

**Flood Risk Assessment
and SuDS Report
July 2024**

EAS

**Church Farm
Three Houses Lane
Codicote**

Warner Planning

Document History

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The content of this report is based on information available as of July 2024, the validity of the statements made may therefore vary over time as planning guidance / policies and the evidence base change.

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1 Introduction

- 1.1 EAS has been commissioned to provide a Flood Risk Assessment and SuDS report to inform a planning application for Church Farm, Three Houses Lane, Codicote, SG4 8TA (hereafter referred to as 'the site').
- 1.2 At present, the site within the red-line boundary comprises of three existing agricultural barns, which are to be converted into storage with the provision of an electricity sub-station. A site location plan map is included in **Appendix A** and the development plans are included in **Appendix B**.
- 1.3 The site is located in Flood Zone 1, which is defined as having less than 0.1% annual probability of river flooding.
- 1.4 The site is at very low risk of surface water flooding, with a minor localised area of high risk flooding to the east of the buildings. There is no risk of reservoir flooding.
- 1.5 This FRA includes a SuDS Strategy to demonstrate compliance with national and local policy requirements.
- 1.6 The contents of this FRA are based on the advice set out in the National Planning Policy Framework (NPPF) published in December 2023, Annex 3: Flood risk vulnerability classification, also from the NPPF and PPG 'Guidance for Flood Risk and Coastal Change', updated in August 2022.
- 1.7 This report is based on the Environment Agency flood maps, geology mapping, OS mapping, topographic survey, Strategic Flood Risk Assessment and local policy.
- 1.8 This document includes the following sections:
 - Section 2 – describes any relevant local and national planning policy;
 - Section 3 – provides a site description and background information
 - Section 4 – review any potential sources of flooding;
 - Section 5 – details the proposed drainage strategy;
 - Section 6 – outlines the maintenance and management plan; and
 - Section 7 – summarises and concludes the report.

2 Policy Context

Introduction

2.1 This section sets out the policy context. This report is based on the advice set out in the National Planning Policy Framework (NPPF) last updated December 2023 and the Planning Practical Guidance (PPG) updated in August 2022.

2.2 Paragraph 173 footnote 59 of the NPPF states:

“A site-specific flood risk assessment should be provided for all developments in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.”

2.3 The flood zones are defined as:

- Flood Zone 1 - less than a 0.1% (1 in 1000) annual probability of river or tidal flooding.
- Flood Zone 2 - between a 0.1% and 1% (1 in 1000 and 1 in 100) annual probability of river flooding; or between a 0.1% and 0.5% (1 in 1000 and 1 in 200) annual probability of flooding from tidal sources.
- Flood Zone 3a- This zone comprises land assessed as having a 1% (1 in 100) or greater annual probability of river flooding; and for tidal flooding at least a 0.5% (1 in 200) annual probability of flooding from tidal sources.
- Flood Zone 3b - This zone comprises land where water has to flow or be stored in times of flood. This classification is usually classified as land which had a 3.33% (1 in 30) annual probability of flooding.

2.4 Paragraph 165 discusses the suitability of development location, particularly with regards to future risks induced by climate change:

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”.

2.5 Paragraph 166 of the National Planning Policy Framework (NPPF) sets out how:

“Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards”.

2.6 Paragraphs 175 NPPF discusses the application of sustainable drainage systems:

“Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) Take account of advice from the lead local flood authority;*
- b) Have appropriate proposed minimum operational standards;*
- c) Have maintenance arrangements in place to ensure an acceptable standard of operation of the lifetime of the development; and*
- d) Where possible, provide multifunctional benefits.*

- 2.7 The site is shown to be at a low risk of a fluvial (river) flood event, being located within the Flood Zone 1 on the Flood Map for Planning. Flood Zone 1 is defined as having less than 0.1% annual probability of river flooding. The EA Flood Map has been enclosed in **Appendix C**.

North Hertfordshire Local Plan 2011-2031

- 2.8 Adopted in November 2022, the North Hertfordshire Local Plan outlines the strategies for ensuring sustainable growth within the district, providing a better quality of life for its' residents. The policies relevant to flood risk and sustainable drainage are shown below:
- 2.9 Policy NE7: Reducing Flood Risk

Planning permission for development proposals will be granted provided that (as applicable):

- a) Development is located outside of medium and high-risk flood areas (flood zone 2 and 3) and other areas affected by other sources of flooding where possible;*
- b) Where (a) is not possible, application of the sequential and exception tests is demonstrated where development is proposed in areas of flood risk using the Strategic Flood Risk Assessment (SFRA) and Environment Agency flood maps;*
- c) A FRA has been prepared in accordance with national guidance that considers the lifetime of the development, climate change impacts and safe access and egress; North Hertfordshire Local Plan 2011-2031 159*
- d) It will be located, designed and laid out to ensure the risk of flooding is reduced whilst not increasing flood risk elsewhere;*
- e) The impact of any residual flood risk will be minimised through flood resistant, resilient design and construction;*
- f) Any flood protection and mitigation measures necessary will not cause harm to nature conservation, heritage assets, and/ or landscape and recreation and, where possible, will have a positive impact in these respects; and*
- g) Overland flow routes and functional floodplain areas are protected from all development other than that which is “water compatible” and this must be designed and constructed to remain operational and safe for users during flood events, resulting in no net loss of flood plain storage and not impeding water flows or increasing flood risk elsewhere.*

- 2.10 Policy NE8: Sustainable Drainage Systems

Planning permission for development will be granted provided that:

- a) The most appropriate sustainable drainage solution is used taking into account technical, viability and design issues to reduce the risk of surface water flooding, enhance biodiversity, water quality and provide amenity benefits;*
- b) It aims to mimic the natural drainage patterns and processes as far as possible; and*
- c) Drainage solutions follow the SuDS hierarchy.*

North Hertfordshire District Council Strategic Flood Risk Assessment (Sep 2016)

- 2.11 The North Hertfordshire SFRA was updated in 2016 as a result of improved accuracy of mapping information following the 2008 document.
- 2.12 Appendix E shows the site is located in Flood Zone 1 and is outside the extents of the 20yr, 100yr+CC and 1000yr modelled fluvial events.

Hertfordshire Interactive Flood Risk Management Viewer

- 2.13 Hertfordshire provides an interactive mapping website, which displays the difference sources of flood risk across Hertfordshire County. The result of this mapping in relation to the proposed site is outlined below.
- 2.14 The nearest Ordinary Watercourse is located 650m to the northeast of the site.
- 2.15 A localised area of surface water flooding present in the east of the site in the 3.33%, 1% and 0.1% annual exceedance probability (AEP) event, with depths up to 1.2m. This is associated with a hazard rating between 1.25-2.00.
- 2.16 The site is not within a Surface Water Management Plan Hotspot.
- 2.17 The site is not susceptible to groundwater flooding.
- 2.18 The site is located in Flood Zone 1.
- 2.19 The Hertfordshire Level 1 Strategic Flood Risk Assessment Map 7 shows the site to be at low risk of flooding from groundwater.

3 Existing Site Assessment

Site Description

- 3.1 The site is located at Church Farm, Three Houses Lane, Codicote, SG4 8TA (TL 21337 20548). The location plan is included in **Appendix A**.
- 3.2 The site covers an area of approximately 3332.8m², consisting of three existing barns used for storage purposes, with an associated access road.
- 3.3 The proposed development includes the conversion of the existing barns to storage with the provision of an electricity sub-station. The proposed development plans are included in **Appendix B**.

Local Watercourses

- 3.4 The EA Main River, River Mimram, is located 1.95km to the west of the site.
- 3.5 An ordinary watercourse, which connects into Stevenage Brook and ultimately into the River Lea, is located 650m to the northeast.

Site Levels

- 3.6 A topographical survey is enclosed in **Appendix D**. The level is 127.45mAOD in the southeast corner, 127.20mAOD in the southwest corner, 126.56 in the northeast corner and 124.84 in the northwest at the site entrance. As such, there is a slight decline in elevation from the south of the site to the north.

Geology

- 3.7 With reference to the British Geological Survey online mapping (www.bgs.ac.uk), the site is located within an area with a bedrock of Lewes Nodular Chalk Formation and Seaford Chalk Formation – chalk, with superficial deposits of Lowestoft Formation – Diamicton.
- 3.8 The nearest borehole records (Ref. TL22SW16 & TL22SW13) indicates a geology of Upper Chalk and Middle Chalk. The groundwater rest level is between 129ft and 145ft below ground level.
- 3.9 The DEFRA Magic Map shows the site is located within Source Protection Zone III – Total Catchment.
- 3.10 The DEFRA Magic Map shows the site is located in an area with a Principal bedrock aquifer and Secondary (undifferentiated) superficial drift aquifer.
- 3.11 The DEFRA Magic Map shows the site is located in a medium groundwater vulnerability area with soluble rock risk.

Sewer Records

- 3.12 Thames Water sewer records are enclosed in **Appendix E**. There are no foul or surface water sewers located within the vicinity of the site.

Existing Drainage

- 3.13 Based on the topographical survey, it seems that surface water runoff from the site currently outfalls into two existing drainage channels located on-site. The client has confirmed that these outfall into an attenuation basin and ultimately into the ditch located parallel to the highway. The applicant has cleared the basin and ditches to improve the local drainage.

4 Potential Source of Flooding

Fluvial

- 4.1 A copy of the Environment Agency's Flood Map for Planning is enclosed in **Appendix C**.
- 4.2 The site is located in Flood Zone 1. Flood Zone 1 is defined as having less than 0.1% annual probability of river flooding.
- 4.3 The risk of fluvial flooding is considered low.

Surface Water

- 4.4 Surface water flooding refers to flooding caused when the intensity of rainfall, particularly in urban areas, can create runoff which temporarily overwhelms the capacity of the local drainage systems or does not infiltrate into the ground. The water ponds on the ground and flows towards low-lying land. This source of flood risk is also known as 'pluvial'.
- 4.5 The EA long term risk maps (available on the GOV.UK website) show the site is at low risk with flooding with a localised area of high risk flooding to the east of the buildings. High risk indicates a chance of flooding above 3.3% each year. The EA long term risk maps are included in **Appendix E**.
- 4.6 A high-risk scenario indicates a greater than 3.3% annual probability of surface water flooding, i.e., the most frequently occurring scenario. The medium risk scenarios indicate an annual probability of surface water flooding between 3.3% and 1%. The low-risk scenario indicates an annual probability of surface water flooding between 1% and 0.1%, (i.e. the least frequent but worst-case scenario). In all these scenarios, the area of localised flooding has a depth above 90cm.
- 4.7 The available Defra surface water flooding data for a 1% and 0.1% annual probability, analysed in QGIS and overlaid with the topographical survey, is included in **Appendix F**. The Defra surface water overlay shows the predicted depths of flooding at 150mm intervals, which is more precise than the EA long term flood risk maps.
- 4.8 In the 1% annual scenario, localised surface water flooding is present in the east of the site, with depths from 0.15m-1.20m. In the 0.1% annual scenario, this area of localised flooding extends marginally south.
- 4.9 As this flooding is likely associated with a low spot in the site and is outside the extent of any buildings or access, surface water flood risk is deemed low. Therefore, mitigation measures are not necessary.

Reservoir

- 4.10 The EA long term risk maps also display the risk from reservoirs. The site is shown to not be in a reservoir flood risk area, therefore the risk of reservoir flooding is low.

Groundwater

- 4.11 Based on Hertfordshire's interactive mapping, the site is not susceptible to groundwater flooding. The Hertfordshire Level 1 SFRA indicates a low risk.
- 4.12 The nearest borehole records (Ref. TL22SW16 & TL22SW13) indicate that groundwater rest level is between 129ft and 145ft below ground level.
- 4.13 Based on the information above, the site is at low risk from groundwater flooding.

5 Proposed Drainage Strategy

Relevant SuDS Policy

- 5.1 SuDS mimic natural drainage patterns and provide a method of surface water drainage which can decrease the quantity of water discharged, and hence reduce the risk of flooding. SuDS design should meet the “four pillars” of SuDS of: water quantity, water quality, amenity and biodiversity, wherever possible.

Proposed SuDS Strategy

- 5.2 As this application is for a change of use and there is to be only modest external changes to roof area of the buildings, the site will continue to drain as per the existing situation – into the existing attenuation basin and then into the ditch.
- 5.3 To provide a betterment to the existing situation, we recommend that raingarden planters are installed at appropriate locations, where rainwater downpipes are taking surface water runoff from the existing roofs. Examples of these can be found via the following link: <https://cdn.sellr.com/assets/files/5504298/East%20of%20Eden%20SuDS%20Planter%20Guide.pdf>
- 5.4 Raingarden planters meet all four pillars of SuDS which are outlined above, improving biodiversity and amenity through the installation of new plant species, as well as reducing the volume of surface water runoff from the site through attenuation.
- 5.5 Raingardens will also provide extra pollution mitigation for surface water run-off from the roofs. Due to the variability in planter design, the pollutant hazard reduction capacity is determined at a later detailed stage. However, Table 5.1 exemplifies the capacity for raingardens to meet water quality requirements if designed to FAWB guidelines.

Pollutant	Typical removal efficiency
TSS	>90%
Total phosphorus	>80%
Nitrogen	50% on average
Metals (zinc, lead, cadmium)	>90%
Metals (copper)	Up to 60%

Table 5.1: Pollution removal for bioretention systems designed to FAWB guidelines from Table 18.1 of the CIRIA SuDS Manual.

6 Maintenance of Development Drainage

- 6.1 The maintenance of the existing SuDS features will remain the responsibility of the site owner. The site owner will also be responsible for maintaining the raingarden planters.
- 6.2 Regular inspections and maintenance should be carried out for each of these elements, particularly after periods of heavy rainfall. Maintenance tasks and frequencies for raingarden planters are detailed in the CIRIA SUDS Manual (C753) and have been summarised in Table 6.1.

Maintenance Schedule	Required Action	Typical Frequency
Regular Inspections	Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary.	Quarterly.
	Check operation of underdrains by inspection of flows after rain.	Annually.
	Assess plants for disease infection, poor growth, invasive species etc and replace as necessary.	Quarterly.
	Inspect inlets and outlets for blockage.	Quarterly.
Regular Maintenance	Remove litter and surface debris and weeds.	Quarterly (or more frequently for tidiness or aesthetic reasons).
	Replace any plants, to maintain planting density.	As required.
	Remove sediment, litter and debris build-up from around inlets or from forebays.	Quarterly or biannually.
Occasional Maintenance	Infill any holes or scour in the filter medium, improve erosion protection if required.	As required.
	Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch.	As required.
Remedial Actions	Remove and replace filter medium and vegetation above	As required but likely to be > 20 years.

Table 6.1: Maintenance tasks and frequencies for Bioretention Systems (i.e. Raingarden Planters) (The SUDS Manual C753, CIRIA)

- 6.3 It is recommended that during the first 12 months of operation all SuDS and drainage features are visually inspected on a monthly basis to determine any seasonal patterns this includes all SuDS features, inspection chambers, inlets and outlets. This will determine whether or not the recommended service intervals set out by CIRIA in the figures above will be sufficient for maintenance beyond the first year.
- 6.4 After the first 12 months, the maintenance schedule should be designed to at least meet the requirements set out by CIRIA based on the outcome of the monitoring.

Manholes, Sewers and Inspection Chambers

- 6.5 All inspection chambers and manholes, including the orifice plate/hydrobrake chambers, should be inspected on a bi-annual basis with further visual checks carried out throughout the year, such as in November after the heaviest leaf-fall has occurred.
- 6.6 Should a blockage occur at any time, it is advised to seek professional help to jet the drainage system to clean and clear the system.

Gutters and Downpipes

- 6.7 It is good practice to ensure that these are occasionally inspected to ensure they are in good order and free of leaves & debris. Once every 6 months should be sufficient.

7 Conclusions

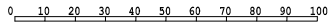
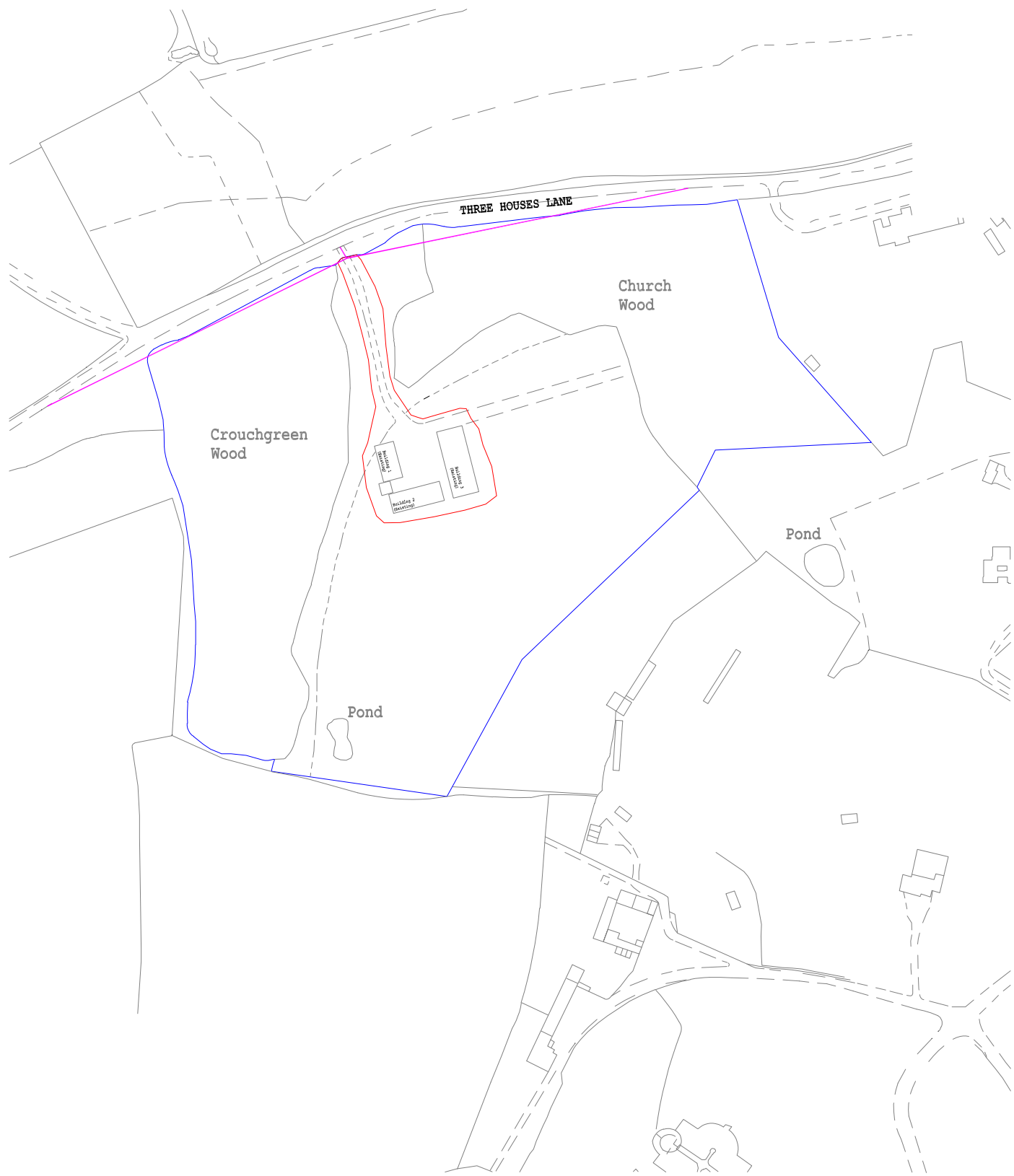
- 7.1 EAS has been commissioned to provide a Flood Risk Assessment and SuDS report to inform a planning application for Church Farm, Three Houses Lane, Codicote, SG4 8TA.
- 7.2 The site comprises of three existing agricultural barns, which are to be converted into storage with the provision of an electricity sub-station.
- 7.3 The site is located within Flood Zone 1 on the EA Flood Map for planning and is deemed at low risk from all fluvial and pluvial sources of flooding, including surface water, groundwater and reservoir.
- 7.4 As this proposal is for a change of use, there is to be modest external changes to the roof areas and areas of hardstanding. As such, the site will continue to drain as per the existing situation – into the existing attenuation basin and then into the ditch located parallel to the highway.
- 7.5 To provide a betterment to existing scenario, we recommend raingarden planters are implemented at appropriate locations, where rainwater downpipes are currently taking surface water runoff from the existing roofs.
- 7.6 Raingarden planters meet all four pillars of SuDS, including biodiversity, amenity, water quality and water quantity.
- 7.7 In conclusion, we believe this proposal to be suitably and sustainably located and does not increase flood risk onsite or elsewhere within the wider area.

Appendices:

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Appendix: A - Location Plans

Scale this drawing for Planning purposes only.
Clients agent to be informed of all discrepancies in dimensions
Contractor to check all dimensions on site
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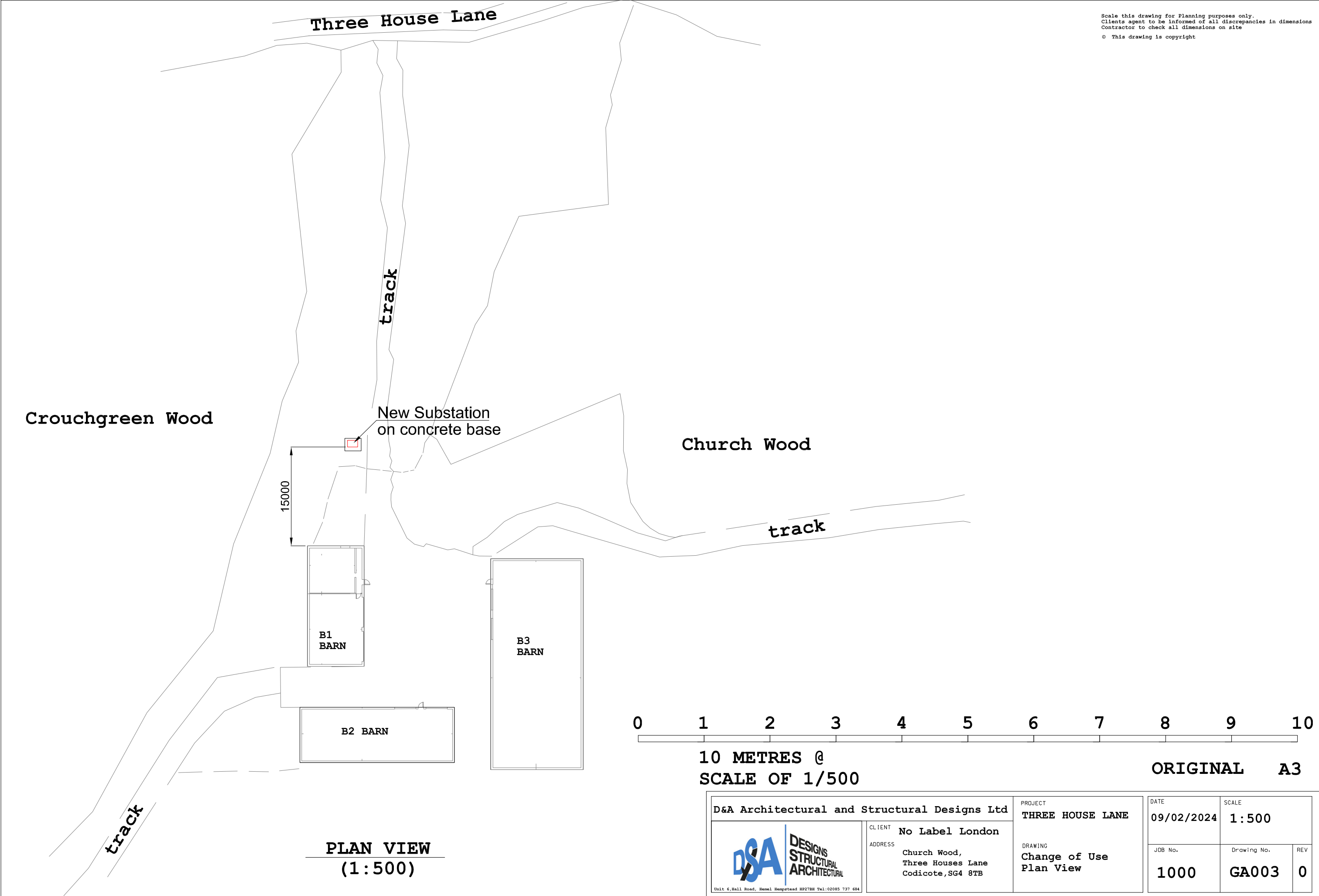
10 METRES @ SCALE OF 1/2500

ORIGINAL A3

PLAN VIEW (1:2500)

D&A Architectural and Structural Designs Ltd		PROJECT THREE HOUSE LANE	DATE 26/01/2024		SCALE 1:2500	
 Unit 6, Hall Road, Hemel Hempstead HP27TH Tel: 02085 737 684	CLIENT No Label London	DRAWING Existing Site Plan	JOB No. 1000		Drawing No. GA001	REV 0
	ADDRESS Church Wood, Three Houses Lane Codicote, SG4 8TB					

Appendix: B – Development Site Plans



Scale this drawing for Planning purposes only.
Clients agent to be informed of all discrepancies in dimensions
Contractor to check all dimensions on site
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D&A Architectural and Structural Designs Ltd



CLIENT No Label London

ADDRESS Church Wood,
Three Houses Lane
Codicote, SG4 8TB

PROJECT
THREE HOUSE LANE

DRAWING
Change of Use
Plan View

DATE
09/02/2024

JOB No.
1000

SCALE
1:500

Drawing No.
GA003

REV
0

Appendix: C – EA Flood Map for Planning

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
521340/220575

Created
13 May 2024 15:12

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

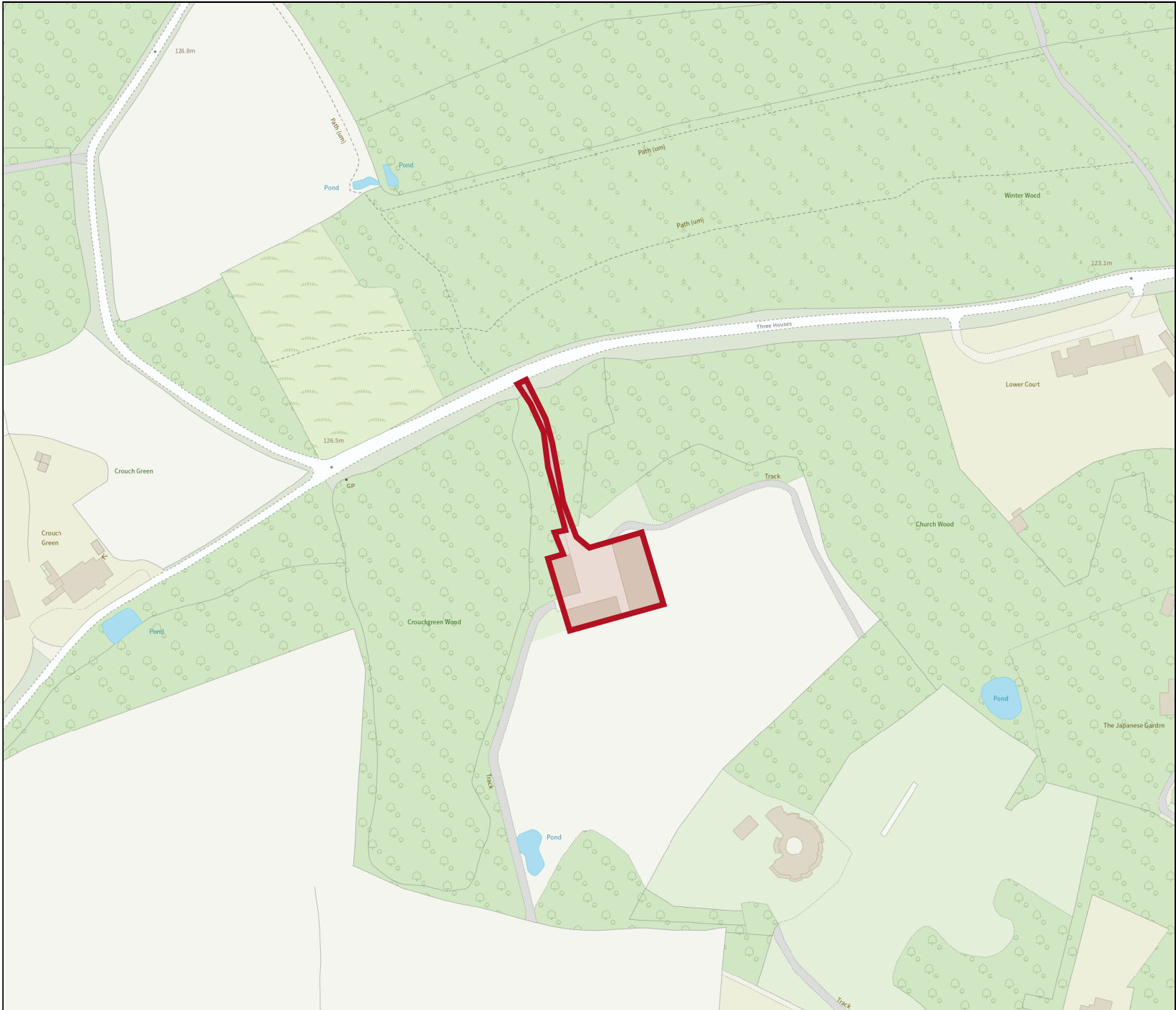
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
521340/220575

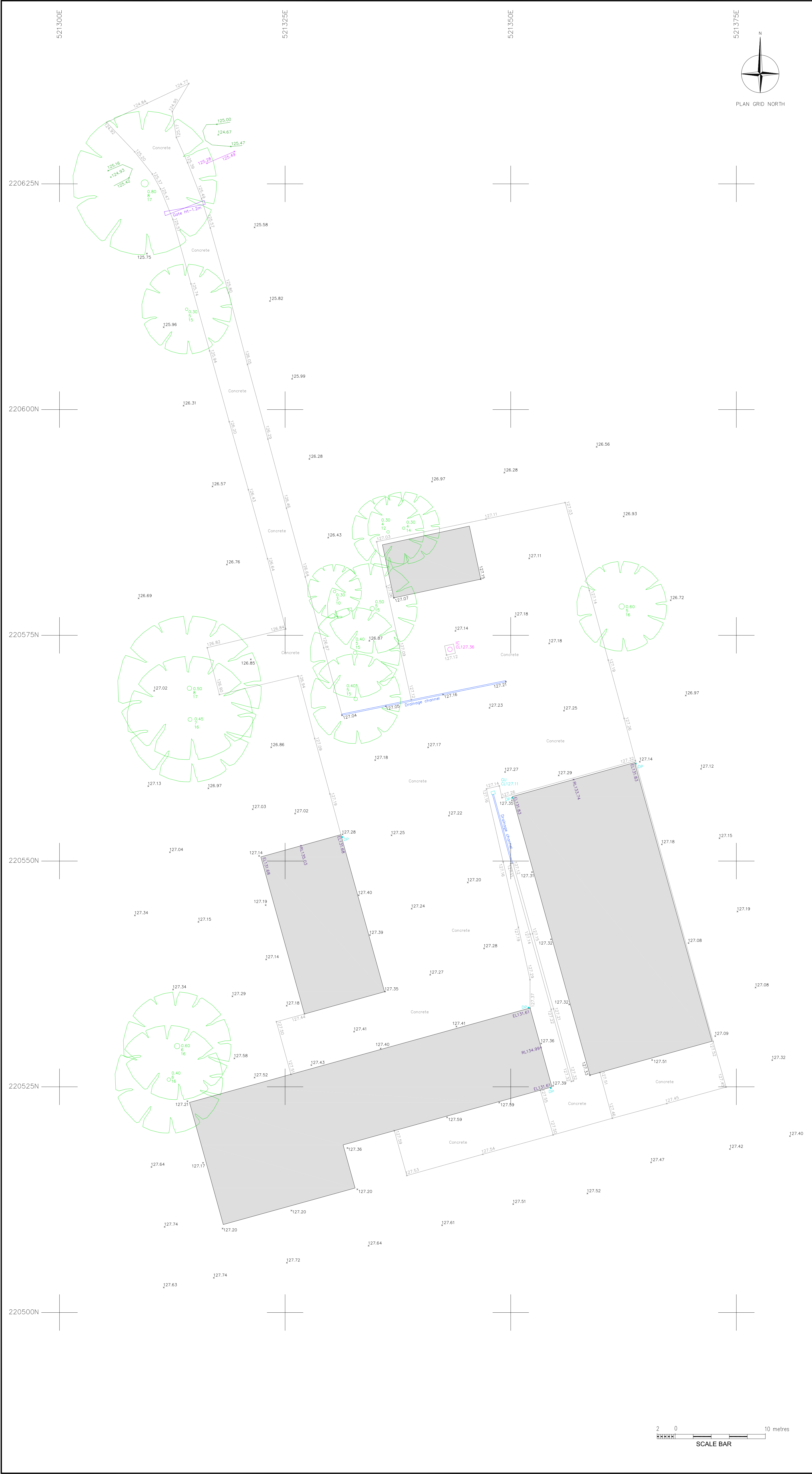
Scale
1:2500

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13 May 2024 15:12

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



Appendix: D – Topographical Survey



TOPOGRAPHICAL & MEASURED BUILDING SURVEYS			
Abbreviations and symbols			
AH	Arch Head Height	MP	Marker Post
AR	Assumed Route	NB	Name Board
AV	Air Valve	OHL	Overhead Line (approx)
BB	Belisha Beacon	Pan	Panel Fence
BH	Bore Hole	PB	Post Box
BL	Bed Level	PM	Parking Meter
BO	Bollard	PO	Post
BrP	Brace Post	P/R	Post & Rail Fence
BS	Bus Stop	P/W	Post & Wire Fence
BU	Bush	P/Wall	Partition Wall
B/W	Barbed Wire Fence	RE	Rodding Eye
BX	Box (Utilities)	RL	Ridge Level
C/B	Close Board Fence	RP	Reflector Post
CH	Cill Height	RS	Road Sign
CL	Cover Level	RSD	Roller Shutter Door
C/L	Chain Link Fence	RSJ	Rolled Steel Joist
C-Lev	Ceiling Level	SI	Sign Post
Col	Column	SP	Arch Spring Point Height
C/P	Chestnut Paling Fence	SV	Stop Valve
CR	Cable Riser	SW	Surface Water
DC	Drainage Channel	SY	Stay
DH	Door Head Height	Tac	Tactile Paving
DP	Down Pipe	TC	Telecom Cover
DR	Drain	TH	Trial Pit
EL	Eaves Level	THL	Threshold Level
EP	Electric Pole	TL	Traffic Light
ER	Earth Rod	ToW	Top of Wall
ET	EP+Transformer	TP	Telegraph Pole
FB	Flower Bed	TV	Cable TV Cover
FBD	Floor Board Direction	UB	Universal Beam
FH	Fire Hydrant	UC	Unknown Cover
FBD	Floor Board Direction	UK	Unknown Tree
FH	Fire Hydrant	USB	Under Side Beam
FL	Floor Level	UTL	Unable To Lift
FP	Flag Pole	VP	Vent Pipe
FW	Foul Water	WB	Waste Bin
GU	Gully	WL	Water Level
GV	Gas Valve	WM	Water Meter
HH	Head Height	WO	Wash Out
IC	Inspection Cover	WV	Water Valve
IL	Invert Level	⊗	Floor to Ceiling Height
I/R	Iron Railings	⊗/c	Floor to False Ceiling Ht
KO	Kerb Outlet	⚠	Survey Control Station
LP	Lamp Post		
MH	Manhole		

General note:

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including: sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

Cill heights are measured as floor to the cill and head heights are measured from cill to the top of window.

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Stamford Topographical immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in meters unless otherwise stated.

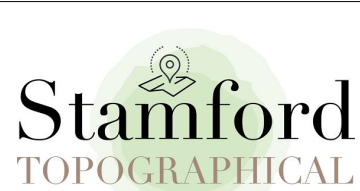
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Sheet layout:

1

The coordinate system and level datum established for this survey is related to Ordnance Survey (OS) national grid using GPS.

DRAWING TITLE: Topographical survey


www.StamfordTopographical.co.uk

CLIENT: DA Engineering

PROJECT: Church Farm,
Three Houses Lane, Codicote,
SG4 8TA

PROJECT No: ST0396

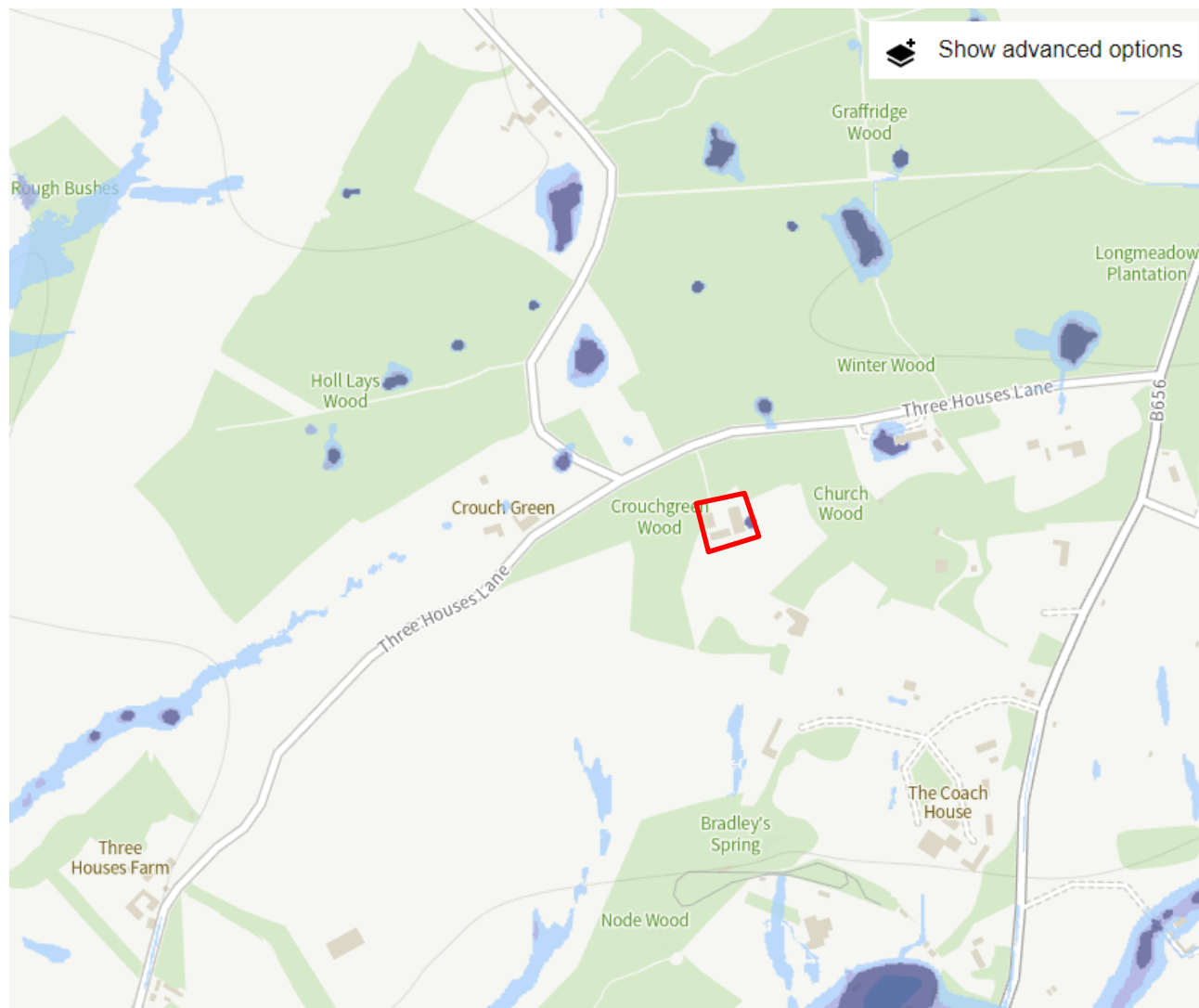
REV:

SURVEY DATE: 25/05/2024

SCALE: 1:200

Appendix: E – EA Surface Water Flood Map

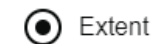
EA Risk of Surface Water Flooding - Extent



Site Boundary

Key

Surface water



Extent



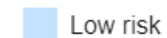
High risk

More than 3.3% chance each year



Medium risk

Between 1% and 3.3% chance each year



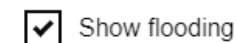
Low risk

Between 0.1% and 1% chance each year



Depth

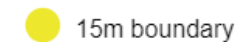
Map details



Show flooding



Selected address



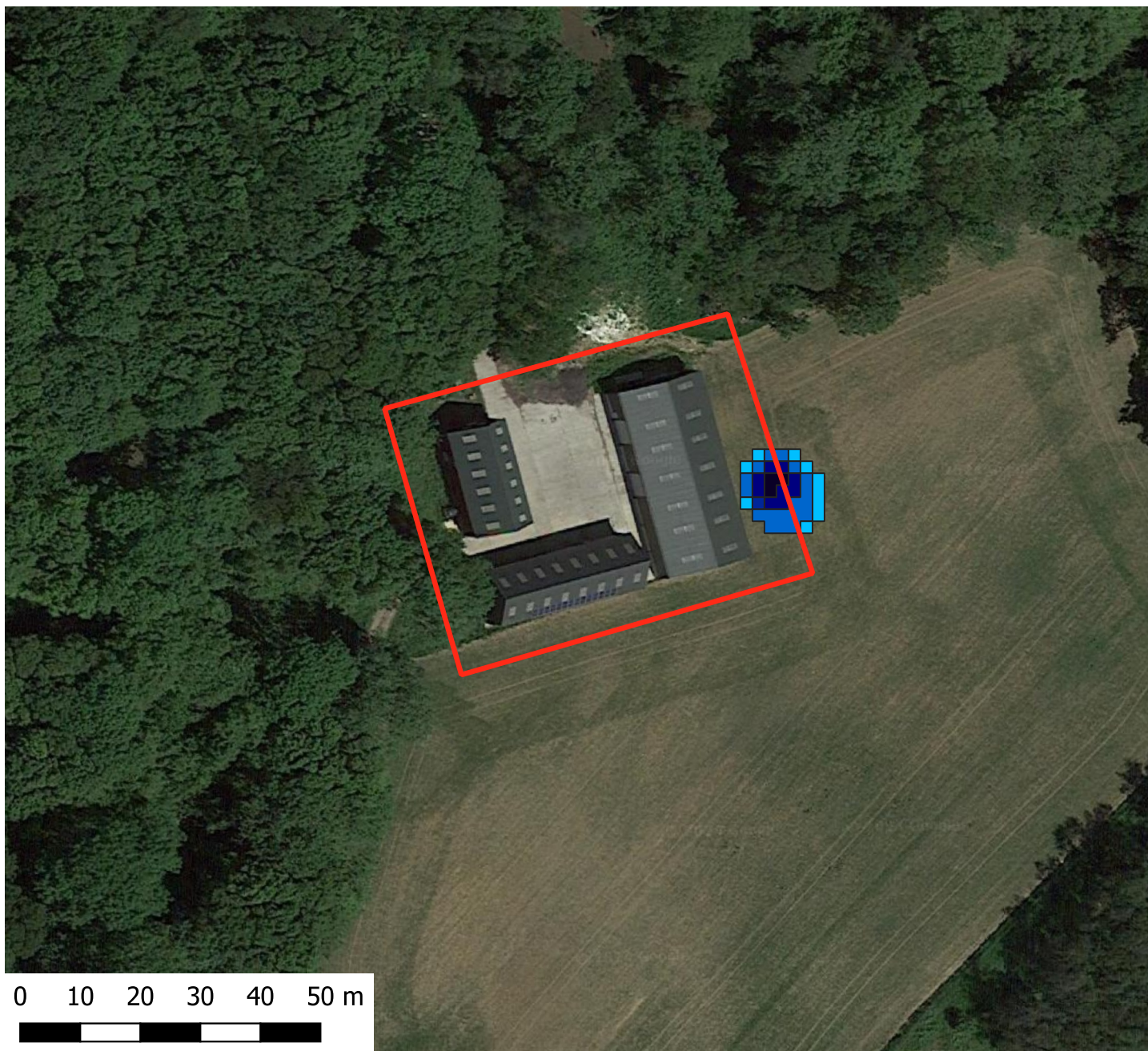
15m boundary

Pause to updates of flood risk data

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

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Appendix: F – Defra Surface Water Flood Map



Key:

 Site Boundary

Surface Water Depth (m)
1% AEP (1 in 100yr)

 0.00 - 0.15

 0.15 - 0.30

 0.30 - 0.60

 0.60 - 0.90

 0.90 - 1.20

 > 1.20





Key:

 Site Boundary

Surface Water Depth (m)
0.1% AEP (1 in 1000yr)

 0.00 - 0.15

 0.15 - 0.30

 0.30 - 0.60

 0.60 - 0.90

 0.90 - 1.20

 > 1.20

