FLOOD RISK ASSESSMENT

Marina View – PE19 5QS
Report No. F2605-011

July 2026
Issue No 1

Flood For Planning
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Quality Assurance

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The Environment Agency Flood Risk Assessment Template and Guidance[1][2], released by the EA in August 2025, has been used to undertake this report. It advocates a proportionate approach to small-scale development.

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1 https://www.planningportal.co.uk
2 https://www.gov.uk/guidance/flood-risk-assessment-standing-advice

EXECUTIVE SUMMARY*

Existing and Proposed Site use

The Site is a residential dwelling and garden curtilage with existing decking. The proposed development comprises a modest extension (29.5 m^2) of the existing decking for the enjoyment of occupants of the existing dwelling.

FLOOD RISK ASSESSMENT SUMMARY

Impact of Flood Risk on the Proposed Development

The proposed development is at **High** risk of fluvial flooding, and **Low** risk of surface water flooding, including considering the effects of climate change, and using conservative approaches to assessing the design flood level and residual risk flood level.

Through implementation of the Control & Mitigation measures in line with EA Standing Advice, the risk to the proposed development from all sources is considered **Low and Acceptable**.

Impact of the Proposed Development on Flood Risk

Section 7.4 demonstrates that – in-line with national guidance - the proposal will not reduce floodplain storage, not impede water flows and not increase flood risk elsewhere.

The decking will not divert and displace water elsewhere into neighbouring property, and is thus designed not change the behaviour of flood water on or around the Site. The proposal is not considered to cause any detectable displacement of floodwater volume up to and including the 0.1% AEP + CC event. Therefore, no loss of functional floodplain will result from this development, and storage compensation is not required.

Surface water to drain through gaps in the decking and percolate into the retained permeable ground below. This preserves the existing behaviour of surface water at this location onsite, and attains a high level of sustainability in the Drainage Hierarchy.

The proposed development will therefore not exacerbate risk to nearby receptors, and its impact on all sources of flooding is considered **Low and Acceptable.**

CONTROL & MITIGATION OF FLOOD RISK

A summary table of all design and residual risk flood findings is provided in Section 4.6.

The design flood level can be the fluvial, tidal, or surface water flood level, and this assessment has determined that **the fluvial design flood level 11.87 mAOD should be used**.

Proposed Decking Finished Floor Level

The proposed decking FFL will be set at 12.53 mAOD, which is the same floor level as existing property.

This is necessary to tie-in with the existing decking level so as not to introduce a hazardous step across the decking and is nationally accepted as a reasonable approach/constraint for householder schemes.

This provides the following significant resistance & resilience to the proposal:

- **+ 660mm freeboard** above the design flood level (1% AEP + CC).
- **+ 350mm freeboard** above the residual risk flood level (0.1% AEP + CC).

It is considered that the proposed FFL meets the Standing Advice by raising the decking floor as much as possible to achieve the recommended 600mm freeboard, and making adequate provision for resistance & resilience measures set in accordance with the fluvial design flood level in the following Section.

Extra Resistance and Resilience Measures

While the proposed decking FFL achieves the 600mm freeboard, the minimal supporting structure beneath the FFL will include ground-sited posts. The below measures therefore provide wholistic protection to the proposed decking structure.

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The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the fluvial design flood level.

- Using flood resistant treatments, materials and installation methods to at least 12.47 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient treatments, materials and installation methods to at least 12.47 mAOD. Exact products are to be specified at detailed design following granting of planning approval.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

MANAGEMENT OF FLOOD RISK

Residual Risk

The proposed decking floor level benefits from a freeboard +350mm above the fluvial residual risk flood level. The proposed extra resistance & resilience measures provide further protection to lower parts of the decking structure such as the supporting posts, providing them with a minimum of +290mm protection above the fluvial residual risk flood level.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

Risk to People, including Access and Escape

The design has paid due regard to the safety of people. The proposed extension of the existing decking is for amenity use only, with all habitable use retained within the existing dwelling.

The proposed decking – as a perimeter around the dwelling - benefits from full connectivity to the internal refuge provided by the dwelling.

The proposed decking does not alter the access/egress route from the property should evacuation be required: both the existing and proposed decking layouts facilitate access/egress from the property westward onto Marina View, i.e. facing away from the marina and direction of inundation, into the area of Site with lowest flood depths, and closest access to onwards evacuation routes.

As minor works in the curtilage of an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8.

This means that the proposed usage of the decking as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

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RECOMMENDATION TO THE LOCAL PLANNING AUTHORITY

The Environment Agency's Standing Advice to Local Planning Authorities requires the development to raise floor levels as far as possible to meet the recommended level, and where this is not possible, to include the additional approved methods to prioritise excluding flood water where possible, and speed recovery of the building in case water gets in.

This will be achieved through implementation of the Flood Risk Assessment design measures.

It is recommended to the Local Planning Authority that this proposal meets the principles of the Environment Agency Standing Advice and the Local SFRA; and is therefore recommended for approval in accordance with the design presented.

**This is intended as a summary only. Further detail and limitations of the assessment is provided within the main body of the Report.*

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1 INTRODUCTION

1.1 Appointment

Flood For Planning Limited ("Flood For Planning") was instructed by Michael Ledger (the Client) to undertake a Flood Risk Assessment (FRA) at 11 Marina View, Mill Road, Buckden, PE19 5QS, to inform a planning application for a modest extension of the existing decking.

1.2 Project Understanding

The aim of this report is to assess the flood risk at the Site, determine what if any mitigation measures are needed to protect the development from flood risk and ensure that the proposed development will not increase the flood risk off site.

1.3 Scope of Works

The scope of works undertaken for this FRA was:

- Assess flood risk from all sources using best available information, including review of EA data and mapping, topography and historical records;
- Assess previous relevant available third-party studies, local authority plans or strategies;
- Advise on flood mitigation measures;
- Assess residual risks;
- Assess access and egress routes;
- Advise on availability of flood warnings;
- Prepare FRA; and

This report takes into account the following national and local policies:

- National Planning Policy Framework (NPPF)[3]
- National Planning Practice Guidance (NPPG)[4] including The Environment Agency's National Flood Risk Standing Advice for Local Planning Authorities
- CIRIA Guidance: The SuDS Manual (C753) (2017);
- The Huntingdonshire District Level 1 & 2 SFRA (2017)[5]; and
- The Huntingdonshire Local Plan[6].

1.4 Sources of Information

The following sources of information have been reviewed and assessed for the purpose of this FRA:

- Environment Agency online flood maps[7];
- Detailed Environment Agency modelling data obtained under Products 5 and 6;
- British Geological Society (BGS) Interactive Map[8]; and
- The Huntingdonshire District Level 1 & 2 SFRA (2017).

1.5 Project Limitations

Flood For Planning limitations are contained within Appendix A.

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3 https://www.gov.uk/government/publications/national-planning-policy-framework--2
4 https://www.gov.uk/guidance/flood-risk-and-coastal-change
5 https://www.huntingdonshire.gov.uk/planning/local-plan-to-2036/local-plan-document-library/
6 https://www.huntingdonshire.gov.uk/planning/local-plan-to-2036/
7 https://flood-map-for-planning.service.gov.uk
8 https://geologyviewer.bgs.ac.uk

2 SITE DESCRIPTION

The aim of this section of the report is to outline key environmental information associated with the baseline environment.

Site Layout Plan



Figure 1: Aerial photography
Vertical Aerial Photography (2024) © Bluesky International. All rights reserved.

Address:	11 Marina View, Mill Road, Buckden, PE19 5QS			
Co-ordinates	Centred approximately at National Grid Reference:		Elevation	Approx. 11.0 mAOD
	Easting	Northing	Site Area	Approx. 468 Sq meters
	521308	267472		
Existing land use and topography	The Site is a residential dwelling and garden curtilage with existing decking. The topography of the Site is relatively flat, ranging from 11.12 m to 10.62 mAOD, identified by a LIDAR interrogation.			
Proposed development	The proposed development comprises a modest extension (29.5 m^2) of the existing decking for the enjoyment of occupants of the existing dwelling.			
Hydrology	The nearest Main River is approximately 240 m east of the Site, flowing in a south to north direction. The Site is not within the EA main river consultation zone for Planning Applications. No ordinary watercourses are indicated onsite in the Huntingdonshire District Level 1 & 2 SFRA (2017).			
Geology	British Geological Survey (BGS) online mapping (1:50,000 scale) [accessed June 2026] indicates that the bedrock geology of the Site comprises the Oxford Clay Formation-Mudstone. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.			

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	The superficial geology consists of the Alluvium-Clay, silt, sand and gravel. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting).
Hydrogeology	The MAGIC Interactive Map suggests the no aquifers are present within the bedrock. The superficial geology is classified as Secondary A Aquifer. The MAGIC Interactive Map indicates that the Site is not within designated groundwater Source Protection Zone (SPZ).

A layout plan of the Site is provided in Appendix B.

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3 RELEVANT PLANNING POLICY AND GUIDANCE

3.1 Introduction

The aim of this section of the report is to discuss the main aspects of the local and national planning policies that are relevant to any proposed development on the site and relevant guidance and legislation.

3.2 National Planning Policy Framework

The Environment Agency's **National Flood Risk Standing Advice for Local Planning Authorities** should be used to assess this proposal.

The proposed development is classified as 'minor development' defined under the Standing Advice[9] as "*development of an existing dwellinghouse, or development within the curtilage of a dwellinghouse, for any purpose incidental to the enjoyment of the dwellinghouse*".

As the proposal is located in Flood Zone 3b and 'Water Compatible', the design should use the **Standing Advice** as a basis for the design:

- Where the design flood is fluvial/tidal: aim to raise floors 600mm above the flood level.
- Where the design flood is surface water: aim to raise floors above the flood level.
- Where this is not possible, aim to raise floors as much as possible, and
- Include extra resistance/resilience measures.

Vulnerability Classification

The vulnerability to flooding of new developments is assessed against the risk of flooding to which they are exposed. The proposed development will be additional decking to provide outdoor amenity space in a marina setting, as defined under the '**Water Compatible**' category and as such the proposal is appropriate and compatible with its Flood Zone:

TABLE 1 : FLOOD RISK VULNERABILITY CLASSIFICATION (FROM TABLE 2 OF ONLINE PLANNING PRACTICE GUIDANCE)

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water-Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	X	Exception Test required	✓	✓
Zone 3b	Exception Test required	X	X	X	✓

3.3 Best Practice flood risk assessment guidance

The Environment Agency Flood Risk Assessment Template and Guidance[10], released by the EA in August 2025, has been used to undertake this report. It advocates a proportionate approach to small-scale development.

3.4 Lifetime of development

In line with EA standards, the use of the proposed development warrants a considered lifetime of 100 years.

3.5 Local Policy and SFRA recommendations

The Huntingdonshire District Level 1 & 2 SFRA (2017) and the Huntingdonshire Local Plan contain risk assessment data and recommended assessment methodologies used to inform this report.

9 https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#check-the-development-class
10 https://www.planningportal.co.uk/permission/commercial-developments/understanding-and-assessing-flood-risk/your-flood-risk-assessment

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4 ASSESSMENT OF FLOOD RISK TO THE PROPOSED DEVELOPMENT

4.1 Introduction

In accordance with the NPPF flood risk from all potential sources will be assessed to determine if the site is at risk from flooding. This involves the assessment of:

- the flood risk to the proposed development site; and
- the potential impact of the proposed development on flood risk elsewhere.

This section presents the assessment of all potential sources of flood risk to the proposed development.

4.2 Tidal and Fluvial Flood Risk

Main Rivers

The nearest Main River is approximately 240 m east of the Site, flowing in a south to north direction. The Site is not within the EA main river consultation zone for Planning Applications.

Ordinary Watercourses

No ordinary watercourses are indicated onsite in the Huntingdonshire District Level 1 & 2 SFRA (2017).

Flood Zone for Planning

The EA Flood Map for Planning (Figure 2) shows that the Site is located in Flood Zone 3. This means that, in an entirely undefended scenario, the Site has an annual probability of flooding of to 1% (1 in 100) or greater.

The source of flood risk is fluvial. This risk mapping does **not** consider the benefits of any defences.

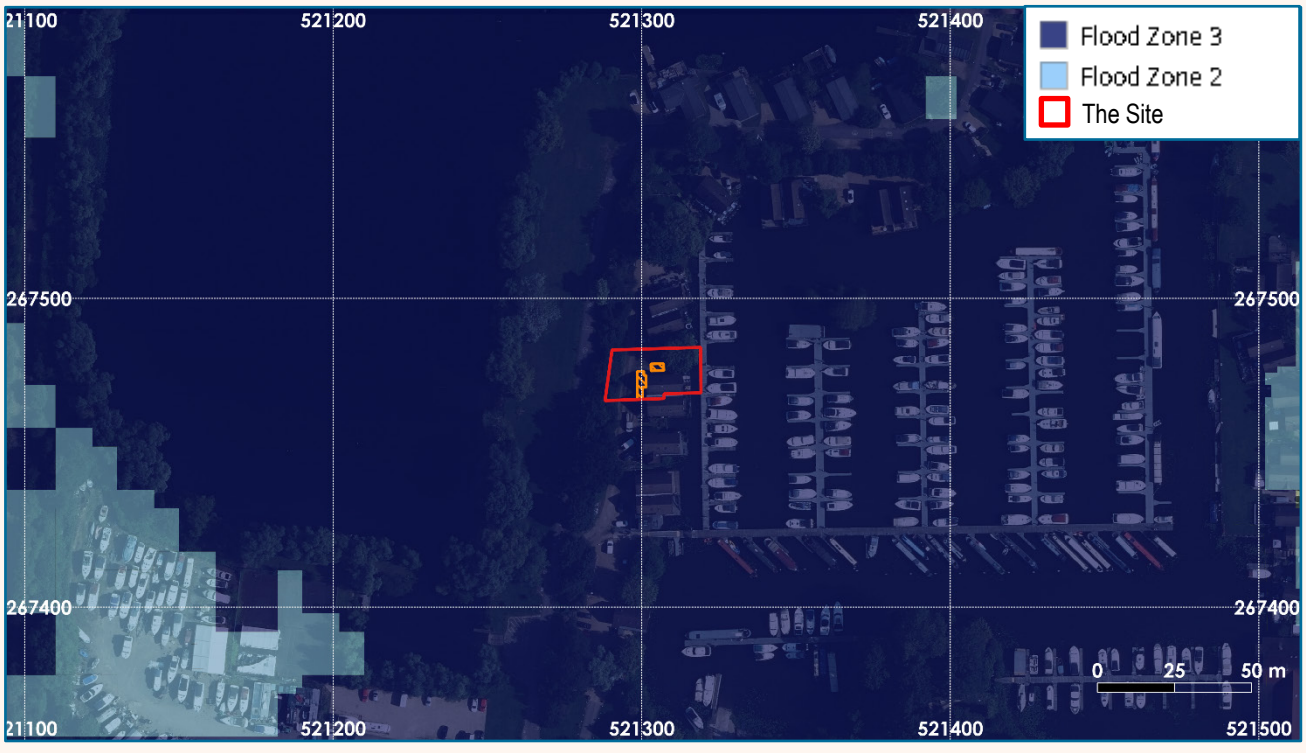

Figure 2: EA's Flood Map for Planning showing present day Flood Zones
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Historic Flooding

The EA Recorded Flood Outlines dataset indicates that the Stie was affected by historic fluvial flooding in 1947 and 1998 (Figure 3). The SFRA does not record any further fluvial incidents affecting the Site.

As these flood events predate modern digitisation methods, and are drawn at broad scale coverage, it is not possible to confirm their accuracy. As a modest proposal to extend water-compatible decking onsite, with design to ensure it will not increase flood risk elsewhere as-presented in this report, **the indicated historic flooding is not considered to preclude this development.**

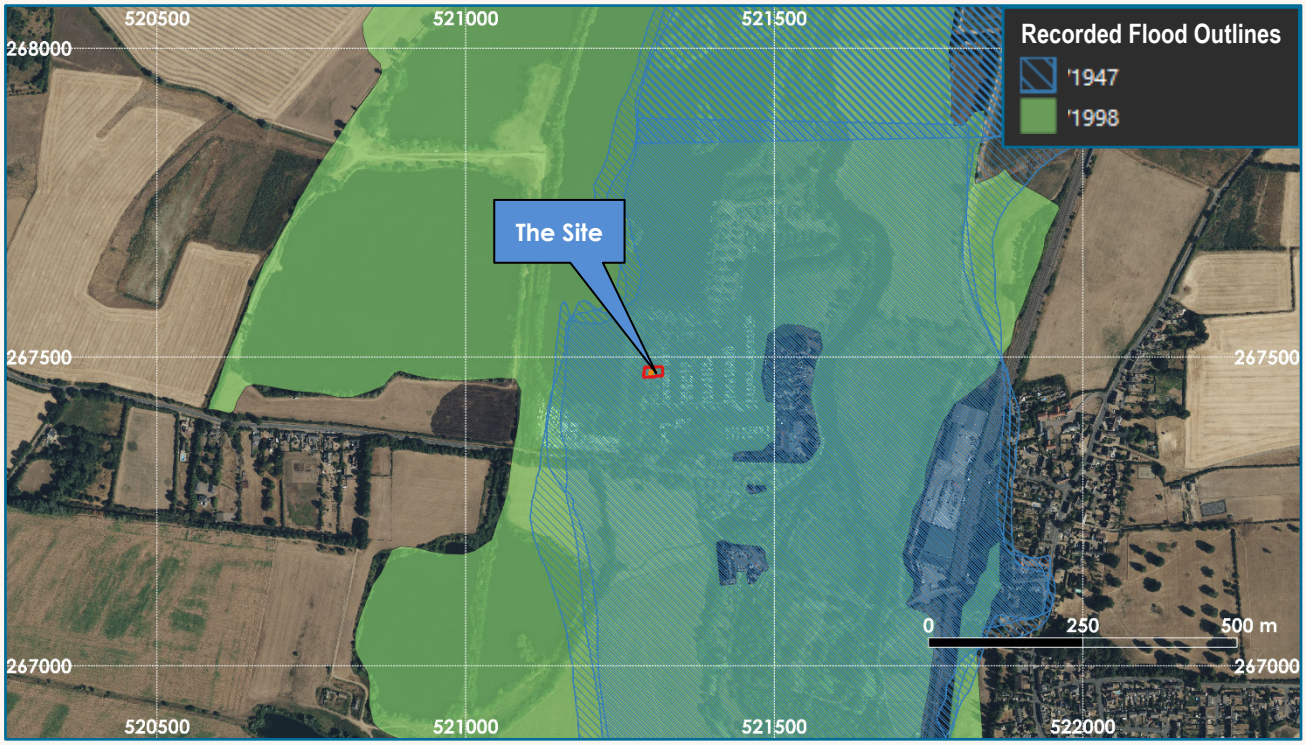

Figure 3: EA's Recorded Flood Outlines

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Nearby Defences

A review of the EA National Spatial Flood Defence database indicates that the nearest main riverbanks are recorded as 'Natural High Ground' designed to provide a 50% AEP (1 in 2 year) Standard of Protection (SoP) against flooding.

The defences shown in the EA database are presented in Figure 4.

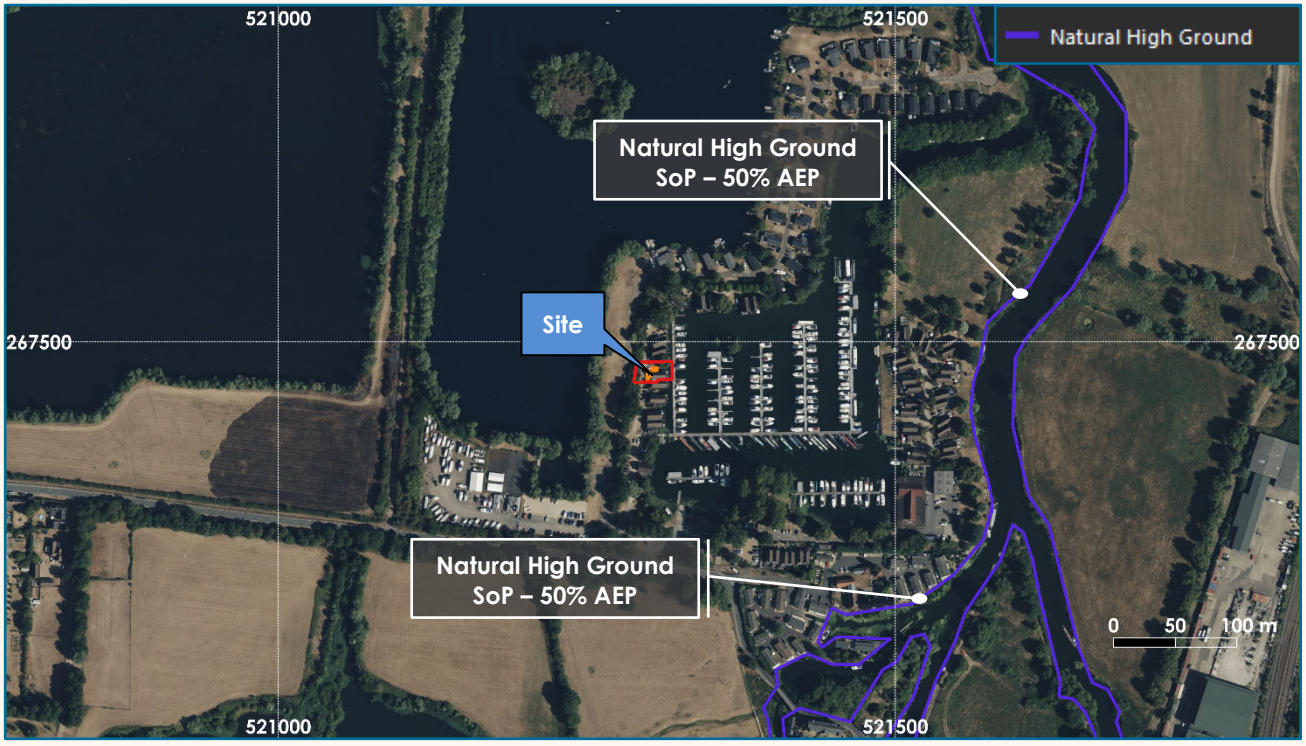

Figure 4: Nearest defences in EA AIMS database

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Flood Zone 3b

The SFRA defines Flood Zone 3b using the 5% AEP defended flood extent from the Environment Agency's Lower Ouse model. As the SFRA mapping is available only as multiple overlapping layers, making it difficult to clearly identify the present-day Flood Zone 3b extent, the 5% AEP defended flood extent was obtained from the Environment Agency's detailed Product 6 model package (Appendix C) and is presented in Figure 5.

The Site is within the 5% AEP extent, therefore is within Flood Zone 3b as defined by the SFRA (Figure 5).

As explained in Section 3.2, the proposed development is a water-compatible minor householder scheme, and therefore appropriate and compatible with this Flood Zone.

Furthermore, this report demonstrates that – in-line with national guidance - the proposal will not reduce floodplain storage, not impede water flows and not increase flood risk elsewhere.



Figure 5: EA's detailed Lower Great Ouse (2015) model – 5% AEP defended – Flood Zone 3b

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4.2.1 Present Day Fluvial Flood Risk

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).

Product 6 Detailed Modelling

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their Lower Great Ouse (2015) model which have been assessed in the following section.

Detailed Modelling – Defended

The present-day defended scenario extents are shown in Figure 6.

- The Site is affected by the 1% AEP and 0.1% AEP extents.
- Comparison with the undefended scenario shows that the modelled flood extents in this locality are effectively identical in both defended and undefended scenarios. It is therefore considered that the Site is not reliant on local flood defences to manage its flood risk.

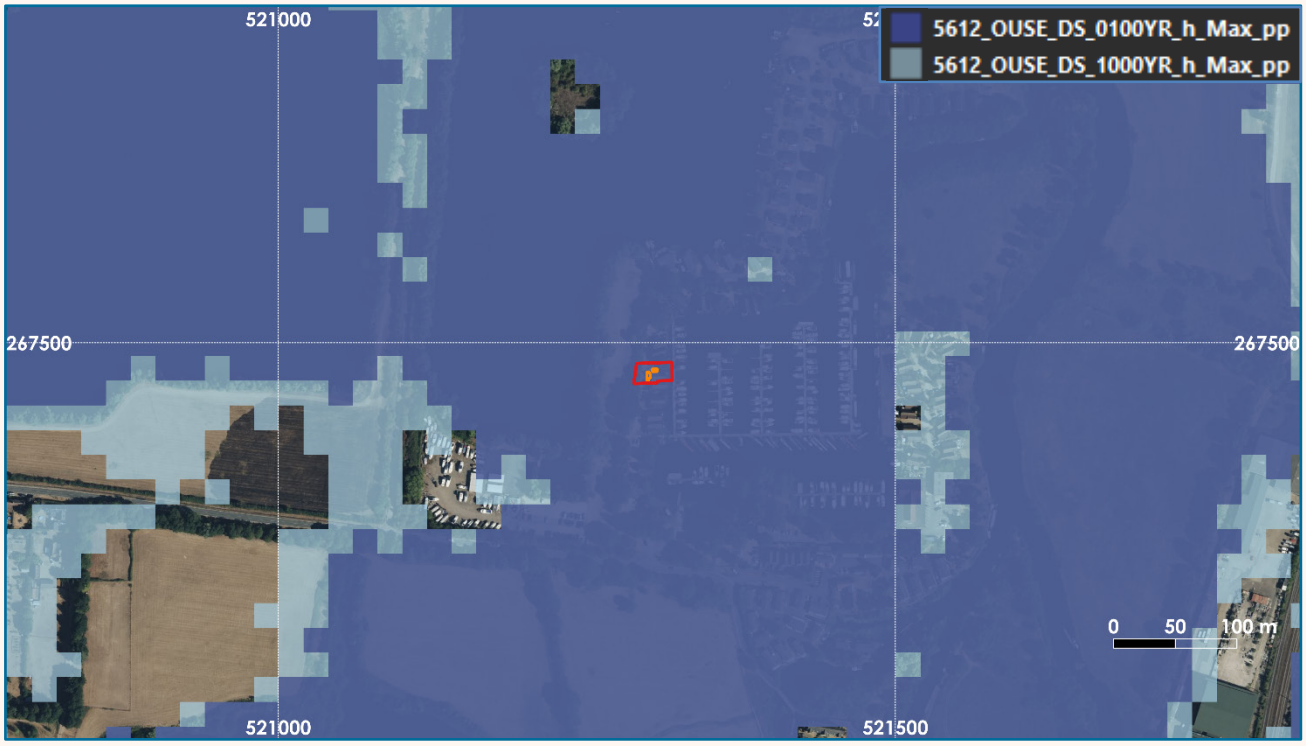

Figure 6: EA's detailed Lower Great Ouse (2015) model: present-day defended fluvial risk

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Detailed Modelling – Undefended

The present-day undefended scenario extents are shown in Figure 7.

- The Site is affected by the 1% AEP and 0.1% AEP extents.

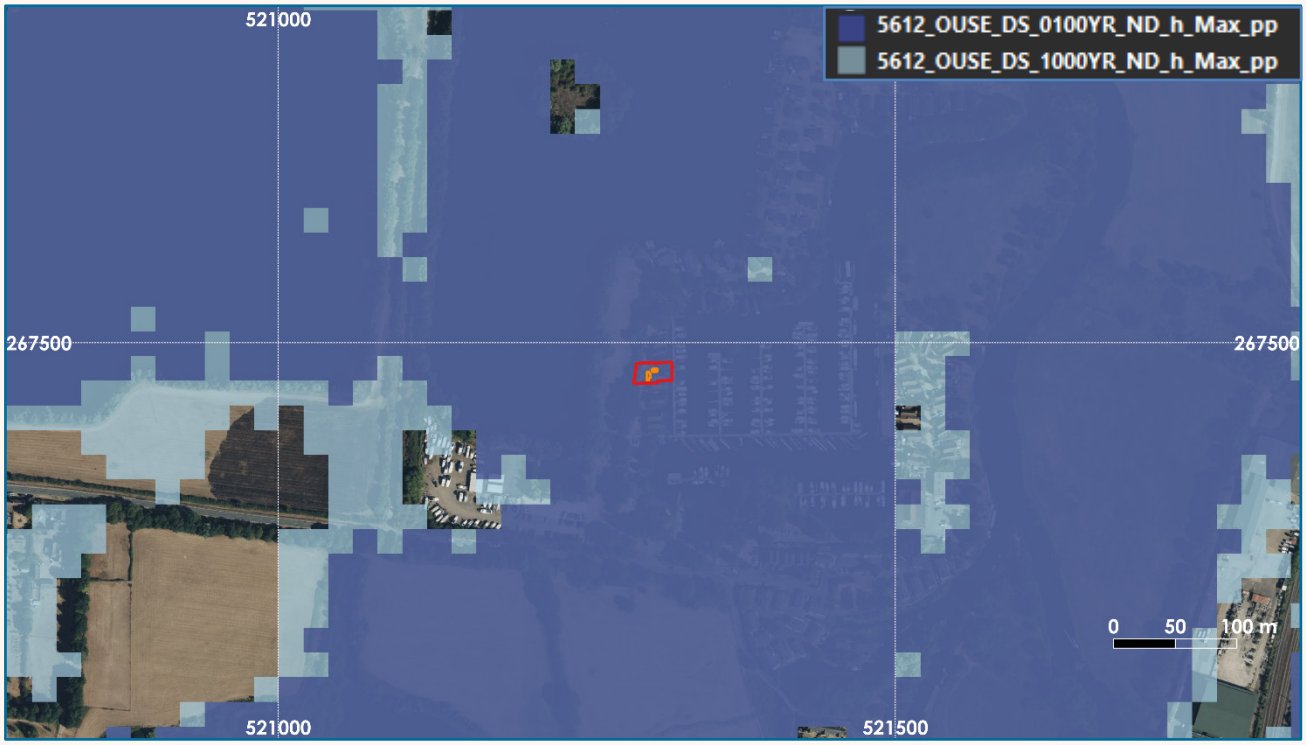

Figure 7: EA's detailed Lower Great Ouse (2015) model: present-day undefended fluvial risk
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On the above findings, present day fluvial risk to the proposal is considered High.

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4.2.2 Design Fluvial Flood Event

Climate Change Allowance

New developments must consider the latest EA Climate Change guidance to assess flood risk. The Site is in the Upper and Bedford Ouse Management Catchment and the appropriate allowance is 19% (Central allowance 2080s epoch). In this instance, the proposed development must be designed to the 1 in 100 (1% AEP) event plus **19%** climate change for peak river flow.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their Lower Great Ouse (2015) model which have been assessed in the following section.

Design Flood Event

The modelling contains a **1% AEP + 20% CC** scenario, which is an appropriate climate change uplift for this assessment.

The defended 1% AEP + 20% climate change flood extent is shown in Figure 8.

- The Site is affected by the 1% AEP + CC flood extent.



Figure 8: EA's detailed Lower Great Ouse (2015) model: defended 1% AEP plus climate change
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Design Flood Level

An exercise has been undertaken below to confirm flood level in the design flood event using the Product 6 flood level grid.

The topographical data used in this assessment was sourced from the Defra survey database[11]. Two separate LiDAR datasets were reviewed and compared to ensure accuracy and reliability, both showing consistent levels. A summary of the datasets used is provided in Table 2.

TABLE 2 : TOPOGRAPHICAL SURVEY DATASET USED

Product	Year	Resolution (m)	Tile
national_lidar_programme_dtm	2023	1	TL26nw
national_lidar_programme_dsm	2023	1	TL26nw

A cross-section across the 1% AEP + CC flood extent, perpendicular to the flow direction, has been undertaken to confirm the design flood level in vicinity of the proposed decking.

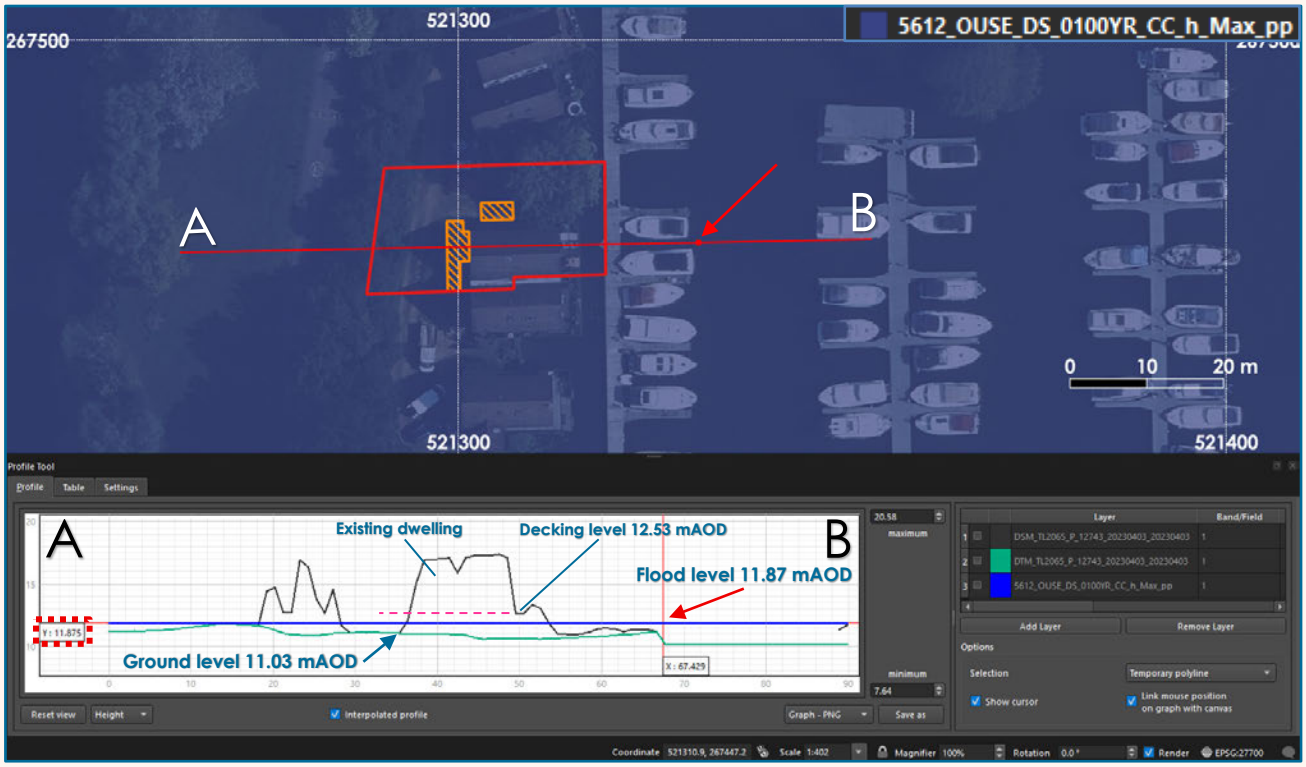
The values used in the assessment are tabulated in Figure 9.

The design flood level has been established as 11.87 mAOD.

The ground level in proximity of the proposed decking has been established as 11.03 mAOD.

A topographic contour map derived from the LiDAR ground modelling is also provided in Appendix B.

The proposed development is **affected** by the design flood event, and therefore **fluvial risk in the design flood event including climate change is considered Medium.**



Event	Ground Level in proximity of proposed decking	Existing Decking Level	Flood Level
1% AEP + CC	11.03 mAOD	12.53 mAOD	**11.87 mAOD**

Figure 9: EA's Lower Great Ouse (2015) model - defended 1% AEP plus climate change - topographic profile

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

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4.2.3 Residual Risk Fluvial Flood Event

Flood Risk Assessments must also consider the potential implications of an extreme event which exceeds the design flood event (the residual risk event).

The residual fluvial risk events to be considered under EA guidance are:

- The 0.1% AEP+ CC event (extreme exceedance event).
- The risk of defence failure.

Assessment Methodology

The following datasets have been obtained and assessed:

- Product 5 & 6 detailed modelling data from the Environment Agency (Appendix C).

Detailed flood modelling data was requested from the Environment Agency to ensure robust assessment. The EA provided outputs from their Lower Great Ouse (2015) model which have been assessed in the following section.

The modelling does not contain a 0.1% + CC or breach failure mode. It is considered reasonable and proportionate for a development of this scale and type to use the modelling made available by the statutory authorities.

The model includes an **undefended 0.1% AEP scenario**, which has been selected as an appropriate proxy for the residual risk flood event.

This event accounts for both extreme exceedance and – as an undefended scenario - is also a reasonable proxy for a breach (notwithstanding the Site's lack of sensitivity to defences).

The undefended 0.1% AEP flood extent is shown in Figure 10.

- The Site is affected by the 0.1% AEP + CC flood extent.



Figure 10: EA's Lower Great Ouse (2015) model - undefended 0.1% AEP
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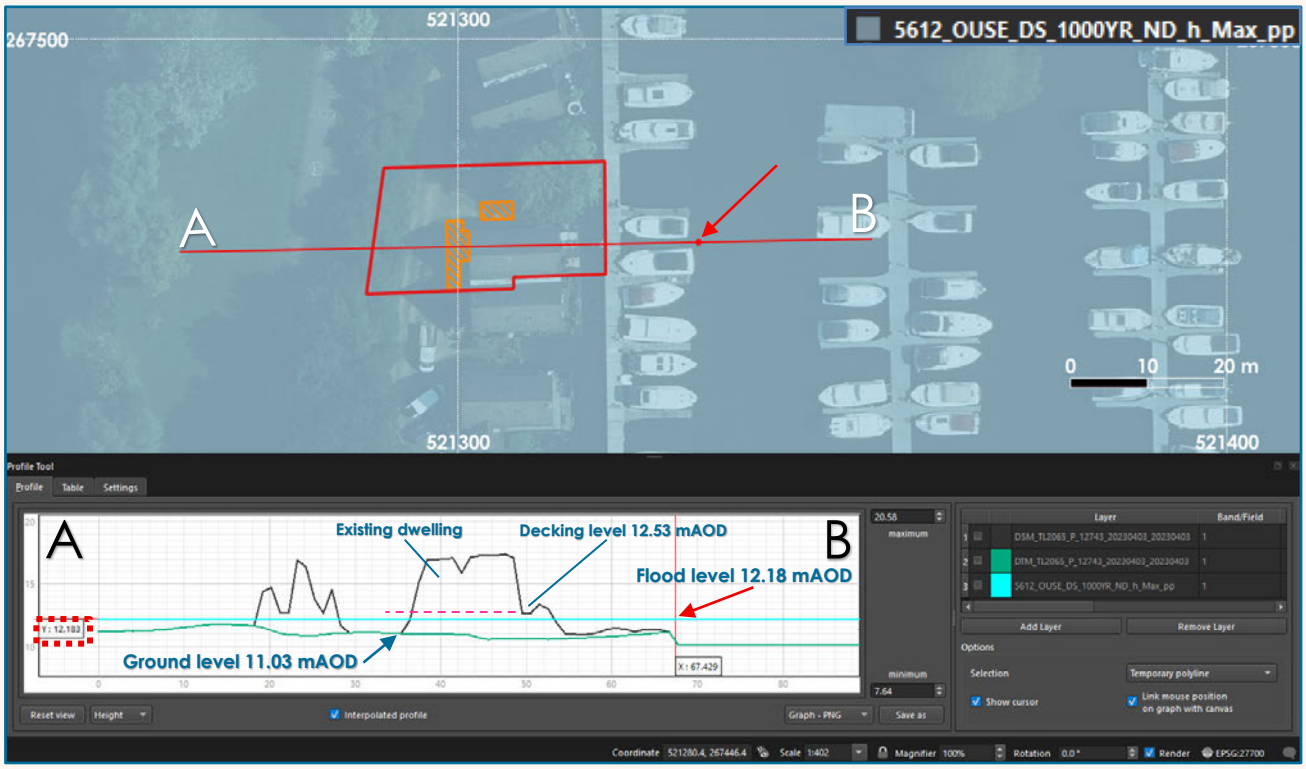
A cross-section across the 0.1% AEP flood extent, perpendicular to the flow direction, has been undertaken to confirm the residual risk flood level in vicinity of the proposed decking.

The values used in the assessment are tabulated in Figure 11.

The residual risk flood level has been established as 12.18 mAOD.

A topographic contour map derived from the LiDAR ground modelling is also provided in Appendix B.

The proposed development is **affected** by the residual risk flood event, and therefore **fluvial risk in the residual risk flood event including climate change is considered Medium.**



Event	Ground Level in proximity of proposed decking	Existing Decking Level	Flood Level
0.1% AEP	11.03 mAOD	12.53 mAOD	**12.18 mAOD**

Figure 11: EA's Lower Great Ouse (2015) model - undefended 0.1% AEP - topographic profile
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4.2.4 Impact of Development on Fluvial Flood Risk

In-line with national guidance - the proposal will not reduce floodplain storage, not impede water flows and not increase flood risk elsewhere.

Section 7.4 of this report robustly demonstrates that the design has taken account of the flood risk data to ensure it does not increase flood risk elsewhere.

This conclusion of no impact is consistent with the position on householder developments in the National Planning Policy Framework Guidance – Paragraph 051 Reference ID: 7-051-20220825[12]. Namely, they are "unlikely to raise significant flood risk issues" except in circumstances involving very specific sensitivities. No such sensitivities apply to this Site.

Consequently, the proposal is not considered to cause any detectable displacement of floodwater volume up to and including the 0.1% AEP + CC event.

Therefore, the proposal will not exacerbate risk to nearby receptors. **The impact of the development on fluvial flooding is considered Low and Acceptable.**

12 https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51

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4.3 Surface Water Flood Risk

4.3.1 Present Day Surface Water Flood Risk

The EA's Surface Water Spatial Planning Depths present-day risk dataset is shown in Figures 12 – 14.

- The Site is unaffected by 3.3%, 1% & 0.1 AEP risk.

The SFRA confirms that the Site is not in a Critical Drainage Area (CDA).

The SFRA has not provided any specific indication of historic surface water flooding onsite.

On the basis of the modelling, present day risk from surface water flooding is considered Very Low.



Figure 12: EA's Surface Water Spatial Planning Depths – 3.3% AEP (Present Day)
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Figure 13: EA's Surface Water Spatial Planning Depths – 1% AEP (Present Day)
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Figure 14: EA's Surface Water Spatial Planning Depths – 0.1% AEP (Present Day)
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4.3.2 Design Surface Water Flood Event

Climate Change Allowance

New developments must consider the latest EA Climate Change guidance to assess flood risk. The Site is in the Upper and Bedford Ouse Management Catchment and the appropriate allowance is 40% (upper end allowance 2070s epoch). In this instance, the proposed development must be designed to the 1 in 100 (1% AEP) event plus **40%** climate change for peak rainfall intensity.

Assessment Methodology

The following datasets have been obtained and assessed:

- The EA's Surface Water Spatial Planning Depths – Climate Change dataset.

The dataset provides depth bandings for the **1% AEP plus upper end climate change allowance for the 2070s epoch (40%).**

This is therefore an appropriate dataset to examine the design flood level.

Surface Water Spatial Planning Depths – Climate Change dataset

The 1% AEP plus Climate Change data is shown in Figure 15.

- The Site is <u>unaffected</u> by the 1% AEP + CC flood extent.
- The Site is <u>not</u> on a local overland flow route (as confirmed by the EA's overland flow arrow dataset).

The Site is **<u>unaffected</u>** by the design flood event, and therefore **surface water risk in the design flood event including climate change is considered Low.**



Figure 15: EA's Surface Water Spatial Planning Depths – 1% AEP + CC with EA's overland flow direction dataset
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4.3.3 Residual Surface Water Risk

The Residual surface water risk event to be considered under EA guidance is the 0.1% AEP+ CC event.

Assessment Methodology

The following dataset has been obtained and assessed:

- The EA's Surface Water Spatial Planning Depths – Climate Change dataset.

The dataset provides depth bandings for the **0.1% AEP plus upper end climate change allowance for the 2070s epoch.**

This is therefore an appropriate dataset to examine the residual risk flood level.

Surface Water Spatial Planning Depths – Climate Change dataset

The 0.1% AEP plus Climate Change data is shown in Figure 16.

- The Site is only marginally affected by the 0.1% AEP + CC flood extent.
- The proposed decking footprint is unaffected.
- The limited ponding onsite is shown to be extremely shallow: an isolated pixel of <150mm maximum depth at the closest proximity to the proposed decking.
- As the proposed decking is unaffected, and the ponding onsite is contained and shallow, it is not considered that the residual risk event has any bearing on the proposal or conversely that the proposal would affect flows from this event.

The proposed development is **unaffected** by the residual risk flood event, and therefore **surface water risk in the residual risk flood event including climate change is considered Low.**



Figure 16: EA's Surface Water Spatial Planning Depths – 0.1% AEP + CC

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4.3.4 Impact of Development on Surface Water – including Drainage Strategy

The proposed development is a minor extension of decking within an existing garden curtilage and in line with national guidance, a proportionate approach is advocated.

- The proposed decking poses a minimal net decking area increase of 29.5 m^2.
- The land beneath the minimal 29.5 m^2 decking increase is grassed and gravel surfaced (including an area of existing paving which will be changed to gravel).
- This permeable underlying ground will allow surface water to drain through gaps in the decking and percolate into the ground below, preserving the existing natural infiltration regime in both the existing and proposed scenario.
- The proposal therefore represents no increase in impermeable area and no increase in flows or volumes of surface water runoff.

It is considered reasonable and proportionate that the proposed decking will therefore drain via natural infiltration, preserving the existing behaviour of surface water at this location onsite, and attaining a high level of sustainability in the Drainage Hierarchy.

Summary

- This design will ensure that there is no increase in surface water runoff caused by the proposed development.

Management & Maintenance

The property owner will maintain and manage this system to ensure it manages surface water without defect for the lifetime of the development.

By implementing this surface water management, **there will therefore be no increase in surface water runoff and therefore no increase in risk** to the Site and neighbouring properties. **The impact of the development on surface water flooding considered Low and Acceptable.**

ADDITIONAL CONSIDERATIONS FOR IMPACT OF PROPOSAL ON SURFACE WATER

Due consideration has been given to ensure that the proposed decking does not displace surface water flood volume and increase risk elsewhere.

As confirmed in Sections 4.3.2 and 4.3.3, the proposed decking does not occupy any flood extent up to and including the extreme 0.1% AEP + CC event.

This means that the proposed decking therefore will not divert and displace water elsewhere into neighbouring property, and is thus designed not change the behaviour of surface water on or around the Site.

This is further supported by the findings of Section 4.3.2, that the Site is not on a locally important overland flow route – therefore the proposal will not obstruct or alter locally important flow paths.

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4.4 Groundwater Flood Risk

Baseline Risk to the Site

The SFRA has been checked to assess risk of flooding from groundwater. The Site is in the SFRA's susceptibility to groundwater flooding mapping indicates the Site to be in the lowest risk banding – classified as 'No risk'. No specific evidence has been identified that the Site is at elevated risk of groundwater flooding, nor has it provided any specific documentation of historic groundwater flooding at the Site.

British geological Society (BGS) borehole data has been examined for records considered representative of the Site's groundwater conditions. No representative records are available for inspection.

Considering the above evidence and the nature of the proposal (decking raised above ground level, minimal intrusive works limited to supporting posts), it is unlikely that groundwater will pose a risk to the development, and the risk is **Low and Acceptable**.

Impact of Development

Considering the above evidence and the nature of the proposal (decking raised above ground level, minimal intrusive works limited to supporting posts), the impact of the development on groundwater flooding during construction and operation is considered **Low and Acceptable.**

4.5 Artificial Sources Flood Risk

Baseline Risk to the Site

The SFRA has been checked to assess risk of flooding from Artificial Sources. No evidence has been identified that the Site is at elevated risk of artificial flooding, including risk from sewers, canals or reservoirs.

Check your Long Term Flood Risk mapping service indicates the Site is at risk in a Dry Day scenario, in the highly unlikely event that a nearby reservoir experienced a breach. This government service also confirms the risk of reservoir flooding to the Site is "extremely unlikely" due to an "excellent reservoir safety record in the UK". **Notwithstanding this extremely low risk, considerations to ensure preparedness for reservoir flood risk are included in Section 8.**

No DG5 Register sewer flooding data is provided in the SFRA. There is no evidence to indicate elevated risk of sewer flooding specifically to the Site. The nature of the proposal – external raised decking, no plumbed fixtures – is not considered susceptible to an elevated risk of sewer flooding.

On this basis, the risk of flooding from artificial sources is considered **Low and Acceptable.**

Impact of Development

The proposed development is not deemed to impact flood risk from artificial sources as it is a minor extension of existing decking, which does not pose an increase in flows or volumes, with intention to manage surface water at-source (natural infiltration), as-outlined in Section 4.3.4. The proposed development will therefore not exacerbate pressure on the sewer network. Therefore, the impact of the development on artificial sources is considered **Low and Acceptable**.

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4.6 Summary of Flood Risks

TABLE 3 : ESTIMATED FLOOD LEVEL SUMMARY

Sources of flooding that apply	Estimated flood level in the design flood	Estimated flood level in the residual risk event
Fluvial	**11.87 mAOD**	12.18 mAOD
Surface water	**Unaffected**	Unaffected

4.7 Design Flood level according to all the sources identified

The design flood level should be taken as <u>11.87 mAOD</u>.

5 AVOID THE FLOOD RISK

5.1 Evidence of the Sequential Test

National Planning Policy Guidance[13] and the Standing Advice for Local Planning Authorities[14] state:

- "A development is exempt from the sequential test if it is… a householder development like residential extensions, conservatories or loft conversions"

This proposed development is exempt from the Sequential Test on the basis of meeting the above criteria, namely:

- Being a householder development (minor decking extension).

5.2 Evidence of the Exception Test

This proposed development is exempt from the Exception Test. As per the Standing Advice for Local Planning Authorities and National Planning Policy Guidance, the Exception Test should only be applied (where required) following application of the Sequential Test. This Site is exempt from the Sequential Test and therefore the Exception Test should not be applied.

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13 https://www.gov.uk/guidance/flood-risk-and-coastal-change#the-sequential-approach-to-the-location-of-development
14 https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities#the-sequential-and-exception-tests

6 CONTROL OF FLOOD RISK

6.1 Proposed Site Levels

As explained in Section 3.2, the design should use the Standing Advice as a basis for the design:

- Where the design flood is **fluvial/tidal**: aim to raise floors 600mm above the flood level.
- Where the design flood is surface water: aim to raise floors above the flood level.
- Where this is not possible, aim to raise floors as much as possible, and
- Include extra resistance/resilience measures.

The design flood level can be the fluvial, tidal, or surface water flood level, and this assessment has determined that **the fluvial design flood level 11.87 mAOD should be used.**

Decking Floor Level

Decking finished floor level (FFL) and layout information has been provided by the Client and cross-checked against Lidar topographic contouring (Appendix B).

The below table summarises the existing and proposed decking levels.

TABLE 4 : EXISTING AND PROPOSED GROUND FLOOR LEVEL

Existing decking FFL	Proposed decking FFL	Freeboard
12.53 mAOD	**12.53 mAOD**	+ 660 mm above design flood level (therefore achieves the recommendation in the Standing Advice) + 350 mm above residual risk flood level

Proposed Decking Finished Floor Level

The proposed decking FFL will be set at 12.53 mAOD, which is the same floor level as existing property.

This is necessary to tie-in with the existing decking level so as not to introduce a hazardous step across the decking and is nationally accepted as a reasonable approach/constraint for householder schemes.

This provides the following significant resistance & resilience to the proposal:

- **+ 660mm freeboard** above the design flood level (1% AEP + CC).
- **+ 350mm freeboard** above the residual risk flood level (0.1% AEP + CC).

It is considered that the proposed FFL meets the above Standing Advice by raising the decking floor as much as possible to achieve the recommended 600mm freeboard, and making adequate provision for resistance & resilience measures set in accordance with the fluvial design flood level in the following Section.

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7 MITIGATE FLOOD RISK

7.1 Introduction

This section ordinarily discusses the mitigation measures required where the FFLs cannot be raised 600mm above the design flood level.

While the proposed decking FFL achieves the 600mm freeboard, the minimal supporting structure beneath the FFL will include ground-sited posts. The below measures therefore provide wholistic protection to the proposed decking structure.

7.2 Risk to property/building

The building design should:

- prioritise excluding flood water where possible
- speed recovery in case water gets in

Mitigation Measures

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the fluvial design flood level.

- Using flood resistant treatments, materials and installation methods to at least 12.47 mAOD. Exact products are to be specified at detailed design following granting of planning approval.
- Using flood resilient treatments, materials and installation methods to at least 12.47 mAOD. Exact products are to be specified at detailed design following granting of planning approval.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

7.3 Risk to people

The design has paid due regard to the safety of people. The proposed extension of the existing decking is for amenity use only, with all habitable use retained within the existing dwelling.

The proposed decking – as a perimeter around the dwelling - benefits from full connectivity to the internal refuge provided by the dwelling.

The proposed decking does not alter the access/egress route from the property should evacuation be required: both the existing and proposed decking layouts facilitate access/egress from the property westward onto Marina View, i.e. facing away from the marina and direction of inundation, into the area of Site with lowest flood depths, and closest access to onwards evacuation routes.

As minor works in the curtilage of an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8.

This means that the proposed usage of the decking as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

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7.4 Floodplain storage and conveyance compensation

In-line with national guidance - the proposal will not reduce floodplain storage, not impede water flows and not increase flood risk elsewhere.

The decking is a raised structure supported by minimal posts, allowing transmission and accumulation of water beneath the decking to fill and drain down freely, as it is not a solid footprint.

This is demonstrated by Section 6 levels analysis, showing that the decking FFL is significantly raised above the design and residual risk flood events. The freeboard is sufficient to allow a reasonable 300mm thickness of the decking to accommodate underside build-up, meaning no part of the decking slab will conflict with the design or residual risk flood levels.

The minimal vertical posts required to support the decking pose an inconsequential volume of mass when considered against the extensive flood extent across the area. They are plainly not sufficient in size to influence local flow pathways or materially reduce floodplain storage.

This is consistent with the position on householder developments in the National Planning Policy Framework Guidance – Paragraph 051 Reference ID: 7-051-20220825[15]. Namely, they are "unlikely to raise significant flood risk issues" except in circumstances involving very specific sensitivities. No such sensitivities apply to this Site.

The posts are also sufficiently widely spaced to not pose an elevated risk of debris blockage leading to loss of area for floodwater flow.

In conclusion, the proposal is not considered to cause any detectable displacement of floodwater volume up to and including the 0.1% AEP + CC event.

The decking therefore will not divert and displace water elsewhere into neighbouring property, and is thus designed not change the behaviour of flood water on or around the Site.

Therefore, no loss of functional floodplain will result from this development, and storage compensation is not required.

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15 https://www.gov.uk/guidance/flood-risk-and-coastal-change#para51

8 MANAGE FLOOD RISK

8.1 Residual flood risk

The proposed decking floor level benefits from a freeboard +350mm above the fluvial residual risk flood level. The proposed extra resistance & resilience measures provide further protection to lower parts of the decking structure such as the supporting posts, providing them with a minimum of +290mm protection above the fluvial residual risk flood level.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

8.2 Safe access and escape

An outline Evacuation Plan has been prepared for this proposed decking, proportionate to the scale and nature of the proposal.

Available Notifications – Fluvial Flooding

The Site benefits from **Flood Alerts** (early warning of possible flooding) and **Flood Warnings** including **Severe Warnings** (act now).

The applicant will sign up to Flood Messages and use these to inform any need to prepare or evacuate the property: https://www.gov.uk/get-flood-warnings.

To avoid sole reliance on EA Flood Warnings & Flood Alerts, the nearest level gauges can also be monitored. This will give an indication of general conditions in the catchment:

- River level (upstream): https://check-for-flooding.service.gov.uk/station/6078
- River level (downstream): https://check-for-flooding.service.gov.uk/station/6264

Available Notifications – Reservoir Flood Risk

In line with government guidance to prepare for the extremely unlikely event of a dam or reservoir failure, ensure a compatible device to receive emergency alerts from the government. Use this guidance: https://www.gov.uk/alerts/how-alerts-work

Preparing a Personal Flood Plan

Prepare your **Personal Flood Plan** in line with government guidance:
https://www.gov.uk/government/publications/personal-flood-plan/personal-flood-plan

Actions on receipt of a Flood Alert or Flood Warning notification

You can contact Floodline 24 hours a day for advice about forecast flooding:

Floodline Telephone: 0345 988 1188 (24-hour service)

If in immediate danger to life, call 999.

- Follow all instructions given by Floodline and the Emergency Services.
- Turn off the gas, electricity and water supplies if it's safe to do so.
- Remain in the main dwelling.
- If told to evacuate, follow the **Evacuation Route (Figure 17) unless instructed otherwise by the emergency services.** This has been identified as the appropriate route considering the Environment Agency's modelled flood extents.
- If evacuation has not been possible in advance of the flood event, **take safe refuge in the main dwelling**, remain in contact with the emergency services, and await assistance.

As a single, privately-owned residential dwelling, the applicant and any future users will be responsible for evacuation of the property should it be required.

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Figure 17: Evacuation Route identified as appropriate for response to prior warnings of the fluvial design flood event
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9 SUMMARY OF MEASURES

Impact of Flood Risk on the Proposed Development

The proposed development is at **High** risk of fluvial flooding, and **Low** risk of surface water flooding, including considering the effects of climate change, and using conservative approaches to assessing the design flood level and residual risk flood level.

Through implementation of the Control & Mitigation measures in line with EA Standing Advice, the risk to the proposed development from all sources is considered **Low and Acceptable**.

Impact of the Proposed Development on Flood Risk

Section 7.4 demonstrates that – in-line with national guidance - the proposal will not reduce floodplain storage, not impede water flows and not increase flood risk elsewhere.

The decking will not divert and displace water elsewhere into neighbouring property, and is thus designed not change the behaviour of flood water on or around the Site. The proposal is not considered to cause any detectable displacement of floodwater volume up to and including the 0.1% AEP + CC event. Therefore, no loss of functional floodplain will result from this development, and storage compensation is not required.

Surface water to drain through gaps in the decking and percolate into the retained permeable ground below. This preserves the existing behaviour of surface water at this location onsite, and attains a high level of sustainability in the Drainage Hierarchy.

The proposed development will therefore not exacerbate risk to nearby receptors, and its impact on all sources of flooding is considered **Low and Acceptable.**

9.1 Control & Mitigation of Flood Risk

A summary table of all design and residual risk flood findings is provided in Section 4.6.

The design flood level can be the fluvial, tidal, or surface water flood level, and this assessment has determined that **the fluvial design flood level 11.87 mAOD should be used.**

Proposed Decking Finished Floor Level

The proposed decking FFL will be set at 12.53 mAOD, which is the same floor level as existing property.

This is necessary to tie-in with the existing decking level so as not to introduce a hazardous step across the decking and is nationally accepted as a reasonable approach/constraint for householder schemes.

This provides the following significant resistance & resilience to the proposal:

- **+ 660mm freeboard** above the design flood level (1% AEP + CC).
- **+ 350mm freeboard** above the residual risk flood level (0.1% AEP + CC).

It is considered that the proposed FFL meets the Standing Advice by raising the decking floor as much as possible to achieve the recommended 600mm freeboard, and making adequate provision for resistance & resilience measures set in accordance with the fluvial design flood level in the following Section.

Extra Resistance and Resilience Measures

While the proposed decking FFL achieves the 600mm freeboard, the minimal supporting structure beneath the FFL will include ground-sited posts. The below measures therefore provide wholistic protection to the proposed decking structure.

The design will incorporate the following measures as-recommended by the EA Standing Advice. All measures provide a minimum 600mm protection above the fluvial design flood level.

- Using flood resistant treatments, materials and installation methods to at least 12.47 mAOD. Exact products are to be specified at detailed design following granting of planning approval.

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- Using flood resilient treatments, materials and installation methods to at least 12.47 mAOD. Exact products are to be specified at detailed design following granting of planning approval.

These design measures present a robust proposal that is compliant with national standing advice for planning applications.

9.2 Management of Flood Risk

Residual Risk

The proposed decking floor level benefits from a freeboard +350mm above the fluvial residual risk flood level. The proposed extra resistance & resilience measures provide further protection to lower parts of the decking structure such as the supporting posts, providing them with a minimum of +290mm protection above the fluvial residual risk flood level.

It is therefore considered that residual risk is well-managed in the design, and the proposal achieves flood resilience above the minimum required standards.

Risk to People, including Access and Escape

The design has paid due regard to the safety of people. The proposed extension of the existing decking is for amenity use only, with all habitable use retained within the existing dwelling.

The proposed decking – as a perimeter around the dwelling - benefits from full connectivity to the internal refuge provided by the dwelling.

The proposed decking does not alter the access/egress route from the property should evacuation be required: both the existing and proposed decking layouts facilitate access/egress from the property westward onto Marina View, i.e. facing away from the marina and direction of inundation, into the area of Site with lowest flood depths, and closest access to onwards evacuation routes.

As minor works in the curtilage of an existing dwelling, the proposed development will also not result in an increase in number of people placed in an area of flood risk.

The Site benefits from Flood Alert & Warning notifications, with an appropriate outline Evacuation Plan provided in Section 8.

This means that the proposed usage of the decking as-presented in this planning application is entirely appropriate. **It is therefore considered that the risk to people is appropriately managed.**

RECOMMENDATION TO THE LOCAL PLANNING AUTHORITY

The Environment Agency's Standing Advice to Local Planning Authorities requires the development to raise floor levels as far as possible to meet the recommended level, and where this is not possible, to include the additional approved methods to prioritise excluding flood water where possible, and speed recovery of the building in case water gets in.

This will be achieved through implementation of the Flood Risk Assessment design measures.

It is recommended to the Local Planning Authority that this proposal meets the principles of the Environment Agency Standing Advice and the Local SFRA; and is therefore recommended for approval in accordance with the design presented.

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APPENDIX A
LIMITATIONS

The recommendations presented in this Report constitute the professional judgment of Flood For Planning, formulated in accordance with the information referenced herein and applying the standard of care expected of a qualified Environmental Consultant. Flood For Planning makes no representation or warranty, express or implied, regarding the absence of hazardous or potentially hazardous substances or conditions at the Site.

In preparing this Report, Flood For Planning has acquired, reviewed, and assessed information provided by the Client and third parties. The conclusions, opinions, and recommendations contained herein are based solely on the information made available to Flood For Planning at the time of assessment. Flood For Planning does not warrant the completeness or accuracy of such information and disclaims any liability for conclusions or opinions which it has reached in reliance upon information which is subsequently proven to be inaccurate or incomplete.

This Report has been prepared exclusively for the Client and for the specific scope of work for which Flood For Planning was engaged. No portion of this Report shall be interpreted as conferring rights or benefits to any party other than the Client and Flood For Planning. All obligations and responsibilities undertaken by Flood For Planning are for the sole benefit of the Client and shall not extend to any third party.

Flood For Planning does not authorize the distribution, use, or reliance upon this Report by any individual or entity other than the Client without prior written consent. Unauthorized use of this Report is strictly prohibited and shall be undertaken entirely at the user's own risk. Any third party who utilizes or relies upon this Report, without express authorization, agrees to indemnify and hold harmless Flood For Planning from any and all claims, liabilities, losses, or damages—regardless of nature, origin, or timing—arising from or related to the Consultant's performance of the services described herein.

The purpose of this Report is to identify mitigation measures commensurate with the requirements for planning applications. It should be noted that a Flood Risk Assessment does not eliminate the possibility of flooding, nor does it guarantee that flooding will not occur. Its purpose is to assess risk, inform planning decisions, and outline appropriate mitigation at this stage of the design process. At the detailed design stage following granting of planning permission, it is also recommended to commission a Property Flood Resilience (PFR) survey to identify any additional measures that could be incorporated to enhance resistance & resilience further. Where relevant, exact products and specifications should be confirmed by the PFR specialist at that later stage.

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APPENDIX B
SITE LAYOUT PLAN

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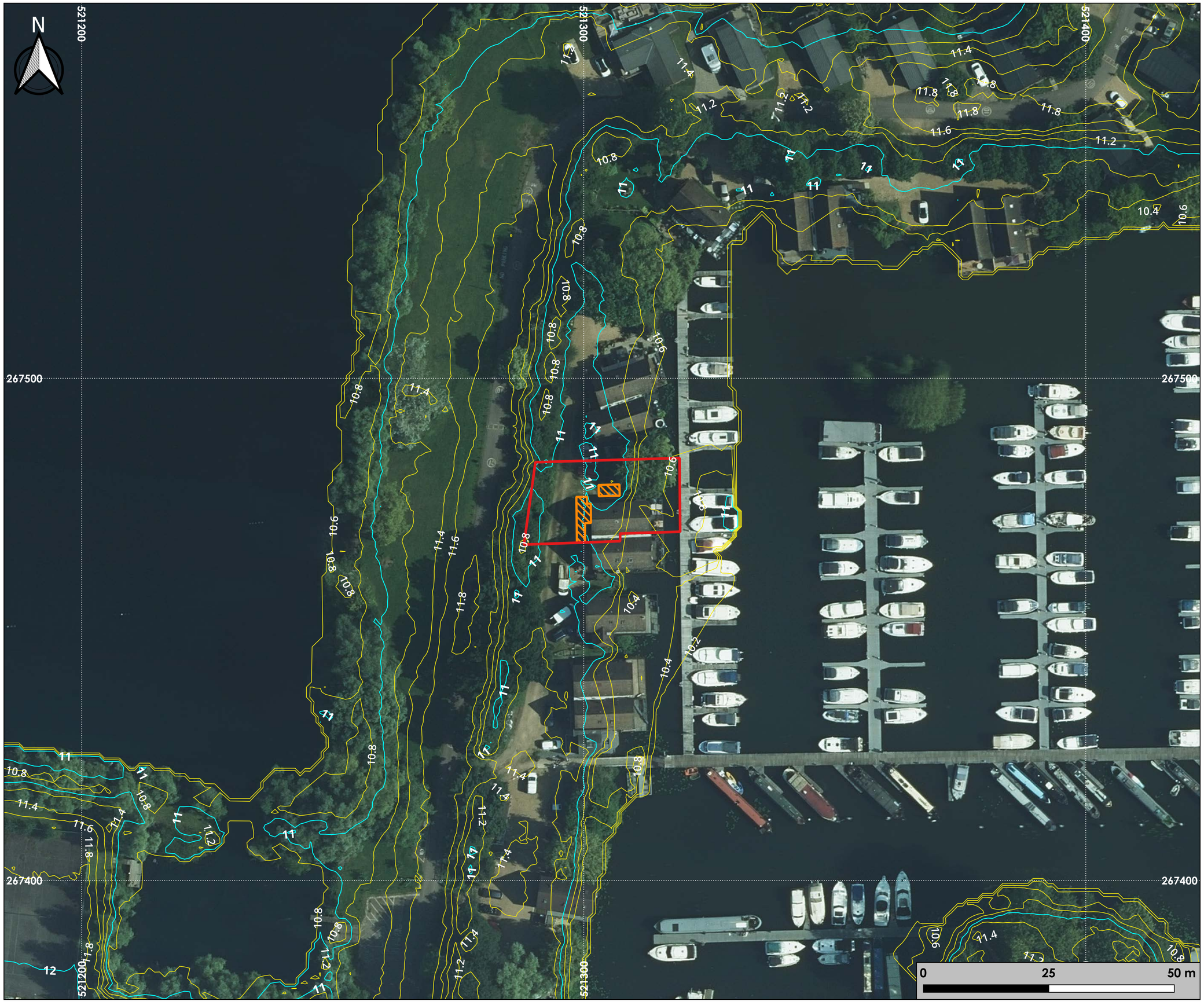


Legend

- Site Boundary
- Proposed Decking Extension

Contours

- 1 m
- 0.2 m

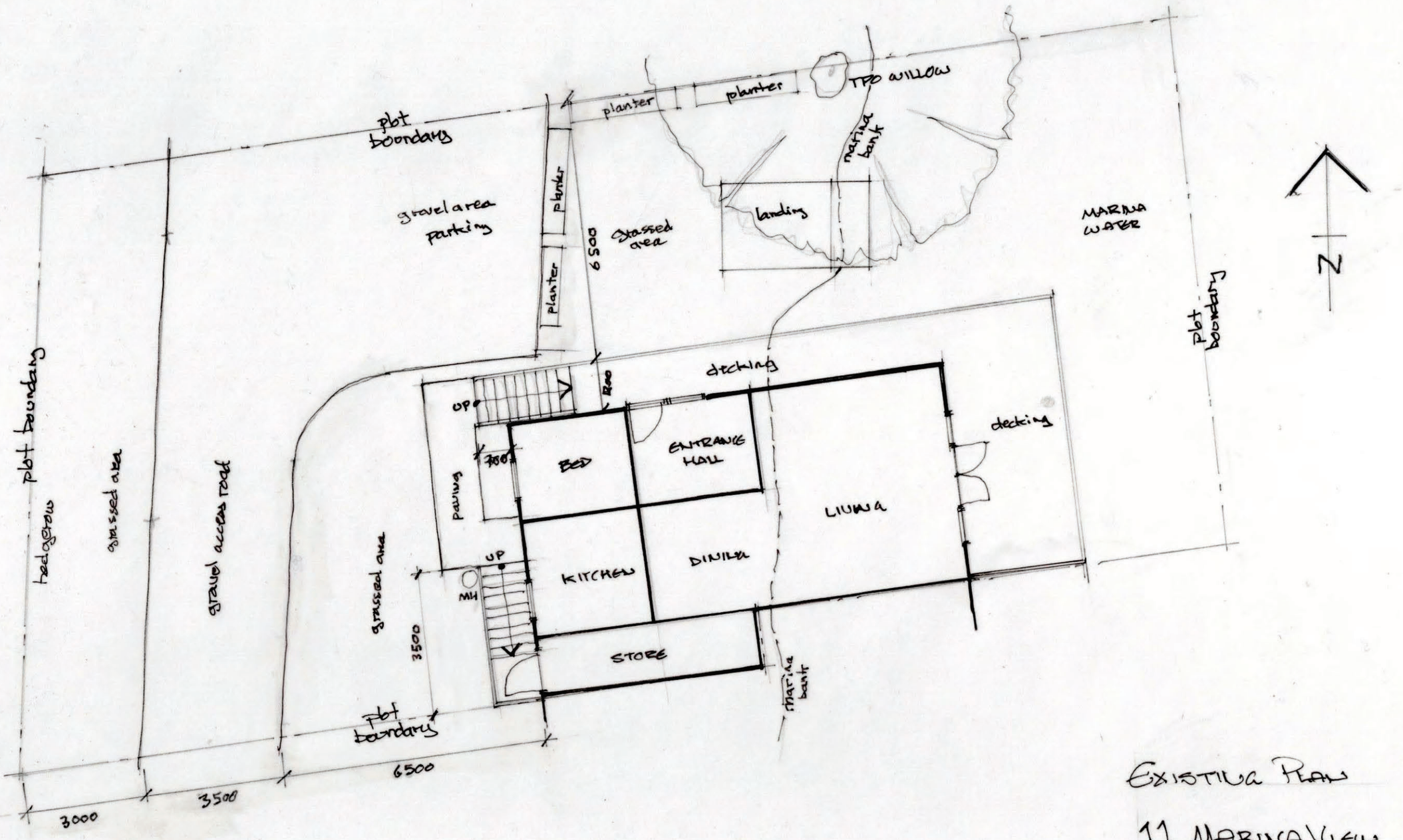
2605-011 - Marina View

FLOOD RISK ASSESSMENT
Appendix B

Scale 1:500	Drawn	Approved
	GM	LP

CONTOURS

Flood For Planning
www.floodforplanning.co.uk

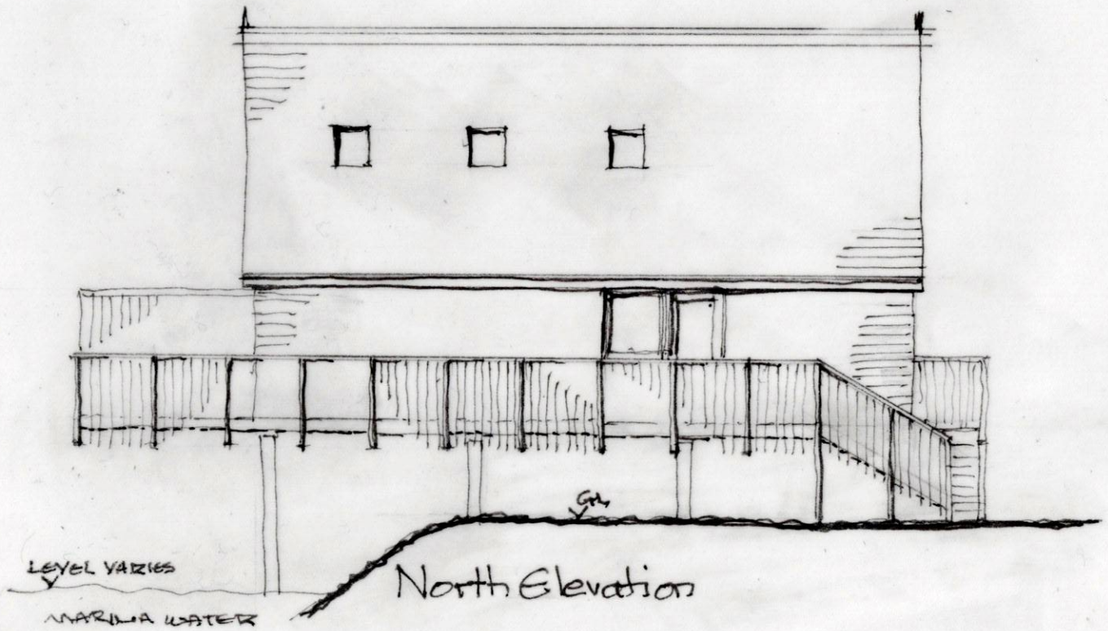


EXISTING PLAN

11 MARINA VIEW

1:100 scale MAY 2026

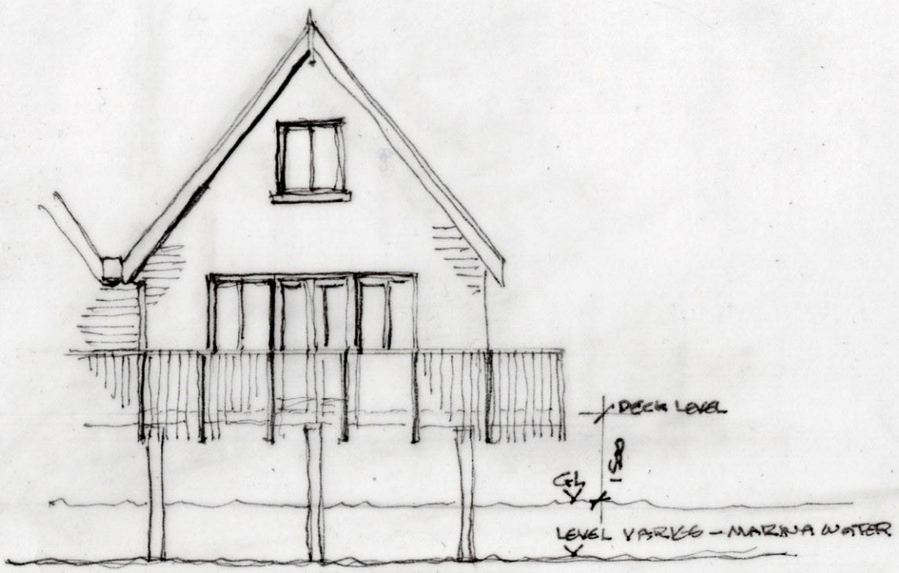
DRG 11MV/26/01



North Elevation



West Elevation



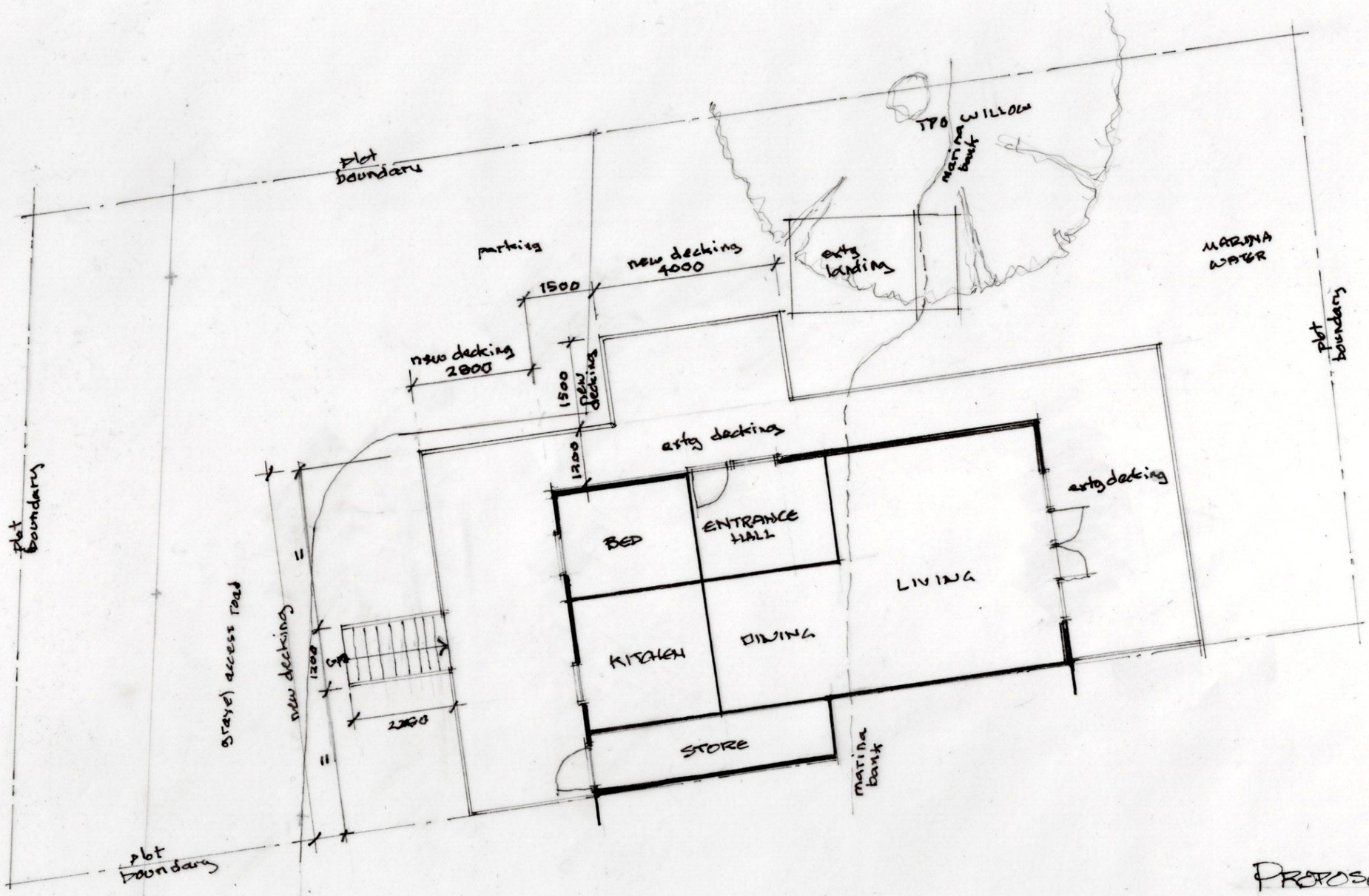
East Elevation

EXISTING ELEVATIONS

11 MARINA VIEW

1:100 scale MAY 2026

DRG 11MV/26/02

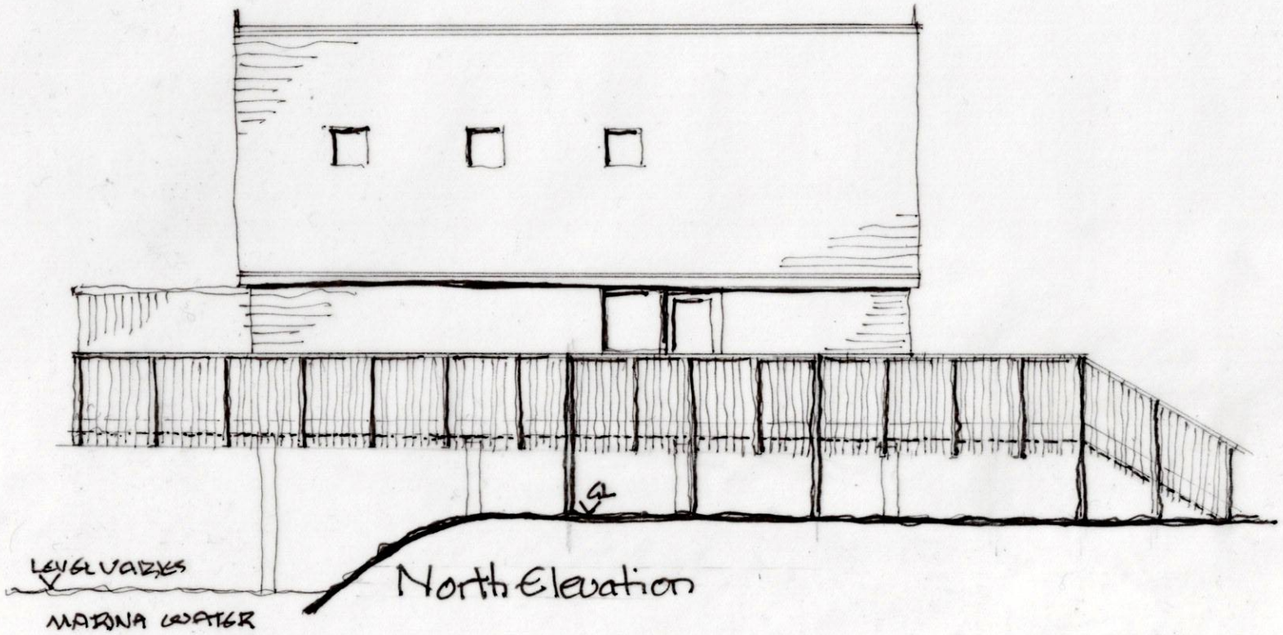


PROPOSED PLAN.

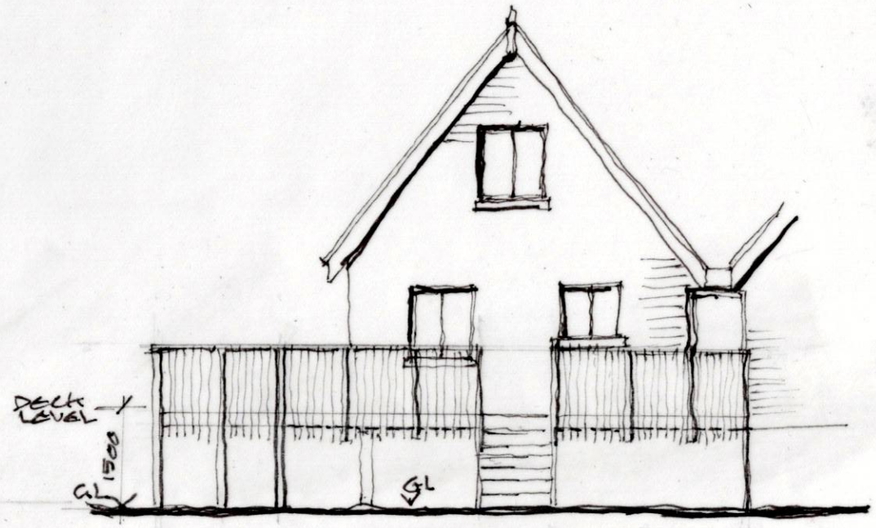
11 MARINA VIEW

1:100 scale MAY 2026

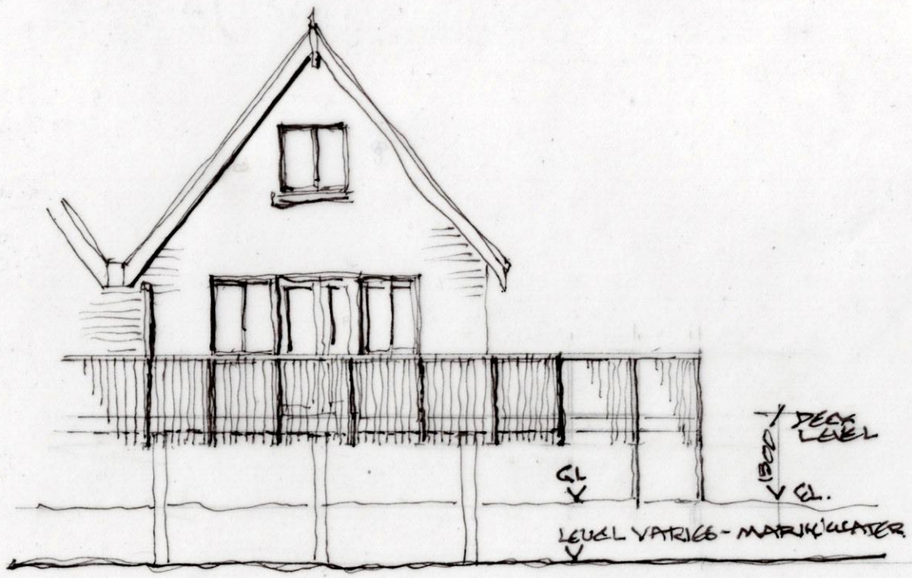
DRG 11MV/26/03



North Elevation



West Elevation



East Elevation.

PROPOSED ELEVATIONS

11 MARINA VIEW

1:100 scale MAY 2026

DRG 11MV/26/04

APPENDIX C
EA CORRESPONDENCE

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creating a better place
for people and wildlife

Environment Agency

[redacted]

info@floodforplanning.co.uk

Our ref: EIR2026/25896
Your ref:
Date: 01 June 2026

Dear [redacted],

RE: Environmental Information Regulations: EIR2026/25896

Thank you for your request for information regarding Product 5 & 6 Request: 11 Marina View, Buckden, PE19 5QS, TL2130767473, which we received on 26 May 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 5, 6 & 7

The information we hold has been uploaded to our quatrix system on and can be accessed for 30 days from 01/06/2026 using the following link/s:

Link 1: https://fcrm.quatrix.it/download/42cb6855-048f-4636-a6d2-b950df4482f7

Abstract

Name	Products 5, 6 and 7
Description	Model Study: Lower Great Ouse Risk Mapping Year: 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.

The Environment Agency is not able to disclose the names of third-party individuals who have written the report as this is personal data under the Data Protection Act 2018 (DPA 2018) and to disclose it would breach the First Data Protection Principle of the DPA 2018.

The information requested is therefore exempt due to Regulation 13(1) of the Environmental Information Regulations 2004, which explains that:

"To the extent that the information requested includes personal data of which the applicant is not the data subject, a public authority must not disclose the personal data if—
(a) the first condition is satisfied…"
The 'first condition' referred to above is further explained in Regulation 13(2A):
"The first condition is that the disclosure of the information to a member of the public otherwise than under these Regulations—
(a) would contravene any of the data protection principles…"
It is the view of the Environment Agency that the information requested relates to another person(s), and that its disclosure would therefore contravene the First Data Protection Principle of the Data Protection Act 2018.

The First Data Protection Principle requires that we are fair to individuals when we collect, hold and use their personal data. In this case it would be unfair to disclose information that would identify individuals as those individuals have a reasonable expectation that such information held by the Environment Agency would remain confidential.

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:
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

To report environmental problems please visit www.gov.uk/report-environmental-problem or call the incident hotline on 0800 80 70 60