

APPENDIX A

Flood map for planning

Your reference
60830

Location (easting/northing)
518022/256851

Created
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>

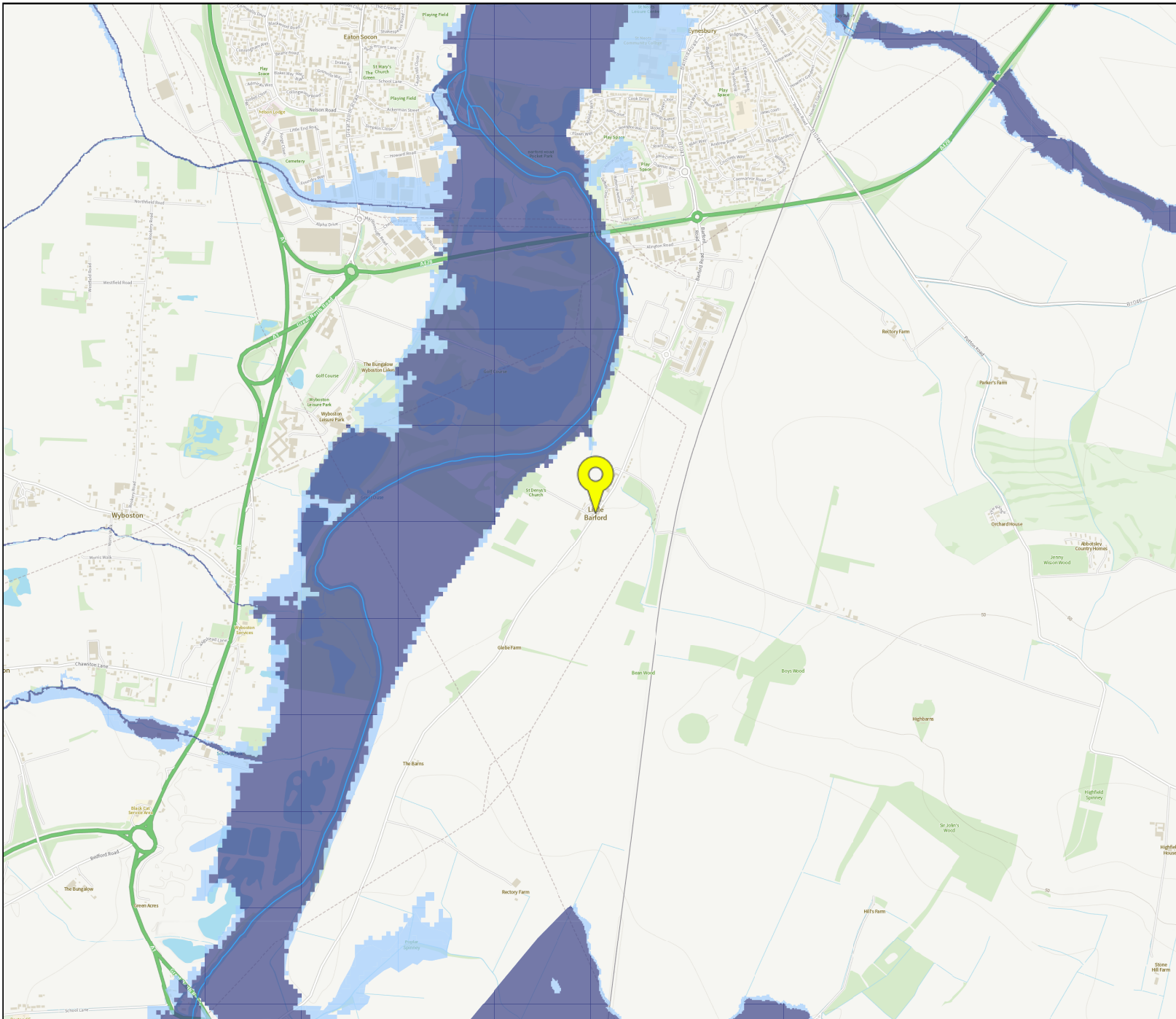
Flood map for planning

Your reference
60830

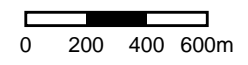
Location (easting/northing)
518022/256851

Scale
1:25000

Created
2 Aug 2021 15:38



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



APPENDIX B

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 indicates 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 pre-planning 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 stage-discharge 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 CLASSIFICATION	FLOOD ZONE	DEVELOPMENT TYPE		
		MINOR	SMALL-MAJOR	LARGE-MAJOR
ESSENTIAL INFRASTRUCTURE	Zone 2	Detailed		
	Zone 3a	Detailed		
	Zone 3b	Detailed		
HIGHLY VULNERABLE	Zone 2	Intermediate/ Basic	Intermediate/ Basic	Detailed
	Zone 3a	Not appropriate development		
	Zone 3b	Not appropriate development		
MORE VULNERABLE	Zone 2	Basic	Basic	Intermediate/ Basic
	Zone 3a	Intermediate/ Basic	Detailed	Detailed
	Zone 3b	Not appropriate development		
LESS VULNERABLE	Zone 2	Basic	Basic	Intermediate/ Basic
	Zone 3a	Basic	Basic	Detailed
	Zone 3b	Not appropriate development		
WATER COMPATIBLE	Zone 2	None		
	Zone 3a	Intermediate/ Basic		
	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 1ha | 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 pre-planning 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 - Blackwater between TL7520925623 and TL7820324314 Brain between TL7373323312 and TL7683821321	500mm	600mm	900mm
Chelmer - between TL6872107082 and TL7161609422 and TL7436306592	350mm	450mm	750mm
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) Bure and Ant (2012 Model Extent)	Please use the current 1 in 1000 (0.1%) annual probability including climate change allowance		
Other main rivers, tributaries and ordinary watercourses	<p>For other main rivers, tributaries and ordinary watercourses that are not stated above, basic allowances have not been calculated. In this instance you can either:</p> <ul style="list-style-type: none"> • If flow data is available you can request this data from us and can conduct an intermediate assessment yourself • Or alternatively, you can choose to undertake a Detailed Assessment and “perform detailed hydraulic modelling, through either re-running our hydraulic models (if available) or constructing a new model 		

Cambridgeshire and Bedfordshire

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

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 [Flood risk standing](#) advice **does not** apply we use the following benchmarks to inform flood risk mitigation for different vulnerability classifications. **These are a guide only. 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 [Flood risk Standing advice](#) 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

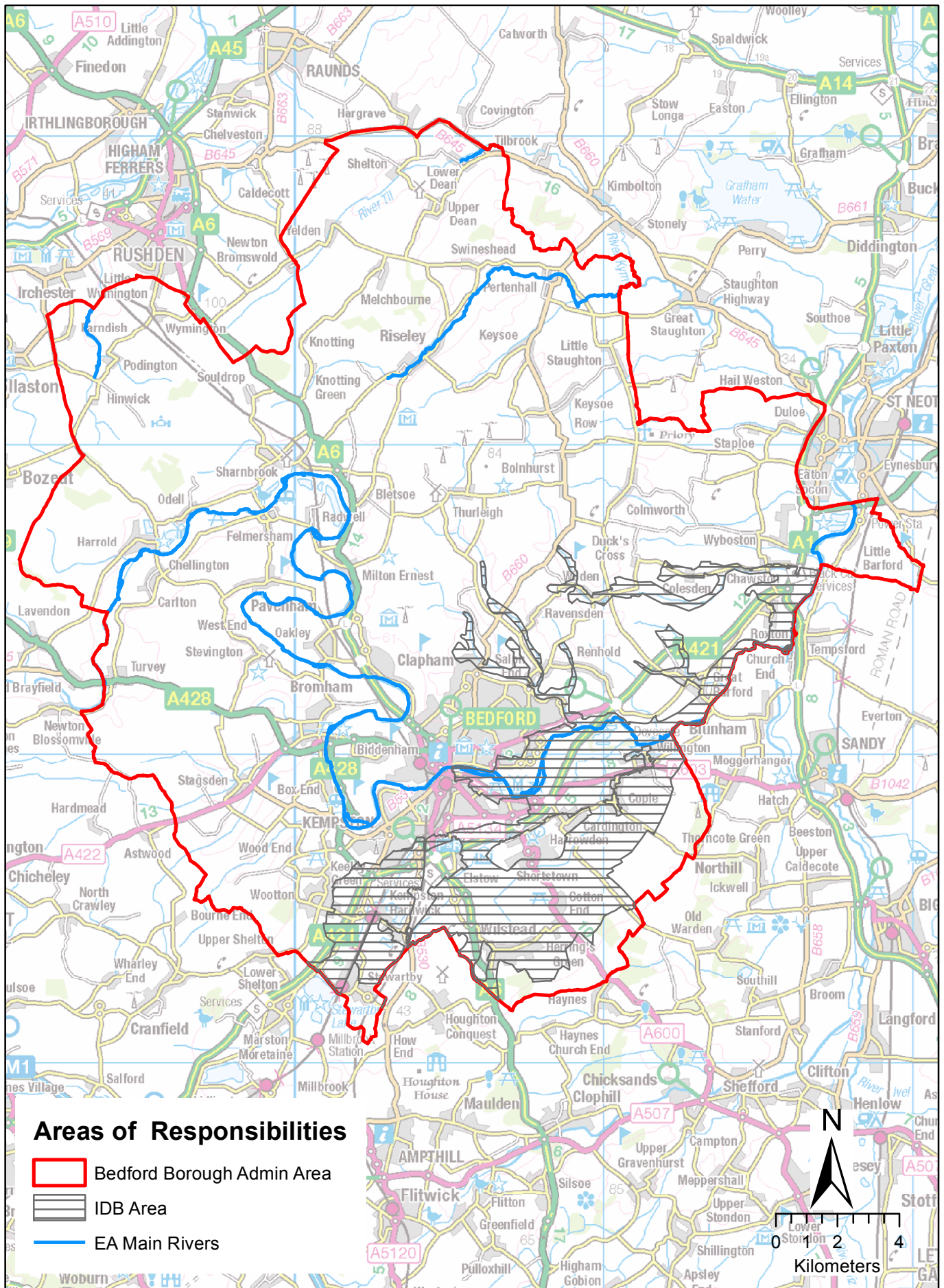
Chargeable service:

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

Table 1 peak river flow allowances by river basin district (use 1961 to 1990 baseline)					
River basin district	Allowance category	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 assessments					
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 allowance	X	higher central and upper end	central and higher central	central allowance
3b	upper end allowance	X	X	X	central allowance
<p>X – Development should not be permitted 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.</p>					

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.

APPENDIX C



BEDFORD BOROUGH COUNCIL

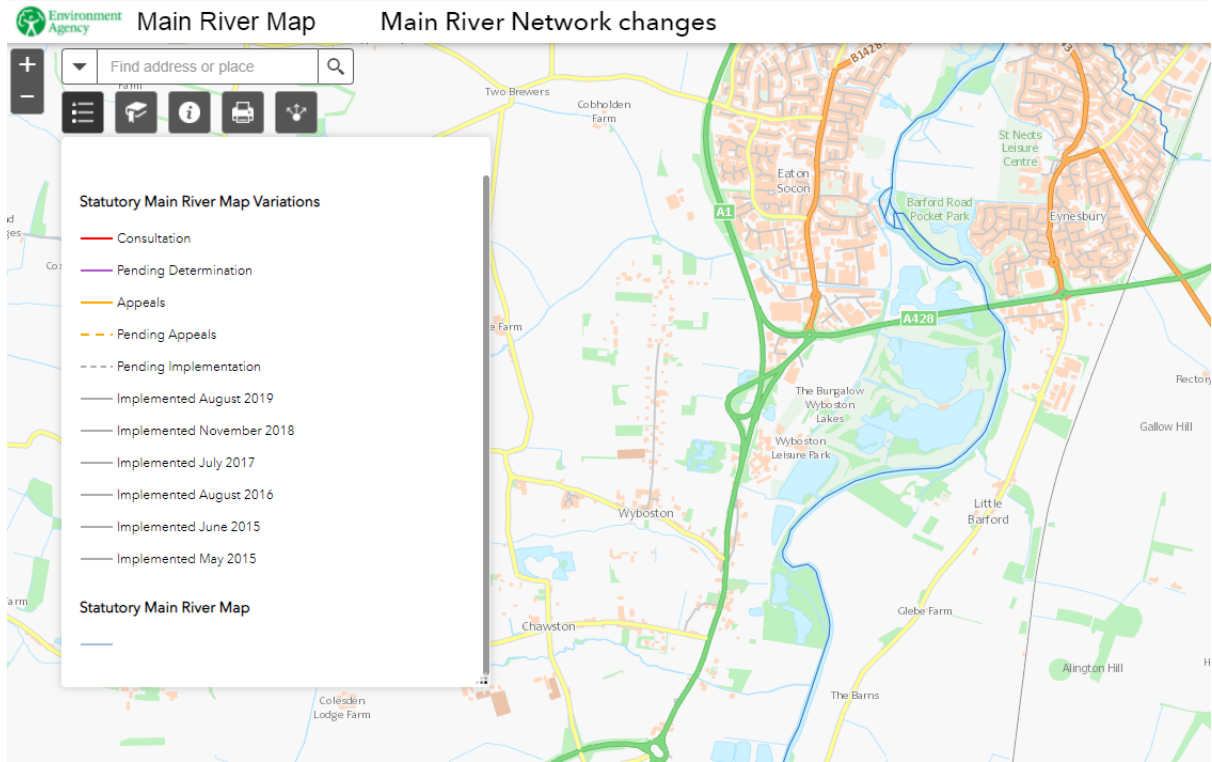
Bedford Borough Council Areas of Responsibilities

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1:168,115














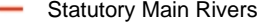
Environment Agency – Main River Mapping Dated 27.5.21

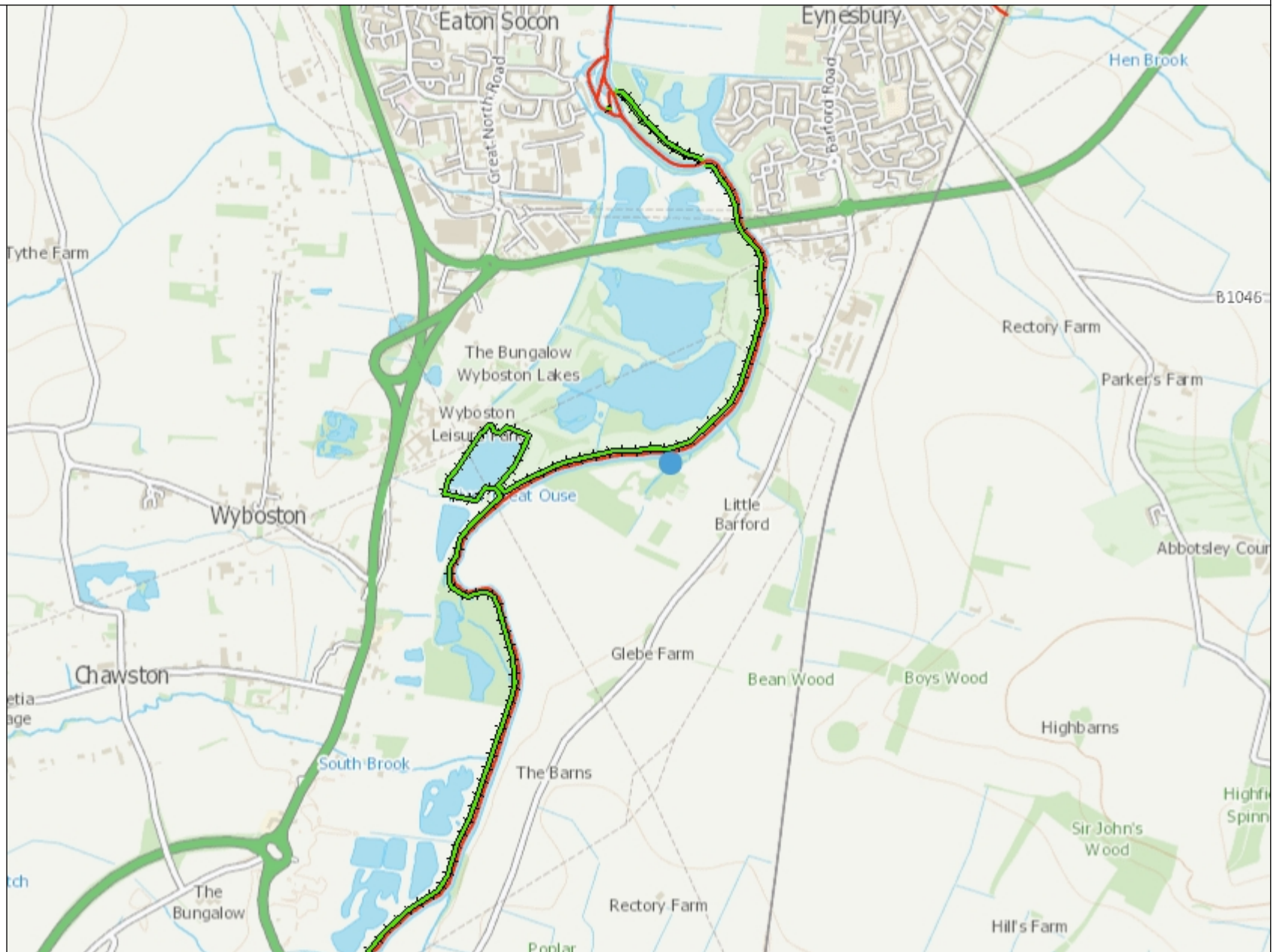


APPENDIX D

Legend

Defences (EA maintained)

-  Asset type not defined
-  Embankment
-  Wall
-  Flood Gate
-  Demountable Defence
-  Bridge Abutment
-  High Ground
-  Beach
-  Barrier Beach
-  Promenade
-  Quay
-  Cliff
-  Dunes
-  Statutory Main Rivers



1: 25,000



Recorded Flood Event Outlines centred on land at Little Barford

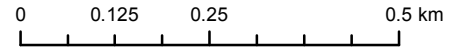
NGR TL1771057072
Ref 206031
Created 03/03/2021

Environment Agency
Bromholme Lane,
Brampton,
Cambridgeshire
PE28 4NE



Legend

- Site
- Main river
- Easter 1998
- March 1947



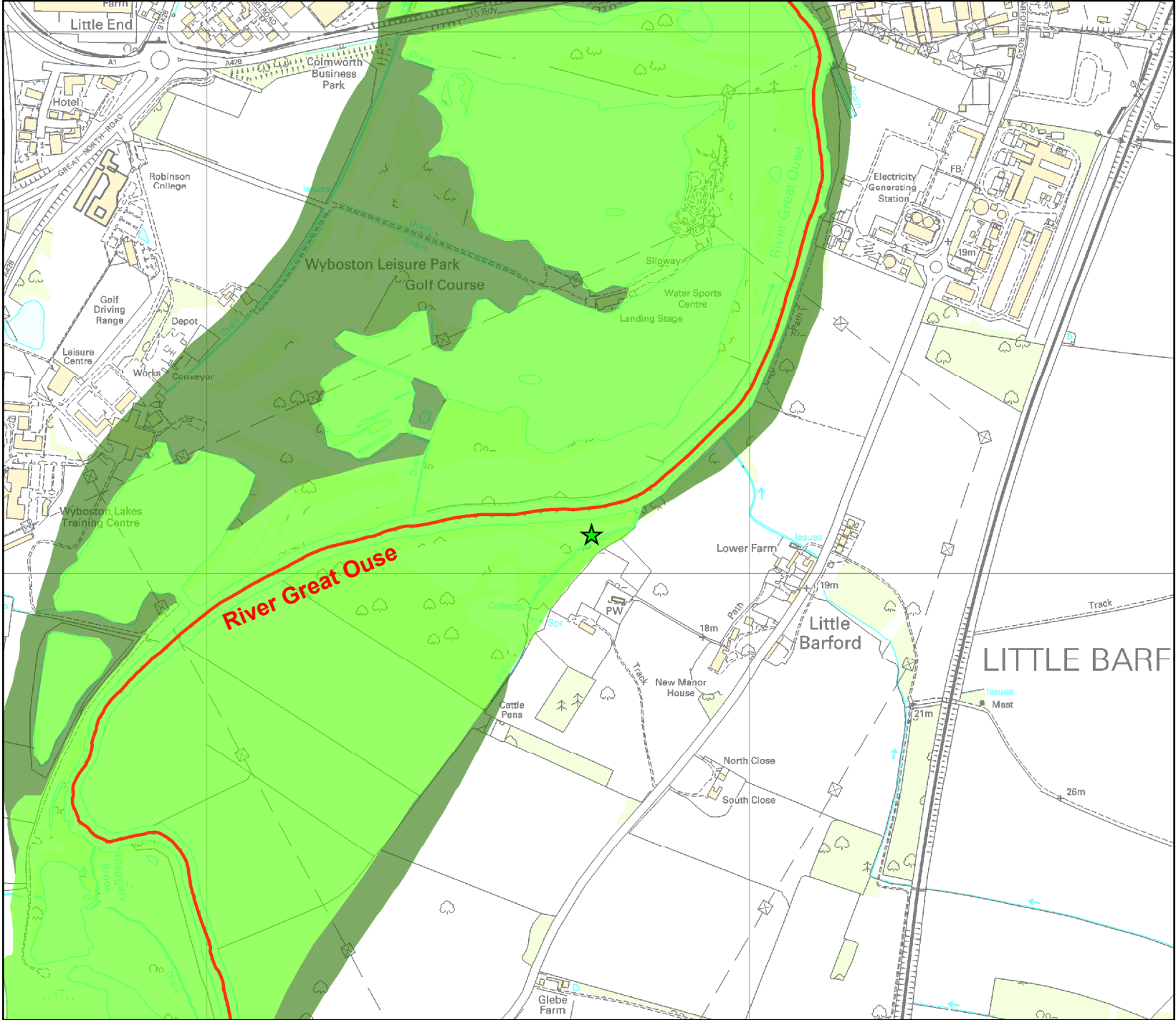
Information

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 detail 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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Defended Model Flood Outlines centred on land at Little Barford

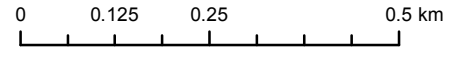
NGR TL1771057072
Ref 206031
Created 03/03/2021

Environment Agency
Bromholme Lane,
Brampton,
Cambridgeshire
PE28 4NE



Legend

- Site
- Main river
- 5% AEP
- 1% AEP
- 0.1% AEP



Information

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

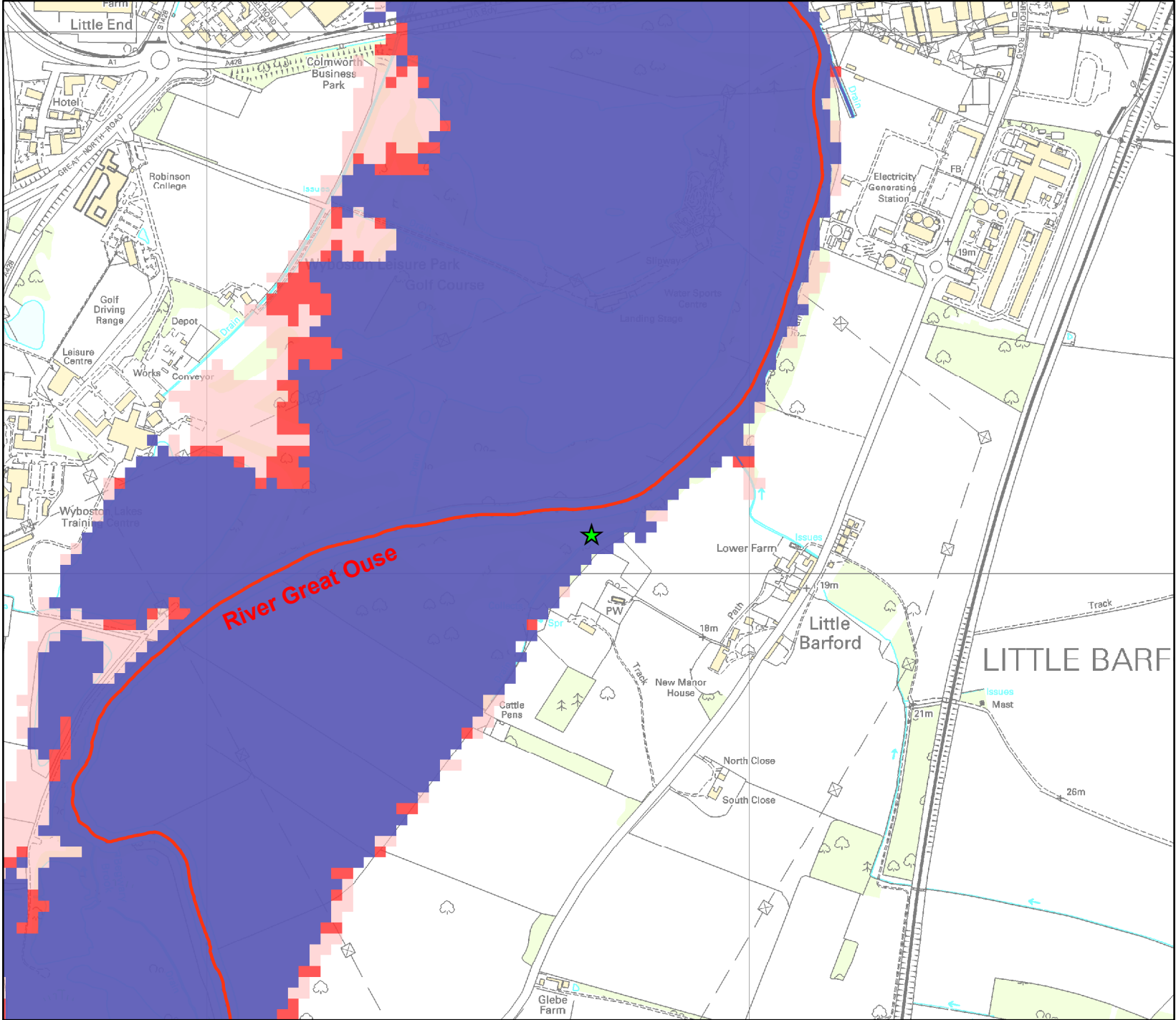
Flood Risk Assessments - The Environment Agency recommends any Flood Risk Assessment should only consider these results in the context of a site specific assessment.

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

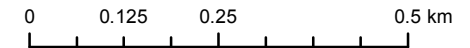
NGR TL1771057072
Ref 206031
Created 03/03/2021

Environment Agency
Bromholme Lane,
Brampton,
Cambridgeshire
PE28 4NE



Legend

- ★ Site
- Main river
- 1% AEP +CC



Information

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

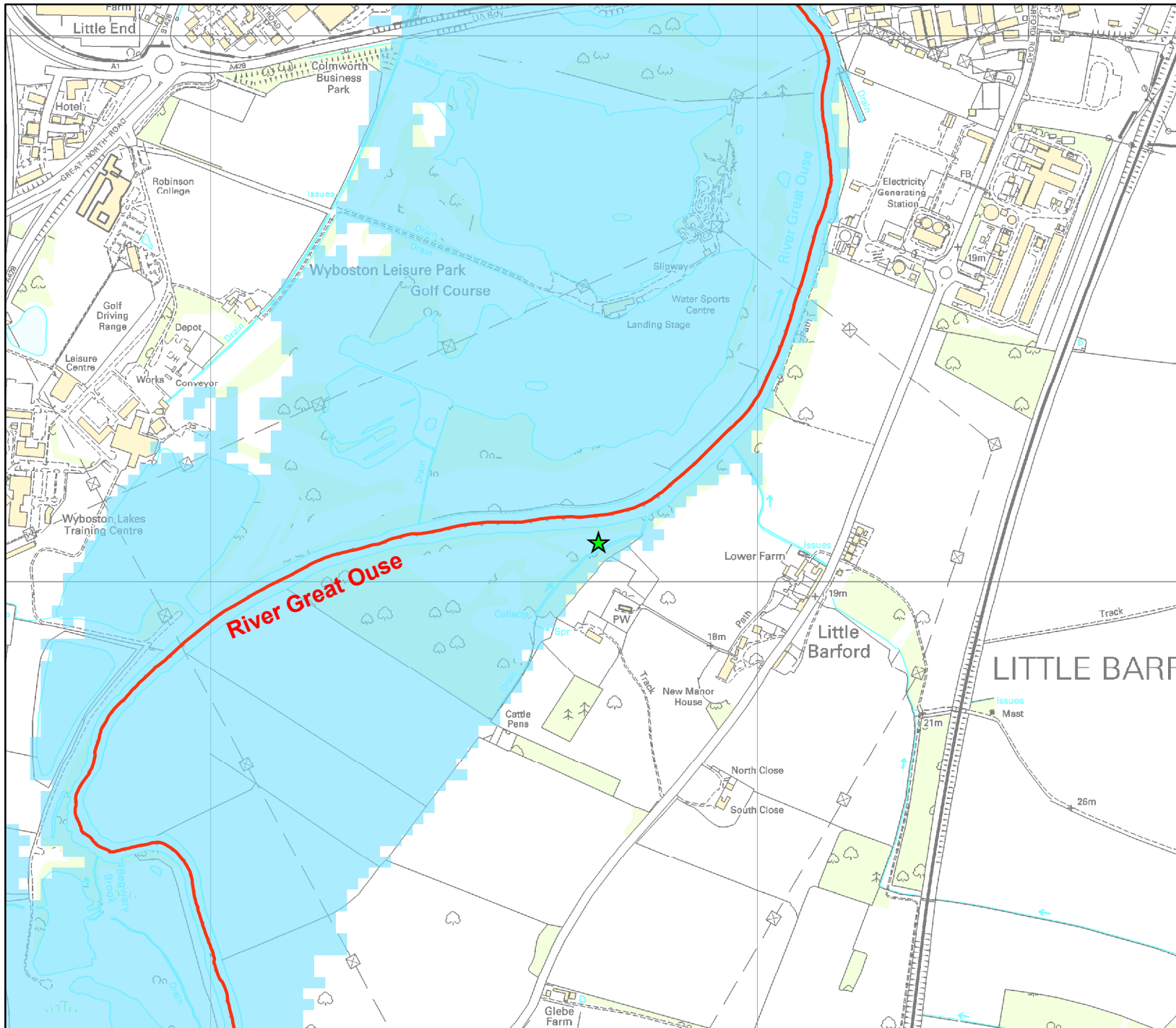
Flood Risk Assessments - The Environment Agency recommends any Flood Risk Assessment should only consider these results in the context of a site specific assessment.

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

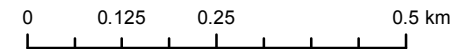
NGR TL1771057072
Ref 206031
Created 03/03/2021

Environment Agency
Bromholme Lane,
Brampton,
Cambridgeshire
PE28 4NE



Legend

- Site
- Modelled Node Point
- Main river



Information

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

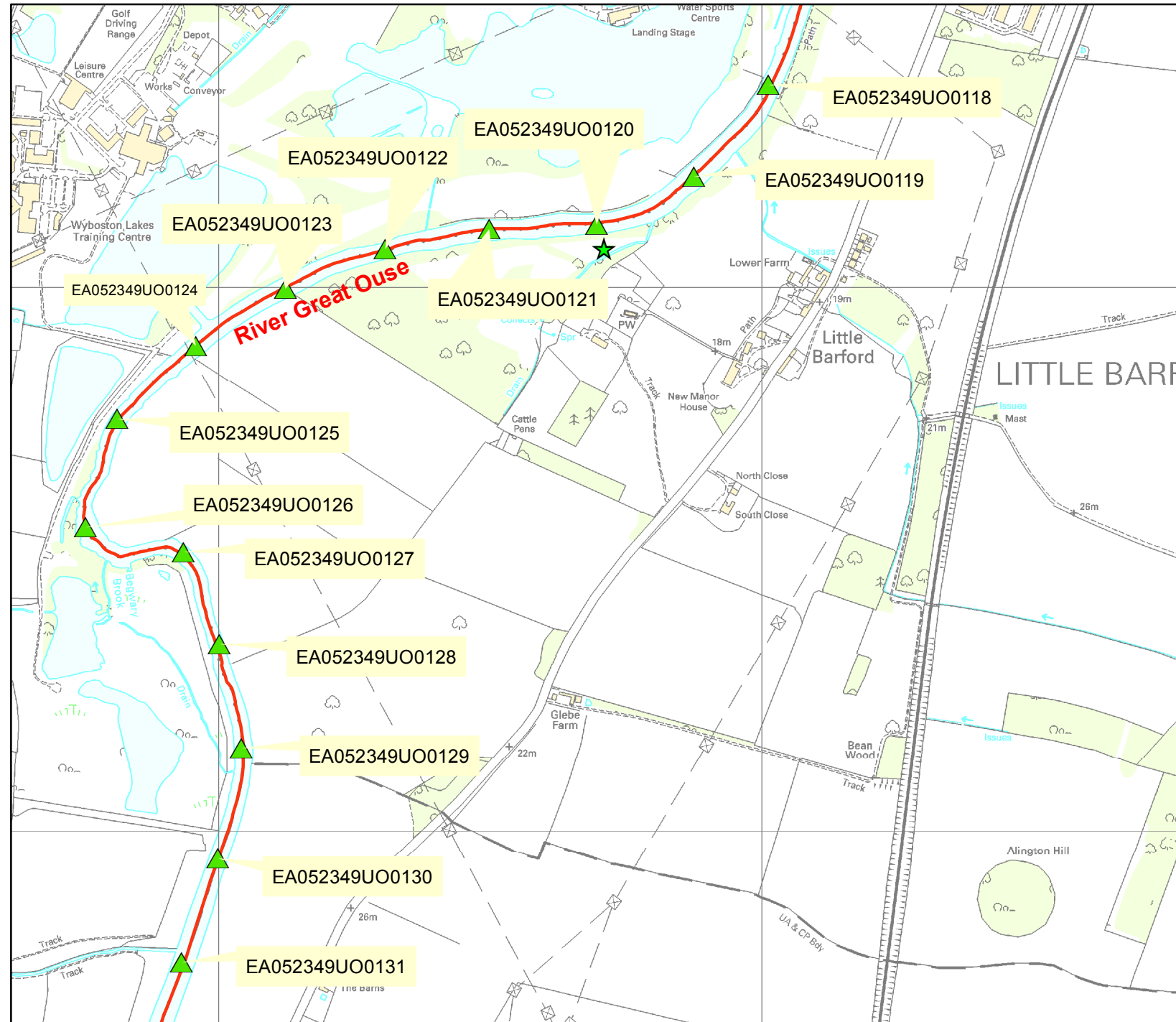
Flood Risk Assessments - The Environment Agency recommends any Flood Risk Assessment should only consider these results in the context of a site specific assessment.

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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Datasheet - Product 4

03 March 2021

Reference Number	206031
Site	Little Barford PE19 6YD
Customer	[REDACTED]
NGR	TL1771057072

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 be 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
EA052349UO0119	EA052349	517875	257204	16.43	-9999	-9999	-9999	-9999	-9999
EA052349UO0120	EA052349	517696	257116	16.44	-9999	-9999	-9999	-9999	-9999
EA052349UO0121	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
EA052349UO0125	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
EA052349UO0129	EA052349	517042	256152	16.9	-9999	-9999	-9999	-9999	-9999
EA052349UO0130	EA052349	516999	255949	17	-9999	-9999	-9999	-9999	-9999
EA052349UO0131	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
EA052349U0011 8	EA052349	518012	257373	121.6	-9999	-9999	-9999	-9999	-9999
EA052349U0011 9	EA052349	517875	257204	146.3	-9999	-9999	-9999	-9999	-9999
EA052349U0012 0	EA052349	517696	257116	157.9	-9999	-9999	-9999	-9999	-9999
EA052349U0012 1	EA052349	517498	257108	153.3	-9999	-9999	-9999	-9999	-9999
EA052349U0012 2	EA052349	517307	257070	146.5	-9999	-9999	-9999	-9999	-9999
EA052349U0012 3	EA052349	517123	256998	120.0	-9999	-9999	-9999	-9999	-9999
EA052349U0012 4	EA052349	516958	256893	116.6	-9999	-9999	-9999	-9999	-9999
EA052349U0012 5	EA052349	516813	256758	121.0	-9999	-9999	-9999	-9999	-9999
EA052349U0012 6	EA052349	516755	256558	134.8	-9999	-9999	-9999	-9999	-9999
EA052349U0012 7	EA052349	516935	256513	147.6	-9999	-9999	-9999	-9999	-9999
EA052349U0012 8	EA052349	517001	256343	172.4	-9999	-9999	-9999	-9999	-9999
EA052349U0012 9	EA052349	517042	256152	173.2	-9999	-9999	-9999	-9999	-9999
EA052349U0013 0	EA052349	516999	255949	163.6	-9999	-9999	-9999	-9999	-9999
EA052349U0013 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.

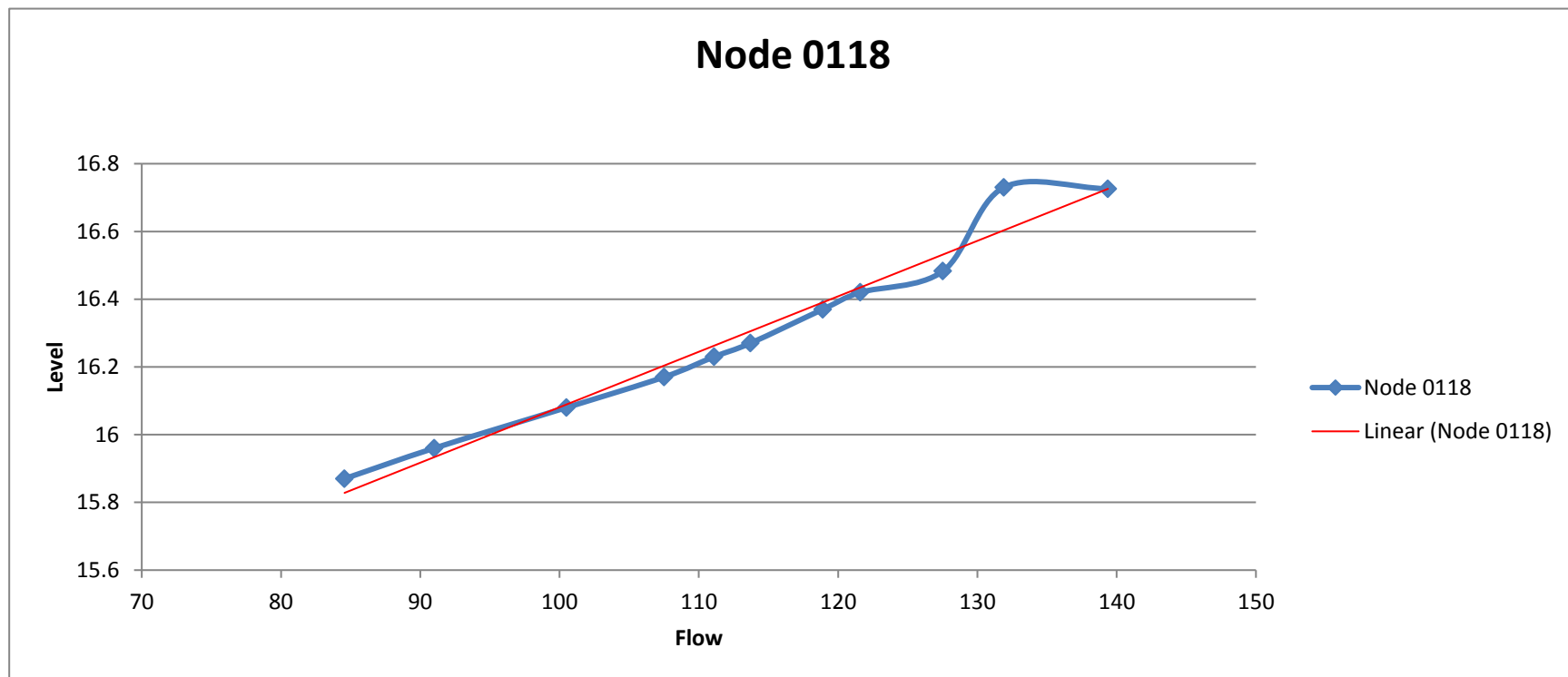
Areas Benefitting from Defence

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.

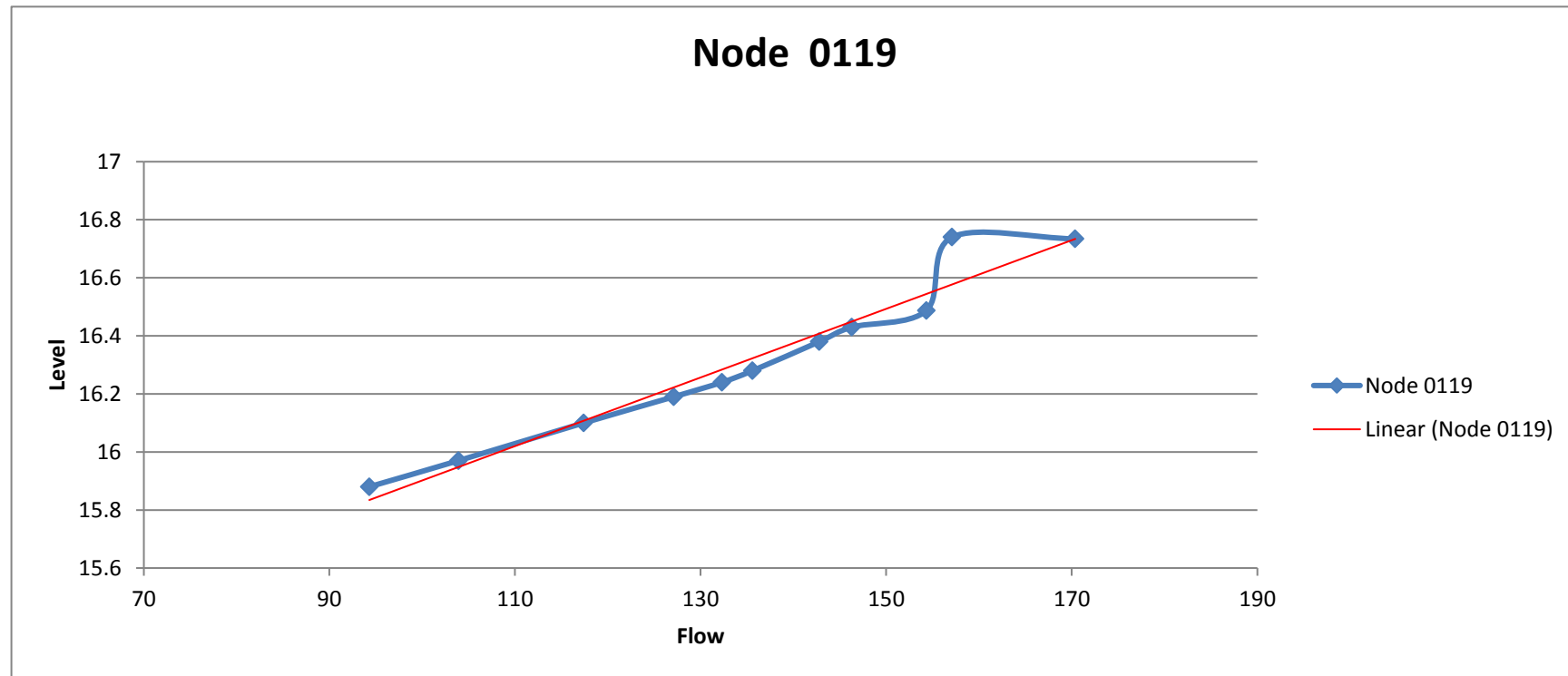
The associated dataset can be downloaded in GIS from the following link: <https://data.gov.uk/dataset/flood-map-for-planning-rivers-and-sea-areas-benefiting-from-defences>

APPENDIX E

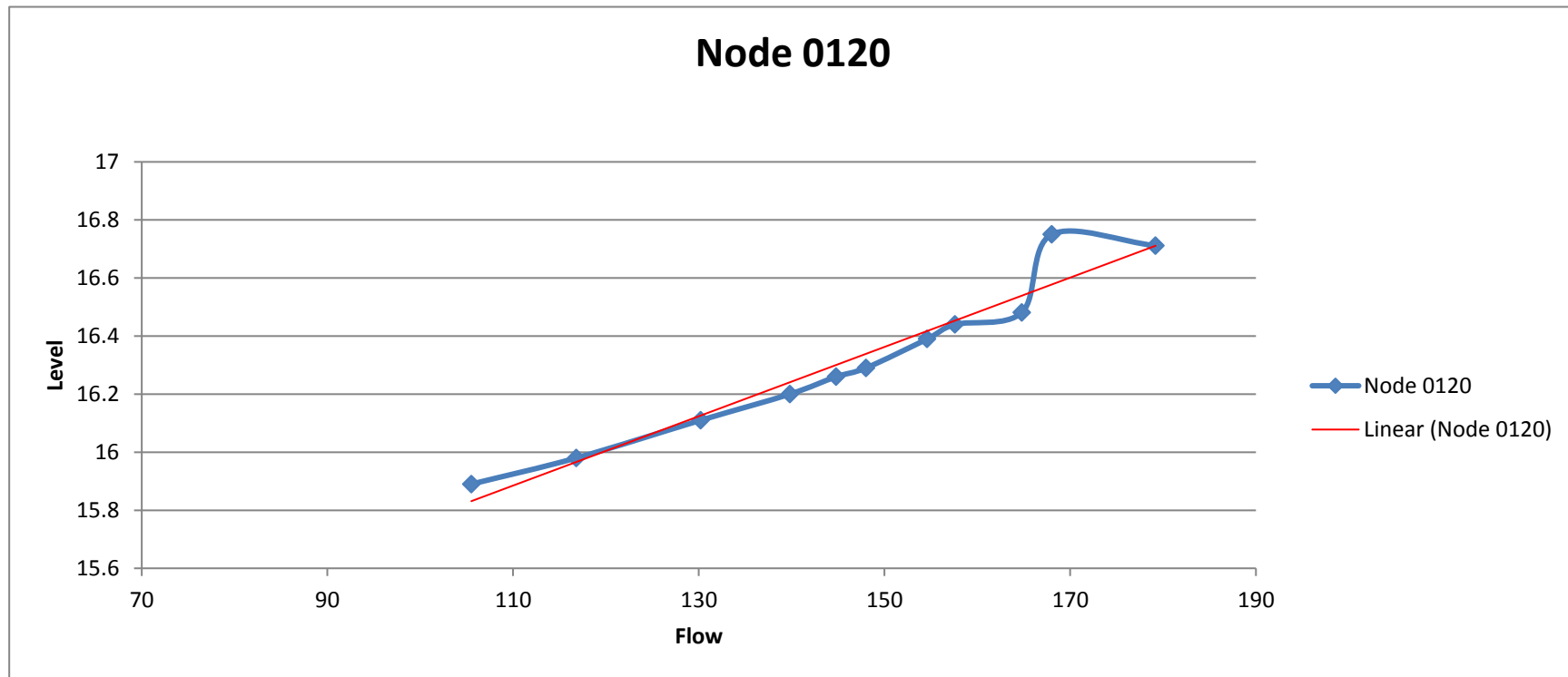
Node 0118									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	84.56	91	100.5	107.5	111.1	113.7	118.9	121.6	127.525	131.9	139.375
level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



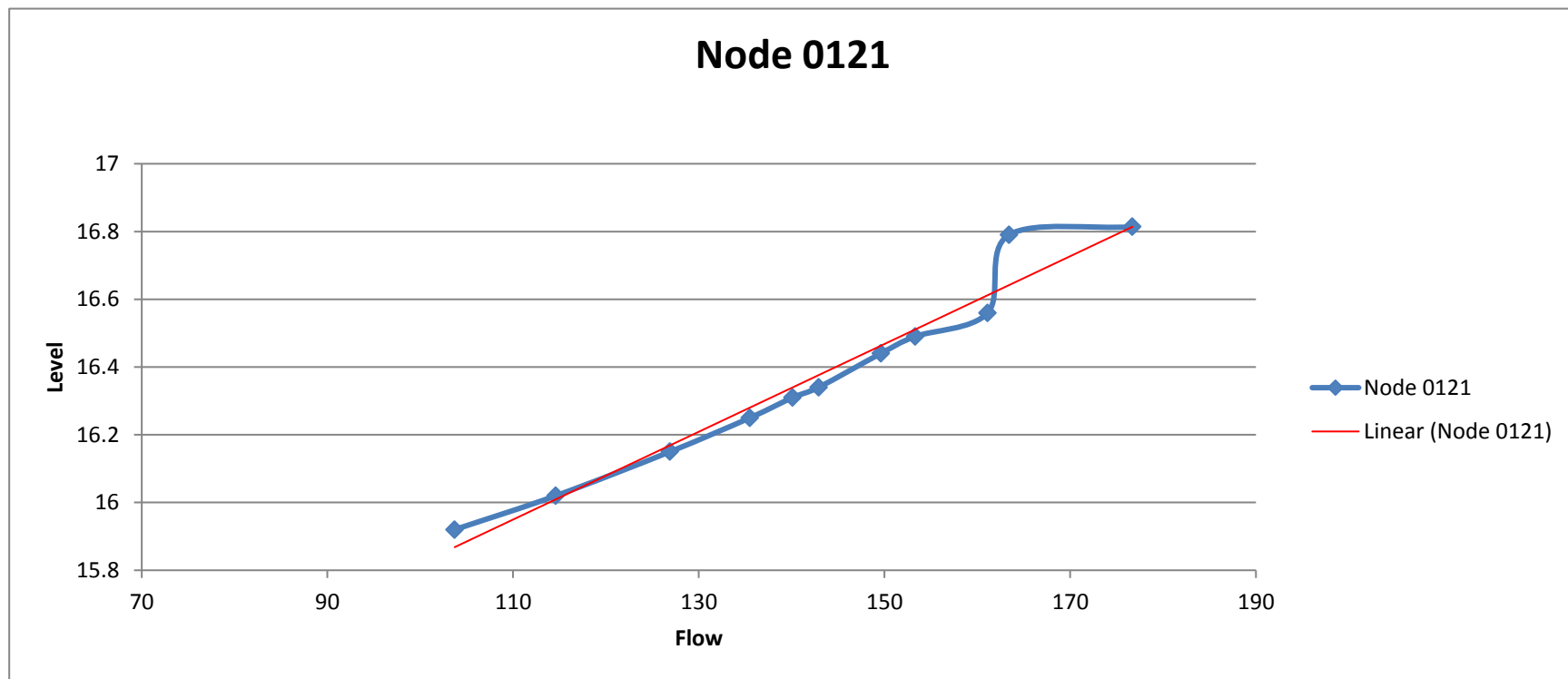
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AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	94.3	103.9	117.4	127.1	132.3	135.6	142.8	146.3	154.325	157.1	170.375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



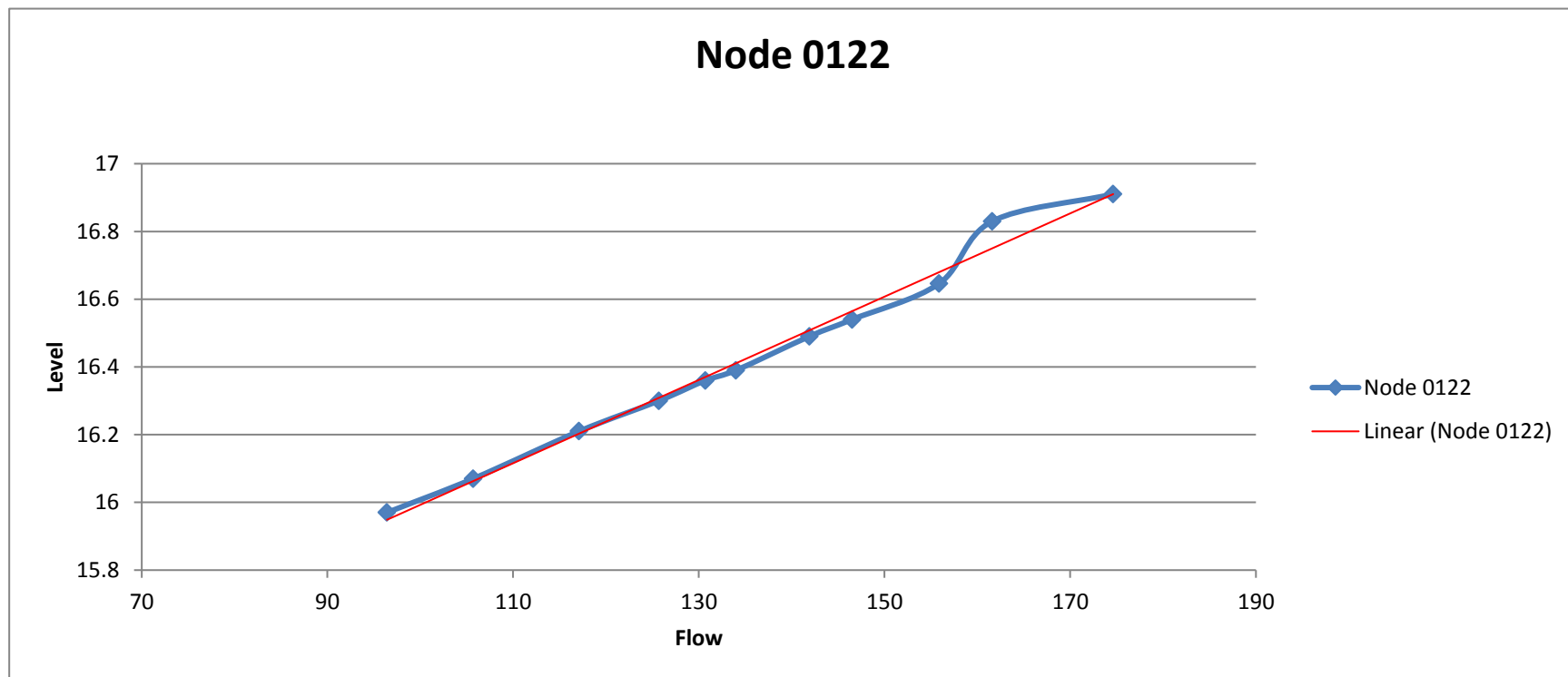
Node 0120									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	105.5	116.8	130.2	139.8	144.8	148	154.6	157.6	164.800	168	179.200
level	15.89	15.98	16.11	16.2	16.26	16.29	16.39	16.44	16.482	16.75	16.711



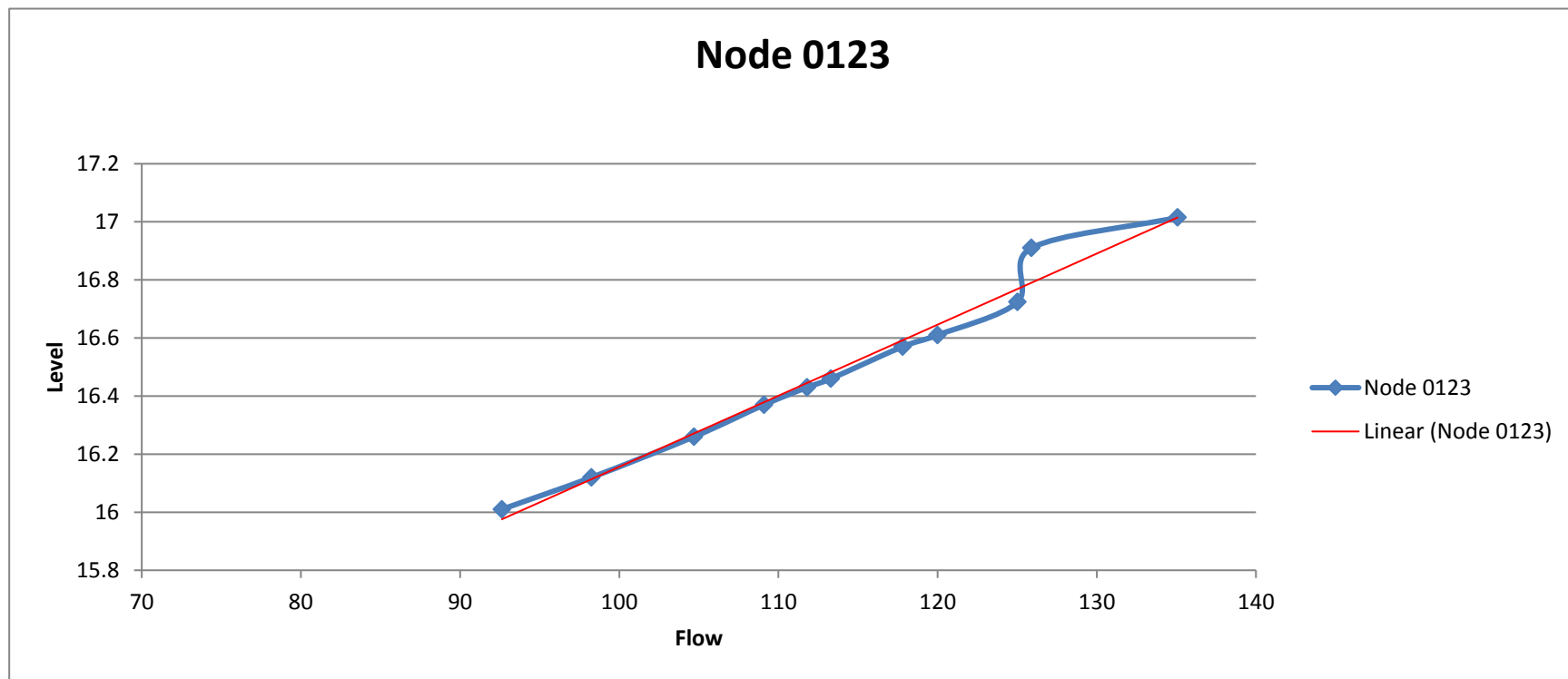
Node 0121									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	103.7	114.6	126.9	135.5	140.1	142.9	149.6	153.3	161.100	163.4	176.700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



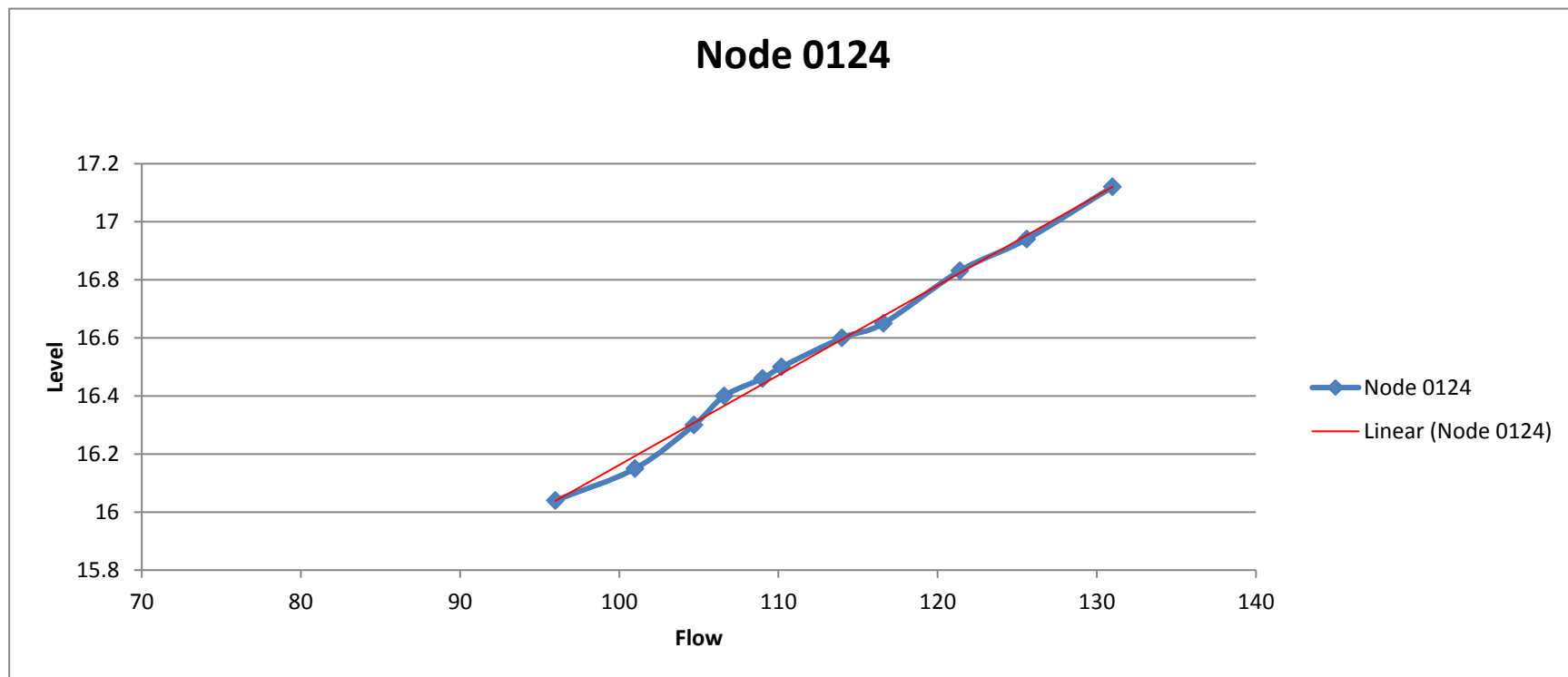
Node 0122									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	96.41	105.7	117.1	125.7	130.7	134	141.9	146.5	155.875	161.6	174.625
level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



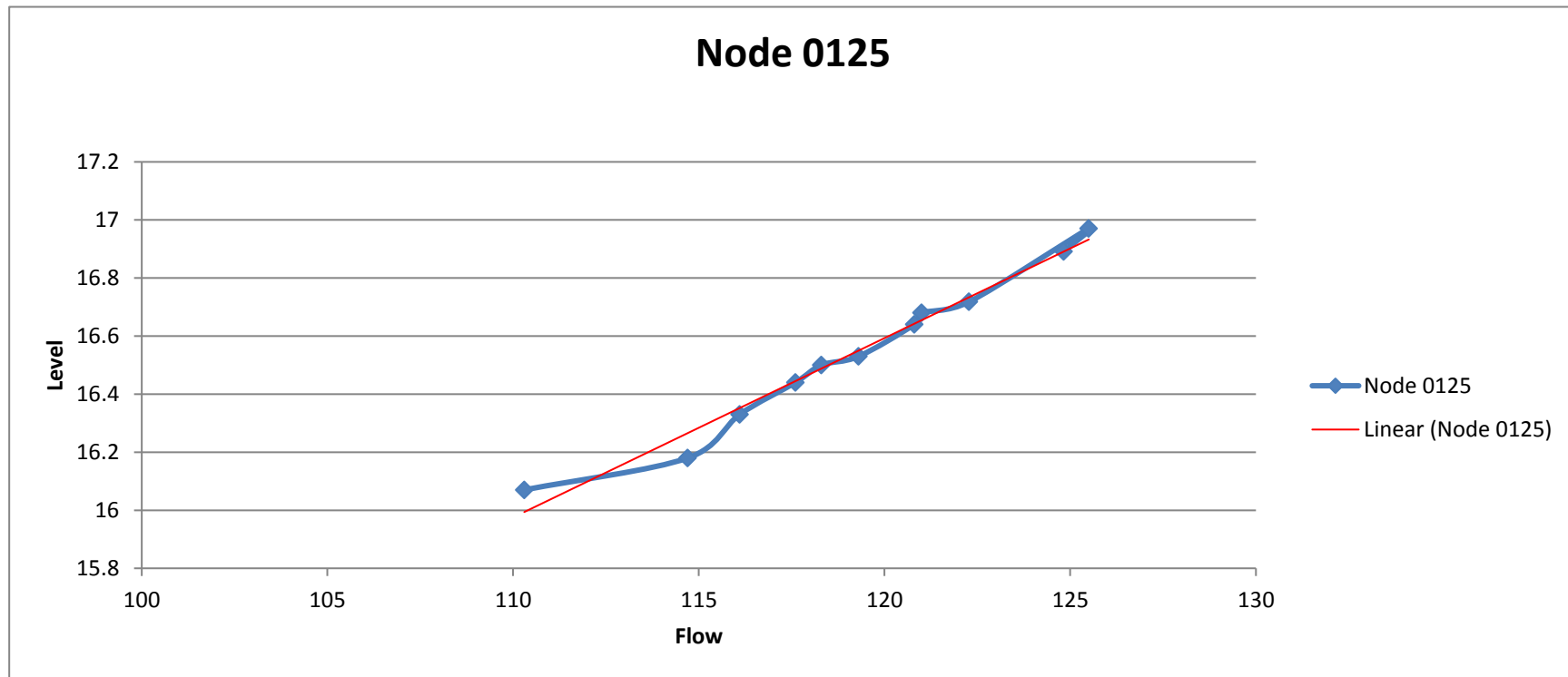
Node 0123									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	92.63	98.26	104.7	109.1	111.8	113.3	117.8	120	125.025	125.9	135.075
level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



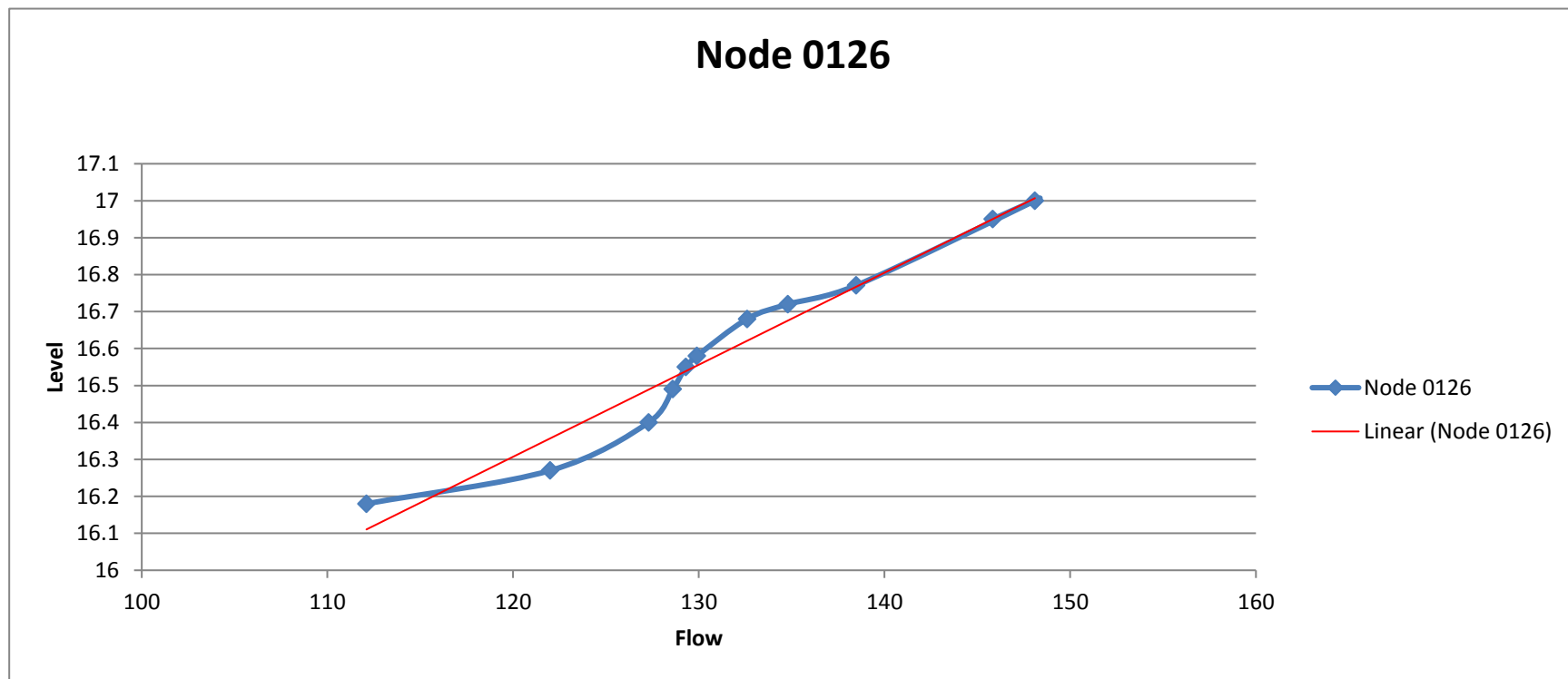
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AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	95.99	101	104.7	106.6	109	110.2	114	116.6	121.400	125.6	131.000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



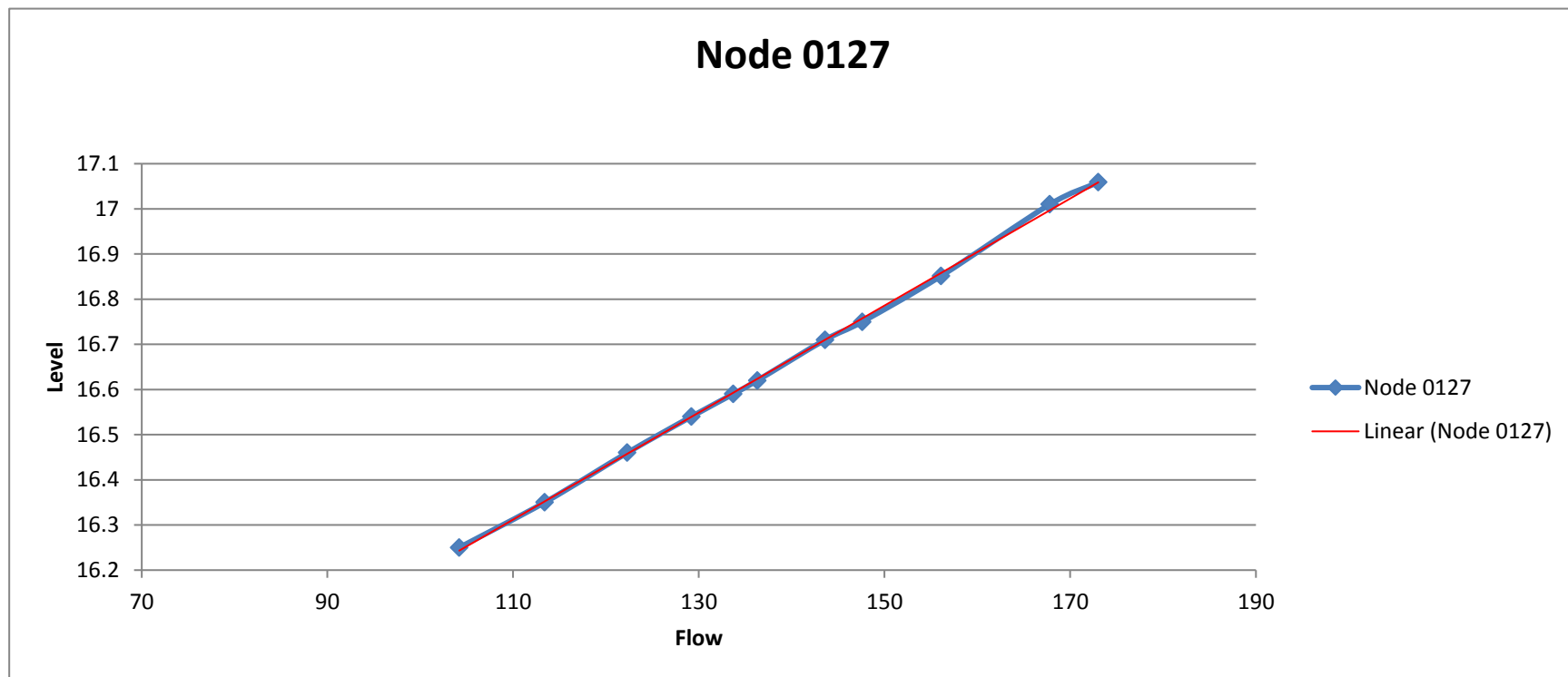
Node 0125									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	110.3	114.7	116.1	117.6	118.3	119.3	120.8	121	122.275	125.5	124.825
level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



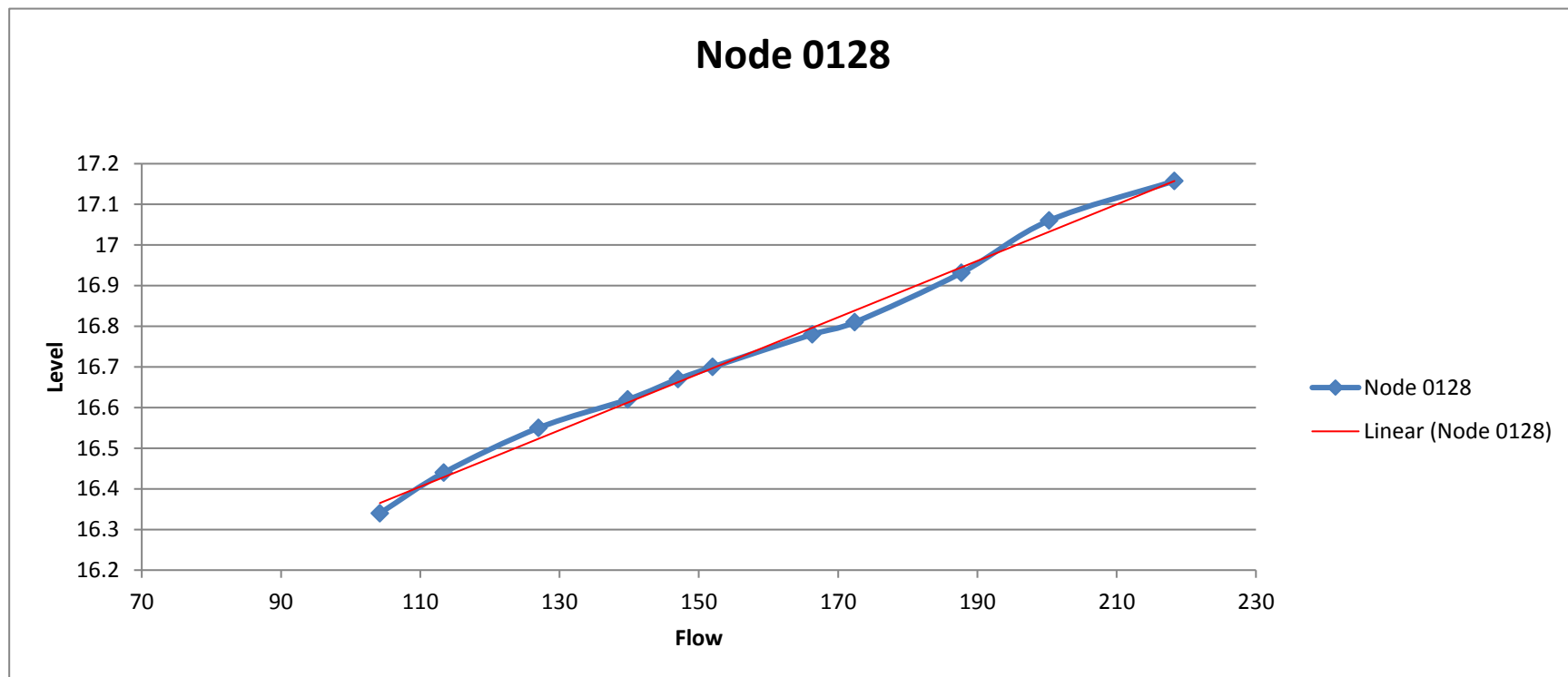
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AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	112.1	122	127.3	128.6	129.3	129.9	132.6	134.8	138.475	148.1	145.825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



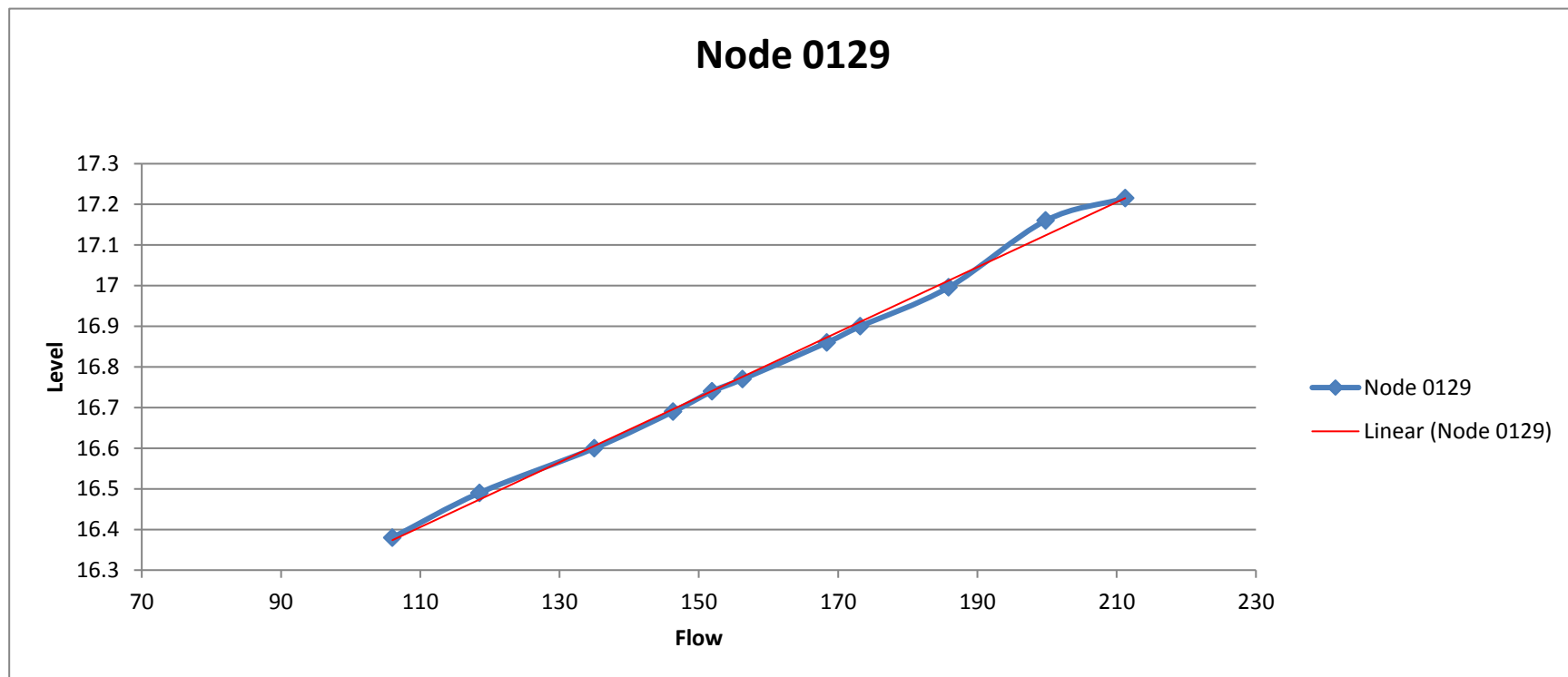
Node 0127									1 in 100 plus		1 in 100 plus
AEP (%)	20.00%	10.00%	4.00%	2.00%	1.33%	1.00%	0.50%	1.00%	1.00%	0.10%	1.00%
Return Period (1inX)	5	10	25	50	75	100	200	100	100	1000	100
Additional CC %	0	0	0	0	0	0	0	20%	35%	0	65%
Flow	104.2	113.4	122.3	129.2	133.7	136.3	143.6	147.6	156.075	167.8	173.025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



Node 0128									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



Node 0129									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

WATER

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Tel. 0151 632 5142
enquiries@cornerstoneprojects.co.uk
www.cornerstoneprojects.co.uk
VAT Reg. No. 851 4941 19
Company No. 5132353



0m 250m 500m 750m
 (c) Crown copyright and database rights 2021 Ordnance Survey 100022432 Date: 09/02/21 Scale: 1:1250 Map Centre: 518749.258090 Data updated: 31/01/21 Our Ref: 492566 - 1 Clean Water Plan A0

This plan is provided by Anglian Water pursuant to obligations under the Water Industry Act 1989 sections 198 or 199. It must be used in conjunction with any health and safety notices attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, or other services and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the site shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by real tools. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the fact that it is inaccurately recorded or omitted at all. This includes any error made in discharge pipes, sewer or disposal main or any form of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2020 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

anjan@comerstoneprojects.co.uk
 6030-AE



0m 250m 750m

Date: 09/02/21 Scale: 1:1250 Map Centre: 518459,257188 Data updated: 31/01/21 Our Ref: 492566 - 3 Clean Water Plan A1

This plan is provided by Anglian Water pursuant to obligations under the Water Industry Act 1989 sections 198 or 199. It must be used in conjunction with any health and safety notices. The information on this plan is based on data currently reported but position must be regarded as approximate. Service pipes, gullies, drains and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record or record at all, the location of any water main (exchange pipe, sewer or disposal main or any form of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (© Crown copyright and database rights 2020 Ordnance Survey 100022432). This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Anglian@cornerstoneprojects.co.uk
60830-A1.2





0m 100m 200m 300m

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Data updated 31/01/21

Scale: 1:200
Map Coords: 519833,25176
Date: 05/02/21
OU Ref: 00266 - 8
Prepared by: dgj

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E0630-A1.3

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Please note: Not all fittings are shown on the map





0m 250m 500m 750m 1000m

Scale: 1:1250

Map Centre: 517387 256661

Data updated: 31/01/21

Our Ref: 492566 - 7

Clean Water Plan A1

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Anglian@comerstoneprojects.co.uk
60830-A1-4





0m 250m 500m 750m

Map Centre: 518816.256482

Date updated: 31/01/21

Our Ref: 492566 - 9

Clean Water Plan A0

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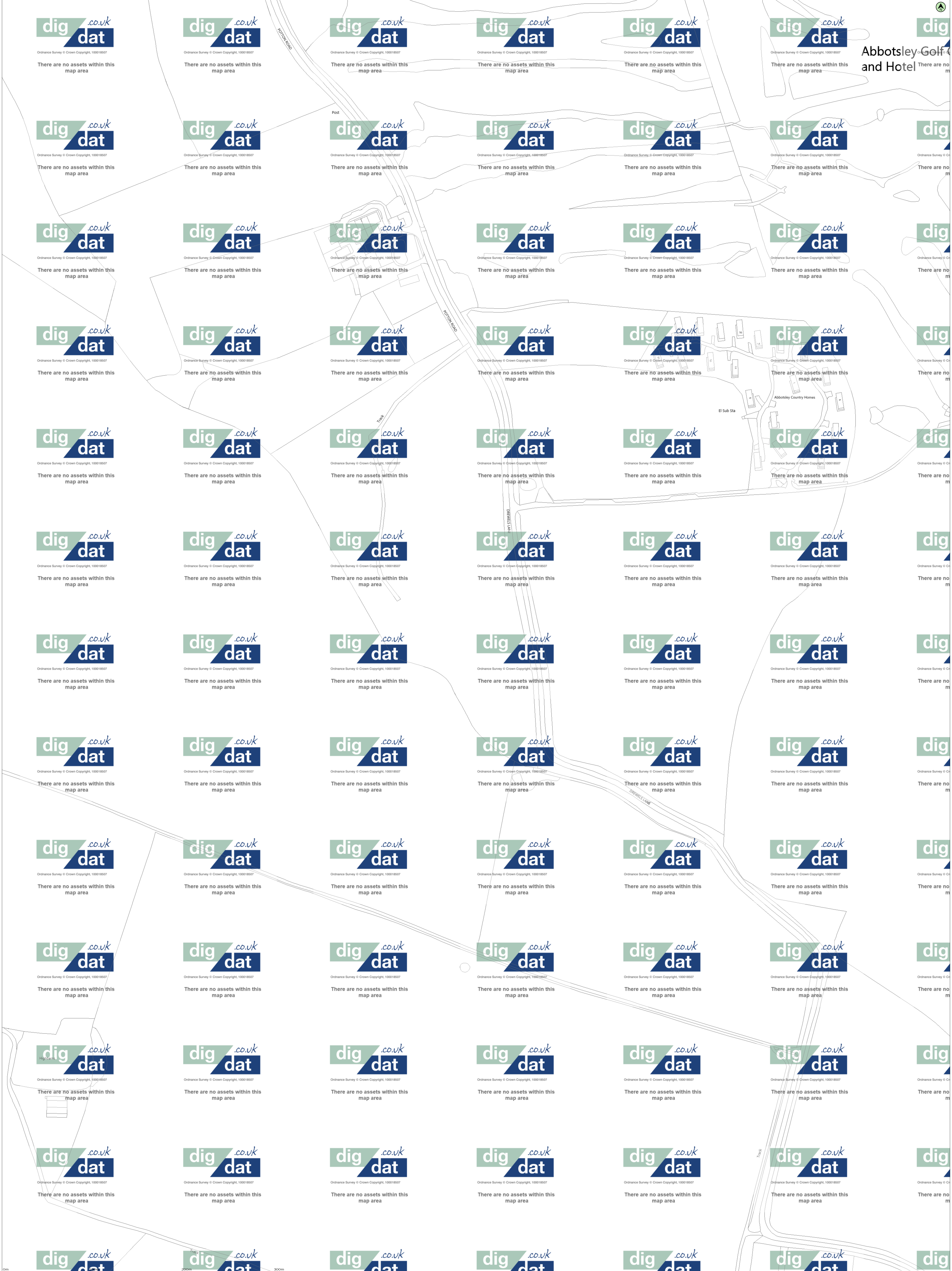
Date: 09/02/21

This plan is provided by Anglian Water pursuant to obligations under the Water Industry Act 1981 sections 188 or 199. It must be used in conjunction with any health and safety notices. The information on this plan is based on data currently reported but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this plan are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by real tubes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record or record at all, the location of any apparatus (discharge pipe, sewer or disposal man or any form of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2021 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Runan@cornerstoneprojects.co.uk
60630-A0-4





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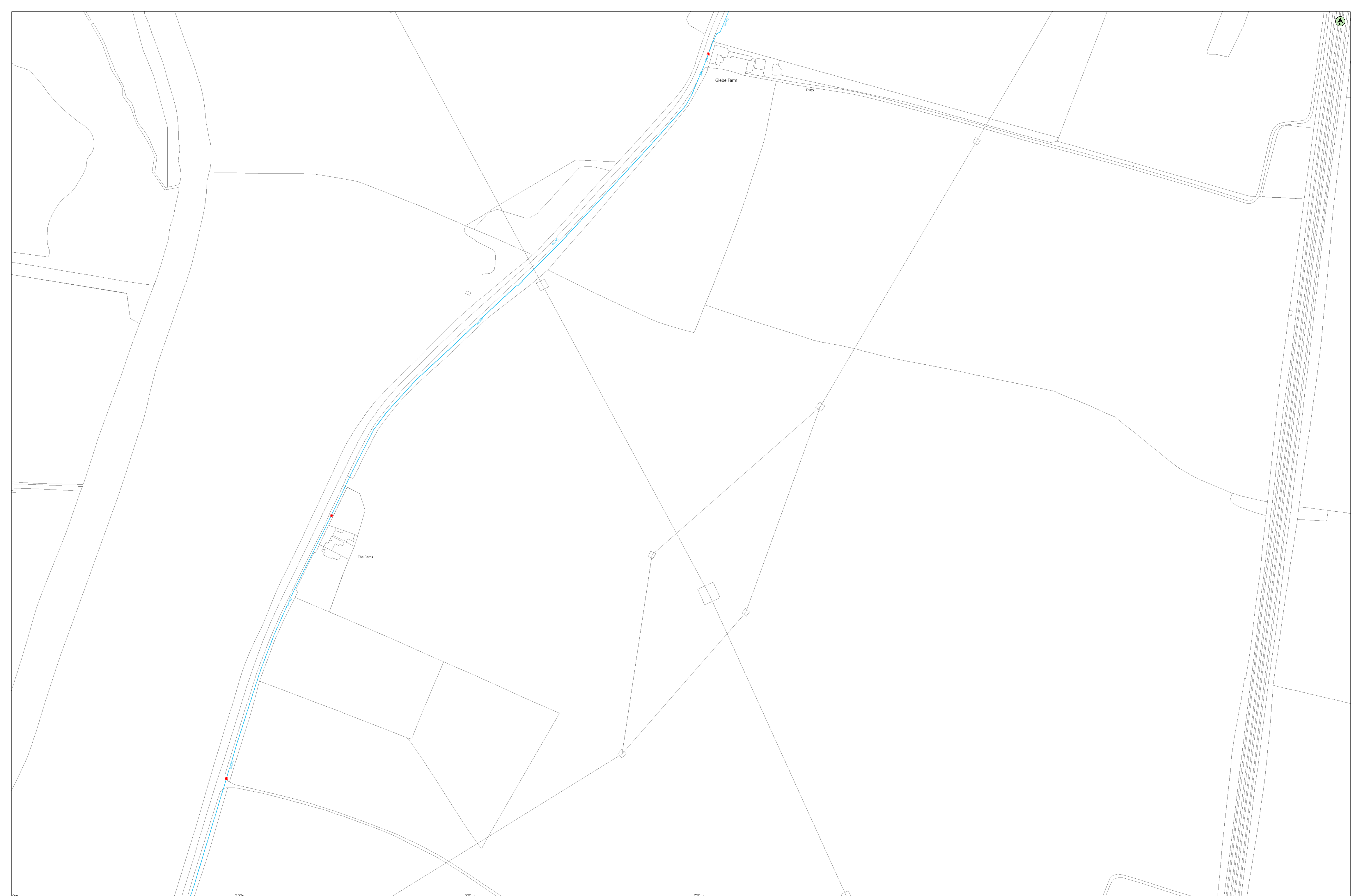
0m 200m 300m

Potable Water Fitting
 Raw Water Hydrant
 Decommissioned Water

Please note: Not all fittings are shown on the map

duncan@cornerstoneprojects.co.uk
 E0830-AH 6
 Scale: 1:1250
 Map Coords: 53980,26416
 Date: 05/02/21
 Output: 05/06 - 11
 Crown Water Plan (D)
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0m 250m 500m 750m

Map Centre: 517375.255815

Date: 09/02/21

Scale: 1:1250

Data updated: 31/01/21

Our Ref: 492566 - 13

Clean Water Plan A0

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Anglian@cornerstoneprojects.co.uk
6030-AE7





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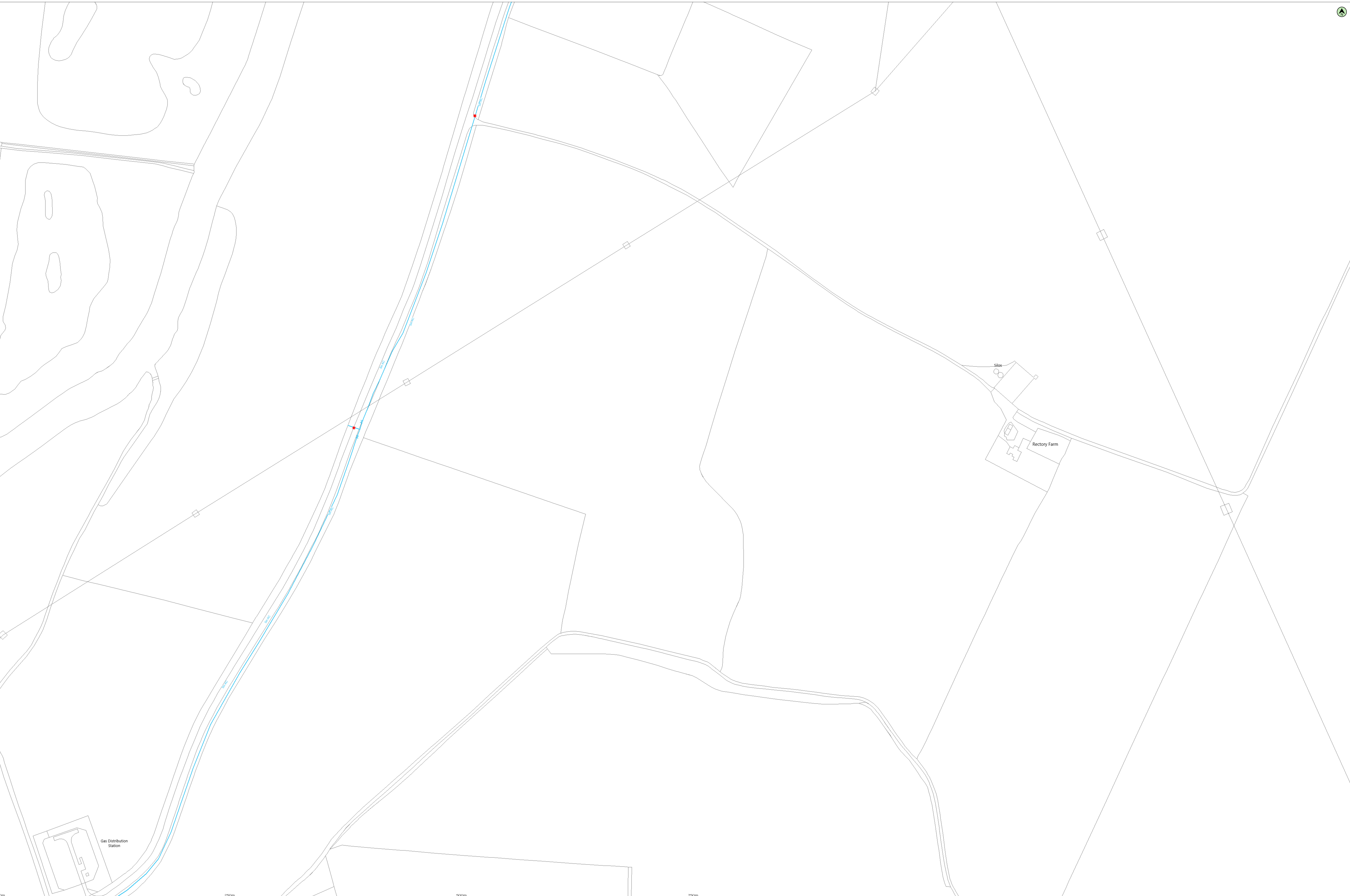
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Date: 09/02/21
Scale: 1:1250
Map Centre: 519366.255611
Data updated: 31/01/21
Our Ref: 492566-15
Clean Water Plan A0

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Runcorn@comerstonprojects.co.uk
R0030-All 8



0m 250m 500m 750m

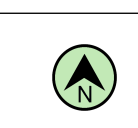
(c) Crown copyright and database rights 2021 Ordnance Survey 10002432 Date: 09/02/21 Scale: 1:1250 Map Centre: S17295.255102 Data updated: 31/01/21 Our Ref: 492566 - 19 Clean Water Plan A1

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Anglian@cornerstoneprojects.co.uk
60830-A1-10





Om

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Potable Water		Fitting	
Raw Water		Hydrant	
Decommissioned Water			

Runcorn@comerstonprojects.co.uk	
60630-AE 11	



SEWER



Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
0300	518095	258329	F	-	-	-
0301	518071	258325	F	-	-	-
0500	518061	258540	F	-	-	-
0501	518067	258507	F	-	-	-
0502	518088	258573	F	-	-	-
0503	518078	258562	F	-	-	-
0504	518048	258528	F	-	-	-
0505	518032	258529	F	-	-	-
0506	518022	258527	F	-	-	-
0507	518055	258516	F	-	-	-
1000	518172	258068	F	-	-	-
1001	518148	258055	F	-	-	-
1100	518198	258190	F	-	-	-
1101	518181	258187	F	-	-	-
1102	518143	258181	F	-	-	-
1103	518103	258196	F	-	-	-
1200	518139	258203	F	-	-	-
1201	518137	258216	F	-	-	-
1202	518132	258242	F	-	-	-
1203	518128	258265	F	-	-	-
1204	518162	258271	F	-	-	-
1205	518179	258274	F	-	-	-
1206	518189	258290	F	-	-	-
1207	518191	258295	F	-	-	-
1300	518185	258396	F	-	-	-
1301	518158	258391	F	-	-	-
1302	518190	258389	F	-	-	-
1303	518185	258327	F	-	-	-
1304	518120	258311	F	-	-	-
1305	518116	258333	F	-	-	-
1306	518114	258345	F	-	-	-
1307	518152	258351	F	-	-	-
1308	518103	258378	F	-	-	-
1400	518150	258435	F	-	-	-
1401	518167	258442	F	-	-	-
1402	518192	258454	F	-	-	-
1403	518129	258469	F	-	-	-
1404	518134	258472	F	-	-	-
1405	518133	258474	F	-	-	-
1406	518132	258476	F	-	-	-
1407	518136	258470	F	-	-	-
1408	518138	258467	F	-	-	-
1409	518140	258465	F	-	-	-
1410	518141	258463	F	-	-	-
1411	518143	258460	F	-	-	-
1500	518154	258569	F	-	-	-
2001	518252	258055	F	-	14.956	-
2002	518253	258040	F	-	15.128	-
2003	518250	258077	F	-	15.156	-
2004	518229	258066	F	-	-	-
2100	518228	258195	F	-	-	-
2400	518203	258465	F	-	-	-
2401	518281	258459	F	-	-	-
2402	518274	258452	F	-	-	-
2403	518256	258487	F	-	-	-
2404	518284	258440	F	-	-	-
2405	518299	258429	F	-	-	-
2406	518286	258419	F	-	-	-
2407	518250	258406	F	-	-	-
2408	518242	258406	F	-	-	-
2502	518256	258575	F	-	-	-
2503	518246	258557	F	-	-	-
2504	518243	258534	F	-	-	-
3001	518376	258072	F	-	14.076	-
3002	518322	258064	F	-	14.476	-
3400	518383	258465	F	-	-	-
3401	518359	258466	F	-	-	-
3402	518344	258460	F	-	-	-
3403	518329	258474	F	-	-	-
3404	518320	258477	F	-	-	-
3405	518359	258418	F	-	-	-
3406	518397	258410	F	-	-	-
3407	518319	258426	F	-	-	-
3502	518327	258565	F	-	-	-
3503	518327	258537	F	-	-	-
3504	518324	258523	F	-	-	-
3505	518368	258567	F	-	-	-
4001	518486	258092	F	-	13.35	-
4002	518442	258084	F	-	13.676	-
4003	518482	258018	F	9.33	6.824	2.506
4004	518483	258033	F	9.2	6.824	2.576
4005	518489	258034	F	-	-	-
4400	518480	258466	F	-	-	-
4401	518493	258444	F	-	-	-
4402	518490	258415	F	-	-	-
4503	518490	258537	F	-	15.32	-
4504	518467	258535	F	16.89	15.52	1.37
4505	518458	258529	F	16.96	15.73	1.23
4900	518442	257981	F	9.19	7.224	1.466
4901	518481	257985	F	9.66	7.224	2.436
5300	518597	258378	F	17.38	15.11	2.27
5301	518571	258359	F	-	-	-
5302	518517	258374	F	-	-	-
5303	518537	258354	F	-	-	-
5304	518533	258334	F	-	-	-
5305	518535	258322	F	-	-	-
5401	518534	258492	F	-	-	-
5402	518536	258469	F	17	14.61	2.39
5403	518550	258439	F	16.94	14.76	2.18
5404	518540	258455	F	16.94	14.67	2.27
5405	518570	258420	F	17.14	14.89	2.25
5406	518582	258431	F	17.13	15.13	2
5407	518582	258468	F	17.43	15.67	1.76
5408	518519	258447	F	-	-	-
5504	518522	258547	F	17.18	14.17	3.01
5505	518531	258521	F	17.27	14.27	3
5506	518587	258534	F	17.29	15.09	2.2
6200	518697	258299	F	-	-	-
6201	518610	258299	F	-	-	-
6300	518626	258364	F	17.4	15.27	2.13
6301	518654	258365	F	17.27	15.37	1.9
6302	518656	258316	F	-	-	-
6303	518695	258317	F	-	-	-
6304	518645	258302	F	-	-	-
6400	518684	258470	F	17.7	16.27	1.43
6401	518630	258464	F	17.51	15.71	1.8
6402	518640	258425	F	17.52	16.06	1.46
6403	518647	258415	F	17.64	16.24	1.4
6404	518601	258446	F	17.28	15.36	1.92
6501	518611	258534	F	17.36	15.31	2.05
7300	518755	258367	F	18.02	15.75	2.27
7301	518770	258360	F	18.23	15.87	2.36
7302	518763	258326	F	-	16.21	-
7303	518764	258309	F	18.6	16.33	2.27
7304	518789	258308	F	18.94	16.64	2.3
7305	518717	258400	F	17.72	15.92	1.8
7306	518720	258370	F	17.64	15.62	2.02
7401	518706	258496	F	18.33	16.15	2.18
7402	518762	258445	F	18.78	16.75	2.03
7403	518793	258456	F	18.4	17	1.4
7404	518753	258429	F	18.18	16.41	1.77
7405	518726	258428	F	17.89	16.11	1.78
7501	518787	258554	F	18.72	17.197	1.523
7502	518798	258555	F	-	-	-
7503	518733	258549	F	18.318	15.428	2.89
7504	518743	258524	F	18.239	15.799	2.44
7505	518740	258511	F	18.167	15.877	2.29
8301	518870	258399	F	19.67	18.99	0.68
8302	518802	258362	F	18.63	16.13	2.5
8303	518832	258376	F	19.12	16.59	2.53
8401	518833	258472	F	-	17.72	-
8402	518867	258457	F	19.828	18.388	1.44
8403	518896	258478	F	20.901	19.111	1.79
8404	518880	258415	F	-	-	-
8405	518829	258429	F	-	-	-
8501	518801	258539	F	18.871	17.356	1.515
8502	518840	258545	F	20.263	18.348	1.915
8503	518882	258558	F	22.326	20.391	1.935
9501	518903	258505	F	-	-	-
0250	518020	258271	S	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
0251	518064	258289	S	-	-	-
0252	518072	258296	S	-	-	-
0350	518073	258304	S	-	-	-
0351	518070	258328	S	-	-	-
0352	518092	258332	S	-	-	-
1052	518193	258026	S	-	15.209	-
1150	518105	258199	S	-	-	-
1151	518145	258183	S	-	-	-
1152	518122	258189	S	-	-	-
1153	518196	258192	S	-	-	-
1250	518131	258264	S	-	-	-
1251	518135	258245	S	-	-	-
1252	518139	258219	S	-	-	-
1253	518175	258220	S	-	-	-
1254	518165	258270	S	-	-	-
1255	518181	258273	S	-	-	-
1256	518191	258290	S	-	-	-
1257	518192	258296	S	-	-	-
1350	518119	258336	S	-	-	-
1351	518122	258315	S	-	-	-
1352	518187	258320	S	-	-	-
1353	518191	258344	S	-	-	-
1354	518187	258368	S	-	-	-
1355	518117	258348	S	-	-	-
1356	518111	258381	S	-	-	-
1357	518152	258354	S	-	-	-
1358	518146	258387	S	-	-	-
1359	518156	258389	S	-	-	-
1360	518183	258394	S	-	-	-
1450	518149	258426	S	-	-	-
1451	518148	258436	S	-	-	-
1452	518128	258467	S	-	-	-
1453	518186	258443	S	-	-	-
1454	518189	258456	S	-	-	-
2051	518249	258042	S	-	15.318	-
2052	518248	258058	S	-	15.351	-
2053	518246	258079	S	-	15.456	-
2450	518232	258042	S	-	-	-
3051	518317	258087	S	-	16.61	-
3052	518370	258074	S	-	15.736	-
4051	518437	258087	S	-	15.862	-
4052	518473	258094	S	-	15.945	-
4451	518488	258419	S	-	-	-
4452	518490	258442	S	-	-	-
4453	518490	258464	S	-	-	-
4553	518492	258535	S	16.83	15.98	0.85
4554	518472	258534	S	16.88	16.22	0.66
4555	518461	258528	S	16.92	16.42	0.5
5351	518537	258326	S	-	-	-
5352	518541	258352	S	-	-	-
5353	518535	258335	S	-	-	-
5354	518520	258373	S	-	-	-
5355	518573	258357	S	-	-	-
5451	518536	258492	S	-	-	-
5452	518539	258467	S	16.97	15.39	1.58
5453	518549	258444	S	16.94	15.43	1.51
5454	518542	258454	S	16.9		



0m 250m 750m
 Date: 09/02/21 Scale: 1:1250 Map Centre: 518459,257188 Data updated: 31/01/21 Our Ref: 492566 - 4 Wastewater Plan A1

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	Foul Sewer		Outfall
	Surface Sewer		Inlet
	Combined Sewer		Manhole
	Final Effluent		Sewage Treatment Works
	Rising Main		Public Pumping Station
	Private Sewer		Decommissioned Pumping Station
	Decommissioned Sewer		Colour denotes effluent type

	funcan@cornerstoneprojects.co.uk
	6030-A1 2



Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
0001	518096	257044	F	-	-	-
0002	518100	257051	F	-	-	-
0801	518056	256892	F	-	-	-
0802	518015	256832	F	-	-	-
0801	518095	256872	F	-	-	-
1001	518105	257062	F	-	-	-
1002	518144	257048	F	-	-	-
1003	518136	257027	F	-	-	-
1101	518168	257112	F	-	-	-
1901	518106	256965	F	-	-	-
9701	517984	256787	F	-	-	-
9702	517937	256724	F	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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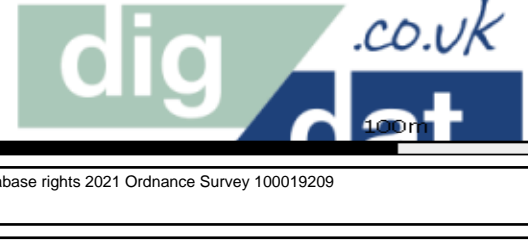
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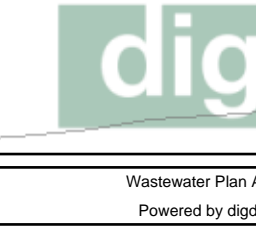
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0m 200m 300m

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Data updated 31/01/21

Foul Sewer
 Surface Sewer
 Combined Sewer
 Final Effluent Sewer
 Rising Main
 Private Sewer
 Decommissioned Sewer

Outfall
 Inlet
 Manhole

Sewage Treatment Works
 Public Pumping Station
 Decommissioned Pumping Station

duncan@comstoneprojects.co.uk
 60830-AI.3

Date: 05/02/21
 Map Coords: 519833,25176
 Out Ref: 00266 - 4
 Projected by: djp

love every drop
 anglianwater

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0m 250m 500m 750m 1000m Date: 09/02/21 Scale: 1:1250 Map Centre: 517387 256661 Data updated: 31/01/21 Our Ref: 492566 - 8 Wastewater Plan A1

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Foul Sewer		Outfall	
Surface Sewer		Inte*	
Combined Sewer		Manhole*	
Final Effluent			
Rising Main			
Private Sewer			
Decommissioned Sewer			
		Decommissioned Pumping Station	
		Public Pumping Station	
		Sewage Treatment Works	

Public Sewer		Colour denotes effluent type
Private Sewer		
Decommissioned Sewer		

sunca@cornerstoneprojects.co.uk
6030-A14



Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
0001	518096	257044	F	-	-	-
0002	518100	257051	F	-	-	-
0801	518056	256892	F	-	-	-
0802	518015	256832	F	-	-	-
0901	518095	256872	F	-	-	-
1001	518105	257062	F	-	-	-
1901	518106	256965	F	-	-	-
8901	517888	256661	F	-	-	-
9701	517894	256787	F	-	-	-
9702	517837	256724	F	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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0m 250m 500m 750m

Date: 09/02/21 Scale: 1:1250 Map Centre: 518116.256482 Data updated: 31/01/21 Our Ref: 492566 - 10 Wastewater Plan A1

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Foul Sewer		Outfall	
Surface Sewer		Intake	
Combined Sewer		Public Pumping Station	
Final Effluent		Decommissioned Pumping Station	
Rising Main		Manhole	
Private Sewer			
Decommissioned Sewer			

suncan@cornerstoneprojects.co.uk
6030-A14



Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
1901	518106	256965	F	-	-	-

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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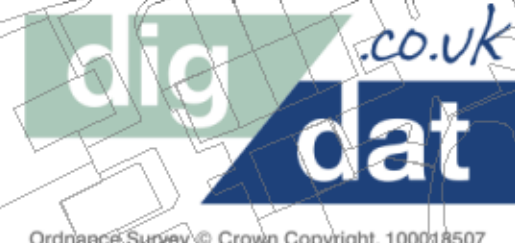
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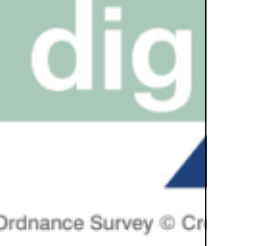
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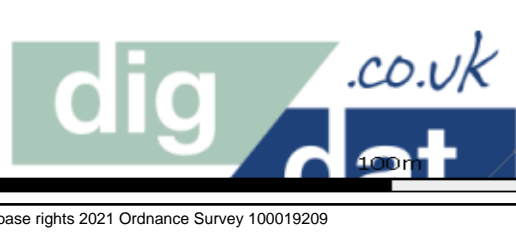
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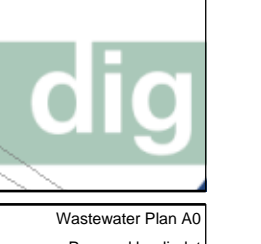
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Map updated 31/01/21

Foul Sewer
 Surface Sewer
 Combined Sewer
 Final Effluent Sewer
 Rising Main
 Private Sewer
 Decommissioned Sewer

Outfall
 Inlet
 Manhole

Sewage Treatment Works
 Public Pumping Station
 Decommissioned Pumping Station

duncan@cornerstoneprojects.co.uk
 60830-A1.6

Date: 05/02/21
 Map Coords: 11980,26416
 Out Ref: 00266-12
 Worksheet: Plan 02
 Produced by: digi

love every drop
 anglia water

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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
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 Date: 09/02/21
 Scale: 1:1250
 Map Centre: 517375.255815

Foul Sewer Surface Sewer Combined Sewer Final Effluent Rising Main Private Sewer Decommissioned Sewer	 	Outfall Inlet Manhole	 	Future Assets Proposed Sewer Proposed Manhole Proposed Outfall	 	<small>Future Assets are shown for information only and are not to be used for construction purposes.</small>
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Data updated: 31/01/21
 Our Ref: 492566 - 14
 Wastewater Plan A0

This map is provided for Anglian Water customers to assist with their asset management. It is based on data currently reported for position from the registers. It is not a plan and should not be used for legal purposes. It is not a substitute for a site visit. It is not a guarantee of accuracy. It is not a warranty. It is not a contract. It is not a statement of liability. It is not a guarantee of performance. It is not a statement of opinion. It is not a statement of fact. It is not a statement of law. It is not a statement of policy. It is not a statement of strategy. It is not a statement of intent. It is not a statement of purpose. It is not a statement of result. It is not a statement of achievement. It is not a statement of success. It is not a statement of failure. It is not a statement of loss. It is not a statement of damage. It is not a statement of injury. It is not a statement of death. It is not a statement of negligence. It is not a statement of fraud. It is not a statement of breach of contract. It is not a statement of breach of warranty. It is not a statement of breach of duty. It is not a statement of breach of trust. It is not a statement of breach of confidence. It is not a statement of breach of privacy. It is not a statement of breach of data protection. It is not a statement of breach of intellectual property. It is not a statement of breach of competition law. It is not a statement of breach of consumer law. It is not a statement of breach of employment law. It is not a statement of breach of tax law. It is not a statement of breach of environmental law. It is not a statement of breach of health and safety law. It is not a statement of breach of equality law. It is not a statement of breach of human rights law. It is not a statement of breach of any other law. It is not a statement of breach of any other duty. It is not a statement of breach of any other obligation. It is not a statement of breach of any other responsibility. It is not a statement of breach of any other liability. It is not a statement of breach of any other risk. It is not a statement of breach of any other exposure. It is not a statement of breach of any other hazard. It is not a statement of breach of any other danger. It is not a statement of breach of any other threat. It is not a statement of breach of any other peril. It is not a statement of breach of any other misfortune. It is not a statement of breach of any other calamity. It is not a statement of breach of any other disaster. It is not a statement of breach of any other catastrophe. It is not a statement of breach of any other tragedy. It is not a statement of breach of any other horror. It is not a statement of breach of any other outrage. It is not a statement of breach of any other indignity. It is not a statement of breach of any other insult. It is not a statement of breach of any other affront. It is not a statement of breach of any other injury. It is not a statement of breach of any other harm. It is not a statement of breach of any other damage. It is not a statement of breach of any other loss. It is not a statement of breach of any other detriment. It is not a statement of breach of any other disadvantage. It is not a statement of breach of any other prejudice. It is not a statement of breach of any other injury. It is not a statement of breach of any other harm. It is not a statement of breach of any other damage. It is not a statement of breach of any other loss. It is not a statement of breach of any other detriment. It is not a statement of breach of any other disadvantage. It is not a statement of breach of any other prejudice.



