Alteration & Extension to the Rear of The Paper Mills, London Road, Wansford, PE8 6JB

Flood Risk Assessment

13015-MIL-XX-XX-RP-C-0001

November 2026

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REVISION

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1 INTRODUCTION

1.1 Millwards have been appointed to undertake a Flood Risk Assessment (FRA) in support of a planning application for the development of alterations and an extension to the rear of the Paper Mills Country Pub & Restaurant, Wansford, PE8 6JB.

1.2 The objective of this report is to demonstrate that the site can be developed safely, without exposing the new development to an unacceptable degree of flood risk or increasing the flood risk to third parties. The report will advise on the potential risk of flooding and the management of surface water run-off arising from the proposals from the new development.

1.3 This Flood Risk Assessment is undertaken in accordance with the National Planning Policy Framework (NPPF) and Planning Guidance Document, (Flood Risk and Coastal Change), August 2026.

1.4 This FRA discusses and provides both a qualitative and quantitative assessment for the proposed development in terms of flood risk over the anticipated lifetime of the development and reference to the sequential and exception test using a precautionary and risk-based approach.

1.5 This report has been prepared with reference to the following publications:-

- Ministry of Housing, Communities and Local Government National Planning Policy Framework (August 2026),
- Environment Agency (March 2014, updated May 2026), Planning Practice Guidance ‘Flood risk assessments: applying for planning permission’
- Woods-Ballard et al (2015), The SUDS Manual, C753, CIRIA, London
- CIRIA Report C624 Development and Flood Risk
- Peterborough Local Pla, Adopted 24 July 2019.
- Peterborough Flood & Water Management SPD Adopted 17 June 2019.

2 DEVELOPMENT SITE AND LOCATION

2.1 The Site

2.1.1 The proposed development is located to the west of the B671, Wansford (Opposite the junction of the B671 / London Road junction. The site location is shown in Figure 2.1 below.

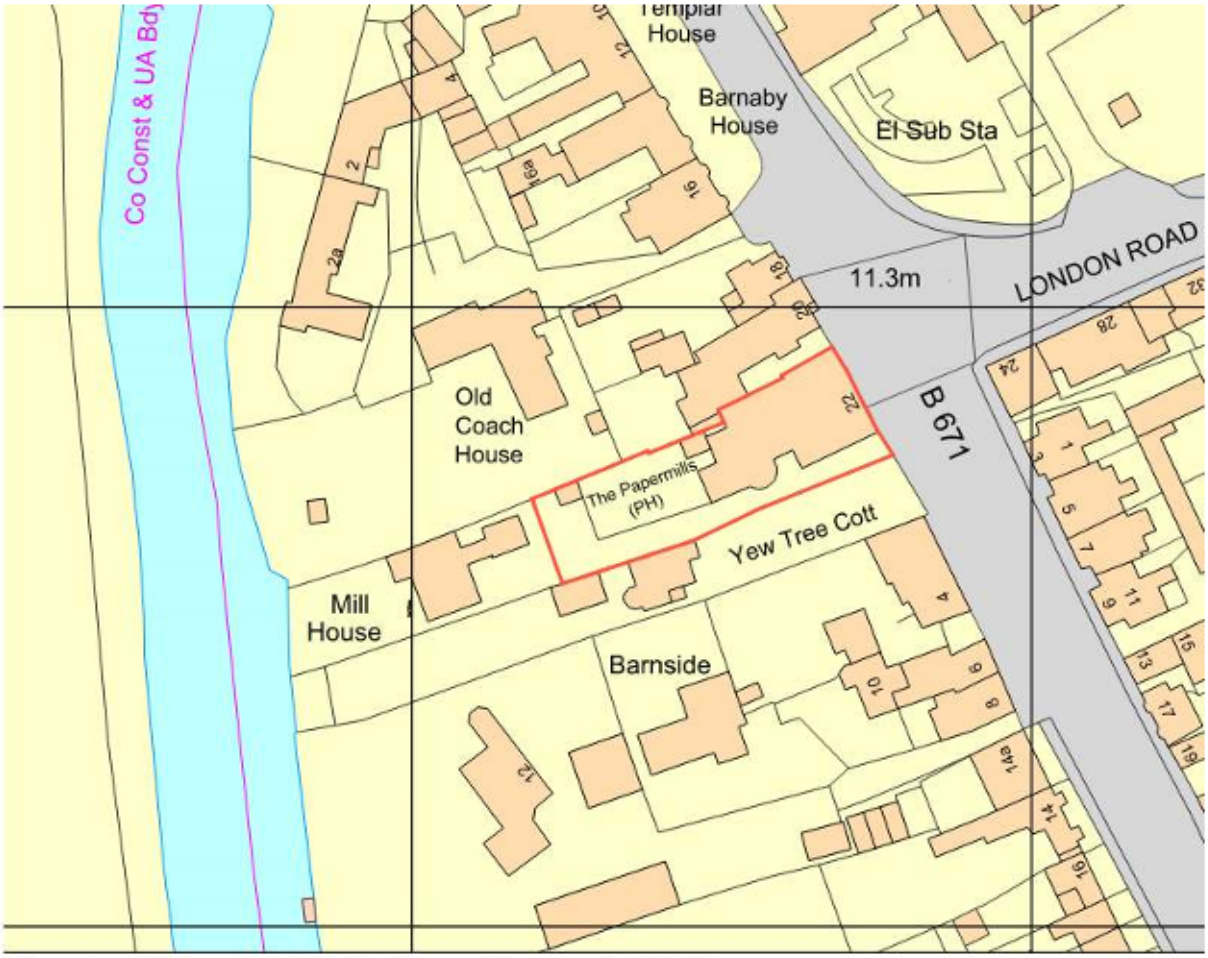

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Figure 2.1: Site Location (Source: streetmap.co.uk)

2.1.2 The site is currently a pub / restaurant. To the rear of the public house structure where the alterations and extension are proposed is a beer garden and conservatory (100% impermeable).

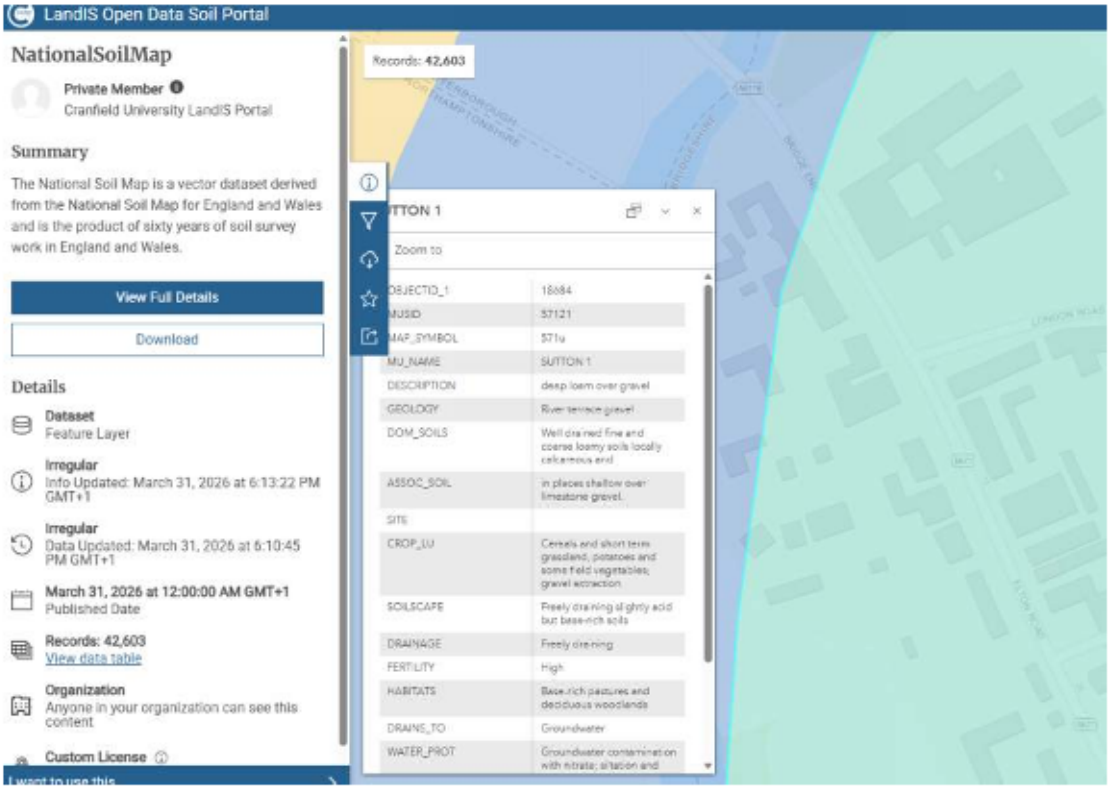
2.1.3 The site is bound to the north and south by existing properties, the B671 to the east and Mill House to the west with the River Nene located approximately 50m west of the site.

2.1.4 The Local Planning Authority (LPA) is Huntingdonshire District Council (HDC) and the Lead Local Flood authority (LLFA) is Peterborough City Council (PCC)

2.2 Geology

2.2.1 At the time of writing this report, no Phase 2 Geo-Environment Report has been undertaken.

2.2.2 From the LandIS Open Data Soil Portal the soil type observed within this data set is Deep Loam over Gravel which is well drained fine and course loamy soil, which is considered to be freely draining, draining to groundwater.



2.3 Watercourse

2.3.1 The nearest watercourse to the site is the River Nene which is an Environment Agency Main River which is located approximately 50m west of the site.

2.4 Site Topography

2.4.1 A topographical survey has been undertaken on the site which is contained within Appendix A.

2.4.2 The survey indicates that the site levels generally falls from west to east with levels ranging from 11.40m AOD to 11.30m AOD across the development area with levels to the access onto the road at 10.96m AOD.

2.4.3 The survey shows that there are existing manholes located within the site area which are assumed to be privately owned and maintained.

2.5 Proposed Development

2.5.1 The development proposals are for removal of an existing conservatory (used for the restaurant) with an extended Restaurant Structure which essentially extends into the current beer garden area. The western end of the new extension has bifold doors opening out onto the remainder of the beer garden. There is also proposed to be an outdoor kitchen areas adjacent to the beer garden.

2.5.2 The proposed floor area of the extension equates to 104m2. The existing conservatory area is 37m2 which is to be removed meaning a nett increase in internal floor area of 67m2 but no increase in impermeable area overall on the site. The impact of the development is less than 100m2.

2.5.3 Looking at the topographical levels at the proposed thresholds into the extension proposed finished floor levels would be proposed to be 11.50m AOD to tie into the existing external levels on the site and ensure any flood flow routes are not directed into the extension.

2.5.4 The proposed use of the site does not change as this extension is just to provide more seating area inside for the restaurant.

3 PLANNING POLICY CONTEXT AND FLOOD RISK

3.1 Flood Zone Classification and Environment Agency (EA) Consultation

3.1.1 The National Planning Policy Framework (NPPF) Chapter 18 and its accompanying Planning Practice Guidance sets out the Government Policy in England. This includes ensuring that the flood risk is considered at all stages of the planning process, avoiding inappropriate development in areas at risk of flooding and directing development away from those areas where risks are highest. Where development is necessary in areas of flooding, the NPPF aims to ensure that it is safe, without increasing flood risk elsewhere.

3.1.2 The NPPF indicates four Flood Zone Classifications, detailed in Table 2 below:

Flood Zones	Annual Probability of Flooding
Flood Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding.
Flood Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding.
Flood Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea.
Flood Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters.

Table 2 Flood Zones
Source: NPPF Annex F Table 1

3.1.3 The Environment Agency National Flood Risk Maps available on their website have been firstly interrogated to define in terms of planning what flood zone the proposed development is contained within.

3.1.4 An extract of the Environment Agency's (EA) Flood Map for Planning (Rivers and Seas) is provided in Figure 3.1 below, in which this identifies that the development is contained within Flood Zone 2.

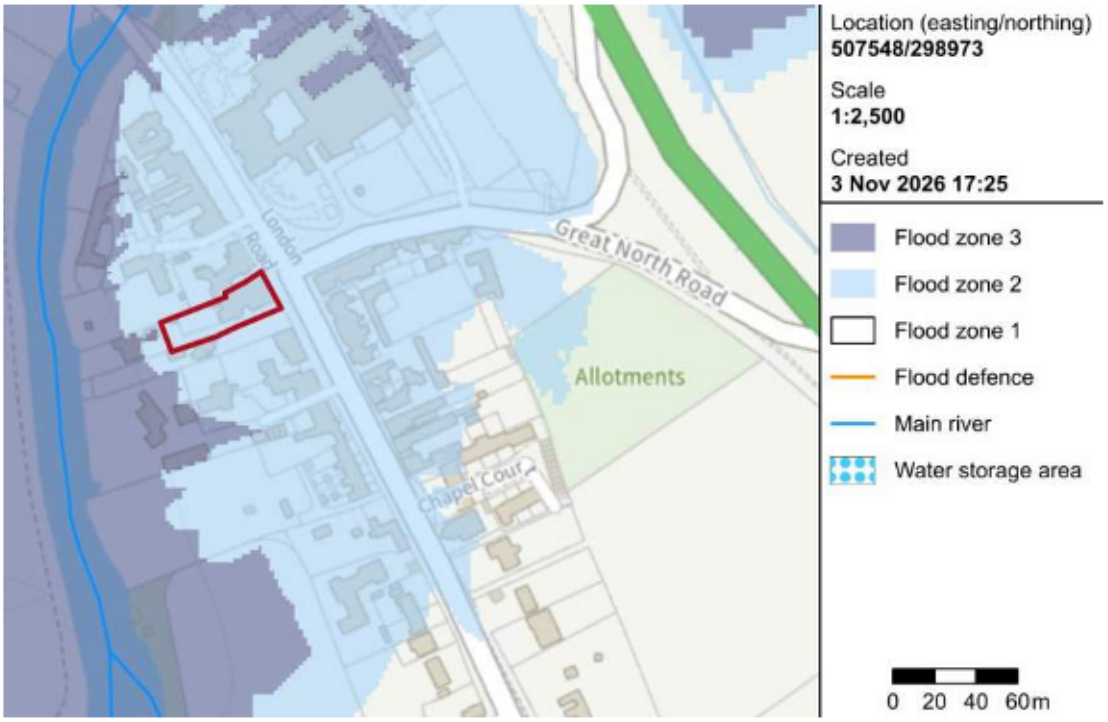


Figure 3.1: Site Location - Flood Map for Planning (Source: GOV.co.uk)

3.1.5 Therefore, as the proposed development has been identified to be within Flood Zone 2, which is classified as medium risk, therefore further consultation with the Environment Agency (EA) has been undertaken for the site location. The EA data has been assessed and this is discussed in Chapter 4.

3.2 Sequential and Exception Test

3.2.1 The latest National Policy Framework (NPPF) Chapter 18, Policy F2 specifies that the sustainable development plans should take a risk-based approach when identifying suitable locations for development, considering all sources of flood risk, the current and future impacts of climate change. Any residual risk is managed by applying the sequential test in Policy F5, where any new development should be steered to the lowest risk of flooding from any sources and where no reasonable available sites in area with a lower probability of flooding that would be appropriate for this development, and where relevant, Policy F6, provides guidance on the compatibility of each land use classification in relation to each Flood Zones as summarised in Table 3 below.

Flood Zone	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test Required	✓	✓
Zone 3a	Exception Test Required	✓	x	Exception Test Required	✓
Zone 3b	Exception Test Required	✓	x	x	x

Key:

✓ Exception Test is not required
x Development should not be permitted

Table 3: Flood Risk Vulnerability Classification
Source: NPPF Annex F Table 3

3.2.2 With reference to Table 4 of this report (NPPF Annex F) of the Flood Risk and Coastal Change Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) Chapter 18, the proposed development would be classed under the *'More Vulnerable'* development.

3.2.3 The ethos of the NPPF Chapter 18 Policy F5 (August 2026) is that the development of this category should be guided to areas at lowest flood risk zone (Flood Zone 1), through a Sequential Approach.

3.2.4 The proposed development is attached to the existing business premises and the whole site area (all existing land in connection to the current business) is contained within Flood Zone 2. There are no areas within the existing business land that is within a lower flood Zone and the development has to be connected to the existing business premises and can't be located remote from the site. Therefore, the proposed development cannot be located in a lower flood zone and sequentially the site is within the lowest flood zone that it can be.

3.2.5 Based on the assessment above of the site being located within Flood Zone 2 and classified as a *'More Vulnerable'* development and with reference to the Planning Policy Practice Guidance for 'Flood Risk and Coastal Change' to the National Planning Policy Framework, Table 4 in this report, the proposed development would be considered "appropriate". Therefore, an Exception Test will not be required.

Flood Risk Vulnerability Categories	
Essential Infrastructure	• Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood. • Wind turbines. • Solar farms.
Highly Vulnerable	• Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)
More Vulnerable	• Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. • Non–residential uses for health services, nurseries and educational establishments. • Landfill* and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	• Police, ambulance and fire stations which are not required to be operational during flooding. • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill* and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place. • Car parks.
Water-compatible development	• Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel working. • Docks, marinas and wharves. • Navigation facilities. • Ministry of Defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Table 4 Flood Risk Vulnerability Categories
Source: NPPF Annex F Table 2

3.3 Sustainable Drainage Systems and Watercourses

3.3.1 In accordance with the latest NPPF (National Planning Policy Framework, August 2026), Policy F8, any development proposals which could potentially affect drainage on and around the development site should be incorporate sustainable drainage systems to control flow rates and reduce volume run-off's which are proportional to the nature and scale of the proposed development, in which the proposed sustainable drainage should be designed in accordance with the National Standards for Sustainable Drainage Systems, or SuDS. For the proposed drainage, please refer to Section 5 of this report.

3.3.2 The remainder of this Flood Risk Assessment will therefore continue to demonstrate that a Sequential Approach has been followed, and with robust levels and proposed essential mitigation measures in place, that the development will be safe for its lifetime, and without increasing flood risk elsewhere.

4 POTENTIAL SOURCES OF FLOODING

4.1 Fluvial Flooding (Rivers and Seas)

4.1.1 The EA flood map for planning shows the site is wholly located within Flood Zone 2 which is defined as 'medium probability' having between a 1% and 0.1% change of flooding in any one year from rivers or the sea.

4.1.2 The site is located within the Nene Management Catchment and the nearest watercourse to the site is the River Nene.

4.1.3 With consideration of historical flooding, the EA flood information received 17 November 2026 (Contained within Appendix B) confirms that the area was previously known to have flooded in March 1947 and April 1998. The Recorded Flood Outlines map showing the extent of the previous recorded flooding is included in Appendix B and an extract shown below for context.



Figure 4.1: Recorded Flood Outlines Map (Source: Environment Agency)

4.1.4 Due to the format of the historical flooding, it is not possible to differentiate between the extents of the various events at the same location in these plans, however the site was shown to flood in the April 1998 flood event.

4.1.5 The EA data provided provides information to enable assessment of flooding and anticipated depths.

4.1.6 The EA data shows the extents of flooding from different storm events between 1:5 to 1:1000 event scenarios, including climate change scenarios.

4.1.7 The extract map below shows the extents of the different storm scenarios compared to the extension to the building which shows the site is not affected by the 1:100 year plus climate change scenario but is affected by the 1:1000 year events.



Figure 4.2: Flood Outlines Map (Source: Environment Agency)

4.1.8 From the modelled river data provided by the EA for the River Nene, the closest valid note to the site are W10 and a126.

4.1.9 1:1000 year levels for the River Nene at these nodes are:

Middle Nene Model	100yr	100yr +20% cc	1:1000	1:1000 + 20% cc	Proposed Floor Level
W10	11.01mAOD	11.46mAOD	12.09mAOD	12.63mAOD	11.50mAOD
A126	11.11mAOD	11.53mAOD	12.14mAOD	12.67mAOD	11.50mAOD
Interpolated for the site location	**11.04mAOD**	**11.48mAOD**	**12.11mAOD**	**12.64mAOD**	**11.50mAOD**

River Nene Flood Levels
Source: EA Middle Nene Model 2013

4.1.10 The site is located between these nodes and therefore we have interpolated levels based upon the distance from W10.

4.1.11 The building is not at risk of flooding in the 1:100 year event including climate change of 20% but is at risk of flooding at the 1:1000 year event up to a depth of 610mm.

4.1.12 Considering the above, the proposed development is at **MEDIUM** risk of flooding from Rivers and Sea (Fluvial).

4.2 Surface Water Flooding (Overland Flow)

4.2.1 Surface water flooding occurs when rainfall exceeds the infiltration or drainage capacity of the ground surface. This form of flooding can pose both a flood risk to the site, from surface water run-off from offsite areas and an increased flood risk to adjacent sites, as a result of proposed development.

4.2.2 An extract of the Environment Agency Map 'Chance of Flooding from Surface Water' is provided in Figure 4.1, 4.2 and 4.3 below.



Figure 4.3: Flood Map for Planning (Surface Water),
Climate Change: Present Day
Annual likelihood of flooding: 1-in-1000-year event
(Source: GOV.co.uk)



Figure 4.4: Flood Map for Planning (Surface Water),
Climate Change: 2061-2125
Annual likelihood of flooding: 1-in-1000-year event
(Source: GOV.co.uk)

4.2.3 Flood maps indicate no on-site surface water flooding in the development area itself at the 1:1000 year event present day and including climate change. Only a small amount of risk within the existing access road to the south of the building is shown. There is a low chance in the 1 in 1000-year (between 0.1% and 1% chance) storm event of onsite surface water flooding to a depth of between 150-300mm to the vehicular access point to the south of the building.

4.2.4 The areas of surface water flooding seem to correlate with the topographical survey levels which show the vehicular entrance lower than the area which is to be redeveloped.

4.2.5 Mitigations against the risk of overland flows across the site are discussed in Section 6 of this report.

4.2.6 Therefore, considering all the points raised above, the risk of flooding from Surface Water is considered to be **LOW**.

4.3 Flooding from Infrastructure (Reservoirs)

4.3.1 An extract of the Environment Agency (EA) map 'Risk of Flooding from Reservoirs' is provided in Figure 4.7 below. The proposed development is considered to be at risk of flooding from Reservoirs in the event of a breach, overtopping and embankment, dam or reservoir failure.

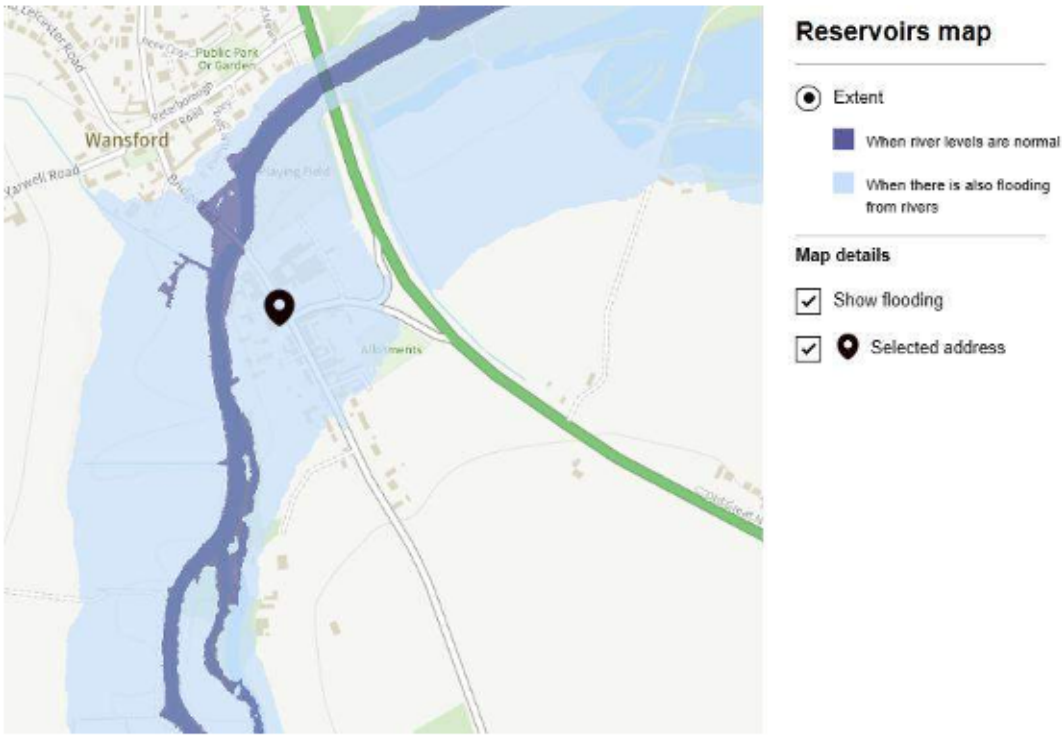


Figure 4.5: Risk of Flooding from Reservoirs (Source: GOV.co.uk)

4.3.2 Information from the EA long-term flood risk indicates that the site is located within the reservoir inundation extents of Pitsford, Biggin Lake, Sacrewell, Deene Lake and Blatherwyke Lake .

4.3.3 The map represents a credible wors-case scenario, and the EA note that flooding from reservoirs is extremely unlikely, and there is an excellent safety record within the United Kingdom. Reservoirs with an impound volume greater than 25,000 cubic metres are governed by the Reservoir Act 1975 and are on a register held by the Environment Agency (EA). The level and standard of inspection and maintenance required under the Act means that the risk of flooding from reservoirs is very low.

4.3.4 It can therefore be concluded that the risk of flooding from reservoirs is **LOW**.

4.4 Flooding From Groundwater

4.4.1 Groundwater flooding occurs when groundwater rises to the ground surface. This may happen during winter and/or after prolonged or heavy rainstorms.

4.4.2 The site is not within an EA groundwater flood alert area.

4.4.3 The SFRA notes that EA do no hold records of any incidents of groundwater flooding within this area as there are no historical records of incidents of groundwater flooding noted within the document.

4.4.4 The British Geological Survey (BGS) holds a historical borehole record near to the site. The closest borehole log is Reference: TL09NE54, located approximately 100m to the east of the site. This record indicates ground strata to be made of gravel and sand to approximately 3m below ground level and then Blue /Grey Clay below. Notes within the borehole log state that the borehole was sunk to 50 ft (15m) and no groundwater was encountered. The bore hole log is contained within Appendix B.

4.4.5 Overall, as seen in figure 4.8 below, it can be considered that the proposed development is at **VERY LOW** risk of flooding.

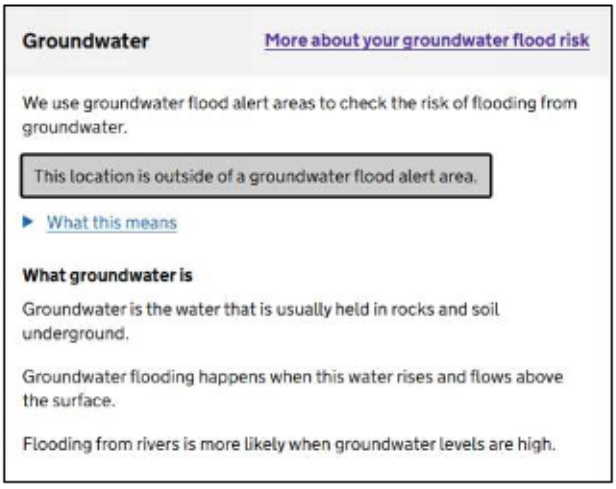


Figure 4.6: Risk of Flooding from Groundwater (Source: GOV.co.uk)

4.5 Summary

4.5.1 It can be concluded that the site is at **LOW** risk of flooding from all sources meaning that there is no further assessment needed with regards to the flood risk required at this site.

5 PROPOSED DRAINAGE STRATEGY

5.1 Design Consideration for Exceedance and Climate Change

5.1.1 The sustainable management of surface water is an essential element of reducing future flood risk to the Site and its surroundings. Surface water arising from a developed site should as far as is practicable be managed in a sustainable manner to mimic the natural hydrology of the site while reducing the risk of flooding and elsewhere, taking climate change into account.

5.1.2 Peak Rainfall Allowances are used to consider how increased rainfall affect surface water flood risk and the design of drainage systems to manage the increased rainfall.

5.1.3 The Environment Agency's Guidance 'Flood Risk Assessment: Climate Change Allowances' to support the National Planning Policy Framework, defines the climate change allowances. Table 5 below sets out the peak rainfall allowance for 'Nene Management Catchment' for which the site is located within.

Peak Rainfall Intensity Allowance: Nene Management Catchment			
Peak Rainfall Event	Epoch	Central Allowance	Upper End Allowance
3.3%	2050's	20%	35%
	2070's	25%	35%
1.0%	2050's	20%	40%
	2070's	25%	40%

Table 5 Peak Rainfall Intensity
Source: environment.data.gov.co.uk

5.1.4 In accordance with the Environment Agency (EA) development lifetime guidance , non-residential development typically starts from a baseline of at least 75 years.

5.1.5 Guidance requires that for developments with a lifetime beyond 2100, Flood Risk Assessments should assess the upper end allowances for the 2070s epoch for both the 1% and 3.3% annual exceedance probability events.

5.1.6 Based on the above information, it is appropriate to design the surface water drainage system to accommodate the 1 in 30-year storm event plus an allowance of 35% for climate change, and up to the 1 in 100-year storm event plus an allowance of 40% for climate change.

5.2 Surface Water

5.2.1 The proposed surface water drainage outfall hierarchy has been assessed in line with the requirements of the NPPF which are as follows;

1. Re use (Rainwater Harvesting)
2. into the ground (infiltration);
3. to a surface water body
4. to a surface water sewer, highway drain, or another drainage system;
5. to a combined sewer;

5.2.2 The development is for an extension to a restaurant and provision of a new WC. Demand for water re-use in context of the roof area is very low and there would not be sufficient demand to make rainwater harvesting viable on this occasion.

5.2.3 The next receptor for outfall would be infiltration into the ground.

5.2.4 No site-specific ground investigation has been carried out to the location of the development site. Therefore, no soakaway tests have been carried out and no infiltration viability assessment has been completed.

5.2.5 Nevertheless, the local borehole logs identify sands and gravels to 3m depth below ground level with no records of groundwater within 15m of the surface within 100m of this site.

5.2.6 As part of any detailed design process, infiltration testing would be undertaken on the site to see if infiltration is viable and if so, the detailed design of the extension would be to take roof water via downpipes into infiltration soakaways.

5.2.7 If infiltration (from on site testing results) is not deemed viable then outfall to watercourse would be the next receptor would be to a watercourse.

5.2.8 As discussed in Section 2, the nearest watercourse is the river Nene approximately 70m west of the site.

5.2.9 The land to the west is not within the clients control and is Third Party Land. It is not deemed feasible to create any new piped discharges to the River Nene as this would involve crossing Third Party Land. Therefore, the next receptor for surface water outfall would be to a surface water sewer or other drainage system.

5.2.10 The current building roof drainage outfalls into an existing drainage system and it is considered that taking into account the small scale of the development (under 70m2 of new roof area which is already impermeable area positively drained to the existing drainage system), that the proposed drainage will connect directly to the existing.

5.2.11 With the development being less than 100m2, it is below the threshold for implementation of the National SuDS standards as this standard targets major development or construction areas of 100m2 or more.

5.3 Foul Water Strategy

5.3.1 For the foul drainage for the WC, the proposal will be to connect this drainage direct into the existing foul drainage for the rest of the building.

5.4 Future Maintenance and Management Plan

5.4.1 The drainage system will be designed to minimise maintenance requirements. A full maintenance scheme will be established for the elements not being offered for adoption. The various areas will be maintained as set out below;

Private drainage (foul and surface water) – to be maintained by owner

5.4.2 The system shall be designed to enable any new pipes, gullies, and surface linear drainage features to be rodded and any silt from surface water run-off be trapped in sump units or gullies for future removal. These features are to be inspected every 12 months by lifting covers where necessary and ensuring no build-up of debris.

5.4.3 Remedial work should involve emptying silt traps and rodding pipes and channel drains to clear build-up of debris, as necessary. The use of sumps and traps at surface water collection points (i.e. gullies and channel drains) ensures sediment is removed as far as upstream in the drainage system as possible. Catchpits will be provided both upstream and downstream of the permeable paved structure where required.

5.4.4 In summary, the drainage system is designed to enable maintenance as such that it continues to function as it was designed to do. Maintenance for all elements are tabulated below.

Inlets, Outlets, Controls and Inspection Chambers	
Regular Maintenance	**Frequency**
Inlets, outlets and surface control structures Inspect structures, removing obstructions and silt as necessary. Check there is no physical damage.	Monthly
Inspection chambers and below-ground control chambers Remove cover and inspect, ensuring that water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn	Annually
Occasional Maintenance	
Rodding and jetting	As necessary
Remedial Work	**Frequency**
Repair physical damage if necessary	As Required

6 MITIGATION MEASURES

6.1 Essential Mitigation Measures

6.1.1 The assessment of flood risk in Section 4 of this report confirms a **MEDIUM** risk of flooding from watercourses and a **LOW** risk from all other sources of flooding.

6.1.2 Therefore, there are two essential mitigation measures to be applied as part of the development.

6.1.3 Surface water drainage for the site must be designed to accommodate the 1 in 30-year storm events including 35% climate change allowance and also in the 1 in 100-year event storm scenarios including a 40% climate change allowance without any flood waters leaving the development site to ensure no properties would flood within the site and no flood waters leave the site boundary.

6.1.4 The proposed finished floor level of the new build extension should be a minimum of 11.50m AOD which ensures that flood water flows are nor directed into the building and is set above the River Nene 1:100 year plus climate change flood level.

6.2 Recommended Mitigation Measures

6.2.1 The extension should have a concrete ground floor with damp proof membranes as they are regarded as the most resilient floor types to flooding damage.

6.2.2 At all threshold points a linear slot drain to be installed to assist in mitigating any water flows into the building.

6.2.3 It is recommended that Finish Floor Level (FFL) to the extension should be 44.50mAOD.

6.2.4 Electrical circuits are to be set at a minimum of 450mm and sockets which should be a minimum of 450mm above finished floor level at ground floor.

6.2.5 Internal finished to the building to be flood resilient including floor coverings and consideration into the implementation of flood gates to the entrances to the building so that the internals of the building can be protected as far as practically possible.

6.2.6 The business should sign up to the Environment Agency Flood Alerts service which will provide advance alerts for flood warnings for this location.

7 CONCLUSION

7.1 This Flood Risk Assessment Report serves to review, assess and quantify (where applicable) the sources, or any potential flooding, the pathways of this flooding and potential receptors within the vicinity.

7.2 The assessment of flood risk carried out in Section 4 of this report, concludes that the site is at MEDIUM risk of flooding from watercourses and a LOW risk of flooding from all other sources.

7.3 The mitigation measures noted in Section 6 will provide further protection to the development and reduce any residual risk as far as applicable. It is recommended that compliance with recommendations of this Flood Risk Assessment (FRA) is conditioned as part of any planning permission.

7.4 This assessment concludes that the site is suitable for development for an extension to the business use without any acceptable risk of flooding from all sources to the site itself and elsewhere for the lifetime of the development.

Appendix A – Drawings

Location Plan: 6259-CAL-EX-ZZ-DR-A-0003-P01

Topographical Survey: 6259-CAL-EX-ZZ-DR-A-0004-P01

Existing Site Plan: 6259-CAL-EX-ZZ-DR-A-0005-P02

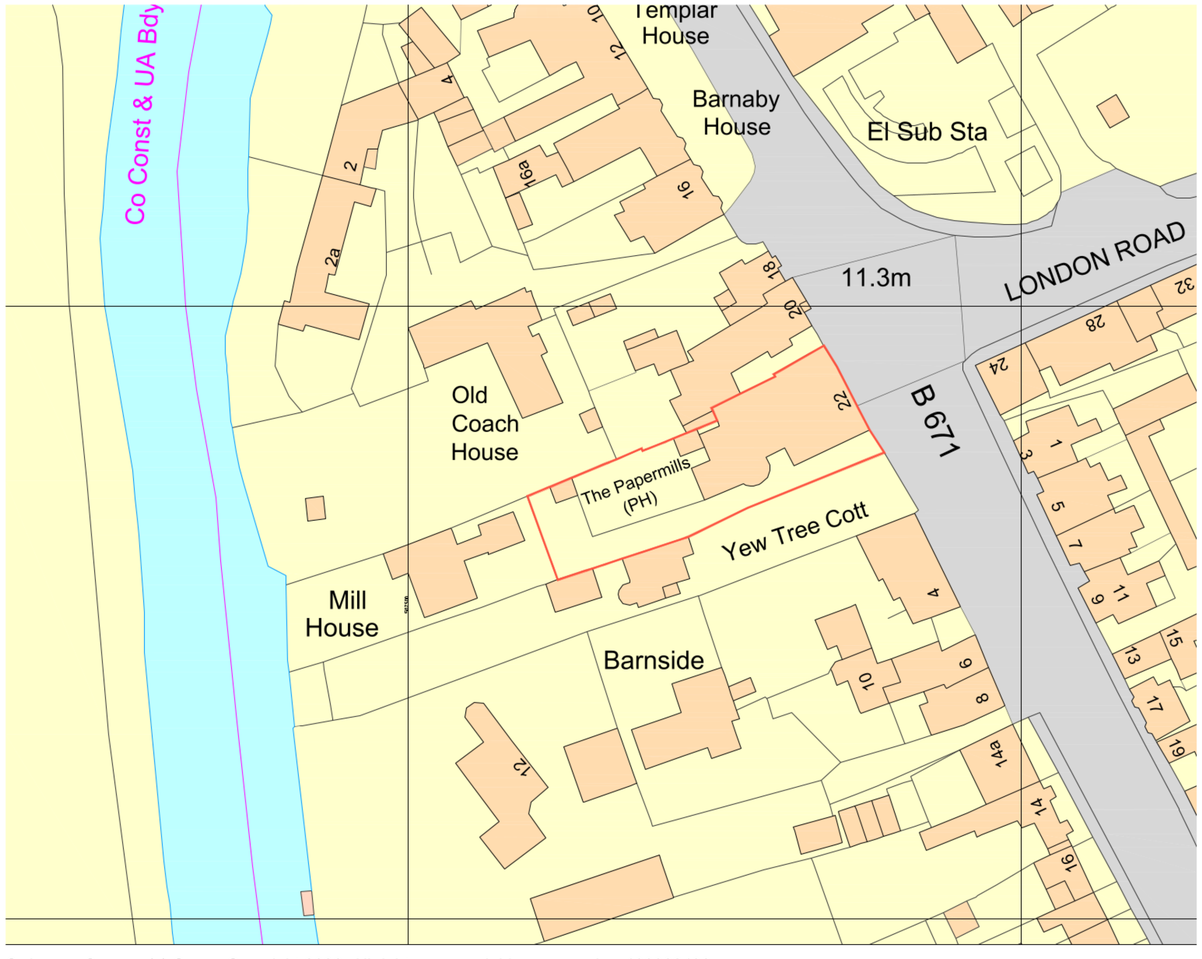
Proposed Site Plan: 6259-CAL-EX-ZZ-DR-A-0009-P01

Existing Ground Floor Plan: 6259-CAL-EX-ZZ-DR-A-0006-P02

Proposed Ground Floor Plan: 6259-CAL-EX-ZZ-DR-A-0010-P01

Existing First Floor & Roof Plan: 6259-CAL-EX-ZZ-DR-A-0010-P01

Proposed First Floor & Roof Plan: 6259-CAL-EX-ZZ-DR-A-0011-P01



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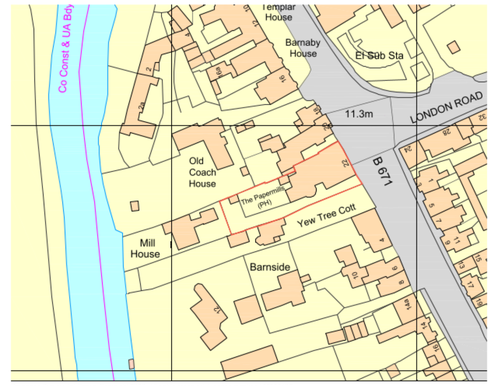
Location Plan 0 5m 10m 15m 20m 25m 1:500



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Location Plan 0 12.5m 25m 37.5m 50m 62.5m 75m 1:1250

North Point: N

Notes:

Revision Log:

Rev:	Description:	By:	Date:
P01	Version 1.	JTB	25.08.26

Project:
Alteration & extension to
The rear of The Paper Mills,
14 London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills (Janette)

Scale: VARIOUS

Drawn by:	CA Job No:	Date:	Paper Size:
JTB	6259	Aug 2026	A1

Drawing Title:
Location Plan

Drawing Status: S3 - Suitable For Review & Comment

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NOT FOR CONSTRUCTION

Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0003	P01

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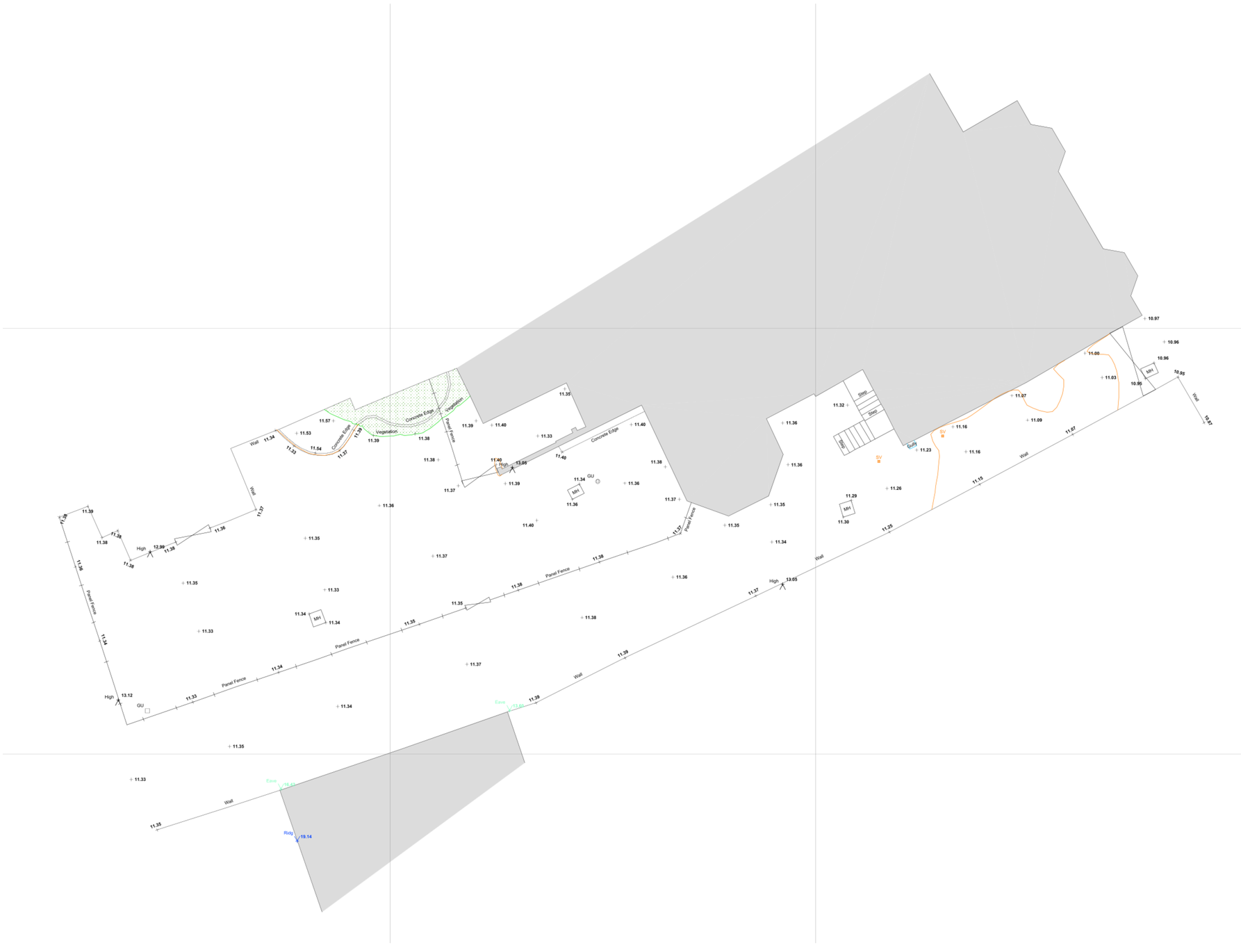

Topographical Survey

0 1m 2m 3m 4m 5m 1:100

North Point:

N

Notes:

Legend:

	Building Canopy / Overhang	Trig	Trig Pillar
	Buildings / walls	Ridg	Ridge Level
	Kerb line	Eave	Eave Level
	Concrete edge	DPC	Dpc Level
	Centre Line	FL	Floor Level
	Barrier	Soff	Soffit Level
	Hedge	TrBo	Control Box
	Security Fence	LP	Lamp Post
	Panel Fence	SP	Sign Post
	Open Fence	post	Post
	Overhead Powerline	FS	Flag Staff
	Chambers	Mrk	Gas Marker
STN1	Survey Station & Name	EP	Electric Post
BM 136.00	Bench Mark	TP	Telegraph Post
TBM 136.00	Temporary Bench Mark	invt	Pipe Invert
SAP	Tree / Sapling	GU	Gully
		RP	Rodding Point
		BT	Bt Cover
	Area Of Undergrowth	CO	Cover Unknown
		EC	Electricity Cover
		FH	Fire Hydrant
		GAS	Gas Cover
	Gate	SV	Stop Valve
		TV	Tv Cover
IC	Inspection chamber	WM	Water Meter
CL	Cover level	BB	Bellisha Beacon
IL	Invert level	bol	Bollard
Inv Ø0.25	Pipe invert (diameter)	BS	Bus Stop
Gy	Gully	ER	Earthing Rod
Bg	Back Gully	Box	Post Box
MH	Manhole	MS	Mile Stone
		TL	Traffic Light
		GV	Gas Valve
		peg	Peg

Revision Log:

Rev:	Description:	By:	Date:
P01	Version 1.	PG	05.10.26

Project:
Alteration & extension to
The rear of The Paper Mills,
14 London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills (Janette)

Scale:
0 1m 2m 3m 4m 5m 1:100

Drawn by:	CA Job No:	Date:	Paper Size:
PG	6259	Sep 2026	A1

Drawing Title:
Topographical Survey

Drawing Status: S2 - Suitable For Information

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NOT FOR CONSTRUCTION

Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0004	P01

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Site Plan 1:200

North Point: N

Notes:

Measured survey carried out by SV Surveying Ltd.

Revision Log:

Rev:	Description:	By:	Date:
P02	Boundary wall added.	PG	12.10.26
P01	Version 1.	PG	29.09.26

Project:
Alteration & extension to
The rear of The Paper Mills,
London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills

Scale: 0 2.5m 5m 7.5m 10m 1:200

Drawn by:	CA Job No:	Date:	Paper Size:
PG	6259	Sep 2026	A1

Drawing Title:
Existing Site Plan

Drawing Status: S3 - Suitable For Review & Comment

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NOT FOR CONSTRUCTION

Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0005	P02

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Old
Coach
House
Mill
House
Barnside
Yew Tree Cott
BRIDGE END
LO
2a
16a
16
18
20
24
4
6
8
10
12
14a
Bin Area
Beer Garden
Existing Timber Fence to be removed.
Existing gate and fence to be retained.
Existing Retaining Wall
Existing Retaining Wall
Existing Retaining Wall



Ground Floor Plan 1:100

North Point:

Notes:

Measured survey carried out by SV Surveying Ltd.

Revision Log:

Rev:	Description:	By:	Date:
P02	Existing roofs reconfigured.	PG	12.10.26
P01	Version 1.	PG	29.09.26

Project:
Alteration & extension to
The rear of The Paper Mills,
London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills

Scale: 1:100

Drawn by:	CA Job No:	Date:	Paper Size:
PG	6259	Sep 2026	A1

Drawing Title:
Existing Ground Floor Plan

Drawing Status: S3 - Suitable For Review & Comment

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Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0006	P02

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Ground Floor Plan 1:100

North Point:

Notes:

Outline of existing orangery to be demolished.

Revision Log:

Rev:	Description:	By:	Date:
P01	Version 1.	JTB	22.10.26

Project:
Alteration & extension to
The rear of The Paper Mills,
London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills

Scale: 1:100

Drawn by:	CA Job No:	Date:	Paper Size:
JTB	6259	Oct 2026	A1

Drawing Title:
Proposed Ground Floor Plan

Drawing Status: S3 - Suitable For Review & Comment

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Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0010	P01

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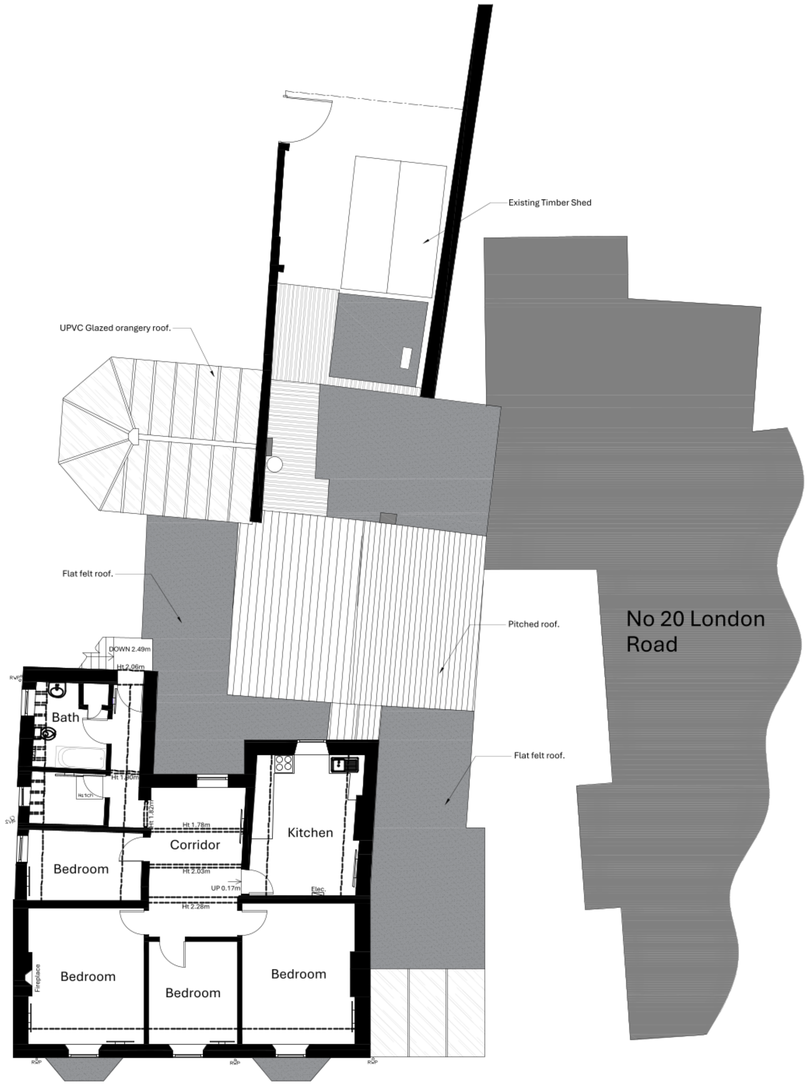
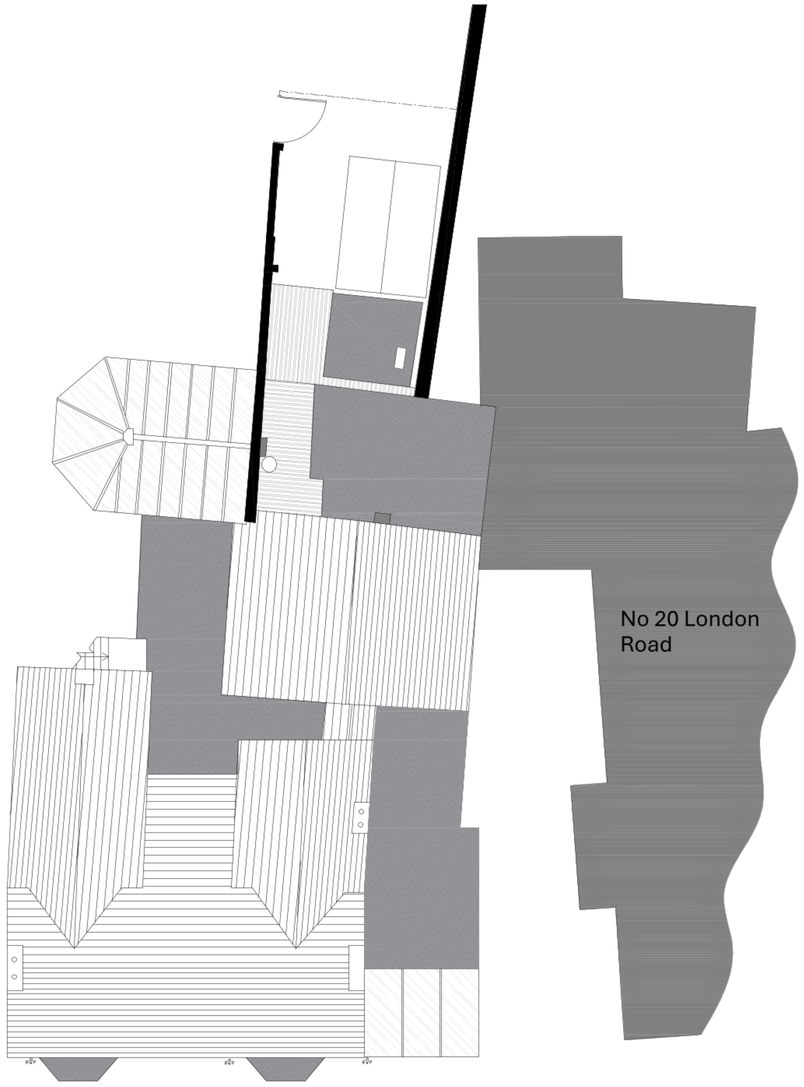


First Floor Plan 1:100



Roof Plan 1:100

North Point:

N

Notes:

Measured survey carried out by SV Surveying Ltd.

Revision Log:

Rev:	Description:	By:	Date:
P02	Existing roofs reconfigured.	PG	12.10.26
P01	Version 1.	PG	29.09.26

Project:
Alteration & extension to
The rear of The Paper Mills,
London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills

Scale: 0 1m 2m 3m 4m 5m 1:100

Drawn by:	CA Job No:	Date:	Paper Size:
PG	6259	Sep 2026	A1

Drawing Title:
Existing First Floor & Roof Plan

Drawing Status: S3 - Suitable For Review & Comment

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NOT FOR CONSTRUCTION

Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0007	P02

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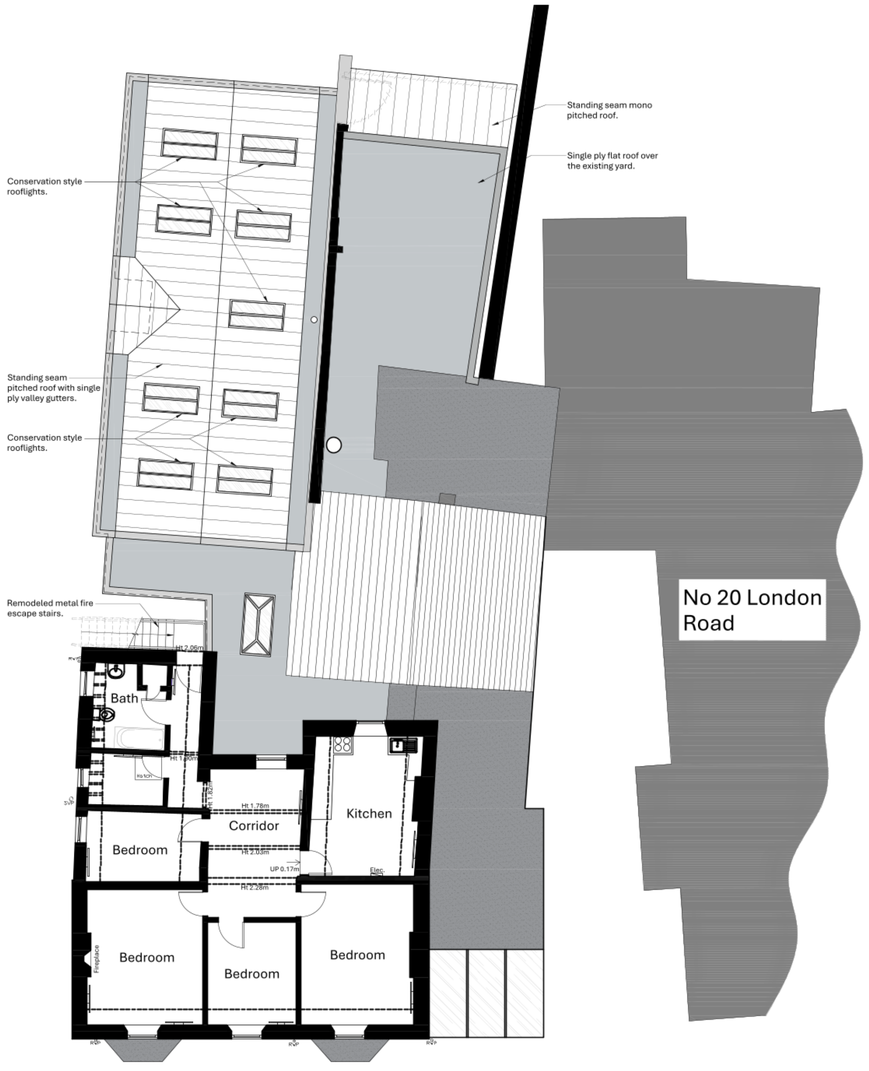
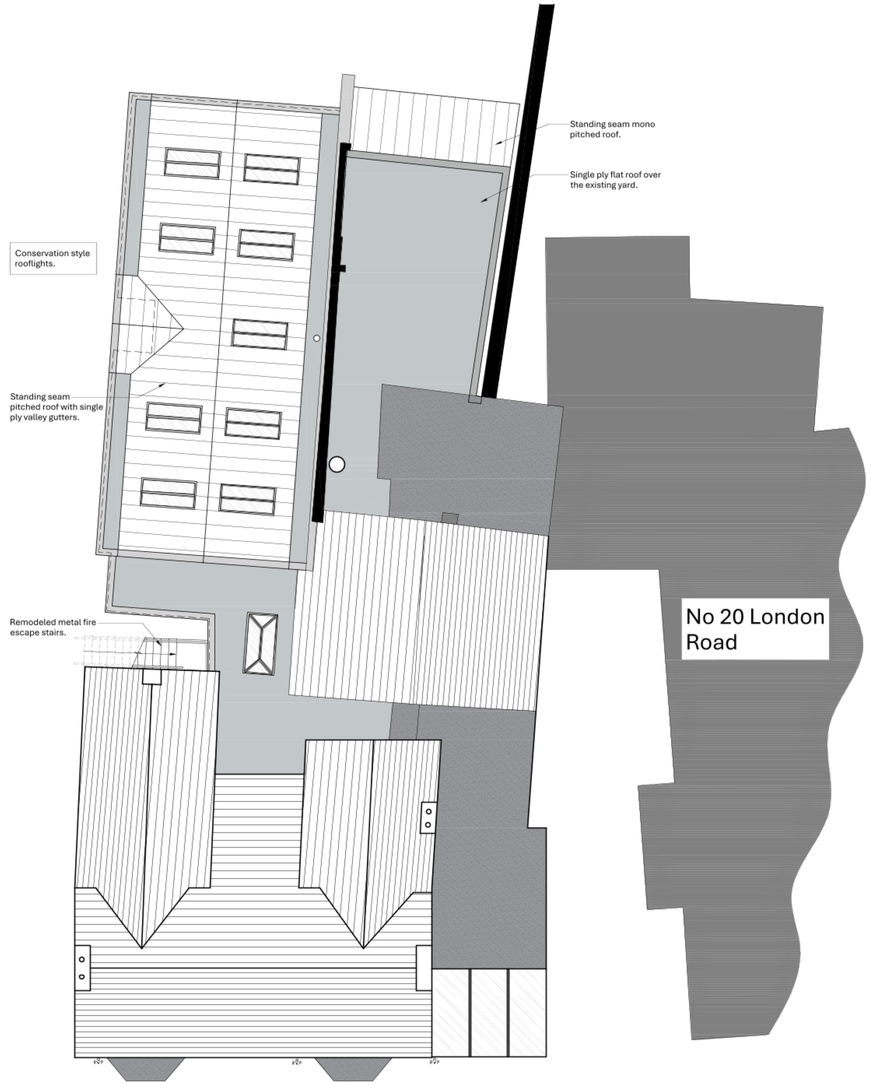


First Floor Plan 1:100



Roof Plan 1:100

North Point:

Notes:

Revision Log:

Rev:	Description:	By:	Date:
P01	Version 1.	JTB	26.10.26

Project:
Alteration & extension to
The rear of The Paper Mills,
London Road,
Wansford,
PE8 6JB

Client:
The Paper Mills

Scale: 1:100

Drawn by:	CA Job No:	Date:	Paper Size:
JTB	6259	Oct 2026	A1

Drawing Title:
Proposed First Floor & Roof Plan

Drawing Status: S3 - Suitable For Review & Comment

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Client Drawing No:	Rev:
6259-CAL-EX-ZZ-DR-A-0011	P01

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Appendix B – Consultations

Flood Map for Planning

Environment Agency Flood Data 17.11.26

BGS Borehole Log

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**507548/298973**	**3 November 2026 17:25**

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

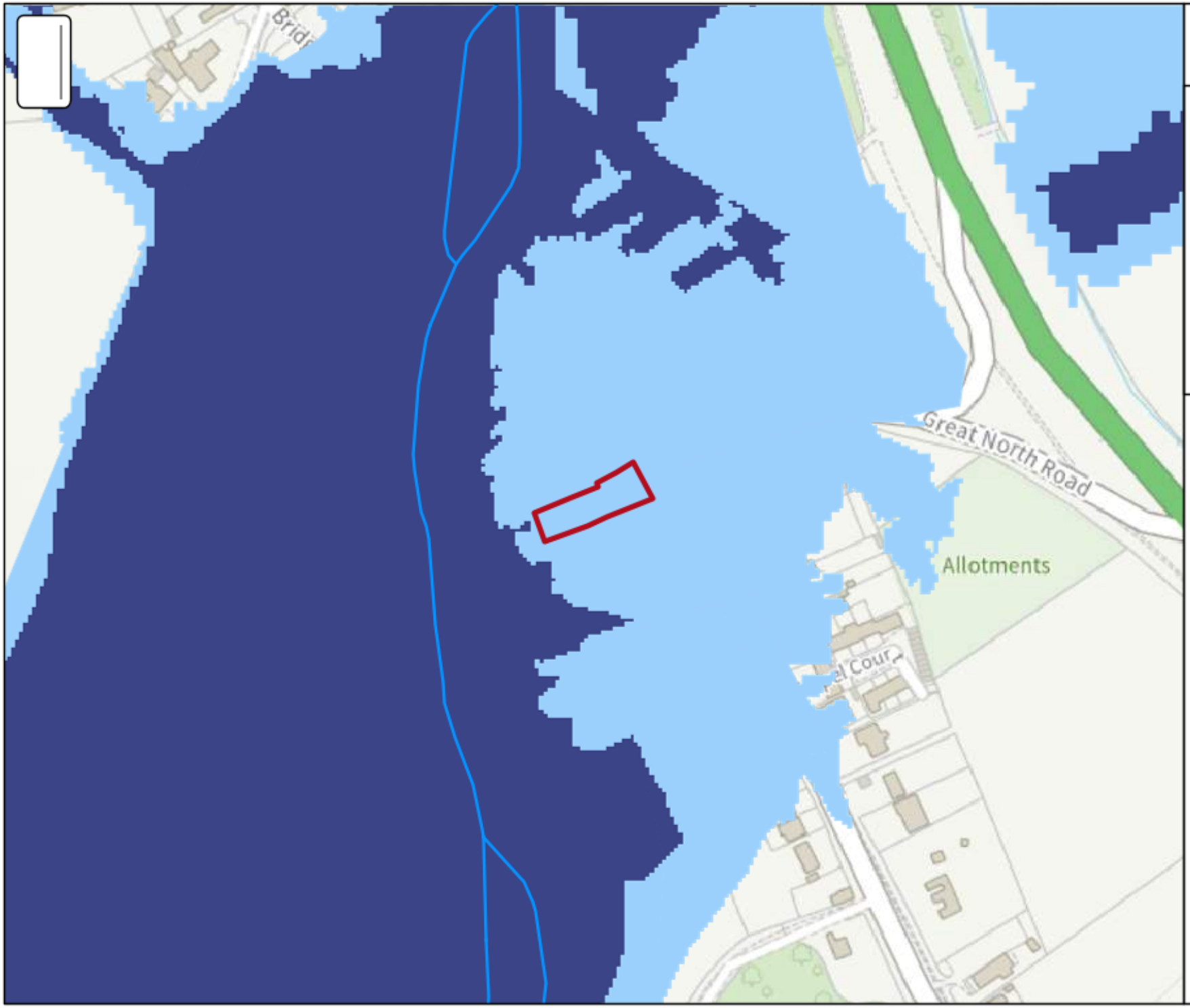
Notes

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

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

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

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

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Environment Agency

Jason McKellar
jason@millward.co.uk

Our ref: EIR2026/52922

Date: 17/11/2026

Dear Jason,

Flood Risk Information for London road, Wansford

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

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

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

Please read the letter in full as the information covered has been updated in **September 2026.**

1. Flood Map for Planning

The attached map includes the current Flood Map for Planning for your area. The map indicates the Area at Risk of Flooding (Flood Zone 3) and the Extreme Flood Outline (Flood Zone 2) **assuming no flood defences exist.**

The Area at Risk of Flooding shows the land that could be impacted from a flood with a 0.5% or greater chance of occurring in any year for flooding from the sea, or a 1% or greater chance of occurring in any year for fluvial (river) flooding.

The Extreme Flood Outline shows the land that could be impacted from a flood which has between a 1% and 0.1% chance of occurring in any year for fluvial (river) flooding, or between a 0.5% and 0.1% annual probability of sea flooding, or the highest recorded historic extent if greater.

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

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

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

1.1 Flood Zones Plus Climate Change

The attached map includes the Flood Zones plus climate change for your area. The Flood Zones plus climate change data shows how the combined extent of Flood Zones 2 and 3 (as above) could increase with climate change over the next century, **ignoring the benefits of any existing flood defences**. We have assumed no changes to flood defences or land-use that could occur in future. The effects of climate change on flood risk we may see in the future could be different to those currently considered.

The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

Flood Zones plus climate change uses the following climate change allowances:

- 'Central' allowance for the 2080s epoch (2070-2125) for risk of flooding from rivers
- 'Upper End' allowance for risk of flooding from the sea, accounting for cumulative sea level rise to 2125.

The climate change mapping for your site has been produced from the New National Model (NNM) and not from local scale detailed modelling. Currently, we are unable to provide detailed information such as flood levels or depths from the New National Flood Risk Assessment system.

You may be required to undertake further assessment within a Flood Risk Assessment to support a planning application. You may wish to contact our Sustainable Places team at LNplanning@environment-agency.gov.uk to set up a chargeable agreement to discuss your planning proposal further with our local flood risk team.

2. Recorded Flood Outlines

The area was previously known to have flooded in March 1947 and April 1998.

A copy of the Recorded Flood Outlines Map showing the extent of previous recorded flooding in your area is attached.

In some instances, the record of a flood is a circle indicating that we hold a record of flooding in that area, but do not have sufficient information to allow an outline of the flood to be recorded.

This map only covers information we hold, and it is possible recent flooding may have occurred which we are currently investigating, therefore this information may be subject to change.

It is possible other flooding may have occurred which other organisations, such as the Lead Local Flood Authority (i.e. top tier council), Local Authority or Internal Drainage Board (where they exist), may have records.

3. Schemes in the area

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

4. Fluvial Flood Risk Information

This site is considered to be at risk of flooding from main rivers.

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

4.1 Fluvial Defence Information

There are no formal flood defences reducing the risk of flooding to this site.

4.2 Fluvial Modelled Levels and Flows

Available modelled fluvial flood levels and flows for the model nodes shown on the attached map are set out in the data table attached. This data is taken from the model named on the data table, which is the most up-to-date model currently available.

Please note these levels are “in-channel” levels and therefore may not represent the flood level on the floodplain, particularly where the channel is embanked or has raised defences.

Our models may not have the most up to date climate change allowances. In time we will update our models for the latest allowances. You should refer to 'Flood risk assessments: climate change allowances' to check if the allowances modelled are appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

4.3 Fluvial Modelled Flood Extents

Please find attached a map showing available modelled flood extents, taking into account flood defences, for your area. This data is taken from the model named on the map, which is the most up-to-date model currently available.

In some cases the flood extents shown may not be from main river, but may be from other sources such as IDB lowland drainage networks.

4.4 Fluvial Hazard Mapping

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

At present this information is available for fluvial flood risk in Northampton, Lincoln, Wainfleet and some isolated rural locations.

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

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

5. Tidal Flood Risk Information

This site is not considered to be at risk from tidal flooding.

6. Development Planning

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

We offer free preliminary advice. More detailed support—including review of draft Flood Risk Assessments (FRAs) and meetings—is available on a chargeable basis. Our current rate is £119.37 per hour (plus VAT), which covers staff time. Further details can be found on our website: https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals
General advice on flood risk assessment for planning applications can be found on GOV.UK at https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications

We have provided information on risk of breach where it is available. If you are intending on using this information to prepare a Flood Risk Assessment you will need to check if the data meets your requirements. You may need to carry out further assessment (or modelling) for sites that are at residual risk (including from breach of defences), or additional locations or scenarios.

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

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

7. Permitting Information

Under the Environmental Permitting (England and Wales) Regulations 2016, permission must be obtained from the Environment Agency for any proposed activities which will take place:

- in, over, under or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- within 16 metres of any main river, flood defence (including a remote defence) or culvert for quarrying or excavation
- in a flood plain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if tidal) if planning permission has not already been granted for the works

For further guidance and advice please visit our website: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our local Partnerships and Strategic Overview team by email at psown@environment-agency.gov.uk. The team will be able to advise if an environmental permit or exemption registration is required and the fee applicable.

Please note that a permit is separate to and in addition to any planning permission granted. The applicant should not assume that such a permit will automatically be forthcoming once planning permission has been granted, and we would advise them to consult with us at the earliest opportunity.

8. Data Licence and Other Supporting Information

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

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

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

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 the Freedom of Information Act 2002. 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

9. Other Flood Risk Management Authorities

The information provided with this letter relates to flood risk from main river or the sea. The Flood Map for Surface Water can be viewed at https://www.gov.uk/check-long-term-flood-risk

Additional information may be available from other risk management authorities, such as the Lead Local Flood Authority (ie top tier council) or Internal Drainage Board (where they exist).

I hope we have correctly interpreted your request. If you have any queries or would like to discuss the content of this letter further please contact Christopher using the email address below and quoting our EIR reference number above.

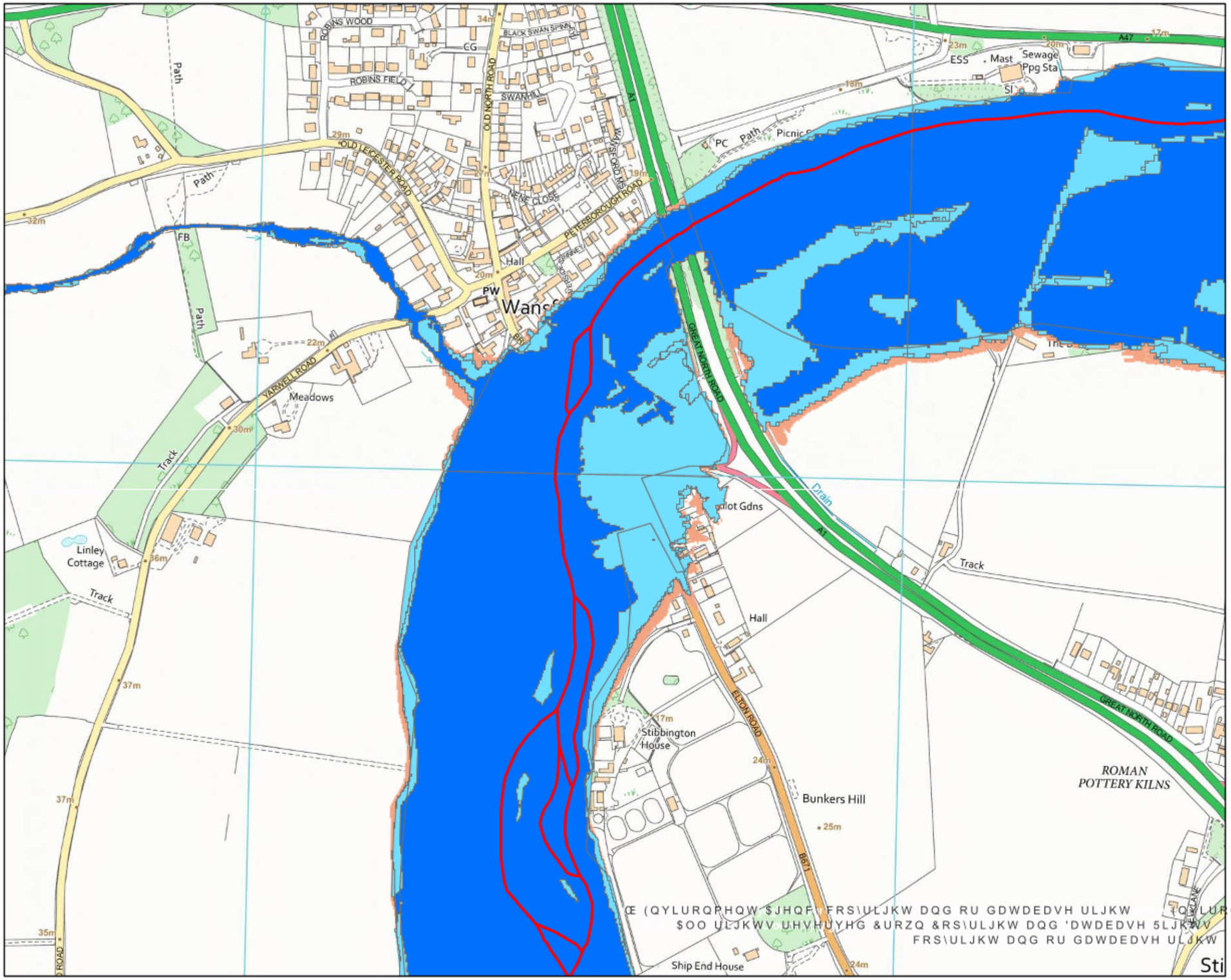
Yours sincerely,

Christopher Hill
FCRM Officer

for John O'Neill
Welland and Nene Partnerships and Strategic Overview Team Leader
e-mail PSOWN@environment-agency.gov.uk

Enc.
Flood Map for Planning
Recorded Flood Event Outlines Map
Modelled Node Points Map
Modelled Fluvial Levels and Flows Data Sheet
Modelled Flood Extent Maps

)ORRG 0DS FHQWUHG RQ 7/ FUHDWHG 1RYHPEHU



Environment Agency

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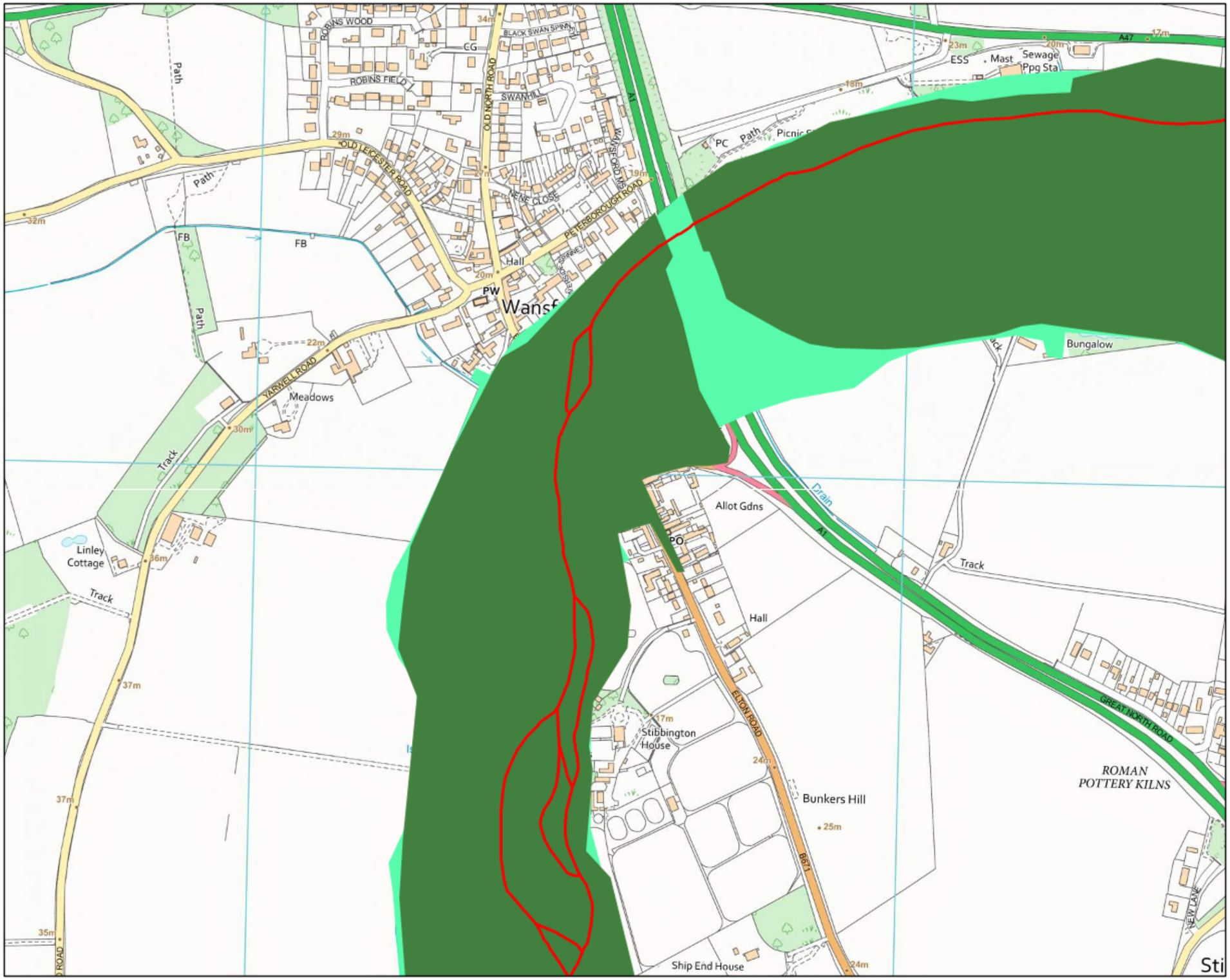

Environment Agency

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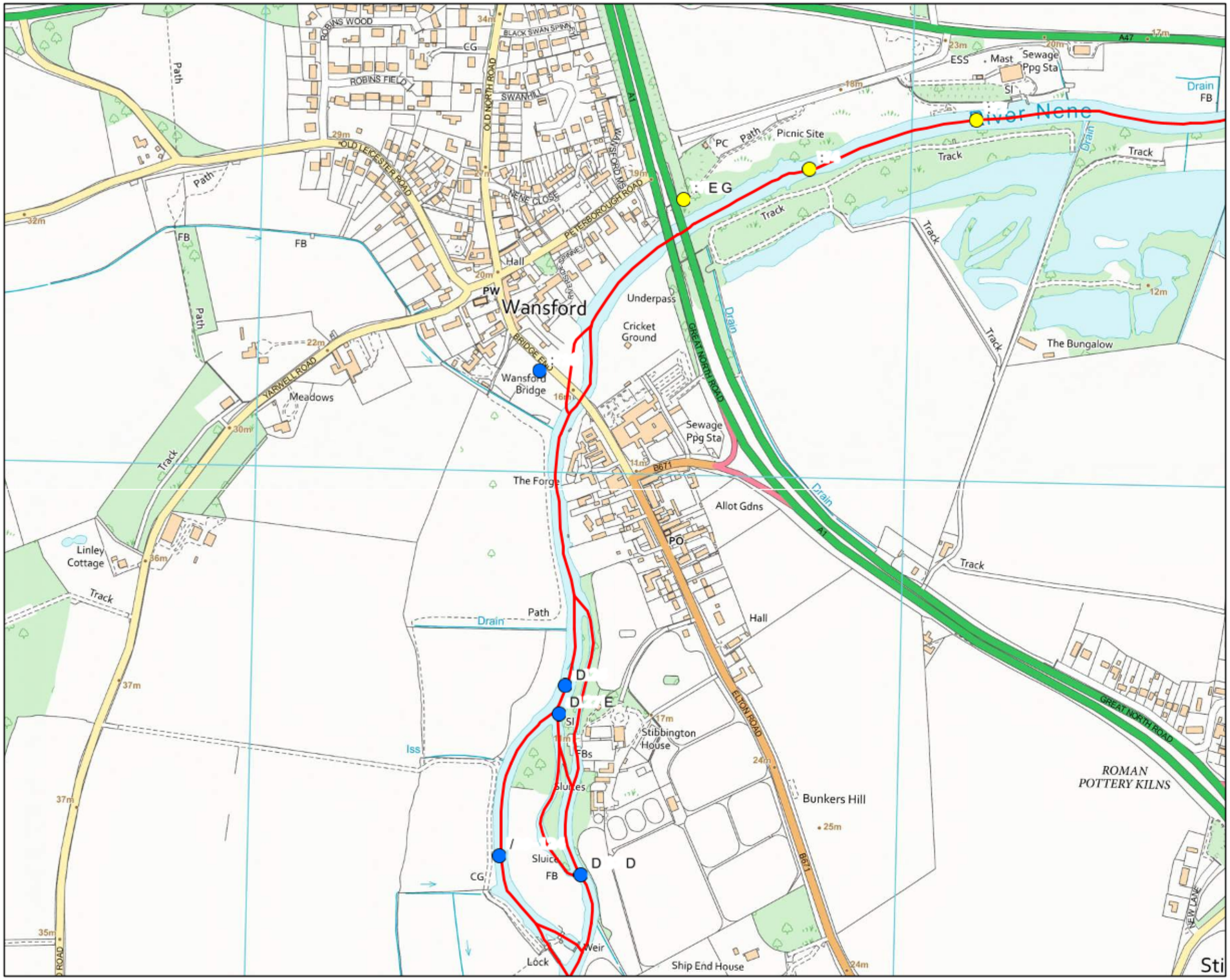

Environment Agency

6FDOH

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Environment Agency

Datasheet [Ref: EIR2026-52922] **Model Name: Lower Nene** **Model Date: 2013**

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

			Annual Exceedance Probability - Maximum Water Levels (mODN)												
Node Label	**Easting**	**Northing**	**50% (1 in 2)**	**20% (1 in 5)**	**10% (1 in 10)**	**5% (1 in 20)**	**4% (1 in 25)**	**2% (1 in 50)**	**1.33% (1 in 75)**	**1% (1 in 100)**	**1% (1 in 100) inc 20% Climate Change**	**0.5% (1 in 200)**	**0.5% (1 in 200) inc Climate Change**	**0.1% (1 in 1000)**	**0.1% (1 in 1000) inc 20% Climate Change**
W5bd	507650	299424	9.48	9.80	9.90	10.03	10.06	10.23	10.25	10.29	10.45	10.41	10.58	10.72	10.93
W4	507842	299475	9.47	9.79	9.88	10.02	10.05	10.23	10.26	10.30	10.47	10.43	10.60	10.74	10.94
W2	508098	299556	9.44	9.75	9.83	9.97	10.00	10.19	10.22	10.26	10.45	10.41	10.60	10.75	10.98

Fluvial Flood Flows (m^3/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m^3/s).

			Annual Exceedance Probability - Maximum Flows (m^3/s)												
Node Label	**Easting**	**Northing**	**50% (1 in 2)**	**20% (1 in 5)**	**10% (1 in 10)**	**5% (1 in 20)**	**4% (1 in 25)**	**2% (1 in 50)**	**1.33% (1 in 75)**	**1% (1 in 100)**	**1% (1 in 100) inc 20% Climate Change**	**0.5% (1 in 200)**	**0.5% (1 in 200) inc Climate Change**	**0.1% (1 in 1000)**	**0.1% (1 in 1000) inc 20% Climate Change**
W5bd	507650	299424	60.18	88.20	100.33	120.49	124.17	150.85	155.84	163.16	196.92	188.02	226.51	258.78	312.81
W4	507842	299475	60.18	88.20	100.31	118.96	122.09	140.24	142.86	147.09	171.61	164.08	200.51	236.88	299.65
W2	508098	299556	60.17	85.89	94.52	104.50	105.62	112.37	113.05	114.01	119.69	117.90	126.23	136.15	158.29

Environment Agency

Datasheet [Ref: EIR2026-52922] **Model Name: Middle Nene** **Model Date: 2013**

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

			Annual Exceedance Probability - Maximum Water Levels (mODN)												
Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	4% (1 in 25)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.5% (1 in 200) inc Climate Change	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
a137a	507514	298383	10.59	10.82	10.89	11.02	11.05	11.25	11.29	11.34	11.71	11.62	12.00	12.31	12.83
a126	507484	298672	9.82	10.27	10.42	10.66	10.70	10.99	11.04	11.11	11.53	11.43	11.83	12.14	12.67
W10	507434	299155	9.69	10.14	10.30	10.54	10.59	10.88	10.94	11.01	11.46	11.36	11.77	12.09	12.63
L29-124	507388	298410	9.84	10.31	10.47	10.71	10.75	11.05	11.10	11.17	11.58	11.48	11.87	12.19	12.71
a127b	507475	298630	9.82	10.27	10.42	10.66	10.70	10.99	11.04	11.11	11.53	11.43	11.83	12.14	12.67

Fluvial Flood Flows (m^3/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m^3/s).

			Annual Exceedance Probability - Maximum Flows (m^3/s)												
Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	4% (1 in 25)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.5% (1 in 200) inc Climate Change	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
a137a	507514	298383	36.50	37.24	37.37	37.51	37.57	37.77	37.79	37.79	37.88	37.87	37.92	37.97	40.79
a126	507484	298672	56.48	76.81	82.97	90.29	91.26	97.92	99.45	101.90	113.10	110.22	126.64	142.64	169.63
W10	507434	299155	60.19	88.22	100.34	120.53	124.21	150.89	155.89	163.21	196.97	189.68	226.59	259.06	312.97
L29-124	507388	298410	17.71	30.40	35.69	44.61	45.60	53.58	55.67	59.00	72.60	69.61	83.20	94.72	113.16
a127b	507475	298630	19.99	40.02	46.79	56.46	57.75	66.88	68.75	71.46	83.36	80.66	94.59	107.31	128.84

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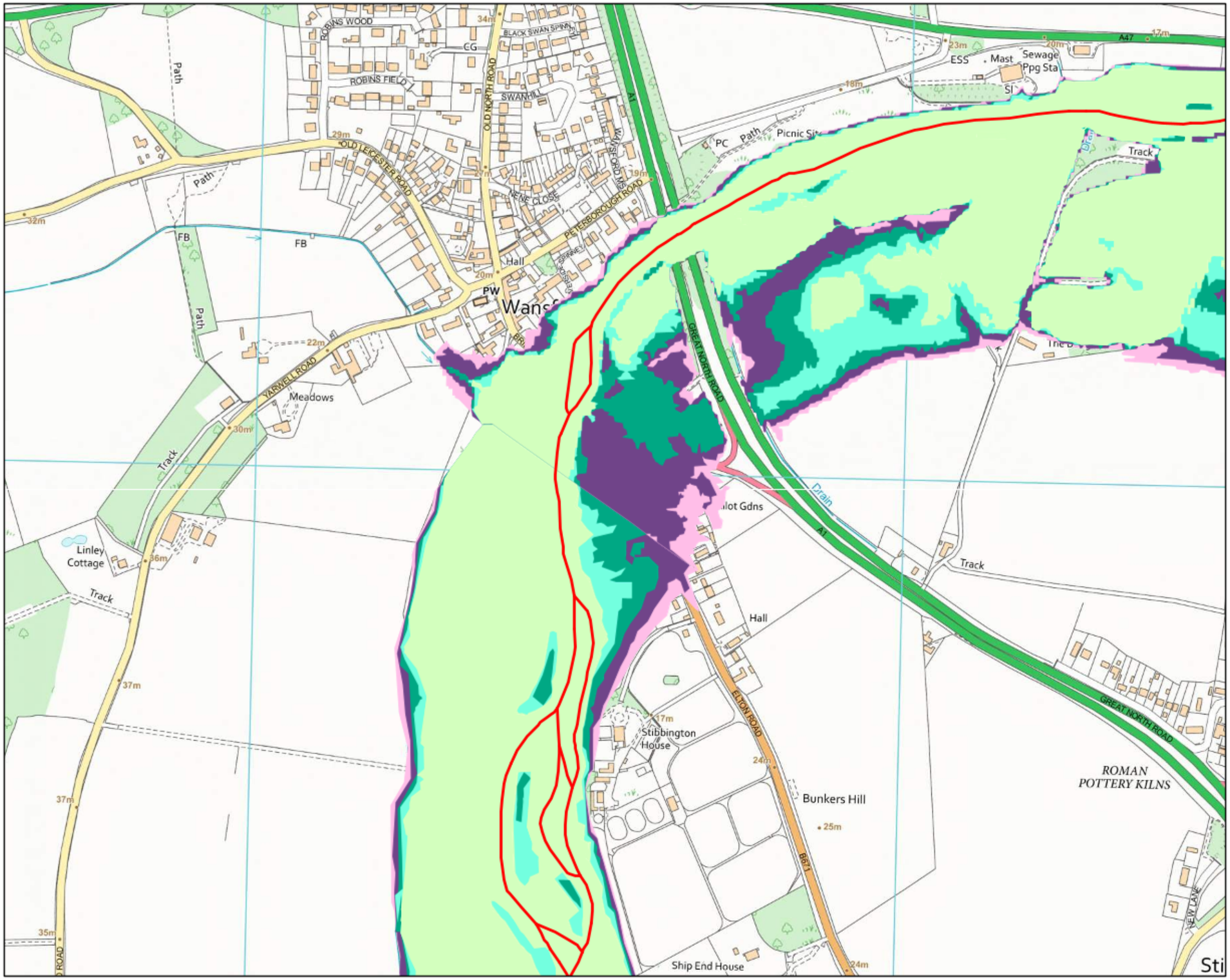

Environment Agency

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British Geological Survey
BGS ID: 526266 : BGS Reference: TL09NE54
British National Grid (27700) : 507660,298960

INSTITUTE OF GEOLOGICAL SCIENCES

RECORD OF SHAFT OR BOREHOLE

6-in Map Registration No. TL/09NE/[redacted]54

Name and Number of Shaft or Borehole: 157 / 160

National Grid Reference: 0766 . 9896

For whom made

Town or Village WANSFORD County HUNTINGDONSH.

Exact site (reference to a fixed point on 1-in map): 150 yds SSE of HAYCOCK HOTEL

1-in New Series Map No.	Enter 'C' if Confidential
157	

Purpose for which made WATER SUPPLY.

Ground Level at shaft / bore relative to O.D. + 87.00 feet If not ground level give O.D. of beginning of shaft / bore —

Made by Date of sinking Restored October 1945.

Information from Mr. J. Gilbert Wansford. Examined by

SPECIMEN NUMBERS AND ADDITIONAL NOTES

GEOLOGICAL CLASSIFICATION	DESCRIPTION OF STRATA	THICKNESS (Ft)	THICKNESS (In)	DEPTH (Ft)	DEPTH (In)
LOW TERRACE	Gravel and Sand	10	0	10	0
LOWER ESTUARINE SERIES		3.05		(3.05)	
UPPER LIAS	Blue grey Clay	90	0	100	0
		27.43		(30.48)	
	End of Borehole.				

D 7547 Wt. 243981 4,000 9/67 KCN Gp. 897 (5554) (888)

Contact BGS: nodc@bgs.ac.uk

British Geological Survey

BGS ID: 526266 : BGS Reference: TL09NE54
British National Grid (27700) : 507660,298960

V

RECORD OF WELL (SHAFT OR BORE)

157 TL09/7
160

At NGR TL 0946 0765 9895

Town or Village Wansford

County Hunts. Six-inch quarter sheet ~~Nassington 7SE~~ 1SE-E

For Mr.

Exact site of well 150 yds SSE of Haycock Hotel. { Attach a tracing from a map, or a sketch-map, if possible.

Level of ground surface above sea-level (O.D.) 37 feet.

Is well-top at ground level? Yes. If not, state how far above ; below ; feet.

Shaft 50 ft., diameter ft. Details of headings

Bore 50 ft. ; diameter of bore : at top ins. ; at bottom ins.

Lengths, diameters, perforations, etc., of lining tubes

Water struck at depths, below well-top, of (feet)

TEST DETAILS Month / Year

Rest-level of water ft. above / below well-top. Suction at ft. Yield on hours' / days'

pumping gallons per (max. capacity of pump g.p.h.),

with depression of feet. Recovery to in mins. / hours.

WORKING CONDITIONS

Rest-level of water in (month), (year), ft. above / below well-top.

Highest " in (month), (year), ft. above / below "

Lowest " in (month), (year), ft. above / below "

Suction at ft. Rate of pumping galls. per for hours per day.

with average depression of ft. Recovery to in mins. / hours

Quality of water (*attach copy of analysis if available*)

Well made by Date of well

Information from Mr J. Gilbert, Wansford

ADDITIONAL NOTES.

Well sunk to 50 ft then bore to 100 ft. No water.

LOG OF STRATA OVERLEAF.

Date received.	G.S.M. Office File No.	1" N.S. Map No.	1" O.S. Map No.	Site marked (use symbol) on 1" Map.	on 6" Map.
Oct 1943		154.			

GEOLOGICAL SURVEY AND MUSEUM,
SOUTH KENSINGTON,
LONDON, S.W.7.

(17206) Wt.42901/0877 10,000 2/41 A.& E.W.Ltd. Gp.686

Contact BGS: nadc@bgs.ac.uk

British Geological Survey
BGS ID: 526266 : BGS Reference: TL09NE54
British National Grid (27700) : 507660,298960

(For Survey use only) GEOLOGICAL CLASSIFICATION	NATURE OF STRATA If measurements start below ground surface, state how far... ...	THICKNESS Feet ...	THICKNESS Inches ...	DEPTH Feet	DEPTH Inches
Low Terrace } Lr. Ect. L.? }	Gravel and sand	10	-	10	-
Upper Lias.	Blue-grey clay	90	-	100	-

Contact BGS: ngdc@bgs.ac.uk