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Flood Risk Assessment

Risk: Very Low to Medium

The Site is mapped within the EA's fluvial Flood Zone 2 (Medium probability), with the flood risk originating from the River Great Ouse and its tributaries. The risk of flooding from rivers and sea is Low to Medium, taking flood defences into account.

Following analysis of the baseline data the Site is considered to be at a Very Low to Low risk of surface water flooding, a Negligible to Low risk of groundwater flooding and a Low risk of flooding from artificial sources (reservoirs, canals and sewers).

Mitigation measures are recommended in this report to reduce the risks to an acceptable level over the lifetime of the development.



Report prepared for

Mark & Holly Evans

Site Address

Oscars
40 High Street
St Neots
PE19 1JA

Date

24/09/2026

Site Area

140 m²

Grid Reference

518424, 260290

Report Status

FINAL

Report Reference

93399R1

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Version Control

Report Version	Date	Report Author	Report Checker	Report Reviewer
93399R1	24/09/2026	**Harriet Parker** Project Consultant	**Anna Musial** Associate	**Bob Sargent** Associate

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1. Executive summary

A review has been undertaken of national environmental data sets to assess the flood risk to the Site from all sources of flooding in accordance with the National Planning Policy Framework (NPPF) (2026) and National Planning Practice Guidance (NPPG) (published in 2014 and updated in September 2025). A site-specific flood risk assessment, to assess the flood risk to and from the development Site, is provided within this concise interpretative report written by an experienced GeoSmart consultant. Baseline flood risk and residual risks that remain after the flood risk management and mitigation measures are implemented are summarised in the table below.

Site analysis

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Low to Medium		Very Low
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low to Medium	Very Low to Low	Very Low
Groundwater flooding	Moderate	Negligible to Low	Negligible
Other flood risk factors present	Yes (reservoirs)		Yes
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of EA flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

Summary of existing and proposed development

The Site is currently used within a commercial capacity with a café and underpass on the ground floor and office spaces on the first floor.

Development proposals comprise the conversion of the first floor into two one-bedroom residential units. The existing commercial space on the ground floor is proposed to be maintained, with access to the flats at the side and rear of the building.

Summary of flood risks

The flood risks from all sources have been assessed as part of this report and are as follows:

River (fluvial) and Sea (Estuarine/Coastal) flooding

According to the Environment Agency's (EA) Flood Map for Planning Purposes, the Site is located within a fluvial Flood Zone 2 (Medium probability), with the flood risk originating from the River Great Ouse and its tributaries.

According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map, which considers the type, condition and crest height of flood defences, the Site has a Low flood risk in the present day from the nearby watercourses, the River Great Ouse and its tributaries. According to the RoFRS climate change (2036 to 2069) modelling, the risk rating is considered to be Low to Medium.

Historical flooding is understood to have previously occurred at the Site.

Modelled flood data obtained from the EA has been analysed in line with the most up to date guidance on climate change (EA, 2022), to confirm a maximum "design" flood level at the Site.

- During a 1 in 100 year plus 19% climate change allowance event the flood level at the Site would be 15.68 mAOD.
    - During this event, flood depths on Site could be up to 0.16 m. Flood mitigation measures are included in the next section.

Emergency evacuation routes are available to the north east. In the event of a flood, safe refuge can be taken on the first floor level and above.

Surface water (pluvial) flooding

According to the EA's Surface Water Spatial Planning (pluvial) flood mapping, the Site has a risk of pluvial flooding ranging from Very Low to Low, which rises to Very Low to Medium during the climate change (2070s) scenario.

- Flooding is not anticipated on Site during the 1 in 100 year present day scenario event.
- Flood depths on Site are less than 0.15 m in the 1 in 100 year plus climate change event.

Baseline mapping indicates a Very Low to Medium risk. However, a review of the flood model data and proposed development plans, the risk is reduced to Very Low to Low.

Groundwater flooding

Groundwater Flood Risk screening data indicates there is a Moderate potential risk of groundwater flooding at the surface in the vicinity of the Site during a 1 in 100 year event.

- The Site is underlain by permeable superficial deposits above low permeability bedrock. A shallow groundwater table could potentially exist above the contact between the superficial and bedrock layers, resulting in a 'perched' groundwater table. Groundwater

levels may rise in the superficial aquifer in a seasonal response to prolonged rainfall recharge, which may cause an unusually high peak in groundwater levels during some years.

The baseline groundwater flood risk rating is Moderate. However, on the basis of the site-specific assessment, the groundwater flood risk is considered to be Negligible to Low, given that the majority of the proposed development works are located on the first floor.

Artificial sources of flooding

The risk of flooding from artificial (man-made) sources such as reservoirs, sewers and canals has been assessed:

- The EA's Risk of Flooding from Reservoir map confirms the Site is at risk of reservoir flooding during a "wet day" scenario only. The potential for a breach of a reservoir to occur and flooding affecting the Site is Low.
- Ordnance Survey (OS) data confirms there are no canals near to the Site.
- The Strategic Flood Risk Assessment (SFRA) does not include any information regarding flooding events from sewers in the study area (JBA Consulting, 2017).

The risk of flooding from artificial sources is considered to be Low.

The risk to the development has been assessed over its expected 100 year lifetime, including appropriate allowances for the impacts of climate change which could increase the flood risk to the Site. Risks identified include increases in river flooding and increased potential for surface water flooding, and appropriate mitigation measures are proposed.

In accordance with Policy F5, Point 2 of the NPPF (2026), as the development proposals are comprised of the change of use of an existing building within Flood Zone 2 the Sequential Test is not required.

Recommendations

Recommendations for flood mitigation are provided below, based upon the proposed development and the flood risk identified at the Site.

- As there is a risk of flooding from fluvial sources, Finished Floor Levels (FFL) of the proposed development should be set to 15.98 mAOD[1].
    - As the proposed development is for the conversion of the first floor of an existing building, with no changes proposed to the ground floor, the proposed development would be set at c. 18.52 mAOD (estimated from plans at 3 m above minimum Site ground levels). This would set the proposed development sufficiently above the recommended FFLs.
    - Standard flood resilient design measures should be incorporated where feasible into the access points on the ground floor or where redevelopment involves alteration to the ground floor.
- The measures proposed for fluvial risk above are likely to manage the relatively shallow depths anticipated during the modelled surface water (pluvial) flood events.

[1] 0.3 m above the 1 in 100 year plus climate change flood level of 15.68 mAOD.

- As there is a risk of flooding from groundwater sources at the surface, the risk to buried infrastructure should be considered along with non-return valves on the sewer inlet. French drains and/or pumping systems may also be considered.
- A Flood Warning and Evacuation Plan (FWEP) is recommended to ensure persons using the Site can evacuate safely on receipt of a Flood Warning.
- Occupants of the Site should also be signed up to receive EA Flood Alerts and Flood Warnings.
- The ongoing management and maintenance of existing and any proposed drainage networks, under the riparian ownership of the developer, should be undertaken in perpetuity with the development.

GeoSmart recommend the mitigation measures discussed within this report are considered as part of the proposed development where possible and evidence of this is provided to the Local Planning Authority as part of the planning application.

2. Introduction

Background and purpose

A site-specific flood risk assessment has been undertaken, to assess the flood risk to and from the development Site. This assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area. The information gathered was then used to construct a 'conceptual site model', including an understanding of the appropriateness of the development as defined in the NPPF (2026) and the source(s) of any flood risk present, guided by the NPPG (published in 2014 and updated in September 2025). Finally, a preliminary assessment of the steps that can be taken to manage flood risk to the development was undertaken.

This report has been prepared with reference to the NPPF (2026) and NPPG (2025).

"*The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied*" (NPPF, 2026).

The NPPF (2026) and NPPG (2025) promote a sequential, risk based approach to the location of development. This also applies to locating a development within a Site which has a variable risk of flooding.

"*The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding*" (Paragraph: 023. NPPG, 2025).

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of flood hazards which may be present at the Site.

Report scope

In accordance with the requirements set out within NPPG 2025 (Paragraph: 021 Reference ID: 7-021-20220825), a thorough review of publicly and commercially available flood risk data and EA supplied data indicating potential sources of flood risk to the Site from rivers and coastal sources, surface run-off (pluvial), groundwater and reservoirs, including historical flood information and modelled flood extent. Appropriate measures are recommended to manage and mitigate the flood risk to the property.

Information obtained from the EA and a review of the Huntingdonshire Integrated Water Management Strategy: Level 1 Strategic Flood Risk Assessment (SFRA) (JBA Consulting, 2024) and the Huntingdonshire's Local Plan to 2036 (Huntingdonshire District Council, 2019) are used to ascertain local flooding issues and, where appropriate, identify information to support a Sequential and/or Exception test required as part of the NPPF (2026).

The existing and future flood risk to and from the Site from all flood sources is assessed in line with current best practice using the best available data. The risk to the development has been assessed over its expected lifetime, including appropriate allowances for the impacts of climate change. Residual risks that remain after the flood risk management and mitigation measures are implemented, are considered with an explanation of how these risks can be managed to keep the users of the development safe over its lifetime.

An indication of whether the Site will potentially increase flood risk elsewhere is provided, including where the proposed development increases the building footprint at the Site. A

drainage strategy to control runoff can be commissioned separately if identified as a requirement within this report.

Report limitations

It is noted that the findings presented in this report are based on a desk study of information supplied by third parties. Whilst we assume that all information is representative of past and present conditions, we can offer no guarantee as to its validity and a proportionate programme of site investigations would be required to fully verify these findings.

The basemap used is the OS Street View 1:10,000 scale; however, the Site boundary has been drawn using BlueSky aerial imagery to ensure the correct extent and proportion of the Site is analysed.

This report excludes the consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

Datasets

The following table shows the sources of information that have been consulted as part of this report:

Table 1. Datasets consulted to obtain confirmation of sources of flooding and risk

Source of flooding	Datasets consulted			
	Commercial Flood Maps	Local Policy & Guidance Documents*	Environment Agency (Appendix B)	OS Data
Historical	X	X	X	
River (fluvial) / Sea (tidal/coastal)	X	X	X	
Surface water (pluvial)	X	X	X	
Groundwater	X	X		
Sewer		X		

Source of flooding	Datasets consulted			
	Commercial Flood Maps	Local Policy & Guidance Documents*	Environment Agency (Appendix B)	OS Data
Culvert/bridges		X		X
Reservoir		X	X	

*Local guidance and policy, referenced below, has been consulted to determine local flood conditions and requirements for flood mitigation measures.

Local policy and guidance

For this report, several documents have been consulted for local policy and guidance and relevant information is outlined below:

Huntingdonshire's Local Plan to 2036 (Huntingdonshire District Council, 2019):

LP 5 Flood Risk

Location of development

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 reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD), such that:

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 areas

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 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 Integrated Water Management Strategy: Level 1 Strategic Flood Risk Assessment (JBA Consulting, 2024):

Raised floor levels

If raised floor levels are proposed, these should be agreed with HDC and the EA. The minimum Finished Floor Level (FFL) may change dependent upon the vulnerability and flood risk to the development.

The EA advises that minimum FFLs should be set 300 mm above the 1% AEP plus climate change peak river flood level, where the latest climate change allowances have been used. The 1% AEP fluvial flood event plus an allowance for climate change is considered to be the 'design flood event' for new development (para 002 FRCC-PPG). An additional allowance may be required because of risks relating to blockages to the channel, culvert or bridge structures and should be considered as part of an FRA.

Allocating the ground floor of a building for less vulnerable, non-residential, use is an effective way of raising living space above flood levels. Single storey buildings such as ground floor flats or bungalows are especially vulnerable to rapid rise of water (such as that experienced during a breach). This risk can be reduced by use of multiple storey construction and raised areas that provide an escape route from the development to safe areas.

Similarly, the use of basements should be avoided. Habitable uses of basements within Flood Zone 3 and areas at high or medium risk of surface water flooding should not be permitted, whilst basement dwellings in Flood Zone 2 will be required to pass the exception test. Access should be situated 300 mm above the design flood level and waterproof construction techniques used.

3. Site analysis

Site information

The Site is located in St Neots in a setting of mixed commercial and residential land use at National Grid Reference TL 18424 60290.

Figure 1. Aerial imagery of the Site (Bluesky, 2026)



Figure 2 indicates ground levels within 250 m of the Site are generally level, with areas of lower lying ground to the south associated with the watercourse in this location.

Figure 2. Site Location and Relative Elevations (GeoSmart, 2026)

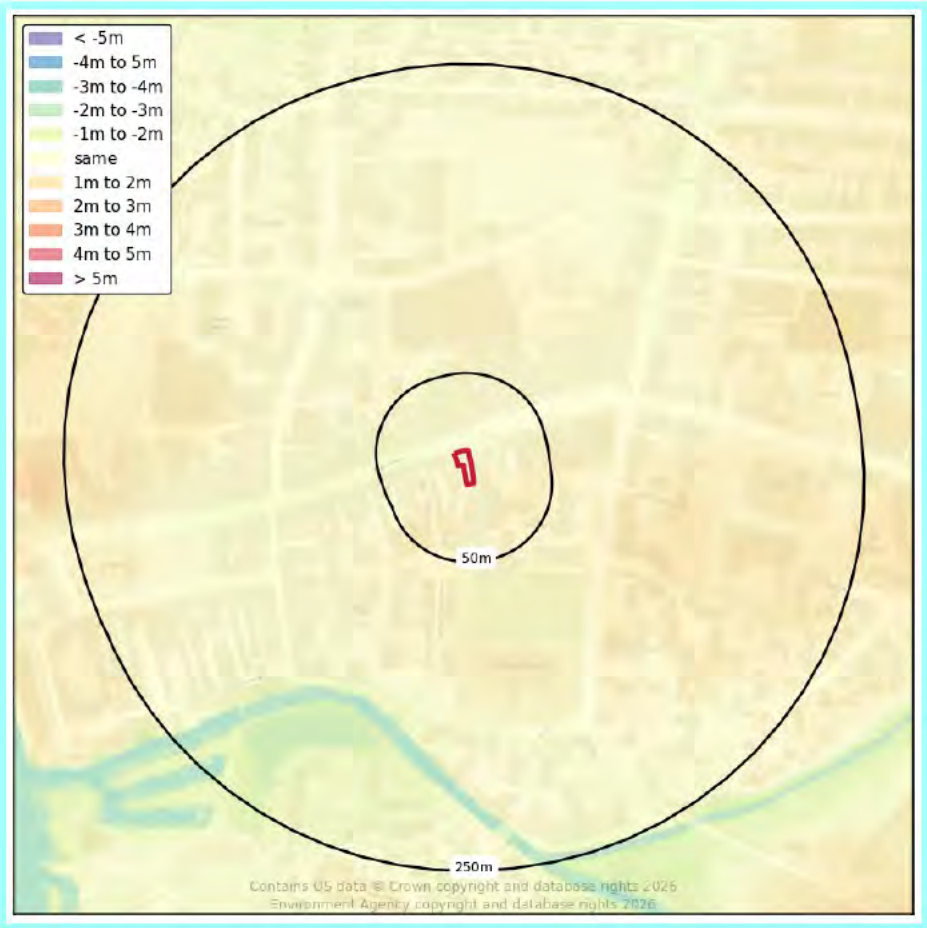
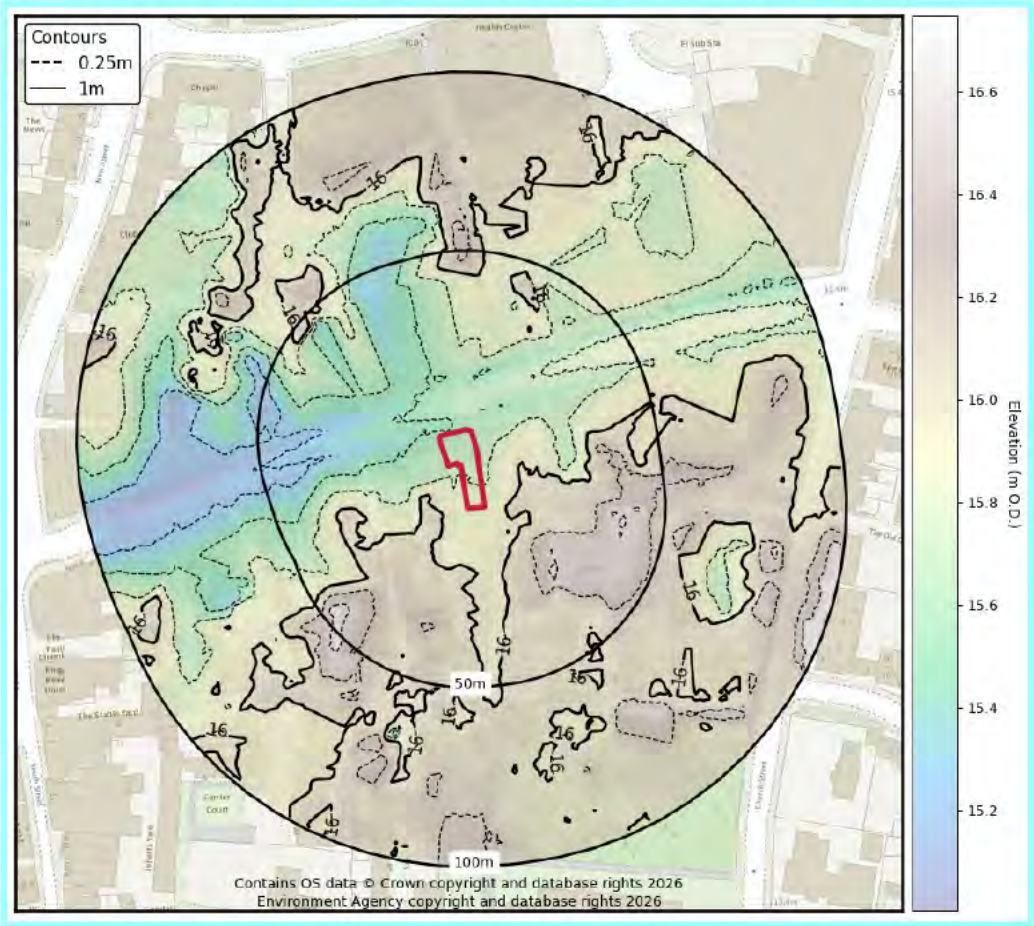


Figure 3 (overleaf) indicates that the general ground levels on the Site are between 15.52 and 15.82 mAOD with the Site falling gradually to the north. This is based on EA elevation data obtained for the Site to a 1 m resolution with a vertical accuracy of ±0.15 m.

Figure 3. Environment Agency LiDAR ground elevation data (GeoSmart, 2026)



Development

The Site is currently used within a commercial capacity with a café and underpass on the ground floor and office spaces on the first floor.

Development proposals comprise the conversion of the first floor into two one-bedroom residential units. The existing commercial space on the ground floor is proposed to be maintained, with access to the flats at the side and rear of the building. Site plans are included within Appendix A.

The effect of the overall development will result in an increase in number of occupants and/or users of the Site and will result in the change of use, nature or times of occupation. According to Annex 3 of the NPPF (2026), the vulnerability classification of the existing development is Less Vulnerable and proposed development is More Vulnerable. The estimated lifespan of the development is 100 years.

Hydrological features

According to Ordnance Survey (OS) mapping included in Figure 4, there are numerous surface water features within 500 m of the Site.

- **The Hen Brook is located c. 155 m south of the Site.**
- **The Fox brook is located c. 250 m south of the Site, and is a tributary of the Hen Brook.**
- **The River Great Ouse is located c. 310 m west of the Site.**

Figure 4. Surface water features (EA, 2026)



Proximity to relevant infrastructure

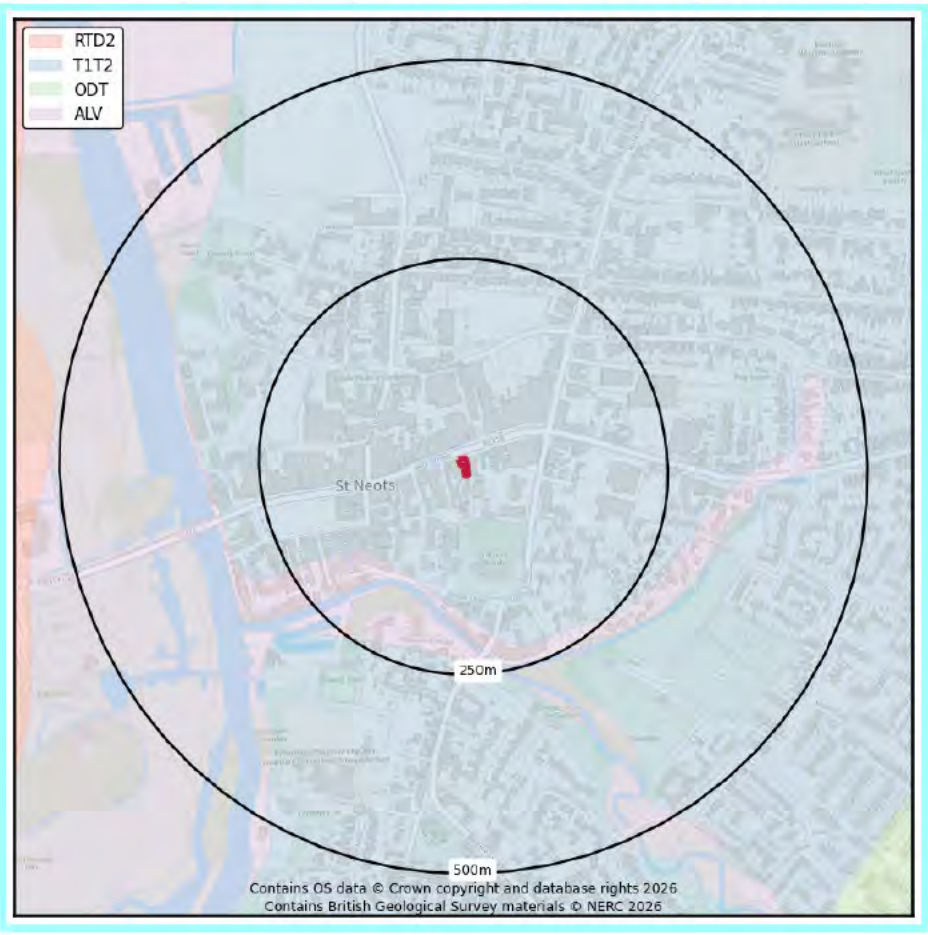
Infrastructure has been identified within proximity of the Site which could influence the risks of flooding to existing or future occupants. These include:

- **Hen Brook flows beneath a road bridge c. 220 m south of the Site, and foot bridges cross the watercourse c. 160 m and c. 175 m south west of the Site.**
- **Fox Brook passes beneath a road bridge c. 255 m south east of the Site.**
- **A road bridge crosses the River Great Ouse c. 310 m west of the Site.**
- **Marinas are located c. 230 m south west and c. 470 m north west.**

Hydrogeological features

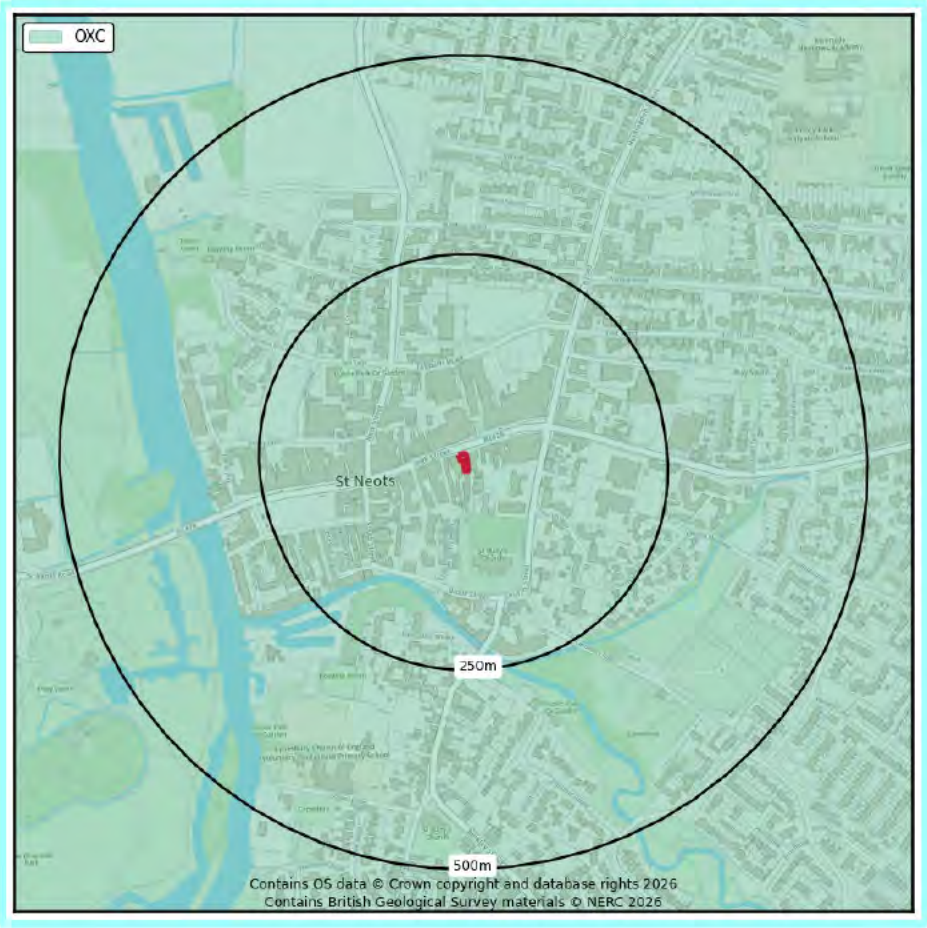
British Geological Survey (BGS) mapping indicates the underlying superficial geology (Figure 5) consists of River Terrace Deposits 1 to 2 (T1T2), which comprises sand and gravel (BGS, 2026). These deposits are classified by the EA as a Secondary (A) Aquifer, which indicates it is likely to comprise permeable layers capable of supporting water supply at a local rather than strategic scale.

Figure 5. Superficial Geology (BGS, 2026)



BGS mapping indicates the underlying bedrock geology (Figure 6) consists of the Oxford Clay Formation (OXC), which comprises mudstone (BGS, 2026). This bedrock geology is classified by the EA as Unproductive Strata, which indicates it is likely to have a low permeability and offer negligible water supply.

Figure 6. Bedrock Geology (BGS, 2026)



Geological conditions and groundwater

A review of the BGS borehole database (BGS, 2026) indicates there are no relevant boreholes within the vicinity of the Site from which the mapped geology and depth to groundwater can be confirmed.

4. Flood risk to the development

Historical flood events

According to the EA's Historical Flood Map (Figure 7) and online mapping of the SFRA (JBA Consulting, 2025), several flood events have historically affected the Site.

- **Three flood outlines are recorded in March 1947 that affected the Site. The cause and source of flooding during these events is unknown.**

The purpose of historical flood data is to provide information on where and why flooding may have occurred in the past. The absence of any recorded events does not mean flooding has never occurred on-Site or that flooding will never occur at the Site.

Figure 7. EA Historic Flood Map (EA, 2026)



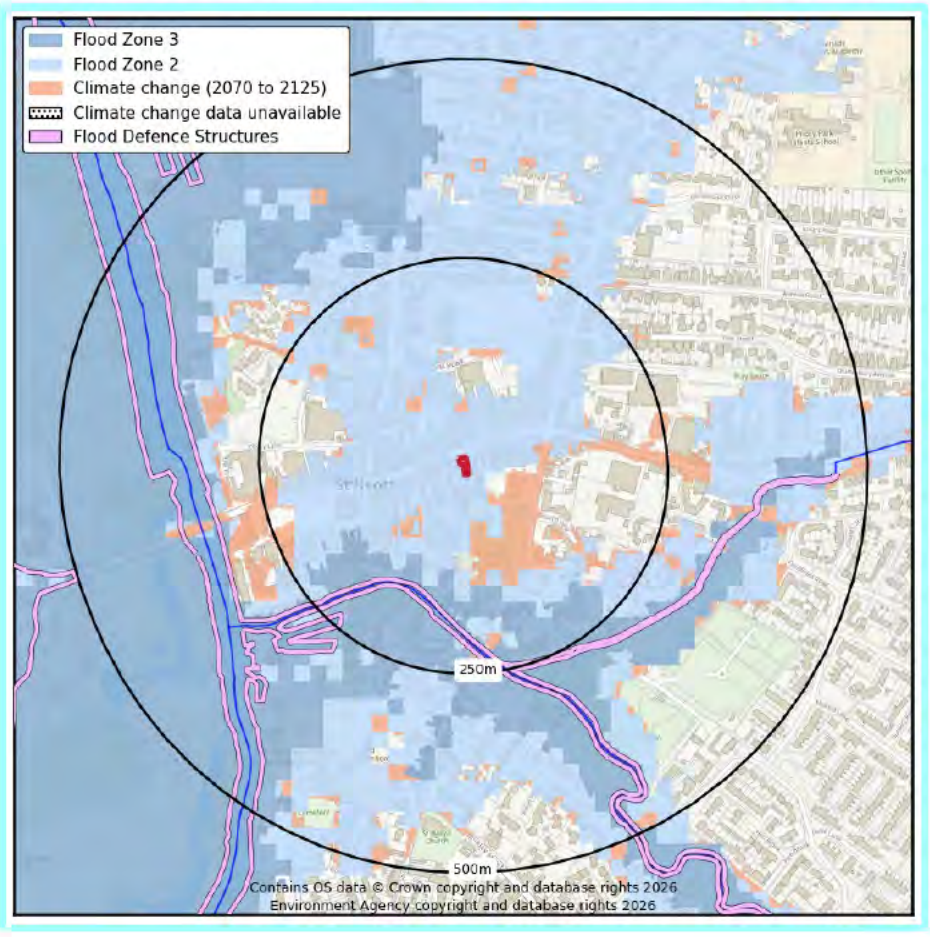
Rivers (fluvial) / Sea (coastal) / Estuarine (tidal) flooding

The predominant risk at the Site is from flooding from rivers, termed as fluvial flooding. The Site is located in an inland location and the risk of flooding from coastal and tidal processes are therefore considered to be Very Low.

River (fluvial) flooding occurs during times of heavy rainfall or snow melt when watercourses' capacity can be exceeded, over topping the banks and flood defences.

According to the EA's Flood Map for Planning Purposes (Figure 8), the Site is located within fluvial Flood Zone 2 and is therefore classified as having a Medium probability of fluvial flooding from the River Great Ouse and its tributaries.

Figure 8. EA Flood Map for Planning Purposes (EA, 2026)



Guidance

As defined in the NPPF (2026):

Ignoring the presence of any defences, land located in a Flood Zone 2 is considered to have a Medium probability of flooding, with between a 1 in 100 and 1 in 1000 annual probability of fluvial flooding or between a 1 in 200 and 1 in 1000 annual probability of coastal flooding in any one year.

Development of "Water-Compatible", "Essential Infrastructure", "Less Vulnerable" and "More Vulnerable" land uses are suitable for this zone with "Highly Vulnerable" land uses requiring an Exception Test to be passed prior to development taking place (see glossary for terminology).

Flood defences

Guidance

Sites that are located close to flood defences are likely to be zones where rapid inundation will occur in the event of the flood defences being overtopped or breached. A Site located close to flood defences (within 250 m) may require a more detailed FRA subject to local topography.

Existing flood defences

The EA's Asset Information Management Systems (AIMS) dataset (2026) identifies the following assets within the vicinity of the Site:

- Areas of natural high ground (asset ID: 121212, 119788, 119787) are located approximately 310 m to the west of the Site along the eastern bank of the River Great Ouse. These have a minimum crest level of 14.35 mAOD and a standard of protection of a 1 in 2 year event. The condition was not specified at the time of writing.
- Areas of natural high ground (asset IDs: 132592, 133435, 133436) are also located along the northern banks of the Hen Brook and Fox Brook, approximately 150 m to the south of the Site. These have a standard of protection of a 1 in 5 year event, but the crest height and condition of them was not specified at the time of writing.

Based on the available information, it can be considered that the Site does not benefit from formal flood defences, with the only protection afforded to the Site through the capacity of the watercourse.

Future flood defences

From the available information, the likelihood of future flood schemes for the St Neots area could not be ascertained at the time of writing; it is therefore assumed that the risk presented by the Lower Great Ouse Flood Risk Mapping Modelling Study (Mott Macdonald, 2015) is likely to be sufficiently representative of the future fluvial flood risk at the Site.

Flood risk including the benefit of defences

The type and condition of existing flood defences influence the 'actual' risk of fluvial flooding to the Site, albeit the long-term residual risk of flooding (ignoring the defences) should be considered when proposing new development.

According to the EA's Risk of Flooding from Rivers and Sea (RoFRS) map (Figure 9), which considers the type, condition and crest height of flood defences, the Site has a Low risk of flooding from the nearby watercourses, the River Great Ouse and its tributaries. According to the RoFRS climate change (2036 to 2069) modelling, the risk rating is considered to be Low to Medium.

Figure 9. Risk of Flooding from Rivers and Sea map present day and future (2036 to 2069) (EA, 2026)



Model data

As the Site is located within the EA's fluvial floodplain, modelled flood elevation data was obtained from the EA and has been used to assess flood risk and to provide recommendations for mitigation for the proposed development.

Defended modelled data from the Lower Great Ouse Flood Risk Mapping Modelling Study (Mott Macdonald, 2015). The data is provided in the following section and is included within Appendix B. The modelling study provides flood extents associated with the main channel of the River Great Ouse, as well as from its tributaries in the St Neots urban area.

St Neots tributaries

Figure 10 below confirms that the Site is not anticipated to flood from the tributaries to the River Great Ouse in the present day scenarios.

Figure 10. Defended modelled present day flooding scenarios - St Neots tributaries (Mott Macdonald, 2015)



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The River Great Ouse

Model data for the main channel of the River Great Ouse has been extracted from the 2D floodplain data provided at the Site and is included in Table 2 below. [2]

Table 2. Defended EA present day modelled flood data

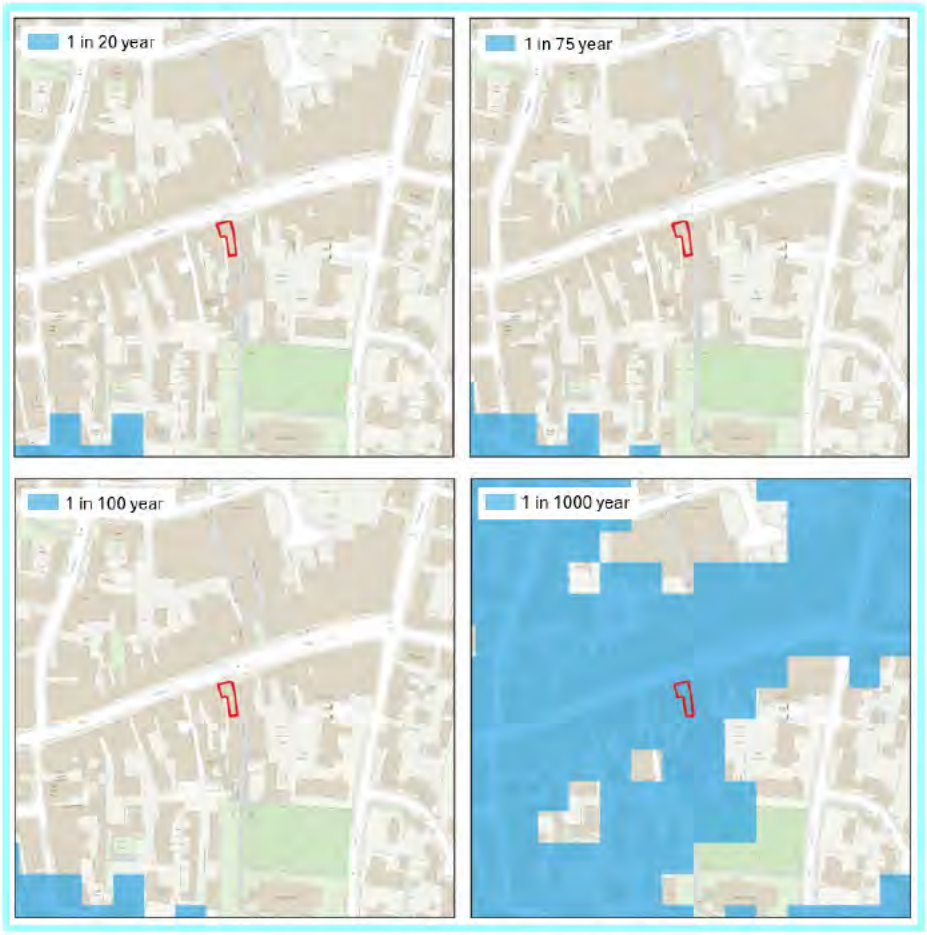
Flood data	Flooding scenario			
	1 in 25 year	1 in 75 year	1 in 100 year	1 in 1000 year
Flood level (mAOD)	N/A			15.99
Flood depths (m)*	No flooding anticipated			Up to 0.47

*Compared to ground levels at the Site between 15.52 and 15.82 mAOD.

Figure 11 (overleaf) confirms the flood extent associated with overtopping of the flood defences in the present day flooding scenarios.

[2] The accuracy of the modelled flood levels is not known. These are dependent on the accuracy of input datasets such as LiDAR data, used to model the impacts of flooding within the 2D domain. Confirmation of the accuracy of the modelled flood data can be obtained separately from the Environment Agency.

Figure 11. Defended Modelled present day flooding scenarios (Mott Macdonald, 2015)



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Climate change factors

The EA's *Flood risk assessments: climate change allowances* guidance (published 19 February 2016 and updated May, 2022) has been used to inform a suitable increase in peak river flows for the proposed development. The updated guidance confirms 'More Vulnerable' developments are required to undertake a Basic assessment approach.

As the Site is located within the Upper Bedford and Ouse Management Catchment, within the Anglian region, and the proposed development is classed as More Vulnerable, where the proposed lifespan is approximately 100 years, the Central (19%) allowance has been used to determine a suitable climate change factor to apply to river data.

The Lower Great Ouse Flood Risk Mapping Modelling Study (Mott Macdonald, 2015) includes a modelled scenario for the 1 in 100 year event including a 20% allowance for climate change from the River Great Ouse, which has been used as a proxy to identify a suitable increase in river flows from the main channel of the River Great Ouse.

A climate change modelled scenario has not been provided for the St Neots tributaries modelling, and so a stage graph has been produced (Appendix C) using the EA's modelled flood level data. The climate change allowances have been derived as a proportion of the 100 year peak flow to the 1 in 1000 year event, using the Flood Studies Report (FSR) (1975) growth curves.

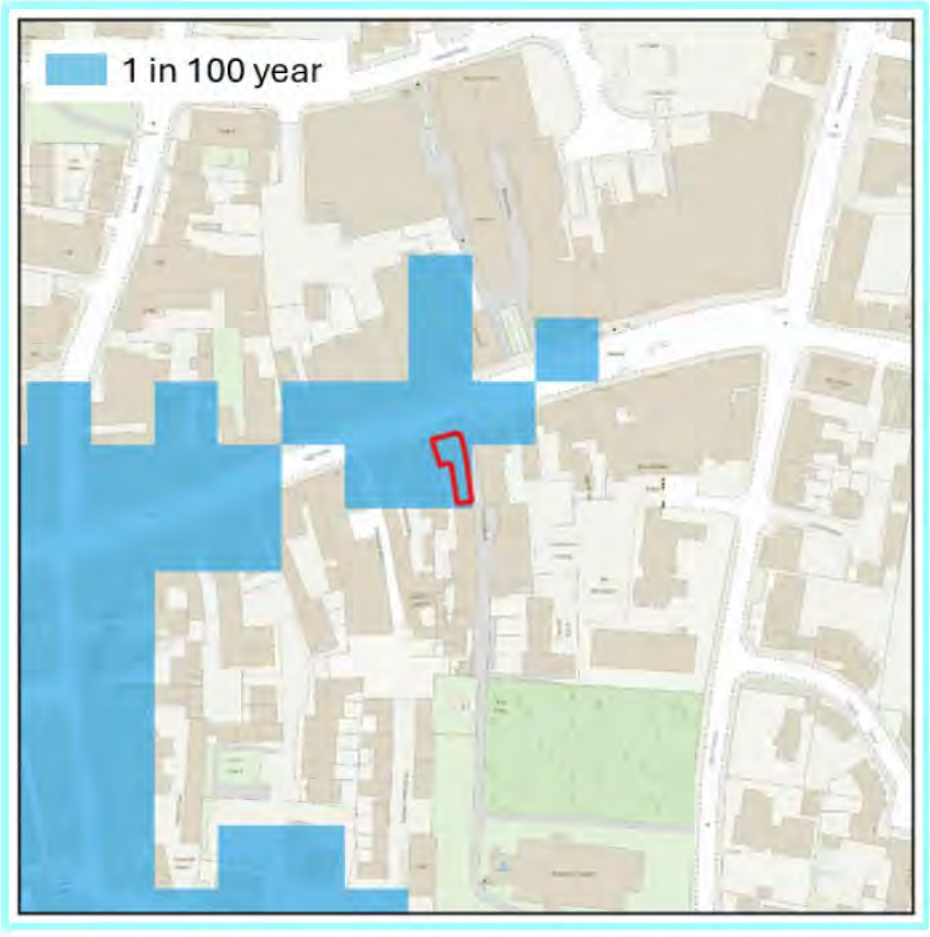
In the Anglian region, the 1 in 1000 year event flow is approximately 60% greater than the 1 in 100 year flow; therefore, the following flood levels apply.

Table 3. Flood levels plus climate change allowances

Flood data	Flooding scenario	
	1 in 100 year plus 19% allowance for climate change (St Neots tributaries)	1 in 100 year plus 20% allowance for climate change (Main channel of the River Great Ouse)
Modelled flood level (mAOD)	14.83	15.68
Flood depths (m)*	No flooding anticipated	Up to 0.16

*Compared to ground levels at the Site between 15.52 and 15.82 mAOD.

Figure 12. Defended modelled climate change (20% allowance) flooding scenario for the main channel of the River Great Ouse (Mott Macdonald, 2015)



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Surface water (pluvial) flooding

Surface water flooding occurs when intense rainfall exceeds the infiltration capacity of the ground and overwhelms the drainage systems. It can occur in most locations even at higher elevations and at significant distances from river and coastal floodplains.

According to the EA's Surface Water Spatial Planning (pluvial) flood dataset included within the Flood Map for Planning, the Site is at a variable risk of pluvial flooding ranging from Very Low to Low.

Figure 13 confirms the extent and depth of flooding in multiple modelled flood scenarios in the present day:

- **During the Medium to High risk events (>3.3 -1% AEP), the Site is modelled to be unaffected by pluvial flooding.**
- **During the Low risk event (1 - 0.1% AEP), flooding of less than 0.15 m is anticipated in the north west of the Site.**

Figure 13. EA present day surface water flood extent and depth map (EA, 2026)



Pluvial flooding is likely to impact access and egress during the Low risk event (1 - 0.1% AEP) , with modelled flood depths of up to 0.15-0.30 m in the adjacent highway.

Guidance

According to EA's surface water flood risk map the following advisory guidance applies to the Site:

Flood Depth

- 0.15 to 0.3 m - Flooding would: typically exceed kerb height, likely exceed the level of a damp-proof course, cause property flooding in some areas.

The SFRA does not confirm whether any incidents of historical surface water flooding have occurred within 50 m of the Site and does not confirm whether the Site is located within a Critical Drainage Area (CDA) (JBA Consulting, 2024).

Surface water flooding flow routes

Analysis of OS mapping, ground elevation data and the EA's pluvial flow route mapping in the 1 in 1000 year (Low probability) event and Overland Flow Pathways mapping confirms the Site is not located on a potential overland flow route.

Based on the available data, the mapped pluvial flood risk during this event is considered representative of isolated ponding in a topographic low rather than significant overland flow.

Climate change factors

Paragraph 002 of the National Planning Practice Guidance (2025) requires consideration of the 1% AP (1 in 100 year) event, including an appropriate allowance for climate change.

As the Site is located within the Upper Bedford and Ouse Management Catchment and the proposed development is classed as More Vulnerable, where the proposed lifespan is approximately 100 years, the Upper End (40%) allowance is required to determine a suitable climate change factor to apply to rainfall data.

As part of the EA's Surface Water Spatial Planning dataset, climate change scenarios have been produced to indicate the predicted impacts of climate change on future surface water flood risk. The upper end allowance for the 2070s epoch (2061-2125) has been used for the climate change scenarios, which is considered suitable to assess the risk of flooding over the lifetime of the proposed development.

According to the Surface Water Spatial Planning climate change modelling (Figure 14, overleaf):

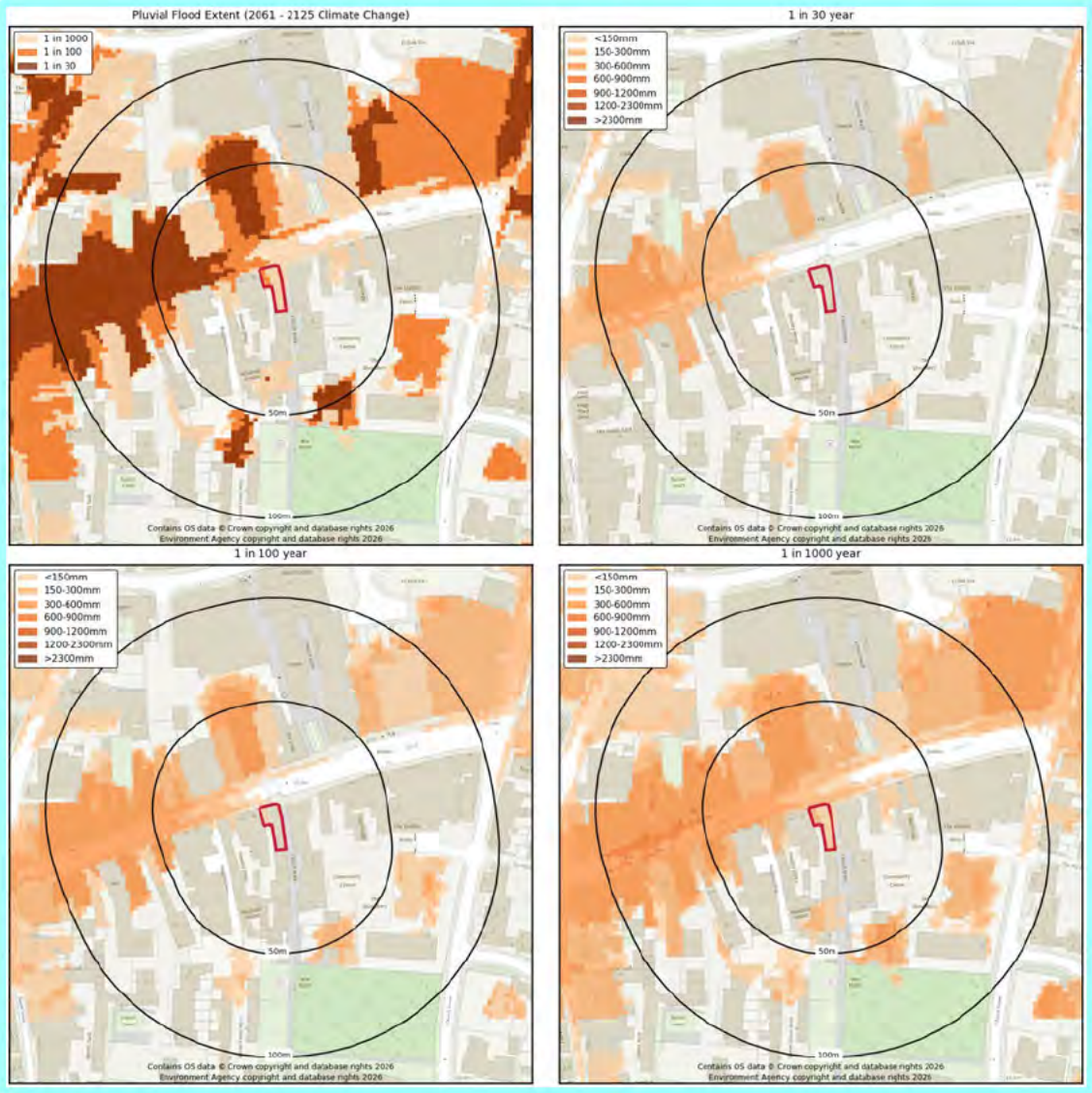
- During the High risk event (>3.3% AEP), the Site is modelled to remain unaffected by pluvial flooding.
- During the Medium risk event (3.3 - 1% AEP), flooding of less than 0.15 m is anticipated in the north west of the Site.
- During the Low risk event (1 - 0.1% AEP), flooding is mapped across the majority of the Site area, with depths of up to 0.15-0.30 m.

Guidance

According to EA's surface water flood risk map, areas of the Site are at:

- Very Low risk - chance of flooding of less than 1 in 1000 (0.1%).
- Low risk - chance of flooding of between 1 in 1000 & 1 in 100 (0.1% and 1%).
- Medium risk - chance of flooding of between 1 in 100 and 1 in 30 (1% and 3.3%).

Figure 14. EA future (2060 to 2125) surface water flood extent and depth map (EA, 2026)



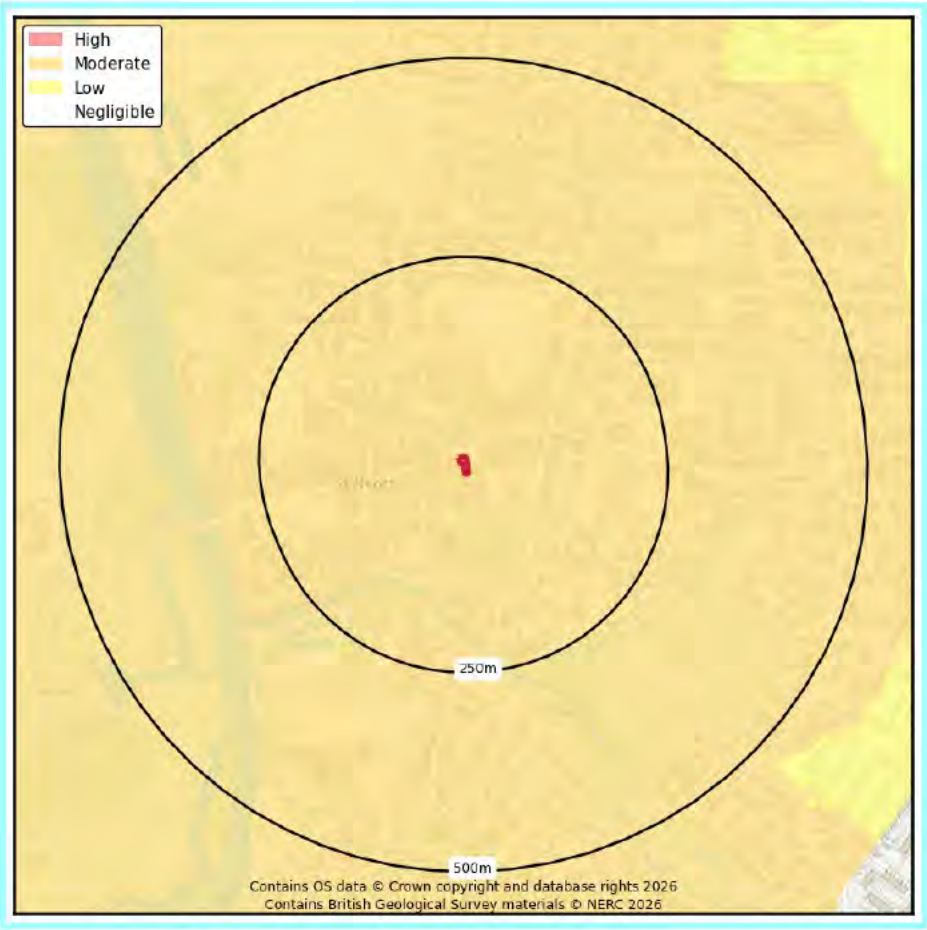
Baseline mapping indicates a Very Low to Medium risk of flooding from surface water, however, given the relatively shallow depths anticipated on Site, as well as the location of the development at a first floor level, the risk is considered to be Very Low to Low following further analysis.

Groundwater flooding

Groundwater flooding occurs when sub-surface water emerges from the ground at the surface or into Made Ground and structures. This may be as a result of persistent rainfall that recharges aquifers until they are full; or may be as a result of high river levels, or tides, driving water through near-surface deposits. Flooding may last a long time compared to surface water flooding, from weeks to months. Hence the amount of damage that is caused to property may be substantially higher.

Groundwater Flood Risk screening data (Figure 15) indicates there is a Moderate risk of groundwater flooding at the surface in the vicinity from permeable superficial aquifer during a 1 in 100 year event.

Figure 15. GeoSmart GW5 Groundwater Flood Risk Map (GeoSmart, 2026)



Mapped classes within the screening map combine likelihood, possible severity and the uncertainty associated with predicting the subsurface system. The map is a national scale screening tool to prompt site-specific assessment where the impact of groundwater flooding would have significant adverse consequences. Mapping limitations and a number of local factors may reduce groundwater flood risk to land and property even where it lies within mapped groundwater flood risk zones, which do not mean that groundwater floods will occur across the whole of the risk area.

A site-specific assessment has been undertaken to refine the groundwater risk screening information on the basis of site-specific datasets (see Section 3) including BGS borehole data and the EA's fluvial floodplain data to develop a conceptual groundwater model. The risk rating is refined further using the vulnerability of receptors including occupants and the existing and proposed Site layout, including the presence of basements and buried infrastructure. The

presence of any nearby or on-Site surface water features such as drainage ditches, which could intercept groundwater have also been considered.

- It is understood there are no existing basements and a basement is not proposed as part of the development.
- According to a review of the hydrogeology (Section 3), the Site is underlain by permeable superficial deposits above low permeability bedrock. A shallow groundwater table could potentially exist above the contact between the superficial and bedrock layers, resulting in a 'perched' groundwater table. Groundwater levels may rise in the superficial aquifer in a seasonal response to prolonged rainfall recharge which may cause an unusually high peak in groundwater levels during some years.
- The design of the property should consider the groundwater pathway through permeable formations.
- There are no nearby boreholes from which the underlying groundwater depth can be inferred.
- Online mapping for the SFRA (JBA Consulting, 2025) confirms that the Site is located within an area where "Groundwater levels are either at or very near (within 0.025 m of) the ground surface in the 100-year return period event".
- Spring lines have not been identified in close proximity to the Site.

The hydrogeological characteristics suggest there is potential for a groundwater table beneath the Site.

The baseline groundwater flood risk rating is Moderate. However, on the basis of the site-specific assessment the groundwater flood risk is considered to be Negligible to Low, given that the majority of the proposed development works are located on the first floor.

Guidance
Negligible/Low Risk - There will be a remote possibility that incidence of groundwater flooding could lead to damage to property or harm to other sensitive receptors at, or near, this location.

Climate change predictions suggest an increase in the frequency and intensity of extremes in groundwater levels.

- Rainfall recharge patterns will vary regionally resulting in changes to average groundwater levels.

The impact of climate change on groundwater levels beneath the Site is linked to the variation in rainfall recharge, which is uncertain.

Flooding from artificial sources

Artificial sources of flood risk include waterbodies or watercourses that have been amended by means of human intervention rather than natural processes. Examples include reservoirs (and associated water supply infrastructure), docks, sewers and canals. The flooding mechanism associated with flood risk from artificial sources is primarily related to breach or failure of structures (reservoir, lake, sewer, canal, flood storage areas, etc.)

Sewer flooding

Flooding from the sewer network can occur when flow entering the system exceeds its available discharge capacity, the system becomes blocked or it cannot discharge due to a high water level in the receiving watercourse. Water then begins to back up through the sewers and surcharge through manholes, potentially flooding highways, and properties.

The SFRA does not include any information regarding flooding events from sewers in the study area (JBA Consulting, 2017).

Guidance

Properties classified as "at risk" are those that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system either once or twice in the ten year reference period. Records held by the sewage utility company provide information relating to reported incidents, the absence of any records does not mean that the Site is not at risk of flooding.

Canal failure

Canals typically present a residual risk to Site rather than a direct flood risk due to the water levels being highly managed within an operating zone. Flooding can still occur from canals as a result of overtopping due to prolonged rainfall or embankment failure.

According to Ordnance Survey (OS) mapping, there are no canals within 500 m of the Site and therefore the risk is considered to be Negligible.

Water supply infrastructure

Water supply infrastructure is comprised of a piped network to distribute water to private houses or industrial, commercial or institution establishments and other usage points. In urban areas, this represents a particular risk of flooding due to the large amount of water supply infrastructure, its condition and the density of buildings.

The risks of flooding to properties from burst water mains cannot be readily assessed.

If more information regarding the condition and history of the water supply infrastructure within the vicinity of the Site is required, then it is advisable to contact the local water supplier (Anglian Water).

Culverts and bridges

The blockage of watercourses or structures by debris (that is, any material moved by a flowing stream including vegetation, sediment and man-made materials or refuse) reduces flow capacity and raises water levels, potentially increasing the risk of flooding. High water levels can cause saturation, seepage and percolation leading to failure of earth embankments or other structures. Debris accumulations can change flow patterns, leading to scour, sedimentation or structural failure.

Culverts and bridges have been identified within close proximity to the Site. These structures may pose a flood risk to the Site should they become blocked or damaged. Due to the absence of detailed culvert blockage scenarios within the available modelling, the risk to the Site in the event of a culvert blockage cannot be fully assessed. As the nearby watercourses are classed as Main Rivers, any operation and maintenance falls under the statutory responsibility of the EA and therefore can be considered a residual risk.

The SFRA has not discussed any historic drainage issues within the Site area (JBA Consulting, 2024).

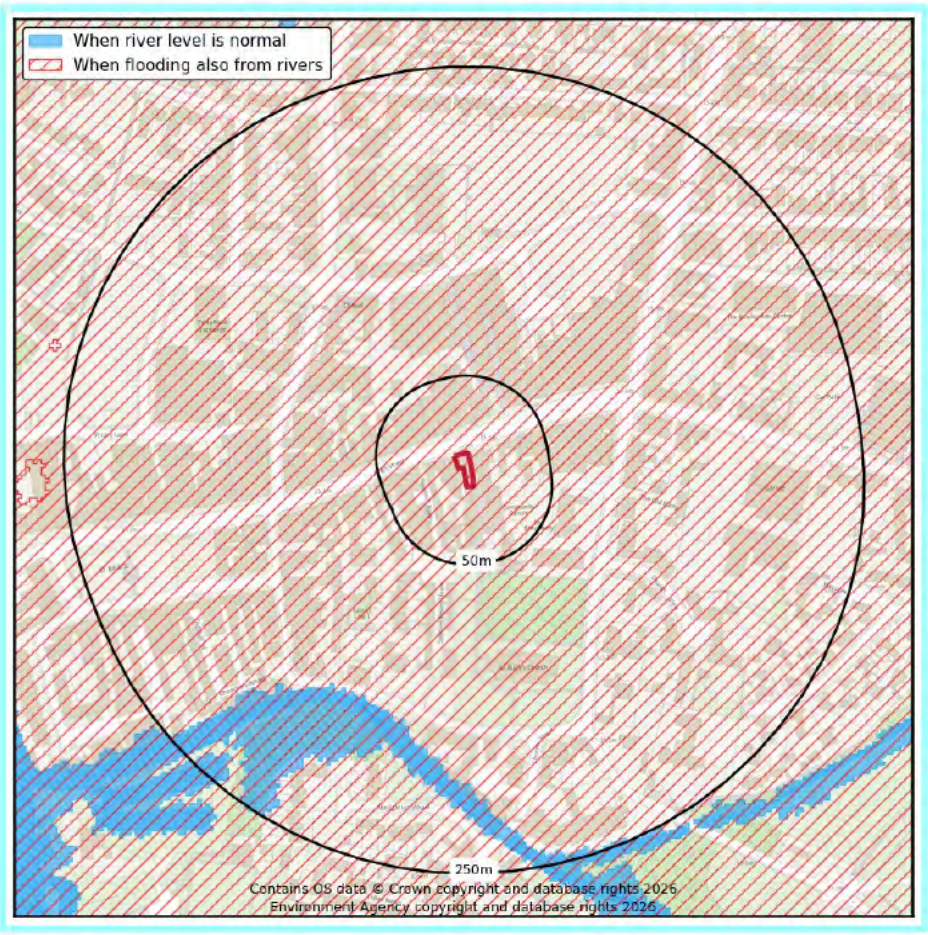
Reservoir flooding

According to the EA's Risk of Flooding from Reservoir mapping, the Site is at risk of flooding from reservoirs during a "wet day" scenario only (Figure 16) (EA, 2026).

A "dry day" scenario predicts the flooding that would occur if the dam/reservoir failed when rivers are at normal levels.

The "wet day" scenario predicts how much worse the flooding might be if a river is already experiencing an extreme natural flood. The combination of both reservoir and fluvial defence breaches are considered extremely unlikely.

Figure 16. EA Risk of Reservoir Flooding (EA, 2026)



Guidance

The risk of reservoir flooding is related to the failure of a large reservoir (holding over 25,000 m^3 of water) and is based on the worst-case scenario. Reservoir flooding is extremely unlikely to occur (EA, 2026).

5. Flood risk from the development

Floodplain storage

Where flood storage from any source of flooding is to be lost as a result of development, on-site level-for-level compensatory storage, accounting for the predicted impacts of climate change over the lifetime of the development, should be provided. Where it is not possible to provide compensatory storage on site, it may be acceptable to provide it off-site if it is hydraulically and hydrologically linked.

The loss of floodplain storage is less likely to be a concern in areas benefitting from appropriate flood risk management infrastructure or where the source of flood risk is solely tidal.

The development is located within a fluvial Flood Zone 2 but does not involve an increase in building footprint. Therefore, there would be no displacement of flood water and compensatory flood storage is not required.

Drainage and run-off

Based on the topography and Low surface water flood risk in the vicinity, interference or interaction with overland flow paths and inflows from off-Site is considered unlikely.

The development proposals are for a change of use and will not involve the alteration of any external features (or any changes to existing impermeable and permeable areas), an estimation of surface water runoff is not considered to be required.

Any changes to the existing drainage system will be undertaken in accordance with best practice and care will be taken to ensure the new development does not overload/block any existing drainage or flow pathways to/from the Site.

GeoSmart.

6. Suitability of the proposed development

The information below outlines the suitability of proposed development in relation to national and local planning policy.

National policy and guidance

The aims of the national planning policies are achieved through application of the Sequential Test and in some cases the Exception Test.

Guidance

Sequential test: The aim of this test is to steer new development towards areas with the lowest risk of flooding (NPPF, 2026). Reasonably available sites located in Flood Zone 1 should be considered before those in Flood Zone 2 and only when there are no reasonably available sites in Flood Zones 1 and 2 should development in Flood Zone 3 be considered.

Exception test: In some cases, this may need to be applied once the Sequential Test has been considered. For the exception test to be passed it must be demonstrated that the development would provide wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Suitability of the proposed development, and whether the Sequential and Exception Tests are required, is based on the risk of flooding from all sources aiming to steer development towards low-risk areas. The flood risk vulnerability classification of the existing and proposed development must also be compatible with the respective Flood Zone. Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

This report has been produced to assess all development types, prior to any development. The vulnerability classification and Flood Zones are compared within the table overleaf (Table 2 of the NPPG (2025)).

As the Site is located within Flood Zone 2 and the proposed development is defined as More Vulnerable; the proposals would be acceptable, but may be subject to the Sequential Test.

Where the Sequential Test is required, it must be demonstrated that there are no alternative reasonably available Sites at lower risk of flooding within the anticipated catchment of the development (NPPF, 2026).

As the application is considered a 'Change of Use' of the existing building from commercial to residential, in line with Policy F5 of the NPPF (2026), it is not subject to the Sequential or Exception Tests.

Policy F5, Point 2 of the NPPF (2026) states: "The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, other than for…the following types of development:

- Householder development;
- Small non-residential extensions (with a footprint of less than 250m2); and
- Changes of use, other than changes of use to a caravan, camping or chalet site, or to a mobile home or park home site."

Table 4. Flood risk vulnerability and flood zone 'incompatibility (taken from NPPG, 2025)

Flood risk vulnerability classification		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood Zone	Zone 1 – low probability	✓	✓	✓	✓	✓
	Zone 2 – medium probability	✓	✓	Exception test required	✓	✓
	Zone 3a – high probability	Exception test required	✓	X	Exception test required	✓
	Zone 3b – functional flood plain	Exception test required	✓	X	X	X

*As the development proposals are for the change of use of the existing building the Sequential and Exception Tests are not required.

EA Flood Risk Standing Advice for vulnerable developments located in Flood Zones 2 or 3 (February, 2022)

For all relevant vulnerable developments (i.e. more vulnerable, less vulnerable and water compatible), advice on the points should be followed:

- Surface water management;
- Access and evacuation; and,
- Floor levels.

Surface water management

Plans for the management of surface water need to meet the requirements set out in either the local authority's:

- Surface water management plan where available; OR,
- Strategic flood risk assessment.

They also need to meet the requirements of the approved building regulations Part H: drainage and water disposal. Read section H3 rainwater drainage.

Planning permission is required to use a material that can't absorb water (e.g. impermeable concrete) in a front garden larger than 5m^2.

Access and evacuation

Details of emergency escape plans should be provided for any parts of a building that are below the estimated flood level.

Plans should show:

- Single storey buildings or ground floors that don't have access to higher floors can access a space above the estimated flood level, e.g. higher ground nearby;
- Basement rooms have clear internal access to an upper level, e.g. a staircase;
- Occupants can leave the building if there's a flood and there's enough time for them to leave after flood warnings.

Floor levels

The following should be provided:

- Average ground level of your site;
- Ground level of the access road(s) next to your building; and,
- Finished floor level of the lowest room in your building.

Finished floor levels should be a minimum of whichever is higher of 300 mm above the:

- Average ground level of the site;
- Adjacent road level to the building; OR
- Estimated river or sea flood level.

You should also use construction materials that have low permeability up to at least the same height as finished floor levels.

If you cannot raise floor levels to meet the minimum requirement, you will need to:

- Raise them as much as possible;
- Consider moving vulnerable uses to upper floors; and,
- Include extra flood resistance and resilience measures.

When considering the height of floor levels, you should also consider any additional requirements set out in the SFRA. Flood water can put pressure on buildings causing structural issues. If your design aims to keep out a depth of more than 600 mm of water, you should get advice from a structural engineer. They will need to check the design is safe.

Extra flood resistance and resilience measures

Follow the guidance in this section for developments in flood risk areas where you cannot raise the finished floor levels to the required height. You should design buildings to exclude flood water where possible and to speed recovery in case water gets in.

Make sure your flood resilience plans for the development follow the guidance in the CIRIA Property Flood Resilience Code of Practice. Please note that the code of practice uses the term 'recovery measures'. In this guide we use 'resilience measures'.

Flooding can affect the structural stability of buildings. If your building design would exclude more than 600 mm of flood water, you should get advice from a structural engineer. They will need to check the design is safe. Only use resistance measures that will not cause structural stability issues during flooding. If it is not possible to safely exclude the estimated flood level, exclude it to the structural limit then allow additional water to flow through the property.

The design should be appropriately flood resistant and resilient by:

- Using flood resistant materials that have low permeability to at least 600 mm above the estimated flood level;
- Making sure any doors, windows or other openings are flood resistant to at least 600 mm above the estimated flood level;
- Using flood resilient materials (for example lime plaster) to at least 600 mm above the estimated flood level;
- By raising all sensitive electrical equipment, wiring and sockets to at least 600 mm above the estimated flood level;
- Making it easy for water to drain away after flooding such as installing a sump and a pump;
- Making sure there is access to all spaces to enable drying and cleaning; and,
- Ensuring that soil pipes are protected from back-flow such as by using non-return valves.

Temporary or demountable flood barriers are not appropriate for new buildings. Only consider them for existing buildings when:

- There is clear evidence that it would be inappropriate to raise floor levels and include passive resistance measures; and,
- An appropriate flood warning or other appropriate trigger is available.

If proposals involve the development of buildings constructed before 1919, refer to Flooding and Historic Buildings guidance produced by Historic England.

7. Resilience and mitigation

Based on the flood risk identified at the Site, the national and local policies and guidance and proposed development, the mitigation measures outlined within this section of the report are likely to help protect the development from flooding.

Sea (coastal/tidal) flood mitigation measures

As the Site is not identified as being at risk of flooding from the sea, mitigation measures are not required.

Rivers (fluvial) flood mitigation measures

The Site is located within an area which is affected by flooding from rivers. The following table confirms the flood depths associated with the Site.

Table 5. Maximum modelled flood levels compared to ground levels on Site

Flood data	Flooding scenario		
	1 in 100 year	1 in 100 year plus 19% Climate Change	1 in 1000 year
Flood level (mAOD)	N/A	15.68	15.99
Flood depths (m)*	No flooding anticipated	Up to 0.16	Up to 0.47

*Compared to ground levels at the Site between 15.52 and 15.82 mAOD.

Raising minimum floor levels

The vulnerability classification of the Site and the Flood Zone mean proposals for the Site fall under the EA's Flood Risk Standing Advice (FRSA) for More Vulnerable developments.

In this instance, in line with the EA's FRSA the recommended minimum Finished Floor Level (FFL) should be set at least 0.3 m above the maximum 1 in 100 year plus 19% allowance for climate change flood level of 15.68 mAOD.

As the proposed development is for the conversion of the first floor of an existing building, with no changes proposed to the ground floor, the proposed development would be set at c. 18.52 mAOD (estimated from plans at 3 m above minimum Site ground levels). This would set the proposed development sufficiently above the recommended FFLs.

Alternative mitigation

Where feasible, it may be suitable to adopt a water exclusion strategy for flood depths up to 0.3 m in line with the EA's Standing Advice for the proposed access to the new residential units

(as this is located on the ground floor). Measures should also be incorporated into any potential redevelopment works on the ground floor where feasible. A water exclusion strategy, using avoidance and resistance measures, is appropriate where floods are expected to last for short durations. Potential water exclusion strategies include:

- Passive flood door systems;
- Temporary flood barriers;
- Air brick covers (manual or automatic closing);
- Non-return flap valves on sewer outfalls.

Avoidance and resistance measures are unlikely to completely prevent floodwater entering a property, particularly during longer duration flood events. Therefore, it is recommended that the following flood resilience measures are also considered.

- Flood resilient materials and designs:
    - Use of low permeability building materials up to 0.3 m such as engineering bricks (Classes A and B) or facing bricks;
    - Hard flooring and flood resilient metal staircases;
    - The use of internal lime plaster/render or where plasterboards are used these should be fitted horizontally instead of vertically and/or using moisture resistant plasterboard at lower levels;
    - Water, electricity and gas meters and electrical sockets should be located above the predicted flood level;
    - Communications wiring: wiring for telephone, TV, Internet and other services should be protected by suitable insulation in the distribution ducts to prevent damage.

If these mitigation measures are implemented this could reduce the flood risk to the development from Low - Medium to Very Low.

Surface water (pluvial) flood mitigation measures

The mitigation measures detailed above for river flood risk are likely to be suitable for the relatively shallow flood depths which could be experienced in a 1 in 1000 year pluvial flood event.

In addition, the regular maintenance of any drains and culverts surrounding/on the Site should be undertaken to reduce the flood risk.

If these mitigation measures are implemented this would reduce the flood risk to the development from Very Low - Low to Very Low.

Groundwater flood mitigation measures

It is likely the flood mitigation measures recommended for the fluvial and pluvial risk will reduce the groundwater flood risk at the development. However, specific additional groundwater measures that may also be considered for the Negligible to Low risk identified include:

- Interceptor drains;
- Automatic sump to extract flood water; and

- Non-return flap valves on the proposed foul and surface water sewer lines.

If these mitigation measures are implemented, this could reduce the flood risk to the development from Negligible - Low to Negligible.

Reservoir flood mitigation measures

According to the EA data, the Site is at risk of flooding from reservoirs.

There would be a relatively high rate and onset of flooding associated with a reservoir breach; therefore, it is unlikely that safe access could be achieved unless a long warning period was provided. Occupants should get to the highest level of the building as possible and contact the emergency services.

Other flood risk mitigation measures

As the Site is not identified as at risk from other sources, mitigation measures are not required.

Residual flood risk mitigation measures

The risk to the Site has been assessed from all sources of flooding and appropriate mitigation and management measures proposed to keep the users of the development safe over its lifetime. There is, however, a residual risk of flooding associated with the potential for failure of mitigation measures if regular maintenance and upkeep are not undertaken. If mitigation measures are not implemented or maintained, the risk to the development will remain as the baseline risk.

Further flood mitigation information

More information on flood resistance, resilience and water entry can be found here: http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf

Emergency evacuation - safe access / egress and safe refuge

Emergency evacuation to land outside of the floodplain should be provided if feasible. Where this is not possible, More Vulnerable developments and, where possible, development in general (including basements), should have internal stair access to an area of safe refuge within the building to a level higher than the maximum likely water level. An area of safe refuge should be sufficient in size for all potential users and be reasonably accessible to the emergency services.

Emergency evacuation from the development and the Site should only be undertaken in strict accordance with any evacuation plans produced for the Site, with an understanding of the flood risks at the Site including available mitigation, the vulnerability of occupants and preferred evacuation routes.

Flood warnings

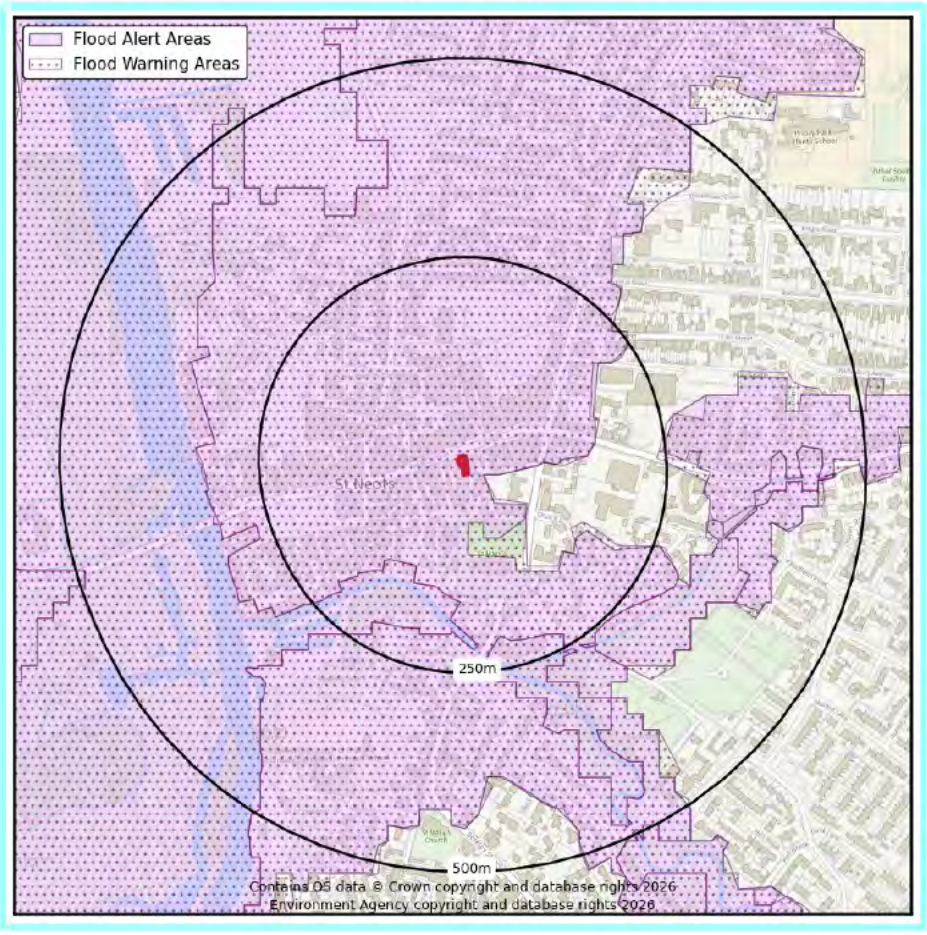
The EA operates a flood warning service in all areas at risk of flooding; this is available on their website: https://www.gov.uk/check-flood-risk. The Site is located within an EA Flood Alerts and

Warning coverage area so is able to receive alerts and warnings (Figure 17). All warnings are also available through the EA's 24 hour Floodline Service (0345 988 1188).

- **Flood Alert**: 052WAFLOWB; Quick Dial code: 212061
- **Flood Warning**: 052FWFLOESSN2; Quick Dial code: 312224

The EA aims to issue Flood Warnings 2 hours in advance of a flood event. Flood Warnings can provide adequate time to enable protection of property and evacuation from a Site, reducing risk to life and property.

Figure 17. EA Flood Warning Coverage for the local area (EA, 2026)



Emergency evacuation

Where possible, a safe access and egress route with a 'very low' hazard rating from areas within the floodplain to an area wholly outside the 1 in 100 year flood event including an allowance for climate change should be demonstrated.

Based on the EA's Flood Zone Map the closest suitable dry evacuation area within Flood Zone 1 is along East Street (c. 255 m north east – direct measurement). It is advised that evacuation from the premises would be the preferred option in a flood event if safe to do so. It is recommended that residents prepare to evacuate as soon as an EA Flood Warning is issued in order to completely avoid flood waters.

On-Site refuge

Evacuation should be the primary action in preference, however safe refuge could be sought at first floor level in a worst-case scenario as the residential areas of the development are situated on the first floor.

Other relevant information

A Flood Warning and Evacuation Plan (FWEP) is recommended, and occupants should be signed up to receive EA Flood Alert and Warnings.

Registration to the Environment Agency's flood warning scheme can be done by following this link: https://www.gov.uk/sign-up-for-flood-warnings.

It is recommended that main communication lines required for contacting the emergency services, electricity sockets/meters, water supply and first aid stations and supplies are not compromised by flood waters. Where possible these should all be raised above the extreme flood level.

8. Conclusions and recommendations

Table 6. Risk ratings following Site analysis

Source of Flood Risk	Baseline[1]	After analysis[2]	After Mitigation[3]
River (fluvial) flooding	Low to Medium		Very Low
Sea (coastal/tidal) flooding	Very Low		N/A
Surface water (pluvial) flooding	Very Low to Medium	Very Low to Low	Very Low
Groundwater flooding	Moderate	Negligible to Low	Negligible
Other flood risk factors present	Yes (reservoirs)		Yes
Is any other further work recommended?	Yes (see below)		

1 BASELINE risks assigned for the whole Site, using national risk maps, including the benefit of EA flood defences and the impacts of climate change.

2 AFTER ANALYSIS modification of risk assessment based on detailed site specific analysis including some or all of the following: flood model data, high resolution mapping, building location, access routes, topographic and CCTV surveys. Reasons for the change in classification are provided in the text.

3 AFTER MITIGATION risks include risks to proposed development / asset and occupants if mitigation measures recommended in this report are implemented, including the impacts of climate change.

*N/A indicates where mitigation is not required.

The table overleaf provides a summary of where the responses to key questions are discussed in this report.

More vulnerable developments in a Flood Zone 2 are acceptable according to the NPPF and providing the recommended mitigation measures are put in place (see previous sections) it is likely that flood risk to this Site will be reduced to an acceptable level.

Table 7. Summary of responses to key questions in the report

Key sources of flood risks identified	**Fluvial, pluvial, groundwater (see Section 4).**
Are standard mitigation measures likely to provide protection from flooding to/from the Site?	**Yes (see Section 7).**
Is any further work recommended?	**Yes (See exec summary and Section 7)**

9. Further information

The following table includes a list of additional products by GeoSmart:

Additional GeoSmart Products		
	Additional assessment: SuDSmart	The SuDSmart Report range assesses which drainage options are available for a Site. They build on technical detail starting from simple infiltration screening and work up to more complex SuDS Assessments detailing alternative options and designs. Please contact info@geosmartinfo.co.uk for further information.
✓	Additional assessment: EnviroSmart	Provides a robust desk-based assessment of potential contaminated land issues, taking into account the regulatory perspective. Our EnviroSmart reports are designed to be the most cost effective solution for planning conditions. Each report is individually prepared by a highly experienced consultant conversant with Local Authority requirements. Ideal for pre-planning or for addressing planning conditions for small developments. Can also be used for land transactions. Please contact info@geosmartinfo.co.uk for further information.

10. References and glossary

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GeoSmart.

Glossary

General terms

BGS	British Geological Survey
EA	Environment Agency
GeoSmart groundwater flood risk model	GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 100 year return period scenario.
Dry-Island	An area considered at low risk of flooding (e.g. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (e.g. Flood Zone 2 and 3)
Flood resilience	Flood resilience or wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring.
Flood resistance	Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags.
Flood Zone 1	This zone has less than a 0.1% annual probability of river flooding
Flood Zone 2	This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding
Flood Zone 3	This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding
Functional Flood Plain	An area of land where water has to flow or be stored in times of flood.
Hydrologic model	A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is ±0.25m for estimating flood levels at particular locations.
OS	Ordnance Survey
Residual Flood Risk	The flood risk remaining after taking mitigating actions.
SFRA	Strategic Flood Risk Assessment. This is a brief flood risk assessment provided by the local council
SuDS	A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a Site has to offer. There are a range of SuDS options

	available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDS Approval Board (SABs).

Aquifer Types

Principal aquifer	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
Secondary A aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
Secondary B aquifer	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.
Secondary undifferentiated	Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type.
Unproductive Strata	These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

NPPF (2026) terms

Exception test	Applied once the sequential test has been passed. For the exception test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
Sequential test	Aims to steer new development to areas with the lowest probability of flooding.
Essential infrastructure	Essential infrastructure includes essential transport infrastructure, essential utility infrastructure and wind turbines.
Water compatible	Water compatible land uses include flood control infrastructure, water-based recreation and lifeguard/coastal stations.
Less vulnerable	Less vulnerable land uses include police/ambulance/fire stations which are not required to be operational during flooding and buildings used for shops/financial/professional/other services.
More vulnerable	More vulnerable land uses include hospitals, residential institutions, buildings used for dwelling houses/student halls/drinking establishments/hotels and sites used for holiday or short-let caravans and camping.
Highly vulnerable	Highly vulnerable land uses include police/ambulance/fire stations which are required to be operational during flooding, basement dwellings and caravans/mobile homes/park homes intended for permanent residential use.

Data sources

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Bedrock & Superficial Geology	**Contains British Geological Survey materials © NERC 2026** **Ordnance Survey data © Crown copyright and database right 2026**
Flood Risk (Flood Zone/RoFRS/Historic Flooding/Pluvial/Surface Water Features/Reservoir/ Flood Alert & Warning)	**Environment Agency copyright and database rights 2026** **Ordnance Survey data © Crown copyright and database right 2026**
Flood Risk (Groundwater)	**GeoSmart, BGS & OS** **GW5 (v2.4) Map (GeoSmart, 2026)** **Contains British Geological Survey materials © NERC 2026** **Ordnance Survey data © Crown copyright and database right 2026**
Location Plan	**Contains Ordnance Survey data © Crown copyright and database right 2026**
Topographic Data	**OS LiDAR/EA** **Contains Ordnance Survey data © Crown copyright and database right 2026** **Environment Agency copyright and database rights 2026**

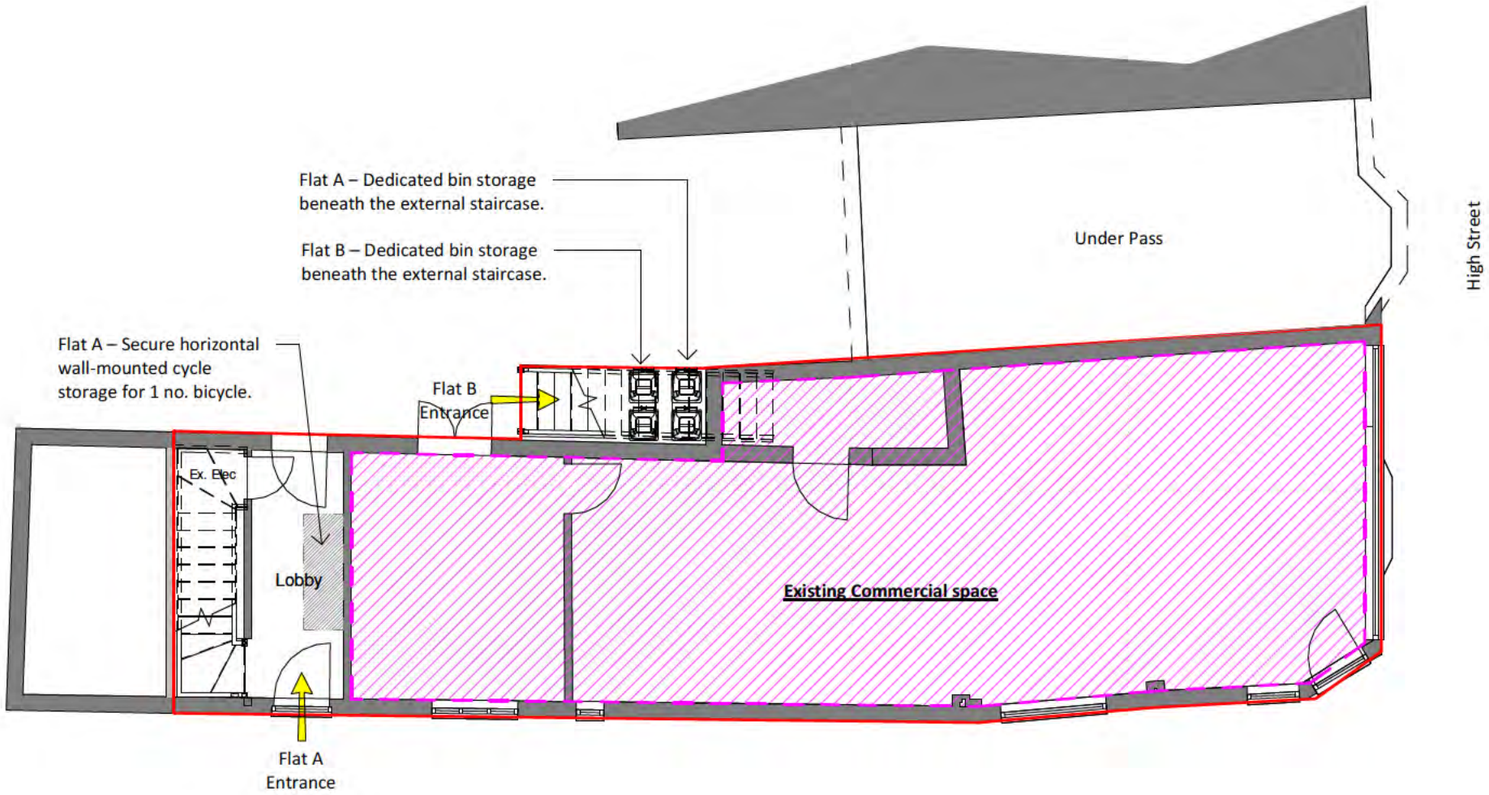
GeoSmart.

ll. Appendices

Appendix A

Site plans

Rev	Date	Description	By
A	6/07/26	Updated to suite client comments	LWA



Proposed Ground Floor Plan
1 : 100

Key

Elements to be demolished

Proposed new elements

Existing elements

1:100 0 1 2 3 4 5m

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PLANNING

Client
Mr & Mrs Evans

Drawn	Checked	Date
LWA	NTA	June 26

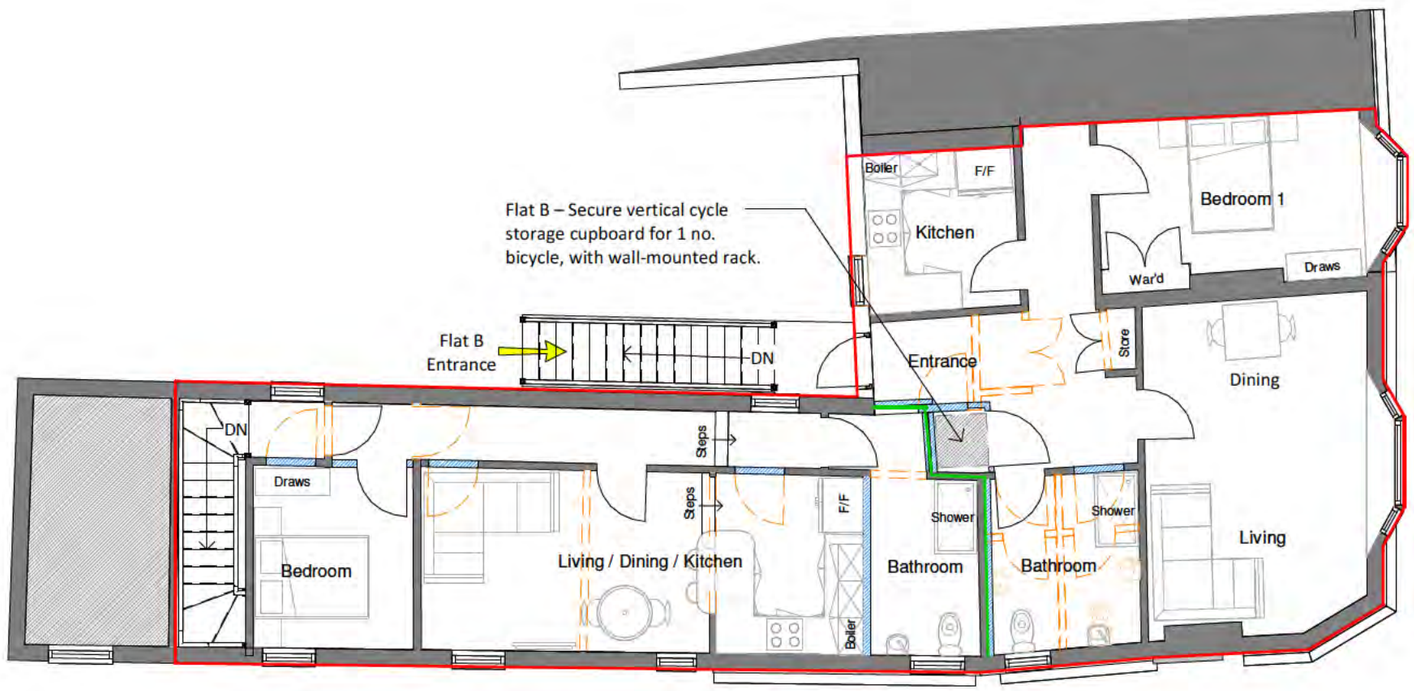
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Drawing No.	2026-02	PL-100	A	Scale @ A3 As indicated
Project	40 High Street St Neots, PE19 1JA			
Drawing Title	Proposed Ground Floor Plan			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Rev	Date	Description	By



Proposed First Floor Plan
1 : 100

Accommodation Schedule

Flat A	1B2P	GIA 57.5m2
Flat B	1B2P	GIA 60m2

1:100 0 1 2 3 4 5m

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Drawing Title	Proposed First Floor Plan			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Rev	Date	Description	By



Proposed Front Elevation
1:100



Proposed Side A Elevation
1:100

1:100 0 1 2 3 4 5m

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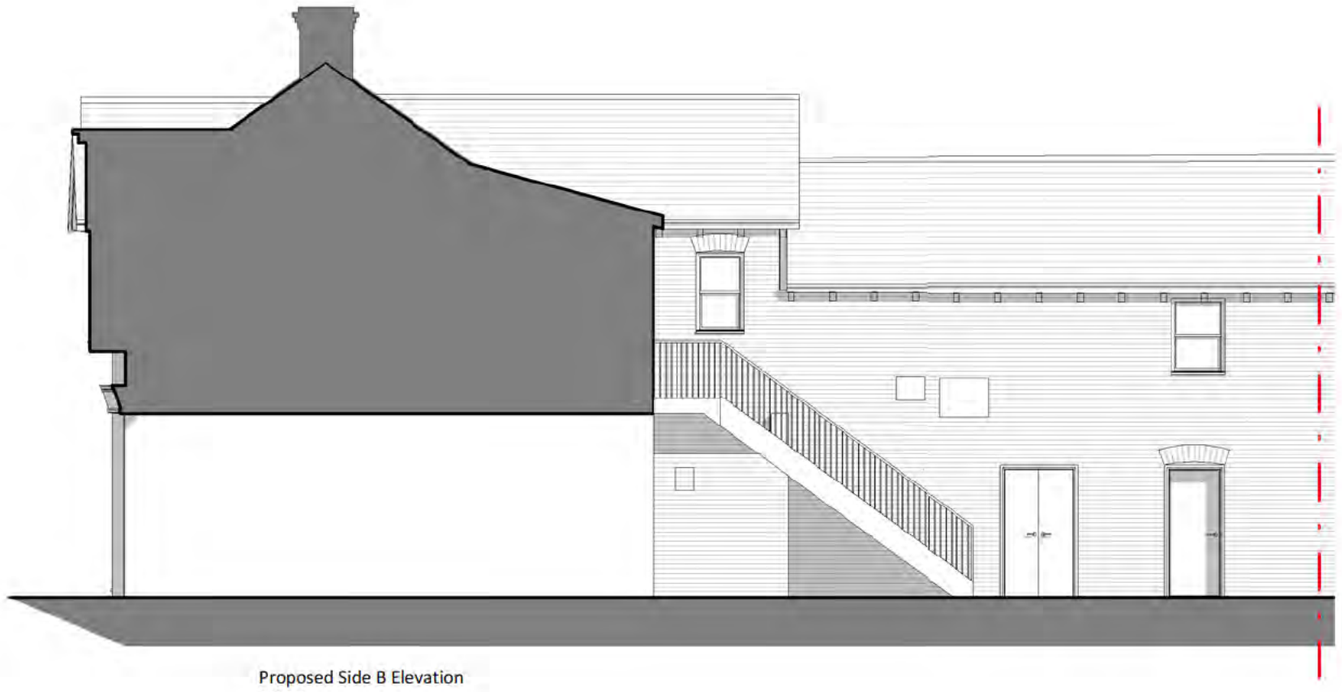
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Drawing Title	Proposed Elevations			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Rev	Date	Description	By



Proposed Side B Elevation
1:100

1:100 0 1 2 3 4 5m

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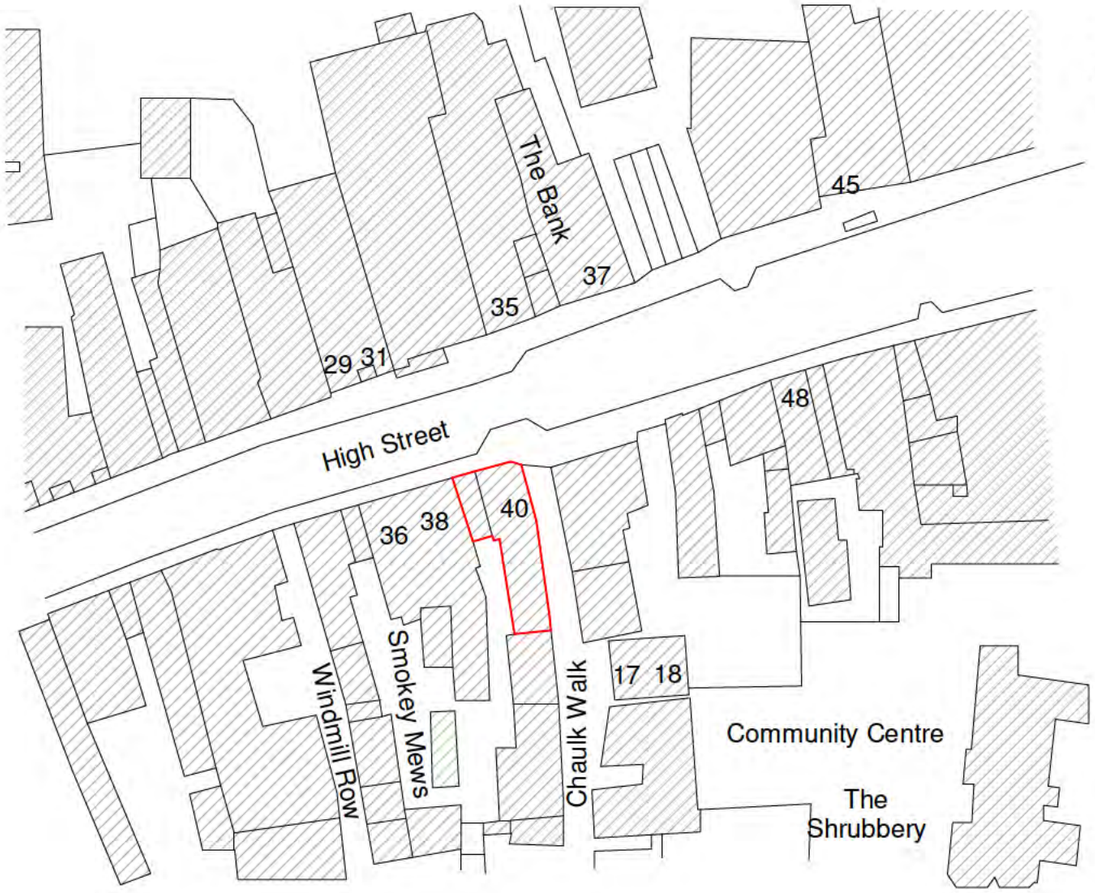
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Drawing Title	Proposed Elevations			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Rev	Date	Description	By



Site Location Plan
1 : 1250



Block Plan
1 : 500

1:500 0 5 10 20 25m

1:1250 0 25 50 60m

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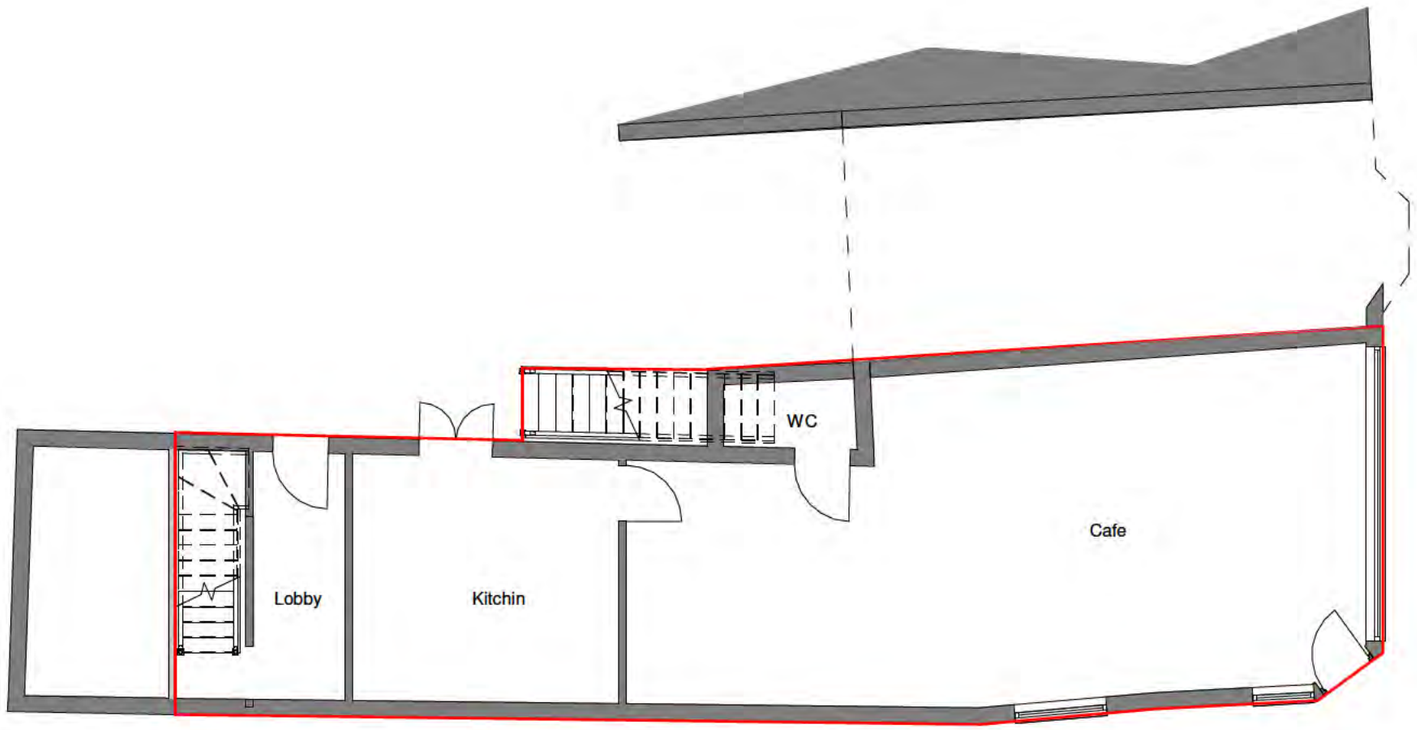
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Drawing Title	Site Location Plan& Block Plan			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Rev	Date	Description	By



Existing Ground Floor Plan
1 : 100



Existing First Floor Plan
1 : 100

1:100 0 1 2 3 4 5m

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Drawing Title	Existing Ground & First Floor Plan			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Rev	Date	Description	By



Existing Front Elevation
1:100



Existing Side A Elevation
1:100

1:100 0 1 2 3 4 5m

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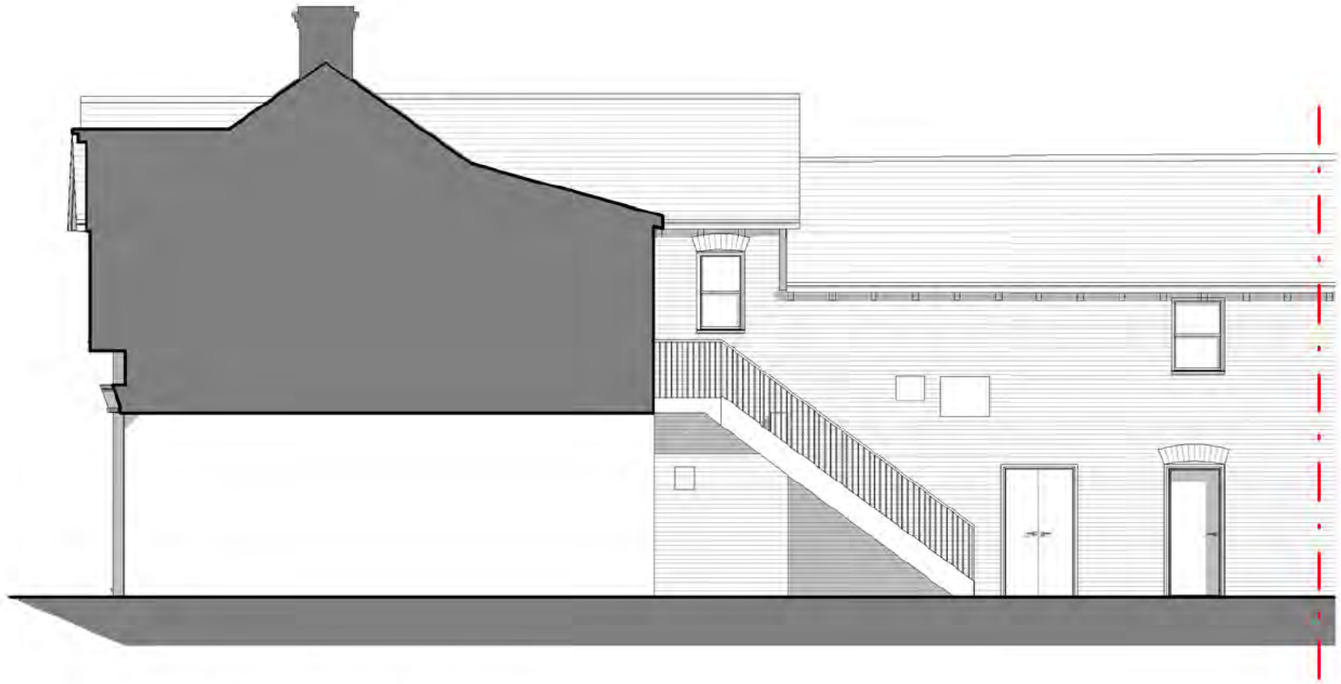
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Project	40 High Street St Neots, PE19 1JA			
Drawing Title	Existing Elevations			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Rev	Date	Description	By



Existing Side B Elevation
1 : 100

1:100 0 1 2 3 4 5m

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Project	40 High Street St Neots, PE19 1JA			
Drawing Title	Existing Elevation			

FIGMENT ARCHITECTURE
FROM IMAGINATION TO REALITY

Appendix B

Environment Agency data

Environment Agency

For homes and habitats

[redacted]

[redacted]

Our ref: EIR2026/39943
Date: 15 September 2026

Dear [redacted]

RE: Environmental Information Regulations: EIR2026/39943

Thank you for your request for information regarding Product 4: PNHWVAH1H6BR, PE19 1JA, 518423,260290, which we received on 17 August 2026.

We respond to requests for information that we hold under the Environmental Information Regulations 2004 (EIR). The Regulations requires that we respond to requests by advising you whether information is held or not, and if so by providing you with that information.

Product 4

Please see attached document.

Please note:
We can confirm that this site does not benefit from any Environment Agency maintained assets (walls or embankments).

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for Easting/Northing: 518423, 260290 Postcode: PE19 1JA
Licence	Open Government Licence
Information Warning - OS background mapping	*The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-*

	exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2026 Ordnance Survey OS AC0000807064.

Product 5, 6 & 7

The information we hold has been uploaded to our quatrix system on and can be accessed using the following links:

Link 1: [redacted]

Abstract

Name	Products 5, 6 and 7
Description	Model Study: ■ *Product 5 – Lower Ouse Model Report* ■ *Product 6 – Output data of Lower Ouse – Upstream Lower Ouse* ■ *Product 6 – Output data of Lower Ouse – St Neots Large* ■ *Product 7 - Calibrated and Verified Model Input data of Lower Ouse – Upstream Lower Ouse* ■ *Product 7 - Calibrated and Verified Model Input data of Lower Ouse – St Neots Large*

	Year: *December 2015* Consultant: *Mott MacDonald*
Licence	Environment Agency Conditional Licence
Conditions	1.0 You may use the Information for your internal or personal purposes and may only sublicense others to use it if you do so under a written licence which includes the terms of these conditions and the agreement and in particular may not allow any period of use longer than the period licensed to you. 2.0 Notwithstanding the fact that the standard wording of the Environment Agency Conditional Licence indicates that it is perpetual, this Licence has a limited duration of 5 years at the end of which it will terminate automatically without notice. 3.0 We have restricted use of the Information as a result of legal restrictions placed upon us to protect the rights or confidentialities of others. In this instance it is because of third party data. If you contact us in writing (this includes email) we will, as far as confidentiality rules allow, provide you with details including, if available, how you might seek permission from a third party to extend your use rights. 4.1 The Information may contain some data that we believe is within the definition of "personal data" under the Data Protection Act 1998 but we consider that we will not be in breach of the Act if we disclose it to you with conditions set out in this condition and the conditions above. This personal data comprises names of individuals or commentary relating to property that may be owned by an individual or commentary relating to the activities of an individual. 4.2 Under the Act a person who holds and uses or passes to others personal data is responsible for any compliance

	with the Act and so we have no option but to warn you that this means you have responsibility to check that you are compliant with the Act in respect of this personal data. 5.0 The location of public water supply abstraction sources must not be published to a resolution more detailed than 1km2. Information about the operation of flood assets should not be published. 6.1 Where we have supplied model data which may include model inputs or outputs you agree to supply to the Environment Agency copies of any assessments/studies and related outputs, modifications or derivatives created pursuant to the supply to you of the Information, all of which are hereinafter referred to as “the Data”. 6.2 You agree, in the public interest to grant to the Environment Agency a perpetual royalty free non-exclusive licence to use the Data or any part thereof for its internal purposes or to use it in any way as part of Environment Agency derivative products which it supplies free of charge to others such as incorporation into the Environment Agency's Open Data mapping products.
Information Warnings	Please be aware that model data is not raw, factual or measured but comprises of estimations or modelled results based on the data available to us.
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. May contain Ordnance Survey data © Crown copyright 2026 Ordnance Survey OS AC0000807064.

Breach Data Unavailable

We hold no breach data for your site. Please refer to the appropriate Strategic Flood Risk Assessment (SFRA) from the relevant Local Planning Authority.

Environment Agency

For homes and habitats

New National Model in Flood Map

The Flood Map for Planning (Rivers and Sea) for this area includes broadscale New National Modelling (NNM) developed for the updated National Flood Risk Assessment (NaFRA2). This modelling uses improved data and more advanced hydraulic techniques than previous versions; however, it remains a generalised tool intended to inform a high-level risk assessment.

Flood levels and depths are not currently available from NNM. Therefore, additional assessment is required for identifying whether an individual property will flood, or for use in site specific Flood Risk Assessments.

Where the Flood Map for Planning is used to inform development proposals, further assessment within the FRA, including appropriate climate change allowances, is required to provide reliable flood level, extent, and depth data for decision-making.

This risk-based approach will depend on the scale and nature of the proposed development, as well as the flood zone the proposed development is located in.

While the flood levels and depth data from our New National Model are not currently available, the outlines from the Flood Map for Planning can be downloaded from the DEFRA Data Services Platform: https://environment.data.gov.uk/

If would like to contact us again at a later date, we might be in a position to provide flood depth data associated with our New National Flood Risk Assessment system.

If you need further advice, you may wish to contact our Sustainable Places team at Planning.EastAnglia@environment-agency.gov.uk to set up a chargeable agreement to discuss your planning proposal further with our local flood risk team.

Additional information you may find useful

Planning Advice:
Please be aware that we now charge for planning advice provided to developers, agents and landowners. If you would like advice to inform a future planning

application for this site then please complete our https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion and email it to our Sustainable Places team at: planning.eastanglia@environment-agency.gov.uk. They will initially provide you with a free response identifying the following:

- the environmental constraints affecting the proposal;
- the environmental issues raised by the proposal;
- the information we need for the subsequent planning application to address the issues identified and demonstrate an acceptable development;
- any required environmental permits.

If you require any further information from them (for example, a meeting or the detailed review of a technical document) they will need to set up a charging agreement. Further information can be found online here: Flood risk assessments: applying for planning permission - GOV.UK

Climate change information:
The climate change data included in the models may not include the latest https://www.gov.uk/guidance/flood-risk-assessments-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.

Please also download and view our Local Climate Change Allowance Document using the following link:

East_Anglian_External Climate Change Allowances Guidance_March2022.pdf

Data Available Online:
Many of our flood datasets are available online on the DEFRA Data Services Platform:

Environment Agency

For homes and habitats

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

Rights of appeal:
If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for EIR and FOI. The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

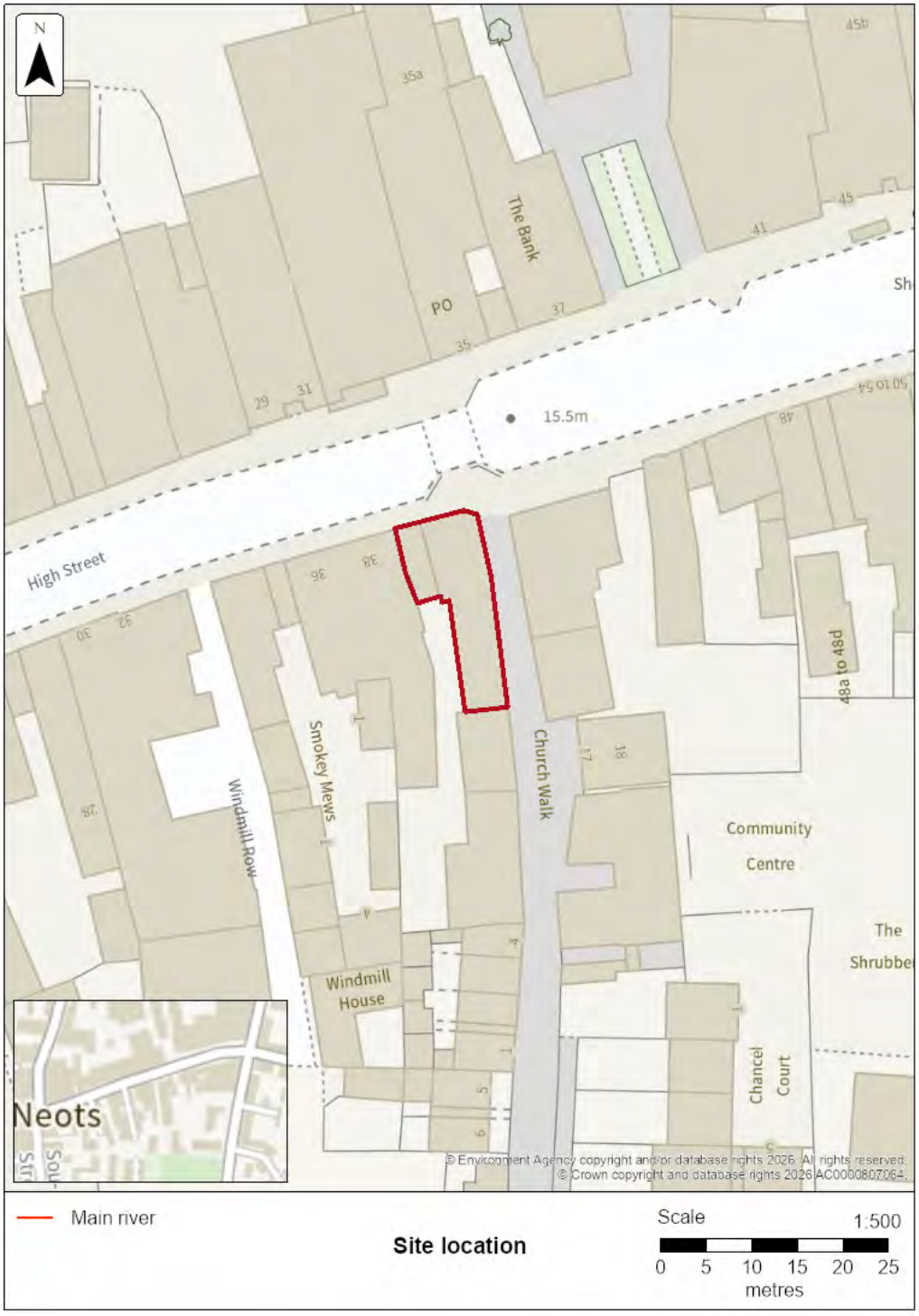
Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510 Email: casework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,
East Anglia Area Customers and Engagement Team

Flood risk assessment data

Location of site: 518424 / 260289 (shown as easting and northing coordinates)
Document created on: 17 August 2026
This information was previously known as a product 4.
Customer reference number: PNHWVAH1H6BR

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

Other sources of flooding

To find out about other factors that might affect the flood risk of this location, you should check:

- reservoir flood risk
- groundwater flood risk - you could use the British Geological Survey groundwater flooding data, groundwater: current status and flood risk and the guide on mining and groundwater constraints for development - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

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_Lower Ouse_NMR_St_Neots_Large_2015
Scenario(s): No defences exist fluvial
Date: 1 December 2015

Model name: EAn_Lower Ouse_Upstream_2015
Scenario(s): Defended fluvial, defences removed fluvial, defended climate change fluvial
Date: 1 December 2015

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 2.

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

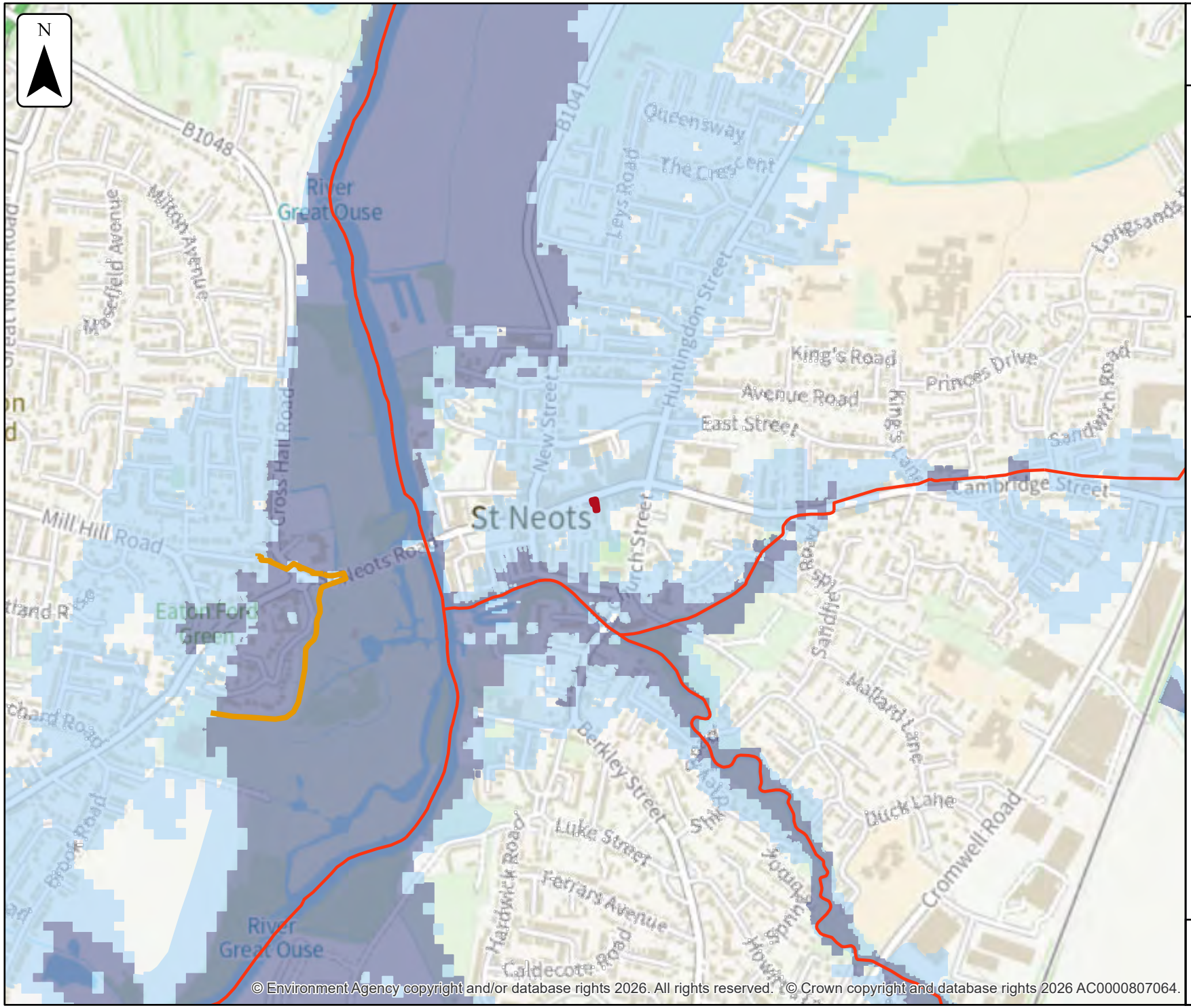
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

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



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Flood map for planning

Location (easting/northing)
518424/260289

Scale
1:10,000

Created
17 Aug 2026

- Main river
- Flood defence
- Flood Zone 3
- Flood Zone 2

0 100 200 300 400 500
metres

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

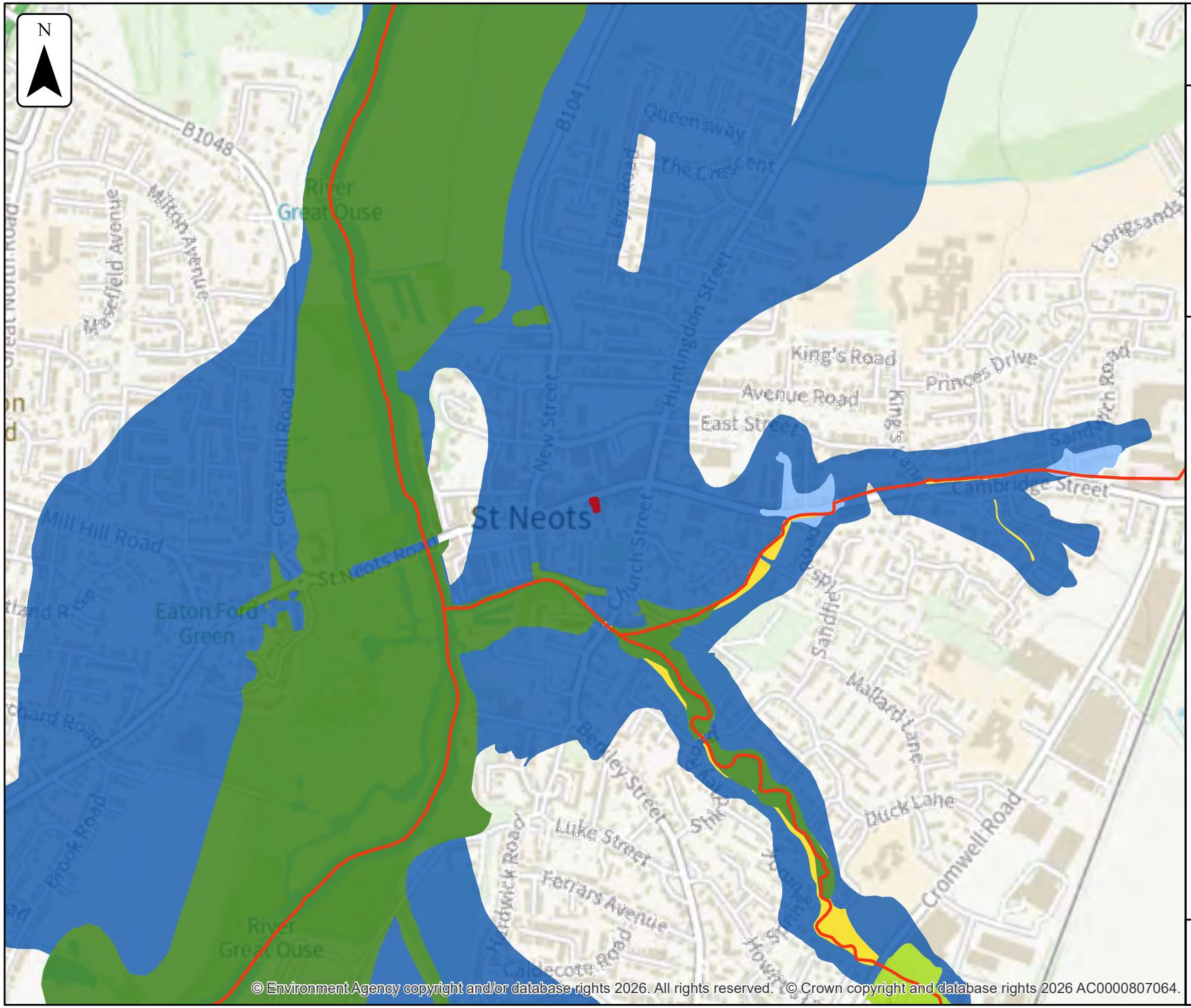
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

Download the complete recorded flood outlines dataset, which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Cambridgeshire County Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



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Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
2001	2001	unknown	unknown	No
1998	1998	unknown	unknown	No
1993	1993	unknown	unknown	No
May 1975	May 1975	unknown	unknown	No
1947	1947	unknown	unknown	Yes

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:

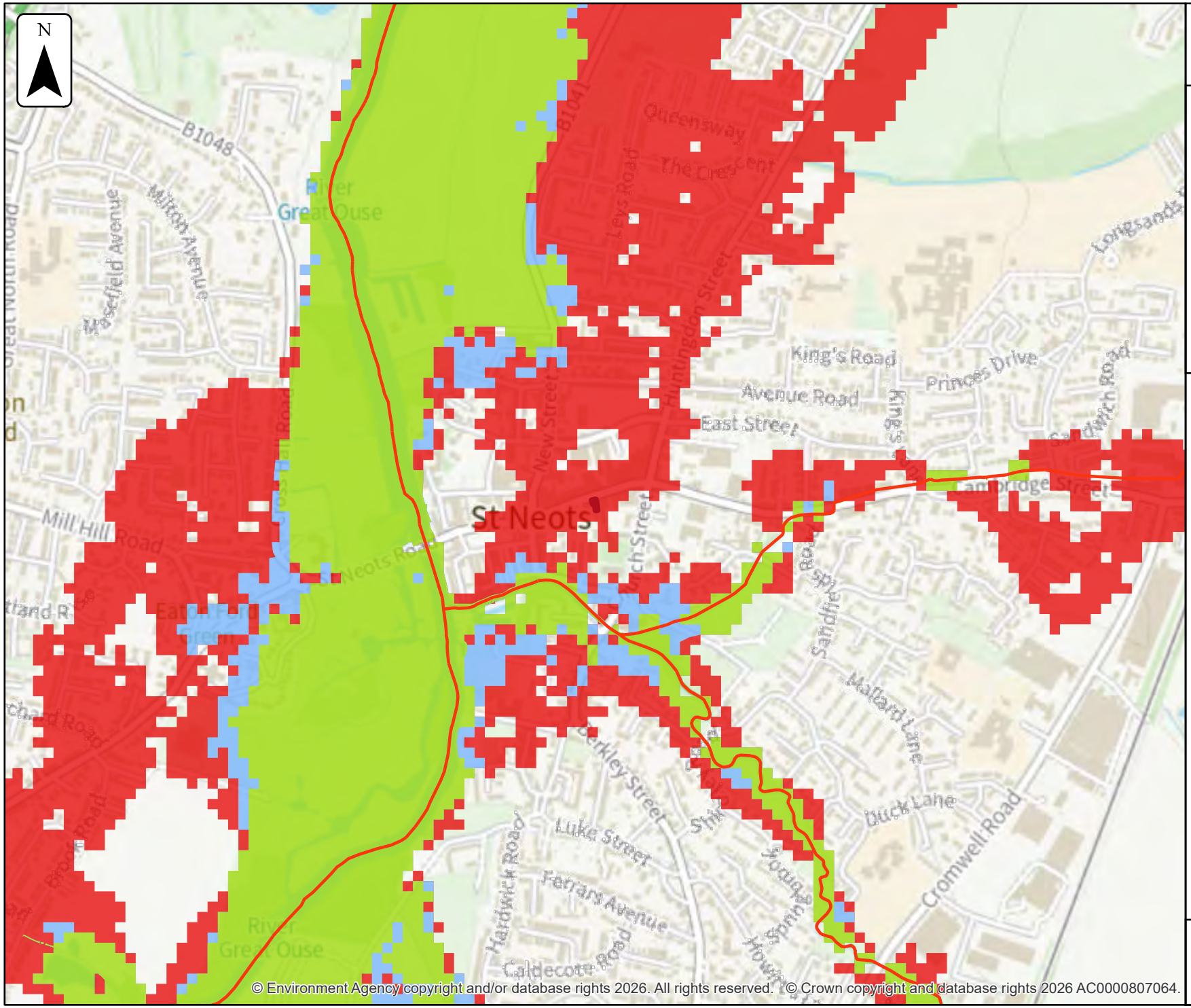
- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- Defended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

No data available

We do not have any height or depth data at this location for the following models:

Model name: EAn_Lower Ouse_NMR_St_Neots_Large_2015
Scenario(s): No defences exist modelled fluvial

Model name: EAn_Lower Ouse_Upstream_2015
Scenario(s): Defences removed modelled fluvial, Defended climate change modelled fluvial, Defended modelled fluvial



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Environment Agency

Defences removed modelled fluvial extent

Location (easting/northing)
518424/260289

Scale
1:10,000

Created
17 Aug 2026

Model name
EAn Lower Ouse Upstream 2015

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)
518424/260289

Scale
1:10,000

Created
17 Aug 2026

Model name
EAn Lower Ouse Upstream 2015

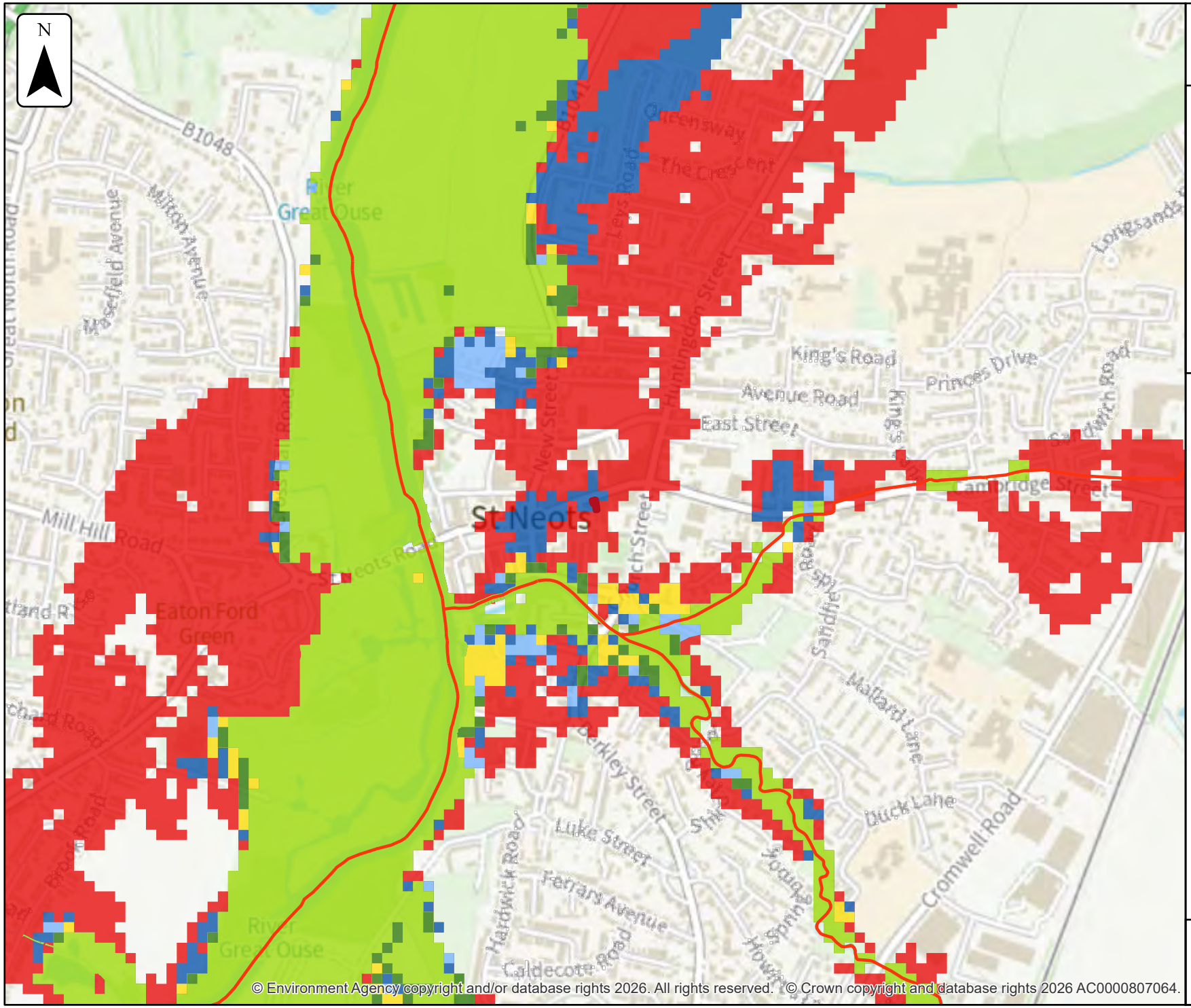
Main river

Modelled flood extent

1% 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

Defended modelled fluvial extent

Location (easting/northing)
518424/260289

Scale
1:10,000

Created
17 Aug 2026

Model name
EAn Lower Ouse Upstream 2015

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

No defences exist modelled fluvial extent

Location (easting/northing)
518424/260289

Scale
1:10,000

Created
17 Aug 2026

Model name
EAn Lower Ouse NMR Neots Large 2015

Main river

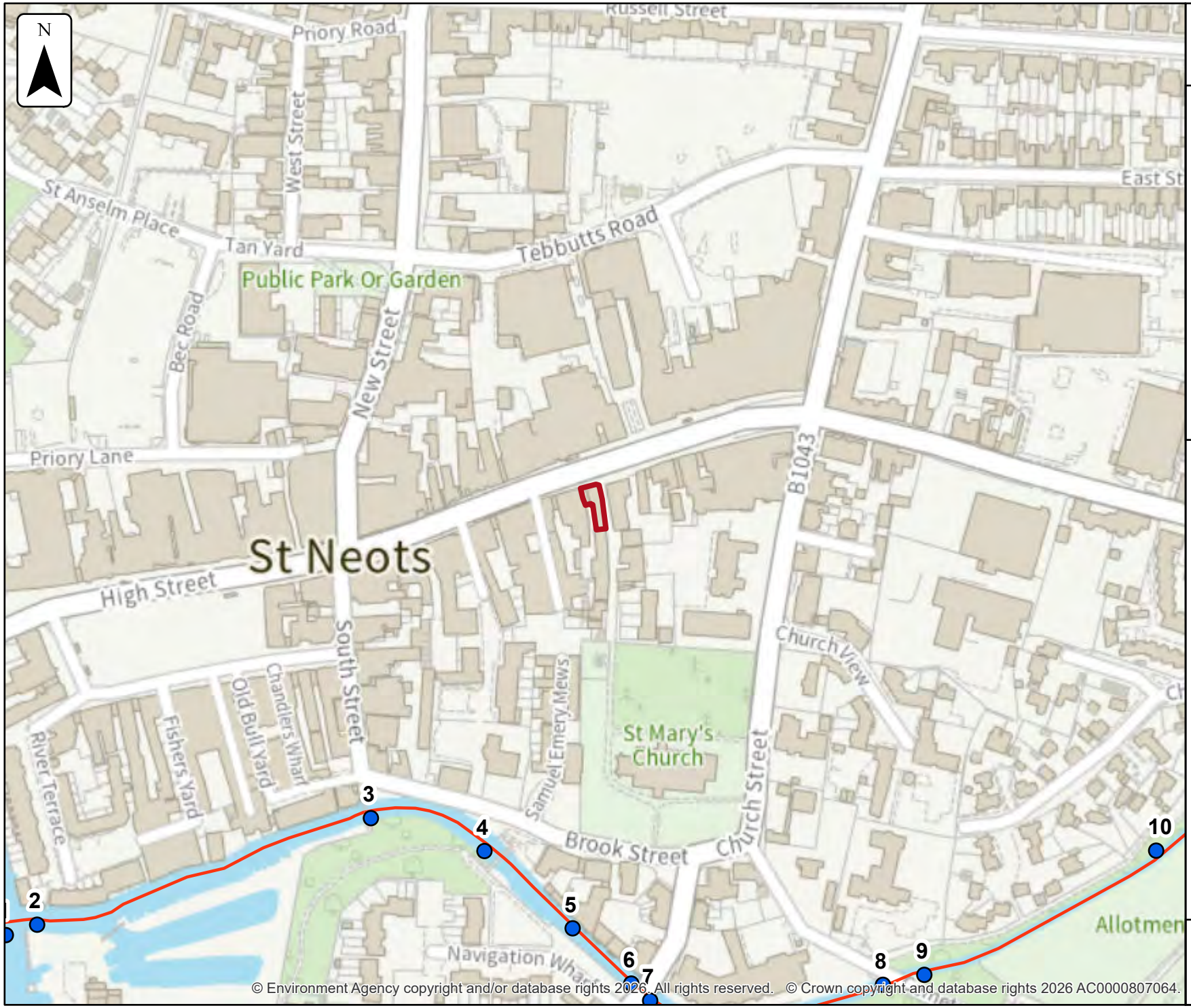
Modelled flood extent

1% 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

Defended modelled fluvial node locations

Location (easting/northing)
518424/260289

Scale
1:2,500

Created
17 Aug 2026

Model name
EAn Lower Ouse Upstream 2015

- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

Defended

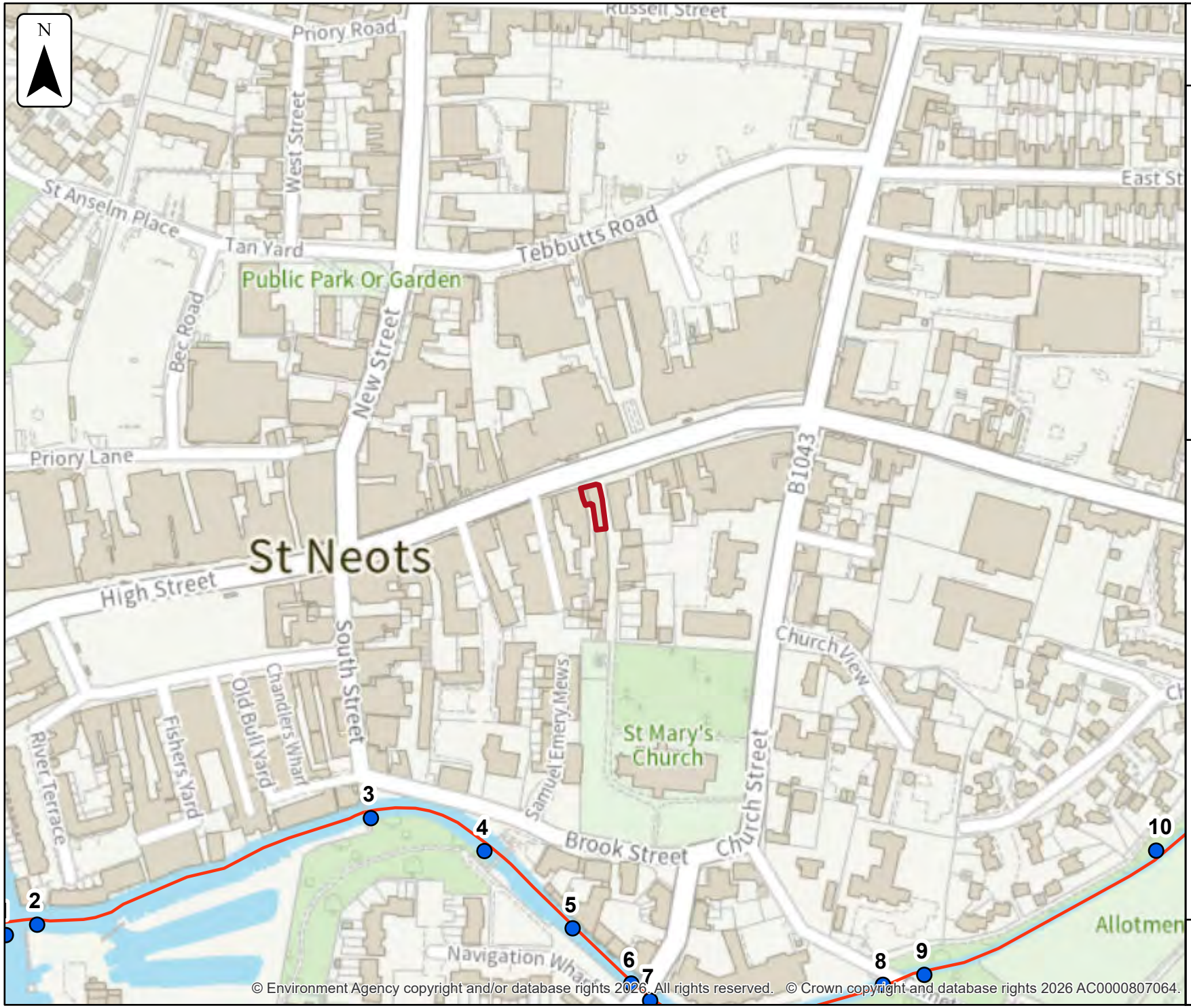
Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1256050	518137	260079	14.77	14.99	15.09	15.21	15.25	15.37	15.44	15.47	15.62	16.05
2	1255919	518152	260085	14.77	14.99	15.09	15.21	15.25	15.37	15.44	15.47	15.62	16.05
3	1255976	518315	260136	14.77	14.99	15.09	15.22	15.26	15.38	15.45	15.48	15.63	16.09
4	1255927	518370	260120	14.77	14.99	15.09	15.22	15.26	15.38	15.45	15.48	15.63	16.09
5	1256054	518413	260083	14.77	15.0	15.09	15.22	15.26	15.38	15.45	15.48	15.63	16.09
6	1255925	518441	260056	14.78	15.0	15.10	15.22	15.26	15.38	15.45	15.49	15.63	16.09
7	1255979	518451	260048	14.78	15.01	15.11	15.23	15.27	15.39	15.46	15.50	15.65	16.11
8	1256060	518564	260055	14.78	15.01	15.11	15.24	15.28	15.40	15.47	15.50	15.66	16.11
9	1256071	518584	260060	14.78	15.01	15.12	15.24	15.28	15.40	15.47	15.51	15.66	16.11
10	1256077	518697	260121	14.78	15.01	15.12	15.24	15.28	15.40	15.47	15.51	15.66	16.11

Data in this table comes from the EAn Lower Ouse Upstream 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.

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	1256050	518137	260079	77.91	93.85	102.75	112.07	114.48	123.41	128.62	132.19	141.72	162.27
2	1255919	518152	260085	8.07	9.08	10.86	12.06	12.62	15.15	16.51	17.52	23.17	45.30
3	1255976	518315	260136	6.38	8.85	10.93	12.13	12.44	13.56	14.21	14.86	18.09	25.57
4	1255927	518370	260120	6.21	8.86	10.96	12.15	12.46	13.59	14.25	14.89	18.21	27.19
5	1256054	518413	260083	6.21	8.87	10.96	12.17	12.47	13.60	14.26	14.91	18.34	28.86
6	1255925	518441	260056	6.21	8.88	10.97	12.17	12.48	13.61	14.27	14.92	18.41	28.65
7	1255979	518451	260048	6.21	8.88	10.97	12.17	12.48	13.61	14.27	14.92	18.41	28.65
8	1256060	518564	260055	1.77	2.33	2.82	3.14	3.22	3.52	3.68	3.80	4.30	8.08
9	1256071	518584	260060	1.77	2.33	2.82	3.14	3.22	3.52	3.68	3.80	4.30	8.08
10	1256077	518697	260121	1.69	2.33	2.83	3.16	3.25	3.55	3.71	3.84	4.35	8.17

Data in this table comes from the EAn Lower Ouse Upstream 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.



Environment Agency

Defences removed modelled fluvial node locations

Location (easting/northing)
518424/260289

Scale
1:2,500

Created
17 Aug 2026

Model name
EAn Lower Ouse Upstream 2015

- Modelled location
- Main river

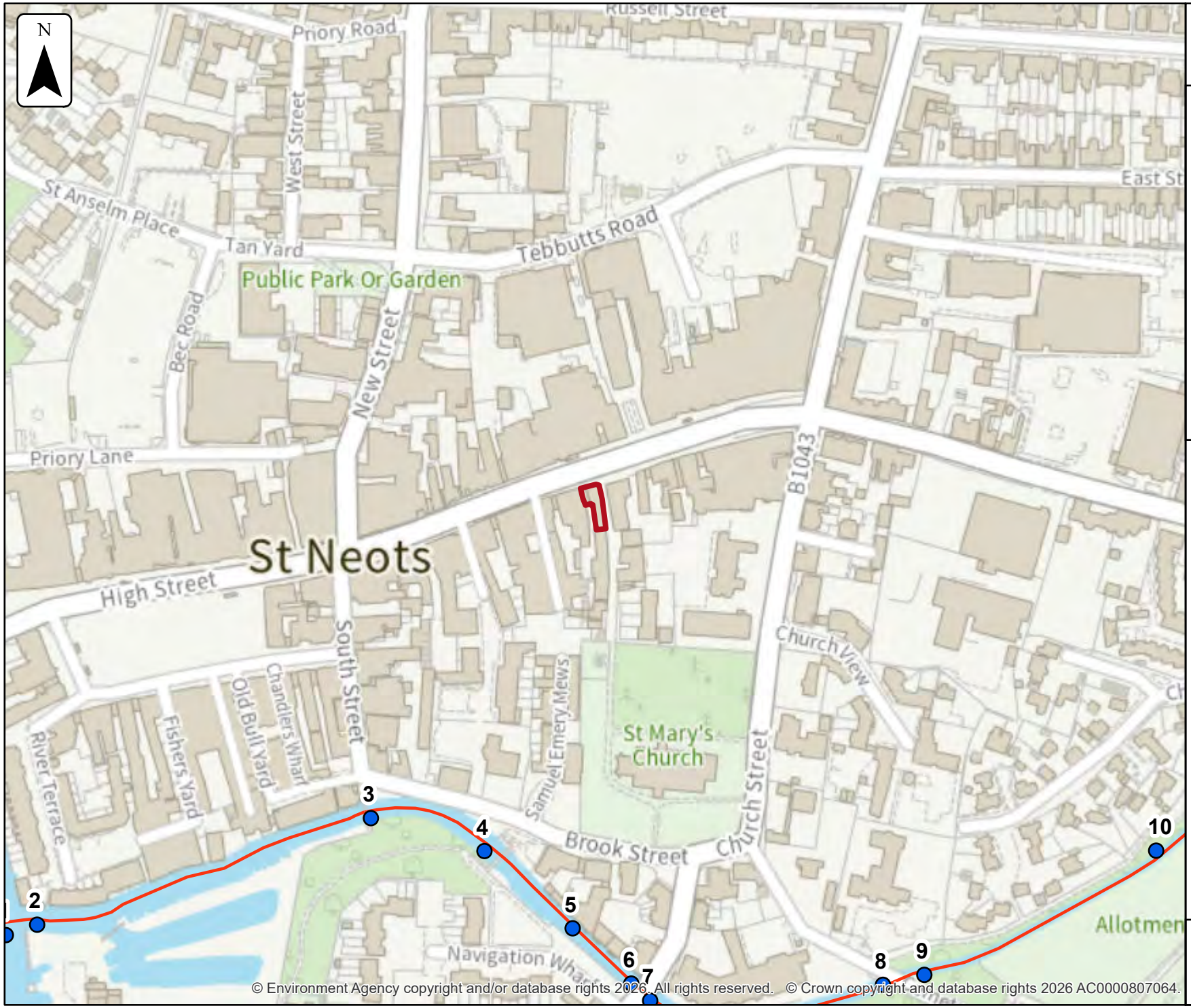
0 25 50 75 100
metres

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	1256050	518137	260079	15.21	15.47	16.04	111.13	129.49	153.34
2	1255919	518152	260085	15.21	15.47	16.04	12.06	17.44	41.39
3	1255976	518315	260136	15.22	15.48	16.07	12.13	14.86	25.59
4	1255927	518370	260120	15.22	15.48	16.07	12.15	14.89	27.21
5	1256054	518413	260083	15.22	15.48	16.07	12.17	14.91	28.88
6	1255925	518441	260056	15.22	15.49	16.08	12.17	14.92	28.65
7	1255979	518451	260048	15.23	15.50	16.09	12.17	14.92	28.65
8	1256060	518564	260055	15.24	15.50	16.10	3.14	3.80	8.08
9	1256071	518584	260060	15.24	15.50	16.10	3.14	3.80	8.08
10	1256077	518697	260121	15.24	15.51	16.10	3.16	3.84	8.17

Data in this table comes from the EAn Lower Ouse Upstream 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.



Environment Agency

Defended climate change modelled fluvial node locations

Location (easting/northing)
518424/260289

Scale
1:2,500

Created
17 Aug 2026

Model name
EAn Lower Ouse Upstream 2015

- Modelled location
- Main river

0 25 50 75 100
metres

Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+20%)	1% AEP (+20%)
				Level	Flow
1	1256050	518137	260079	15.67	145.91
2	1255919	518152	260085	15.67	24.94
3	1255976	518315	260136	15.68	17.20
4	1255927	518370	260120	15.68	17.32
5	1256054	518413	260083	15.68	17.41
6	1255925	518441	260056	15.69	17.44
7	1255979	518451	260048	15.70	17.44
8	1256060	518564	260055	15.70	4.20
9	1256071	518584	260060	15.70	4.20
10	1256077	518697	260121	15.70	4.25

Data in this table comes from the EAn Lower Ouse Upstream 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.

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 canals, groundwater 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:

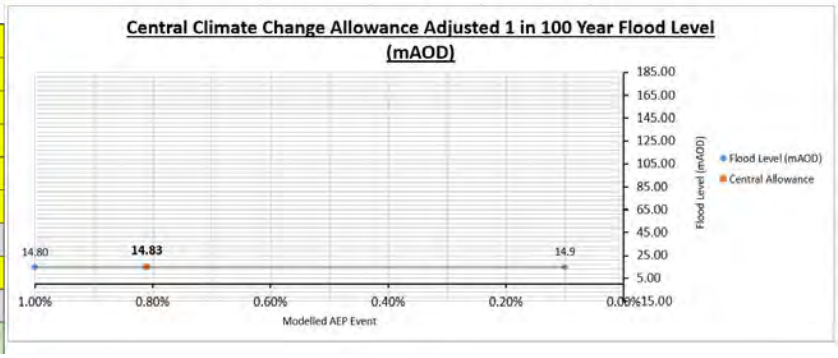
- more information about getting a product 5, 6, 7 or 8
- general help and advice about the site you're requesting data for

Appendix C

Stage (level) relationship graph

If not provided with a CC level:

Hydrological region	5
1 in 20 year flood level (mAOD)	
1 in 50 year flood level (mAOD)	
1 in 100 year flood level (mAOD)	14.80
Required climate change allowance (%)	19
1 in 200 year flood level (mAOD)	
1 in 1000 year proportion of 1 in 100 year event	62
1 in 1000 year flood level (mAOD)	14.9
How many years between your provided 1 in 100 year CC % and equivalent 1 in 1000 year %?	43
Central climate change allowance adjusted 1 in 100 year flood level (mAOD)	14.83



Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil, groundwater, flood risk and drainage specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

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For full T&Cs see http://geosmartinfo.co.uk/terms-conditions

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Tel: 01743 298 100

Email: info@geosmartinfo.co.uk

GeoSmart Information Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- **provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.**
- **sets out minimum standards which firms compiling and selling search reports have to meet.**
- **promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.**
- **enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.**
- **By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.**

The Code's core principles

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- **display the Search Code logo prominently on their search reports.**
- **act with integrity and carry out work with due skill, care and diligence.**
- **at all times maintain adequate and appropriate insurance to protect consumers.**
- **conduct business in an honest, fair and professional manner.**
- **handle complaints speedily and fairly.**
- **ensure that products and services comply with industry registration rules and standards and relevant laws.**
- **monitor their compliance with the Code.**

GeoSmart.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk. Please ask your search provider if you would like a copy of the search code

Complaints procedure

GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Liz Lloyd

Finance Manager

GeoSmart Information Limited

Suite 1, 1 Bellstone Court,

Bellstone, Shrewsbury, SY1 1JB

Tel: 01743 298 100

support@geosmartinfo.co.uk

12. Terms and conditions, CDM regulations and data limitations

Terms and conditions can be found on our website:

http://geosmartinfo.co.uk/terms-conditions/

CDM regulations can be found on our website:

http://geosmartinfo.co.uk/knowledge-hub/cdm-2015/

Data use and limitations can be found on our website:

http://geosmartinfo.co.uk/data-limitations/