

# **FLOOD RISK ASSESSMENT**

## **Strategic Flood Risk Assessment**

### **Level 2**

**Central  
Lincolnshire  
Local Plan  
March 2022**



## DOCUMENT ISSUE RECORD

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## 1.0 INTRODUCTION

- 1.1 This Strategic Flood Risk Assessment, (SFRA), is compliant with the requirements set out in the National Planning Policy Framework 2019, (NPPF), and the associated online Planning Practice Guidance.
- 1.2 This Level 2 SFRA has been produced on behalf of the Central Lincolnshire Local Plan Team to provide the evidence base to support the local plan site allocation process.

### Data Used

- 1.3 This Level 2 SFRA is based on the following information:
- Environment Agency Data
  - British Geological Survey Geology Maps
  - Proposed Central Lincolnshire Local Plan Allocations

### Background

- 1.4 The Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) was established in October 2009 and the Central Lincolnshire Local Plan Team (previously called the Joint Planning Unit) was established in May 2010.
- 1.5 The Central Lincolnshire Local Plan Team is responsible for producing the Central Lincolnshire Local Plan which will contain planning policies that relate to the delivery and management of development in Central Lincolnshire.

### Level 1 SFRA

- 1.6 A Level 1 SFRA was used by the Central Lincolnshire Local Plan Team for their initial consideration of all the proposed allocations at that time. That level of SFRA included any site identified in the current Housing and Economic Land Availability Assessment, (HELAA), existing allocated residential sites and Strategic Urban Extensions, (SUE), that had any portion of the site in either Flood Zone 3 or 2, as identified on the current Environment Agency, (EA) Flood Map for Planning. The information was provided in a series of maps.
- 1.7 At that stage, the Level 1 SFRA did not include any potential surface water flooding outlines or reference to other sources of flooding.

### Climate Change

- 1.8 The EA Flood Zones do not currently include an allowance for climate change. However, recent discussions with the EA have concluded that the impact of climate change on the extent of the Flood Zones in this area is likely to be negligible and should not significantly impact on the strategic allocation of land.

## 2.0 FLOOD RISK PLANNING POLICY

### National Planning Policy Framework 2018

- 2.1 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. A supporting web-based Planning Practice Guidance is also available.
- 2.2 The guidance uses four Flood Zones to characterise flood risk which refer to the probability of river and sea flooding, ignoring the presence of defences.

### Sequential Test

- 2.3 The NPPF requires the application of a Sequential Test to ensure that new development is in areas with the lowest probability of flooding and the Flood Zones provide the basis for applying the Test.

### Flood Zone Definition

<b>Flood Zone 1</b>	Low probability (1 in 1000 annual probability of river or sea flooding (<0.1%)).
<b>Flood Zone 2</b>	Medium probability (between 1 in 100 and 1 in 1000 annual probability of river flooding (1.0%-.0.1%) or between 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%-.0.1%) in any given year).
<b>Flood Zone 3a</b>	High probability (1 in 100 or greater annual probability of river flooding (>1.0%) or 1 in 200 or greater annual probability of sea flooding (>0.5%) in any given year).
<b>Flood Zone 3b</b>	This zone comprises land where water must flow or be stored in times of flood. Land which would flood with an annual probability of 1 in 20 (5.0%), or is designed to flood in an extreme flood (0.1%) should provide a starting point for discussions to identify functional floodplain.

- 2.4 The Flood Zones do not consider the projected effects of climate change and may not represent potential flooding from smaller watercourses.
- 2.5 The aim is to steer new development to Flood Zone 1 and where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should consider the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required.
- 2.6 Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, considering the flood risk vulnerability of land uses and applying the Exception Test if required.
- 2.7 The guidance also sets out the vulnerability to flooding of different land uses and these are detailed below.



## Flood Risk Vulnerability Classification

<b>Essential Infrastructure</b>	Transport Infrastructure; Utility Infrastructure; Wind Turbines.
<b>Water Compatible</b>	Flood Control Infrastructure; Water and Sewage Infrastructure; Navigation Facilities.
<b>Highly Vulnerable</b>	Emergency Services (which are required in times of flood); Basement Dwellings; Caravans, Mobile Homes and Park Homes, (intended for permanent residential use); Installations requiring Hazardous Substances Consent.
<b>More Vulnerable</b>	Hospitals and other Health Services; Residential Institutions; Dwelling Houses, Drinking Establishments; Nightclubs; Hotels; Non-residential uses for Health Services; Nurseries; Educational Establishments; Landfill and Hazardous Waste Management Facilities; Sites used for Holiday or short-let Caravan and Camping sites, (subject to a specific warning and evacuation plan).
<b>Less Vulnerable</b>	Commercial Establishments; Emergency Services not required in times of flood; Land and Buildings used for Agriculture and Forestry. Waste Treatment; Minerals Working; Water Treatment Works; Sewage Treatment Works.

## Appropriate Development

- 2.8 Based on the vulnerability of a development the guidance states what Flood Zone(s) the development is appropriate within. The flood risk compatibility is summarised below.

<b>Flood Zone 1</b>	Appropriate Development – All.
<b>Flood Zone 2</b>	Exception Test - Highly vulnerable. Appropriate Development - Essential Infrastructure; More vulnerable; Less vulnerable and Water Compatible.
<b>Flood Zone 3a</b>	Should not be permitted – Highly vulnerable. Exception Test – Essential Infrastructure, More vulnerable. Appropriate Development – Less vulnerable; Water compatible.
<b>Flood Zone 3b</b>	Should not be permitted – Highly vulnerable; More vulnerable; Less vulnerable. Exception Test – Essential Infrastructure. Appropriate Development – Water compatible.

## 3.0 LEVEL 2 STRATEGIC FLOOD RISK ASSESSMENT

- 3.1 Following the consideration of the Level 1 SFRA and other supporting information the final list of proposed allocations has now been agreed and this Level 2 SFRA only includes those proposed allocations, without planning permission, that have any portion of the site in either Flood Zone 3 or 2, as identified on the current EA Flood Map for Planning, as follows;

### Proposed New Sites Without Planning Permission

- NK/GHAL/002 Land at Hall Farm Great Hale
- NK/LEAS/001 Land off Meadow Lane, Leasingham
- WL/NHAM/011 East of Brookfield Avenue, Nettleham, Lincoln

### Existing Allocated Sites Without Planning Permission

- COL/BOU/001 Western Growth Corridor
- NK/SLEA/014 Sleaford South SUE
- NK/SLEA/015 Sleaford West Quadrant SUE
- WL/MIDR/016 Land North of Gallimore Lane, Market Rasen

### Other Allocations Considered in Level 1 SFRA

- 3.2 The Level 1 SFRA identified other proposed allocations that were affected by Flood Zones and the full list of sites considered in the Level 1 SFRA are shown in **Appendix 1**. The sites highlighted in green are the sites listed above. The remaining sites have not been carried forward in this Level 2 SFRA.

### Additional Sites

- 3.3 Following the issue of the Level 1 SFRA some late submissions were identified and of those, three sites were affected by Flood Zones. These sites were not included in the original information and have been listed separately in **Appendix 1a**. As none of these late submissions affected by Flood Zones are being proposed for allocation they have not been assessed in this Level 2 SFRA.

### Proposed Allocations With Planning Permission

- 3.4 There are a number of other proposed allocations that already have planning permission and these have not been considered in this Level 2 SFRA as it has been assumed that they will have been support by more detailed information contained a site specific Flood Risk Assessment.

## Flood Risk Sources

- 3.5 The above sites are individually identified below and for each site the potential flood risk has been identified from the following flood risk sources;

### Fluvial

#### Methodology

- 3.6 The Flood Zones are shown but at this stage detailed flood risk information is not available for each site. Therefore an assessment of the likely flood depths should the watercourse capacity be exceeded, or where defences are present, should those defences be breached, has been provided using an indicative range of flood depths as follows.

- Indicative flood depths between 0.00m and 0.60m    LOW RANGE
- Indicative flood depths between 0.60m and 1.20m    MEDIUM RANGE
- Indicative flood depths greater than 1.20M            HIGH RANGE

- 3.7 The assessment has been based on LiDAR land levels both at the source of flooding and the site, combined with local knowledge. It must be noted that the flood depths are indicative only and the actual flood depth must be confirmed should a planning application be made by a supporting site specific Flood Risk Assessment, see **Section5**.

### Pluvial

#### Methodology

- 3.8 The EA have produced maps showing flooding when rainwater lies or flows over the ground and the extent of pluvial flooding is shown. From the same dataset the potential flood depths are identified and for this Level 2 SFRA the depths have been grouped as follows.

- Indicative flood depths between 0.00m and 0.60m    LOW RANGE
- Indicative flood depths between 0.60m and 1.20m    MEDIUM RANGE
- Indicative flood depths greater than 1.20M            HIGH RANGE

### Other Sources

- 3.9 The potential risk of flooding from Tidal, Groundwater, Existing Sewers, Reservoirs and Canals has also been identified using readily available information.

## Mitigation Measures

- 3.10 There are a range of construction measures that can be used to reduce the risk of flooding, these are;

### **Flood avoidance**

Constructing a building and its surrounds (at site level) in such a way to avoid it being flooded (e.g. by raising it above flood level, re-siting outside flood risk area etc)

### **Flood resistance**

Constructing a building in such a way to prevent floodwater entering the building and damaging its fabric.

### **Flood resilience**

Constructing a building in such a way that although flood water may enter the building its impact is reduced (i.e. no permanent damage is caused, structural integrity is maintained and drying and cleaning are facilitated).

### **Flood repairable**

Constructing a building in such a way that although flood water enters a building, elements that are damaged by flood water can be easily repaired or replaced. This is also a form of flood resilience.

Further information is available here;

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

### **Preferred Mitigation**

- 3.11 The preferred mitigation is to reduce the capacity of the sites and to include in the Local Plan a specific requirement to avoid the areas at risk of flooding.

### **Alternative Mitigation**

- 3.12 Where it is not desirable to reduce the allocation or avoid the areas at risk of flooding the proposed mitigation will be based on **flood resistance** to avoid flood water entering the building by raising the floor levels.
- 3.13 In certain circumstances additional **flood resilience** measures may also be required.
- ### **Freeboard for Floor Levels**
- 3.14 Floor levels should be raised above the flood level and local conditions and the robustness of the flood data will dictate how much freeboard, or allowance, above the flood level will be required.
- 3.15 The actual proposed floor level will form part of the site specific Flood Risk Assessment.

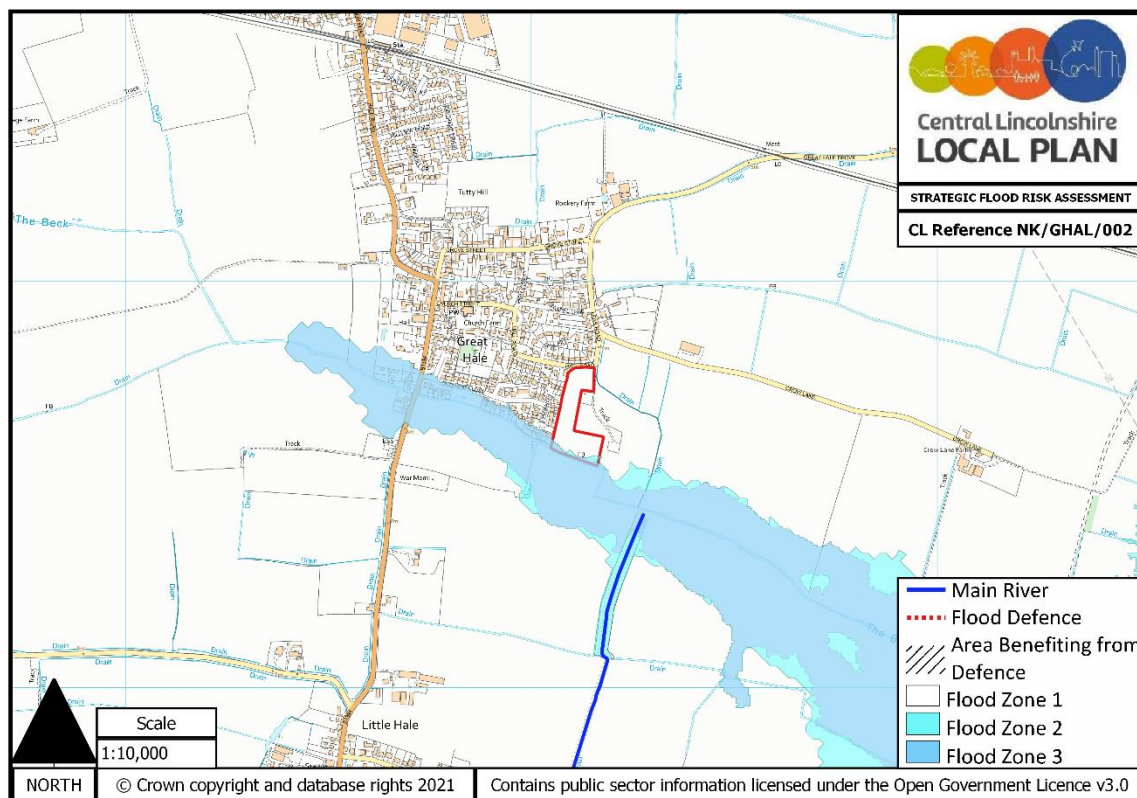
## 4.0 PROPOSED SITES

### NK/GHAL/002 - LAND AT HALL FARM, GREAT HALE

#### Fluvial

##### Main River

The nearest EA Main River to the site is approximately 0.18km to the south east.  
See **Flood Zone Map** below.



Only a very small portion of the site is shown to be in Flood Zones 3 and 2.

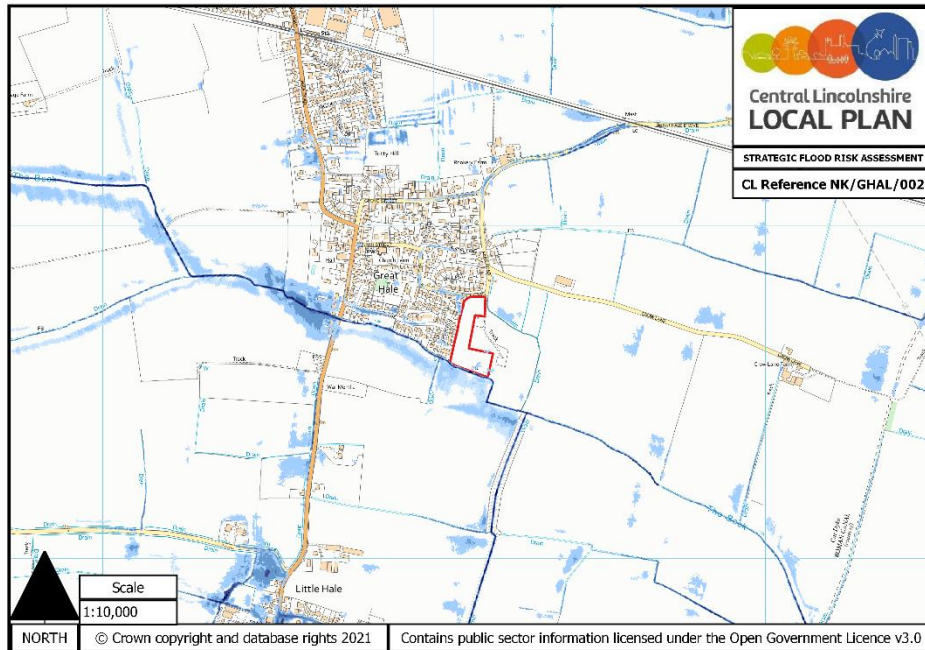
##### Ordinary Watercourses

The site lies within the district of the Black Sluice Internal Drainage Board, (IDB), and the Board's maintained watercourse is located on the southern boundary of the site.

It has been estimated that flood depths in the 1% event in the small portion of the site adjacent to the IDB maintained watercourse are in the low range.

## Pluvial

The **Surface Water Flood Map** below shows the potential depths of flooding when rainwater lies or flows over the ground.



In the 1% event a small portion of the site could have flood depths in the low range

## Other Sources of Flooding

### Tidal

The site is not at risk from tidal sources.

### Groundwater

The site is located on rocks with essentially no groundwater and there are no known instances of groundwater flooding in the area.

### Sewers

Public maintained sewers are unlikely to pose a significant flood risk as they are well maintained.

### Reservoirs

The site is not at risk of flooding from a failure of a large, raised reservoir.

### Canals and Artificial Water Bodies

The site is not at risk of flooding from canals.

## Summary of Flood Risk

Flood Risk Source	Level of Risk Without Mitigation	Potential Mitigation Options
Fluvial Pluvial	Low Range Flood Depths	Floor level raised.

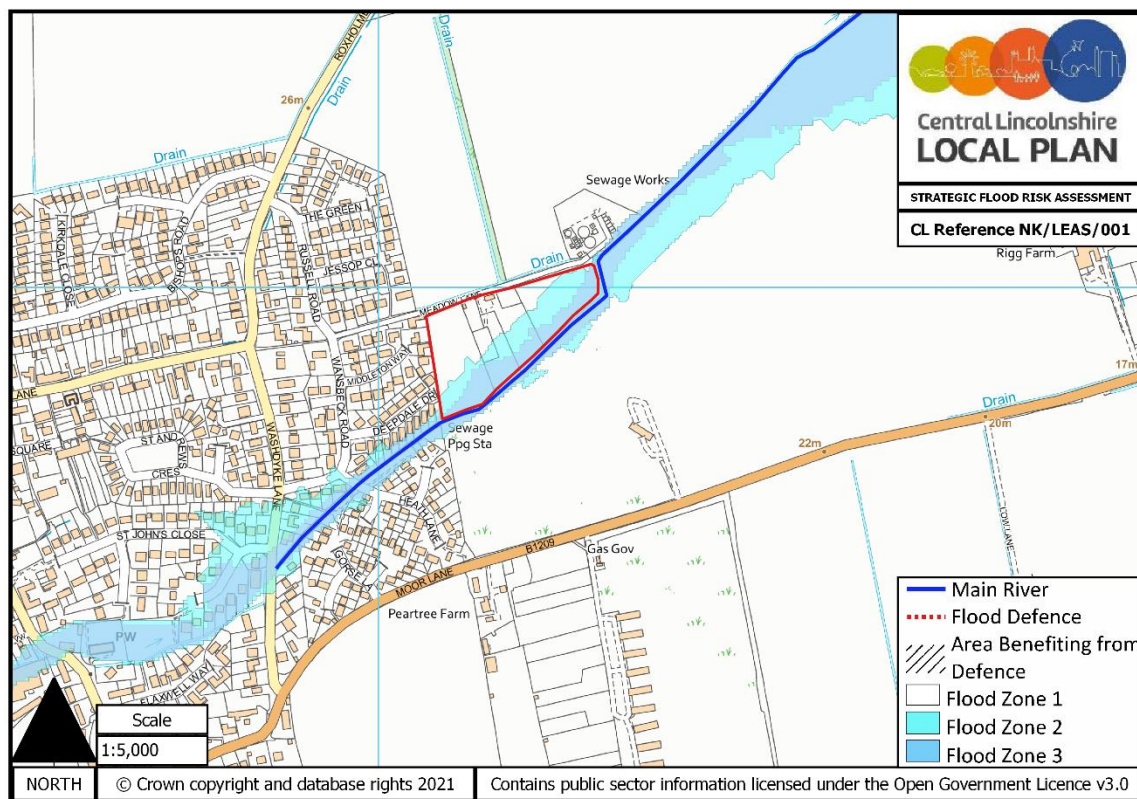


## NK/LEAS/001 - LAND OFF MEADOW LANE, LEASINGHAM

### Fluvial

#### Main River

The nearest EA Main River to the site forms the south east boundary.  
See **Flood Zone Map** below.



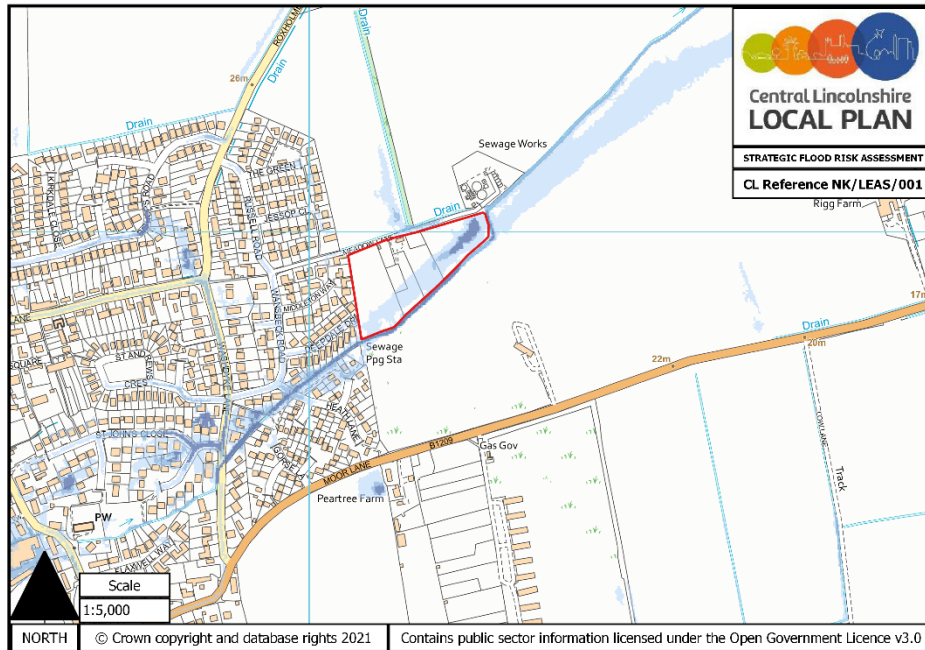
Approximately half of the site is in Flood Zone 2 and 3. In the 1% event the southern portion of the site could have flood depths in the medium range

#### Ordinary Watercourses

The site lies within the district of the Witham First Internal Drainage Board and the Boards maintained watercourse is located 2.50km to the east of the site.

## Pluvial

The **Surface Water Flood Map** below shows the potential depths of flooding when rainwater lies or flows over the ground.



In the 1% event a portion of the site could have flood depths in the low range

## Other Sources of Flooding

### Tidal

The site is not at risk from tidal sources.

### Groundwater

The site is located on a moderately productive aquifer and there are no known instances of groundwater flooding in the area.

### Sewers

Public maintained sewers are unlikely to pose a significant flood risk as they are well maintained.

### Reservoirs

The site is not at risk of flooding from a failure of a large, raised reservoir.

### Canals and Artificial Water Bodies

The site is not at risk of flooding from canals.

## Summary of Flood Risk

Flood Risk Source	Level of Risk Without Mitigation	Potential Mitigation Options
Fluvial Pluvial	Medium Range Flood Depths	Development to avoid areas of flood risk.

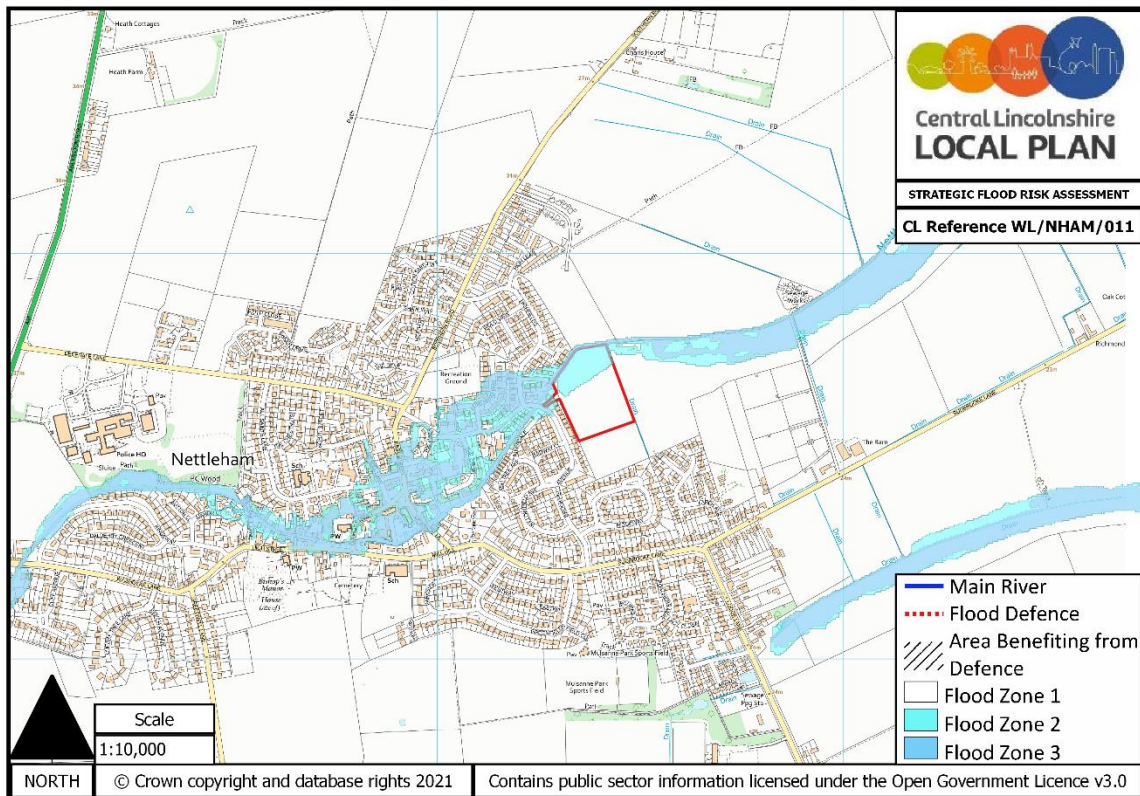


## WL/NHAM/011 – EAST OF BROOKFIELD NETTLEHAM LINCOLN

### Fluvial

#### Main River

The are no EA Main Rivers near to the site.  
See **Flood Zone Map** below.



Approximately one third of the site is shown to be in Flood Zones 2.

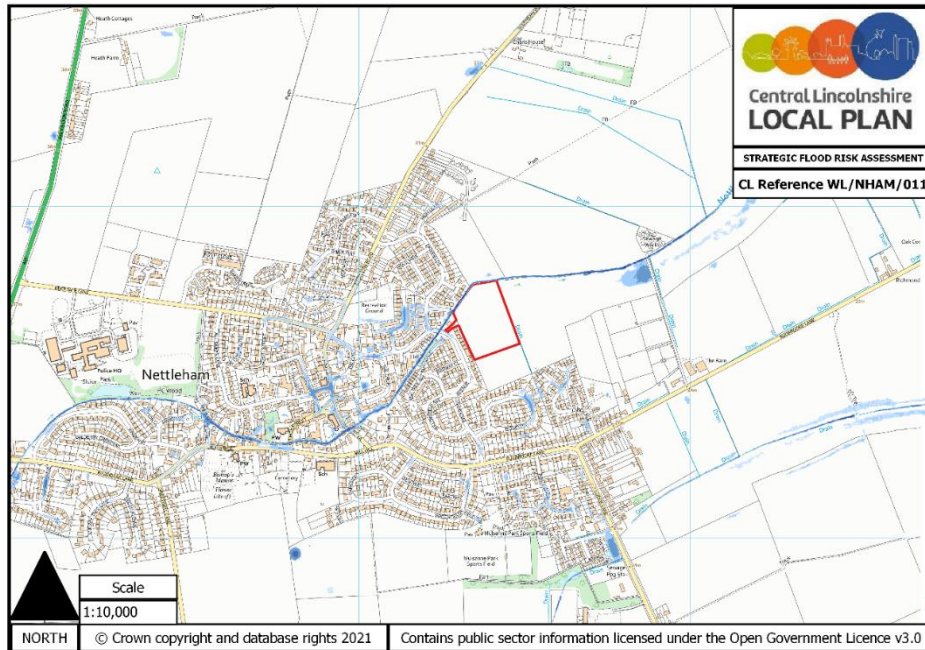
#### Ordinary Watercourses

The site does not lie within any Internal Drainage Board District.

It has been estimated that that flood depths in the 1% event in the portion of the site adjacent to the ordinary watercourse are in the low range.

## Pluvial

The **Surface Water Flood Map** below shows the potential depths of flooding when rainwater lies or flows over the ground.



The site is not affected by pluvial flooding

## Other Sources of Flooding

### Tidal

The site is not at risk from tidal sources.

### Groundwater

The site is located on a moderately productive aquifer and there are no known instances of groundwater flooding in the area.

### Sewers

Public maintained sewers are unlikely to pose a significant flood risk as they are well maintained.

### Reservoirs

The site is at risk of flooding from a failure of a large, raised reservoir. However, the likelihood of failure is very low due to the legal requirement for the regular inspection and maintenance required.

### Canals and Artificial Water Bodies

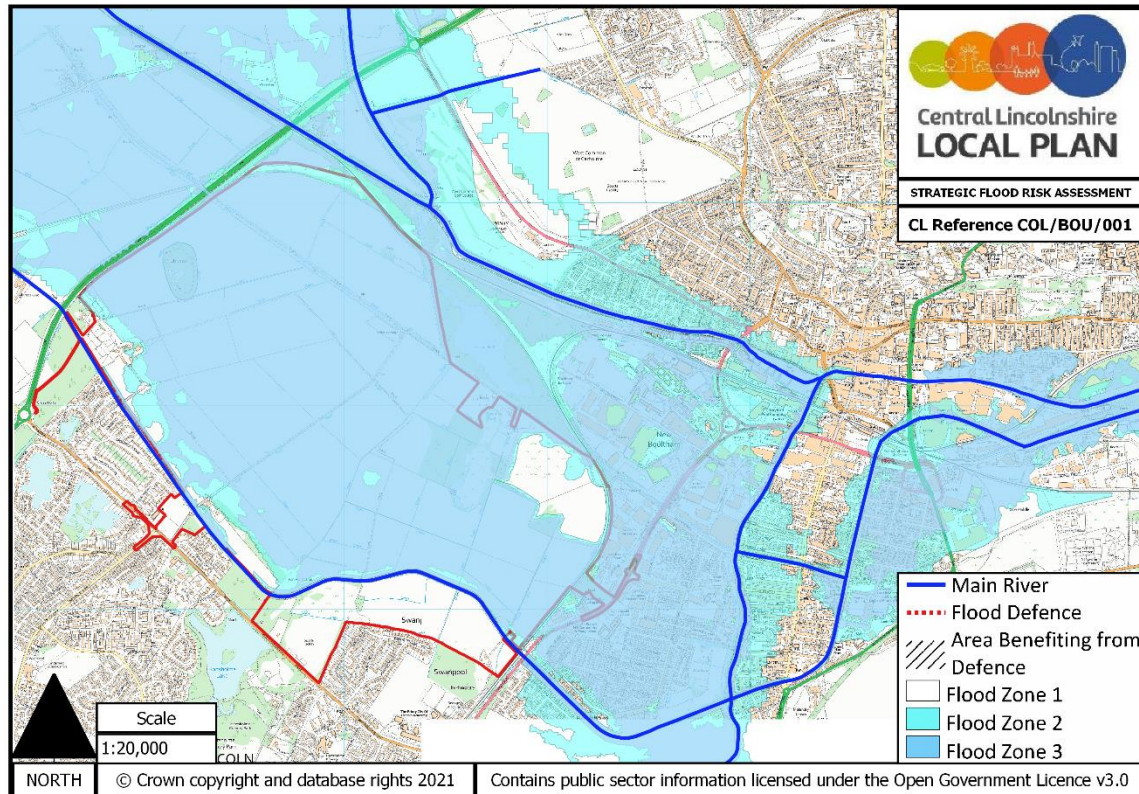
The site is not at risk of flooding from canals.

## Summary of Flood Risk

Flood Risk Source	Level of Risk Without Mitigation	Potential Mitigation Options
Fluvial	Low Range Flood Depths	Development to avoid areas of flood risk.

## COL/BOU/001 WESTERN GROWTH CORRIDOR

See **Flood Zone Map** below



This site is the subject of planning application 2019/0294/RG3 which was approved on 20<sup>th</sup> January 2022. This application was accompanied by a detailed Flood Risk Assessment and Water Management Strategy which concluded that the development will be safe for its lifetime with mitigation measures and that the proposal met the requirements of the exceptions test.

No further analysis is proposed in this SFRA.

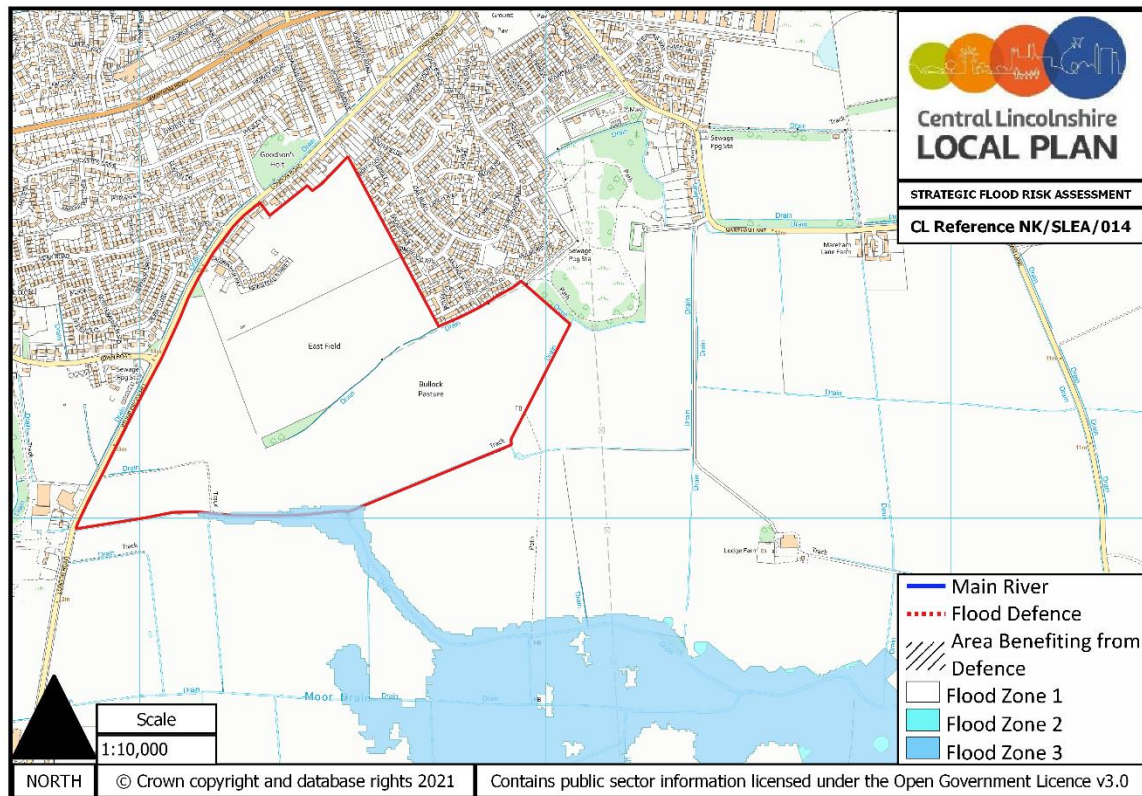


## NK/SLEA/014 – SLEAFORD SOUTH SUE

### Fluvial

#### Main River

The are no EA Main Rivers near to the site.  
See **Flood Zone Map** below.



Only a very small portion of the site is shown to be in Flood Zone 2.

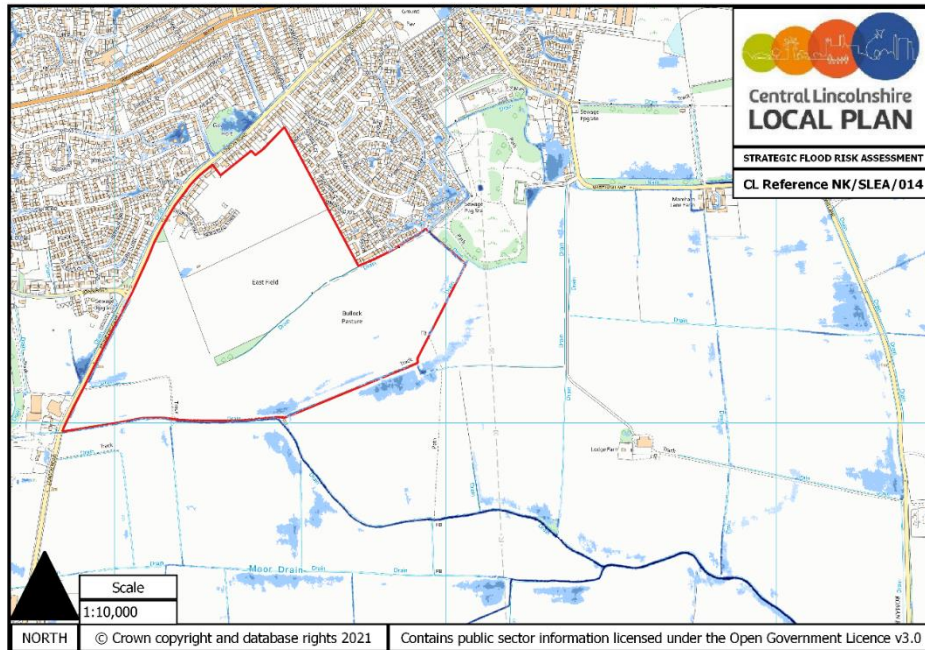
#### Ordinary Watercourses

The southern portion of the site lies within the district of the Black Sluice Internal Drainage Board and the Boards maintained watercourses are located on the southern and western boundaries of the site.

It has been estimated that that flood depths in the 1% event in the portion of the site adjacent to the IDB maintained watercourse are in the low range.

## Pluvial

The **Surface Water Flood Map** below shows the potential depths of flooding when rainwater lies or flows over the ground.



Small pockets of the site are affected by pluvial flooding which, in the 1% event, could have flood depths in the low range

## Other Sources of Flooding

### Tidal

The site is not at risk from tidal sources.

### Groundwater

The site is located on a moderately productive aquifer and there are no known instances of groundwater flooding in the area.

### Sewers

Public maintained sewers are unlikely to pose a significant flood risk as they are well maintained.

### Reservoirs

The site is not at risk of flooding from a failure of a large, raised reservoir.

### Canals and Artificial Water Bodies

The site is not at risk of flooding from canals.

## Summary of Flood Risk

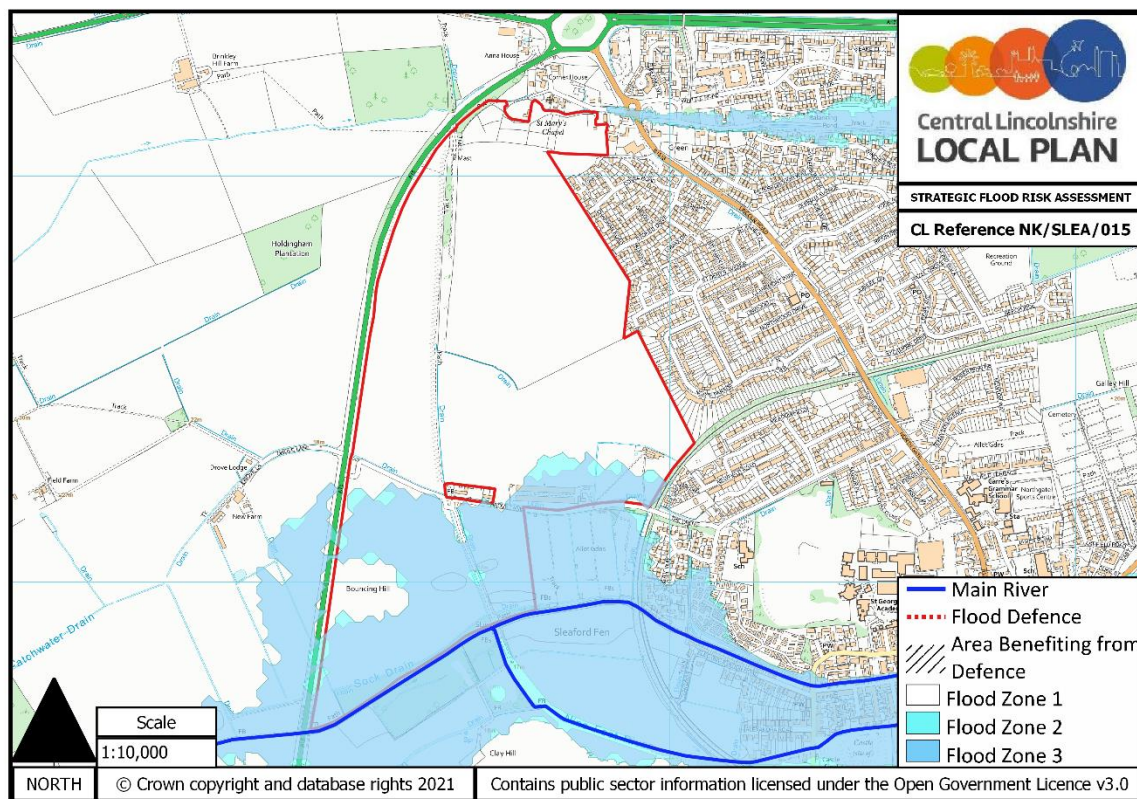
Flood Risk Source	Level of Risk Without Mitigation	Potential Mitigation Options
Fluvial Pluvial	Low Range Flood Depths	Floor level raised.

## NK/SLEA/015 – SLEAFORD WEST QUADRANT SUE

### Fluvial

#### Main River

The nearest EA Main River to the site is on the southern boundary.  
See **Flood Zone Map** below.



Outline application 16/0498/OUT was submitted to North Kesteven District Council in April 2016. This application was accompanied by a detailed, site-specific Flood Risk Assessment which concluded that only the southern parts of the site were at risk from flooding and that mitigation was required to make the site appropriate and safe. This application was approved by North Kesteven District Council on 8 November 2017, subject to some ongoing work relating to viability and s106 only, so it can be concluded that the flood risk matter has been deemed acceptable in principle.

No further analysis is proposed in this SFRA.

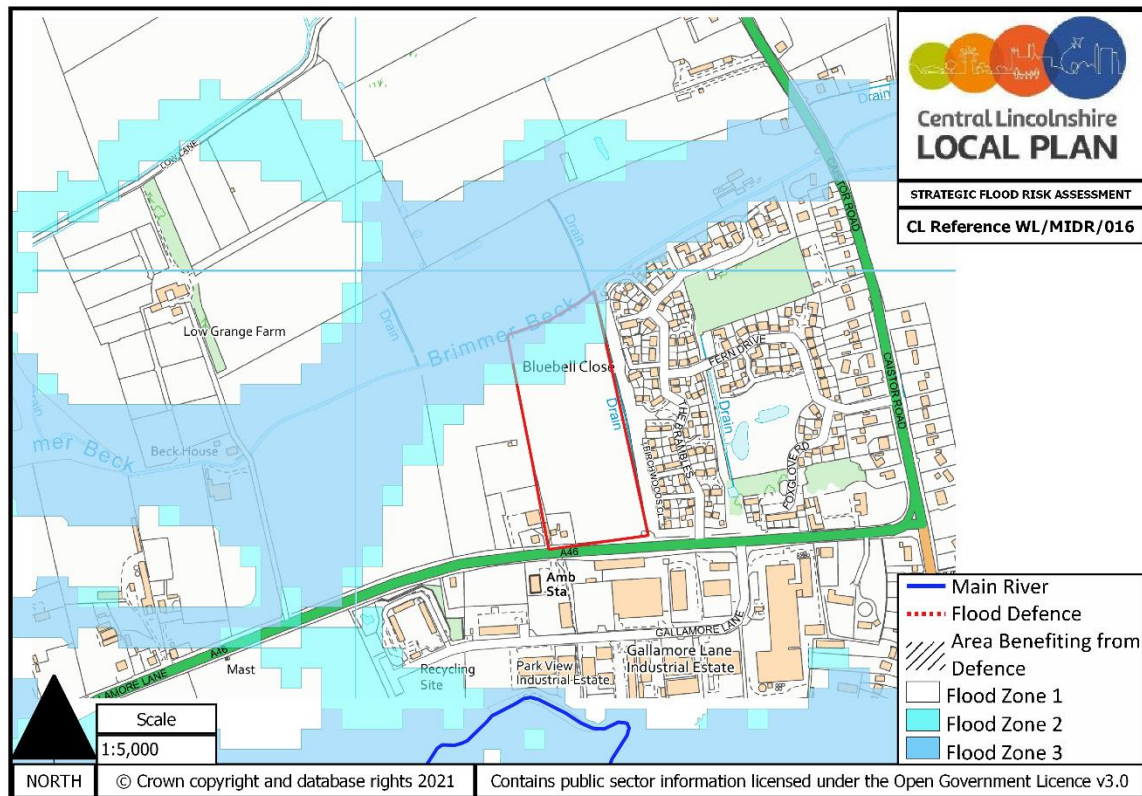


## WL/MIDR/016 – LAND NORTH OF GALLAMORE LANE MARKET RASEN

### Fluvial

#### Main River

The nearest EA Main River to the site is approximately 0.25km to the south.  
See **Flood Zone Map** below.



The northern part of the site is shown to be in Flood Zone 3 and 2.

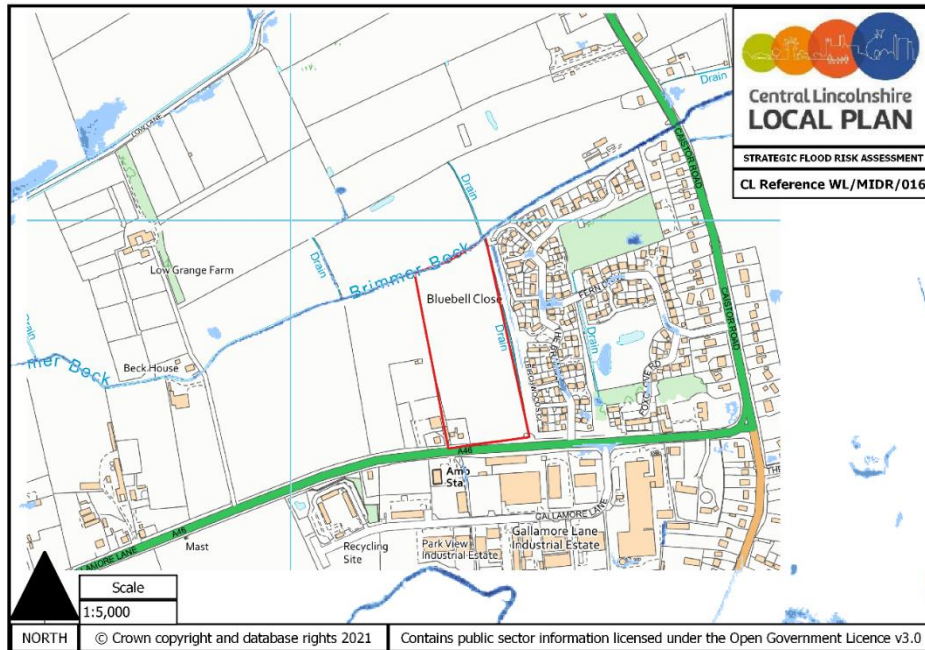
#### Ordinary Watercourses

The northern portion of the site lies within the district of the Ancholme Internal Drainage Board and the Boards maintained watercourse is located on the northern boundary of the site.

It has been estimated that that flood depths in the 1% event in the portion of the site adjacent to the IDB maintained watercourse are in the low range.

## Pluvial

The **Surface Water Flood Map** below shows the potential depths of flooding when rainwater lies or flows over the ground.



The site is not affected by pluvial flooding.

## Other Sources of Flooding

### Tidal

The site is not at risk from tidal sources.

### Groundwater

The site is located on rocks with essentially no groundwater and there are no known instances of groundwater flooding in the area.

### Sewers

Public maintained sewers are unlikely to pose a significant flood risk as they are well maintained.

### Reservoirs

The site is not at risk of flooding from a failure of a large, raised reservoir.

### Canals and Artificial Water Bodies

The site is not at risk of flooding from canals.

## Summary of Flood Risk

Flood Risk Source	Level of Risk Without Mitigation	Potential Mitigation Options
Fluvial	Low Range Flood Depths	Floor level raised.



## 5.0 SITE SPECIFIC FLOOD RISK ASSESSMENTS

- 5.1 This Level 2 SFRA identifies the potential mitigation measures that might be required should the site be formally allocated. However, a detailed site specific Flood Risk Assessment will still be required to support any future planning application.
- 5.2 Information on how to complete a Flood Risk Assessment can be found here;  
<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>
- 5.3 In addition the EA have produced local indicative advice shown in **Appendix 2**.
- 5.4 A list of the readily available EA data sets is shown in **Appendix 3**.

### Main River and Ordinary Watercourses

- 5.5 A Main River is identified on a statutory map and is a watercourse that the EA have permissive powers to maintain and improve. All other watercourses are classed as Ordinary Watercourses and some of these are maintained by the IDB under their permissive powers.

#### Environmental Permit/Land Drainage Consent

- 5.6 Regardless of any planning permission being granted any works to, or adjacent to, a Main River or IDB maintained watercourse will require permission from either the EA or IDB.

#### Maintenance

- 5.7 The ultimate responsibility to maintain any watercourse, including Main Rivers, rests with the riparian owner. In the open country side the riparian owner of the watercourse can normally be identified through the Land Registry, but when land gets developed the ownership of the adjacent watercourse is sometimes left undefined.
- 5.8 In order to provide maintenance to the watercourse developers are encouraged, through the planning process, to leave a strategic strip of land undeveloped as a buffer adjacent to the watercourse.

### Windfall Sites

- 5.9 Other sites that have not been through the Local Plan or SFRA process are also likely to come forward for development during the plan period. These sites will also need to be supported by a detailed site specific Flood Risk Assessment.



## Appendix 1

### Level 1 SFRA Sites

CL Ref	Old CL Ref	Site Address
COL/ABB/003	CL525	Former Cegb Power Station, Spa Road, Lincoln, LN2 5TB
COL/BOU/001	CL819	Western Growth Corridor
COL/BR/001	CL826	Land rear of 2151-237 Calder Road, Lincoln
COL/CAR/001	CL816	Farmland North of Long Leys Road
COL/CAR/002	CL817	Farmland South of Long Leys Road
COL/CAR/003	CL4641	Former Perkins Diesel Factory, North East Beevor Street, Lincoln
COL/MOOR/001	CL4394	Land North of Hainton Road Lincoln
NK/AUB/009	CLNEW040	Land to the north of Long Lane, South Hykeham
NK/AUB/015		Land south of A46 / Pennels Roundabout, North Hykeham
NK/AUN/001	CL1034	Former Dembleby Plant Centre, land adjacent Beckside, High Street, Dembleby, Sleaford
NK/BBS/001	CL421	Land off Lincoln Road, Brant Broughton
NK/BBS/003	CL4741	108 High Street, Brant Broughton
NK/BBS/004		Land east of High Street, Brant Broughton
NK/BBS/005		Land south of Mill Lane, Brant Broughton
NK/BBS/006		Land west of High Street, Brant Broughton
NK/BIL/007	CL4721	Land off Waterside, Billinghay
NK/BIL/009	CL1109	Land to the rear of the Garage, Tattershall Road, Billinghay
NK/BIL/010	CL1107	Land behind 43 Skirth Road, Billinghay
NK/BIL/011	CL1106	Land West of Skirth Road, Billinghay
NK/BIL/013	CL3007	Fen Road, Billinghay
NK/BRAN/001	CL419	Land off Thacker's Lane, Branston
NK/BRAN/010		Land north of Lincoln Road
NK/BRAN/010B		Land west of Milton Close
NK/CAN/002	N/A	Land to the north of Lincoln Road, Branston
NK/DIG/002	CL4493	Land to the East of Station Road, Digby
NK/DIG/005		Land to the east and south of Beck Street, Digby
NK/DOG/001	CL2086	Land at Tattershall Bridge

NK/DUNS/003	CLNEW027	Land to the rear of The Orchards, Lincoln Road, Dunston
NK/GHAL/002	CL864	Land at Hall Farm, Great Hale
NK/HEC/001	CL1020	Land off Howell Road, Heckington
NK/KIRK/002	CL4391	Land off Boston Road, Sleaford
NK/LEAS/001	CL3088	Land off Meadow Lane, Leasingham
NK/LEAS/002	CL2022	1 Lincoln Road, Leasingham
NK/LEAS/006		Land north of Moor Lane, Leasingham
NK/NHYK/001	CL4668	South West Quadrant, Land at Grange Farm, Lincoln
NK/NHYK/001a	CL1097	Boundary Lane, South Hykeham
NK/NHYK/001b	CL2102	Fields off Boundary Lane, South Hykeham
NK/NHYK/001c	CL923	Land to the rear of Somersby Manor off Mill Lane, North Hykeham
NK/NOC/003	CL914	Land at RAF Nocton Hospital & Nocton Hall, Nocton
NK/NSCA/001	CL938	Land at Besthorpe Road, North Scarle
NK/NSCA/003	CL941	Land at Eagle Road, North Scarle
NK/POT/002	CL1135a	Former Sugarbeet Factory, Station Road, Bardney
NK/POT/003	CL4518	The Manor House Paddocks, Nocton Road, Potterhanworth
NK/POT/006		Former Sugar Beet Factory (western part)
NK/RUSK/002	CL4013	Priory Road, Ruskington, Sleaford, Lincs
NK/RUSK/003	CL956	Smiths Farm, Land off Fen Road, Ruskington
NK/RUSK/009	CL4747 & CL4748	Land south of Westcliffe Road, west of Cliffe Avenue, Ruskington
NK/RUSK/015		Land west of Lincoln Road, Ruskington
NK/RUSK/016		Land north & east of sewage works, Priory Road, Ruskington
NK/SCOP/004	CL969	Land adjacent Bridge Lane, Scopwick
NK/SCOP/009	CL972	Land south of Heath Road, Scopwick
NK/SCR/001	CL974	Land off Station Road, Scredington
NK/SCR/002	CLNEW018	Land to the west of Poor Garden Lane, Scredington
NK/SILK/008	CL978	Land adjacent Southview Farm, Silk Willoughby
NK/SILK/009	CL4102	Site H, Gables Farm, Silk Willoughby, Sleaford, NG34 8PH

NK/SILK/010	CL976	Land to the Southwest of Silk Willoughby
NK/SKEL/001	CL4768	Land south of Woodbank, Skellingthorpe
NK/SKEL/007	CL994	Land east of Lincoln Road, Skellingthorpe
NK/SKEL/008		Land west of Saxilby Road, Skellingthorpe
NK/SKEL/009		Land north of Western Lane, Skellingthorpe
NK/SKEL/010		Land east of Western Lane, south of Beaver Close, Skellingthorpe
NK/SKEL/011		Land north of Stoney Yard, east of High Street, Skellingthorpe
NK/SKEL/012		Land north of Red Lodge, Ferry Lane, Skellingthorpe
NK/SKEL/013		Land north of Ferry Lane, Skellingthorpe
NK/SKEL/014		Land north of Ferry Lane, adj pumping station, Skellingthorpe
NK/SKYM/001	CL4011	Site A, Land at South Kyme, LN4 4AG
NK/SKYM/002	CL4104	Site B, Land at South Kyme, LN4 4AG
NK/SKYM/004	CL4106	Site D, Land at South Kyme, LN4 4AG
NK/SKYM/005	CL4107	Site E, Land at South Kyme, LN4 4AG
NK/SLEA/002	CL1013a	Land to the East of CL1013, Poplar Farm, South of A17, Sleaford (Part A)
NK/SLEA/003	CL1012	Land at Nortfield Farm, North of A17, Sleaford
NK/SLEA/008	CL4582	Storage Compound, Oak Park, East Road, Sleaford
NK/SLEA/011		Land east of London Road, Sleaford
NK/SLEA/014	CL1016	Sleaford South SUE
NK/SLEA/015	CL3036	Sleaford West Quadrant SUE
NK/WAD/001	CL1894	Land to rear of 320 - 378 Brant Road, Waddington
NK/WAD/002	CL1895	Land to rear of 382 - 418 Brant Road, Waddington
NK/WILS/001	CL3030	Waterloo Farm, Wilsford
WL/BARD/004	CL1135	British Sugar Factory (Redundant), Station Road, Bardney
WL/BARD/005	CL4756	Land north of Station Road, Bardney
WL/BARD/009		Land off Wragby Road
WL/BARD/010		Land to east of Bartholomew Close
WL/BARD/013		Land to west of Wragby Road

WL/BARD/015		Land west of Wragby Road and to east of Abbey Road
WL/BARD/016		Land to the rear of 59-61 Abbey Road
WL/BARD/017		Land to north of Scotgrove Farm, Henry Lane
WL/BARD/018		Land north of Henry Lane, east of Barndey Primary School
WL/BARD/019		Land west of Abbey Road
WL/BARL/001	CL1317	Fosters Yard, Main Road, Langworth
WL/BRAM/001	CL1152	Land West of Main Street, Brampton
WL/BUR/002		Land at Burton Waters
WL/CW/008		Land south of Fiskerton Road, Cherry Willingham
WL/DUNH/001	CL1189	Land North of Market Rasen Road, Dunhome
WL/DUNH/002	CL4767	Land north of Market Rasen Road, Dunholme
WL/DUNH/003	CL1188	Land to the South of Market Rasen Road, Dunholme
WL/DUNH/004	CL4522	Land south and east of Market Rasen Road, Dunholme
WL/ESTO/001	CL4026	Land to the North of Carr Lane (adjacent number 15), East Stockwith
WL/FEN/001		Land northeast of Maltkiln Lane, Fenton
WL/FEN/002		White House Farm, Rampers Lane, Fenton
WL/FEN/003		Former Poultry Farm, 24 Lincoln Road, Fenton
WL/FEN/004		Land south of Lincoln Road, west of Kettlethorpe Road, Fenton
WL/FEN/005		Land east of Kettlethorpe Road, Fenton
WL/FEN/006		Land east of Newark Road, Torksey Lock
WL/GAIN/004	CLNEW053	The Depot, North Warren Road, Gainsborough
WL/GAIN/005	CL4689	Riverside North Housing Zone, Gainsborough
WL/GAIN/008	CL4755	Land west of Horsley Road, Gainsborough
WL/GAIN/009	CL1246	West of Primrose Street, Gainsborough
WL/GAIN/010	CL4687	Town Centre Riverside Housing Zone a, Gainsborough
WL/GAIN/011	CL4688	Town Centre Riverside Housing Zone b, Gainsborough
WL/GAIN/015	CL1239	Gainsborough Southern Neighbourhood SUE (Land at Foxby Lane, Gainsborough)
WL/GAIN/017	CL1240	Gainsborough Eastern Neighbourhood (Land south of Corringham Road, Gainsborough)

WL/GLH/002	CL1283	Land off Bishop Norton Road, Glentham
WL/GLH/005		Land adjacent to the Old Chapel House, High Street, Glentham
WL/GLH/006		Land to the east of Washdyke Lane, Glentham
WL/KET/001	CL4191	Rear of Bredon, Sallie Bank Lane, Laughterton, Lincolnshire
WL/KET/002	CL4192	Land adjacent to Gorsebank, Sallie Bank Lane, Laughterton, Lincolnshire
WL/KET/003		Land east of Park Farm Road, Kettlethorpe
WL/KET/004		The Hatchery, east of the A1133, Laughterton
WL/KET/005		Land west of A1133, Laughterton
WL/LEA/001	CL1325	Land west of Moor House, Lea
WL/LEA/002	CL2107	Lea Estate Farm, Gainsborough Road, Lea
WL/MAR/001	CL1337	Land off Trent Port Road, Marton
WL/MAR/002	CLNEW030	Land off Trent Port Road, Marton
WL/MAR/003	CL4758	Part of OS5166 field, Marton
WL/MAR/005	CL1336	Land off Trent Port Road, Marton (via Trent Approach), Gainsborough DN21 5AH
WL/MAR/006	CLNEW019	Land west of High Street, Marton
WL/MAR/010	CL1335	East of High Street, Marton, Gainsborough, Lincolnshire DN21 5AL
WL/MAR/011	CL4764	Former railway goods yard, Stow Park
WL/MAR/012	N/A	Land south of Littleborough Lane, Marton
WL/MAR/013		Land north of Trent Port Road, east of travellers site, Marton
WL/MAR/014		Land west of High Street, south of 54 High Street, Marton
WL/MAR/015		Land west of High Street, north of Trent Approach, Marton
WL/MARK/005		Land south of Pasture Lane, north of Heron Way, Market Rasen
WL/MIDR/001	CL1343	Land East of Manor Drive (Marsh Lane), Middle Rasen, Lincolnshire LN8 3JY
WL/MIDR/003	CLNEW042	Land west of Church Street, Middle Rasen
WL/MIDR/004	CL3098	Land at Brook Cottage, Middle Rasen
WL/MIDR/005	CL1342	Field 5831 on Gallamore Lane, Middle Rasen
WL/MIDR/006	CLNEW064	Land to the north of Rivelin, Gainsborough Road, Middle Rasen
WL/MIDR/007	CL4053	Land adj to Gallamore Lane Industrial Estate, Market Rasen



WL/MIDR/008	CL2190	Land north of Walesby Road, Market Rasen
WL/MIDR/010		Land south-west of Manor Farm, North Street, Middle Rasen
WL/MIDR/011	CL4521	Land north of Old Gallamore Lane, Middle Rasen
WL/MIDR/013	CL4396	Land west of Manor Road, Middle Rasen
WL/MIDR/015		Land north of Gainsborough Road, West of Manor Drive, Middle Rasen
WL/MIDR/016	CL1358	Land North of Gallamore Lane, Market Rasen
WL/MOR/001	CL1350	South East Side, Field Lane, Morton, Gainsborough
WL/MOR/002	CL1351	Land north of Mill Lane, east of Granary Close, Morton
WL/MOR/003	CL1348	Land to south-west of Walkerith Road and west of Nursery Vale, Morton
WL/NHAM/003	CL3097	Land to the north of Kingsway, Nettleham, Lincoln, LN2 2PY
WL/NHAM/006	CL1377	Rear of Watermill House, Watermill Lane, Nettleham
WL/NHAM/008	CL3042	Land off High Leas, Nettleham
WL/NHAM/009	CL1375	Land north of The Hawthorns & Larch Avenue, Nettleham
WL/NHAM/011	CL1376	East of Brookfield Avenue, Nettleham, Lincoln
WL/NHAM/015	CLNEW036	Land to the east of Lodge Lane, Nettleham
WL/NKEL/003	CL4049	Land east of Grange Lane, opp The Grange, North Kelsey
WL/NOT/001	CL1399	Land West of High Street, Newton on Trent
WL/NOT/002		Land west of A1133, north of Timber Yard, Newton on Trent
WL/NWIL/001	CLNEW028	Land to the north of Main Road, North Willingham
WL/OSG/001	CL4059	Owersby Bridge Road, Kirkby cum Osgodby, Market Rasen
WL/OSG/005	CL1405	Land bordering west of Washdyke Lane, Osgodby
WL/OSG/006	CL1404	Land bordering east of Washdyke Lane, Osgodby, Market Rasen, Lincolnshire
WL/PIL/001	CL4027	Land to the southwest of Pilham Lane, Pilham
WL/REEP/002	CLNEW045	Land to the north of Reepham Manor, The Green, Reepham
WL/REEP/007	CLNEW046	Land to the west of Kennel Lane, Reepham
WL/SAXI/003	CLNEW003	Land to the north of Church Lane, Saxilby
WL/SAXI/005	CL4384	Land at Birchwood Farm, Skellingthorpe Road, Saxilby, Lincoln, LN1 2LR
WL/SAXI/006	CL1430	Land east of Daubeney Avenue, Saxilby

WL/SAXI/006a	CL1430	Land south of Mays Lane, north of Lincoln Road, Saxilby
WL/SAXI/008	CL4093 & CL4092	Land west of Sykes Lane, Saxilby
WL/SAXI/012		Land between 27 and 33 West Bank, Saxilby
WL/SC/003	CL4015	Land to the southwest of Main Street, Scothern
WL/SUD/001	CLNEW033	Land south of Church Lane, Sudbrooke
WL/SUD/002	CL4750	Sudbrooke Farm, Sudbrooke
WL/SUD/003	CL4019	Land west of Scothern Lane, Sudbrooke
WL/SUD/004		Land off Sudbrooke Lane, Sudbrooke
WL/TORK/001	CL1481	Dismantled Railway land off Station Road & agricultural land off Main Street, Torksey
WL/WAD/001		Land east of 8 Common Road, Waddingham
WL/WAD/002		Land north of 1-8 Common Lane, Waddingham
WL/WAD/006		Land east of Redbourne Road, Waddingham
WL/WELT/005	CLNEW006	Land to the south of Northbeck Farm, Northbeck Lane, Welton
WL/WELT/006	CLNEW015	Brook House Farm Yard, Heath Lane, Welton
WL/WELT/009		Land south of Heath Lane, Welton
WL/WIL/001	CL1499	Land to the rear of 33 High Street, Willingham, Gainsborough DN21 5JT
WL/WIL/002		Land at rear of Highfields, B1241, Willingham by Stow
WL/WRAS/001	CL4103	Land off A631 (Old Forge Lane), West Rasen, LN8 3LS
WL/WRAS/002		Land west of Manor Farm, 631, West Rasen

**Sites with only Old CL reference**

Old CL Ref
CL1617
CL4689
CL1253
CL1244
CL1247
CL4686
CL1364
CL1144
CL4735
CL808
CL704
CL986
CL1208
CL66
CL2098
CL4469
CL960
CL1013



## Appendix 1a

### Additional Sites

WL/SAXI/015 Land north of Saxilby and west of B1241

NK/WAD/027 Land to the rear of 312 Brant Road, Waddington

NK/WSH/003A land off Moor Lane, (Phase 2), Witham St Hughs



## Appendix 2

### EA Local Indicative Advice

## **Advice on GOV.UK**

[Flood risk assessments if you're applying for planning permission - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/organisations/environment-agency/about-us/flood-risk-assessments-if-youre-applying-for-planning-permission)

## **Local flood risk information (free of charge)**

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) (national)

[LNenquiries@environment-agency.gov.uk](mailto:LNenquiries@environment-agency.gov.uk)

[EMDenquiries@environment-agency.gov.uk](mailto:EMDenquiries@environment-agency.gov.uk)

## **Lincs & Northants indicative flood risk advice**

### **Minor**

National standing advice [Preparing a flood risk assessment: standing advice - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/organisations/environment-agency/about-us/flood-risk-assessments-if-youre-applying-for-planning-permission)

### **Water compatible**

The application should be accompanied by a flood risk assessment which demonstrates that the proposed development will operate under flood conditions and that appropriate mitigation measures/flood resilience techniques have been incorporated into the development. Essential equipment should be set above the identified onsite flood level, allowing for climate change.

The FRA must also assess whether or not the development could increase flood risk elsewhere and, if so, propose measures to prevent/mitigate this.

Marina developments sometimes pose particular issues and we recommend direct consultation with the Environment Agency on such development for bespoke advice.

### **Less vulnerable**

Informed by the risks identified, finished floor levels should be raised as high as practicable and appropriate mitigation measures/flood resilience techniques incorporated into the development.

Single storey buildings should be built with floor levels above the identified onsite flood level. If this is not practicable an area of safe refuge will need to be provided or an appropriate flood warning and evacuation plan will need to demonstrate how this risk will be managed. It is the responsibility of the Local Planning Authority to determine the adequacy of the plan.

The FRA must also assess whether or not the development could increase flood risk elsewhere and, if so, propose measures to prevent/mitigate this.

**New short-let Camping and Caravan Sites (incl. log cabins & chalets) - subject to flood warning and evacuation plan**



The planning practice guidance to the NPPF requires that proposals for holiday or short-let caravans and camping sites are accompanied by a flood warning and evacuation plan, undertaken and agreed in consultation with the LPA's Emergency Planning Officer. It is the responsibility of the LPA to determine the adequacy of the plan. The Association of Directors of Environment, Economy, Planning and Transport (ADEPT) has produced guidance on flood risk emergency plans for new development. Applicants are strongly recommended to refer to this guidance when formulating their plan, which is available on the ADEPT website - [www.adeptnet.org.uk/floodriskemergencyplan](http://www.adeptnet.org.uk/floodriskemergencyplan).

Each application should be accompanied by a flood risk assessment (FRA).

Caravans, lodges and chalets should have finished floor levels 300mm above the identified onsite flood level. Where this cannot be achieved the FRA should demonstrate that the risks can be appropriately managed, including through flood resilience techniques, safe refuges and flood emergency procedures. The FRA must also assess whether or not the development could increase flood risk elsewhere and, if so, propose measures to prevent/mitigate this.

**Change of use** (from less to more vulnerable or within more vulnerable category, involving increased risk to people)

The application should be accompanied by a flood risk assessment (FRA), which demonstrates that any increased risk to people has been appropriately mitigated.

Finished floor levels and resilience measures should be in line with (or by exception close to) those required for new build development and the FRA should identify the extent to which this can be achieved.

Self-contained ground floor residential accommodation must have finished floor levels above the 2115 0.1% AER breach flood depth.

### **More vulnerable**

The application should be accompanied by a flood risk assessment (FRA), which demonstrates that the proposal will be safe for its lifetime.

Finished floor levels should be set no lower than 300mm above predicted onsite flood levels, with allowance for climate change.

The FRA must also assess whether or not the development could increase flood risk elsewhere and, if so, propose measures to prevent/mitigate this.

### **Essential infrastructure**

Planning practice guidance states that essential infrastructure should remain operational at times of flood.

The application should be supported by a flood risk assessment which demonstrates that the development will remain operational during a 0.1% event, allowing for climate change, including breach if relevant. Critical equipment should be above the estimated onsite flood level for this event.

The FRA should also include confirmation that appropriate mitigation measures/flood resilience techniques have been incorporated into the development, informed by the risks identified.

Single storey buildings should be built with FFLs above the estimated flood level for the 0.5% annual probability event, allowing for climate change. If this is not practicable an area of safe refuge will need to be provided or an appropriate flood warning and evacuation plan will need to be submitted to and approved by the LPA.

The FRA must also assess whether or not the development could increase flood risk elsewhere and, if so, propose measures to prevent/mitigate this.

It is recommended that the applicant seeks advice from the Environment Agency at the pre-application stage.

### **Highly vulnerable**

In accordance with Table 3 of the NPPG, highly vulnerable uses are not appropriate in Flood Zone 3.

However, exceptions may be made for essential installations such as police, ambulance and fire stations etc. Such proposals should be referred to the Environment Agency for bespoke advice at pre-application stage.

### **Flood resistance and resilience (relevant to all)**

Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (DCLG 2007).

### **Other sources of flood risk**

The Environment Agency's advice relates to fluvial and tidal risk only. FRAs should consider all potential sources of flood risk.

## Appendix 3

### EA Data Sets

EA data provision				
Initial advice on scope & requirements		Local knowledge of data available and of local risks.	EA	Local Sustainable Places team
Flood Map for Planning	GIS  Online map	Establish where site specific FRA and/or sequential test required Establish where further investigation may be needed for SFRA.		Defra Data Services Platform <a href="https://environment.data.gov.uk/">https://environment.data.gov.uk/</a>  <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a>
Risk of flooding from surface water	GIS  Online map	Establish where site specific FRA and/or sequential test required Establish where further investigation may be needed in SFRA		Defra Data Services Platform <a href="https://environment.data.gov.uk/">https://environment.data.gov.uk/</a>  Long term flood risk maps (select surface water) <a href="https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?">https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?</a>  Must be supplemented with local LA/LLFA data/knowledge
Risk of flooding from reservoirs	GIS Online map	Establish where site specific FRA and/or sequential test required Establish where further investigation may be needed in SFRA		Defra Data Services Platform <a href="https://environment.data.gov.uk/">https://environment.data.gov.uk/</a>  Long term flood risk maps (select reservoirs) <a href="https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?">https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?</a>
Historic flood outline	GIS			Defra Data Services Platform <a href="https://environment.data.gov.uk/">https://environment.data.gov.uk/</a> Search or <a href="https://environment.data.gov.uk/datasets/8c75e700-d465-11e4-8b5b-f0def148f590">https://environment.data.gov.uk/datasets/8c75e700-d465-11e4-8b5b-f0def148f590</a>
Functional floodplain	Product 4 request for PDF map or data request for 1:20 GIS extent dataset			On request through <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> or local contacts
Main river map	GIS	Sources of risk; EA access/management constraints		Defra Data Services Platform <a href="https://environment.data.gov.uk/">https://environment.data.gov.uk/</a>  Search or <a href="https://environment.data.gov.uk/datasets">https://environment.data.gov.uk/datasets</a>

				<a href="https://25dde009-ba7d-40de-8380-c5c3bb32ccdc">et/25dde009-ba7d-40de-8380-c5c3bb32ccdc</a>
Ordinary watercourses, IDB network				From LLFA and IDB respectively
Groundwater flood risk				From LLFA  <a href="#">British Geological Survey groundwater flooding data</a>
Flood warning areas & flood alert areas (Floodline)	GIS  Registration page	Identifies where warning/evacuation can contribute to risk management		Defra Data Services Platform <a href="https://environment.data.gov.uk/">https://environment.data.gov.uk/</a> <a href="#">here</a> (warning) & <a href="#">here</a> (alert) Individuals and businesses can register for warnings for any location covered <a href="#">here</a>
Shoreline management plans	Online document	How the Environment Agency and local councils are developing shoreline management plans to manage the threat of coastal change		<a href="https://www.gov.uk/government/publications/shoreline-management-plans-smps">https://www.gov.uk/government/publications/shoreline-management-plans-smps</a>
Flood risk management infrastructure	GIS			Defence information <a href="https://data.gov.uk/dataset/cc76738e-fc17-49f9-a216-977c61858dda/aims-spatial-flood-defences-inc-standardised-attributes">https://data.gov.uk/dataset/cc76738e-fc17-49f9-a216-977c61858dda/aims-spatial-flood-defences-inc-standardised-attributes</a> & <a href="https://data.gov.uk/dataset/a3861a23-78a1-438d-8c36-1f9f1133c572/aims-asset-bundle">https://data.gov.uk/dataset/a3861a23-78a1-438d-8c36-1f9f1133c572/aims-asset-bundle</a> (location, ownership, asset ID, length, type)  Local information including type, standard of protection, condition etc: On request through <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> or local Customers & Engagement team contacts
Locally produced detailed modelling & mapping e.g. overtopping & breach of defences		Level 2 SFRA		On request through <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> or local contacts
- Flood & coastal erosion management: current schemes & strategies		e.g. to identify planned improvement schemes & land likely to be needed in		<a href="https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies">https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies</a>  <a href="https://www.gov.uk/government/publications/programme-of-flood-and-">https://www.gov.uk/government/publications/programme-of-flood-and-</a>

- Programme of flood & coastal erosion schemes		future for flood risk management		<a href="#">coastal-erosion-risk-management-schemes</a>  Local information on request through <a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> or local contacts
National coastal erosion risk mapping				Defra Data Services Platform <a href="https://environment.data.gov.uk/">https://environment.data.gov.uk/</a> Search or <a href="https://environment.data.gov.uk/datasets/87badb85-3b4e-4a31-8a67-06972ee9aa93">https://environment.data.gov.uk/datasets/87badb85-3b4e-4a31-8a67-06972ee9aa93</a>
Expected effects of climate change	Online guidance	When & how LPAs & developers should use climate change allowances in flood risk assessments		<a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>



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