Flood Risk Assessment
March 2025

EAS

1 Fairfields
St Ives
PE27 5QQ

Cambridge HIA

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The content of this report is based on information available as of March 2025, the validity of the statements made may therefore vary over time as planning guidance / policies and the evidence base change.

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1 Introduction

1.1 EAS has been commissioned to provide a Flood Risk Assessment to inform a planning application for 1 Fairfields, St Ives, Cambridge, PE27 5QQ (hereafter referred to as 'the site').

1.2 This planning application is for the proposed 8.6m^2 side extension to the east of the existing building. A site location plan map is included in **Appendix A** and the development plans are included in **Appendix B**.

1.3 The site is located in Flood Zone 2 and 3 in the EA Flood Map for Planning. Flood Zone 3 is defined as having more than 1% annual probability of river flooding, whilst Flood Zone 2 has an annual probability of river flooding between 0.1% and 1%.

1.4 The site is at risk of surface water flooding during a low risk scenario and is at risk of reservoir flooding when river levels are normal.

1.5 The contents of this FRA are based on the advice set out in the National Planning Policy Framework (NPPF) published in December 2024, Annex 3: Flood risk vulnerability classification, also from the NPPF and PPG 'Guidance for Flood Risk and Coastal Change', updated in August 2022.

1.6 This report is based on the Environment Agency flood maps, geology mapping, OS mapping, topographic survey, Strategic Flood Risk Assessment and local policy.

1.7 This document includes the following sections:

Section 2 – describes any relevant local and national planning policy;

Section 3 – provides a site description and background information

Section 4 – review any potential sources of flooding;

Section 5 – outlines flood mitigation measures;

Section 6 - summarises and concludes the report.

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2 Policy Context

Introduction

2.1 This section sets out the policy context. This report is based on the advice set out in the National Planning Policy Framework (NPPF) last updated December 2024 and the Planning Practice Guidance (PPG) updated in August 2022.

2.2 Paragraph 181 of the NPPF discusses the use for site-specific flood-risk assessments and what the assessment should demonstrate:

"When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment[63]. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan."

2.3 Paragraph 181 footnote 63 of the NPPF states:

"A site-specific flood risk assessment should be provided for all developments in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use."

2.4 The flood zones are defined as:

- Flood Zone 1 - less than a 0.1% (1 in 1000) annual probability of river or tidal flooding.
- Flood Zone 2 - between a 0.1% and 1% (1 in 1000 and 1 in 100) annual probability of river flooding; or between a 0.1% and 0.5% (1 in 1000 and 1 in 200) annual probability of flooding from tidal sources.
- Flood Zone 3a- This zone comprises land assessed as having a 1% (1 in 100) or greater annual probability of river flooding; and for tidal flooding at least a 0.5% (1 in 200) annual probability of flooding from tidal sources.

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- Flood Zone 3b - This zone comprises land where water has to flow or be stored in times of flood. This classification is usually classified as land which had a 3.33% (1 in 30) annual probability of flooding.

2.5 An extension to the dwelling would be deemed 'minor development' in terms of the NPPF/PPG flood risk advice. The following is noted in the PPG:

"Minor developments are unlikely to raise significant flood risk issues unless:

• they would have an adverse effect on a watercourse, floodplain or its flood defences;

• they would impede access to flood defence and management facilities; or

• where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

Even minor developments can affect flood risk within or beyond the property, particularly in areas susceptible to flooding. Applications for minor development involving extensions or additions should still meet the requirements to provide a site-specific flood risk assessment (as per footnote 55 of the National Planning Policy Framework). A pragmatic approach should be taken to the scope and level of detail of the assessment – a shorter, simpler assessment is likely to be sufficient in most such cases. As a minimum, the assessment needs to show that the development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk."

2.6 The site is shown to be at a high risk of a fluvial (river) flood event, being located within the Flood Zone 2 and 3 on the Flood Map for Planning. Flood Zone 3 is defined as having more than 1% annual probability of river flooding, whilst Flood Zone 2 has an annual probability of river flooding between 0.1% and 1%.

2.7 The EA Flood Map has been enclosed in **Appendix C**.

Local Policy

Huntingdonshire's Local Plan to 2036 (May 2019)

2.8 The Huntingdonshire Local Plan was adopted in May 2019 and sets out the vision for sustainable development within the district. Primarily, the local plan identifies areas suitable for development within the district to deliver housing targets and sets out a range of polices in which this development should meet. The local plan policies relevant to this report have been detailed below.

2.9 LP5 Flood Risk

A proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:

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a) *the sequential approach and sequential test are applied and passed, having regard to actual and residual flood risk and including consideration of the impact of climate change;*

b) *if necessary the exception test is applied and passed;*

c) *development has been sequentially located within the site to avoid flood risk;*

d) *all reasonable opportunities to reduce overall flood risk have been considered and where possible taken;*

e) *the integrity of existing flood defences is not adversely affected and any necessary flood mitigation and compensation measures have been agreed with relevant bodies and the Council; and*

f) *the requirements relating to flood risk set out in the Cambridgeshire Flood and Water SPD have been applied.*

Any reliance on emergency services to make a proposal safe will not be acceptable. Safety risks will be determined with reference to the Defra guidance on flood risk safety FD2320 or successor guidance, on the basis that development should be 'safe for all' for a 1:100 annual probability flood event, for the lifetime of the development, with appropriate climate change allowances.

Previously Developed Land in Defended Area

Where a proposal for redevelopment of Previously Developed Land (as defined in the 'Glossary') which benefits from flood defences is deemed appropriate following application of the sequential test and exception test it will be supported where:

g) *breach modelling has been completed to determine the residual risk in all instances for new vulnerable development; and*

h) *safe access and egress can be provided with approval from the emergency planning authority that there is no additional reliance on their services as a result of the development.*

Managing Flood Water

Where a proposal is considered to be acceptable within the 1% annual probability flood extent (flood zone 3), including an allowance for climate change for the lifetime of the development, the development must not result in a loss of flood storage capacity, reduced flow performance, increase the rate of flooding onset or result in an unsustainable form of flood storage requiring on-going silt removal, maintenance or renewal.

Where a proposal would occupy functional flood plain (flood zone 3b), the developer must ensure that it does not impact upon the ability of the floodplain to store or convey water, and seek opportunities to provide floodplain betterment. Development will only be support where it results in no loss of floodplain performance within the undefended floodplain.

Where ground levels are proposed to be raised to bring the development out of the floodplain compensatory floodplain storage within areas that currently lie outside the floodplain must be

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provided to ensure that the total volume and performance of floodplain storage is not reduced or vulnerability to climate change impacts increased

Site-Specific Flood Risk Assessments

On a site that is at risk of flooding from any form, where there are critical drainage problems or on sites of 1 hectare or more the proposal will only be supported where a site-specific flood risk assessment has been produced, appropriate to the scale and nature of the development and risks involved, including consideration of the impact of climate change, and is agreed with relevant bodies. Such assessments will need to demonstrate that they comply with the requirements set out:

i) in the Cambridgeshire Flood and Water SPD or successor documents;

j) by any applicable responsible authority, including but not limited to the Environment Agency and Cambridgeshire County Council, as Lead Local Flood Authority; and

k) by the Middle Level Commissioners or internal drainage boards, as may be applicable.

Huntingdonshire District Council Strategic Flood Risk Assessment (SFRA) (June 2017)

2.10 The Huntingdonshire District Council SFRA published in 2017 replaces the 2010 assessment and provides updated guidance on the sources of flooding and flood risk throughout the district.

2.11 Interactive SFRA online mapping outlines the following:

- The site is located within Flood Zone 2 and 3.
- The site is located outside the fluvial climate change extent.
- The site is affected by the 1,000yr surface water flood extent.
- The site is not at risk from groundwater flooding.
- The site is not located within a historic flood extent.
- The site is located within a Flood Alert Area.

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3 Existing Site Assessment

Site Description

3.1 The site is located at 1 Fairfields, St Ives, Cambridge, PE27 5QQ (TL 31839 71811). The location plan is included in **Appendix A**.

3.2 The site covers an area of approximately 315m^2, currently consisting of a residential dwelling. The site is bordered by Fairfields road to the south and surrounded by residential properties in all directions.

3.3 The proposed development includes the construction of a ground floor extension covering an area of 8.6m^2, to the east of the existing building, which will be utilised as a ground floor bedroom. The proposed development plans are included in **Appendix B**.

Local Watercourses

3.4 An EA Main River, Marley Gap Brook, is located 450m east of the site, shown to be a tributary of the River Great Ouse.

3.5 A series of open waterbodies connected to the Fen Drayton Lakes are located 280m southeast of the site.

Site Levels

3.6 LiDAR survey data is enclosed within **Appendix D**. It shows that the site is flat, with a topographical level of approximately 6.4mAOD throughout.

Geology

3.7 With reference to the British Geological Survey online mapping (www.bgs.ac.uk), the site is located within an area with a bedrock of Oxford Clay Formation – Mudstone, with no superficial deposits.

3.8 There are no borehole records located within the vicinity of the site.

3.9 The DEFRA Magic Map shows the site is not within a Source Protection Zone.

3.10 The DEFRA Magic Map shows the site is located in an area with an Unproductive bedrock aquifer present, but a Secondary A superficial drift aquifer.

3.11 The DEFRA Magic Map shows the site is located in a 'unproductive' groundwater vulnerability area with no soluble rock risk.

Existing Drainage

3.12 Based on the geology above, surface water is anticipated to outfall into a nearby public sewer. Surface water runoff from the proposed extension (8.6m^2) will connect into the existing drainage system.

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4 Potential Source of Flooding

Fluvial

4.1 A copy of the Environment Agency's Flood Map for Planning is enclosed in **Appendix C**. The site is located in Flood Zone 2 and 3. Flood Zone 3 is defined as having more than 1% annual probability of river flooding, whilst Flood Zone 2 has an annual probability of river flooding between 0.1% and 1%.

4.2 As the proposed development will be located within Flood Zone 3, the EA detailed flood modelling was requested. The Product 4 outputs are enclosed in **Appendix E**.

4.3 The site is located within the catchment of three EA flood models: Godmanchester PostFAS Great Ouse (2014), Lower Ouse Downstream (2015) and Houghton Field Drain and parsons Drove (2017). However, the EA have since noted that the Godmanchester PostFAS model should not be used for Flood Risk Assessments in St Ives. A letter confirming this is included in **Appendix E**. Therefore, the Godmanchester PostFAS model has been excluded from this assessment.

4.4 Based on guidance from the EA, for more vulnerable developments located within Flood Zone 2 or 3a, a central peak river flow allowance should be used. As such, based on the 2080s central allowance for this catchment, an allowance of 19% is indicated. As the EA data only outlines flood levels for a 1% annual exceedance probability (AEP) +20% climate change (CC) event and more extreme scenarios, these more conservative flood events have been assessed.

4.5 The site is not located within the historic flood extent for all outlined events.

4.6 Flood defences are located 815m southwest of the site and 508m northeast of the site, consisting of a mixture of walls, flood gates and embankment, which provide a standard protection of 100 years.

Lower Ouse Downstream (2015)

4.7 Based on the Lower Ouse Downstream (2015) model, the site is only located within the 0.1% AEP fluvial flood extent during the defended and undefended scenario.

4.8 The site is not located within the 1% AEP +20% climate change event.

4.9 Based on the 1D Node data for the Marley Brook Gap, northeast of the site, the nearest node (Node 6) indicates a fluvial flood level of 6.46mAOD during the 0.5% AEP event and 6.69mAOD during the 0.1% AEP event in the presence of defences.

4.10 Based on the 2D data of predicted flood levels within and around the site, flood depths range between 6.875 – 7.000mADO during the defended 0.1% AEP event. The nearest 2D to the proposed extension, Node 15, indicates a depth of 540mm associated with a flood level of 6.95mAOD.

4.11 Compared to the LiDAR survey data, the ground level surrounding the perimeter of the dwelling is indicated as 6.50mAOD. This would suggest flood levels of 450mm are anticipated in the location of the proposed extension.

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Houghton Field Drain and Parsons Drove

4.12 Based on the Houghton Field Drain and Parsons Drove model, the site is located outside the fluvial flood extent for all defended and undefended scenarios, up to and including the 0.1% AEP event (1 in 1000yr.).

4.13 The site is not located within the 1% AEP +25% climate change event.

4.14 Based on the 1D Node data for the Marley Brook Gap, northeast of the site, the nearest node (Node 7) indicates a fluvial flood level of 6.26mAOD during the 1% AEP +25%CC event when no defences exist.

4.15 The site is therefore not at risk of fluvial flooding from all river sources during the 1%AEP + 19%CC design flood event. However, during the 0.1% AEP event, the proposed extension is at risk of flooding up to depths of 540mm compared to external ground levels.

Surface Water

4.16 Surface water flooding refers to flooding caused when the intensity of rainfall, particularly in urban areas, can create runoff which temporarily overwhelms the capacity of the local drainage systems or does not infiltrate into the ground. The water ponds on the ground and flows towards low-lying land. This source of flood risk is also known as 'pluvial'.

4.17 The Long-Term Flood Map and the risk of flooding from surface water (RoFSW) data was updated in January 2025.

4.18 The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. It includes information about flooding extents and depths. Risk is displayed as one of three likelihood categories:

- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any year
- Medium – Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year
- Low – Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year

4.19 As well as present day risk of flooding from surface water, climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5. A near-term epoch (2040 – 2060 "2050s" epoch) and central allowances are being used initially.

4.20 For the purpose of this flood risk assessment, the RoFSW Climate Change 1 2040-2060 data set has been used. An extract of this mapping in relation to the Site location is enclosed in **Appendix F**.

4.21 For the 'rofsw_cc01_4bandPolygon', which shows the probability of flooding at any depth, surface water is located within the site during the low risk scenario only. Similarly, for the

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‘rofsw_cc01_4band_0_2m_depth’ layer, which shows the probability of flooding beyond 0.2m (200-300mm), surface water is shown within the west of the site in the low risk scenario.

4.22 As such, for the 1% AEP (1 in 100yr.) plus climate change event, equivalent to the medium risk scenario, the site is not at risk of surface water flooding. However, during the 0.1% AEP event, equivalent to the low risk scenario, the site is at risk of surface water flooding up to 300mm.

Artificial

4.23 The EA long term flood risk maps also display the risk from reservoirs, which has been enclosed in **Appendix G.** The site is shown to be in a reservoir flood risk area when river levels are normal.

4.24 The EA note with regards to reservoir flooding (Preliminary Flood Risk Assessment for England Report: October 2018): *‘There has been no reservoir flooding in England resulting in a loss of life since 1870. Reservoir flooding is extremely unlikely to happen. All large reservoirs must be inspected and supervised by specialist reservoir engineers. We enforce the Reservoirs Act (1975) in England, and we make sure that reservoirs are inspected regularly and important safety work is done...’*

4.25 The likelihood of reservoir flood events is low as they are subject to regular review by a panel engineer; however, it is not possible to comment on flood depths, rate of inundation or velocity of flood flows as such modelled information is not publicly available.

Groundwater

4.26 The Huntingdonshire SFRA Groundwater Susceptibility mapping suggests that the site is not at risk of groundwater flooding.

4.27 In addition, the EA long-term flood risk summary states that the ‘flooding from groundwater is unlikely in this area’.

4.28 Based on the above information, the risk of flooding from groundwater is considered to be low.

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5 Flood Mitigation Measures

5.1 As noted in Section 4, the proposed extension is only located in the fluvial flood risk extent for the 0.1% Annual Exceedance Probability (AEP) event (1 in 1000yr.) based on the Lower Ouse Downstream (2015) model. Similarly, the site is only located within the surface water flood extent during the low-risk scenario. As such, the site is not at risk from fluvial or pluvial sources of flooding during a design flood event (1% AEP plus climate change event). There is also a low residual risk of a reservoir flood event.

5.2 The proposed minor extension will have the same flood risk vulnerability as the current site use – more vulnerable. Despite this, the introduction of a ground floor bedroom will introduce sleeping accommodation to the ground floor, whilst all existing bedrooms are on the first floor. Ideally the bedroom would be introduced on the first floor, however, it is understood it is required to be accessible on the ground floor due to mobility impairment and on this basis, there is no alternative to the ground floor location. It is therefore proposed that the front and rear entrances to the dwelling be upgraded to certified flood doors to address the flood risks.

Safe Access and Egress

5.3 The mitigation measures discussed below will to help residents remain vigilant to the onset of flooding within the surrounding area.

5.4 Based on the information above, safe access and egress is viable from the site during the 1% AEP (1 in 100yr.) plus climate change event. However, as shown in the EA Product 4 data and updated surface water flood risk maps, the area west of the site is at an increased risk of becoming inundated from both these sources of flooding. As such, should evacuation from the site take place, residents should travel east along Fairfields road and proceed north along Needlingworth Road. This route is outlined in Figure 5.1 below.

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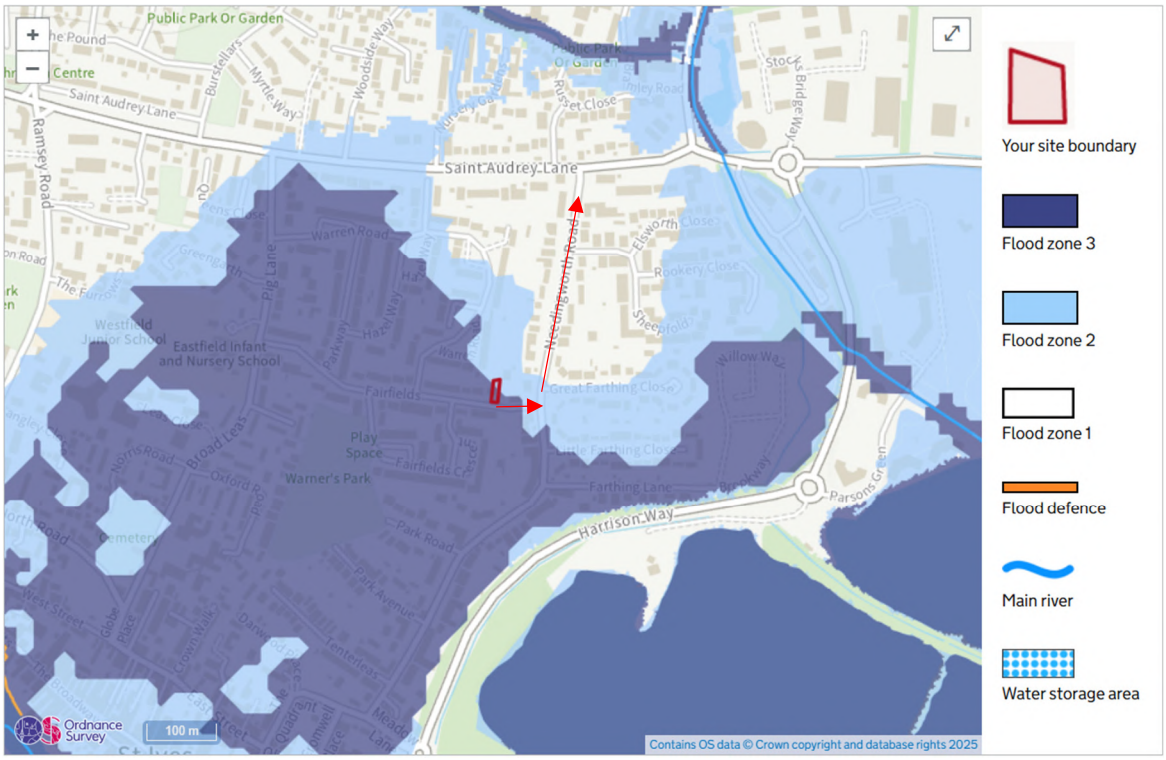

Figure 5.1: Evacuation route from the site outlined by the red arrows.

Flood Warnings

5.5 The Site is located within the 'River Great Ouse in Cambridgeshire from Brampton to Eairth' Flood Warning Area. The EA operate a flood forecasting and warning service in areas at risk of flooding from rivers or the sea, which relies on direct measurements of rainfall, river levels, tide levels, in-house predictive models, rainfall radar data and information from the Met Office. This service operates 24 hours a day, 365 days a year.

5.6 It is recommended that all residents subscribe to the EA flood warning service by using the link: https://www.fws.environment-agency.gov.uk/app/olr/home. Alternatively, registration can be completed by telephone via the EA Floodline on 0345 988 1188 or Typetalk on 0345 602 6340.

5.7 For information on EA Flood Information in the local area, the GOV.UK website can be used: https://flood-warning-information.service.gov.uk/

5.8 Should a warning be received, residents should remain vigilant to the local area becoming inundated. No attempt should be made to walk or drive through flood waters. The site is located outside the predicted flood extent during the 1% AEP plus climate change event, therefore safe refuge is available within the site. Should residents choose to evacuate, they should follow the evacuation route outlined above.

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Flood Resilient Construction Methods

5.9 In addition to certified flood doors, there are many flood resilient construction methods available, which are detailed in the publication by DEFRA entitled 'Improving the Flood Performance of New Buildings.' The site is located outside the predicted fluvial flood extent for the 1% AEP +climate change event, however, it is recommended that the project architect and structural engineer review this document and consider flood resilient construction methods where appropriate.

5.10 Measures that could be considered may include for example:

- The use of concrete supported floors.
- A suitable Damp-Proof Membrane (DPM).
- Floor insultation of a closed cell type insulation board or foam.
- Floor and internal wall types of either water resistant or easily replaceable materials.
- Raise air vents/bricks (if required).
- Durable fittings/fixtures should be used that are not significantly affected by flood water and can be easily cleaned.
- Electrical appliances should be placed on plinths above the floor where suitable while still complying with building regulations.
- Services:
    - Pipework: Closed cell insulation should be used for pipes.
    - Drainage services: non-return valves are recommended in the drainage system to prevent back-flow.
    - Electrical services: electrical sockets should be installed above flood level.
    - Electric ring mains should be installed at first floor level with drops to ground floor sockets and switches.

5.11 Communications wiring: wiring for telephone, TV, Internet and other services should be protected by suitable insulation agreed with relevant service.

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6 Conclusions

6.1 EAS has been commissioned to provide a Flood Risk Assessment to inform a planning application for the proposed side extension to the east of the existing residential dwelling at 1 Fairfields, St Ives, Cambridge, PE27 5QQ.

Flood Risk Summary

6.2 The site is located in Flood Zone 2 and 3 in the EA Flood Map for Planning. Flood Zone 3 is defined as having more than 1% annual probability of river flooding, whilst Flood Zone 2 has an annual probability of river flooding between 0.1% and 1%.

6.3 As noted in Section 4, the proposed extension is only located in the fluvial flood risk extent for the 0.1% Annual Exceedance Probability (AEP) event (1 in 1000yr.) based on the Lower Ouse Downstream (2015) model. Similarly, the site is only located within the surface water flood extent during the low-risk scenario. As such, the site is not at risk from fluvial or pluvial sources of flooding during a design flood event (1% AEP plus climate change event). There is also a low residual risk of a reservoir flood event.

6.4 The proposed minor extension will have the same flood risk vulnerability as the current site use – more vulnerable. Despite this, the introduction of a ground floor bedroom will introduce sleeping accommodation to the ground floor, whilst all existing bedrooms are on the first floor. Ideally the bedroom would be introduced on the first floor, however, it is understood it is required to be accessible on the ground floor due to mobility impairment and on this basis, there is no alternative to the ground floor location. It is therefore proposed that the front and rear entrances to the dwelling be upgraded to certified flood doors to address the flood risks.

Mitigation Measures

6.5 Based on the information above, safe access and egress is viable from the site during the 1% AEP (1 in 100yr.) plus climate change event. However, as shown in the EA Product 4 data and updated surface water flood risk maps, the area west of the site is at an increased risk of becoming inundated from both these sources of flooding. As such, should evacuation from the site take place, residents should travel east along Fairfields road and proceed north along Needlingworth Road.

6.6 The Site is located within the 'River Great Ouse in Cambridgeshire from Brampton to Eairth' Flood Warning Area. It is recommended that all residents subscribe to the EA flood warning service by using the link: https://www.fws.environment-agency.gov.uk/app/olr/home. Alternatively, registration can be completed by telephone via the EA Floodline on 0345 988 1188 or Typetalk on 0345 602 6340.

6.7 Should a warning be received, residents should remain vigilant to the local area becoming inundated. No attempt should be made to walk or drive through flood waters. The site is located outside the predicted flood extent during the 1% AEP plus climate change event, therefore safe refuge is available within the site. Should residents choose to evacuate, they should travel east along Fairfields road the north along Needlingworth Road.

TRANSPORT PLANNING ■ HIGHWAYS AND DRAINAGE ■ FLOOD RISK
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6.8 In addition to certified flood doors, there are many flood resilient construction methods available, which are detailed in the publication by DEFRA entitled 'Improving the Flood Performance of New Buildings.' It is recommended that the project architect and structural engineer review this document and consider flood resilient construction methods where appropriate.

Conclusion

6.9 In conclusion, the site is only at risk of flooding during the most extreme flood events. As the ground floor bedroom is required to assist with mobility impairment which prevents sleeping on the first floor, it is proposed that sleeping accommodation is provided within this minor extension in-line with the flood mitigation measures outlined within this report.

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Appendices:

Appendices:
Appendix: A - Location Plans
Appendix: B – Development Site Plans
Appendix: C – EA Flood Map for Planning
Appendix: D – LiDAR Level Data
Appendix: E – EA Product 4 Data
Appendix: F – Surface Water Flood Risk Map (Jan 2025)
Appendix: G – Reservoir Flood Risk Map

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Appendix: A - Location Plans

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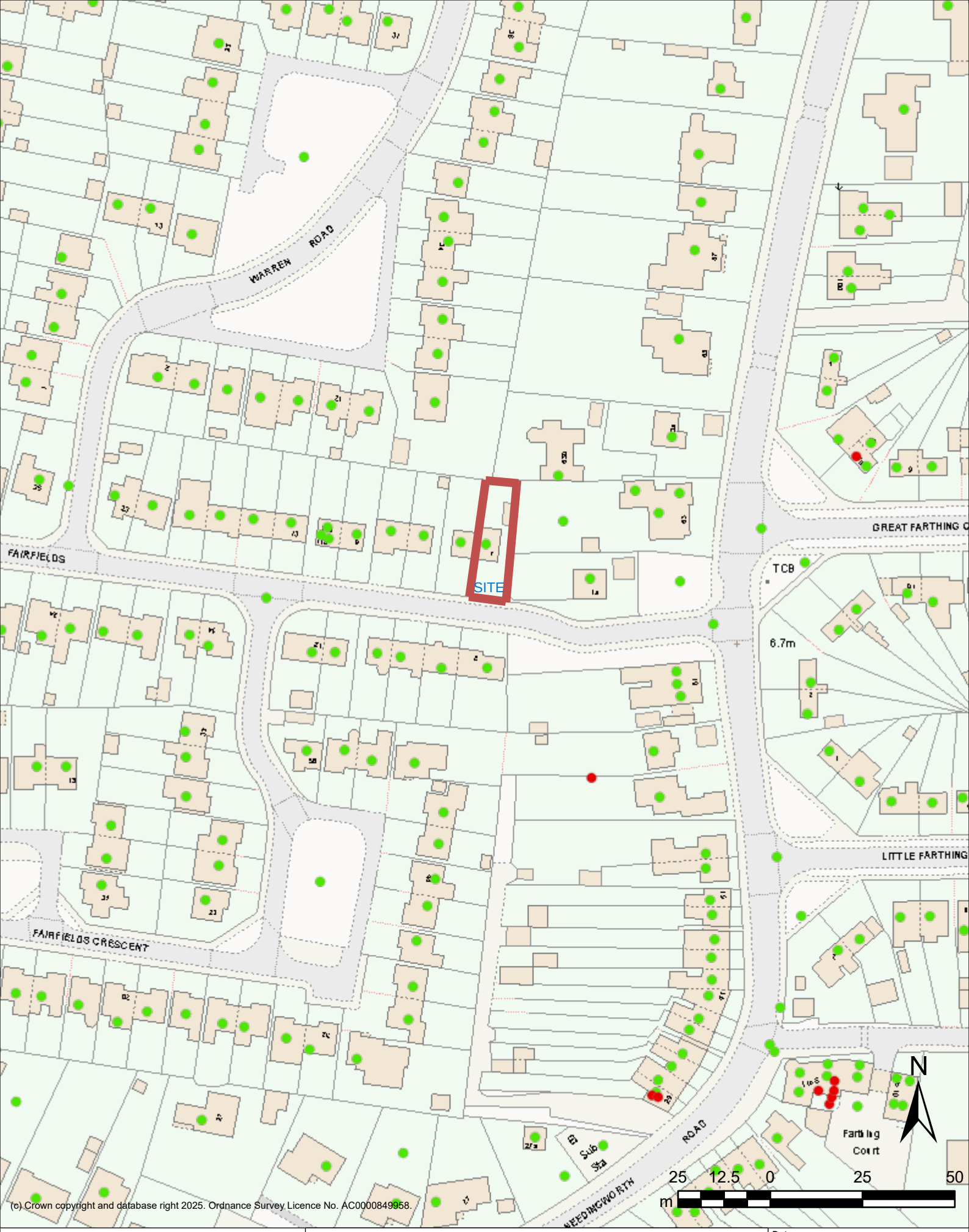

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Huntingdonshire DISTRICT COUNCIL

Title:

Mapping Portal Map

1 FAIRFIELDS ST IVES

Date: 17 January 2025

Produced by: Mapping Portal

Scale: 1:1,250 @ A4

Appendix: B – Development Site Plans

TRANSPORT PLANNING ■ HIGHWAYS AND DRAINAGE ■ FLOOD RISK
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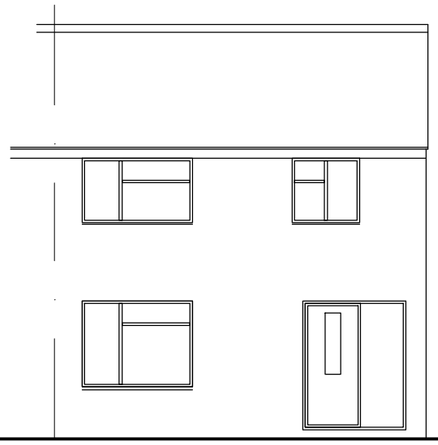
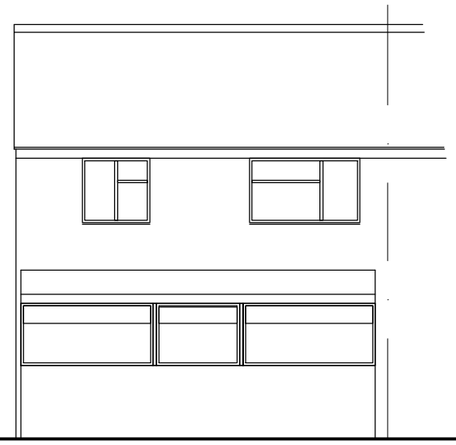
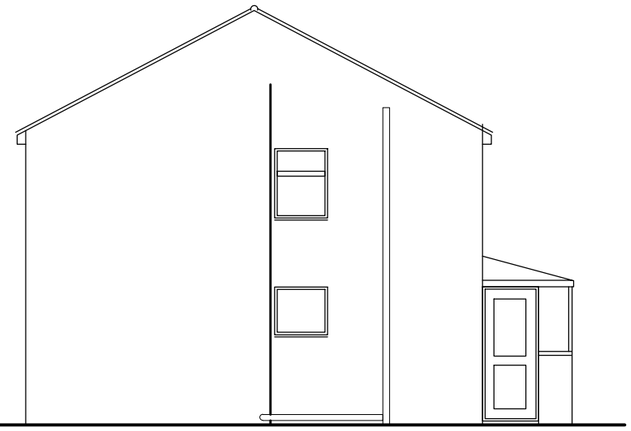


FRONT ELEVATION



REAR ELEVATION

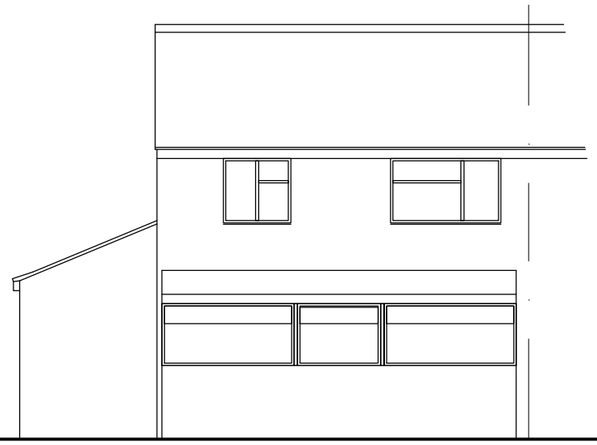


SIDE ELEVATION

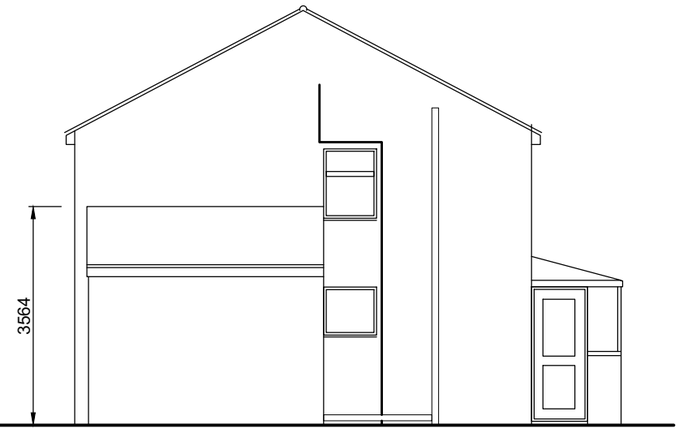
Existing Scale 1:100



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

Proposed Scale 1:100

NOTES

Do not scale from drawing. Use only figured dimensions. The contractor is responsible for taking and checking all dimensions and angles and report any errors and omissions before carrying out any work. This drawing must not be copied without the consent of Cambs HIA.

The contractor shall be deemed to have visited the site to have taken into consideration all local and existing conditions and to have made himself thoroughly aquatinted with the position and accessibility of the proposed works and the conditions under which they will be carried out, conditions affecting the supply of labour and materials and any matters which may affect his tender as no claim on the grounds of lack of knowledge in any respect will be entertained.

The materials and workmanship shall be to the satisfaction of the supervising officer and shall be the best of their respective kinds. Materials where applicable shall comply with the current British Standard, Code of Practice and/or be British Board of Agreement approved. The contractor shall carry out everything necessary for the proper execution of the works whether or not shown on the drawings or described in the specification provided the same may be reasonably inferred therefrom.

CHIA
Improving Homes - Improving Lives

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Tel: 01954 713347
Email: hia@cambshia.org

Client Master M Haq

Project
1 Fairfields St Ives

Drawing Tiltle
Bedroom

Occupational Theraphist Consent

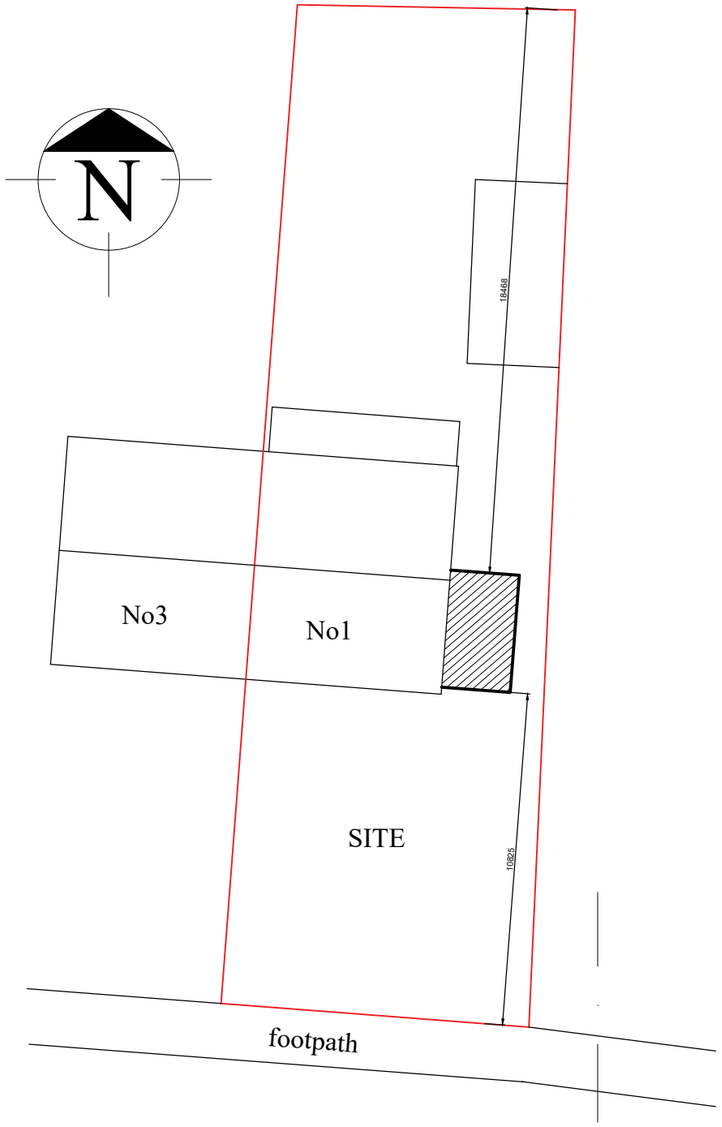
Client Consent

Reference number	Date
16305	Oct24

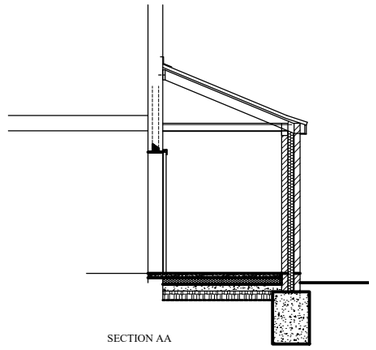
Designed by	Sheet	Scale
RJB	1/2 A3	As Shown

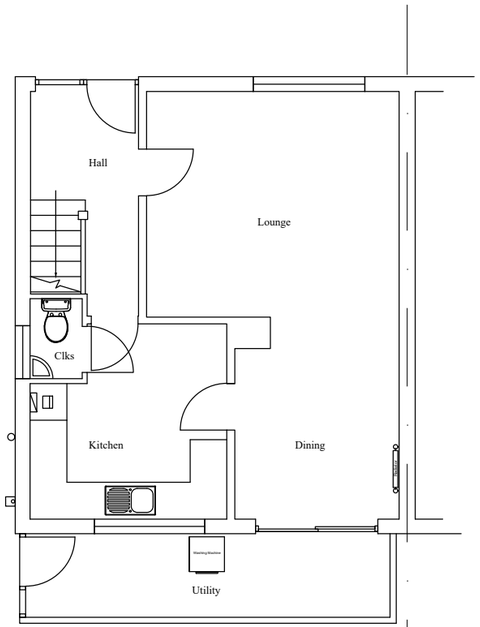
Rev. No.	Revision note	Date

Planning

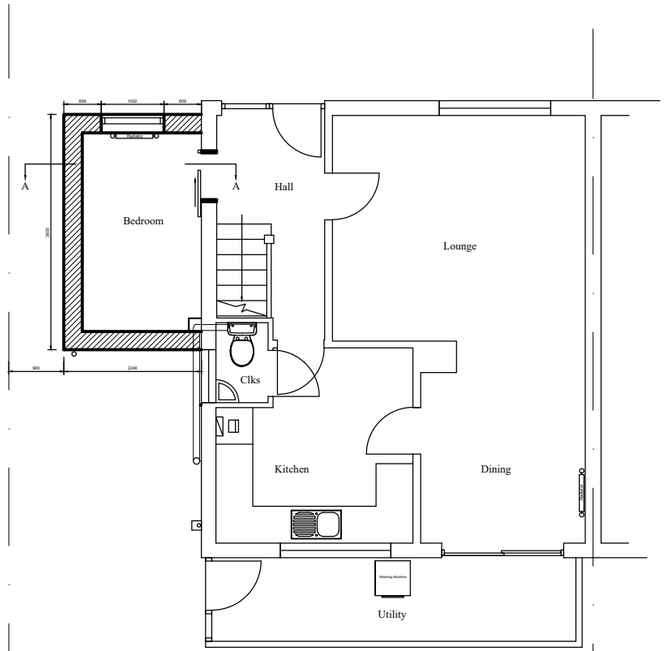


Block plan Scale 1:200





Existing Scale 1:100



Proposed Scale 1:100

NOTES

Do not scale from drawing. Use only figured dimensions. The contractor is responsible for taking and checking all dimensions and angles and report any errors and omissions before carrying out any work. This drawing must not be copied without the consent of Cambs HIA.

The contractor shall be deemed to have visited the site to have taken into consideration all local and existing conditions and to have made himself thoroughly aquatinted with the position and accessibility of the proposed works and the conditions under which they will be carried out, conditions affecting the supply of labour and materials and any matters which may affect his tender as no claim on the grounds of lack of knowledge in any respect will be entertained.

The materials and workmanship shall be to the satisfaction of the supervising officer and shall be the best of their respective kinds. Materials where applicable shall comply with the current British Standard, Code of Practice and/or be British Board of Agreement approved. The contractor shall carry out everything necessary for the proper execution of the works whether or not shown on the drawings or described in the specification provided the same may be reasonably inferred therefrom.

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Email: hia@cambshia.org

Client Master M Haq

Project
1 Fairfields St Ives

Drawing Tiltle
Bedroom

Occupational Theraphist Consent

Client Consent

Reference number	Date	
16305	Oct24	
Designed by	Sheet	Scale
RJB	2/2 A3	As Shown

Rev. No.	Revision note	Date

Planning

Appendix: C – EA Flood Map for Planning

TRANSPORT PLANNING ■ HIGHWAYS AND DRAINAGE ■ FLOOD RISK
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Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**531836/271811**	**28 Feb 2025 10:54**

Your selected location is in flood zone 3
– an area with a high probability of flooding.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

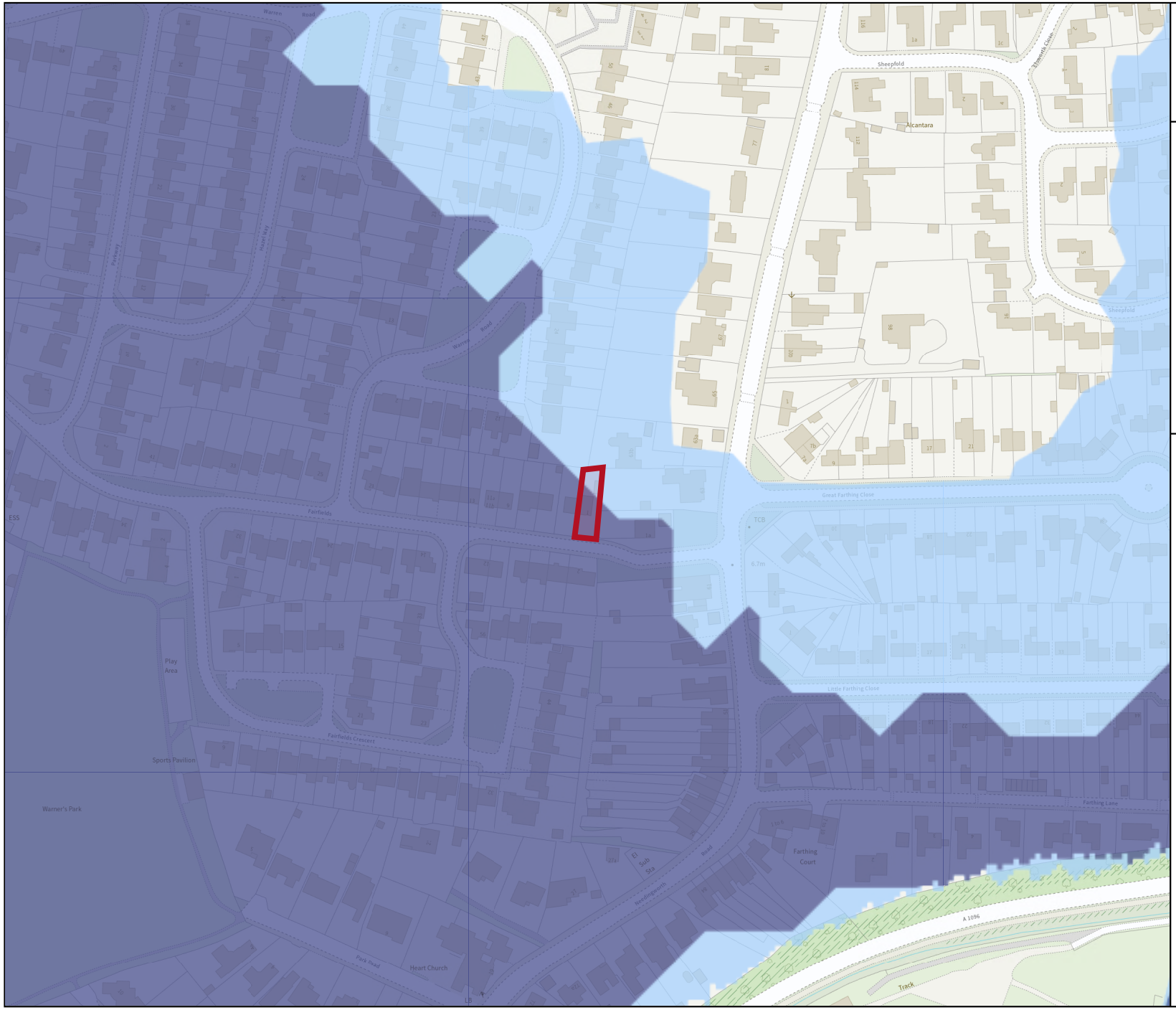
Notes

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 2024 OS AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
531836/271811

Scale
1:2500

Created
28 Feb 2025 10:54

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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Appendix: D – LiDAR Level Data

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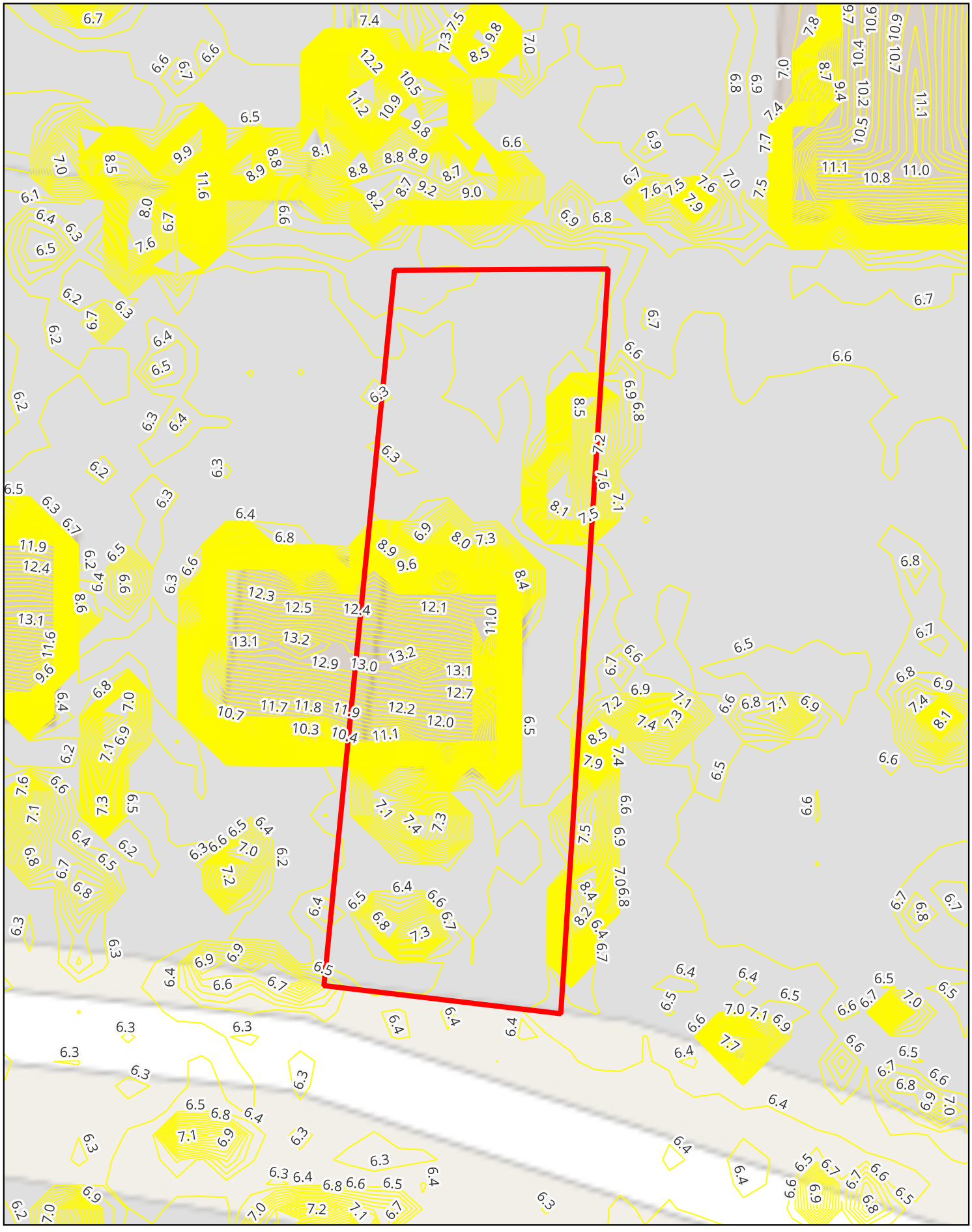

Map Source: OpenStreetMap

Key:

Site Boundary

LiDAR Contours (0.1m)

0 2.5 5 7.5 10 m

Appendix: E – EA Product 4 Data

TRANSPORT PLANNING ■ HIGHWAYS AND DRAINAGE ■ FLOOD RISK
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Abigail Wright

From: High, Abbey <Abbey.High@environment-agency.gov.uk>
Sent: 04 March 2025 14:30
To: Abigail Wright
Subject: RE: EAN/2025/397516: Response to Product 4 for 531836,271811 - 1 FAIRFIELDS, ST. IVES, PE27 5QQ Your ref: UCH9AB21N8XX

Hi Abigail,

Sorry for the confusion over the models shown in the automatically generated product 4 doc. Please disregard the Godmanchester PostFAS model on this occasion- this model has not been accepted downstream of Huntingdon and therefore shouldn't be used for flood risk assessments in St Ives. The best available information we have at this location is the Lower Ouse Downstream model.

Kind regards,

Abbey High
Flood Risk Officer
Partnership and Strategic Overview Team, East Anglia Area
✉ **Environment Agency** | Bromholme Lane | Brampton | Huntingdon | Cambridgeshire | PE28 4NE
💻 abbey.high@environment-agency.gov.uk
Pronouns: she/her (why is this here?)

From: Abigail Wright <Abigail.Wright@eastp.co.uk>
Sent: 28 February 2025 10:32
To: Enquiries_EastAnglia <Enquiries_EastAnglia@environment-agency.gov.uk>
Cc: James Cahuzac <james.Cahuzac@eastp.co.uk>
Subject: FW: EAN/2025/397516: Response to Product 4 for 531836,271811 - 1 FAIRFIELDS, ST. IVES, PE27 5QQ Your ref: UCH9AB21N8XX

Hi Katie,

Thank you for providing this data. I just have a query as there seems to be discrepancy in the data. Page 13 indicates that my site is not located within all flood extents according to the Godmanchester PostFAS model, in all events up to and including the 0.1% AEP event. However, Page 37 and 38 then provides predicted flood levels and depths within the site during the 0.1% AEP event for this model. It looks as if the some of the polygon for this flood extent may have been cut off on Page 13, same with Pg 18 for 1% +20%CC event?

Please can you clarify whether the site/ is not located within this 0.1% AEP flood extent for this model and provide an updated map to show this if needed. Thank you.

Kind Regards,

Abigail Wright
Graduate Consultant
1st Floor Millers House, Roydon Road, Stanstead Abbotts, Hertfordshire, SG12 8HN
Tel: 01920 871777

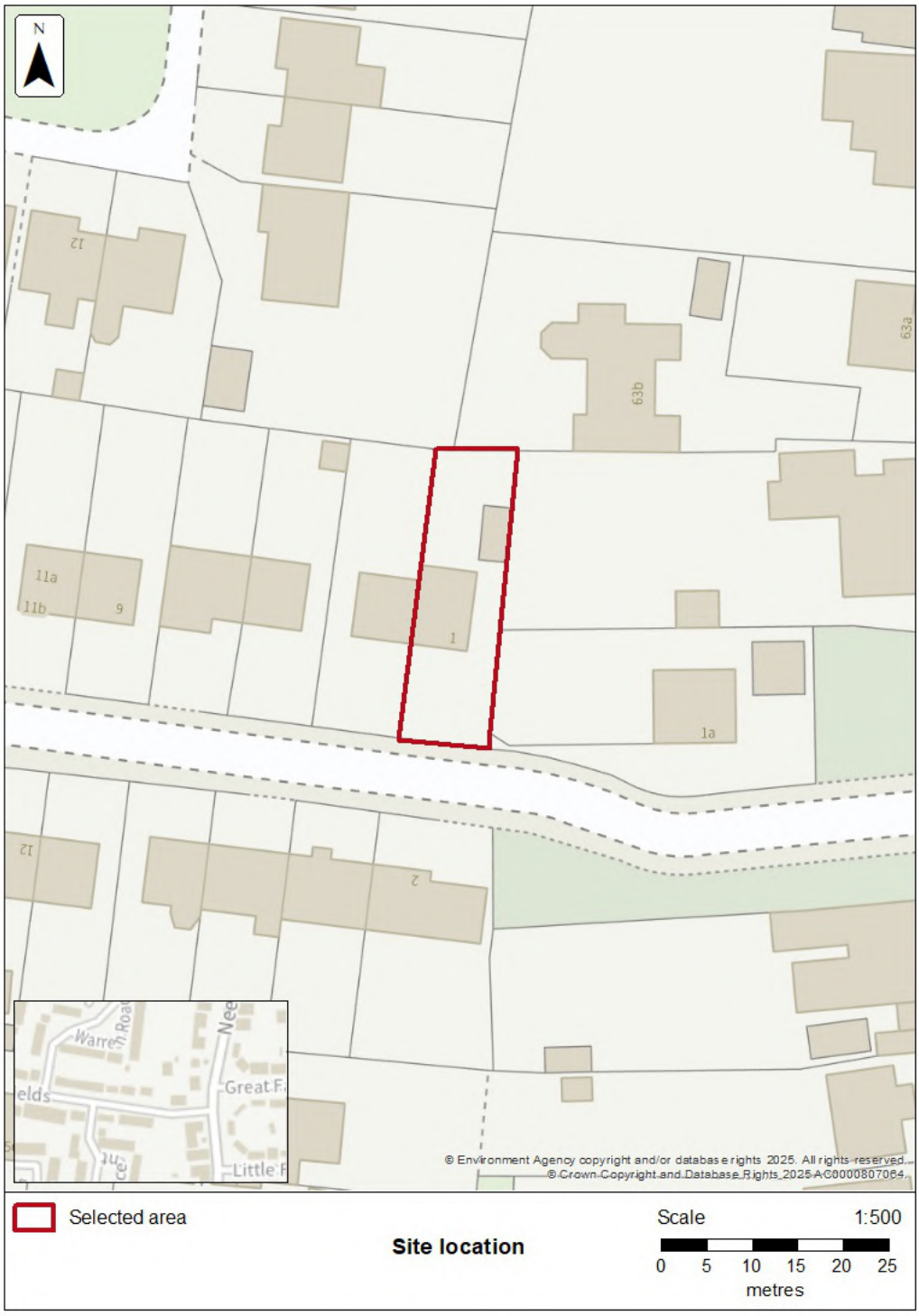
TRANSPORT PLANNING | HIGHWAY DESIGN | FLOOD RISK | DRAINAGE | ENERGY | SUSTAINABILITY| AIR QUALITY

EAS and The SuDS Design Centre are trading names of EAS Transport Planning Ltd registered 5751442

Flood risk assessment data

Location of site: 531836 / 271811 (shown as easting and northing coordinates)
Document created on: 22 January 2025
This information was previously known as a product 4.
Customer reference number: R3VHCH873R69

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

> **We recommend that you work with a flood risk consultant to get your flood risk assessment.**

Included in this document

In this document you'll find:

- how to find information about surface water and other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- flood defences and attributes
- information to help you assess if there is a reduced flood risk from rivers and the sea because of defences
- modelled data
- climate change modelled data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

Please note that:

- flooding may have occurred that we do not have records for
- flooding can come from a range of different sources
- we can only supply flood risk data relating to floodng from rivers or the sea

You can contact your Lead Local Flood Authority or Internal Drainage Board to see if they have other relevant local flood information. Please note that some areas do not have an Internal Drainage Board.

Surface water and other sources of flooding

Use the long term flood risk service to find out about the risk of flooding from:

- surface water
- ordinary watercourses
- reservoirs

Or you can contact your Lead Local Flood Authority for further information.

Your Lead Local Flood Authority is Cambridgeshire County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: EAn_Godmanchester_PostFAS_Great_Ouse_2014
Scenario(s): Defended fluvial, no defences exist fluvial, defended climate change fluvial
Date: 22 July 2014

Model name: EAn_Lower Ouse_Downstream_2015
Scenario(s): Defended fluvial, defences removed fluvial, defended climate change fluvial
Date: 1 December 2015

Model name: Houghton Field Drain and Parsons Drove 2017
Scenario(s): No defences exist fluvial, no defences exist climate change fluvial
Date: 1 June 2017

These models contain the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occuring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

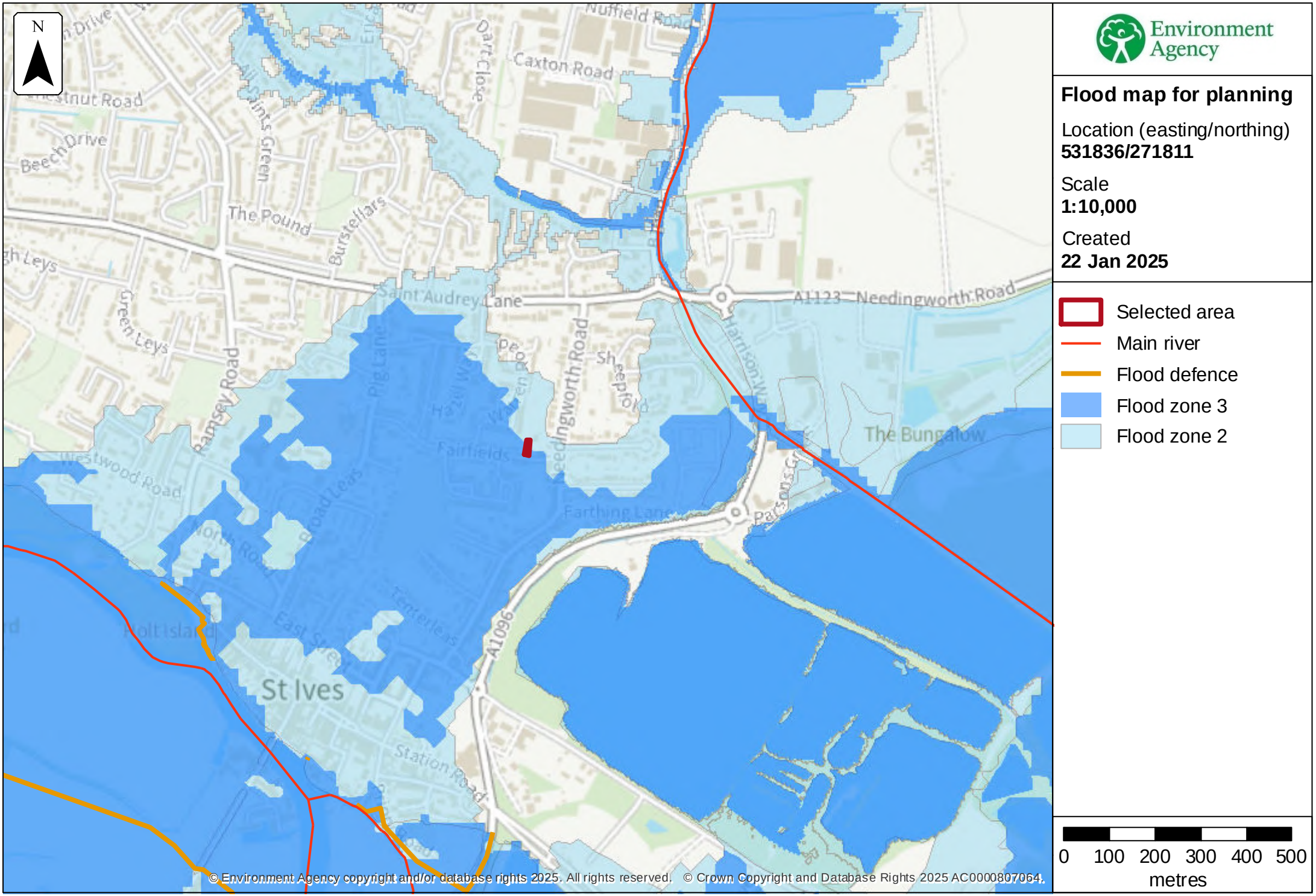
Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

The flood zones are not currently being updated. The last update was in November 2023. Some of the flood zones may have changed, however all source data is included in the models below.



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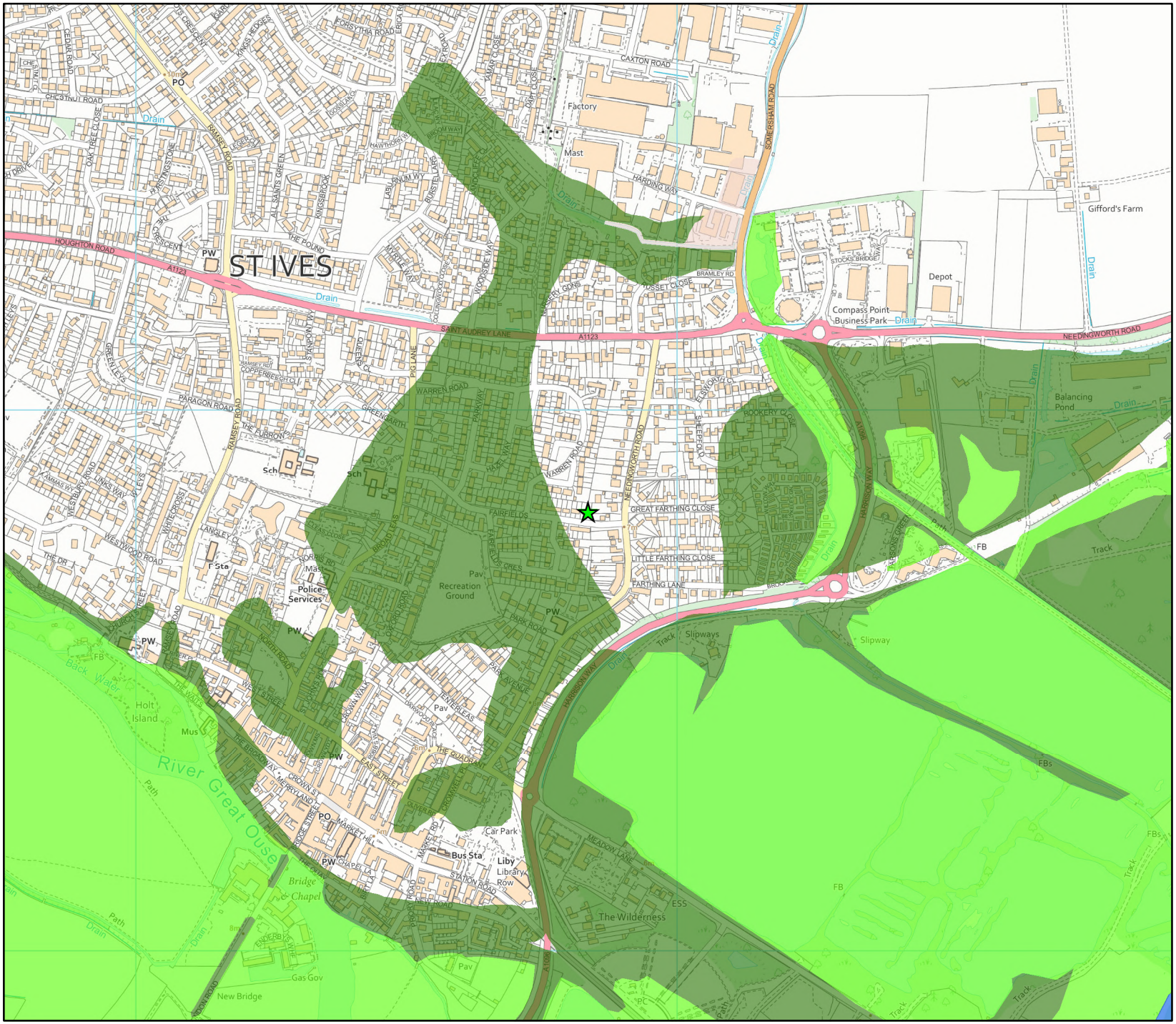
Recorded Flood Event Outlines centred on FAIRFIELDS, ST. IVES, PE27 5QQ

NGR TL3183671810
Ref 395035
Created 06/02/2025



Environment Agency
Bromholme Lane,
Brampton,
Cambridgeshire
PE28 4NE

Legend

- Site
- October 2001
- Easter 1998
- October 1993
- March 1947

0 0.125 0.25 0.5 km

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

Flood defences and attributes

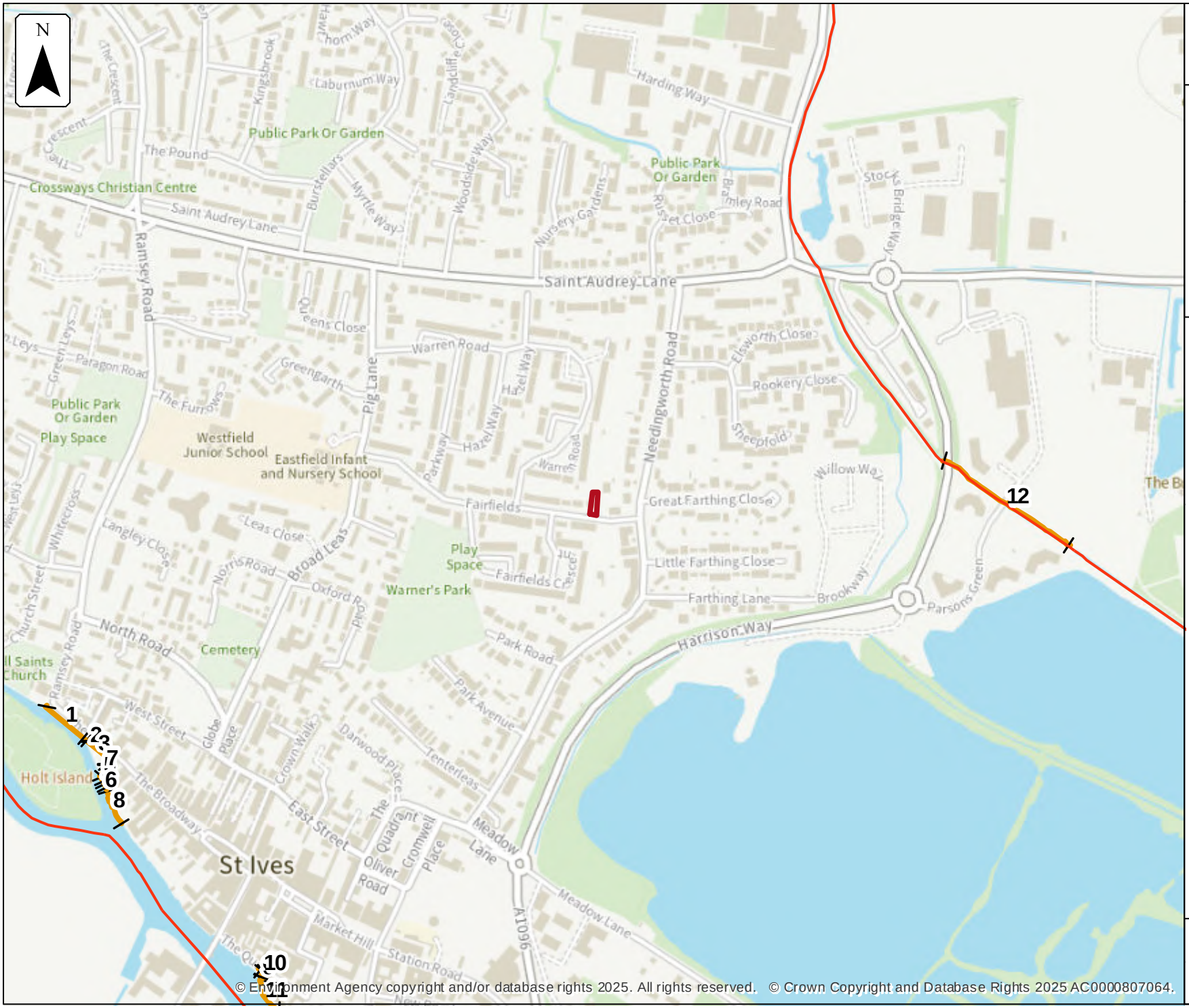
The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences, their condition and the standard of protection. It shows the height above sea level of the top of the flood defence (crest level). The height is In mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk



Environment Agency

Flood defences

Location (easting/northing)
531836/271811

Scale
1:7,500

Created
22 Jan 2025

Selected area
Main river
Flood defence

0 100 200 300
metres

Flood defences data

Label	Asset ID	Asset Type	Standard of protection (years)	Current condition	Downstream actual crest level (mAOD)	Upstream actual crest level (mAOD)	Effective crest level (mAOD)
1	179585	Wall	100		7.17	7.17	
2	332151	Flood Gate	100		7.17	7.17	
3	179584	Wall	100		7.17	7.17	
4	179582	Wall	100		7.17	7.17	
5	179583	Wall	100		7.17	7.17	
6	178224	Wall	100		7.17	7.17	
7	332150	Flood Gate	100		7.17	7.17	
8	178223	Wall	100		7.17	7.17	
9	128460	Wall	100		7.01	7.01	
10	178222	Embankment	100		7.01	7.01	6.78
11	128459	Wall	100		7.01	7.01	
12	110697	Embankment	25		6.32	7.92	6.02

Any blank cells show where a particular value has not been recorded for an asset.

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

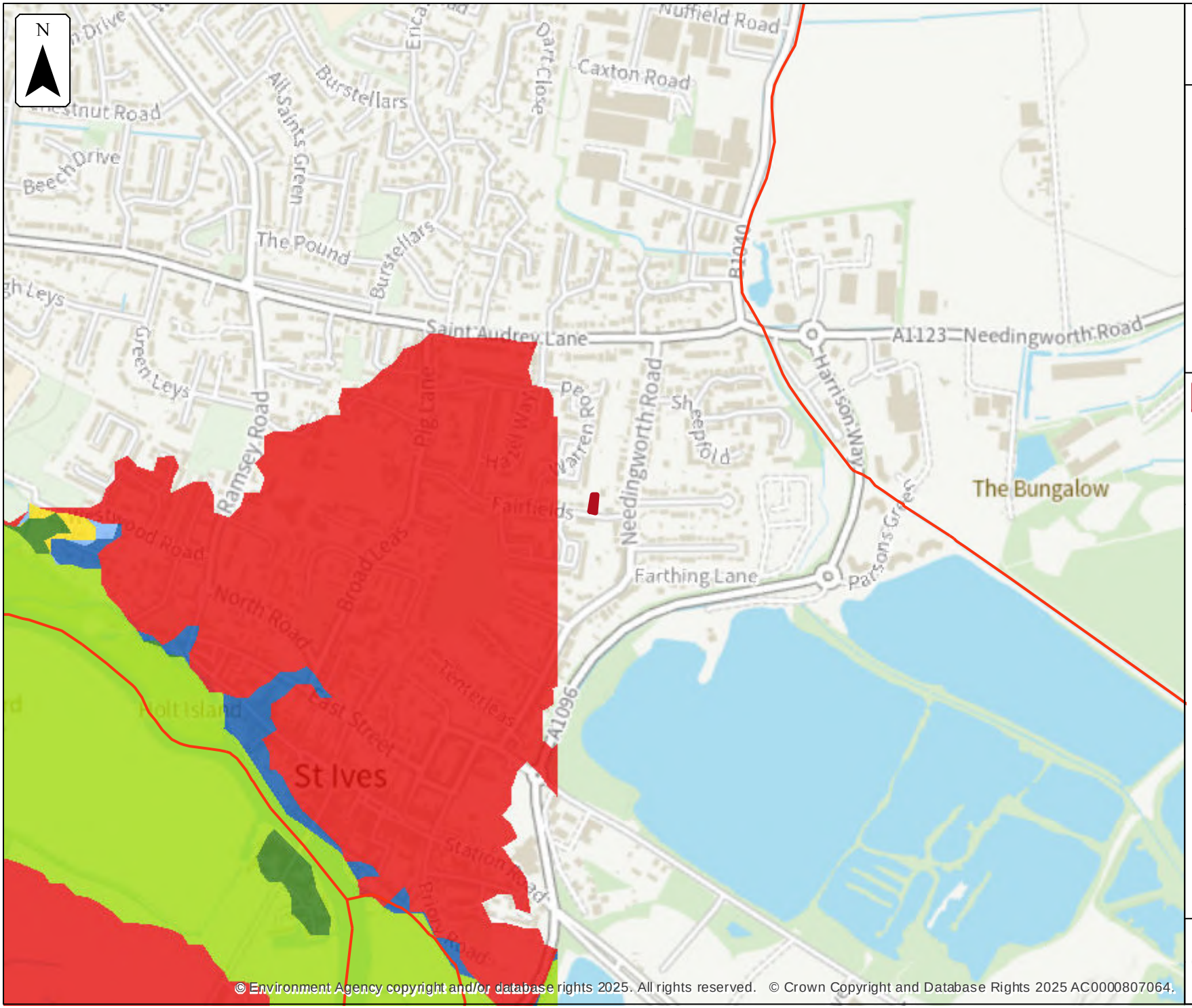
The climate change data included in the models may not include the latest flood risk assessment climate change allowances. Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change



Environment Agency

Defended modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

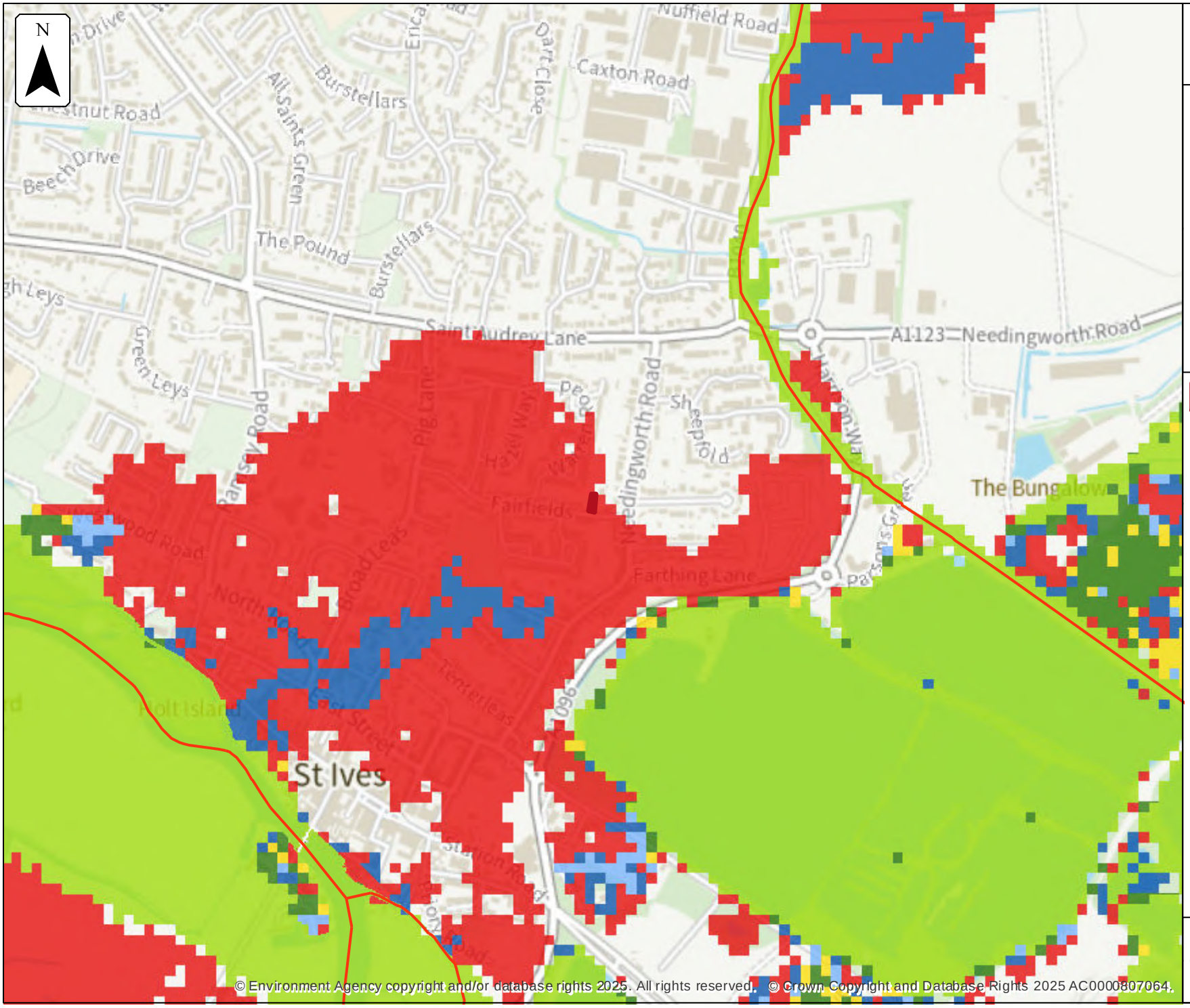
- Selected area
- Main river

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

Defended modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

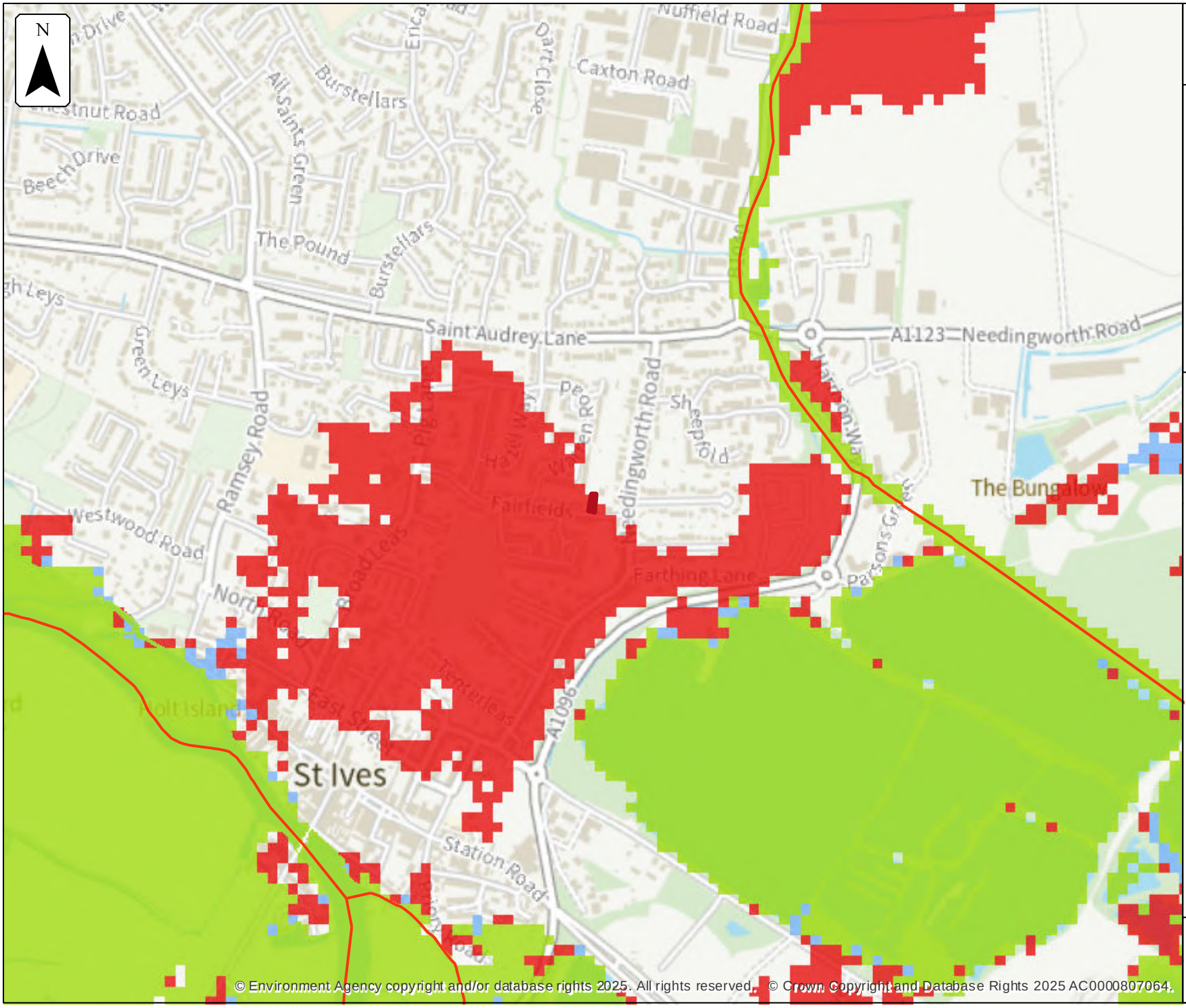
- Selected area
- Main river

Modelled flood extent

- 5% AEP
- 2% AEP
- 1.33% AEP
- 1% AEP
- 0.5% AEP
- 0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defences removed modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

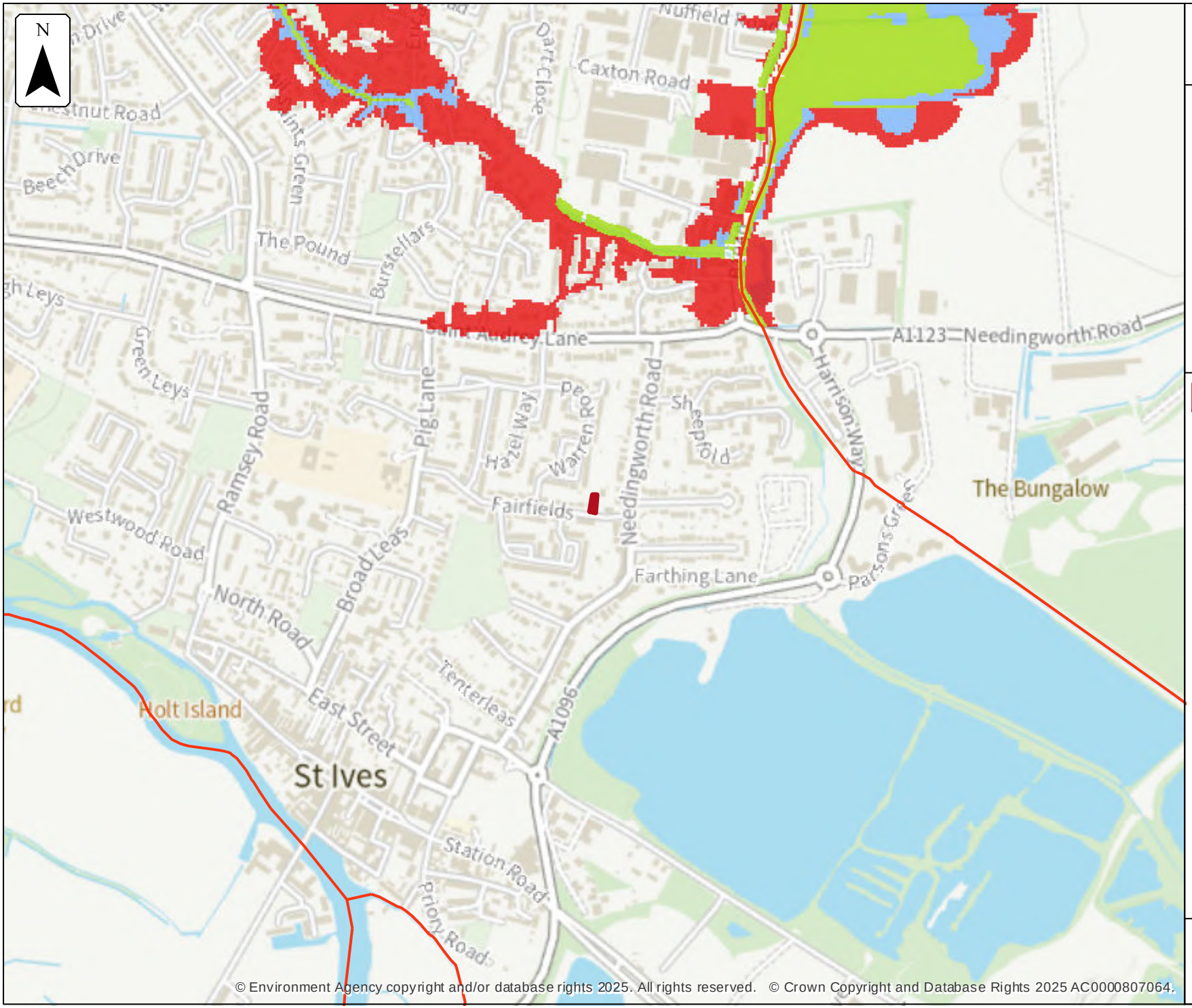
Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

Selected area
Main river
Modelled flood extent
5% AEP
1% AEP
0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

No defences exist modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
Houghton Field Drain and Parsons Drove

Selected area

Main river

Modelled flood extent

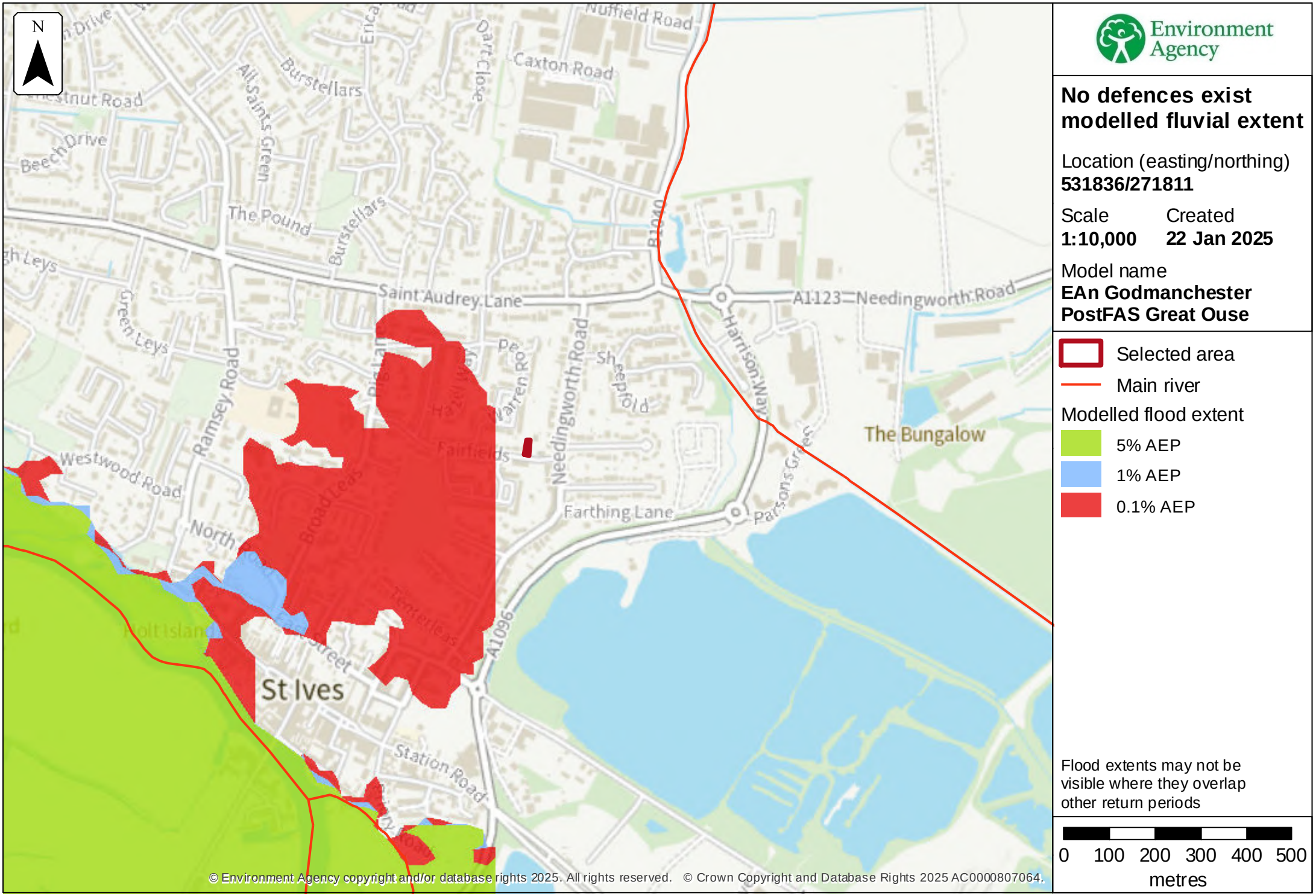
5% AEP

1% AEP

0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

No defences exist modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

Selected area

Main river

Modelled flood extent

5% AEP

1% AEP

0.1% AEP

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

Defended climate change modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

Selected area

Main river

Modelled flood extent

1.0% AEP (+20%)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



Environment Agency

Defended climate change modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

Selected area

Main river

Modelled flood extent

1.0% AEP (+20%)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

No defences exist climate change modelled fluvial extent

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
Houghton Field Drain and Parsons Drove

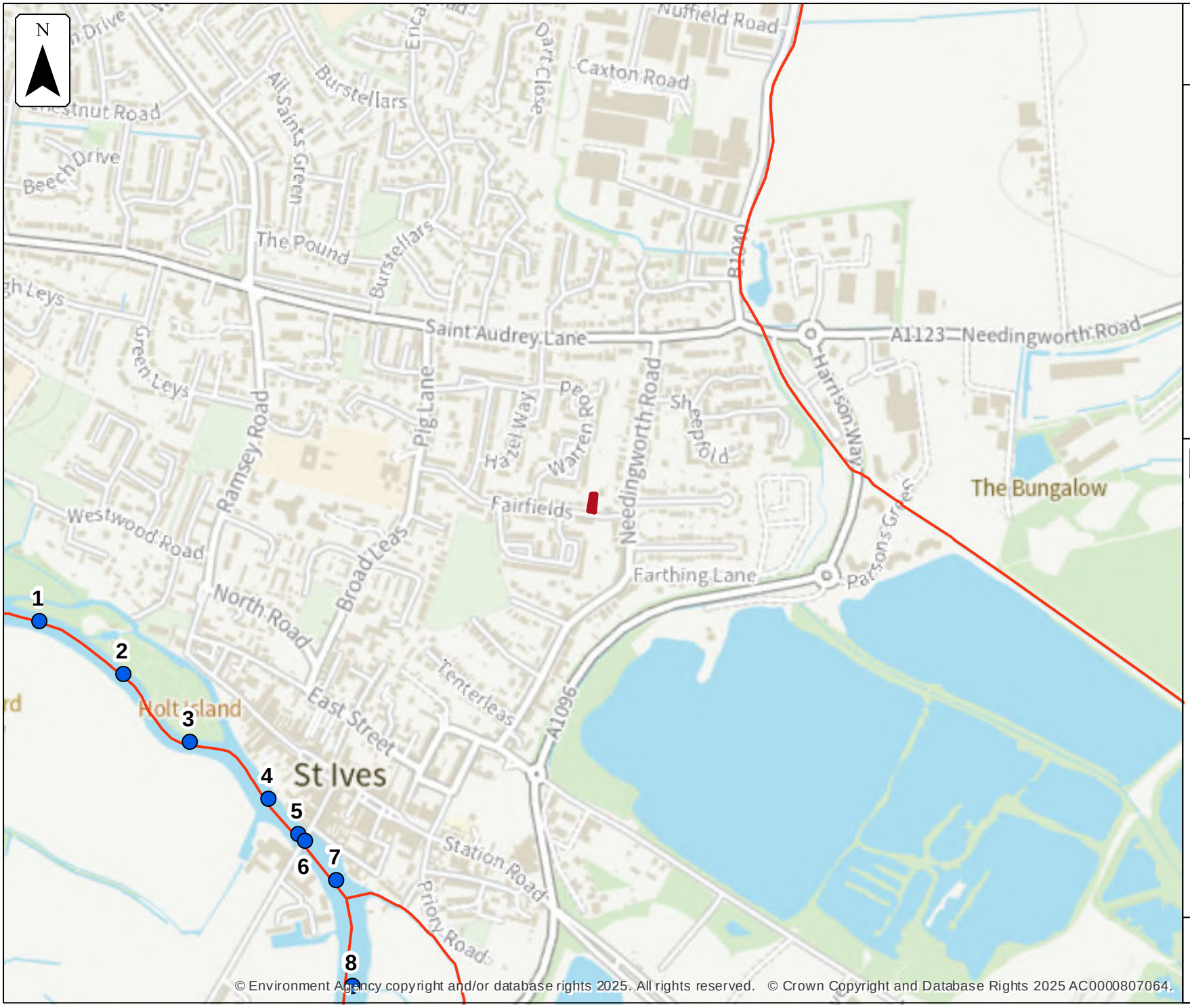
- Selected area
- Main river

Modelled flood extent

- 1.0% AEP (+25%)
- 1.0% AEP (+35%)
- 1.0% AEP (+65%)

Flood extents may not be visible where they overlap other return periods

0 100 200 300 400 500
metres



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Environment Agency

Defended modelled fluvial node locations

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

- Selected area
- Modelled location
- Main river

0 100 200 300 400 500
metres

Modelled node locations data

Defended

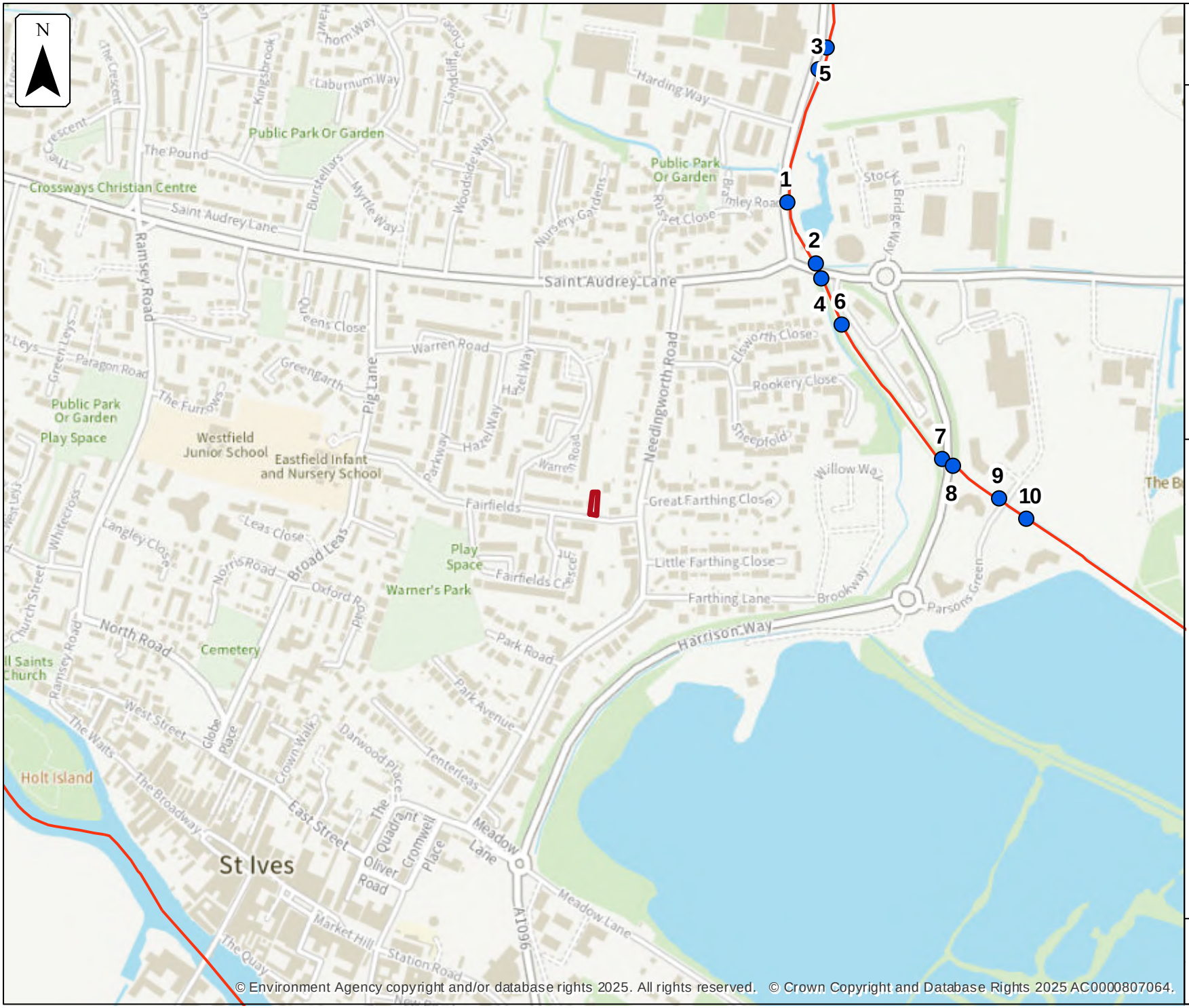
Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1306284	530756	271579	6.63	6.80	6.90	6.99	7.02	7.14	7.19	7.23	7.32	7.60
2	1306258	530920	271475	6.61	6.77	6.87	6.95	6.98	7.11	7.15	7.19	7.28	7.56
3	1306350	531049	271344	6.56	6.71	6.81	6.90	6.93	7.05	7.10	7.14	7.22	7.51
4	1306351	531203	271234	6.51	6.64	6.73	6.81	6.83	6.95	6.99	7.03	7.11	7.37
5	1306285	531263	271163	6.50	6.63	6.71	6.78	6.80	6.91	6.95	6.98	7.05	7.28
6	1306302	531276	271151	6.47	6.57	6.63	6.70	6.72	6.81	6.84	6.87	6.93	7.08
7	1306282	531335	271073	6.43	6.52	6.58	6.63	6.65	6.73	6.76	6.79	6.83	6.95
8	1306344	531367	270868	6.41	6.49	6.55	6.60	6.62	6.70	6.73	6.75	6.80	6.91

Data in this table comes from the EAn Godmanchester PostFAS Great Ouse 2014 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1306284	530756	271579	95.10	97.69	106.30	112.95	115.17	126.08	130.52	134.22	140.55	161.95
2	1306258	530920	271475	91.09	94.35	102.82	109.37	111.54	122.12	126.50	130.07	136.22	158.08
3	1306350	531049	271344	89.63	99.04	106.44	111.75	113.54	122.61	126.63	129.71	135.10	151.10
4	1306351	531203	271234	116.10	142.02	157.67	168.80	171.95	187.45	193.19	198.54	209.84	245.13
5	1306285	531263	271163	127.18	159.32	180.51	196.52	201.15	224.34	232.89	241.10	258.98	323.01
6	1306302	531276	271151	127.18	159.32	180.51	196.52	201.15	224.34	232.89	241.10	258.98	323.01
7	1306282	531335	271073	127.19	159.33	180.52	196.52	201.16	224.35	233.03	241.15	259.10	325.58
8	1306344	531367	270868	114.62	136.92	155.68	168.66	172.19	192.50	200.38	207.62	223.45	277.96

Data in this table comes from the EAn Godmanchester PostFAS Great Ouse 2014 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.



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Environment Agency

Defended modelled fluvial node locations

Location (easting/northing)
531836/271811

Scale
1:7,500

Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

Selected area

Modelled location

Main river

0 100 200 300
metres

Modelled node locations data

Defended

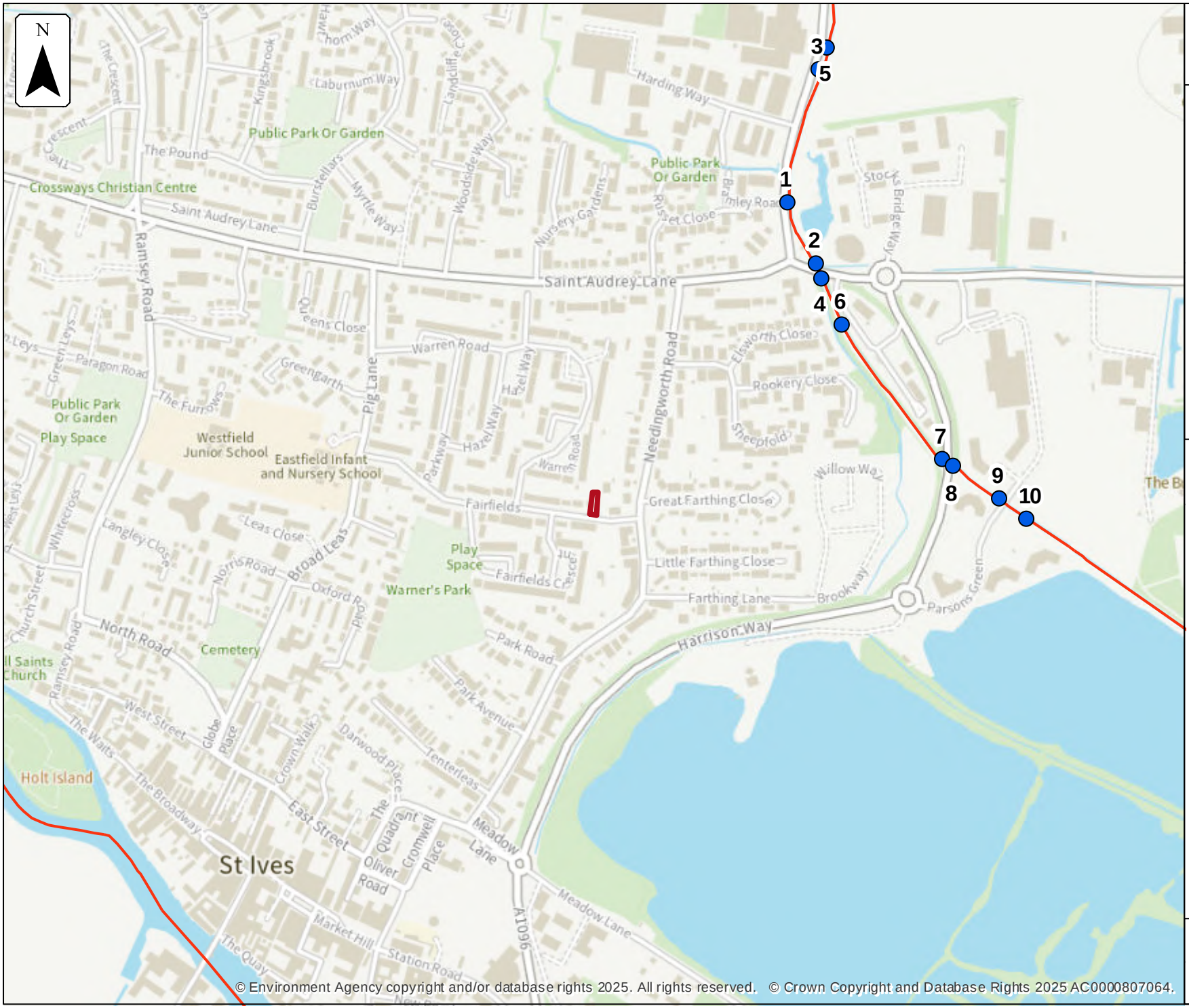
Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1279017	532121	272251	5.90	6.06	6.16	6.24	6.28	6.37	6.43	6.45	6.56	6.84
2	1278843	532161	272162	5.83	6.0	6.11	6.19	6.23	6.33	6.38	6.40	6.51	6.78
3	1279018	532165	272444	6.25	6.40	6.49	6.57	6.61	6.70	6.75	6.77	6.86	7.21
4	1278845	532169	272140	5.81	5.99	6.09	6.18	6.22	6.31	6.37	6.39	6.50	6.75
5	1279059	532177	272478	6.34	6.49	6.58	6.66	6.69	6.78	6.83	6.85	6.95	7.36
6	1279066	532199	272072	5.77	5.95	6.06	6.15	6.18	6.28	6.34	6.36	6.46	6.69
7	1278809	532346	271876	5.59	5.75	5.85	5.93	5.96	6.06	6.11	6.13	6.24	6.59
8	1279188	532361	271865	5.58	5.75	5.84	5.92	5.96	6.05	6.11	6.13	6.24	6.59
9	1278956	532430	271818	5.49	5.66	5.76	5.84	5.88	5.97	6.03	6.05	6.17	6.51
10	1278895	532469	271789	5.44	5.62	5.73	5.81	5.83	5.93	5.98	6.01	6.12	6.46

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1279017	532121	272251	1.68	2.43	2.93	3.41	3.62	4.21	4.58	4.72	5.46	9.27
2	1278843	532161	272162	1.69	2.37	2.82	3.24	3.43	3.96	4.30	4.42	5.10	8.73
3	1279018	532165	272444	1.64	2.36	2.85	3.31	3.51	4.09	4.46	4.59	5.31	9.03
4	1278845	532169	272140	1.78	2.56	3.09	3.60	3.82	4.44	4.84	4.98	5.76	9.74
5	1279059	532177	272478	1.55	2.22	2.69	3.12	3.31	3.86	4.21	4.33	5.01	8.56
6	1279066	532199	272072	1.83	2.63	3.18	3.69	3.92	4.56	4.97	5.11	5.92	9.51
7	1278809	532346	271876	1.92	2.77	3.34	3.89	4.12	4.80	5.22	5.38	6.25	10.50
8	1279188	532361	271865	1.97	2.84	3.42	3.98	4.22	4.92	5.35	5.51	6.41	10.74
9	1278956	532430	271818	2.02	2.91	3.51	4.08	4.33	5.04	5.48	5.64	6.59	10.99
10	1278895	532469	271789	2.11	3.04	3.67	4.27	4.53	5.27	5.74	5.91	6.93	11.48

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.



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Environment Agency

Defences removed modelled fluvial node locations

Location (easting/northing)
531836/271811

Scale
1:7,500

Created
22 Jan 2025

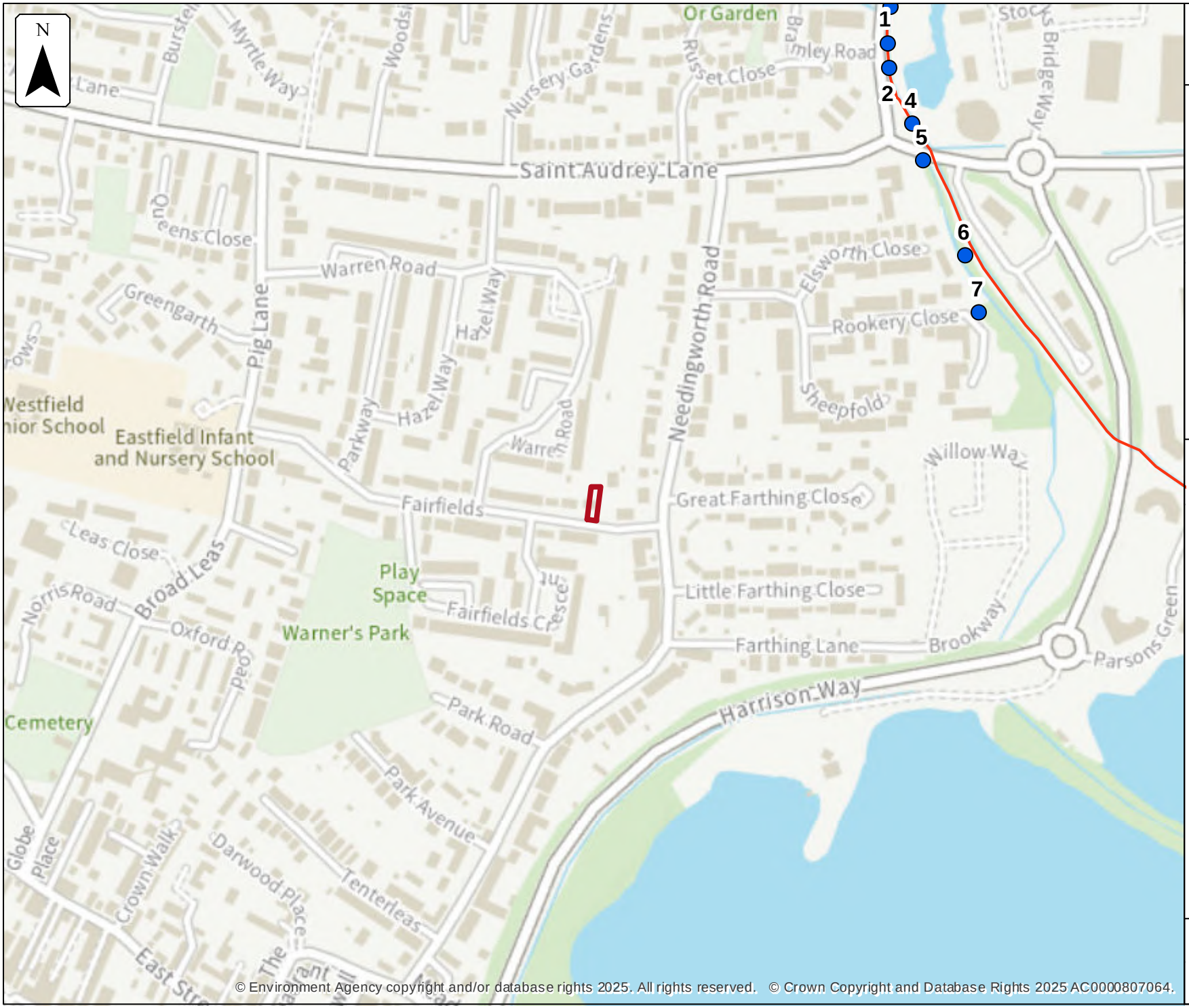
Model name
EAn Lower Ouse Downstream 2015

Modelled node locations data

Defences removed

Label	Modelled location ID	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Flow	Flow	Flow
1	1279017	532121	272251	6.24	6.24	6.84	3.41	4.72	9.27
2	1278843	532161	272162	6.19	6.19	6.78	3.24	4.42	8.73
3	1279018	532165	272444	6.57	6.57	7.21	3.31	4.59	9.03
4	1278845	532169	272140	6.18	6.18	6.75	3.60	4.98	9.74
5	1279059	532177	272478	6.66	6.66	7.36	3.12	4.33	8.56
6	1279066	532199	272072	6.15	6.15	6.69	3.69	5.11	9.51
7	1278809	532346	271876	5.93	5.93	6.59	3.89	5.38	10.50
8	1279188	532361	271865	5.92	5.92	6.59	3.98	5.51	10.74
9	1278956	532430	271818	5.84	5.84	6.51	4.08	5.64	10.99
10	1278895	532469	271789	5.79	5.79	6.46	4.27	5.91	11.48

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.



Environment Agency

No defences exist modelled fluvial node locations

Location (easting/northing)
531836/271811

Scale
1:5,000

Created
22 Jan 2025

Model name
Houghton Field Drain and Parsons Drove

Selected area

Modelled location

Main river

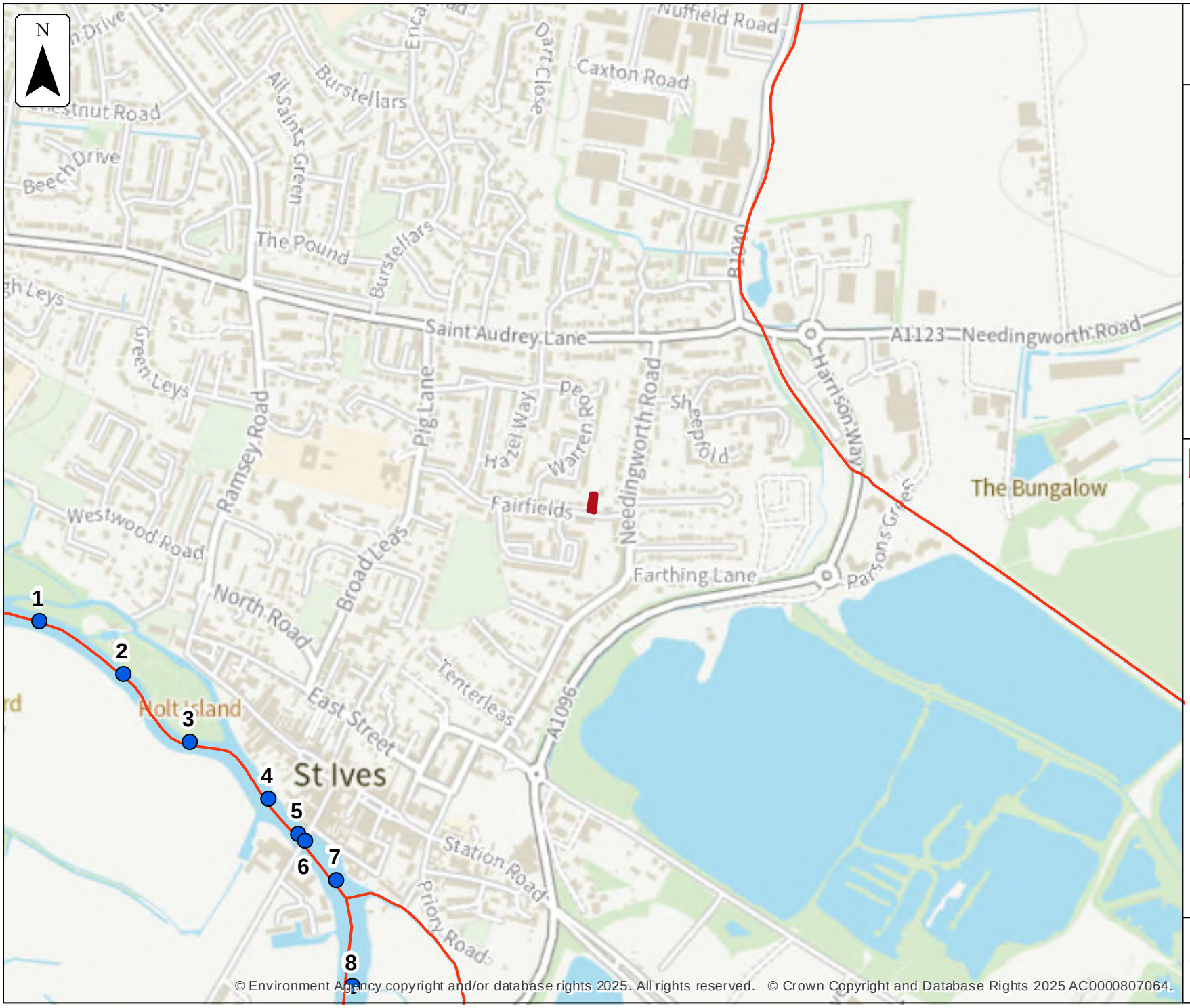
0 50 100 150 200 250
metres

Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Flow	Flow	Flow
1	1348858	532123	272259	6.74	6.96	7.35	3.34	4.61	6.0
2	1348823	532124	272235	6.69	6.92	7.35	3.34	4.61	5.97
3	1348857	532125	272294	6.77	6.99	7.35	3.13	4.33	5.31
4	1348821	532147	272180	6.59	6.81	7.26	3.34	4.61	8.83
5	1348813	532158	272146	6.52	6.72	7.16	3.34	4.60	9.12
6	1348841	532199	272053	6.37	6.56	6.90	3.34	4.60	9.86
7	1348859	532212	271997	6.05	6.26	6.65	3.33	4.60	9.86

Data in this table comes from the Houghton Field Drain and Parsons Drove 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.



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Environment Agency

Defended climate change modelled fluvial node locations

Location (easting/northing)
531836/271811

Scale
1:10,000

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

- Selected area
- Modelled location
- Main river

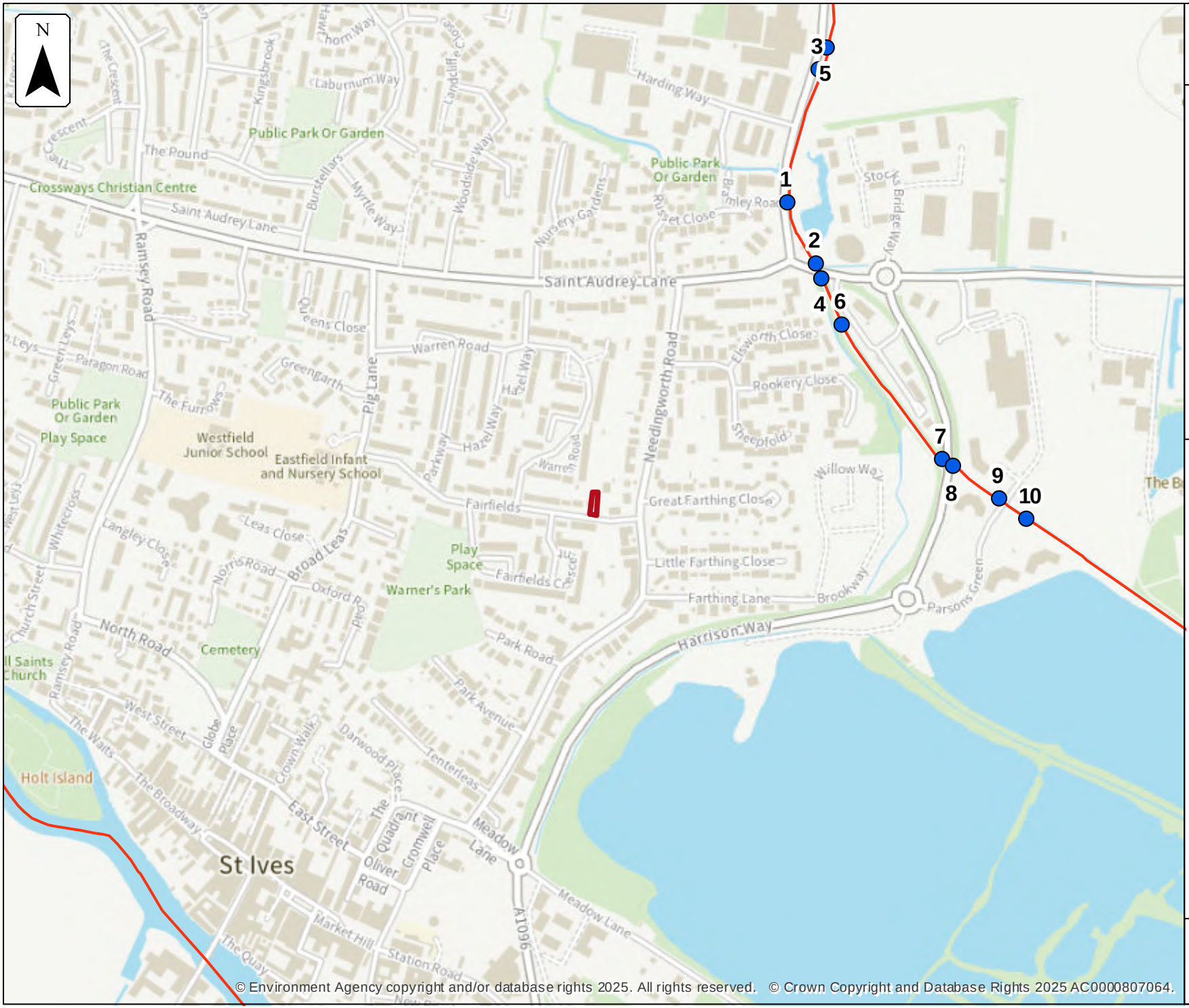
0 100 200 300 400 500
metres

Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
				Level	Flow
1	1306284	530756	271579	7.36	143.72
2	1306258	530920	271475	7.31	139.31
3	1306350	531049	271344	7.26	137.89
4	1306351	531203	271234	7.14	214.45
5	1306285	531263	271163	7.08	266.57
6	1306302	531276	271151	6.95	266.57
7	1306282	531335	271073	6.86	266.84
8	1306344	531367	270868	6.82	230.58

Data in this table comes from the EAn Godmanchester PostFAS Great Ouse 2014 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.



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Environment Agency

Defended climate change modelled fluvial node locations

Location (easting/northing)
531836/271811

Scale
1:7,500

Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

Selected area

Modelled location

Main river

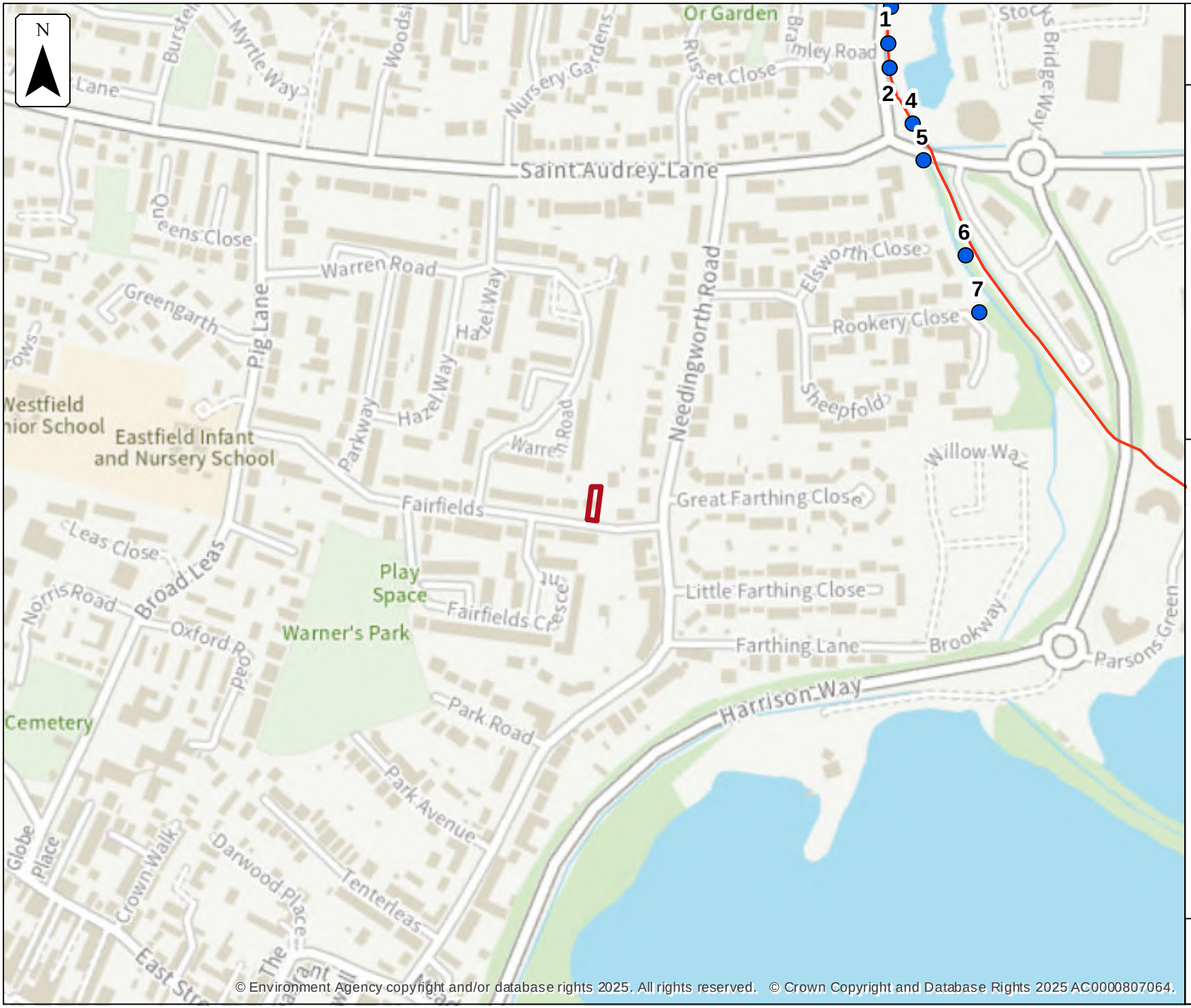
0 100 200 300
metres

Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
				Level	Flow
1	1279017	532121	272251	6.55	5.33
2	1278843	532161	272162	6.50	4.99
3	1279018	532165	272444	6.85	5.17
4	1278845	532169	272140	6.49	5.66
5	1279059	532177	272478	6.93	4.94
6	1279066	532199	272072	6.45	5.82
7	1278809	532346	271876	6.23	6.15
8	1279188	532361	271865	6.23	6.32
9	1278956	532430	271818	6.15	6.48
10	1278895	532469	271789	6.14	6.81

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.



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Environment Agency

No defences exist climate change modelled fluvial node locations

Location (easting/northing)
531836/271811

Scale
1:5,000

Created
22 Jan 2025

Model name
Houghton Field Drain and Parsons Drove

Selected area
Modelled location
Main river

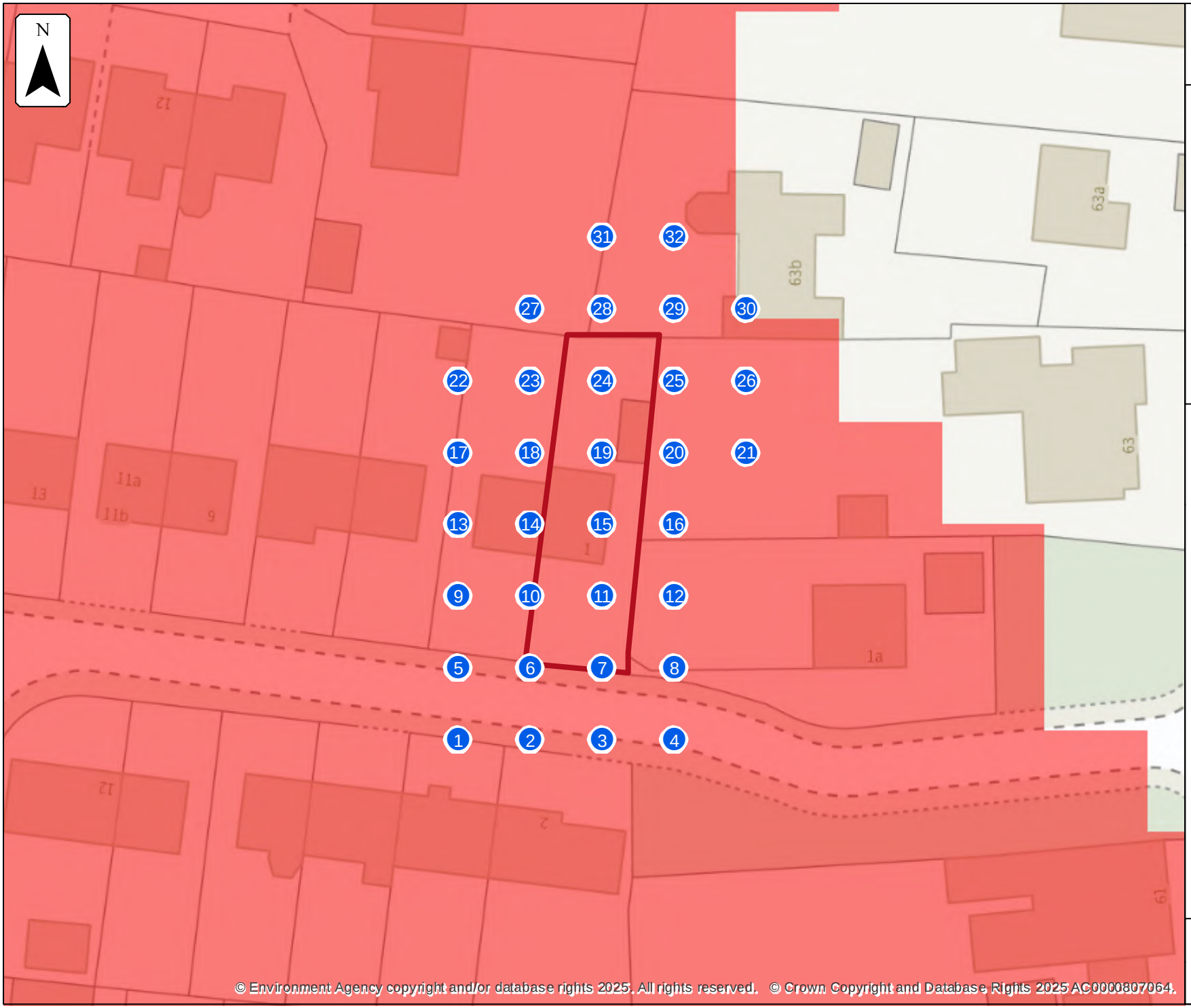
0 50 100 150 200 250
metres

Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)
				Level	Level	Level	Flow	Flow	Flow
1	1348858	532123	272259	7.07	7.14	7.28	5.42	5.57	6.0
2	1348823	532124	272235	7.02	7.11	7.28	5.41	5.57	5.98
3	1348857	532125	272294	7.10	7.16	7.28	5.10	5.23	5.63
4	1348821	532147	272180	6.90	7.0	7.20	5.40	6.05	7.49
5	1348813	532158	272146	6.81	6.91	7.12	5.40	6.05	7.54
6	1348841	532199	272053	6.65	6.76	6.96	5.40	6.05	7.62
7	1348859	532212	271997	6.26	6.65	6.26	5.40	6.05	7.62

Data in this table comes from the Houghton Field Drain and Parsons Drove 2017 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.
If no level or flow data is available for a scenario, no table will be shown.



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Environment Agency

Defended modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

Selected area

Main river

Modelled 2D grid

Water level in mAOD

- 0 - 6.0
- 6.0 - 6.125
- 6.125 - 6.25
- 6.25 - 6.375
- 6.375 - 6.5
- 6.5 - 6.625
- 6.625 - 6.75
- 6.75 - 6.875
- 6.875 - 7.0

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	531823	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.66
2	531830	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.62
3	531837	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.62
4	531844	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.66
5	531823	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.63
6	531830	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.53
7	531837	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.53
8	531844	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.45
9	531823	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.67
10	531830	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.53
11	531837	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.53
12	531844	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.40
13	531823	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.60
14	531830	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.49
15	531837	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.49
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.36

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
17	531823	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.60
18	531830	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.49
19	531837	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.49
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.36
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.19
22	531823	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.50
23	531830	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.37
24	531837	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.37
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.09
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.23
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.23
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.11
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.23
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.11
Max value in selected area:			Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	0.53

Data in this table comes from the EAn Godmanchester PostFAS Great Ouse 2014 model.

Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

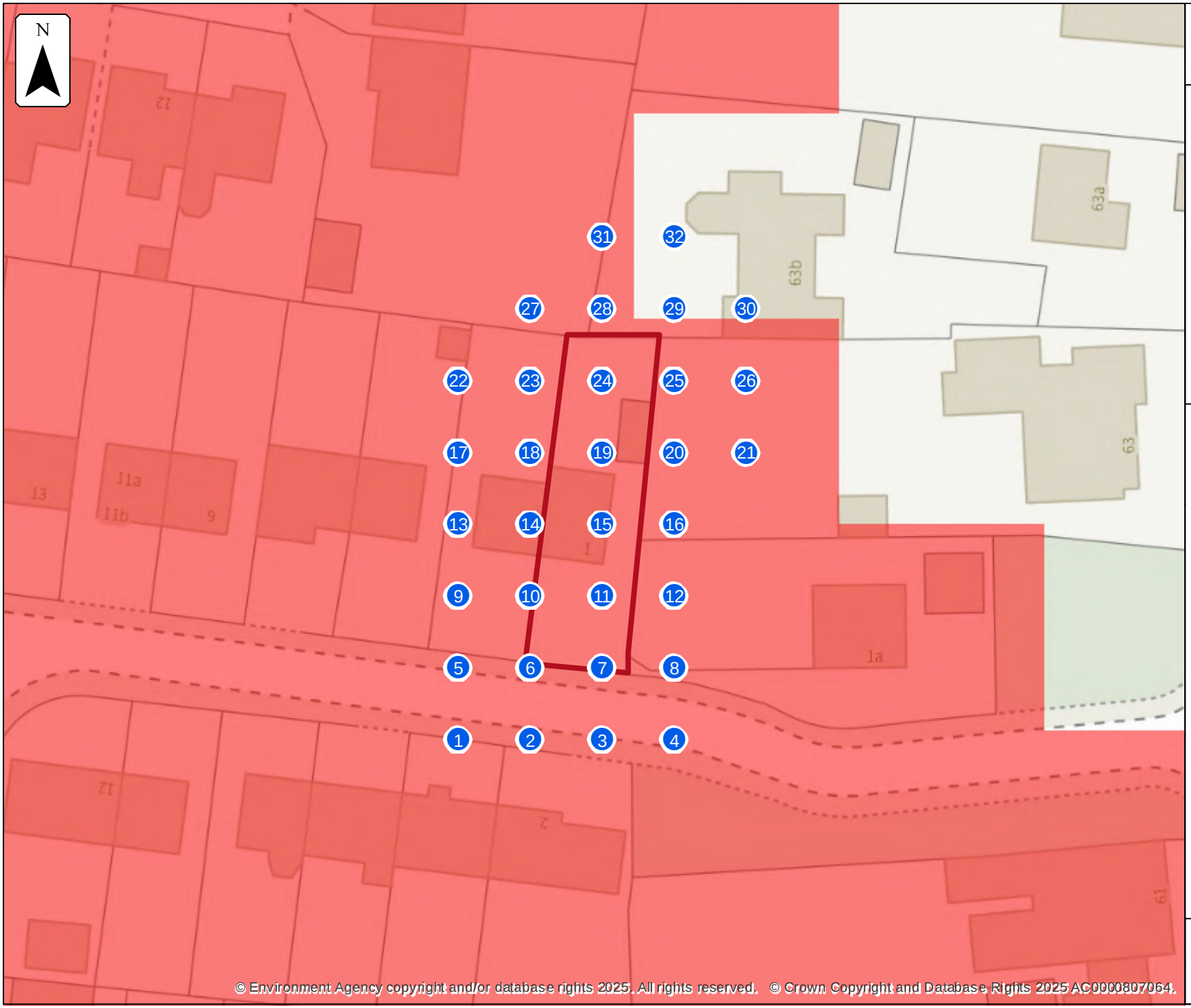
Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	531823	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
2	531830	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
3	531837	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
4	531844	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
5	531823	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
6	531830	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
7	531837	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
8	531844	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
9	531823	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
10	531830	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
11	531837	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
12	531844	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
13	531823	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
14	531830	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
15	531837	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
17	531823	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
18	531830	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
19	531837	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
22	531823	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
23	531830	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
24	531837	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.91
Max value in selected area:			Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	6.91

Data in this table comes from the EAn Godmanchester PostFAS Great Ouse 2014 model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



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Environment Agency

Defended modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 6.0
- 6.0 - 6.125
- 6.125 - 6.25
- 6.25 - 6.375
- 6.375 - 6.5
- 6.5 - 6.625
- 6.625 - 6.75
- 6.75 - 6.875
- 6.875 - 7.0

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
1	531823	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.75
2	531830	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.75
3	531837	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.75
4	531844	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.83
5	531823	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.64
6	531830	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.64
7	531837	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.64
8	531844	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.41
9	531823	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.64
10	531830	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.64
11	531837	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.64
12	531844	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.41
13	531823	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
14	531830	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
15	531837	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
17	531823	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
18	531830	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
19	531837	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
22	531823	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
23	531830	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
24	531837	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.54
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.25
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.27
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.27
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	0.27
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	0.64

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.

Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

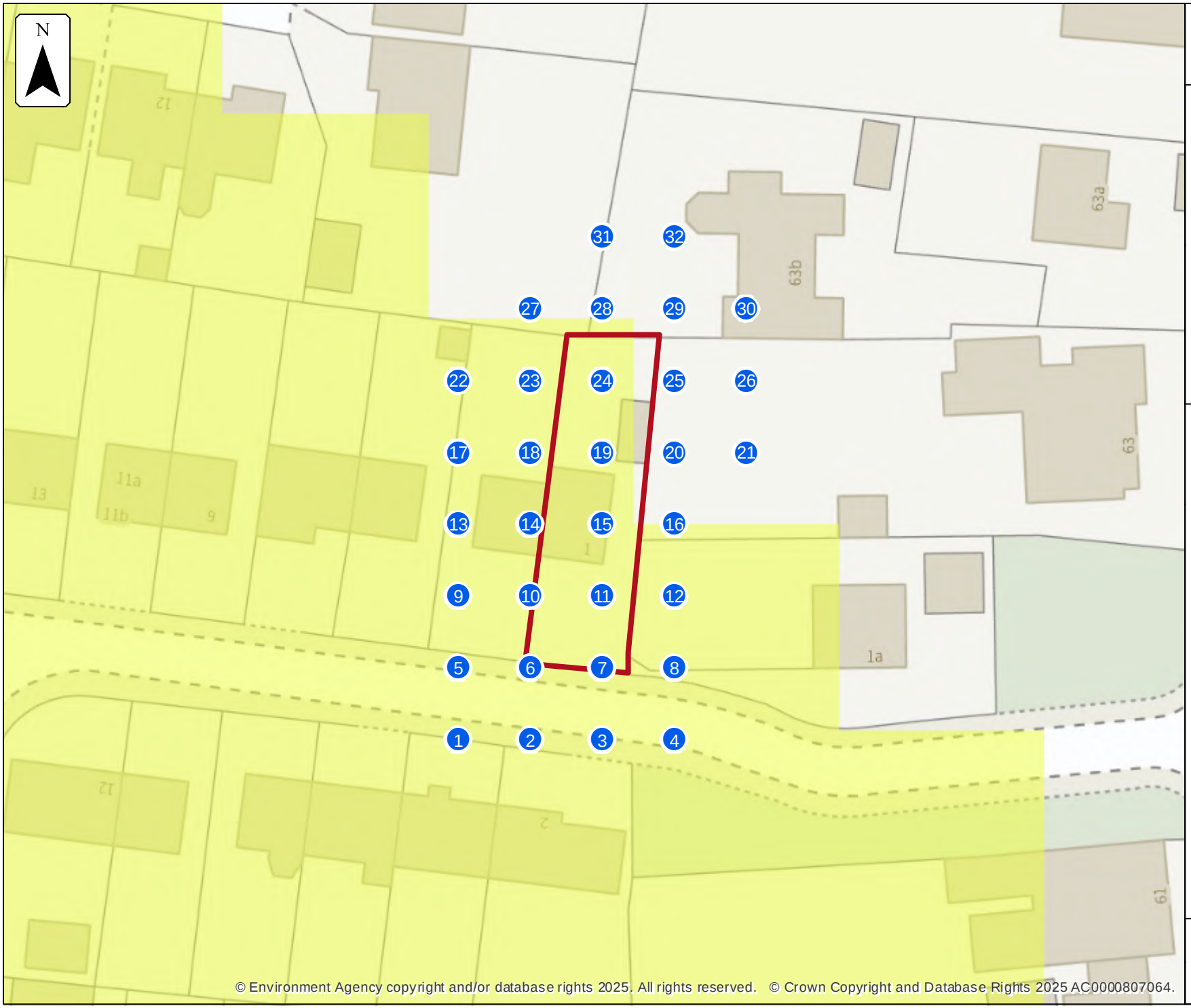
Defended

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
1	531823	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
2	531830	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
3	531837	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
4	531844	271788	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
5	531823	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
6	531830	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
7	531837	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
8	531844	271795	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
9	531823	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
10	531830	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
11	531837	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
12	531844	271802	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
13	531823	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
14	531830	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
15	531837	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
17	531823	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
18	531830	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
19	531837	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
22	531823	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
23	531830	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
24	531837	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	6.95
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	Could not determine	6.95

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

Defences removed modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 6.0
- 6.0 - 6.125
- 6.125 - 6.25
- 6.25 - 6.375
- 6.375 - 6.5
- 6.5 - 6.625
- 6.625 - 6.75
- 6.75 - 6.875
- 6.875 - 7.0

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

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Sample point data

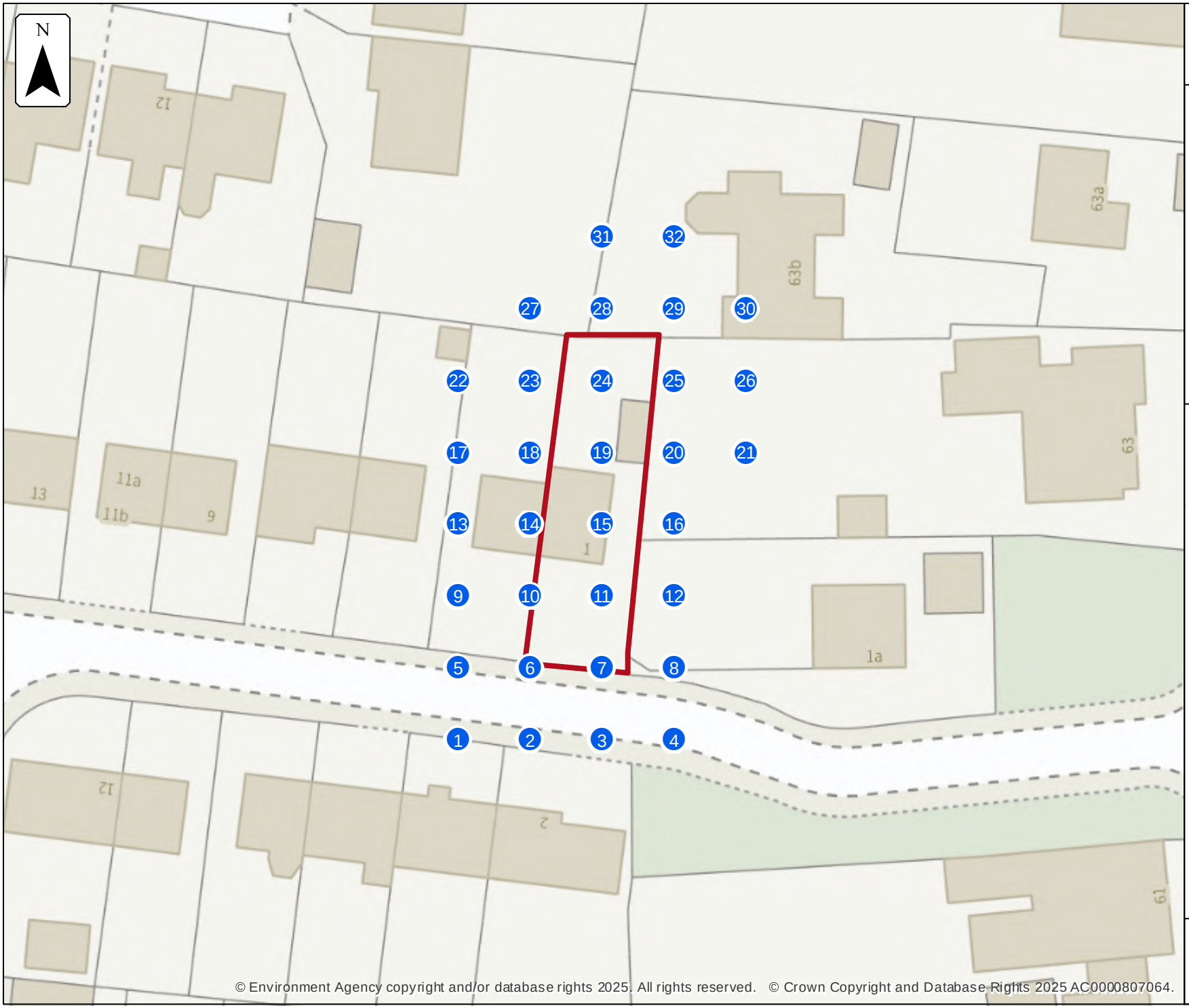
Defences removed

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Height	Height	Height
1	531823	271788	NoData	NoData	0.34	NoData	NoData	6.54
2	531830	271788	NoData	NoData	0.34	NoData	NoData	6.54
3	531837	271788	NoData	NoData	0.34	NoData	NoData	6.54
4	531844	271788	NoData	NoData	0.43	NoData	NoData	6.54
5	531823	271795	NoData	NoData	0.22	NoData	NoData	6.54
6	531830	271795	NoData	NoData	0.22	NoData	NoData	6.54
7	531837	271795	NoData	NoData	0.22	NoData	NoData	6.54
8	531844	271795	NoData	NoData	0.04	NoData	NoData	6.54
9	531823	271802	NoData	NoData	0.22	NoData	NoData	6.54
10	531830	271802	NoData	NoData	0.22	NoData	NoData	6.54
11	531837	271802	NoData	NoData	0.22	NoData	NoData	6.54
12	531844	271802	NoData	NoData	0.04	NoData	NoData	6.54
13	531823	271809	NoData	NoData	0.14	NoData	NoData	6.54
14	531830	271809	NoData	NoData	0.14	NoData	NoData	6.54
15	531837	271809	NoData	NoData	0.14	NoData	NoData	6.54
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Height	Height	Height
17	531823	271816	NoData	NoData	0.14	NoData	NoData	6.54
18	531830	271816	NoData	NoData	0.14	NoData	NoData	6.54
19	531837	271816	NoData	NoData	0.14	NoData	NoData	6.54
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData
22	531823	271823	NoData	NoData	0.14	NoData	NoData	6.54
23	531830	271823	NoData	NoData	0.14	NoData	NoData	6.54
24	531837	271823	NoData	NoData	0.14	NoData	NoData	6.54
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	Could not determine	0.22	Could not determine	Could not determine	6.54

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.

Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



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Environment Agency

No defences exist modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
Houghton Field Drain and Parsons Drove

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 6.0
- 6.0 - 8.375
- 8.375 - 10.75
- 10.75 - 13.125
- 13.125 - 15.5
- 15.5 - 17.875
- 17.875 - 20.25
- 20.25 - 22.625
- 22.625 - 25.0

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

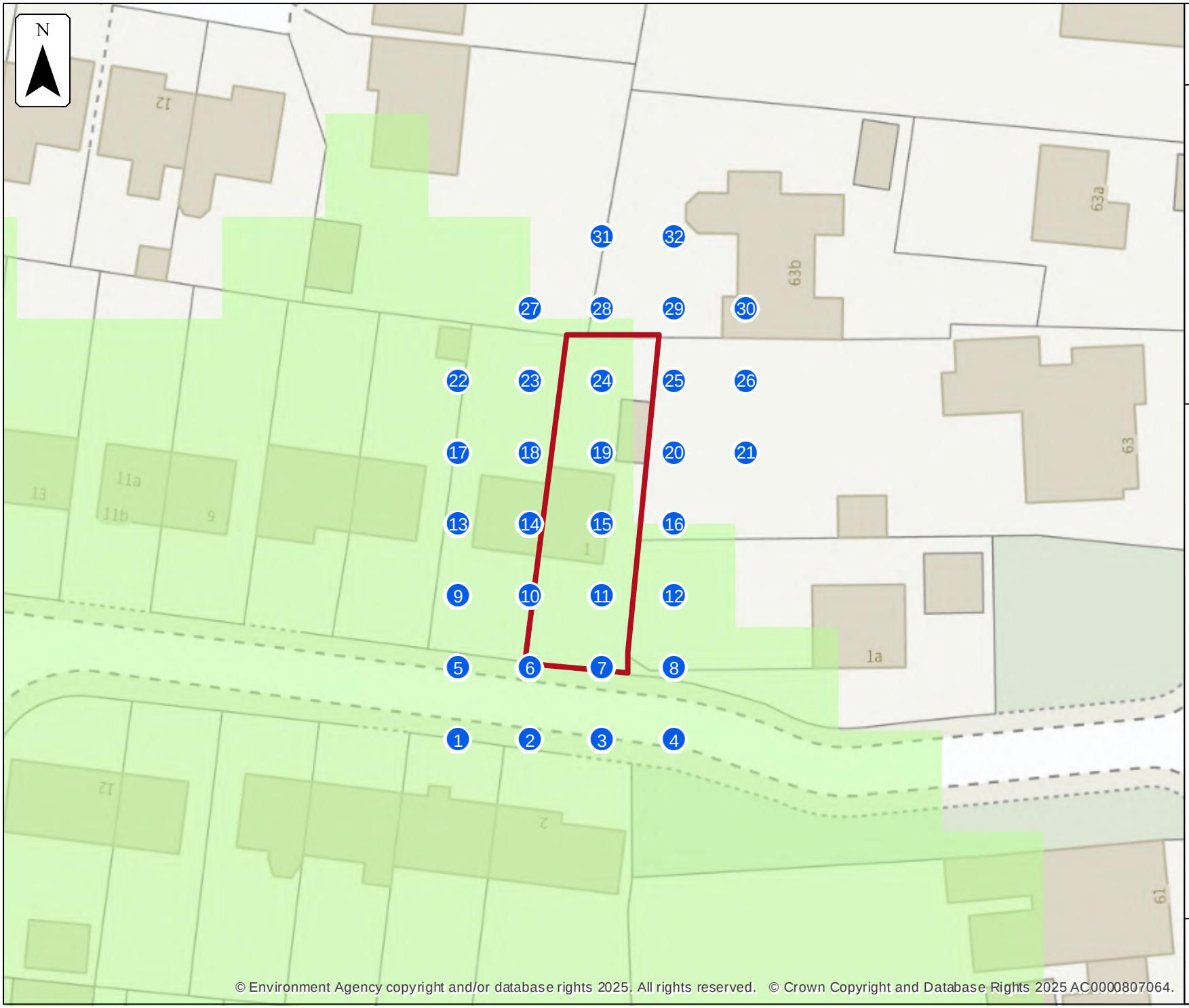
No defences exist

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Height	Height	Height
1	531823	271788	NoData	NoData	NoData	NoData	NoData	NoData
2	531830	271788	NoData	NoData	NoData	NoData	NoData	NoData
3	531837	271788	NoData	NoData	NoData	NoData	NoData	NoData
4	531844	271788	NoData	NoData	NoData	NoData	NoData	NoData
5	531823	271795	NoData	NoData	NoData	NoData	NoData	NoData
6	531830	271795	NoData	NoData	NoData	NoData	NoData	NoData
7	531837	271795	NoData	NoData	NoData	NoData	NoData	NoData
8	531844	271795	NoData	NoData	NoData	NoData	NoData	NoData
9	531823	271802	NoData	NoData	NoData	NoData	NoData	NoData
10	531830	271802	NoData	NoData	NoData	NoData	NoData	NoData
11	531837	271802	NoData	NoData	NoData	NoData	NoData	NoData
12	531844	271802	NoData	NoData	NoData	NoData	NoData	NoData
13	531823	271809	NoData	NoData	NoData	NoData	NoData	NoData
14	531830	271809	NoData	NoData	NoData	NoData	NoData	NoData
15	531837	271809	NoData	NoData	NoData	NoData	NoData	NoData
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Height	Height	Height
17	531823	271816	NoData	NoData	NoData	NoData	NoData	NoData
18	531830	271816	NoData	NoData	NoData	NoData	NoData	NoData
19	531837	271816	NoData	NoData	NoData	NoData	NoData	NoData
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData
22	531823	271823	NoData	NoData	NoData	NoData	NoData	NoData
23	531830	271823	NoData	NoData	NoData	NoData	NoData	NoData
24	531837	271823	NoData	NoData	NoData	NoData	NoData	NoData
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Houghton Field Drain and Parsons Drove 2017 model.
Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

No defences exist modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 6.0
- 6.0 - 6.125
- 6.125 - 6.25
- 6.25 - 6.375
- 6.375 - 6.5
- 6.5 - 6.625
- 6.625 - 6.75
- 6.75 - 6.875
- 6.875 - 7.0

This map shows the 0.1% AEP height data

0 5 10 15 20
metres

Sample point data

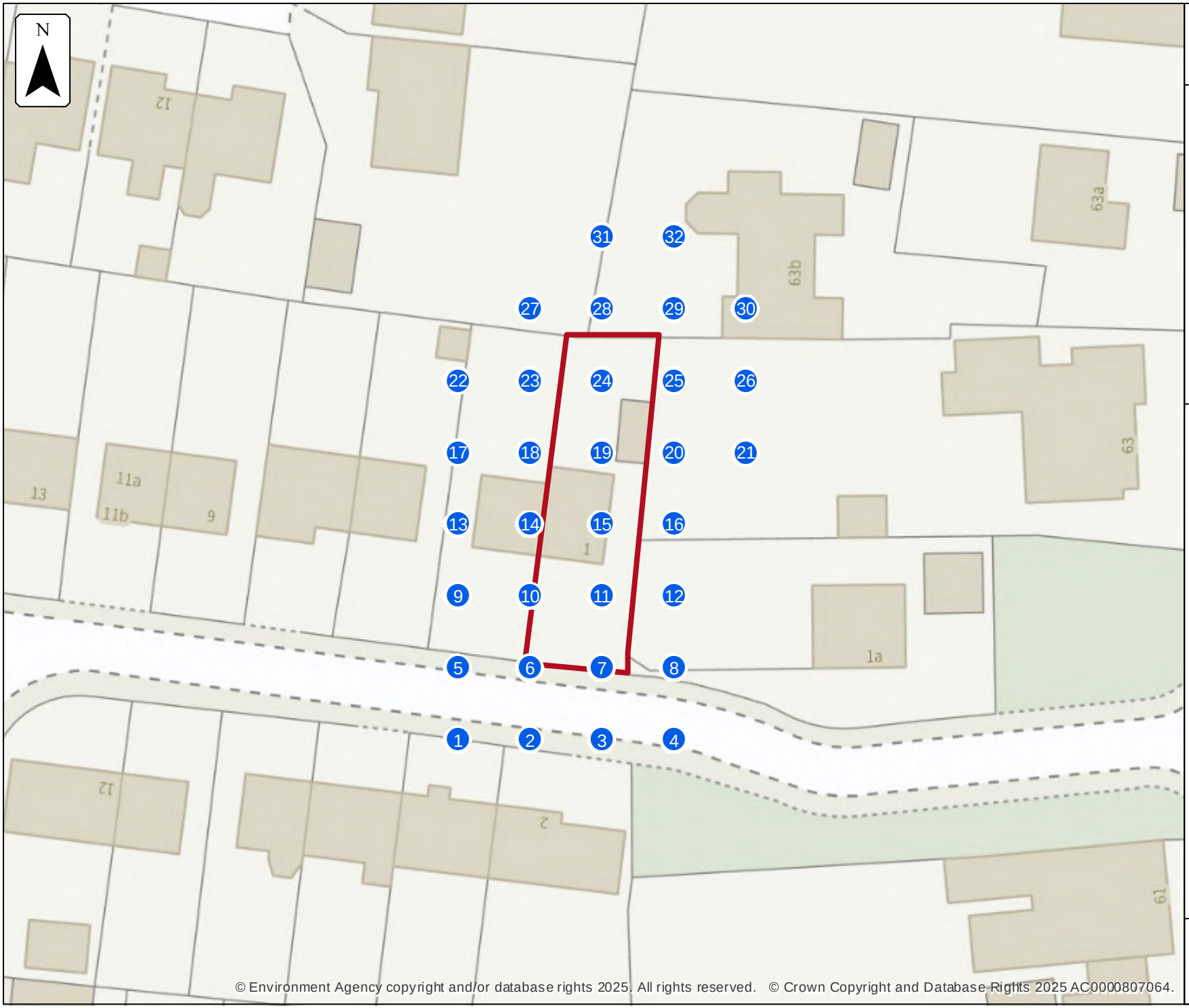
No defences exist

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Height	Height	Height
1	531823	271788	NoData	NoData	0.23	NoData	NoData	6.47
2	531830	271788	NoData	NoData	0.18	NoData	NoData	6.47
3	531837	271788	NoData	NoData	0.18	NoData	NoData	6.47
4	531844	271788	NoData	NoData	0.24	NoData	NoData	6.47
5	531823	271795	NoData	NoData	0.19	NoData	NoData	6.47
6	531830	271795	NoData	NoData	0.09	NoData	NoData	6.47
7	531837	271795	NoData	NoData	0.09	NoData	NoData	6.47
8	531844	271795	NoData	NoData	0.06	NoData	NoData	6.47
9	531823	271802	NoData	NoData	0.23	NoData	NoData	6.47
10	531830	271802	NoData	NoData	0.12	NoData	NoData	6.47
11	531837	271802	NoData	NoData	0.12	NoData	NoData	6.47
12	531844	271802	NoData	NoData	0.04	NoData	NoData	6.47
13	531823	271809	NoData	NoData	0.19	NoData	NoData	6.47
14	531830	271809	NoData	NoData	0.08	NoData	NoData	6.47
15	531837	271809	NoData	NoData	0.08	NoData	NoData	6.47
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Depth	Depth	Depth	Height	Height	Height
17	531823	271816	NoData	NoData	0.19	NoData	NoData	6.47
18	531830	271816	NoData	NoData	0.08	NoData	NoData	6.47
19	531837	271816	NoData	NoData	0.08	NoData	NoData	6.47
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData
22	531823	271823	NoData	NoData	0.12	NoData	NoData	6.47
23	531830	271823	NoData	NoData	0.01	NoData	NoData	6.47
24	531837	271823	NoData	NoData	0.01	NoData	NoData	6.47
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			Could not determine	Could not determine	0.12	Could not determine	Could not determine	6.47

Data in this table comes from the EAn Godmanchester PostFAS Great Ouse 2014 model.

Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



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Environment Agency

Defended climate change modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
EAn Godmanchester PostFAS Great Ouse

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 31
- 31 - 31.5
- 31.5 - 32
- 32 - 32.5
- 32.5 - 33
- 33 - 33.5
- 33.5 - 34
- 34 - 34.5
- 34.5 - 35

This map shows the 1.0% AEP +20% height data

0 5 10 15 20
metres

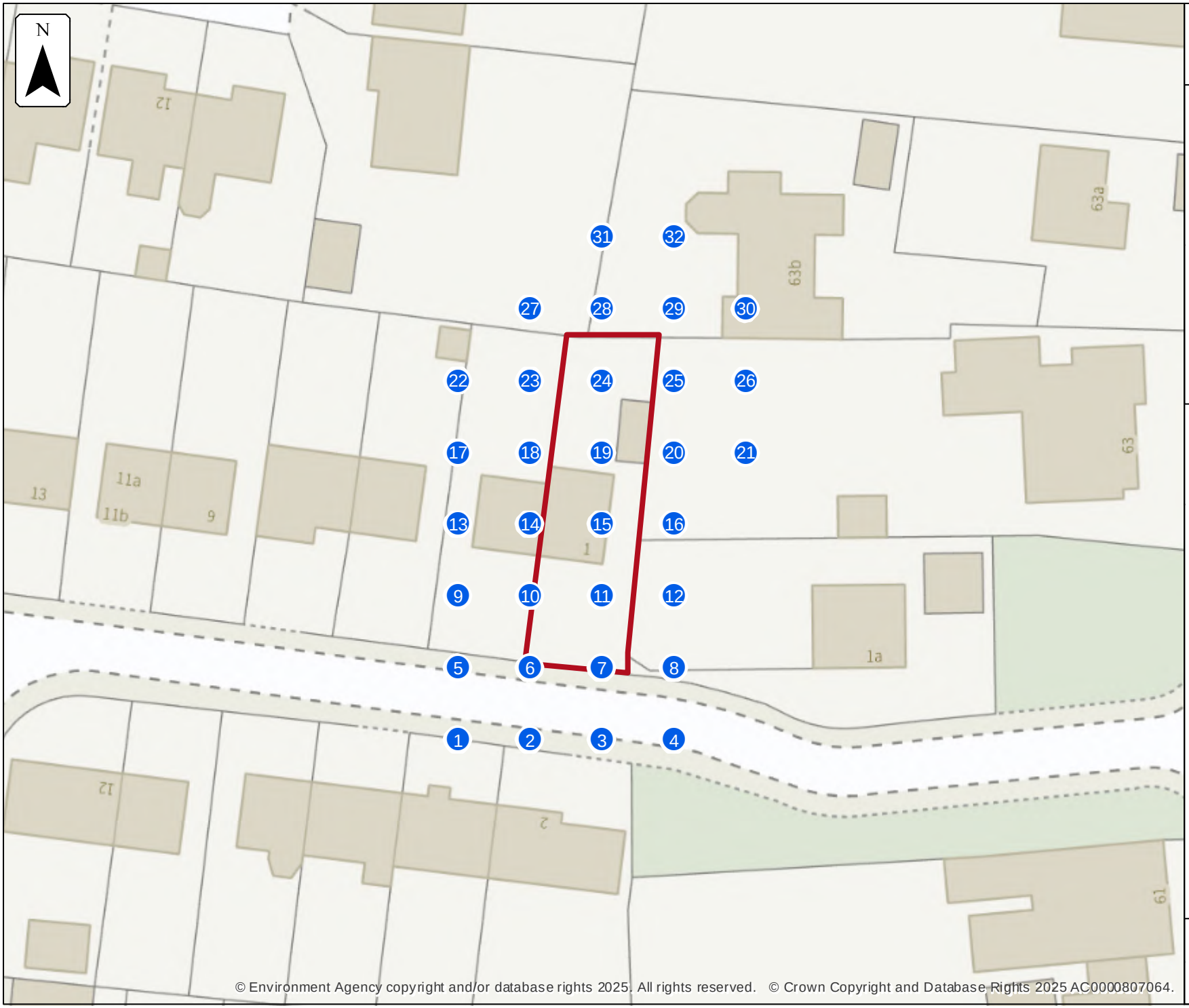
Sample point data

Defended climate change

Label	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
			Depth	Height
1	531823	271788	NoData	NoData
2	531830	271788	NoData	NoData
3	531837	271788	NoData	NoData
4	531844	271788	NoData	NoData
5	531823	271795	NoData	NoData
6	531830	271795	NoData	NoData
7	531837	271795	NoData	NoData
8	531844	271795	NoData	NoData
9	531823	271802	NoData	NoData
10	531830	271802	NoData	NoData
11	531837	271802	NoData	NoData
12	531844	271802	NoData	NoData
13	531823	271809	NoData	NoData
14	531830	271809	NoData	NoData
15	531837	271809	NoData	NoData
16	531844	271809	NoData	NoData

Label	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
			Depth	Height
17	531823	271816	NoData	NoData
18	531830	271816	NoData	NoData
19	531837	271816	NoData	NoData
20	531844	271816	NoData	NoData
21	531851	271816	NoData	NoData
22	531823	271823	NoData	NoData
23	531830	271823	NoData	NoData
24	531837	271823	NoData	NoData
25	531844	271823	NoData	NoData
26	531851	271823	NoData	NoData
27	531830	271830	NoData	NoData
28	531837	271830	NoData	NoData
29	531844	271830	NoData	NoData
30	531851	271830	NoData	NoData
31	531837	271837	NoData	NoData
32	531844	271837	NoData	NoData
Max value in selected area:			Could not determine	Could not determine

Data in this table comes from the EAn Godmanchester PostFAS Great Ouse 2014 model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



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Environment Agency

Defended climate change modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
EAn Lower Ouse Downstream 2015

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 31
- 31 - 31.5
- 31.5 - 32
- 32 - 32.5
- 32.5 - 33
- 33 - 33.5
- 33.5 - 34
- 34 - 34.5
- 34.5 - 35

This map shows the 1.0% AEP +20% height data

0 5 10 15 20
metres

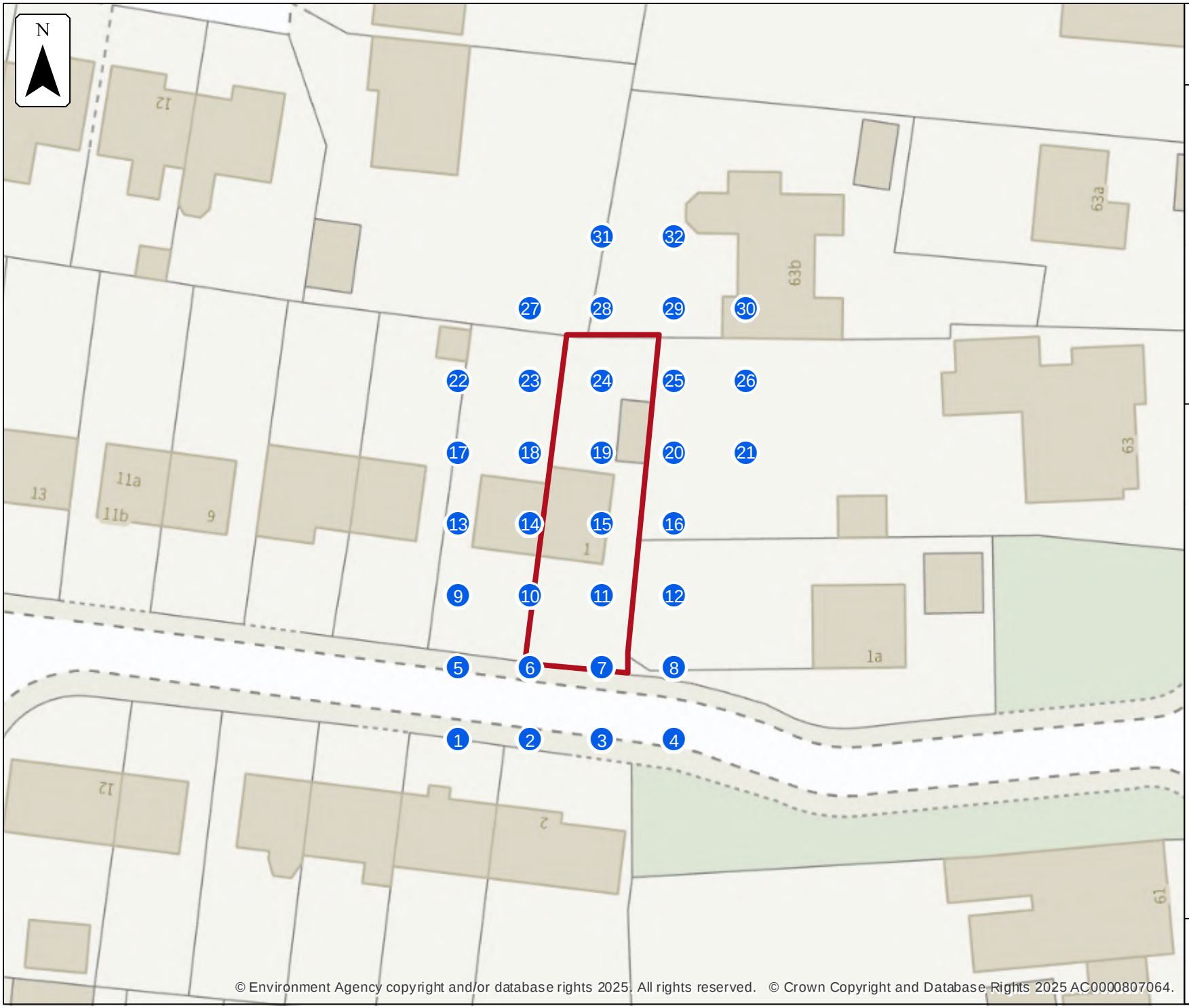
Sample point data

Defended climate change

Label	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
			Depth	Height
1	531823	271788	NoData	NoData
2	531830	271788	NoData	NoData
3	531837	271788	NoData	NoData
4	531844	271788	NoData	NoData
5	531823	271795	NoData	NoData
6	531830	271795	NoData	NoData
7	531837	271795	NoData	NoData
8	531844	271795	NoData	NoData
9	531823	271802	NoData	NoData
10	531830	271802	NoData	NoData
11	531837	271802	NoData	NoData
12	531844	271802	NoData	NoData
13	531823	271809	NoData	NoData
14	531830	271809	NoData	NoData
15	531837	271809	NoData	NoData
16	531844	271809	NoData	NoData

Label	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
			Depth	Height
17	531823	271816	NoData	NoData
18	531830	271816	NoData	NoData
19	531837	271816	NoData	NoData
20	531844	271816	NoData	NoData
21	531851	271816	NoData	NoData
22	531823	271823	NoData	NoData
23	531830	271823	NoData	NoData
24	531837	271823	NoData	NoData
25	531844	271823	NoData	NoData
26	531851	271823	NoData	NoData
27	531830	271830	NoData	NoData
28	531837	271830	NoData	NoData
29	531844	271830	NoData	NoData
30	531851	271830	NoData	NoData
31	531837	271837	NoData	NoData
32	531844	271837	NoData	NoData
Max value in selected area:			Could not determine	Could not determine

Data in this table comes from the EAn Lower Ouse Downstream 2015 model.
Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Environment Agency

No defences exist climate change modelled fluvial extent and height

Location (easting/northing)
531836/271811

Scale
1:500

Created
22 Jan 2025

Model name
Houghton Field Drain and Parsons Drove

Selected area

Main river

Modelled 2D grid
Water level in mAOD

- 0 - 7.0
- 7.0 - 9.25
- 9.25 - 11.5
- 11.5 - 13.75
- 13.75 - 16.0
- 16.0 - 18.25
- 18.25 - 20.5
- 20.5 - 22.75
- 22.75 - 25.0

This map shows the 1.0% AEP +65% height data

0 5 10 15 20
metres

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Sample point data

No defences exist climate change

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)
			Depth	Depth	Depth	Height	Height	Height
1	531823	271788	NoData	NoData	NoData	NoData	NoData	NoData
2	531830	271788	NoData	NoData	NoData	NoData	NoData	NoData
3	531837	271788	NoData	NoData	NoData	NoData	NoData	NoData
4	531844	271788	NoData	NoData	NoData	NoData	NoData	NoData
5	531823	271795	NoData	NoData	NoData	NoData	NoData	NoData
6	531830	271795	NoData	NoData	NoData	NoData	NoData	NoData
7	531837	271795	NoData	NoData	NoData	NoData	NoData	NoData
8	531844	271795	NoData	NoData	NoData	NoData	NoData	NoData
9	531823	271802	NoData	NoData	NoData	NoData	NoData	NoData
10	531830	271802	NoData	NoData	NoData	NoData	NoData	NoData
11	531837	271802	NoData	NoData	NoData	NoData	NoData	NoData
12	531844	271802	NoData	NoData	NoData	NoData	NoData	NoData
13	531823	271809	NoData	NoData	NoData	NoData	NoData	NoData
14	531830	271809	NoData	NoData	NoData	NoData	NoData	NoData
15	531837	271809	NoData	NoData	NoData	NoData	NoData	NoData
16	531844	271809	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)
			Depth	Depth	Depth	Height	Height	Height
17	531823	271816	NoData	NoData	NoData	NoData	NoData	NoData
18	531830	271816	NoData	NoData	NoData	NoData	NoData	NoData
19	531837	271816	NoData	NoData	NoData	NoData	NoData	NoData
20	531844	271816	NoData	NoData	NoData	NoData	NoData	NoData
21	531851	271816	NoData	NoData	NoData	NoData	NoData	NoData
22	531823	271823	NoData	NoData	NoData	NoData	NoData	NoData
23	531830	271823	NoData	NoData	NoData	NoData	NoData	NoData
24	531837	271823	NoData	NoData	NoData	NoData	NoData	NoData
25	531844	271823	NoData	NoData	NoData	NoData	NoData	NoData
26	531851	271823	NoData	NoData	NoData	NoData	NoData	NoData
27	531830	271830	NoData	NoData	NoData	NoData	NoData	NoData
28	531837	271830	NoData	NoData	NoData	NoData	NoData	NoData
29	531844	271830	NoData	NoData	NoData	NoData	NoData	NoData
30	531851	271830	NoData	NoData	NoData	NoData	NoData	NoData
31	531837	271837	NoData	NoData	NoData	NoData	NoData	NoData
32	531844	271837	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			NoData	NoData	NoData	NoData	NoData	NoData

Data in this table comes from the Houghton Field Drain and Parsons Drove 2017 model.

Height values are shown in mAOD, and depth values are shown in metres.
Any blank cells show where a particular scenario has not been modelled for this location.
Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.
If no height or depth data is available for a scenario, no table will be shown.
'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as surface water, ground water and reservoirs

Your Lead Local Flood Authority is Cambridgeshire County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

Find out more about flood risk activity permits

Help and advice

Contact the East Anglia Environment Agency team at enquiries_eastanglia@environment-agency.gov.uk for:

- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

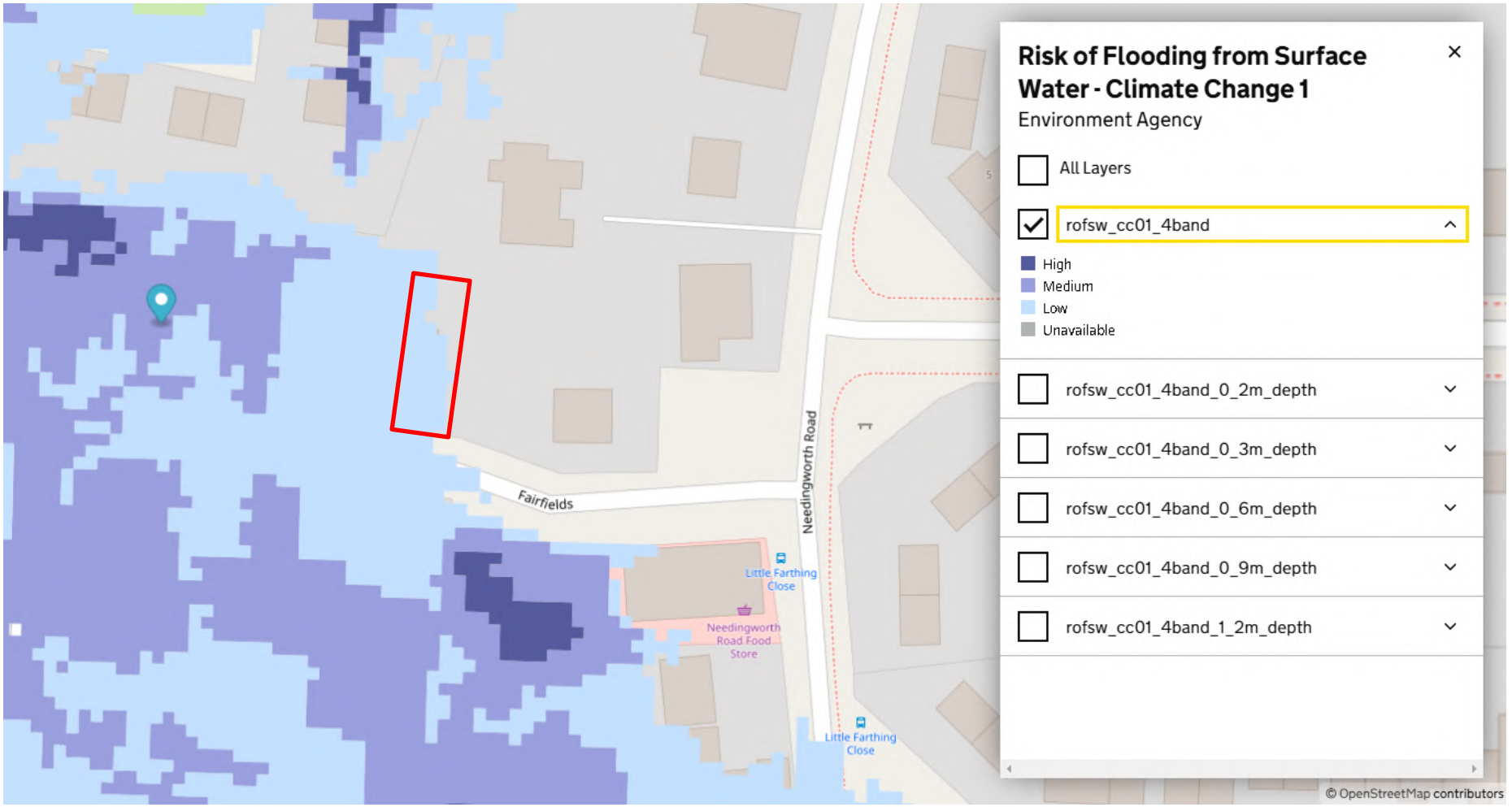
Appendix: F – Surface Water Flood Risk Map (Jan 2025)

TRANSPORT PLANNING ■ HIGHWAYS AND DRAINAGE ■ FLOOD RISK
1st Floor Millers House, Roydon Road, Stanstead Abbotts, SG12 8HN. Tel 01920 871 777 e: contact@eastp.co.uk www.eastp.co.uk

EAS is a trading name of EAS Transport Planning Ltd Registered in England and Wales No. 5751442

EA Risk of Surface Water Flooding (inc. Climate Change) – Any Depth

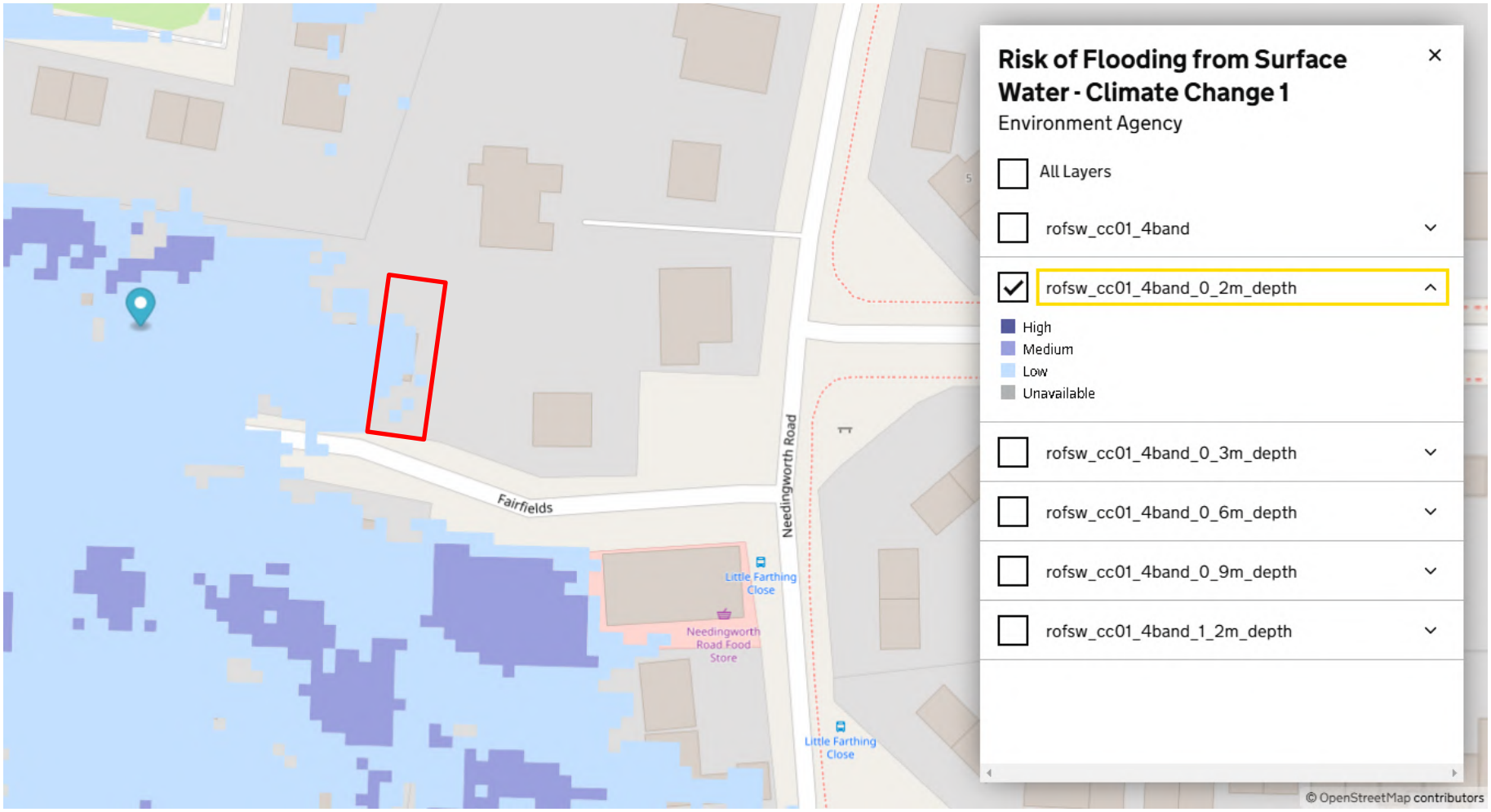
Site Boundary



Source: https://environment.data.gov.uk/

EA Risk of Surface Water Flooding (inc. Climate Change) – At Depths Beyond 200mm (200-300mm)

Site Boundary



Source: https://environment.data.gov.uk/

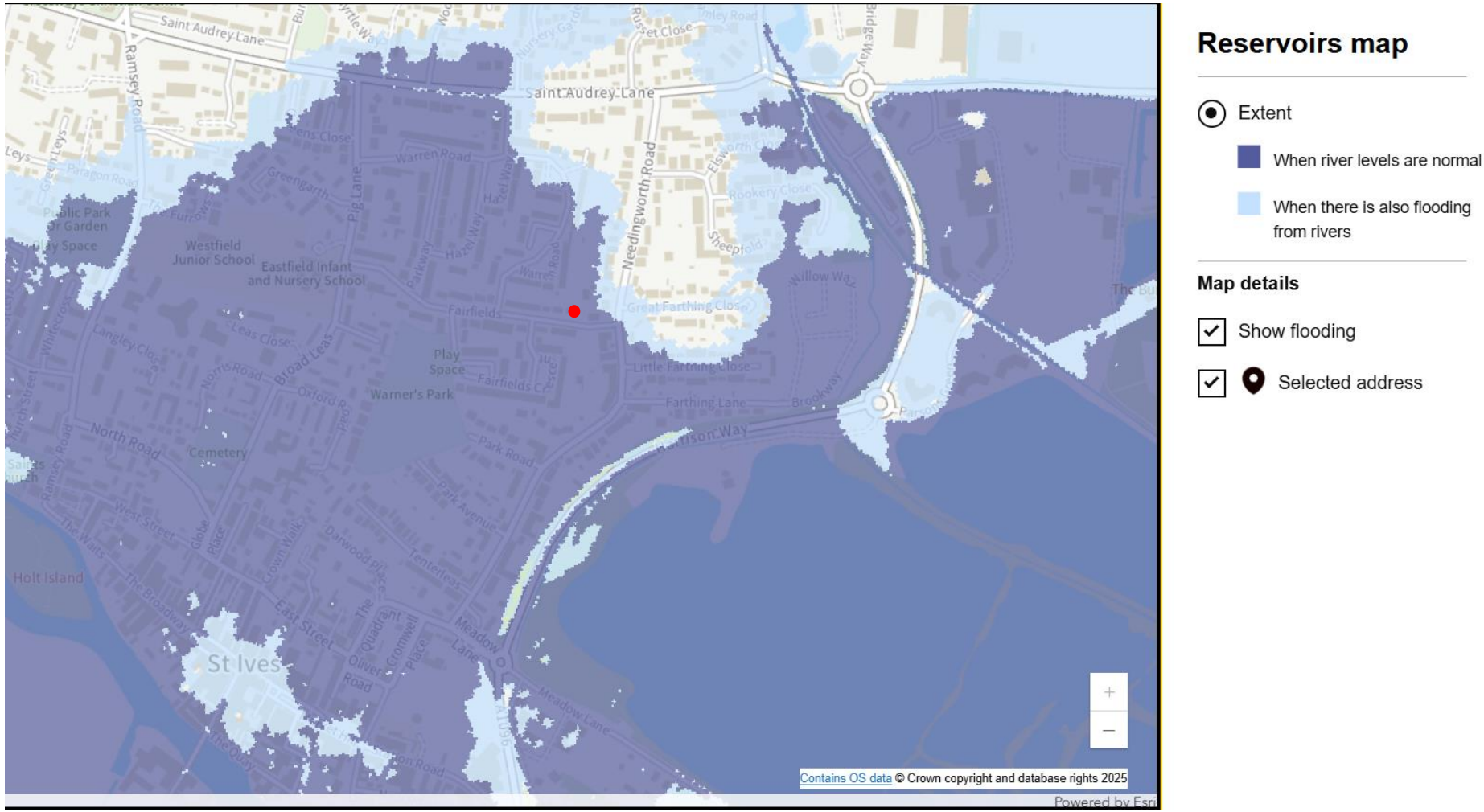
Appendix: G – Reservoir Flood Risk Map

TRANSPORT PLANNING ■ HIGHWAYS AND DRAINAGE ■ FLOOD RISK
1st Floor Millers House, Roydon Road, Stanstead Abbotts, SG12 8HN. Tel 01920 871 777 e: contact@eastp.co.uk www.eastp.co.uk

EAS is a trading name of EAS Transport Planning Ltd Registered in England and Wales No. 5751442

EA Risk of Reservoir Flooding

Site Location



Reservoirs map

- Extent
  - When river levels are normal
  - When there is also flooding from rivers

Map details

- Show flooding
- Selected address

Source: https://environment.data.gov.uk/