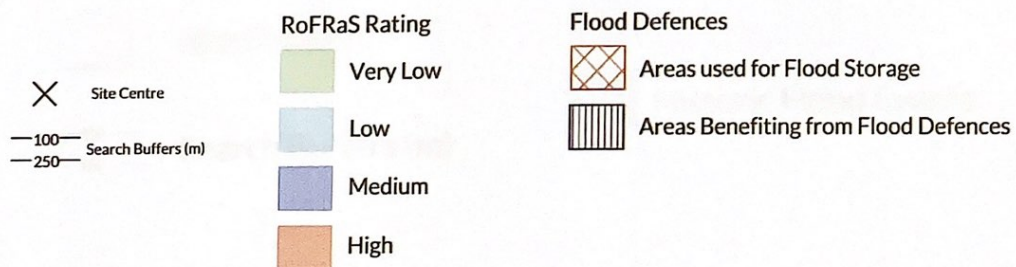


5a. Environment Agency River and Coastal Flood Map

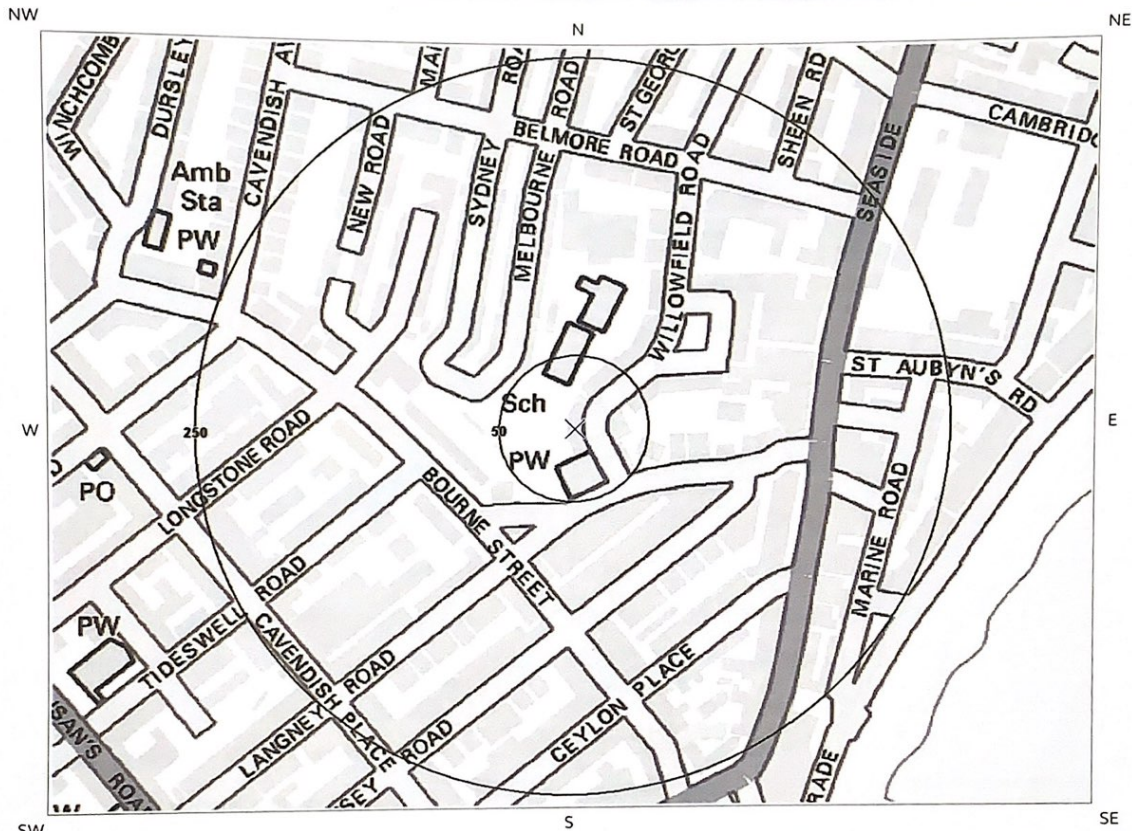


Report Reference: OSD-2482321

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above report reference number.



5b. Environment Agency Recorded Historic Flood Events

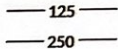


Environment Agency Recorded Historic
Flood Events Legend.

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Site Outline



Search Buffers (m)

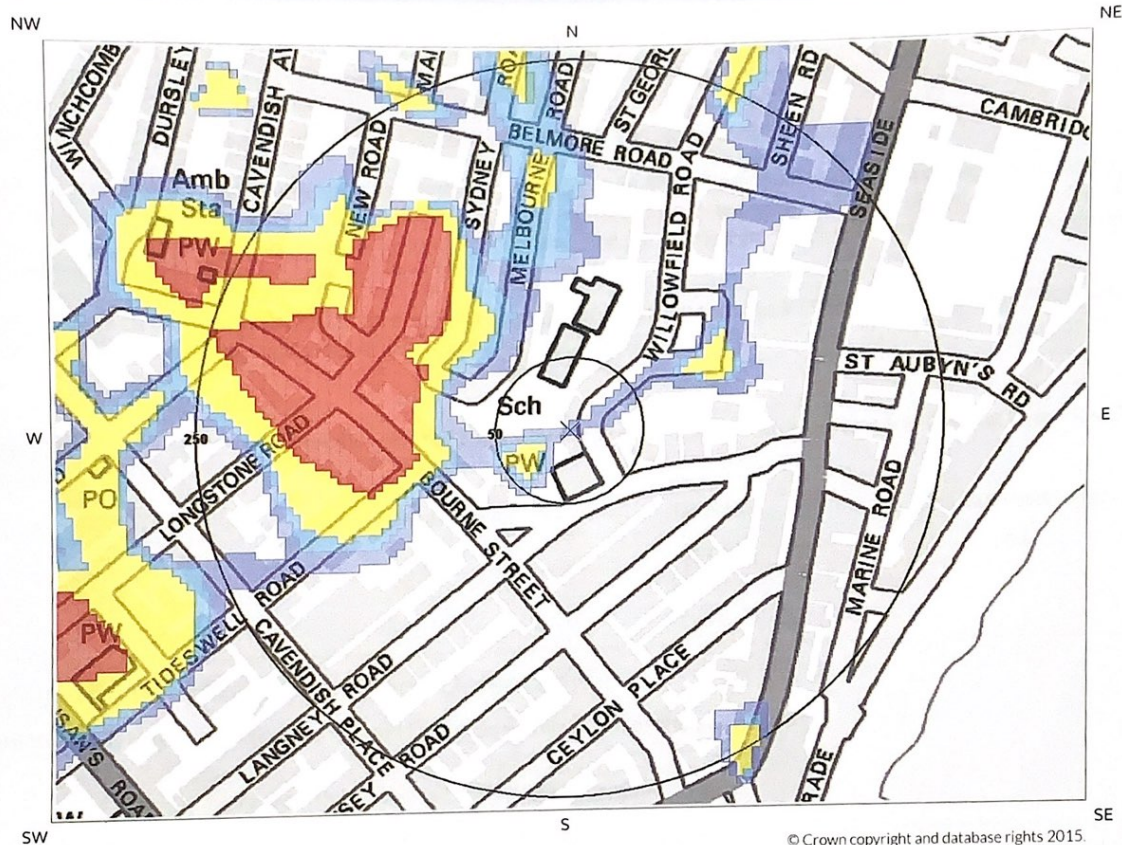


Historic Flood Events

Report Reference: OSD-2482321

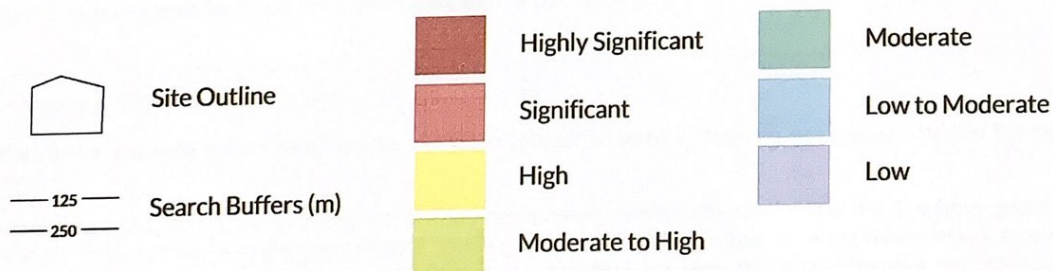
If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above report reference number.

5c. JBA Surface Water (Pluvial) Flood Map



JBA Surface Water (Pluvial) Flood Legend

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If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above report reference number.

5. Natural Hazards and Additional Factors

5.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site?

Low

What is the highest risk of flooding within 25m of the centre of the study site?

Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid as used by many of the insurance companies. RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property or an area within 25m has a Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

The following floodplain records within 50m of the study site are represented on the River and Coastal Flood Risk Map above:

ID	Distance	Direction	RoFRaS Flood Risk
1	0	On Site	Low

5.2 Areas Benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

5.3 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

5.4 Historic Flooding Events

Has the site or any area within 250m of the site been subject to historic flooding as recorded by the Environment Agency?

No

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that the Environment Agency do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Historic flooding events: Database searched and no data found.

5.5 JBA Surface (Pluvial) Water Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the centre of the study site? Low

What is the highest risk of pluvial flooding within 25m of the centre of the study site? High

Guidance: The site or an area in close proximity has been assessed to be at High Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.1m to 0.3m

This data is provided by JBA Risk Management, © Jeremy Benn Associates Limited 2008-2015

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

Distance	Direction	Risk
0	On Site	Low
16	W	Low to Moderate
18	SW	High
21	SW	Low to Moderate
31	W	Low
32	SW	Low
35	SW	Low to Moderate
37	W	Low to Moderate
42	SW	Low to Moderate
42	SW	Low to Moderate
43	SW	Low to Moderate
45	SW	Low
48	W	Low to Moderate