

# St Edmundsbury Local Development Framework



*St Edmundsbury*  
**BOROUGH COUNCIL**

## SITE SUBMISSION FORM

We are continuing to identify sites with development potential as part of the Local Development Framework. This form should be completed to suggest sites that you think should be considered by the Council for their availability for development over the next 20 years. If you have previously submitted a site there is no need to resubmit that site as it will be reviewed as part of this process.

Please complete and return this form by **Friday 29 April 2011** to:

Planning Policy  
St Edmundsbury Borough Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
IP33 3YU

Or email it to: [LDF@stedsbcc.gov.uk](mailto:LDF@stedsbcc.gov.uk)

**ALL INFORMATION SUBMITTED WILL BE MADE AVAILABLE FOR PUBLIC INSPECTION AND MAY BE THE SUBJECT OF PUBLIC CONSULTATION AS PART OF THE LDF PROCESS**

### Guidance

- 1 Please use a separate form for each site and complete the form to the best of your knowledge.
- 2 Do submit sites that:
  - would be available for development or redevelopment in the next 20 years; and
  - are more than 0.2 hectares (0.5 acres).
- 3 Do not submit sites that:
  - already have planning permission for development unless a new and different proposal is likely in the future; and
  - are outside of the St Edmundsbury local authority area.
- 4 Details of existing constraints can be obtained from a number of sources.
  - Information on floodplains can be found at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
  - Information on nature designations can be found at [www.natureonthemap.org.uk](http://www.natureonthemap.org.uk)
  - Details of special landscape areas and conservation areas can be obtained from the existing replacement Local Plan at [www.stedmundsbury.gov.uk](http://www.stedmundsbury.gov.uk)

1. CONTACT DETAILS

Your name \_\_\_\_\_

Organisation     The Garden Centre Group

Address     C/o Agent

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode

Telephone \_\_\_\_\_

Email address \_\_\_\_\_

Your agent (if applicable)     Michael Cole

Organisation     Gregory Gray Associates

Address     Victoria House, 18-22 Albert Street, Fleet, Hampshire,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode     GU51 3RJ

Telephone     01252 624004

Email address     mike@ggassociates.co.uk

Site Owner     The Garden Centre Group

Address     Syon Park, Middlesex

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Postcode     TW8 8JF

Please indicate if you have the consent of the landowner to promote this site for inclusion in the Local Development Framework:     Yes

Site Plan

This form should be accompanied by a site plan on a recognised Ordnance Survey base. The site plan should clearly illustrate the following information:

- The exact boundary details (**coloured red**) of the site that you would like considered
- Potential access points (*vehicular and non-vehicular*)
- Those areas identified as brownfield (**shaded blue**) and/or greenfield land (**shaded green**)

## 2. SITE DETAILS

**Site name**      Bury St Edmunds Garden Centre

**Location**      Rougham Road

**Total Area**      1.75(ha)

Of which Approx 1(ha) is on brownfield land

Of which Approx 0.7(ha) is on greenfield land

**Current use(s) (please specify last use if vacant)**

Garden Centre

**Suggested uses**

**Housing**

**C2**

**General Retail**

**Employment**

## 3. DEVELOPMENT CONSTRAINTS

Is the suggested use subject to any of the following constraints?

Constraint	Yes/No	Comments
Flood Plain	Yes	See accompanying report
Nature designation	No	
Land contamination	No	
Conservation Area	No	
Special Landscape Area	No	

How close is the nearest bus stop?	150 and 450 metres Bus service numbers 752, 753, 6, 132, 377, 384, 386
How close is the nearest primary school?	500 metres
How close is the nearest shop that will provide day-to-day food needs?	10 metres (service station)
How close is the nearest doctor's surgery?	1 kilometres

If there are constraints to development, what interventions could be made to overcome them?

**The site lies within the countryside – inclusion of the site in the settlement area would address this issue.**

**Notwithstanding this the site is largely brownfield land located immediately adjacent to the existing settlement area.**

---

---

---

---

**Policy constraints:** How does the proposal conform to current national, regional or local planning policies?

**See additional information below and attached Preliminary FRA.**

---

---

---

---

---

---

#### 4. OTHER INFORMATION

Has the viability of the site been tested? If so, please include details.

**No**

---

---

---

Level of developer interest, if known:

**Low**

Medium

High

Likely time frame for development:

0-5 years

**6-10 years**

10-15 years

Beyond 15 years

**Any further information: (Continue on separate sheets if necessary) Please supply four copies of any supportive statements or an electronic version.**

To assist the process, we have assessed the site against the following criteria:

- Land constraints;
- Environmental constraints;
- Accessibility constraints;
- Planning policy constraints; and
- Ownership constraints.

The collated information is used to assess the site's suitability, availability and achievability and thus its deliverability, when assessing its potential to accommodate new housing.

### **Site**

The site is occupied by a Bury St Edmunds Garden Centre. The site comprises 1.75 hectares and includes a two bay steel framed building with profile metal cladding and canopies, together with hard standing for approximately 70 car parking spaces. Access to the site is obtained from a roundabout off the A134.

The site lies within the countryside adjacent to the settlement boundary of Bury St Edmunds surrounded by a mixture of landuses. A site location plan is enclosed.

### **Planning Policy and Housing/Carehome (preferred option)**

In accordance with Paragraph 71 of Planning Policy Statement 3 (PPS3), Housing (2006), LDFs should identify a five year supply of 'deliverable' sites. Deliverable sites are defined in PPS3, Paragraph 54, as:

- Available – the site is available now;
- Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities; and
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

Paragraph 55 of PPS3 provides further guidance advising that Local Planning Authorities (LPAs) should also:

- identify further supply of specific, developable sites for 6-10 years and, where possible, for 11-15 years. Where it is not possible to identify specific sites for years 11-15, broad locations for future growth should be indicated;
- linked to the above, identify those strategic sites which are critical to the delivery of the housing strategy over the Plan period;
- show broad locations on a key diagram and locations of specific sites on a Proposals Map; and
- illustrate the expected rate of housing delivery through housing trajectory for the Plan period.

To be considered developable, Paragraph 56 of PPS3 advises: *"sites should be in a suitable location for housing development and there should be a reasonable prospect that the sites are available for and could be developed at the point envisaged"*.

For the reasons set out below, we request that this site is included within St Edmunds Borough Council's Site Allocations Document as a potential housing site to come forward within 6-10 years, alternatively include the site within the parameters of the defined settlement boundary.

### **Availability**

The site is considered to be 'available' in the medium term (2016-2021). The Garden Centre Group owns the site outright and may seek to develop it for housing in the medium term (2016 onwards).

### **Suitability**

The site is at close proximity to the Settlement Boundary and is brownfield land, accessible and well served by bus routes and bus stops located a short distance from the A14 (trunk road) which enables access to local services and facilities located in Bury St Edmunds and the local area via public transport.

This site also has good access to employment opportunities, with the nearby larger settlements providing a range of jobs.

Appropriate access could be achieved utilising the existing access point off the A134.

The accessible nature of the site in terms of access to jobs, services, facilities and public transport indicates that a sustainable and mixed community could be created at this location in accordance with PPS3 and PPS1.

There are no environmental or physical constraints on site that might otherwise hinder residential development. The site does however fall within Flood Zone 2. An Initial report on flooding accompanies this site submission that addresses Planning Policy Statement 25 (PPS25: Development and Flood Risk).

Based on a development for housing of 30dph the site could accommodate a development of approximately 52 dwellings.

### **Achievability**

For sites to be considered achievable, there should be a reasonable prospect that housing will be delivered on the site within 5 years. In this case, and as set out the site's availability in the medium term i.e. within 6-10 years.

In terms of achievability, from 2016 it is considered that there will be no

irresolvable market factors (land values/market demand) that might affect the site's future development for housing. There are also no irresolvable cost or delivery factors as The Garden Centre Group owns the site outright and is in a good position to finance any future redevelopment scheme.

This site is considered to be suitable, available and achievable for residential development in the medium term. As such, the site is put forward as appropriate within 6-10 years.

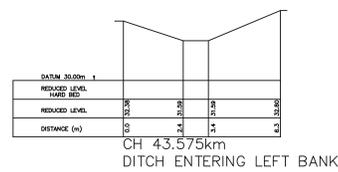
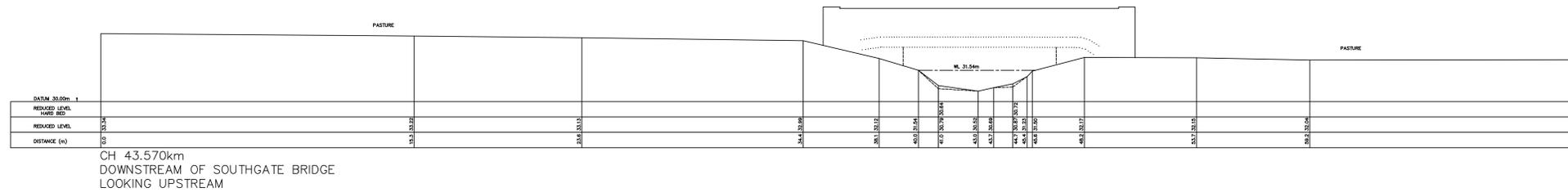
In addition it is respectfully requested to consider this site for alternative uses such as general retail and employment.

## St Edmundsbury Local Development Framework

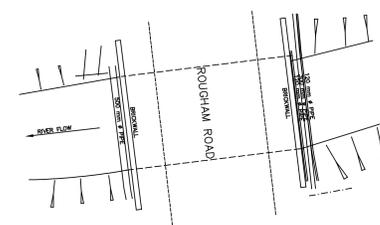
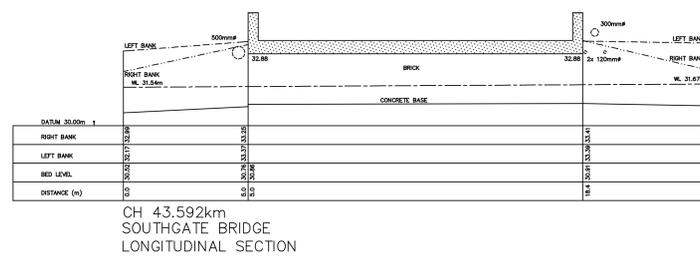
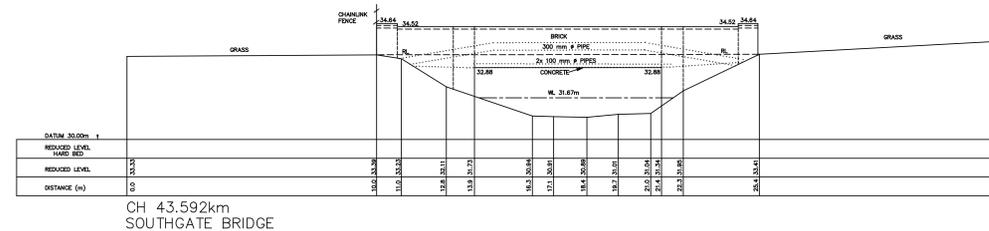
### SITE SUBMISSION SUSTAINABILITY APPRAISAL

	SA Objective	Please indicate whether your proposal will have a positive or negative contribution towards each objective
1	To improve the health of the population overall	<b>Positive</b>
2	To maintain and improve levels of education and skills in the population overall	<b>positive</b>
3	To reduce crime and anti-social activity	<b>positive</b>
4	To reduce poverty and social exclusion	<b>positive</b>
5	To improve access to key services for all sectors of the population	<b>positive</b>
6	To offer everybody the opportunity for rewarding and satisfying employment	<b>positive</b>
7	To meet the housing requirements of the whole community	<b>positive</b>
8	To improve the quality of where people live and to encourage community participation	<b>positive</b>
9	To improve water and air quality	
10	To conserve soil resources and quality	
11	To use water and mineral resources efficiently, and re-use and recycle where possible	<b>positive</b>
12	To reduce waste	<b>positive</b>
13	To reduce the effects of traffic on the environment	

	<b>SA Objective</b>	<b>Please indicate whether your proposal will have a positive or negative contribution towards each objective</b>
14	To reduce contributions to climate change	<b>positive</b>
15	To reduce vulnerability to climatic events	<b>positive</b>
16	To conserve and enhance biodiversity	<b>positive</b>
17	To conserve and where appropriate enhance areas of historical and archaeological importance	<b>positive</b>
18	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<b>positive</b>
19	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<b>positive</b>
20	To revitalise town centres	
21	To encourage efficient patterns of movement in support of economic growth	<b>positive</b>
22	To encourage and accommodate both indigenous and inward investment	<b>positive</b>

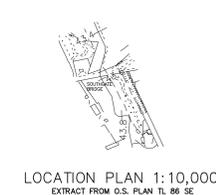
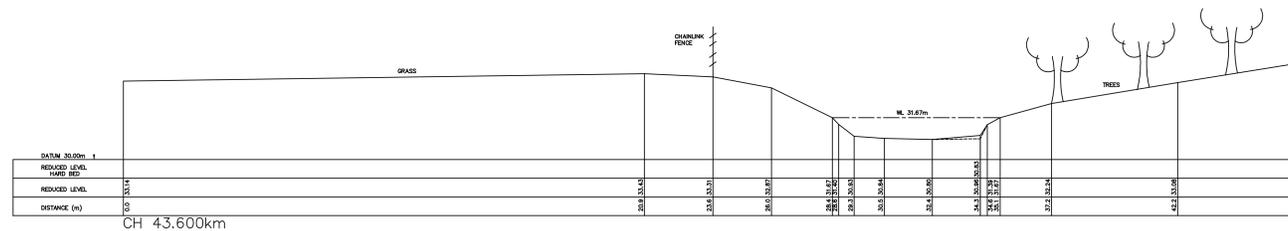


CH 43.578km  
300 mm  $\phi$  PIPE IL 31.71m &  
400 mm  $\phi$  PIPE WITH FLAP IL 31.20m  
IN CONCRETE HEADWALL IN RIGHT BANK



CH 43.595km  
250 mm  $\phi$  PIPE IN CONCRETE HEADWALL  
IL 31.49m IN LEFT BANK

CH 43.597km  
150 mm  $\phi$  PIPE IN CONCRETE HEADWALL  
IL 31.76m IN LEFT BANK



**National Rivers Authority**  
*Anglian Region*

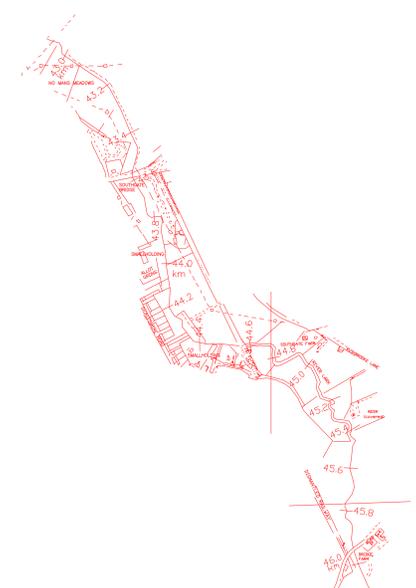
**NRA**

Central Area  
Bronholme Lane  
Brampton  
Huntingdon  
Cambs.  
PE28 8BC  
Tel: Huntingdon 01480 414581  
Fax: 01480 413381

Title  
RIVER LARK  
CROSS SECTIONS  
CHAINAGE 43.570km TO 43.600km

Scale	1:100	Date	APR. 1993
Drawn	DF/GP	Traced	Comp
Checked		Checked	Approved

Drg. No. ER/12/04/144



LOCATION PLAN 1:10,000  
EXTRACT FROM D.S. PLANS SP-84 SW & SP-74 SE

**National Rivers Authority**  
Anglian Region

**NRA**

Central Area  
Brinkley Lane  
Huntingdon  
Cambs  
PE28 5NE  
Tel: Huntingdon (0480) 41951  
Fax: (0480) 41201

Title  
**RIVER LARK  
CHAINAGE 43.000km TO 46.000km  
LONG SECTION**

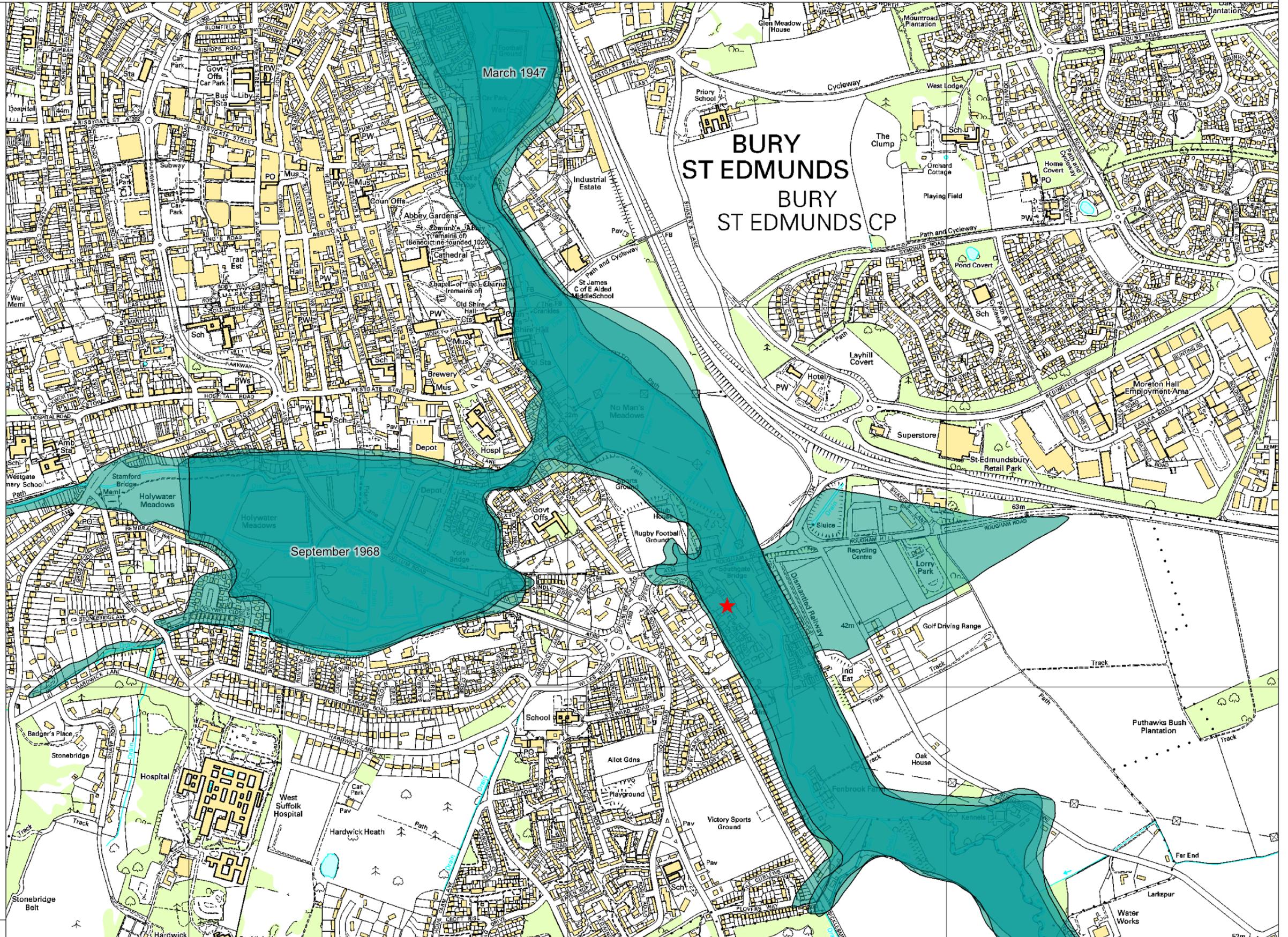
Scale: **1:5000 Hz 1:50 Vz** Date: **MAR. 1993**

Drawn: <b>DF</b>	Traced: <b>COMP</b>	Checked:	Approved:
------------------	---------------------	----------	-----------

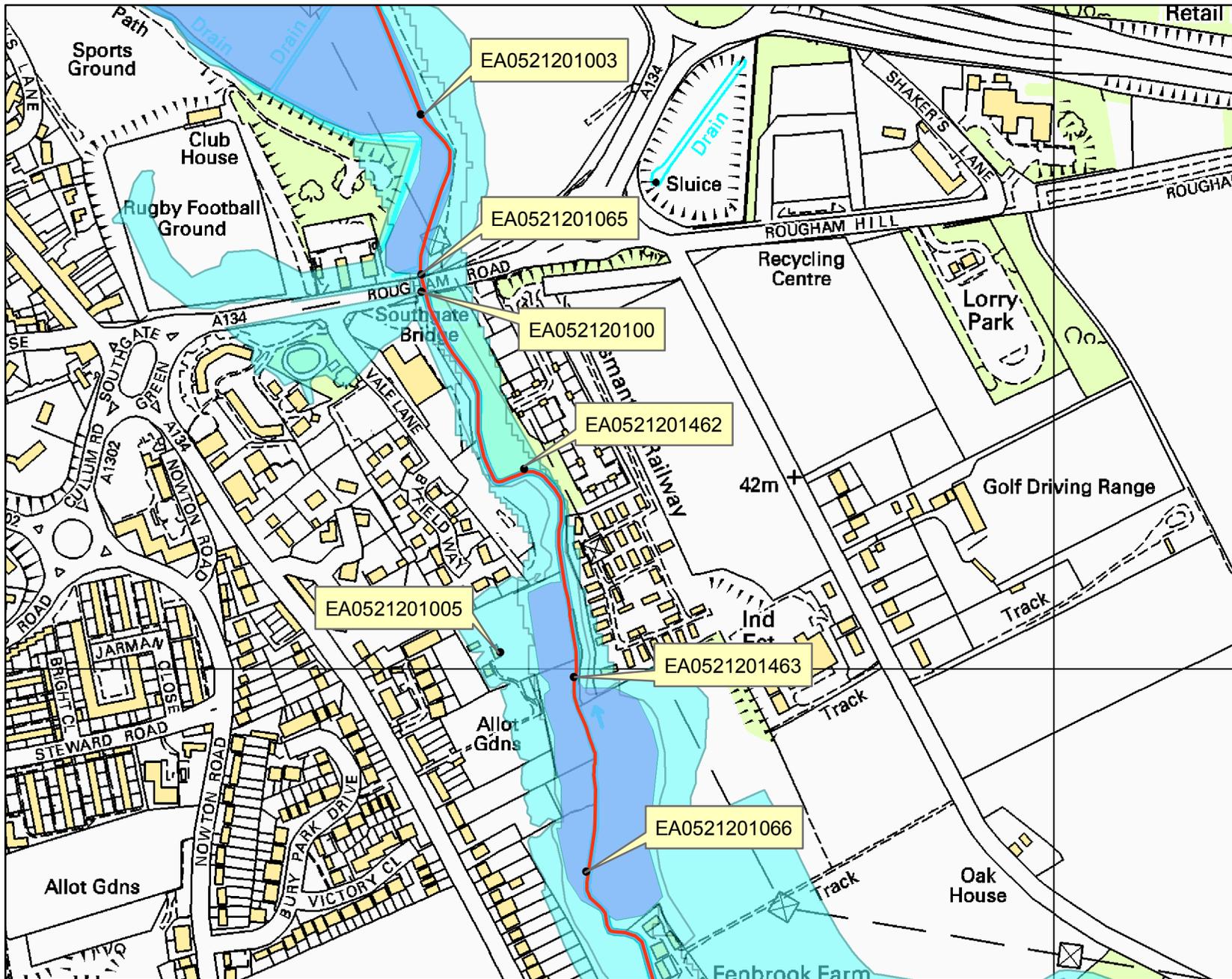
Dwg. No. **ER/12/05/113**

# Historic Flood Event Outline Map centred on Vale Lane, Bury St Edmunds created 17 June 2011 [CCN/2011/27768]

Legend  
Flood Event Outlines



Environment Agency Flood Zone Map centred on Vale Lane, Bury St Edmunds created 17 June 2011 [CCN/2011/27768]

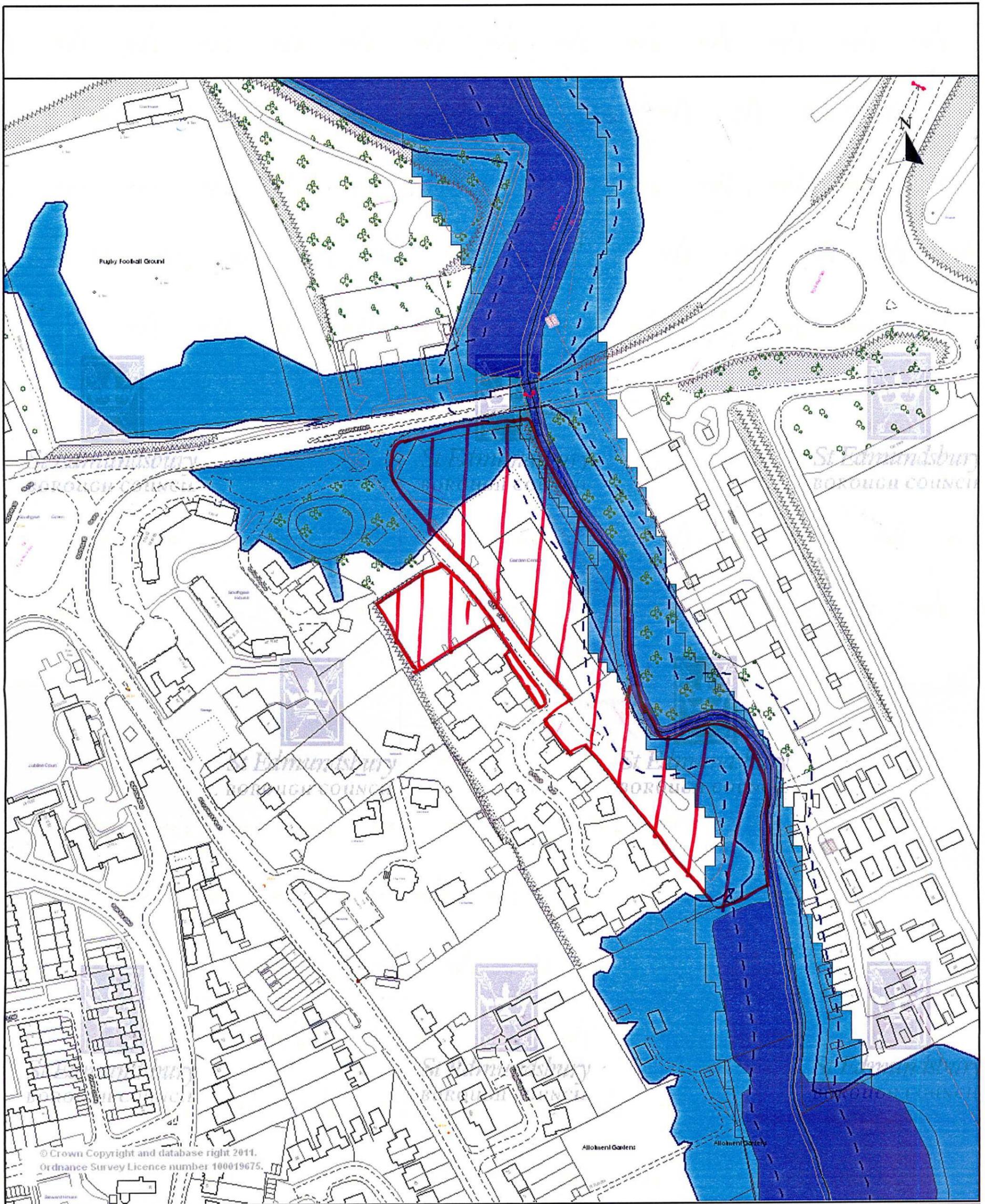


Scale 1:5,000



**Legend**

- Defences
- Main River
- Areas Benefitting From Defences
- Flood Map - Flood Zone 3
- Flood Map - Flood Zone 2



© Crown Copyright and database right 2011.  
 Ordnance Survey Licence number 100019675.



**St Edmundsbury**  
 BOROUGH COUNCIL

© Crown Copyright and database right 2011.  
 Ordnance Survey Licence number 100019675.  
 © St Edmundsbury Borough Council

Scale 1/2632  
 Centre = 586421 E 263212 N  
 Date 18/5/2011

# PRELIMINARY FLOOD RISK ASSESSMENT

## RESIDENTIAL REDEVELOPMENT OF BURY ST EDMUNDS GARDEN CENTRE ROUGHAM ROAD BURY ST EDMUNDS SUFFOLK IP33 2RN

### CONTENTS

1.INTRODUCTION.....	2
2.FLUVIAL FLOOD EXTENT.....	2
3.SURFACE WATER DISPOSAL .....	3
4.EFFECT OF FLOOD RISK AND BYE LAWS ON DEVELOPMENT PLANNING .....	4
Appendices.....	5
Figure 1 – Location plan .....	5
Figure 2 – Flood Zone Map including key to table.....	5
Table 1 – Modelled and historical flood levels.....	5
Figure 3 – Historic Flood Map.....	5
Figure 4 - River long section.....	5
Figure 5 – River cross sections.....	5
Figure 6 – River cross sections.....	5

#### Prepared for

The Garden Centre Group  
c/o Mike Cole  
Gregory Gray Associates  
Victoria House  
18/22 Albert Road  
Fleet  
Hampshire  
GU51 3RJ

#### Prepared by

Simon Jones-Parry BSc CEng MICE  
Chartered Civil Engineer  
Swan's Farm  
Winchfield  
Hook  
Hampshire  
RG27 8DB  
Tel 01256 702429

6 July 2011

**PRELIMINARY FLOOD RISK ASSESSMENT  
RESIDENTIAL REDEVELOPMENT OF BURY ST EDMUNDS GARDEN CENTRE  
ROUGHAM ROAD, BURY ST EDMUNDS, SUFFOLK, IP33 2RN**

**1. INTRODUCTION**

St Edmundsbury Borough Council is considering including land owned by The Garden Centre Group at Bury St Edmunds Garden Centre, shown cross hatched in red on Figure 1, appended, as part of a larger site for housing in its emerging Local Development Framework (LDF). The Council has advised Gregory Gray Associates, planning consultant to The Garden Centre Group, that inclusion of the garden centre is subject to the owner preparing a flood risk assessment demonstrating that residential development there would be compliant with PPS 25.

Gregory Gray Associates asked Simon Jones-Parry, a chartered civil engineer, to quote for making the flood risk assessment. Subsequently it was agreed that he would undertake preliminary research to scope the report and make an initial assessment of the likelihood of residential development being compatible with residual fluvial flood risk.

This technical note sets out the results of the preliminary research. It discusses flood and topographical survey data for the River Lark obtained from the Environment Agency. It summarises fluvial flood frequency and surface water disposal aspects of the residential development. It concludes by addressing if the development would comply with PPS 25 and Environment Agency Bye Laws.

**2. FLUVIAL FLOOD EXTENT**

The Environment Agency has supplied a copy of its Flood Zone Map (Figure 2, appended) and Historic Flood Map (Figure 3, appended), flood levels for the local reach of the River Lark covering a range of flood return periods from 1 in 2 to 1 in 100 plus climate change and for two historic floods (Table 1, appended), and copies of longitudinal (Figure 4, appended) and cross section surveys for the river (Figures 5 and 6).

Figure 2, which is based on a combination of a fluvial model dated June 2005 and a LiDAR based digital terrain model (DTM), shows that Flood Zone 3, representing the once in 100 year fluvial flood extent in the current year, lies close to the river in the vicinity of the site, but Flood Zone 2, the once in 1,000 year fluvial flood extent, impinges on eastern and northern parts of the site.

Topographical survey information for the river obtained from the Environment Agency was used to check that the combination of surveyed cross sections and flood level data match the Flood Zone Map. It is known that the LiDAR DTM has discrepancies that can make the Flood Zone Map not reflect modelled flood levels. The Agency supplied two relevant cross sections, one taken at the upstream side of Southgate Bridge and one taken at the 90 degree bend in the river adjacent to the southern part of the site. Comparison of ground levels on the section at the bridge with the flood levels suggests that the 1,000 year flood plain at northern part of the site might be smaller than shown on the Flood Zone Map.

**PRELIMINARY FLOOD RISK ASSESSMENT  
RESIDENTIAL REDEVELOPMENT OF BURY ST EDMUNDS GARDEN CENTRE  
ROUGHAM ROAD, BURY ST EDMUNDS, SUFFOLK, IP33 2RN**

In 1947 and 1968 flooding covered the site (Figure 3). On those dates flood levels were higher than those estimated for the current 1:1,000 event (the upper limit of Flood Zone 2). Flood alleviation works followed both floods. In the 1950s a cut off channel was built between Mildenhall and Denver Sluice. After 1968 improvements were made to the river in Bury St Edmunds. Accordingly the 1947 and 1968 flood extents and levels are not indicative of extreme flooding of the proposed development unless authorities allow the river system to deteriorate markedly.

It is essential that a topographical level survey of the site is made so that the actual extents of the predicted 100 year and 100 year climate change floods can be mapped accurately. These actual extents are more relevant to development flood risk planning than the indicative Flood Zones shown on Figure 2.

### **3. SURFACE WATER DISPOSAL**

Information has yet to be collected on disposal of surface water from the garden centre or on presence of Anglian Water sewerage. These things will be researched as part of the flood risk assessment. In practice it is unlikely that the garden centre drainage system can be adapted to meet the drainage demand of the new development, but the way in which it works could guide the design of new drainage.

It is important to know if sewerage crosses the site and if foul sewerage is available to the development.

Surface water disposal from the new development would require infiltration drainage and/or surface water balancing, all designed to the 100 year plus climate change standard. The landowner has riparian rights to enable a connection to the River Lark if the surface water balancing option is pursued.

British Geological Survey data suggests that superficial soils on the site are sands and gravels of the Lowestoft Formation, and the underlying bedrock is chalk. These soil and rock types, if proven on the site, could be suitable for infiltration based surface water disposal such as soakaways. However an infiltration based solution for draining the entire development cannot be confirmed until infiltration tests are undertaken, though if the garden centre has satisfactory soakaways, the likelihood of the development draining by infiltration is high.

If soakaways are proposed, minimum requirements for spacing between buildings and soakaways and highway authority rules for adoption of soakaways must be taken into account in the layout of the development. These requirements and rules will set an upper limit on housing density.

The permitted maximum rate of discharge from new residential development to the River Lark would be less than the discharge rate from the garden centre to the river because PPS requires that redevelopment of a site of this size reduces flooding. The layout and volume of surface water storage can be estimated based on the

**PRELIMINARY FLOOD RISK ASSESSMENT  
RESIDENTIAL REDEVELOPMENT OF BURY ST EDMUNDS GARDEN CENTRE  
ROUGHAM ROAD, BURY ST EDMUNDS, SUFFOLK, IP33 2RN**

topographical survey, inspection of garden centre drainage and target housing density without trial pit information.

It would be reasonable for a flood risk assessment supporting an outline residential planning application on the garden centre not to include a detailed surface water disposal solution because it is clear that regulated discharge of surface water to the River Lark is achievable. This is subject to the application setting aside suitable land for surface water attenuation between development and river, Use of Flood Zone 3 for this purpose normally is not acceptable to the Environment Agency.

There is no need to undertake any further fluvial hydrological hydraulic modelling as part of the flood risk assessment unless it is discovered that the Environment Agency modelling dated June 2005 is defective.

**4. EFFECT OF FLOOD RISK AND BYE LAWS ON DEVELOPMENT PLANNING**

No dwellings or raised development should be proposed on land within nine metres of the top of the bank of the River Lark, as this land is subject to Environment Agency bye laws and environmental legislation that particularly applies to river banks. In practice this strip of land forms a small part of the site and should not affect unduly residential development proposals at the garden centre.

Only in very limited circumstances does PPS 25 permit new dwellings on land within the actual 100 year plus climate change flood plain. In practice, assuming the Flood Zone Map shows Flood Zone 3 correctly, the area of this land is small and close to the river bank, so excluding dwellings on it should not restrict unduly residential development proposals.

PPS 25 does not constrain the grant of planning permission to dwellings where the actual risk of the ground flooding is between 1 in 100 and 1:1,000, ie in Flood Zone 2, subject to satisfactory flood risk assessment, which might include raising all floor levels 600 mm above the level of the 100 year plus climate change flood. No sequential test is required by the LPA as part of the planning application. However a potential problem could arise with LDF allocation because paragraph 16 of PPS 25 states “*LPA's allocating land in LDDs for development should apply the Sequential Test ... to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the the type of development or land use proposed. A sequential approach should be used in areas known to be at risk from other forms of flooding.*”

It would be reasonable for Edmundsbury Borough Council to weight all the planning advantages and disadvantages of all available sites when deciding which to allocate in the LDF. The weighting of the Flood Zone 2 should not be high when, as on this site, the resultant flood risk is will be very low. Doing this would avoid the allocation of a site with fewer planning benefits ahead of the garden centre.

**PRELIMINARY FLOOD RISK ASSESSMENT  
RESIDENTIAL REDEVELOPMENT OF BURY ST EDMUNDS GARDEN CENTRE  
ROUGHAM ROAD, BURY ST EDMUNDS, SUFFOLK, IP33 2RN**

**Appendices**

**Figure 1 – Location plan**

**Figure 2 – Flood Zone Map including key to table**

**Table 1 – Modelled and historical flood levels**

**Figure 3 – Historic Flood Map**

**Figure 4 - River long section**

**Figure 5 – River cross sections**

**Figure 6 – River cross sections**

## Product Four – Datasheet

Customer	Our reference	Site location (NGR)
Simon Jones-Parry	CCN/2011/27768	TL 86421 63212

This datasheet provides all the information we hold relating to a Product 4, relevant to the above site. Where we have no relevant data for your site we will clearly state this.

### 1.0 Model Information

The following table shows a summary of the model information relevant to the area of interest:

Model Name	Model Code	Production Date
River Lark Standards of Protection Study	EA052102	1 June 2005
River Lark SoP Climate Change Model	EA052141	1 June 2005

The following table shows level information from the above models.

Unique ID (Label)	Easting	Northing	Model Code	Flood Event (mAOD)							
				1 in 2	1 in 5	1 in 10	1 in 25	1 in 50	1 in 75	1 in 100	1 in 100 + Climate Change
EA0521201066	586586	262821	EA052102	32.72	32.99	33.06	33.15	33.22	33.25	33.28	N/A
EA0521201066	586586	262821	EA052141	N/A	N/A	N/A	N/A	N/A	N/A	N/A	33.38
EA0521201463	586575	262992	EA052102	32.44	32.69	32.82	32.95	33.03	33.07	33.11	N/A
EA0521201463	586575	262992	EA052141	N/A	N/A	N/A	N/A	N/A	N/A	N/A	33.23
EA0521201462	586531	263175	EA052102	32.02	32.27	32.38	32.52	32.59	32.63	32.67	N/A
EA0521201462	586531	263175	EA052141	N/A	N/A	N/A	N/A	N/A	N/A	N/A	32.8
EA052120100	586440	263331	EA052102	31.74	32.01	32.07	32.2	32.21	32.21	32.24	N/A
EA052120100	586440	263331	EA052141	N/A	N/A	N/A	N/A	N/A	N/A	N/A	32.31
EA0521201065	586440	263346	EA052102	31.73	32	32.06	32.18	32.19	32.19	32.21	N/A
EA0521201065	586440	263346	EA052141	N/A	N/A	N/A	N/A	N/A	N/A	N/A	32.28

The above levels are in metres Above Ordnance Datum. This is the best information available to us at the present time.

## 2.0 Defence Information

There are no defences within or that impact on the area of interest.

## 3.0 Historic Flood Event Information

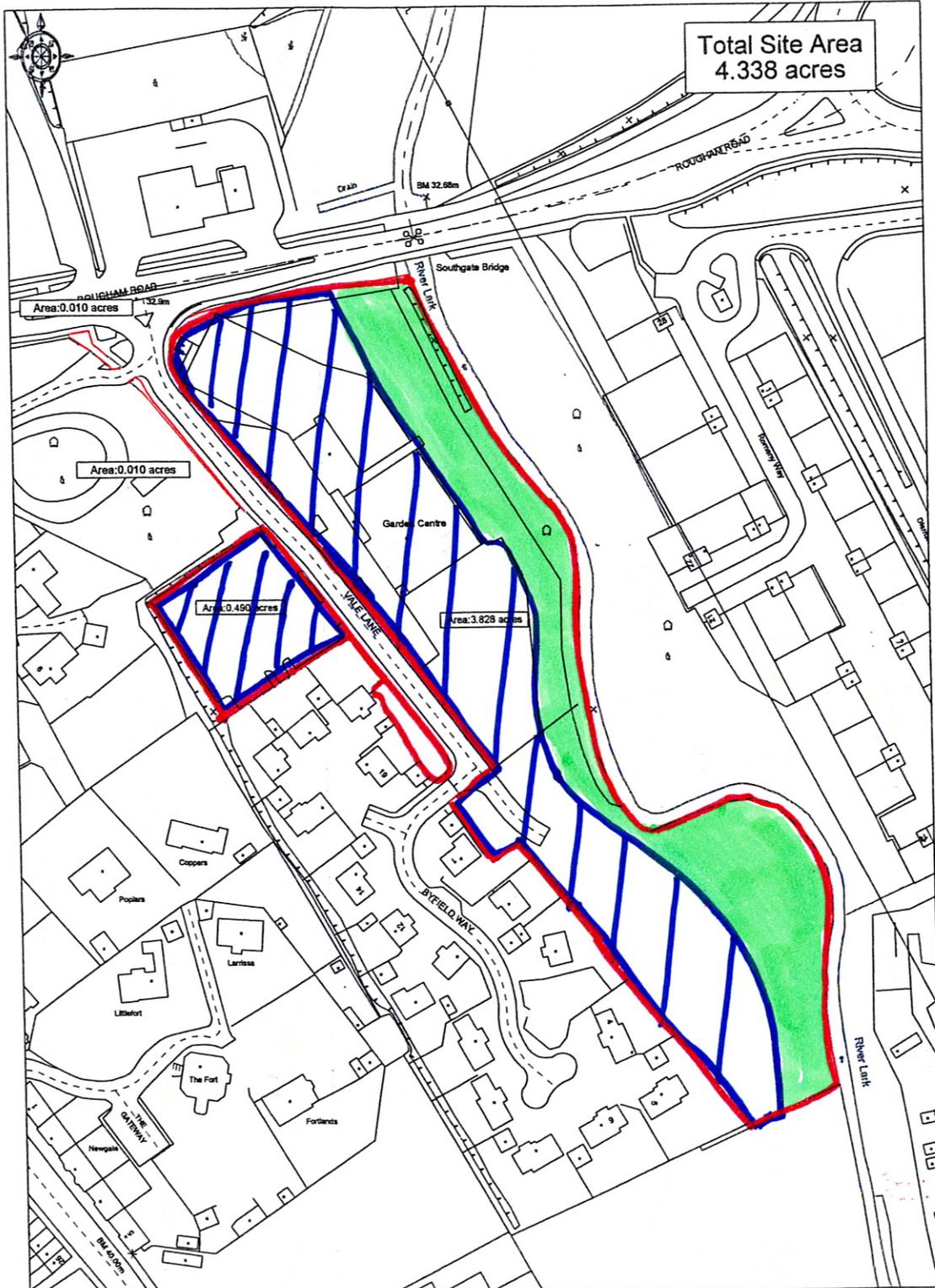
The following table shows a summary of all the historical flood events for the area of interest. It is possible that other flooding may have occurred that we do not have records for. We therefore recommend you consult other organisations, such as the Local Authority to enquiry about any records they may have.

<b>Flood Event Code</b>	<b>Flood Event Name</b>
EA052196809	September 1968

Recorded Flood Levels:

<b>Node Point</b>	<b>Easting</b>	<b>Northing</b>	<b>Flood Event Group Code</b>	<b>Flood Level (mAOD)</b>
EA0521201003	586439	263487	EA052196809	33.25
EA0521201005	586510	263014	EA052196809	34.52

# Wyevale Property Review Bury St Edmunds



OS Ordnance Survey

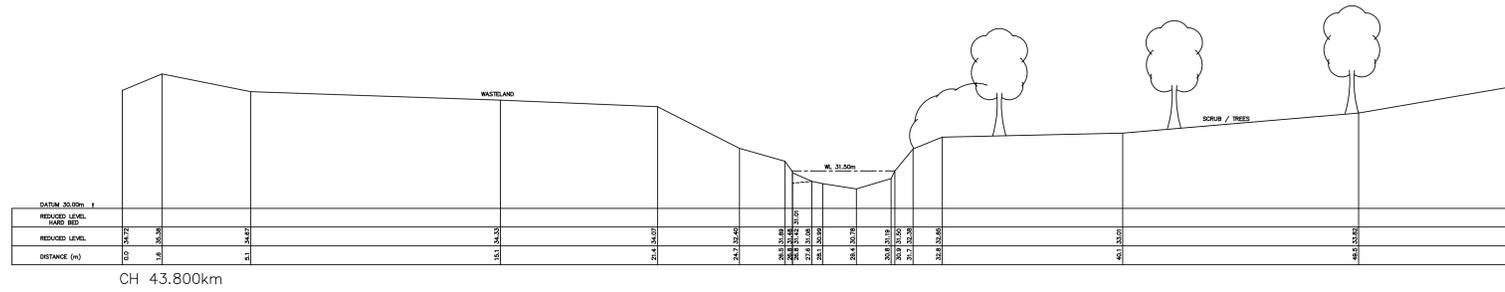
© Crown Copyright. All rights reserved. Licence number 100020449. Plotted Scale - 1:1788

For indicative purposes only  
Not to Scale  
June 2005

CH 43.660km  
300 mm Ø CLAY PIPE  
IN CONCRETE HEADWALL  
IL 32.06m IN RIGHT BANK

CH 43.720km  
300 mm Ø CLAY PIPE  
IN CONCRETE HEADWALL  
IL 31.24m IN LEFT BANK

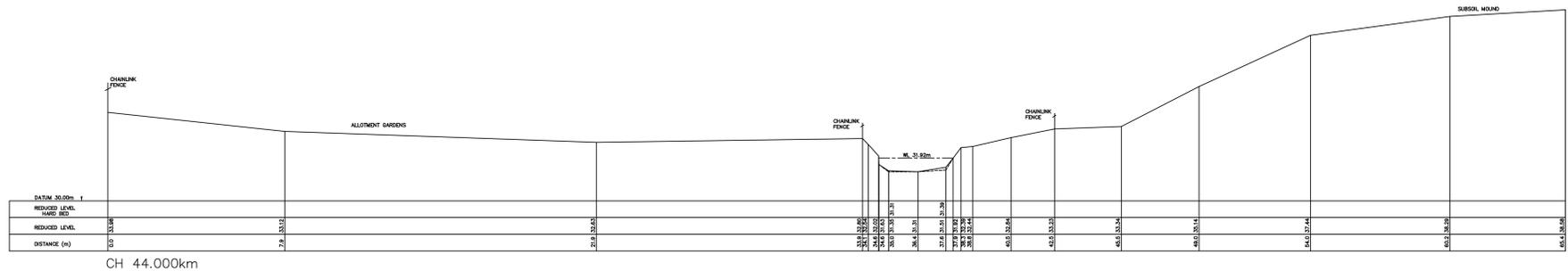
CH 43.830km TO CH 43.860km  
OVERHEAD ELECTRIC CABLE  
ALONGSIDE RIGHT BANK



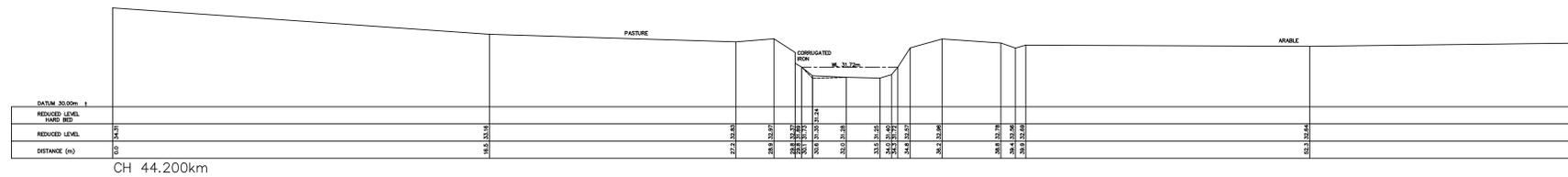
CH 43.800km

CH 43.930km  
OVERHEAD ELECTRIC CABLE  
CROSSING RIVER

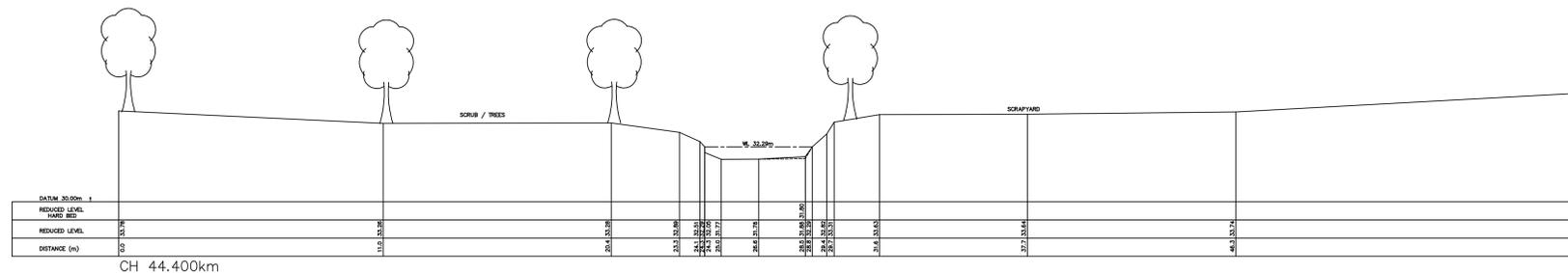
CH 43.980km  
OVERHEAD ELECTRIC CABLE  
CROSSING RIVER



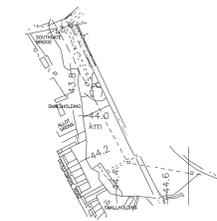
CH 44.000km



CH 44.200km



CH 44.400km



LOCATION PLAN 1:10,000  
EXTRACT FROM O.S. PLAN TL B6 SE

**National Rivers Authority**  
Anglian Region

**NRA**

Central Area  
Bronholme Lane  
Brampton  
Huntingdon  
Cambs.  
PE38 8NE  
Tel: Huntingdon (0450) 414581  
Fax: (0450) 413301

Title

RIVER LARK  
CROSS SECTIONS  
CHAINAGE 43.660km TO 44.400km

Scale	1:100	Date	APR, 1993
Drawn	DF/GP	Traced	Checked
	Comp		Approved

Drg. No. ER/12/04/145