

# APPENDIX A

Title: SURFACE WATER STRATEGY

Title: Project: Alington Estate, Little Barford, Bedfordshire The Executors of the Late Nigel Alington Client:

Project no: 60830



# Flood map for planning

Your reference Location (easting/northing) Created

60830 518022/256851 2 Aug 2021 15:38

Your selected location is in flood zone 1, an area with a low probability of flooding.

# This means:

- you don't need to do a flood risk assessment if your development is smaller than 1
  hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1
  hectare or affected by other sources of flooding or in an area with critical drainage
  problems

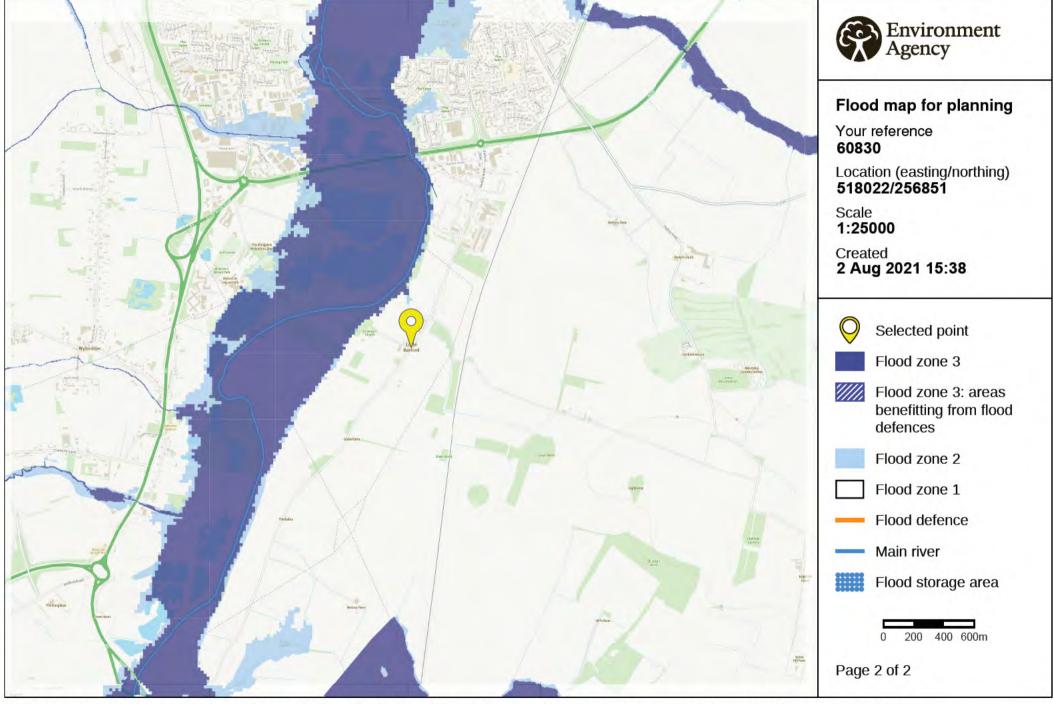
#### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



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# APPENDIX B

Title: SURFACE WATER STRATEGY

Title: Project: Alington Estate, Little Barford, Bedfordshire The Executors of the Late Nigel Alington Client:

Project no: 60830

# Flood risk assessments: Climate change allowances

#### Application of the allowances and local considerations

East Anglia; Essex, Norfolk, Suffolk, Cambridgeshire and Bedfordshire

# 1) The climate change allowances

The National Planning Practice Guidance refers planners, developers and advisors to the Environment Agency guidance on considering climate change in Flood Risk Assessments (FRAs). This guidance was updated in February 2016 and is available on Gov.uk. The guidance can be used for planning applications, local plans, neighbourhood plans and other projects. It provides climate change allowances for peak river flow, peak rainfall, sea level rise, wind speed and wave height. The guidance provides a range of allowances to assess fluvial flooding, rather than a single national allowance. It advises on what allowances to use for assessment based on vulnerability classification, flood zone and development lifetime.

#### 2) Assessment of climate change impacts on fluvial flooding

Table A below <u>indicates</u> the level of technical assessment of climate change impacts on fluvial flooding appropriate for new developments depending on their scale and location. This should be used as a guide only. Ultimately, the agreed approach should be based on expert local knowledge of flood risk conditions, local sensitivities and other influences. For these reasons we recommend that applicants and / or their consultants should contact the Environment Agency at the preplanning application stage to confirm the assessment approach, on a case by case basis. Table A defines three possible approaches to account for flood risk impacts due to climate change, in new development proposals:

- Basic: Developer can add an allowance to the 'design flood' (i.e. 1% annual probability) peak levels to account for potential climate change impacts. The allowance should be derived and agreed locally by Environment Agency teams.
- Intermediate: Developer can use existing modelled flood and flow data to construct a stagedischarge rating curve, which can be used to interpolate a flood level based on the required peak flow allowance to apply to the 'design flood' flow.
- **Detailed:** Perform detailed hydraulic modelling, through either re-running Environment Agency hydraulic models (if available) or construction of a new model by the developer.

Table A – Indicative guide to assessment approach

VULNERABILITY	FLOOD	DEVELOPMENT TYPE							
CLASSIFICATION	ZONE	MINOR	SMALL-MAJOR	LARGE-MAJOR					
ECCENTIAL	Zone 2	Detailed							
ESSENTIAL INFRASTRUCTURE	Zone 3a	Detailed							
INFRASTRUCTURE	Zone 3b	Detailed  Detailed  Detailed  Intermediate/ Basic Intermediate/ Basic Detailed  Not appropriate development  Not appropriate development  Basic Basic Intermediate/ Basic Intermediate/ Basic Intermediate/ Basic Detailed  Not appropriate development  Basic Basic Intermediate/ Basic Intermediate/ Basic Detailed  Not appropriate development  Basic Basic Intermediate/ Basic Detailed							
	Zone 2	Intermediate/ Basic	Intermediate/ Basic	Detailed					
HIGHLY VULNERABLE	Zone 3a								
VULNERABLE	Zone 3b	Not appropriate development							
MODE	Zone 2	Basic	Basic	Intermediate/ Basic					
MORE	Zone 3a	Intermediate/ Basic	Detailed	Detailed					
VULNERABLE	Zone 3b	Not appropriate developm	nent						
LESS	Zone 2	Basic	Basic	Intermediate/ Basic					
VULNERABLE	Zone 3a			Detailed					
VOLNERABLE	Zone 3b	Not appropriate developm	nent						
MATER	Zone 2	None							
WATER	Zone 3a	Intermediate/ Basic							
COMPATIBLE	Zone 3b	Detailed							

Note: Where the table states 'not appropriate development', this is in line with national planning policy. If in exceptional circumstances such development types are proposed in these locations, we would expect a detailed modelling approach to be used.

#### NOTES:

- Minor: 1-9 dwellings/ less than 0.5 ha | Office / light industrial under 1 ha | General industrial under 1 ha | Retail under 1 ha | Gypsy/traveller site between 0 and 9 pitches
- Small-Major: 10 to 30 dwellings | Office / light industrial 1ha to 5ha | General industrial 1ha to 5ha | Retail over 1ha to 5ha | Gypsy/traveller site over 10 to 30 pitches
- Large-Major: 30+ dwellings | Office / light industrial 5ha+ | General industrial 5ha+ | Retail 5ha+ | Gypsy/traveller site over 30+ pitches | any other development that creates a non residential building or development over 1000 sq m.

The assessment approach should be agreed with the Environment Agency as part of preplanning application discussions to avoid abortive work.

#### 3) Specific local considerations

Where the Environment Agency and the applicant and / or their consultant has agreed that a 'basic' level of assessment is appropriate the figures in Table B below can be used as a precautionary allowance for potential climate change impacts on peak 'design' (i.e. 1% annual probability) fluvial flood level rather than undertaking detailed modelling.

Table B - Local precautionary allowances for potential climate change impacts

Essex, Norfolk and Suffolk

Hydraulic Model (Watercourse)	Central	Higher Central	Upper
Blackwater & Brain -	500mm	600mm	900mm
Blackwater between TL7520925623 and			
TL7820324314			
Brain between TL7373323312 and TL7683821321			
Chelmer - between TL6872107082 and	350mm	450mm	750mm
TL7161609422 and TL7436306592			
Colne (Model Extent)	450mm	600mm	950mm
Gipping – Downstream of Needham Market	400mm	500mm	850mm
Gipping – Needham Market and upstream including Somersham W/C	200mm	250mm	400mm
Norwich Downstream of TG2332009072	450mm	600mm	950mm
Norwich Upstream of TG2332009072	600mm	800mm	1200mm
Wensum (Model Extent)	400mm	500mm	800mm
Yare (Model Extent)	200mm	250mm	450mm
Broads (2008 Model Extent)		ne current 1 in 1000	
Bure and Ant (2012 Model Extent)		cluding climate cha	
Other main rivers, tributaries and ordinary watercourses	watercourses allowances h instance you  If flow data interriped or al unde "performance through through through through allowed through through through through allowed through the same through through the same through the same through the same through the s	w data is available y from us and can co mediate assessmer ternatively, you can ertake a Detailed As orm detailed hydrau igh either re-running els (if available) or d	above, basic lated. In this you can request this induct an int yourself in choose to sessment and ulic modelling, g our hydraulic

# Cambridgeshire and Bedfordshire

Watercourse / Model	Central	Higher Central	Upper End
Alconbury Brook	600mm	700mm	900mm
River Kym			
Lower Ouse (Model	700mm	800mm	1100mm
Extent)			
Mid Ouse (Cold	700mm	800mm	1100mm
Brayfield to Bromham –			
between			
SP9156852223 and			
TL0132950919)			
Mid Ouse (East of	700mm	850mm	1200mm
Bedford to Roxton –			
between			
TL0791848903 and			
TL1618854543)			
River Hiz and River	400mm	450mm	550mm
Purwell			
River Ivel	500mm	600mm	750mm
Pix Brook	450mm	500mm	600mm
Potton Brook	500mm	600mm	700mm
River Cam and	600mm	700mm	950mm
tributaries (excluding			
the Cam Lodes and the			
Slade System)			
Great Barford (ordinary	500mm	550mm	650mm
watercourses)			
Bromham (ordinary	550mm	650mm	850mm
watercourse)			

#### **NOTES:**

Urban areas excluded from the 'basic' approach: St Ives, Holywell, Godmanchester, Swavesey, Over, Bedford, Newport Pagnell, Buckingham and Leighton Buzzard. More detailed assessment of climate change allowances will need to be undertaken in these locations.

Use of these allowances will only be accepted after discussion with the Environment Agency.

#### 4) Fluvial food risk mitigation

For planning consultations where we are a statutory consultee and our <u>Flood risk standing</u> advice **does not** apply we use the following benchmarks to inform flood risk mitigation for different vulnerability classifications. <u>These are a guide only</u>. We strongly recommend you contact us at the pre-planning application stage to confirm this on a case by case basis. For planning consultations where we are not a statutory consultee or our <u>Flood risk Standing advice</u> applies we recommend local planning authorities and developers use these benchmarks but we do not expect to be consulted.

- For development classed as 'Essential Infrastructure' our benchmark for flood risk mitigation is for it to be designed to the 'upper end' climate change allowance for the epoch that most closely represents the lifetime of the development, including decommissioning.
- For highly vulnerable or more vulnerable developments in flood zone 2, the 'central' climate change allowance is our minimum benchmark for flood risk mitigation, and in flood zone 3 the 'higher central' climate change allowance is our minimum benchmark for flood risk mitigation. In sensitive locations it may be necessary to use the higher central (in flood zone 2) and the upper end allowance (in flood zone 3).
- For water compatible or less vulnerable development (e.g. commercial), the 'central' climate change allowance for the epoch that most closely represents the lifetime of the development is our minimum benchmark for flood risk mitigation. In sensitive locations it may be necessary to use the higher central (particularly in flood zone 3) to inform built in resilience.

For a visual representation of the above, please see Tables 1 and 2 overleaf.

#### 5) Development in Tidal Areas

There is no change to the way we respond to sites affected solely by tidal flood risk as the sea level allowances are unchanged.

#### 6) Our Service

#### Non-chargeable service

We will give a free opinion on:

- What climate change allowance to apply to a particular development type
- Which technical approach is suitable in the FRA

#### Chargeable service:

- Review of climate change impacts using intermediate and detailed technical approaches (i.e. modelling review)
- Assessment and review of proposals for managed adaptation.

allowance

Table 1 p		lowances by rive	r basin district (us	e 1961 to 1990	
River basin district	Allowance cate	egory	Total potential change anticipated for '2020s' (2015 to 39)	Total potential change anticipated for '2050s' (2040 to 2069)	Total potential change anticipated for '2080s' (2070 to 2115)
Anglian	Upper end		25%	35%	65%
	Higher central		15%	20%	35%
	Central		10%	15%	25%
Thames	Upper end		25%	35%	70%
	Higher central		15%	25%	35%
	Central		10%	15%	25%
Table 2:	Using peak river	flow allowances	for flood risk asse	essments	
Flood Zone	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
2	higher central and upper end allowances	higher central and upper end allowances	central and higher central allowances	central allowance	none of the allowances
3a	upper end X allowance		higher central and upper end	central and higher central	central allowance
3b	upper end	X	X	X	central

**X** – Development should not be permitted

allowance

There may be circumstances where local evidence supports the use of other data or allowances. Where you think this is the case we may want to check this data and how you propose to use it.

If (exceptionally) development is considered appropriate when not in accordance with flood zone vulnerability categories, then it would be appropriate to use the upper end allowance.

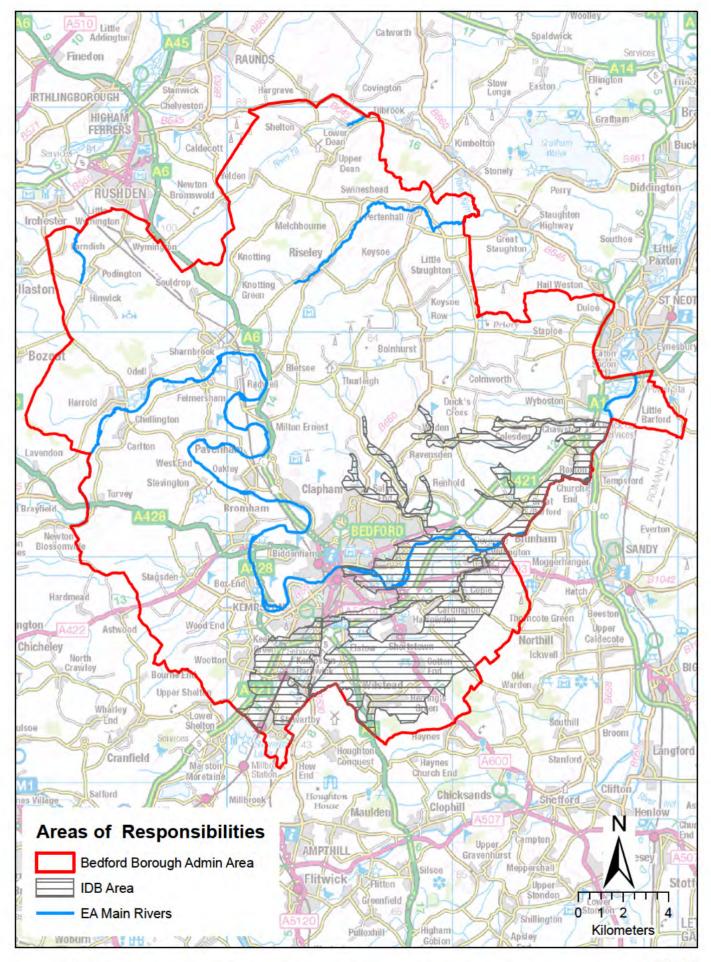


# APPENDIX C

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Project no: 60830



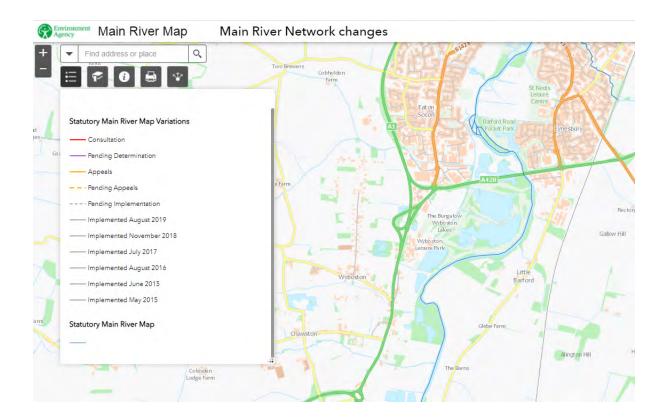


# Bedford Borough Council Areas of Responsibilities

1:168,115

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# Environment Agency – Main River Mapping Dated 27.5.21





# APPENDIX D

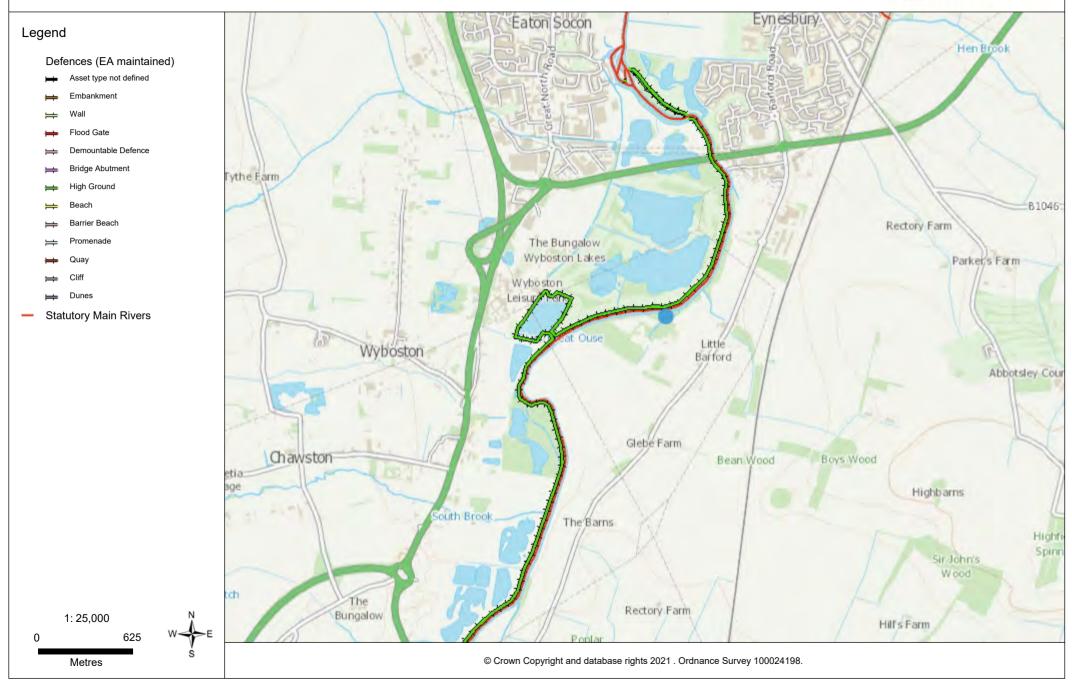
Title: SURFACE WATER STRATEGY

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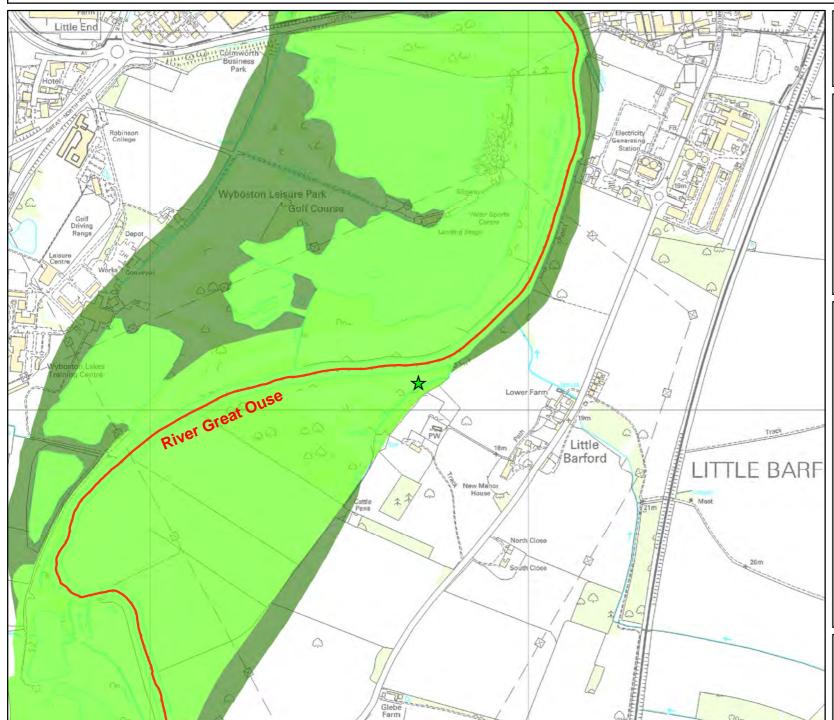
# Title





# Recorded Flood Event Outlines centred on land at Little Barford

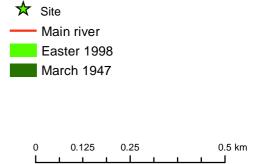
NGR TL1771057072 Ref 206031 Created 03/03/2021



Environment Agency Bromholme Lane, Brampton, Cambridgeshire PE28 4NE

Legend





#### Information

Recorded Outlines - The recorded flood outlines provided are only indicative and may not accurately represent the area that flooded in the named events. Our historic flood event outlines do not provide a definitive record of flooding. It is possible that there will be an absence of datail in places where we have not been able to record the extent of flooding. It is also possible for errors occur in the digitisation of historic records of flooding.

Recorded Outlines - There may be other flood events that have occurred that we have not been able to produce an outline for.

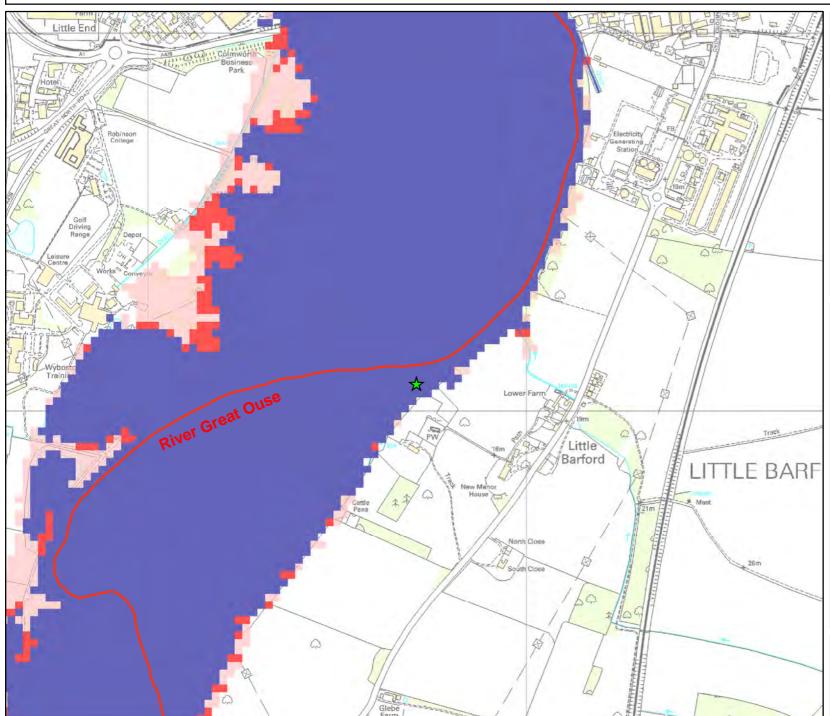
Recorded Outlines - The historic flood event outlines are based on a combination of anecdotal evidence, Environment Agency staff observations and survey.

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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

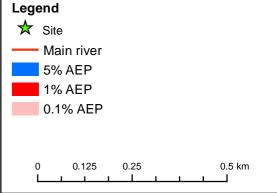
# **Defended Model Flood Outlines** centred on land at Little Barford

NGR TL1771057072 Ref 206031 Created 03/03/2021



Environment Agency Bromholme Lane, Brampton, Cambridgeshire PE28 4NE





#### Information

Model Tolerance - Any data included in this product is subject to a standard modelling tollerance of +/- 150mm. The fluvial models used to produce these results are intended for strategic scale use only.

Flood Risk Assessments - The Environment Agency recommends any Flood Risk Assessment should only consider these results in the context of a site specific assessment.

AEP - Annual Exceedance Probability - The probability of a given event occurring in any one year. Please note this is not a return period.

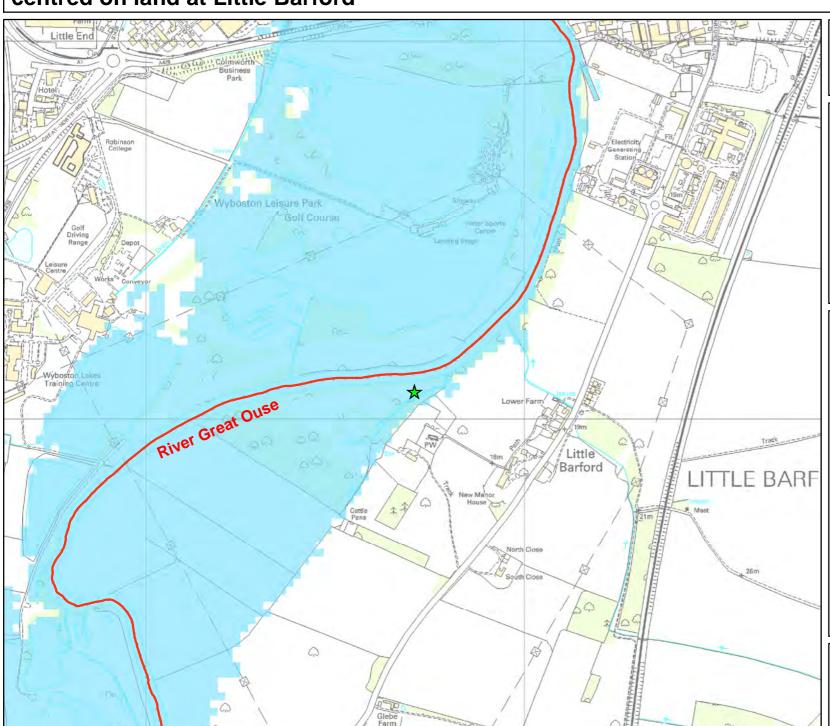
Strategic Scale Model - This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences if present.

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# **Defended Climate Change Model Flood Outlines centred on land at Little Barford**

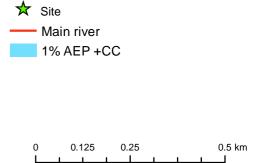
NGR TL1771057072 Ref 206031 Created 03/03/2021



Environment Agency Bromholme Lane, Brampton, Cambridgeshire PE28 4NE

Legend





#### Information

Model Tolerance - Any data included in this product is subject to a standard modelling tollerance of +/- 150mm. The fluvial models used to produce these results are intended for strategic scale use only.

Flood Risk Assessments - The Environment Agency recommends any Flood Risk Assessment should only consider these results in the context of a site specific assessment.

AEP - Annual Exceedance Probability - The probability of a given event occurring in any one year. Please note this is not a return period.

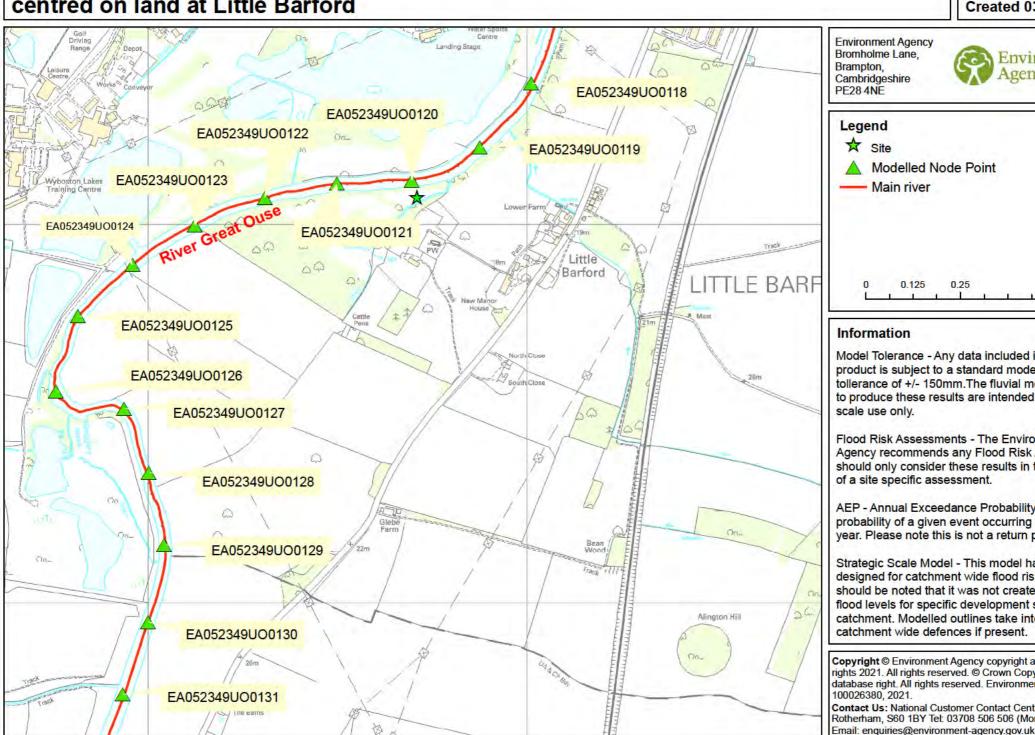
Strategic Scale Model - This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences if present.

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# **Modelled Node Point Locations** centred on land at Little Barford

NGR TL1771057072 Ref 206031 Created 03/03/2021



**Environment Agency** Bromholme Lane, Brampton, Cambridgeshire PE28 4NF

Main river

0.125

Modelled Node Point



0.5 km



Model Tolerance - Any data included in this product is subject to a standard modelling tollerance of +/- 150mm. The fluvial models used to produce these results are intended for strategic scale use only.

0.25

Flood Risk Assessments - The Environment Agency recommends any Flood Risk Assessment should only consider these results in the context of a site specific assessment.

AEP - Annual Exceedance Probability - The probability of a given event occurring in any one year. Please note this is not a return period.

Strategic Scale Model - This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences if present.

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# Site Little Barford PE19 6YD

**Datasheet - Product 4** 

Customer

03 March 2021

NGR TL1771057072

Reference 206031

Number

This datasheet provides supporting information for your Product 4. It will be clearly indicated if we are unable to provide information to fulfil any part of your request.

# **Model Summary**

Model Name	Model Code
Lower Ouse	EA052349

# Important Information

The following information should considered when using the material provided to fulfil this request.

Information									
Limited Modelled Extents Provided	We have only provided a limited number of modelled flood extents for clarity. If you require further extents we will be happy to provide them.								
Climate Change Allowances	The 1%+CC AEP flood level in the tables will be based on the 1% annual probability flood event including an additional 20% increase in peak flows to account for climate change impacts. Guidance on climate change allowances for the purpose of flood risk assessments is available on our website at https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances. You may need to undertake further assessment / modelling of future flood risk using different climate change allowances to ensure your assessment of future flood risk is based on the best available evidence.								

# Modelled Water Levels and Flows

The following tables provide modelled in channel water level and flow values. Values are provided for Annual Exceedence Probability (AEP) events, which is the probability of a given event occurring in any one year. This is not a return period.

The fluvial models used to produce these results are intended for strategic scale use only.

If the tables show a value of -9999, this indicates that we have no level or flow data for that particular AEP or node point.

# Level Data

Level values are measured in metres above Ordnance Datum (m aOD).

All level data included are subject to standard modelling tolerance of +/-150 millimetres.

# **Present Day Levels**

Node	Model	Easting	Northing	20%	10%	5%	4%	2%	1.33%	1%	0.5%	0.1%
EA052349UO0118	EA052349	518012	257373	15.87	15.96	-9999	16.08	16.17	16.23	16.27	16.37	16.73
EA052349UO0119	EA052349	517875	257204	15.88	15.97	-9999	16.1	16.19	16.24	16.28	16.38	16.74
EA052349UO0120	EA052349	517696	257116	15.89	15.98	-9999	16.11	16.2	16.26	16.29	16.39	16.75
EA052349UO0121	EA052349	517498	257108	15.92	16.02	-9999	16.15	16.25	16.31	16.34	16.44	16.79
EA052349UO0122	EA052349	517307	257070	15.97	16.07	-9999	16.21	16.3	16.36	16.39	16.49	16.83
EA052349UO0123	EA052349	517123	256998	16.01	16.12	-9999	16.26	16.37	16.43	16.46	16.57	16.91
EA052349UO0124	EA052349	516958	256893	16.04	16.15	-9999	16.3	16.4	16.46	16.5	16.6	16.94
EA052349UO0125	EA052349	516813	256758	16.07	16.18	-9999	16.33	16.44	16.5	16.53	16.64	16.97
EA052349UO0126	EA052349	516755	256558	16.18	16.27	16.36	16.4	16.49	16.55	16.58	16.68	17
EA052349UO0127	EA052349	516935	256513	16.25	16.35	16.44	16.46	16.54	16.59	16.62	16.71	17.01
EA052349UO0128	EA052349	517001	256343	16.34	16.44	16.52	16.55	16.62	16.67	16.7	16.78	17.06
EA052349UO0129	EA052349	517042	256152	16.38	16.49	16.58	16.6	16.69	16.74	16.77	16.86	17.16
EA052349UO0130	EA052349	516999	255949	16.44	16.55	16.64	16.67	16.77	16.82	16.85	16.96	17.27
EA052349UO0131	EA052349	516932	255758	16.47	16.59	16.69	16.73	16.82	16.88	16.91	17.01	17.32

# **Climate Change Level**

Node	Model	Easting	Northing	1%+20%cc	1%+25%cc	1%+35%cc	1%+65%cc	0.5%+20%cc	0.1%+20%cc
EA052349UO0118	EA052349	518012	257373	16.42	-9999	-9999	-9999	-9999	-9999
EA052349U00119	EA052349	517875	257204	16.43	-9999	-9999	-9999	-9999	-9999
EA052349UO0120	EA052349	517696	257116	16.44	-9999	-9999	-9999	-9999	-9999
EA052349U00121	EA052349	517498	257108	16.49	-9999	-9999	-9999	-9999	-9999
EA052349UO0122	EA052349	517307	257070	16.54	-9999	-9999	-9999	-9999	-9999
EA052349UO0123	EA052349	517123	256998	16.61	-9999	-9999	-9999	-9999	-9999
EA052349UO0124	EA052349	516958	256893	16.65	-9999	-9999	-9999	-9999	-9999
EA052349U00125	EA052349	516813	256758	16.68	-9999	-9999	-9999	-9999	-9999
EA052349UO0126	EA052349	516755	256558	16.72	-9999	-9999	-9999	-9999	-9999
EA052349UO0127	EA052349	516935	256513	16.75	-9999	-9999	-9999	-9999	-9999
EA052349UO0128	EA052349	517001	256343	16.81	-9999	-9999	-9999	-9999	-9999
EA052349U00129	EA052349	517042	256152	16.9	-9999	-9999	-9999	-9999	-9999
EA052349UO0130	EA052349	516999	255949	17	-9999	-9999	-9999	-9999	-9999
EA052349U00131	EA052349	516932	255758	17.06	-9999	-9999	-9999	-9999	-9999

# Flow Data

Flow values are measured in cubic metres per second (cumecs - m3/s).

# **Present Day Flows**

Node	Model	Easting	Northing	20%	10%	5%	4%	2%	1.33%	1%	0.5%	0.1%
EA052349UO0118	EA052349	518012	257373	84.56	91	-9999	100.5	107.5	111.1	113.7	118.9	131.9
EA052349UO0119	EA052349	517875	257204	94.3	103.9	-9999	117.4	127.1	132.3	135.6	142.8	157.1
EA052349UO0120	EA052349	517696	257116	105.5	116.8	-9999	130.2	139.8	144.8	148.0	154.6	168.0
EA052349UO0121	EA052349	517498	257108	103.7	114.6	-9999	126.9	135.5	140.1	142.9	149.6	163.4
EA052349UO0122	EA052349	517307	257070	96.41	105.7	-9999	117.1	125.7	130.7	134.0	141.9	161.6
EA052349UO0123	EA052349	517123	256998	92.63	98.26	-9999	104.7	109.1	111.8	113.3	117.8	125.9
EA052349UO0124	EA052349	516958	256893	95.99	101.0	-9999	104.7	106.6	109.0	110.2	114.0	125.6
EA052349UO0125	EA052349	516813	256758	110.3	114.7	-9999	116.1	117.6	118.3	119.3	120.8	125.5
EA052349UO0126	EA052349	516755	256558	112.1	122.0	127.0	127.3	128.6	129.3	129.9	132.6	148.1
EA052349UO0127	EA052349	516935	256513	104.2	113.4	120.4	122.3	129.2	133.7	136.3	143.6	167.8
EA052349UO0128	EA052349	517001	256343	104.2	113.4	123.3	127.0	139.8	147.0	152.0	166.3	200.3
EA052349UO0129	EA052349	517042	256152	106.0	118.5	131.1	135.0	146.3	151.9	156.3	168.4	199.8
EA052349UO0130	EA052349	516999	255949	106.0	118.6	130.6	134.1	143.5	147.9	151.2	159.9	189.3
EA052349UO0131	EA052349	516932	255758	104.8	113	121.3	124.2	133.7	139.4	143.4	154.5	190.4

# **Climate Change Flows**

Node	Model	Easting	Northing	1%+20%cc	1%+25%cc	1%+35%cc	1%+65%cc	0.5%+20%cc	0.1%+20%cc
EA052349UO011 8	EA052349	518012	257373	121.6	-9999	-9999	-9999	-9999	-9999
EA052349UO011 9	EA052349	517875	257204	146.3	-9999	-9999	-9999	-9999	-9999
EA052349UO012 0	EA052349	517696	257116	157.9	-9999	-9999	-9999	-9999	-9999
EA052349UO012 1	EA052349	517498	257108	153.3	-9999	-9999	-9999	-9999	-9999
EA052349UO012 2	EA052349	517307	257070	146.5	-9999	-9999	-9999	-9999	-9999
EA052349UO012 3	EA052349	517123	256998	120.0	-9999	-9999	-9999	-9999	-9999
EA052349UO012 4	EA052349	516958	256893	116.6	-9999	-9999	-9999	-9999	-9999
EA052349UO012 5	EA052349	516813	256758	121.0	-9999	-9999	-9999	-9999	-9999
EA052349UO012 6	EA052349	516755	256558	134.8	-9999	-9999	-9999	-9999	-9999
EA052349UO012 7	EA052349	516935	256513	147.6	-9999	-9999	-9999	-9999	-9999
EA052349UO012 8	EA052349	517001	256343	172.4	-9999	-9999	-9999	-9999	-9999
EA052349UO012 9	EA052349	517042	256152	173.2	-9999	-9999	-9999	-9999	-9999
EA052349UO013 0	EA052349	516999	255949	163.6	-9999	-9999	-9999	-9999	-9999
EA052349UO013 1	EA052349	516932	255758	159.2	-9999	-9999	-9999	-9999	-9999

# Recorded Flood Events

Where included, the Recorded Flood Event Outlines map provides an indication of areas which have flooded. Not all properties shown to be within the outline will have flooded.

Flood Event	Start	End	Source	Cause
Easter 1998	08/04/1998	15/04/1998	Main River	Channel Capacity Exceeded (no raised defences)
March 1947	13/03/1947	17/03/1947	Main River	Channel Capacity Exceeded (no raised defences)

# **General Information**

# Flood Map for Planning (Rivers and Sea

The Flood Map for Planning (Rivers and Sea) indicates the area at risk of flooding for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring in any year for fluvial (river) flooding (Flood Zone 3).

It also shows the extent of the Extreme Flood Outlines (Flood Zone 2) which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. The Flood Zones refer to the land at risk of flooding and do not refer to individual properties.

The Flood Map for Planning (Rivers and Sea) can be viewed and downloaded as a PDF file on GOV.UK by following this link: https://flood-map-for-planning.service.gov.uk or downloaded in GIS format under an open data licence from the following address: https://data.gov.uk/publisher/environment-agency

The Flood Map is updated on a quarterly basis to account for any amendments required.

# Surface Water, Ordinary Watercourses and Groundwater Flooding

Lead Local Flood Authorities (LLFA) are responsible for managing local flood risk from ordinary watercourses, surface water flooding and groundwater flooding. You should check with the LLFA as they may have more up to date information regarding this type of flooding.

The Risk of Flooding from Surface Water Flood Map can be viewed and downloaded as a PDF file on GOV.UK by following this link: https://flood-warning-information.service.gov.uk/long-term-flood-risk

Information on how to reduce the impact of flooding from groundwater can be found online by the following link: https://www.gov.uk/government/publications/flooding-from-groundwater

# **Flooding from Reservoirs**

The Risk of Flooding from Reservoirs Flood Map can be viewed and downloaded as a PDF file on GOV.UK by following this link: https://flood-warning-information.service.gov.uk/long-term-flood-risk

# **Sewer Flooding**

Your local water company may have information on sewage flooding in your area of interest.

# **Areas Benefitting from Defence**

Areas Benefitting from Defences show the area benefiting from defences from a 1 in 100 (1% AEP) year fluvial event or a 1 in 200 (0.5% AEP) tidal/coastal event.

The associated dataset can be downloaded in GIS from the following link: https://data.gov.uk/dataset/flood-map-for-planning-rivers-and-sea-areas-benefiting-from-defences



# APPENDIX E

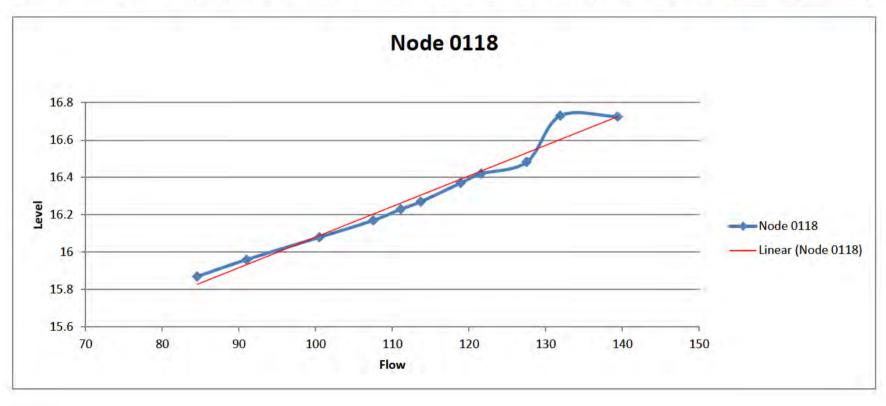
Title: SURFACE WATER STRATEGY

Title: Project: Alington Estate, Little Barford, Bedfordshire The Executors of the Late Nigel Alington Client:

Project no: 60830



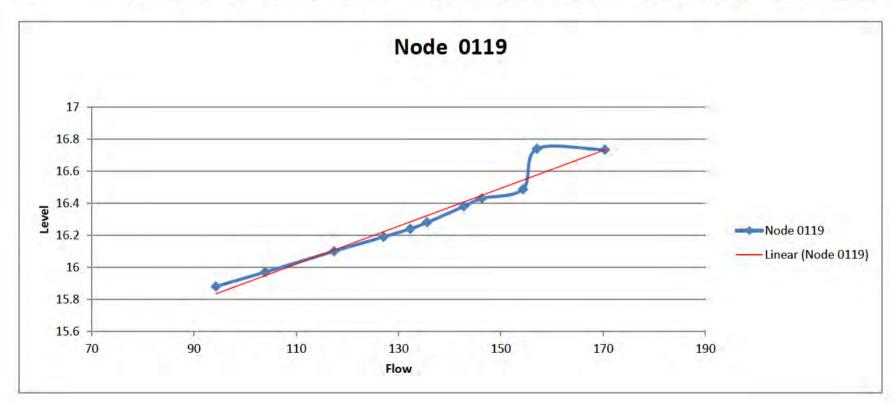
Node 0118						-1			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	84.56	91	100.5	107.5	111.1	113.7	118.9	121.6	127.525	131.9	139.375
level	15.87	15.96	16.08	16.17	16.23	16.27	16.37	16.42	16.483	16.73	16.726





River Great Ouse - Little Barford

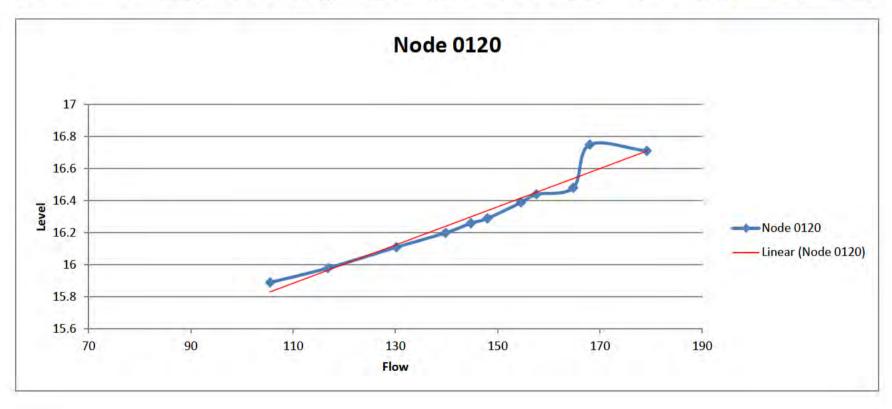
Node 0119									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	94.3	103.9	117.4	127.1	132.3	135.6	142.8	146.3	154.325	157.1	170.375
level	15.88	15.97	16.1	16.19	16.24	16.28	16.38	16.43	16.487	16.74	16.734





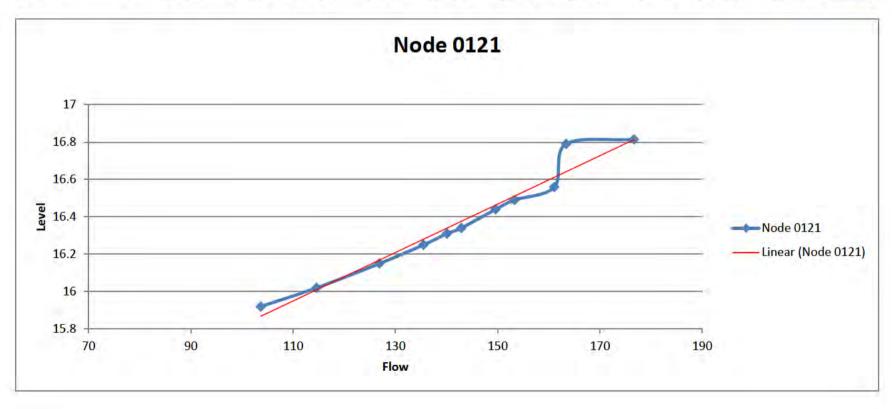
River Great Ouse - Little Barford

Node 0120						-11			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	105.5	116.8	130.2	139.8	144.8	148	154.6	157.6	164.800	168	179.200
level	15.89	15.98	16.11	16.2	16.26	16.29	16.39	16,44	16.482	16.75	16.711





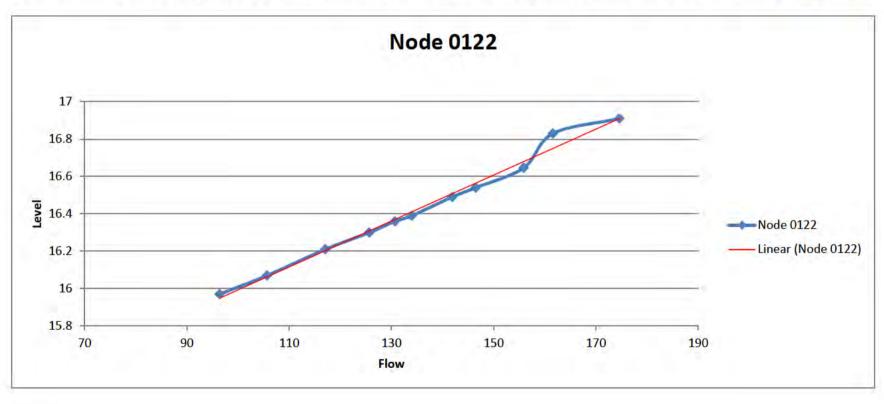
Node 0121	1					-1			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	103.7	114.6	126.9	135.5	140.1	142.9	149.6	153.3	161.100	163.4	176.700
level	15.92	16.02	16.15	16.25	16.31	16.34	16.44	16.49	16.560	16.79	16.814





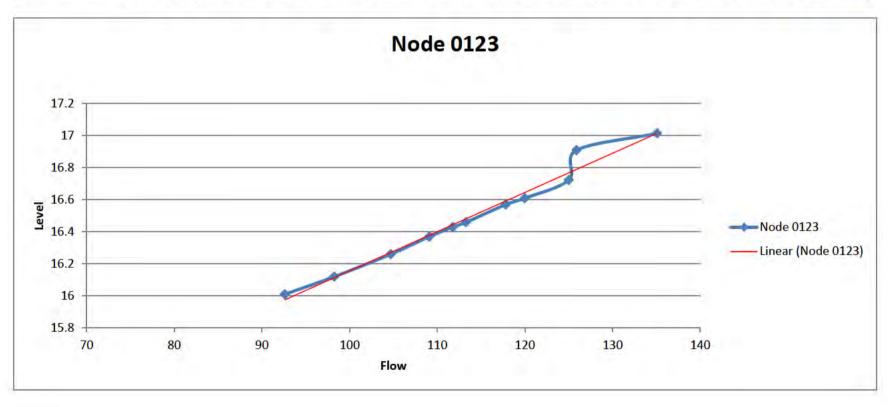
River Great Ouse - Little Barford

Node 0122						-1			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	96.41	105.7	117.1	125.7	130.7	134	141.9	146.5	155.875	161.6	174.625
level	15.97	16.07	16.21	16.3	16.36	16.39	16.49	16.54	16.646	16.83	16.910



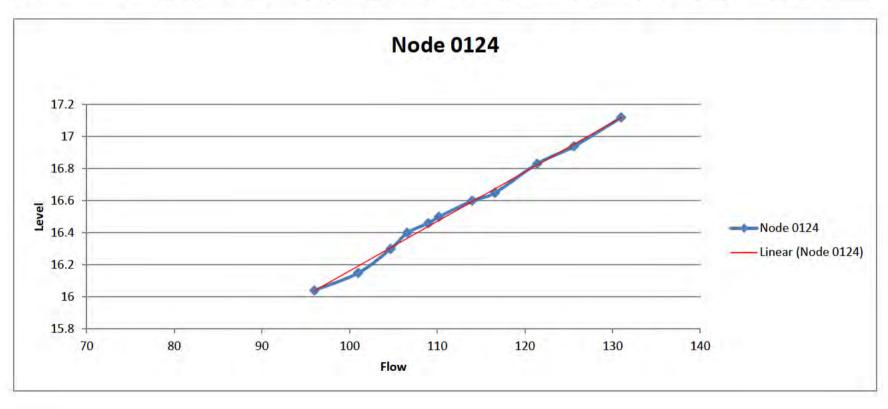


Node 0123				LT.		-1			1 in 100 plus		1 in 100 plus	
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%	
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100	
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%	
Flow	92.63	98.26	104.7	109.1	111.8	113.3	117.8	120	125.025	125.9	135.075	
level	16.01	16.12	16.26	16.37	16.43	16.46	16.57	16.61	16.724	16.91	17.015	



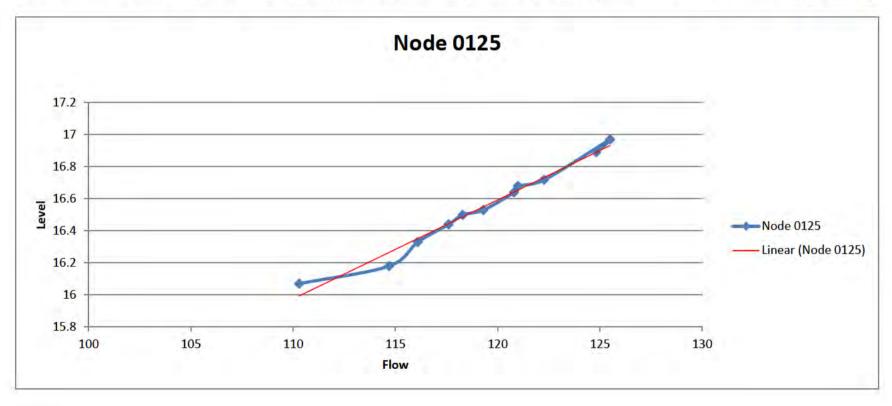


Node 0124	1					-11	131		1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	95.99	101	104.7	106.6	109	110.2	114	116.6	121.400	125.6	131.000
level	16.04	16.15	16.3	16.4	16.46	16.5	16.6	16.65	16.831	16.94	17.120



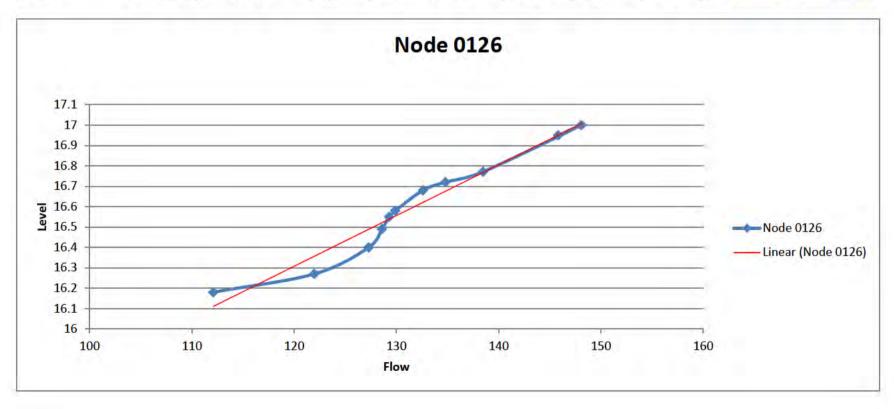


Node 0125						-10			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	110.3	114.7	116.1	117.6	118.3	119.3	120.8	121	122.275	125.5	124.825
level	16.07	16.18	16.33	16.44	16.5	16.53	16.64	16.68	16.718	16.97	16.891





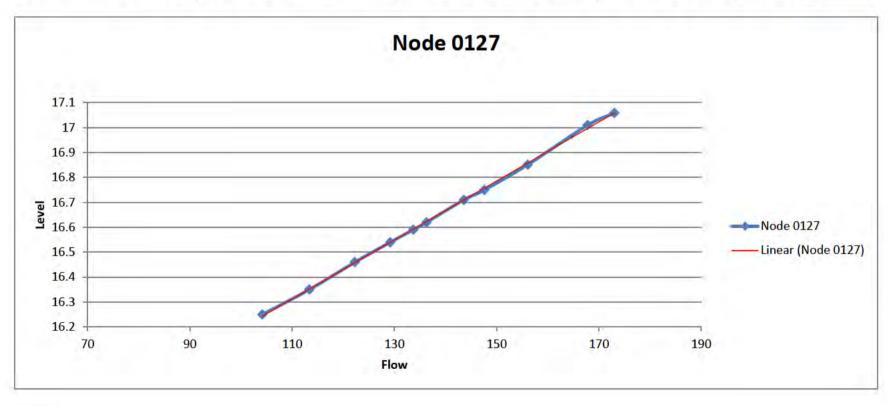
Node 0126						=10			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	112.1	122	127.3	128.6	129.3	129.9	132.6	134.8	138.475	148.1	145.825
level	16.18	16.27	16.4	16.49	16.55	16.58	16.68	16.72	16.771	17	16.950





# River Great Ouse - Little Barford

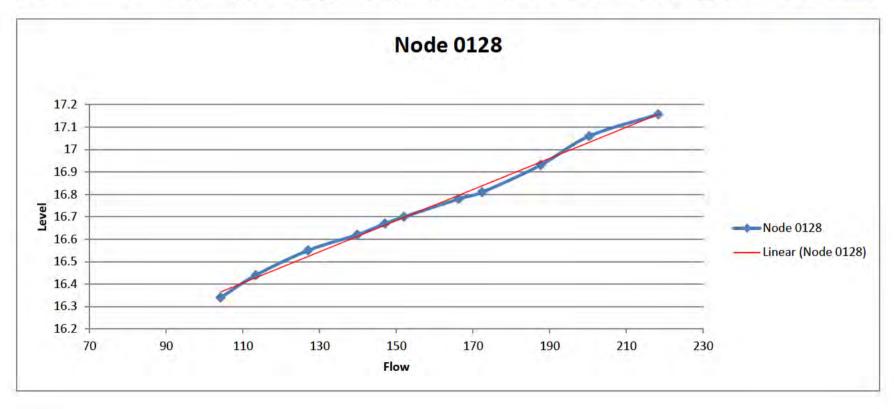
Node 0127						-11			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	104.2	113.4	122.3	129.2	133.7	136.3	143.6	147.6	156.075	167.8	173.025
level	16.25	16.35	16.46	16.54	16.59	16.62	16.71	16.75	16.851	17.01	17.059





# River Great Ouse - Little Barford

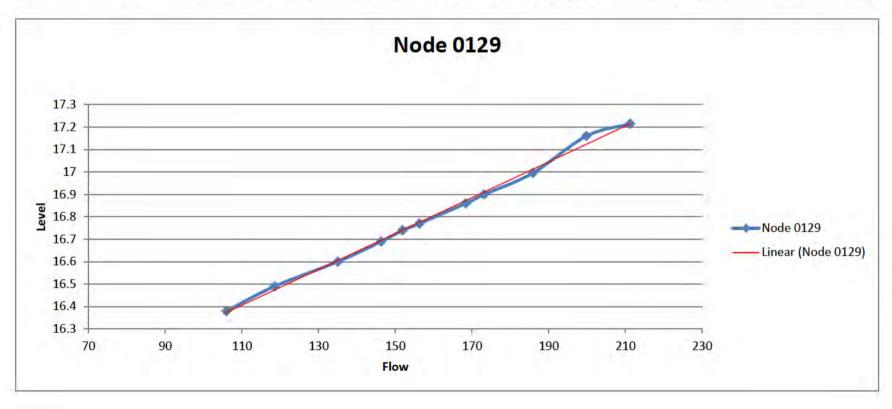
Node 0128						-1			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	104.2	113.4	127	139.8	147	152	166.3	172.4	187.700	200.3	218.300
level	16.34	16.44	16.55	16.62	16.67	16.7	16.78	16.81	16.931	17.06	17.158





River Great Ouse - Little Barford

Node 0129	1					-1			1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	106	118.5	135	146.3	151.9	156.3	168.4	173.2	185.875	199.8	211.225
level	16.38	16.49	16.6	16.69	16.74	16.77	16.86	16.9	16.996	17.16	17.215





# APPENDIX F

Title: SURFACE WATER STRATEGY

Title: Project: Alington Estate, Little Barford, Bedfordshire The Executors of the Late Nigel Alington Client:

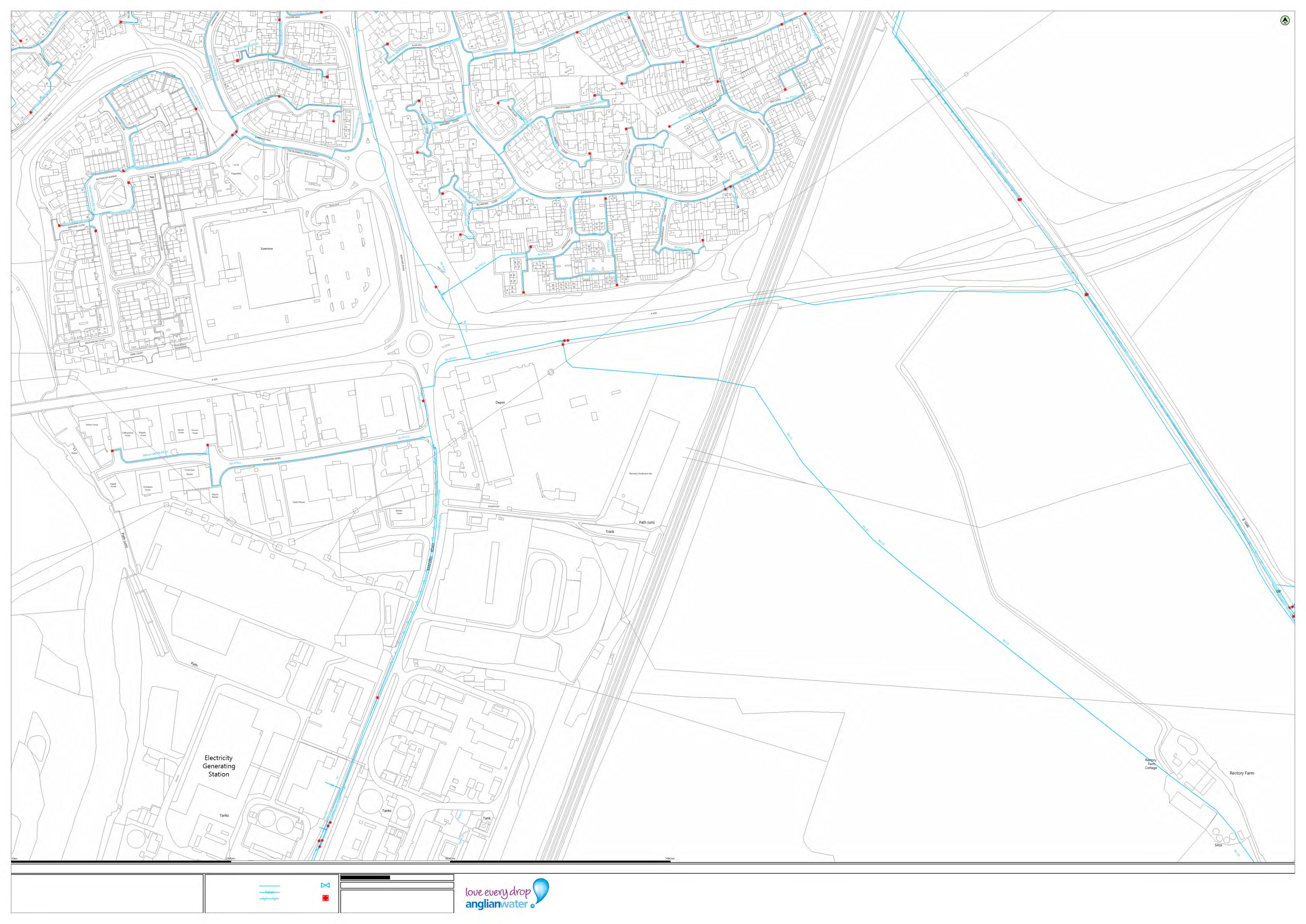
Project no: 60830



# WATER

91 Market Street Hoylake Wirral CH47 5AA Tel. 0151 632 5142 enquiries@cornerstoneprojects.co.uk www.cornerstoneprojects.co.uk VAT Reg. No. 851 4941 19

Company No. 5132353



















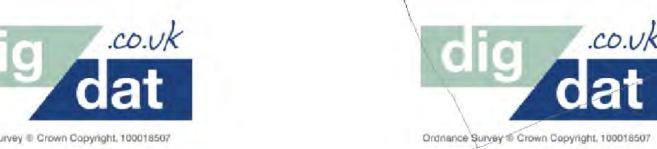
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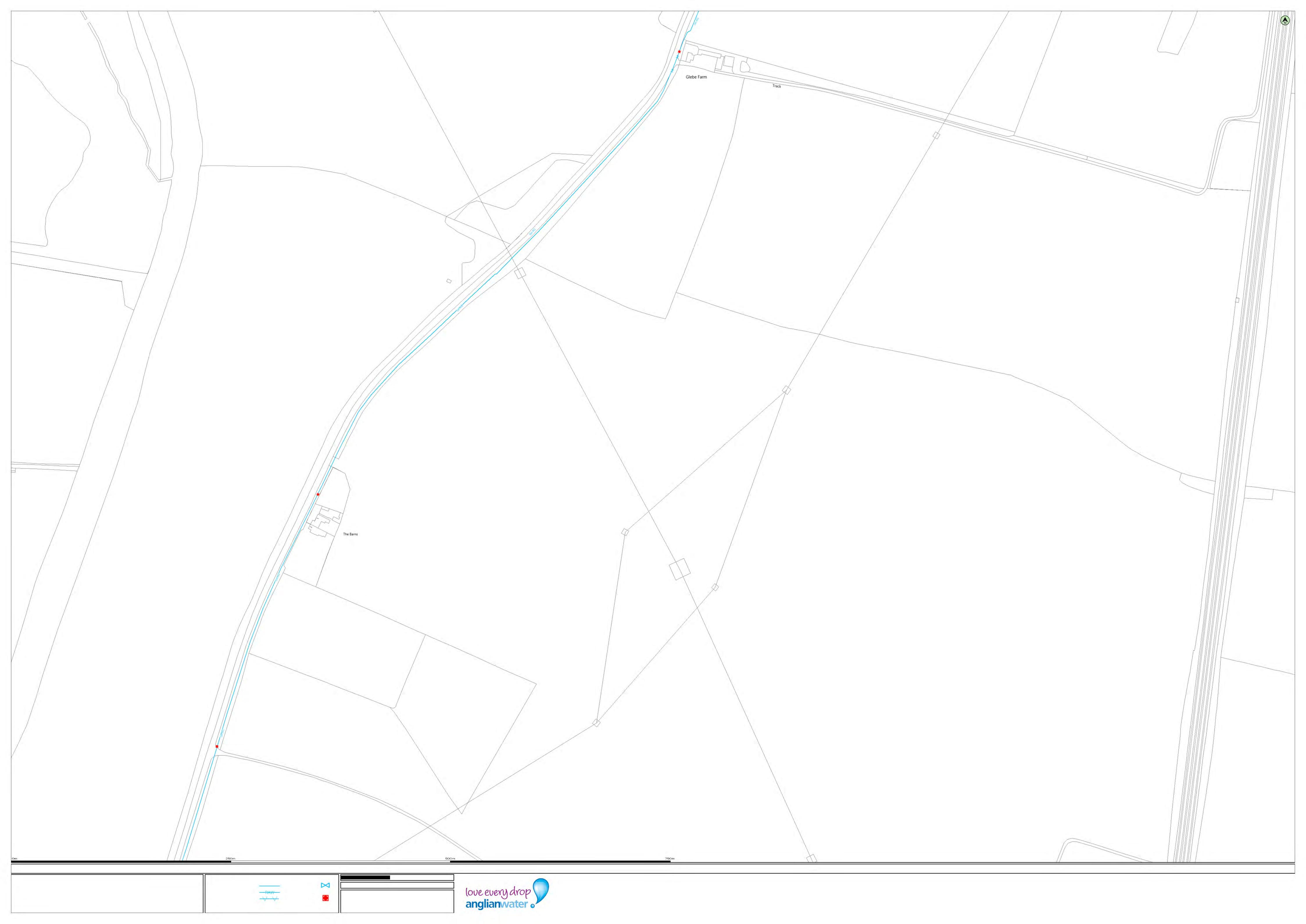




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Fitting Potable Water Raw Water Decommissioned Water Please note: Not all fittings are shown on the map





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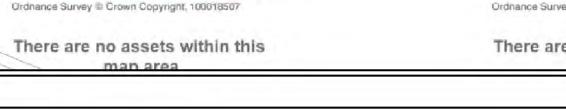
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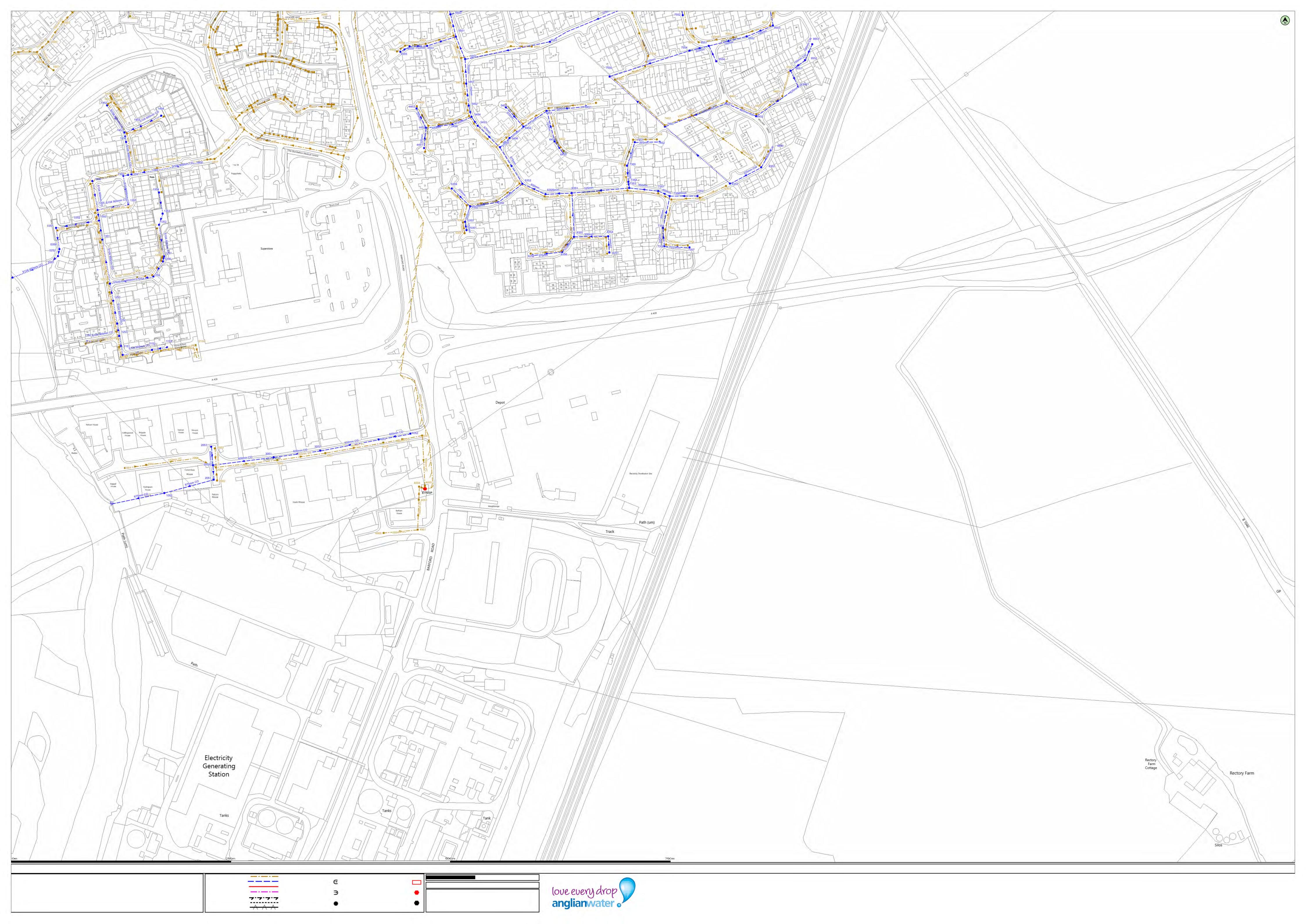


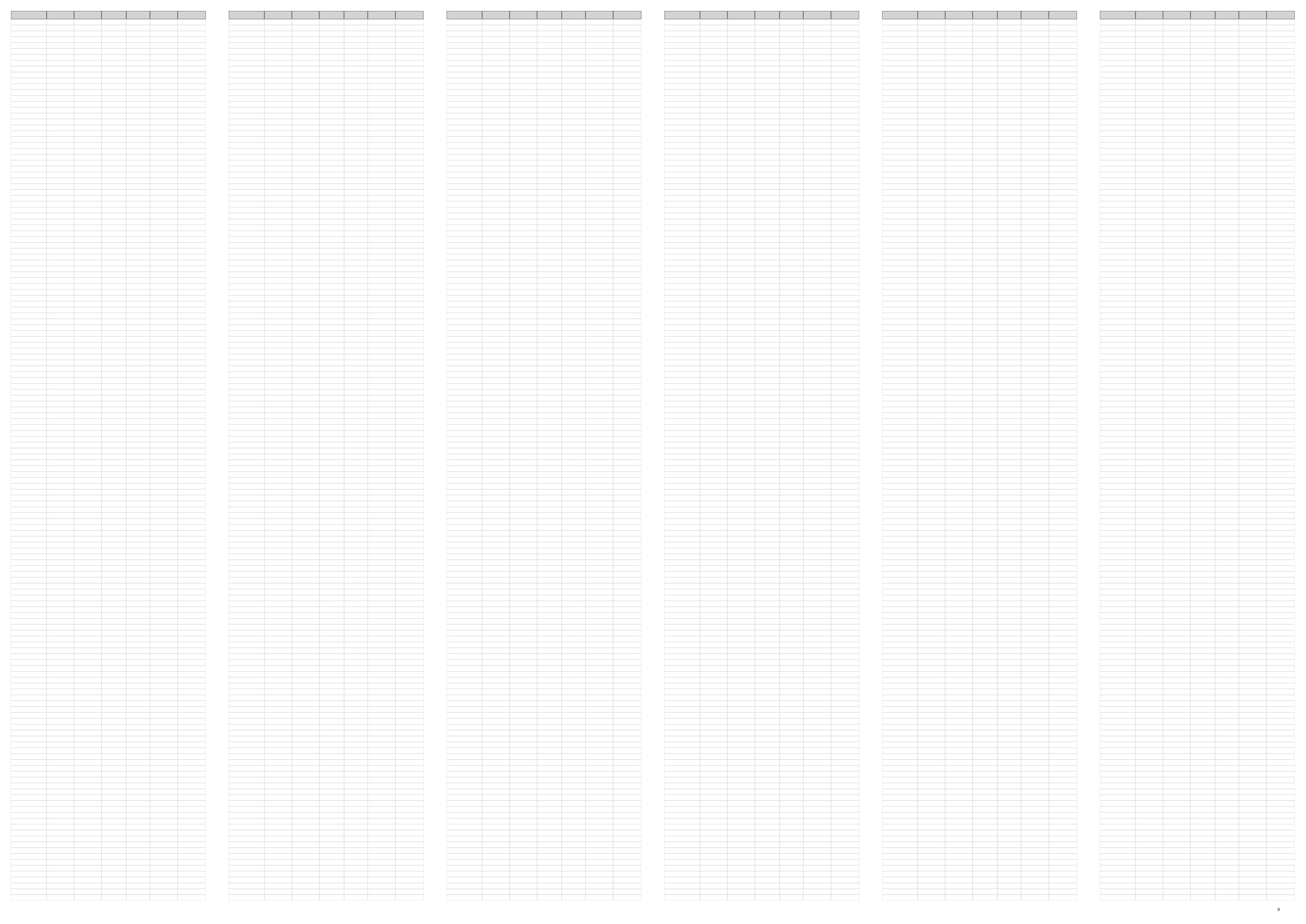


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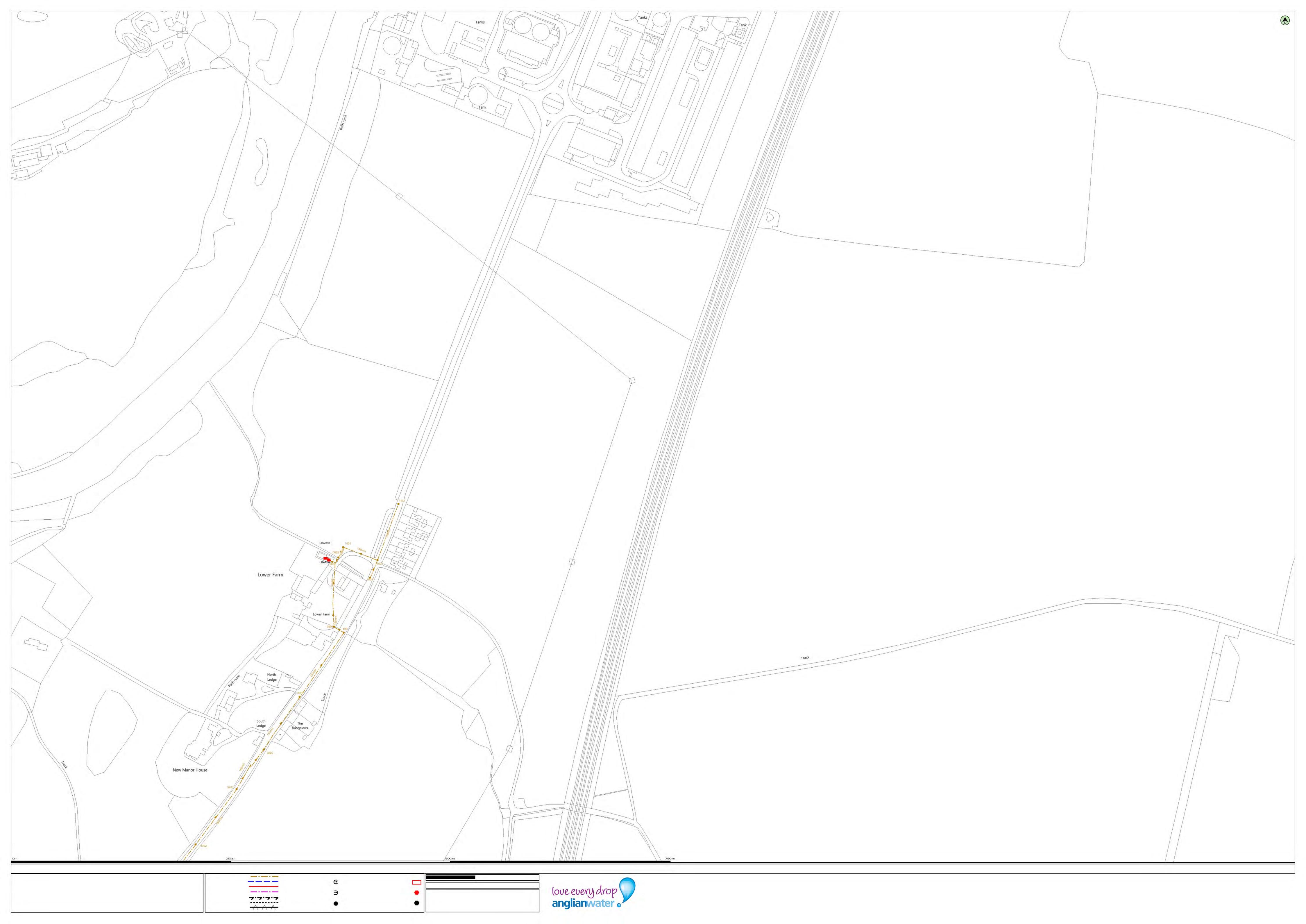
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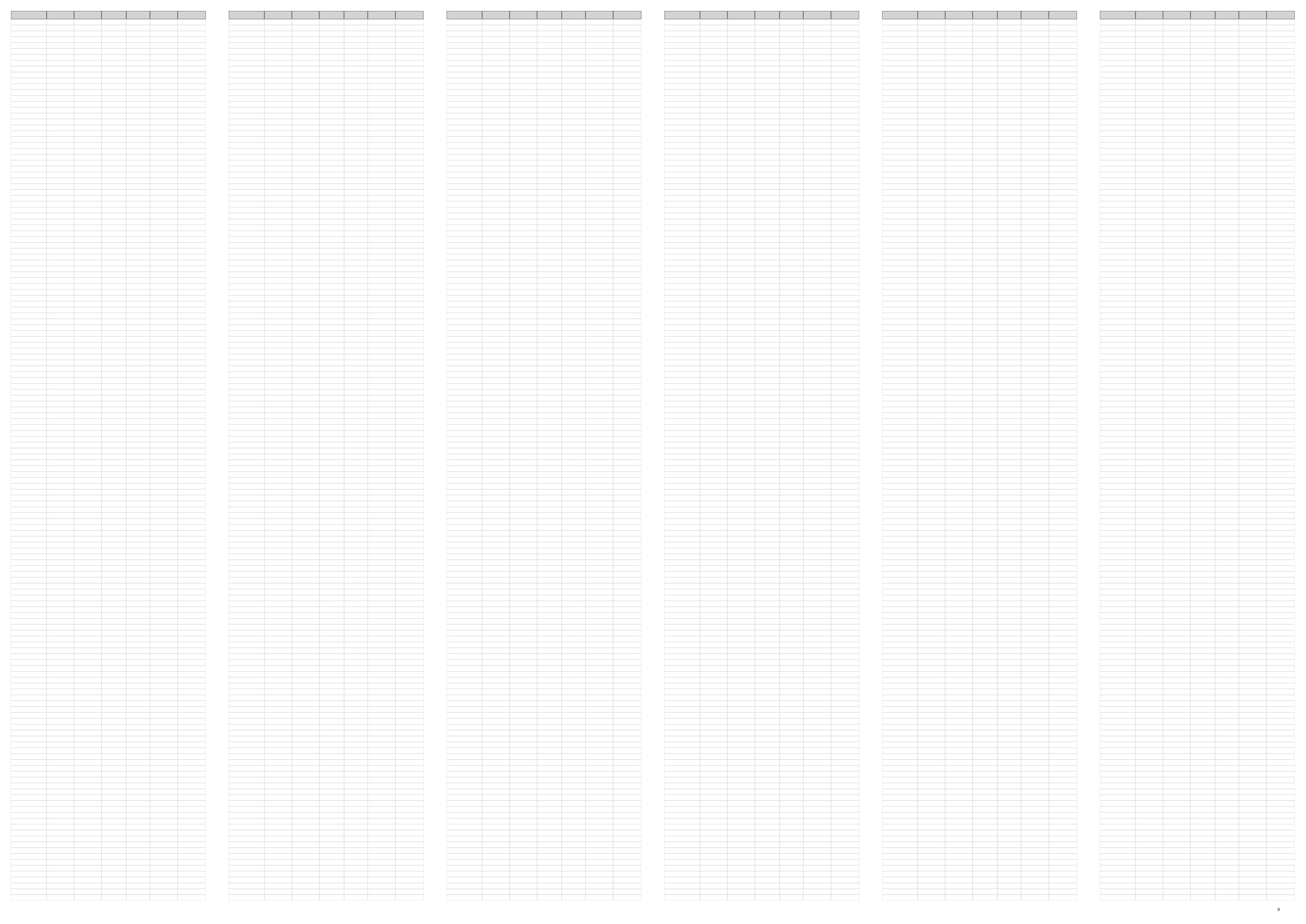
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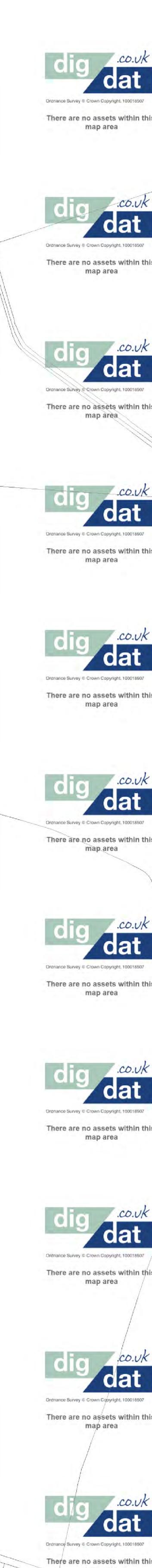
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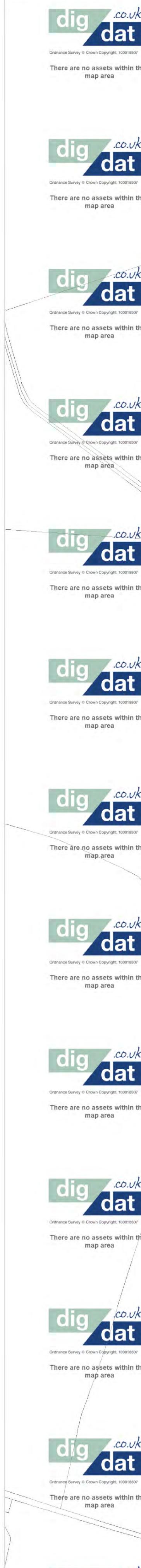


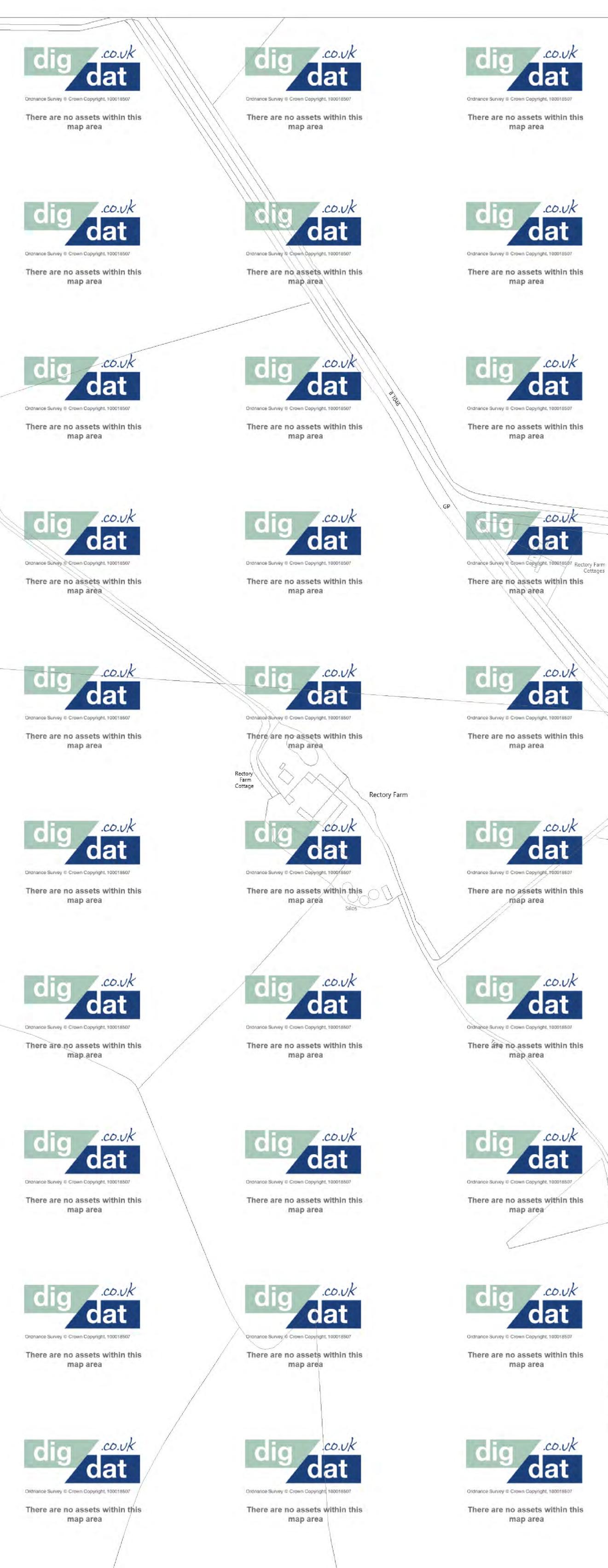


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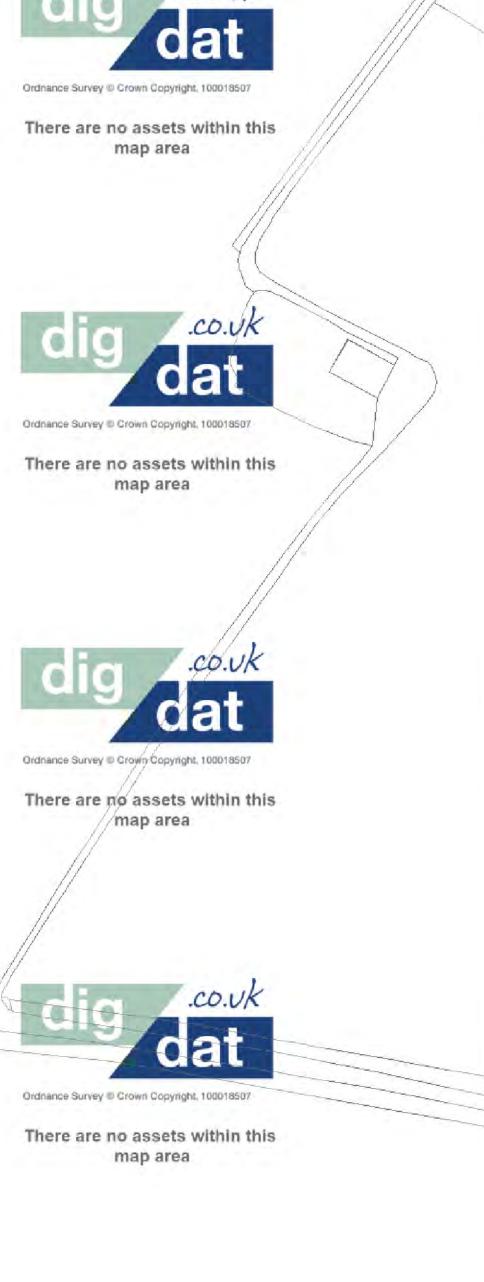


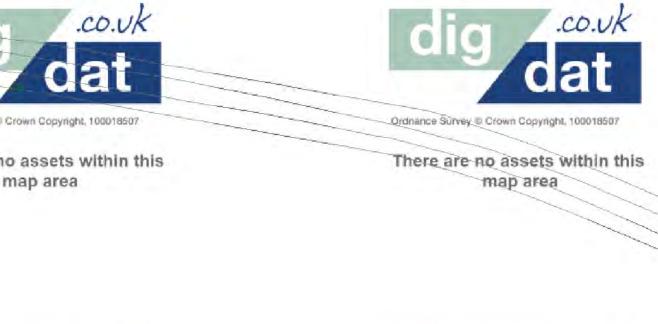






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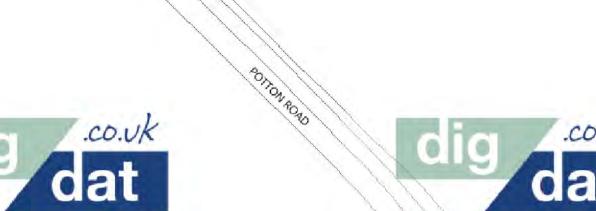
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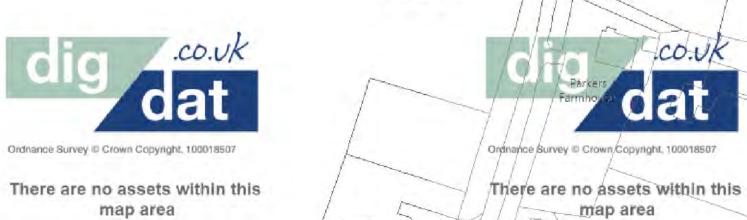
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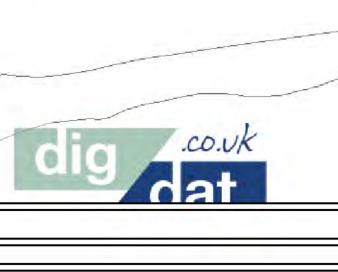
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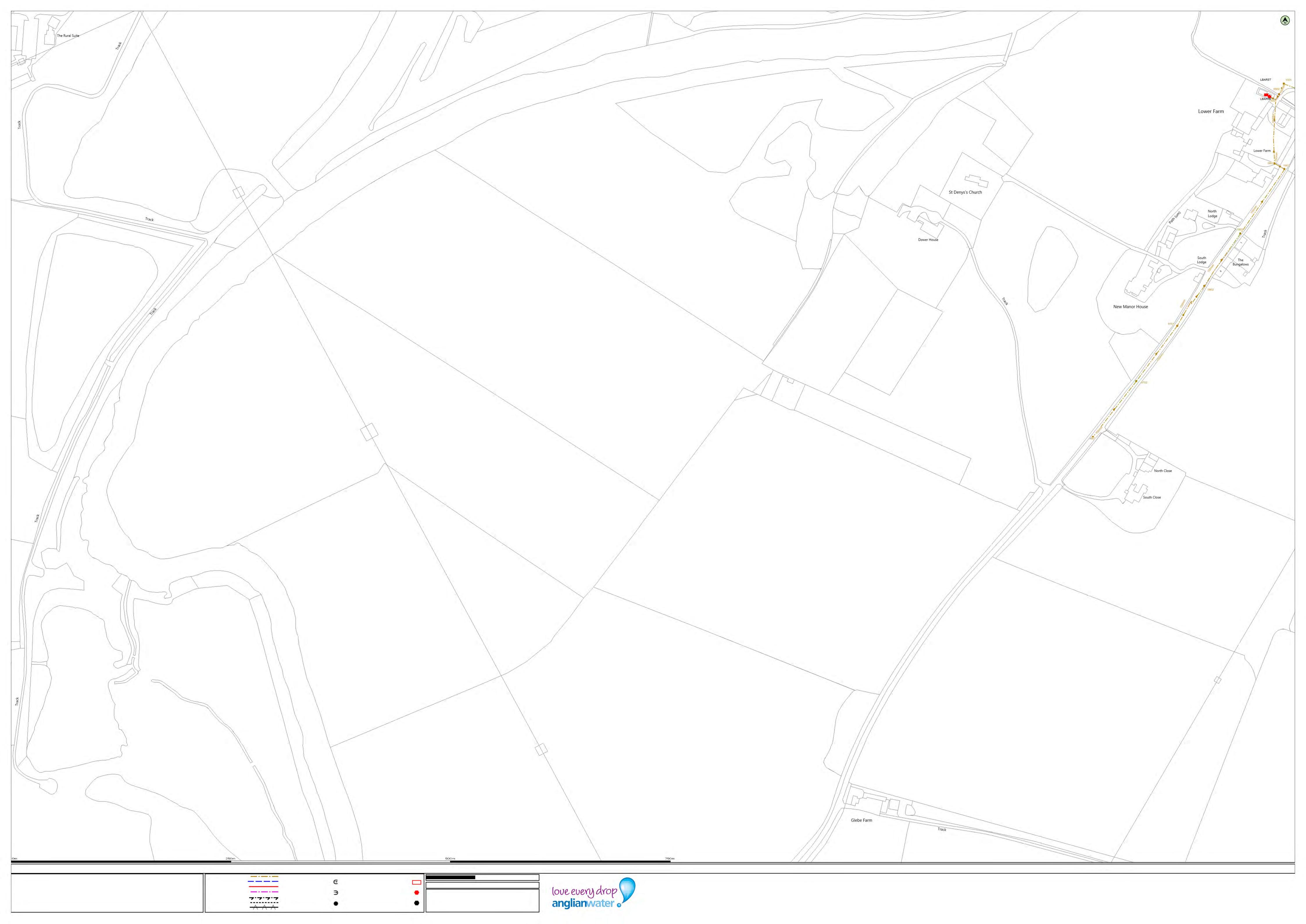


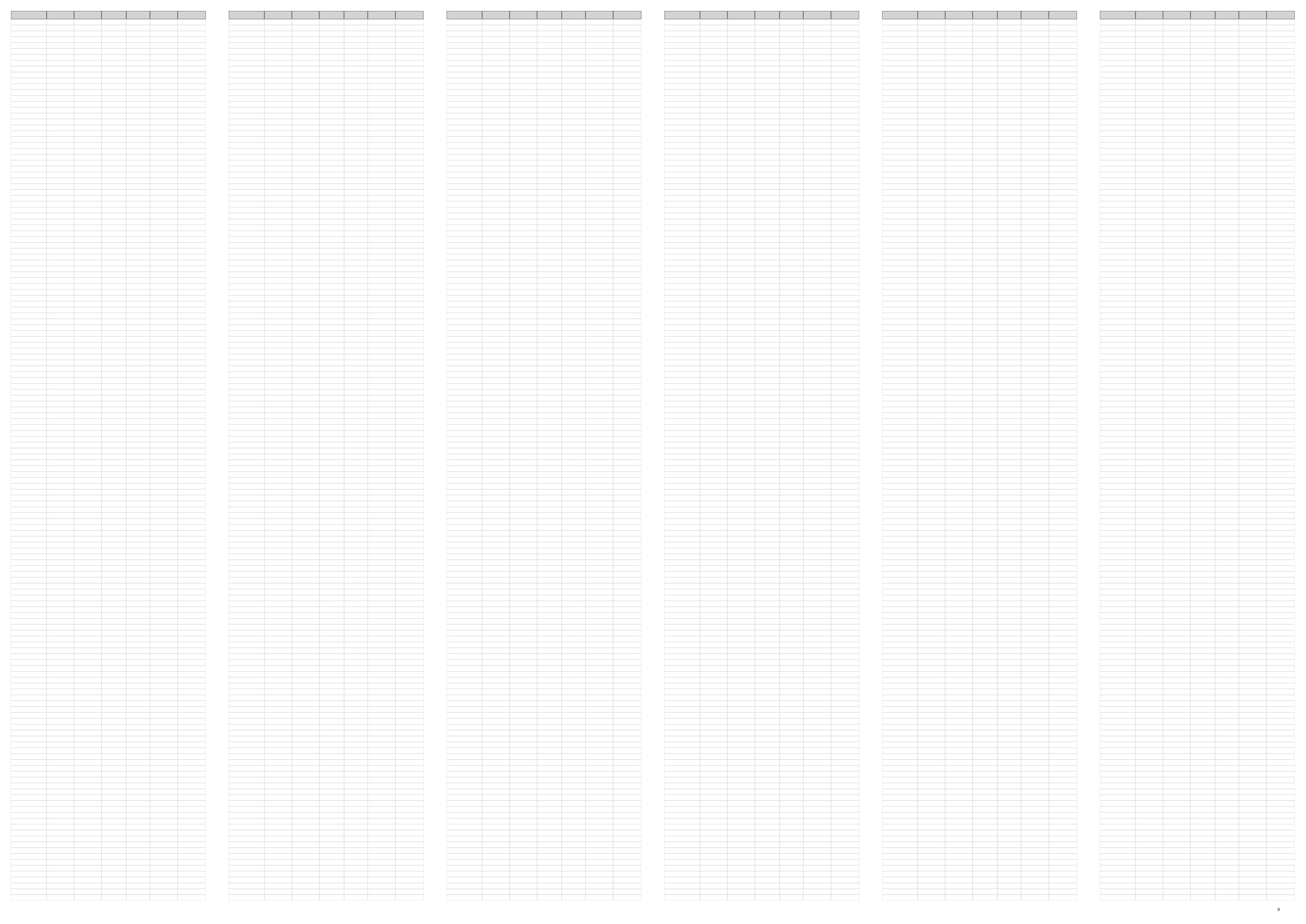






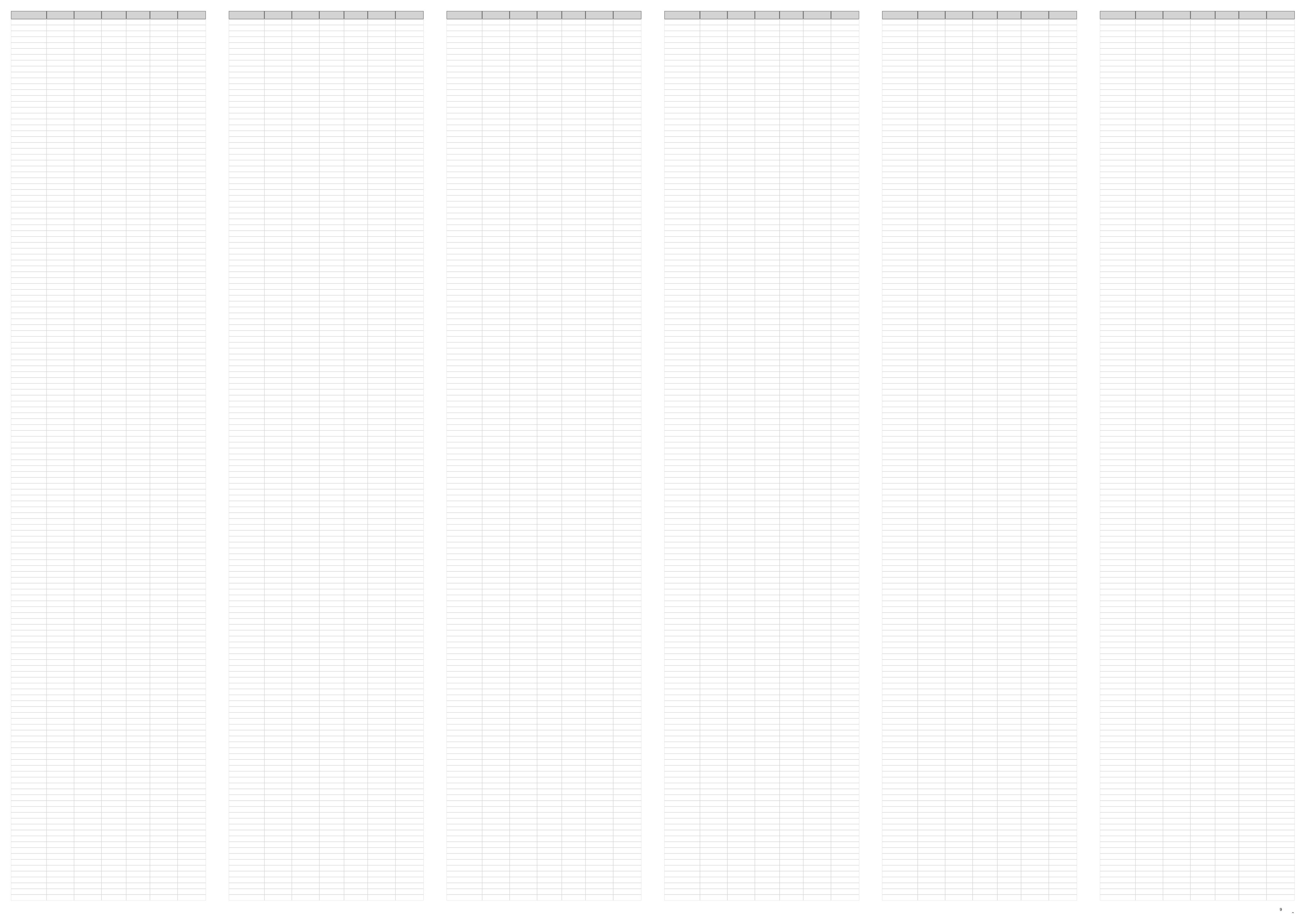
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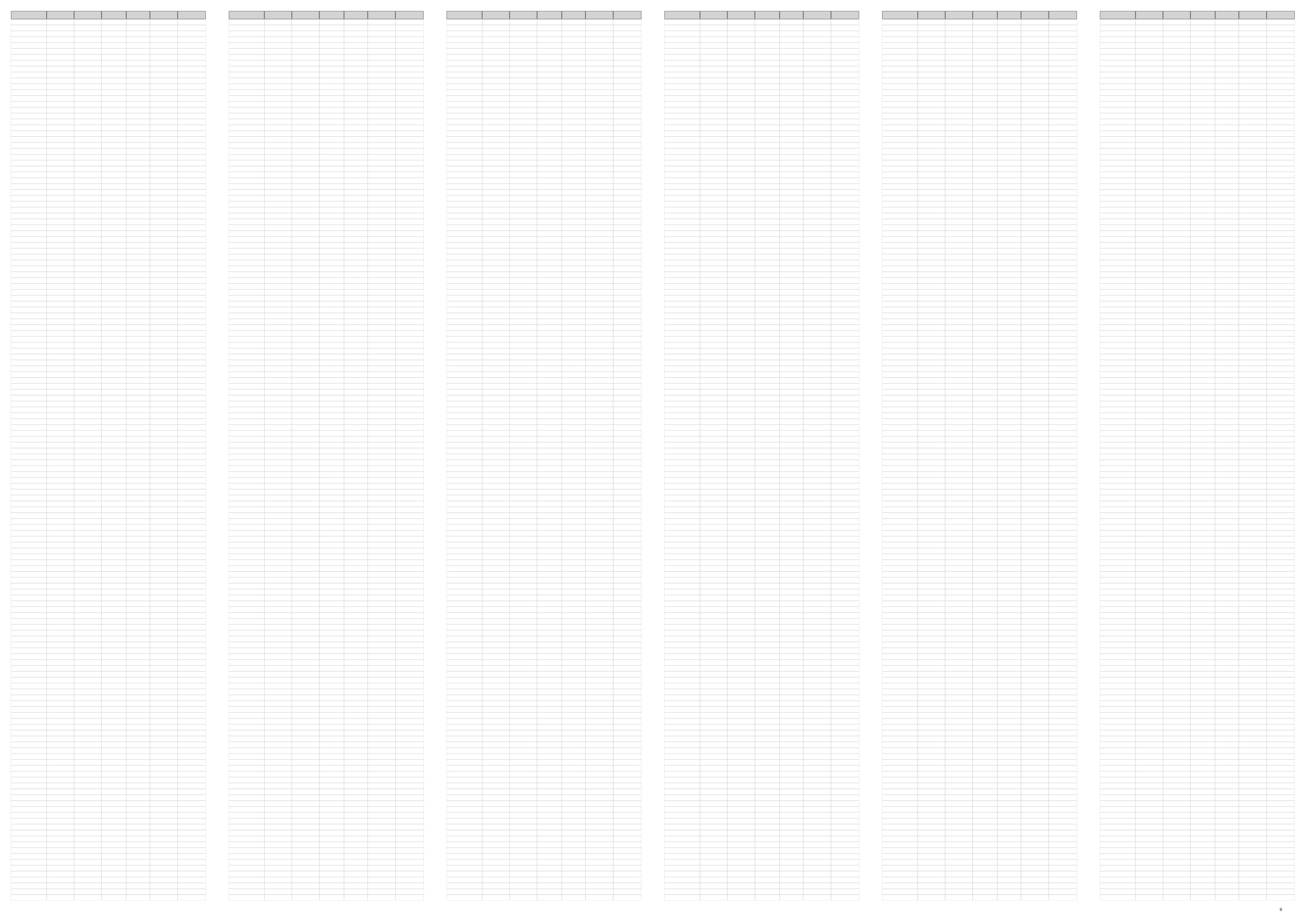
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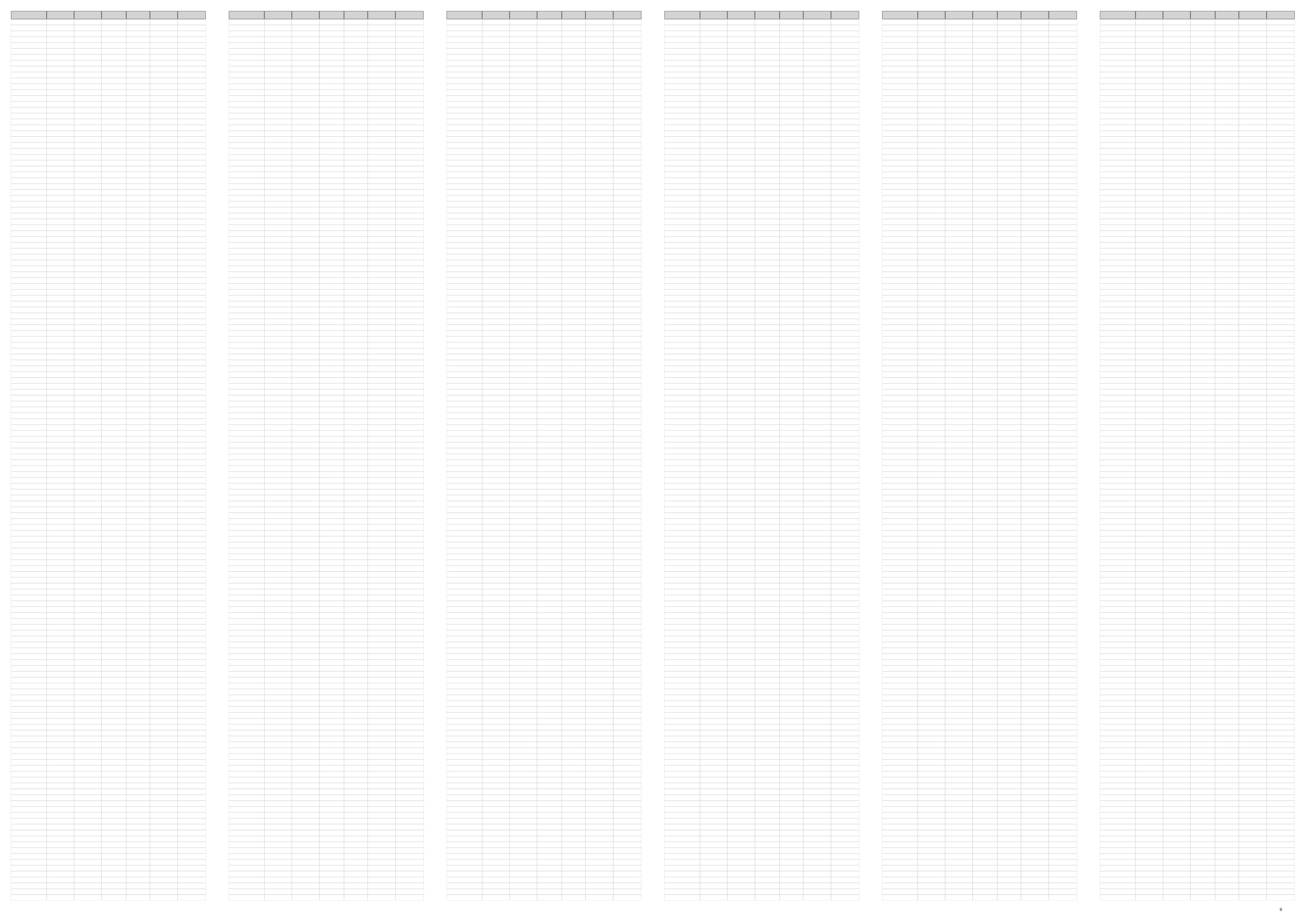
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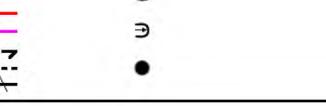
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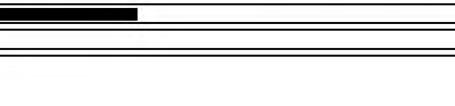
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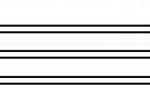
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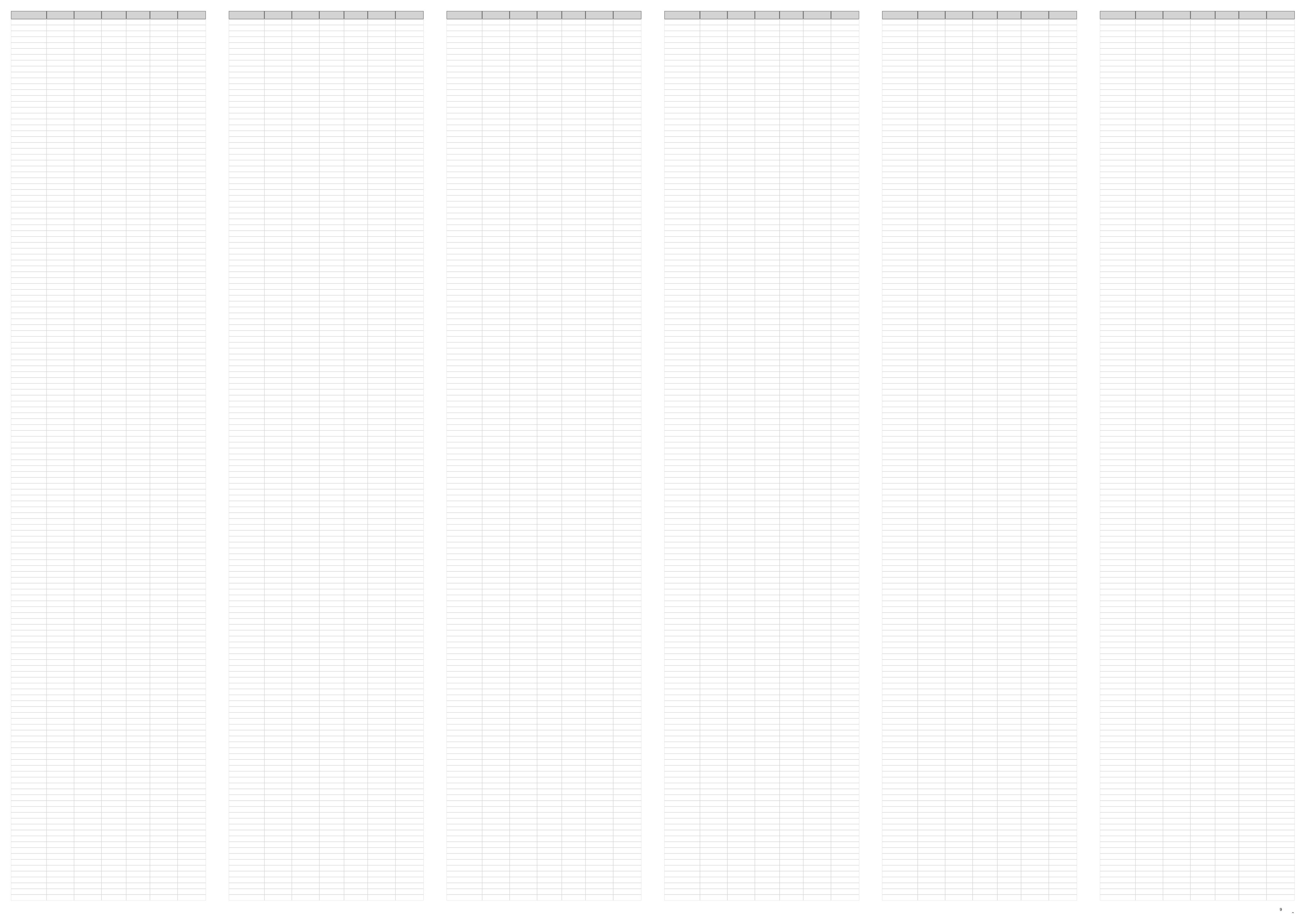
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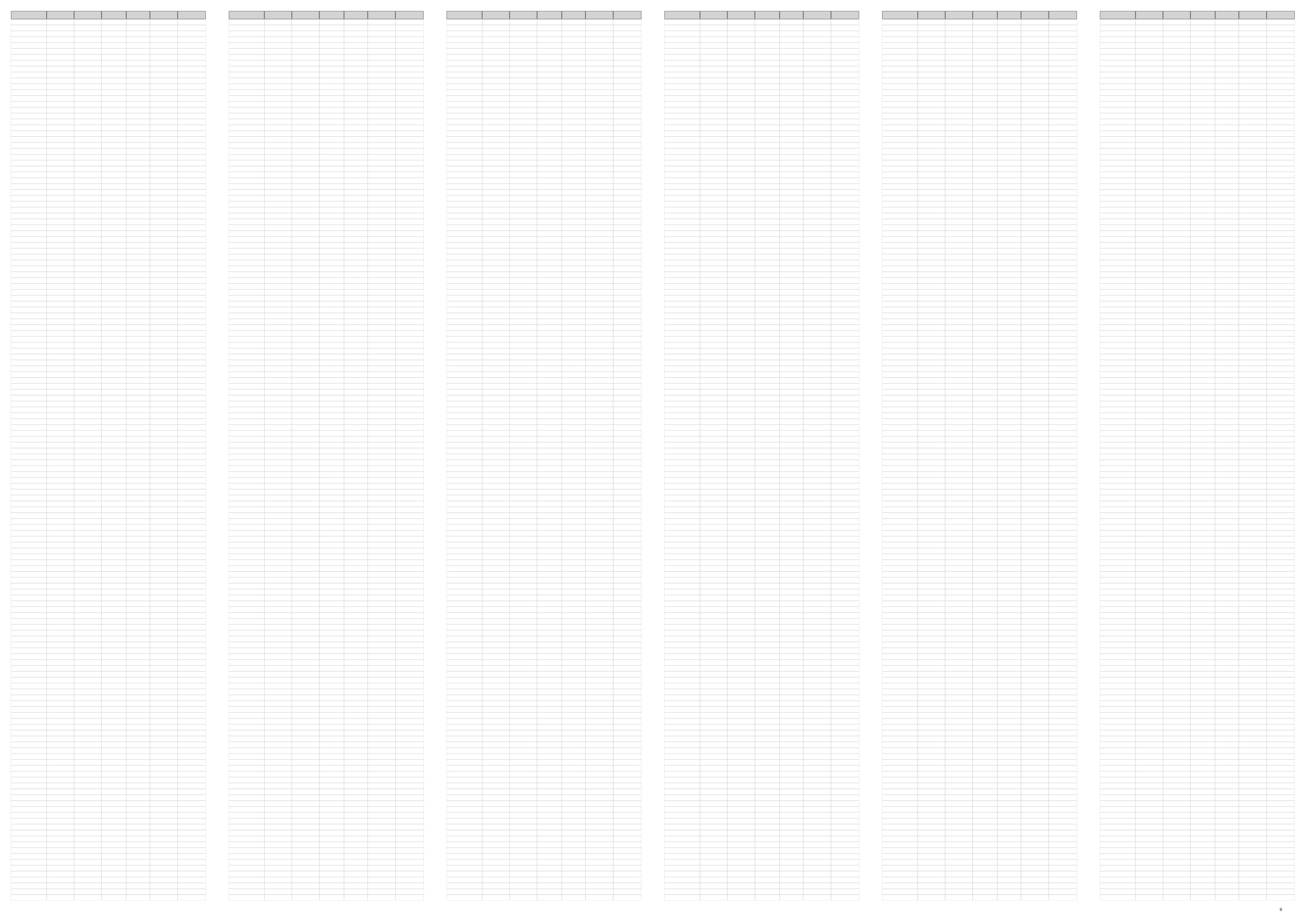
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