



Middle Level Commissioners

and Administered / Associated Internal Drainage Boards

Flood plain and flood risk information

Introduction

This document gives an overview of the flood risk management systems that are maintained and operated by the Middle Level Commissioners and Internal Drainage Boards (IDBs) to protect properties within floodplains. This may help you answer queries from mortgage or insurance companies.

Floodplains

A floodplain is defined as an area of low-lying ground adjacent to a river, formed mainly of river sediments and subject to flooding.

The Environment Agency (EA) publishes a map of vulnerable low-lying areas throughout the country, where the annual likelihood of flooding is more than 1% in a year. This means that they might flood due to a 1 in 100 year flood, or more often. These maps do not take into account existing flood defences.

Defended Floodplains

The Middle Level area is a defended flood plain, which means that the land is given some protection from flooding via land drainage channels, sluices, pumps etc. The standard of protection (SoP) given by the Middle Level Commissioners' system of watercourses is a flood with a 1% annual exceedance probability (AEP). Most Internal Drainage Boards systems generally protect agricultural land to a lower level of 5% AEP, which is a 1 in 20 year event, but often protects from a less frequent event than this. While flood defences can reduce the risk of flooding in specific areas, the risk cannot be eliminated completely.

Other flooding

Apart from the major defences and Board's drains, there are many private watercourses that form an essential part of the drainage system. If private drains, sewers or pipes become blocked, they could cause local flooding more frequently than the figures given above. This is true in any part of country, not just floodplains.

Provision of responses to floodplain enquiries

We can give advice to vendors, purchasers and residents who might be having difficulty in getting a mortgage or home insurance due to flood risk. We can provide a general description of water level and flood risk in the area, explaining the 'special' circumstances in the Fenland environment. We are also happy to provide the following specific details:

Internal Drainage Boards (IDBs)

- Locational data on the distance from the property to the Boards system
- Operating water levels of the local IDB pumping station serving the area
- General information on the pumping station or outfall, including the Standard of Protection (SoP)
- Any known water level/flood risk management works that may affect the enquiry site.

- Any other known constraints that may affect the enquiry site

Middle Level Commissioners (MLC)

- Locational data on the distance from the property to the Boards system
- Modelled design flood levels for the MLC system, including the Standard of Protection (SoP)
- Any known water level/flood risk management and/or navigation works that may affect the enquiry site.
- Any other known constraints that may affect the enquiry site

General

- A general description of water level/flood risk management operations in the local area
- Initial guidance on byelaw related issues
- Land drainage consent search
- Recent flood history search
- Historical topography search

For this information we charge £32 +VAT per question, with a minimum charge of £128+VAT per site. For sites involving more than one Board, the questions and charges are per Board.

More detailed advice on the MLC or IDB systems may be possible, but this will be charged at an hourly rate. We also provide other pre- / post-application consultations, and further information on this is available on our website. We accept normal forms of payment such as cash, cheque, card payments and bank transfer. If you require further details about payment please contact our Finance Officer.

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