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5 +

Date Printed	March 2022	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2022-254568

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

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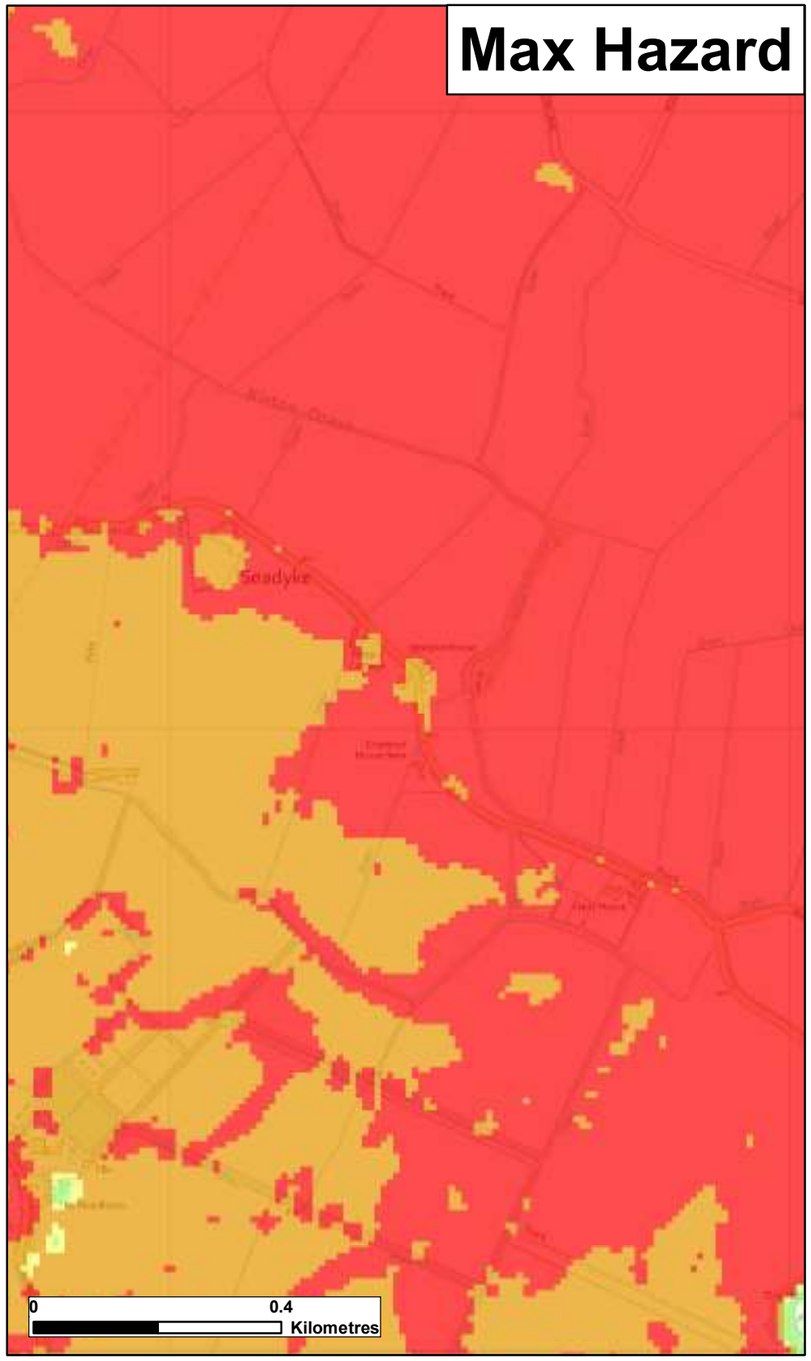
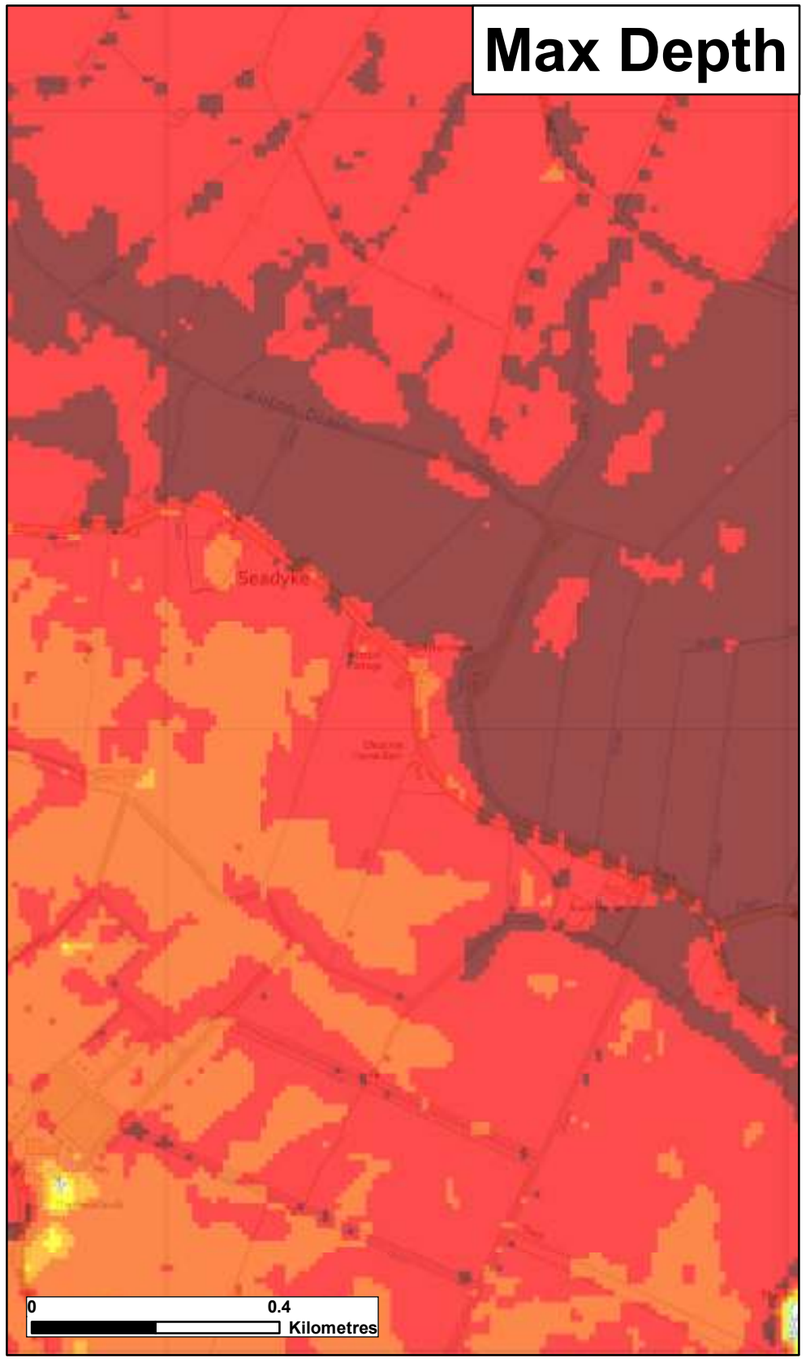
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary

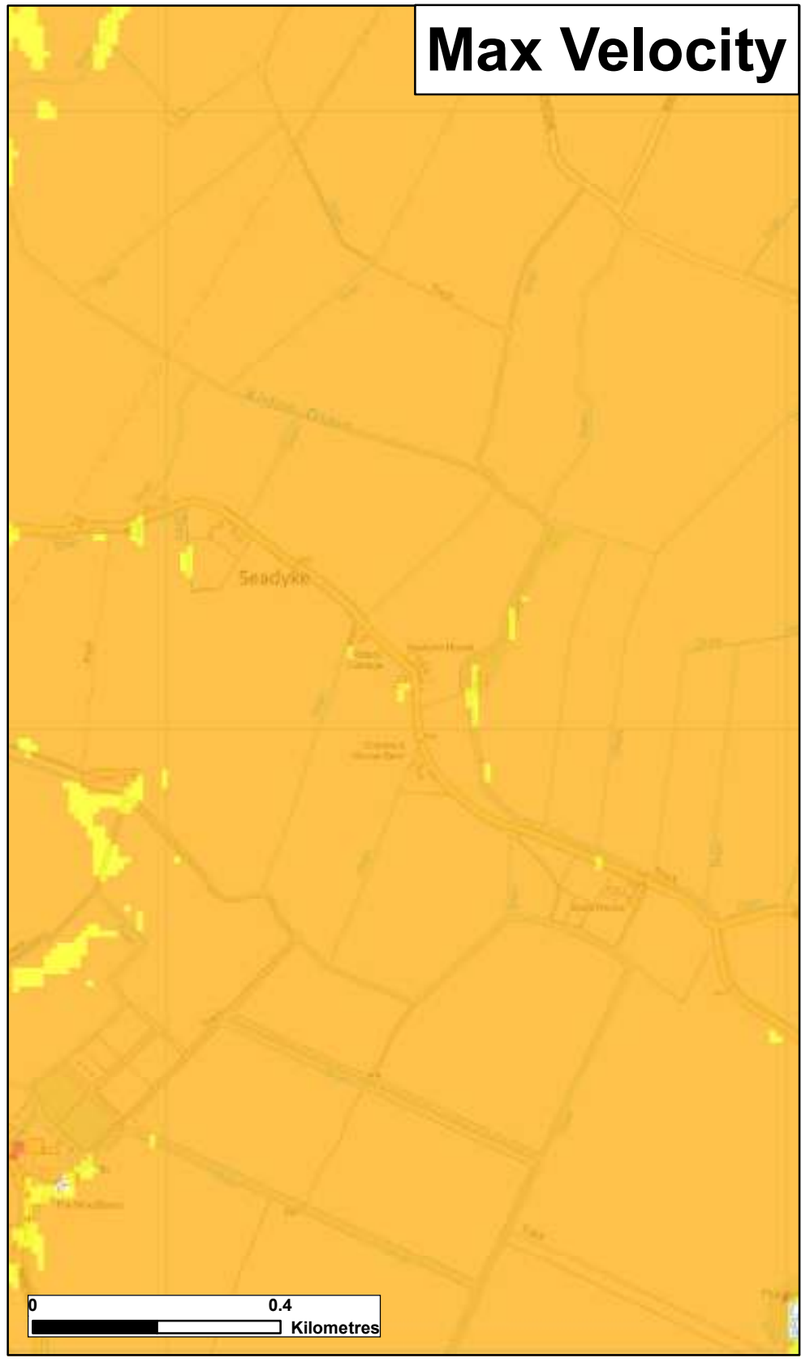
Environment Agency

Lincolnshire and Northamptonshire Hazard mapping

Map Centred on TF 32381 36081







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(Flood Risk to People : FD2320)

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- Greater than 2.0 (Danger for All)

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- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 1.0
- 1.0 - 1.6
- 1.6 +

Max Velocity (m/s)

- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5 +

Date Printed	March 2022	Scenario year	2115	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2022-254568

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

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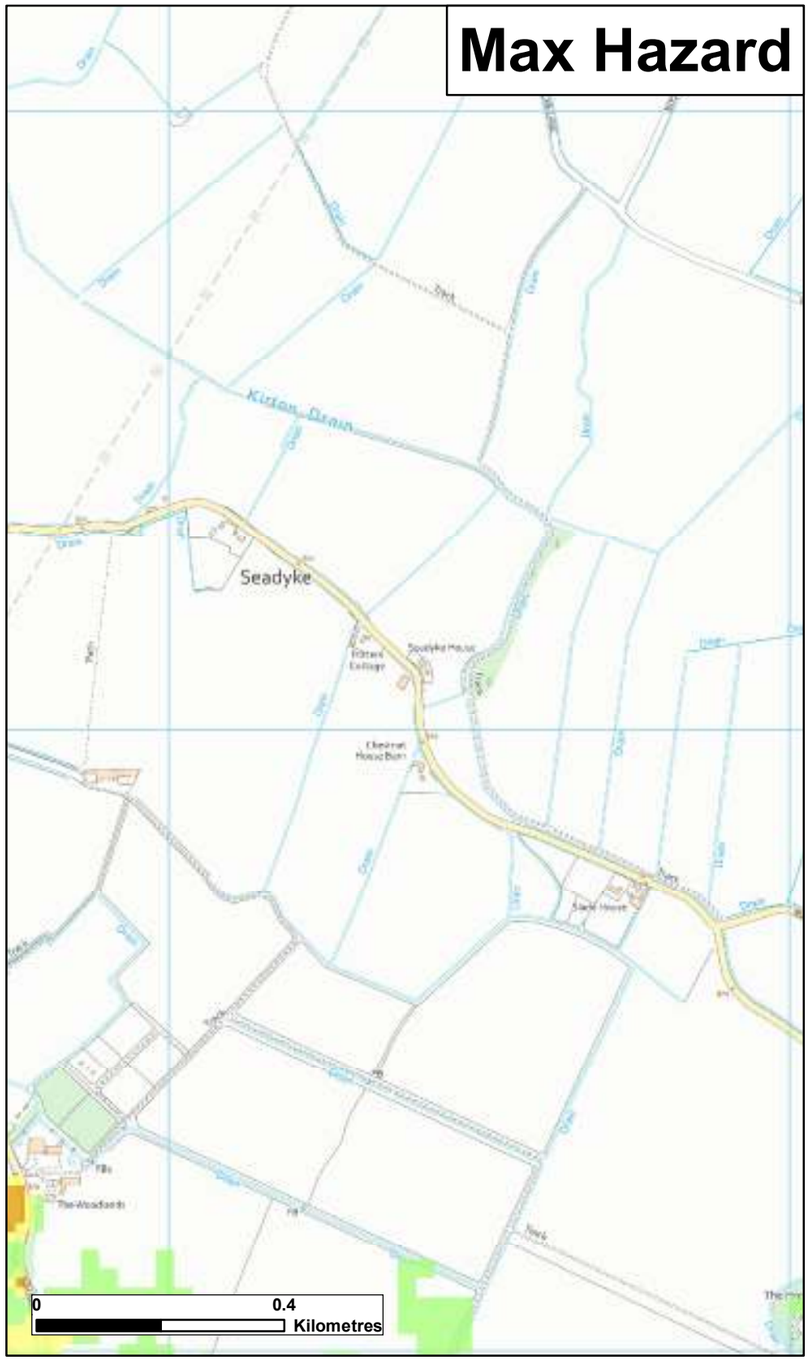
Environment Agency

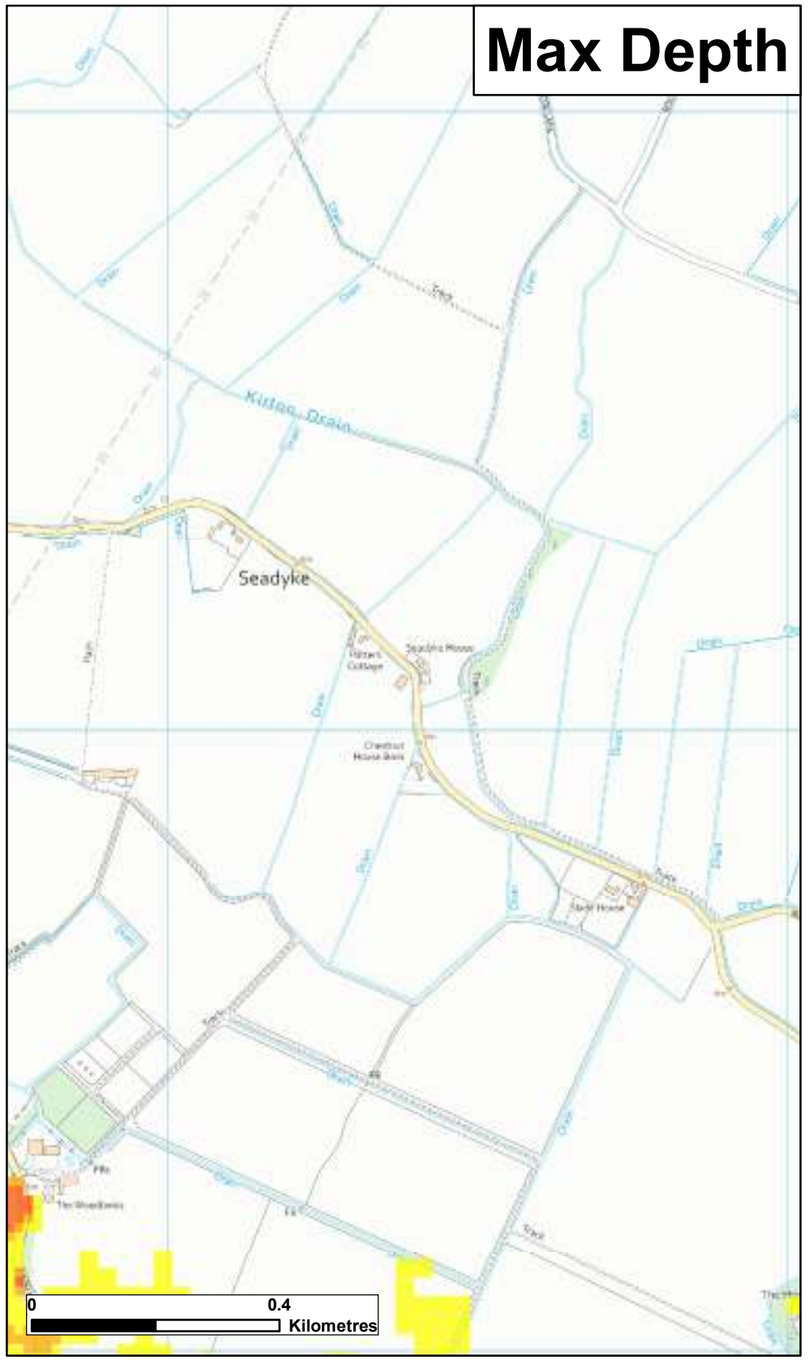
Lincolnshire and Northamptonshire Hazard mapping

Map Centred on TF 32381 36081

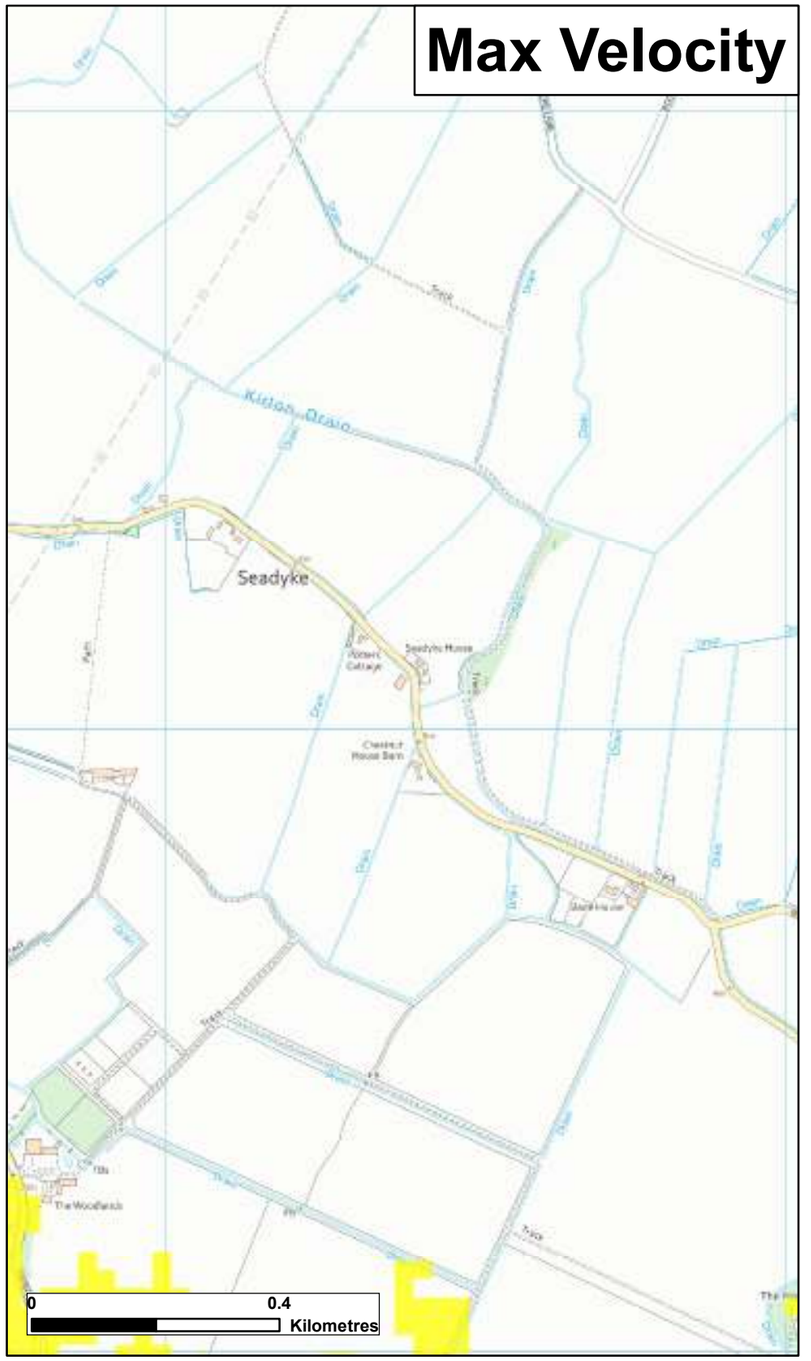
Max Hazard



Max Depth



Max Velocity



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Date Printed	March 2022	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2022-254568

The map is based on computer modelling of simulated overtopping of the main coastal defences for specific tidal scenarios. It does not include overtopping along the following tidal rivers which are currently being investigated: Witham Haven (upstream of Hobhole), and Welland (upstream of Fosdyke Bridge)

The map only considers the consequences of overtopping of the defences, and does not show the possible consequences of breaches of the tidal defences. Separate maps of the flood extent from just breaching of the defences are available.

For future climate change scenarios it is assumed that defences remain at 2006 heights.

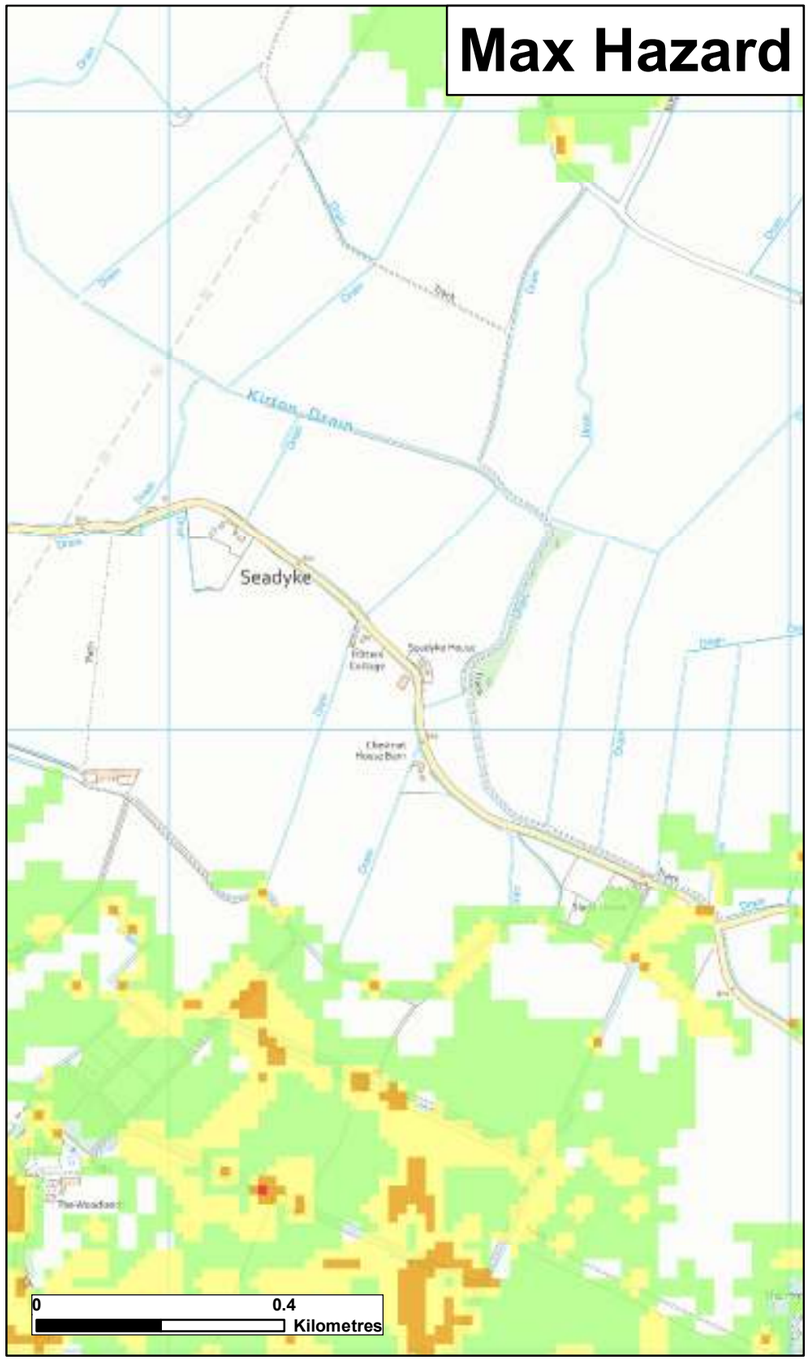
These maps do not replace the flood zone maps used in the National Planning Policy Framework (NPPF)

Environment Agency

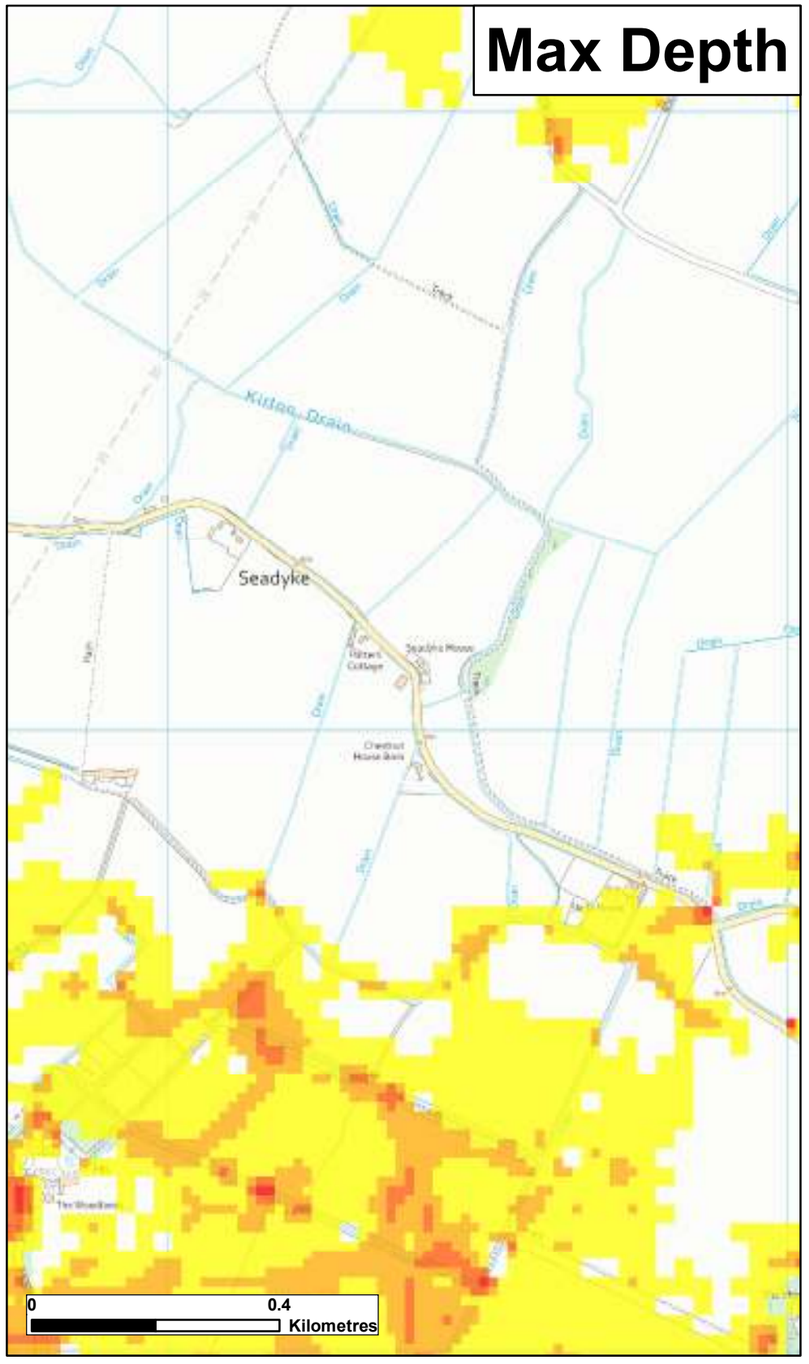
Lincolnshire and Northamptonshire Overtopping Hazard Mapping

Map Centred on TF 32381 36081

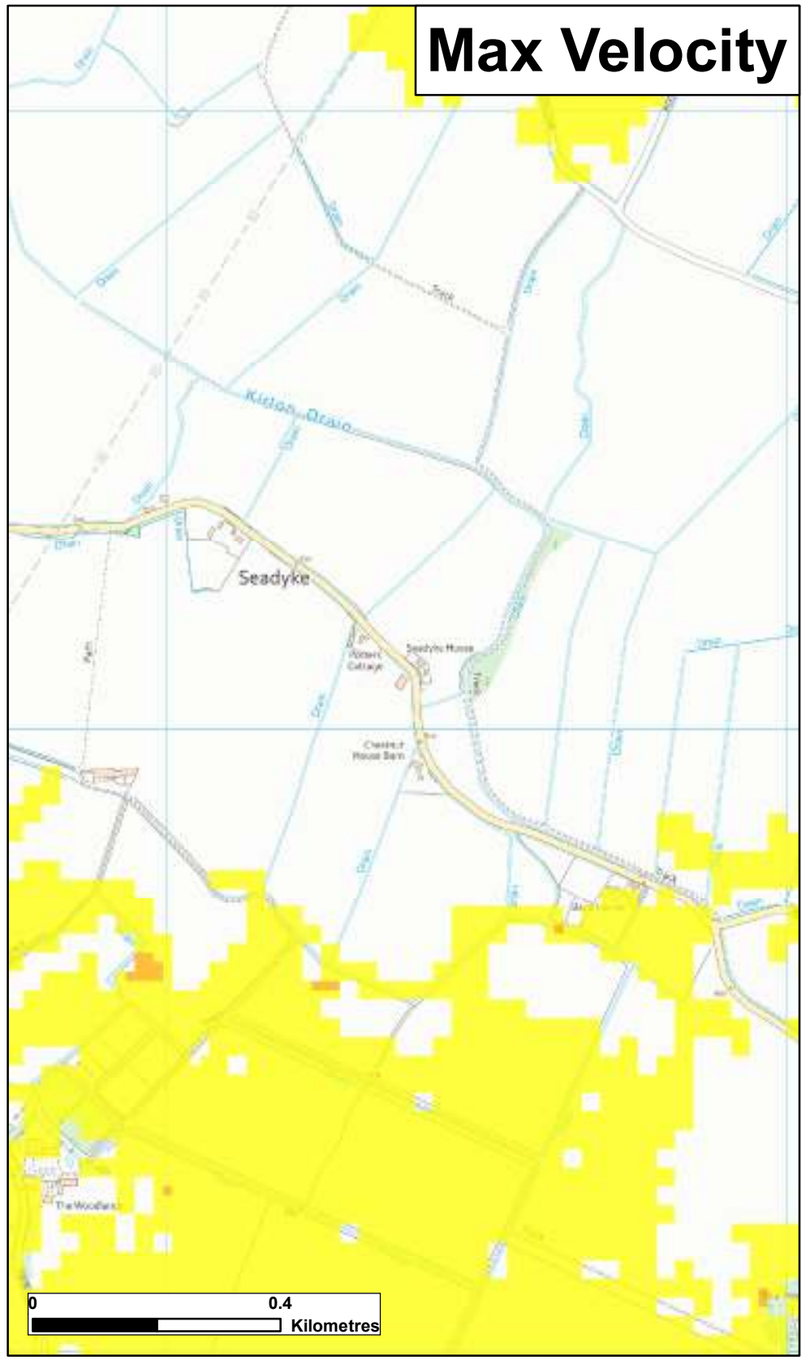
Max Hazard



Max Depth



Max Velocity



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(Flood Risk to People : FD2320)

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- 1.5 - 2.5
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Date Printed	March 2022	Scenario year	2115	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2022-254568

The map is based on computer modelling of simulated overtopping of the main coastal defences for specific tidal scenarios. It does not include overtopping along the following tidal rivers which are currently being investigated: Witham Haven (upstream of Hobhole), and Welland (upstream of Fosdyke Bridge)

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Environment Agency

Lincolnshire and Northamptonshire Overtopping Hazard Mapping

Map Centred on TF 32381 36081