

FLOOD RISK ASSESSMENT

Grid Reference: 518603E, 231184N

OLD HALE WAY
ICKLEFORD, HERTFORDSHIRE

Prepared on behalf of
PETER GEORGE TOWN PLANNING

APRIL 2024

REFERENCE: ST3481/FRA-2404-REV 5
REVISION 5



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Drawings contained in this report are based upon information available at the time of production and serve to assess the likely flooding and flood risk implications arising from delivery of the proposed development. The information produced by Stomor Ltd for this report should not be used as detailed design for construction purposes.

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<i>Revision</i>	<i>Author</i>	<i>Checked by</i>	<i>Issue Date</i>
<i>0</i>	<i>SJB</i>	<i>KD</i>	<i>17.04.24</i>
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- A Site Location Plan
- B EA Flood Data
- C Site Specific Fluvial Flood Zone Extents Plan

1. Introduction

- 1.1.1. Stomor Ltd have been commissioned by Peter George Town Planning to prepare a Flood Risk Assessment (FRA) associated with the proposed development of land to the north-east of Old Hale Way, Ickleford, Hertfordshire. A Site Location Plan is provided in **Appendix A**.
- 1.1.2. Development proposals comprise the erection of 1No. detached dwelling.

2. Development Site

- 2.1.1. The site is greenfield and forms part of an agricultural holding located on the east side of Old Hale Way.

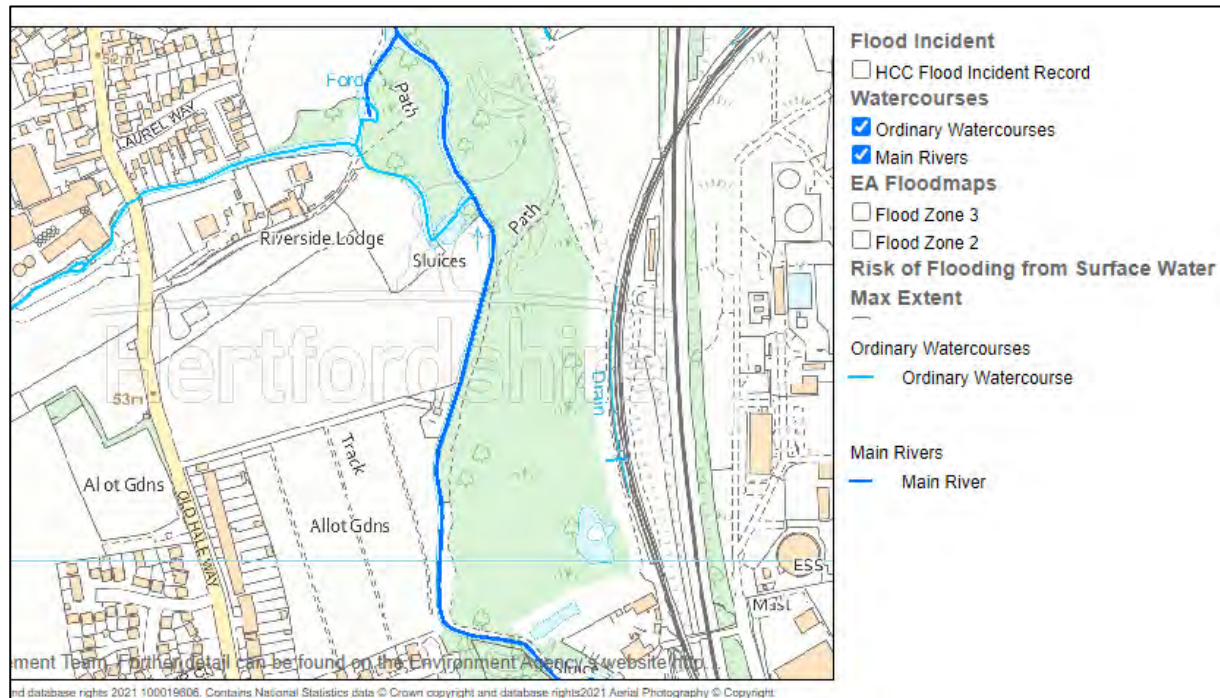


FIGURE 2.1: HCC Flood Risk Management Map

- 2.1.2. An Environment Agency (EA) designated Main River, the River Hiz, runs to the eastern side of the proposed dwelling, generally running from south to north.
- 2.1.3. There is no existing surface water drainage infrastructure within the development area of the site. Surface water runoff would appear to drain naturally to ground or run overland towards the River Hiz.

3. Flood Risk

3.1. Flooding from Rivers or Sea

3.1.1. The Indicative Floodplain Map obtained from the EA website (**Figure 3.1**) shows that the site lies predominantly within Flood Zone 1. A small area along the eastern boundary is located within Flood Zone 3, where no development is proposed.

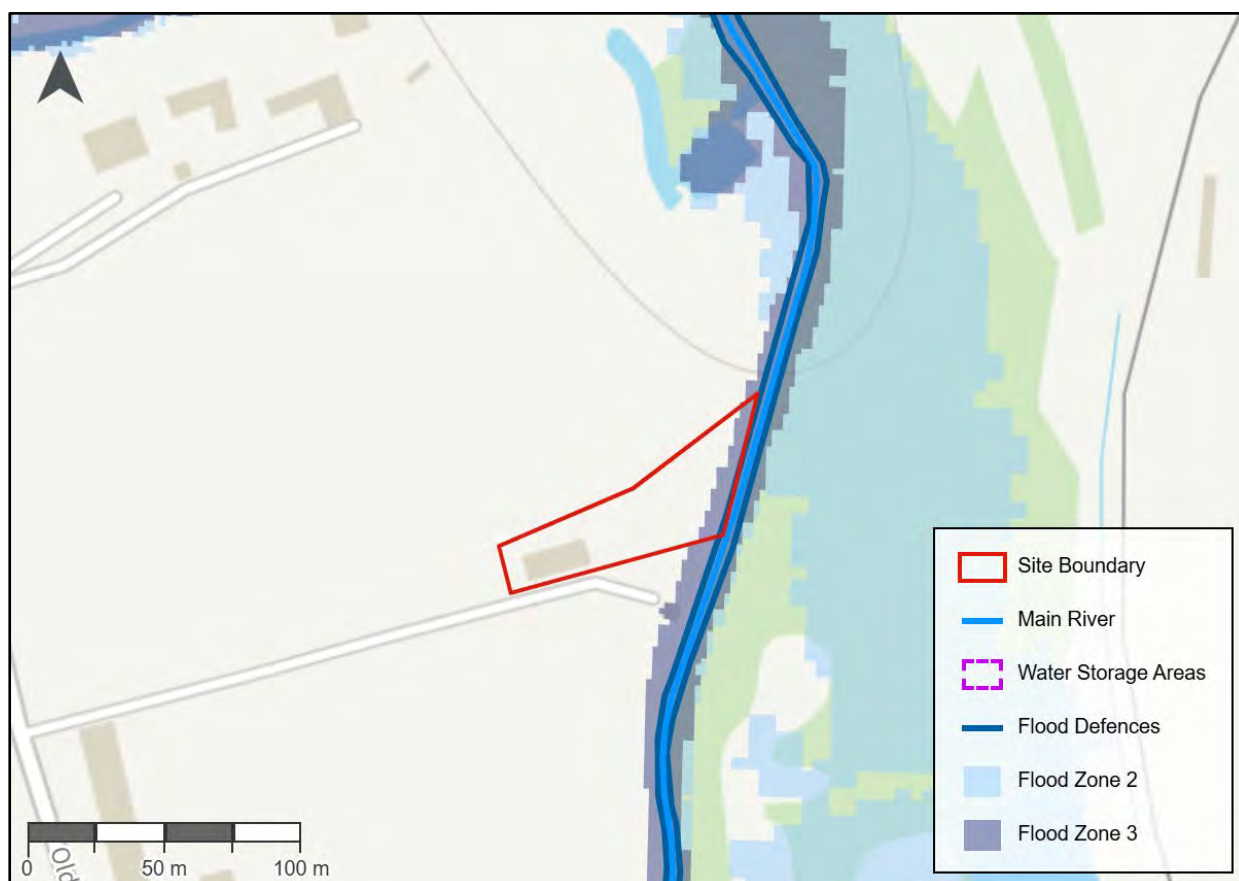


Figure 3.1: UK Government Flood Map for Planning

3.1.2. The difference between Flood Zones 1, 2 and 3 are described in Annex F: Managing Flood Risk and Coastal Change, Table 1: Flood zones (risks from river and sea flooding), from the National Planning Policy Framework (updated August 2026), reproduced below:

Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding (all land outside Zones 2, 3a and 3b).
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding.
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea flooding.

Zone 3b The Functional Floodplain	Land where water from rivers or the sea has to flow or be stored in times of flood. Normally comprises land having a 3.3% or greater annual probability of flooding, or land designed to flood (such as a flood attenuation scheme) even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).
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3.1.3. Chapter 18: Managing Flood Risk and Coastal Change, Policy F4: Assessing flood risk for decision-making, of the NPPF identifies that a Flood Risk Assessment is required for proposed development:

- in Flood Zones 2, 3a, or 3b, as defined in Annex F, table 1
- within Flood Zone 1
 - sites of 1 hectare or more
 - land which has been identified by the EA as having critical drainage problems
 - land identified in a strategic flood risk assessment of the Flood Map for Planning as being at risk of flooding from any source, whether now or in the future

3.1.4. The Managing Flood Risk and Coastal Change chapter of the NPPF identifies that site-specific flood risk assessments should be appropriate to the scale, nature, and location of development and should, where relevant, support an assessment of whether a development proposal satisfies the sequential and exception tests set out in policies F5 and F6.

3.1.5. The Flood Risk and Coastal Change Category of the NPPG and associated documents identify that site-specific flood risk assessments should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.

3.1.6. The development would continue to serve residential uses, which would have a NPPF flood risk vulnerability classification of 'More Vulnerable'.

3.1.7. EA flood data was obtained to assess flood outlines based upon the site specific topographical survey. A copy of the EA Flood Data is provided in **Appendix B**. Flood level data from the EA was assessed against the site-specific topographical survey, and is provided in **Appendix C**. The proposed dwelling lies outside the 1 in 1000-year extent and 1 in 100-year plus climate change extent.

3.1.8. The 1 in 100-year plus climate change flood level is 50.42m AOD, within the vicinity of the proposed dwelling location, and Finished Floor Levels are proposed at 300mm above this level.

- 3.1.9. The residential dwelling is located within Flood Zone 1. NPPG identifies that all uses of land are appropriate within Flood Zone 1.
- 3.1.10. The EA flood maps and local Strategic Flood Risk Assessment (SFRA) do not identify any fluvial flood risk associated with the River Hiz as it travels through the development area, with the extent of Flood Zone 2 and 3 generally confined to the river and part of the site with no development proposed.
- 3.1.11. The proposed dwelling will be located at least 8m away from the top of bank of the River Hiz. Therefore, there would be no requirement for permit from the EA. However, as the dwelling is proposed within proximity of the Main River, Finished Floor Levels will be raised at least 300mm above the 1 in 100-year plus climate change flood level, with flood exceedance routes considered as part of the detailed design.
- 3.1.12. Based upon the above information, it is considered that the development is not at risk of fluvial flooding and there would be no increase in fluvial flood risk downstream of the site.

3.2. Flooding from Land (Surface Water)

- 3.2.1. Flooding from land occurs when intense rainfall is unable to soak into the ground or enter drainage systems. Local topography and built form can have a strong influence on the direction and depth of flow.
- 3.2.2. The EA indicative surface water flood map with climate change (**Figure 3.2**) identifies that the site lies within an area not at risk of surface water flooding:

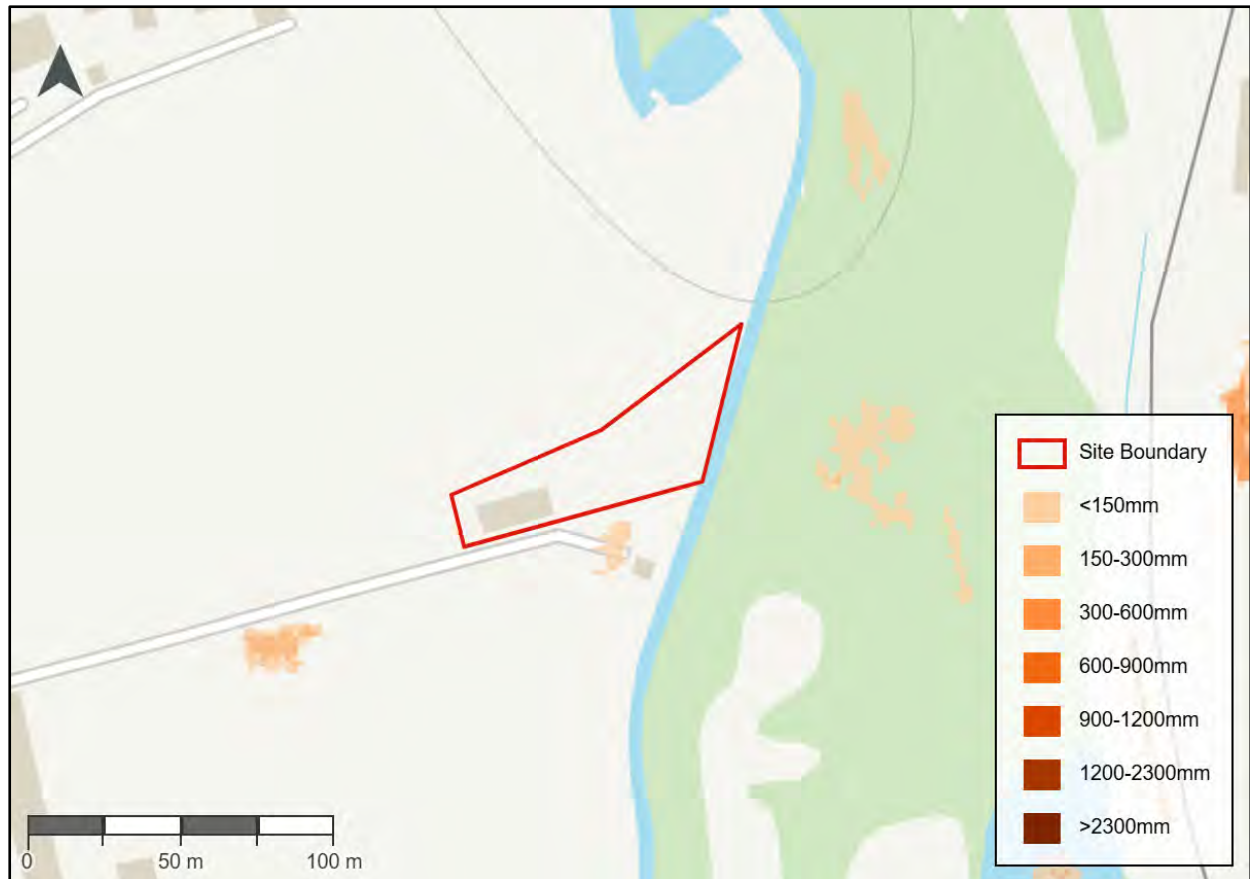


Figure 3.2: UK Government Surface Water Flood Risk Map

- 3.2.3. Any surface water runoff generated by the proposals would be catered for by a surface water drainage strategy which will be designed to current standards.
- 3.2.4. It is considered that the site is not at risk from surface water flooding, nor would it increase the flood risk within, or downstream of, the site.

3.3. Flooding from Groundwater

- 3.3.1. Groundwater flooding occurs when water levels in the ground rise above surface elevations. Groundwater flooding events are most likely to occur in low lying areas underlain by permeable rocks (aquifers).
- 3.3.2. The SFRA has not identified any historic groundwater flooding events within the vicinity of the site. The development of the site is not considered to increase the risk of groundwater flooding or would the site be considered vulnerable to groundwater flooding events.

3.4. Flooding from Sewers

- 3.4.1. Inspection of the SFRA identifies that the recorded historic sewer flooding events did not occur within the vicinity of the site. The development proposals would not increase the flood risk associated with the local sewer network.

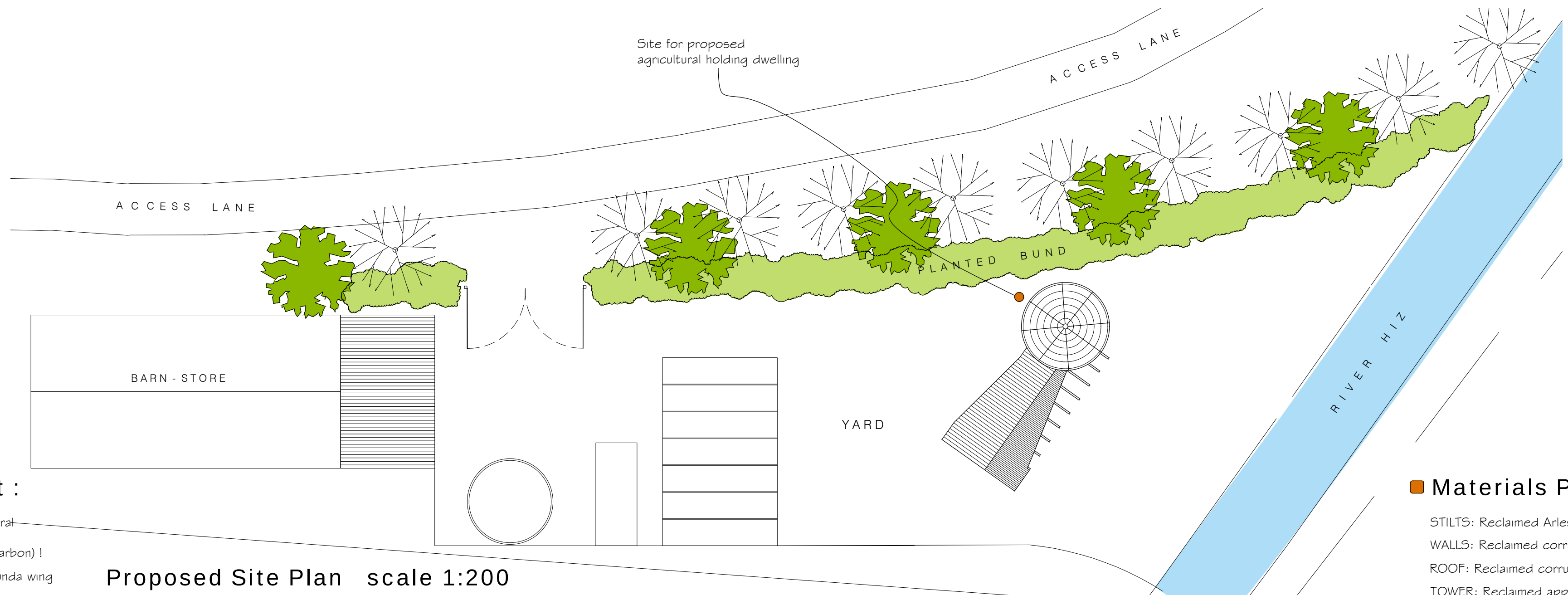
3.5. Flooding from Reservoirs, Canals and Other Artificial Sources

- 3.5.1. Inspection of the EA flood maps confirm the site is not at risk of flooding from reservoirs, canals or other artificial sources.
- 3.5.2. No other non-natural or artificial sources of flooding where water is retained above natural ground level, operational and redundant industrial processes including mining, quarrying and sand and gravel extraction, would appear to be located in the vicinity of the site which may cause increase floodwater depths or velocities.

4. Summary and Recommendations

- 4.1.1. Stomor Ltd have been commissioned by Peter George Town Planning to prepare a Flood Risk Assessment associated with the proposed development of land to the north-east of Old Hale Way, Ickleford, Hertfordshire.
- 4.1.2. The site is currently greenfield and in use for agricultural purposes.
- 4.1.3. The proposals for the site comprise the erection of 1No. detached dwelling.
- 4.1.4. An EA designated Main River, called the River Hiz, runs adjacent to the site.
- 4.1.5. The site lies predominantly within Flood Zone 1. A small area along the eastern boundary is located within Flood Zone 3, where no development is proposed. The development uses would have a NPPF flood risk vulnerability classification of 'More Vulnerable'.
- 4.1.6. Development, including the dwelling, the pedestrian access and the vehicular access, is confined to Flood Zone 1, where all development uses are permitted.
- 4.1.7. The 1 in 100-year plus climate change flood level is 50.42m AOD, within the vicinity of the proposed dwelling location, and Finished Floor Levels are proposed at 300mm above this level.
- 4.1.8. It is considered that the site would not be at risk of flooding from surface water, sewer, groundwater or artificial sources.





Brief & Concept :

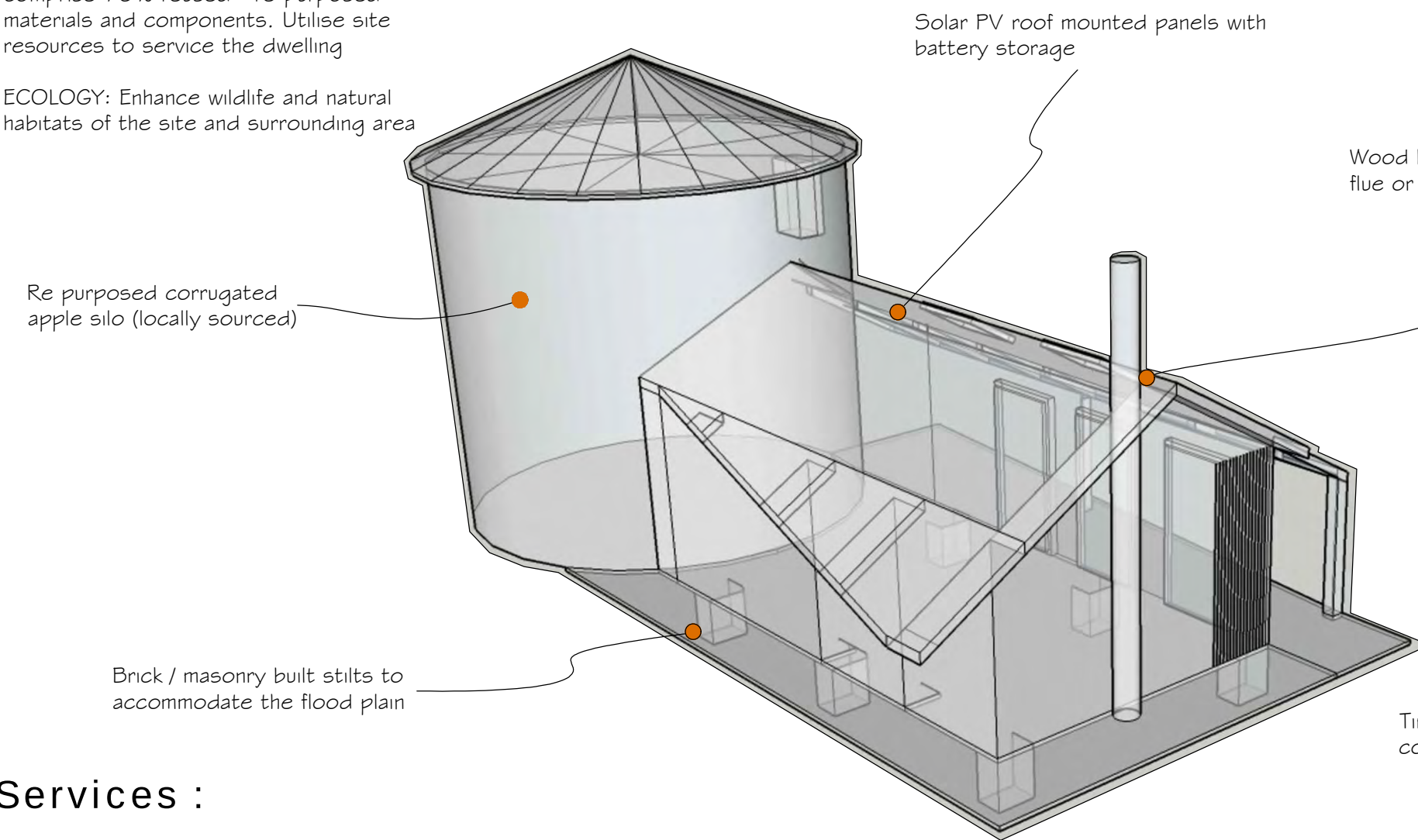
Design and construct an agricultural holding dwelling of architectural significance (aim for genuine 0 Carbon) !
FORM: Simple footprint with rotunda wing
SCALE: Modest | - 1.5 storey height

SUSTAINABILITY: Construction to comprise 75% reused - re-purposed materials and components. Utilise site resources to service the dwelling
ECOLOGY: Enhance wildlife and natural habitats of the site and surrounding area

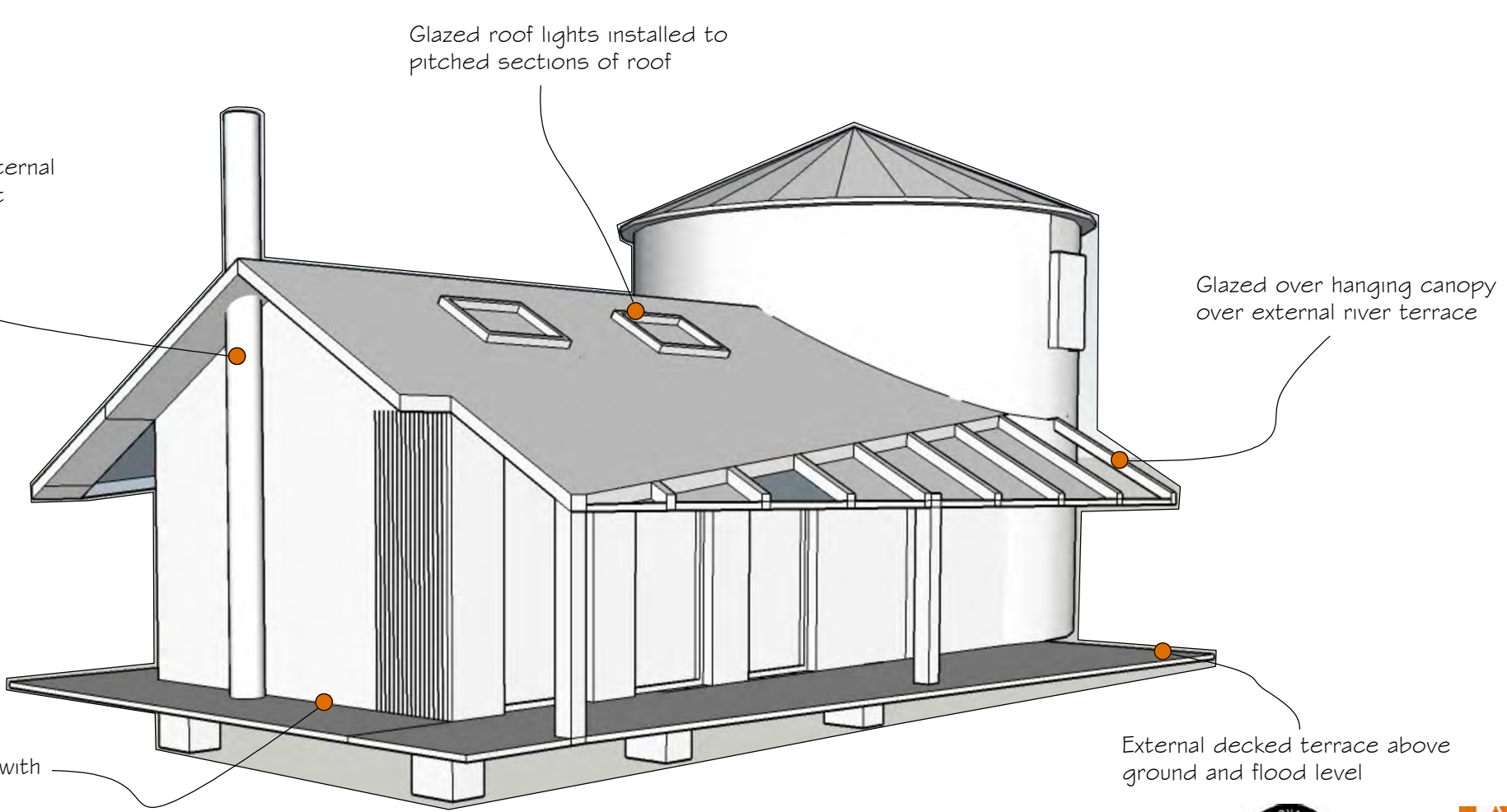
Materials Palette :

STILTS: Reclaimed Arlessey Whites bricks
WALLS: Reclaimed corrugated iron sheets
ROOF: Reclaimed corrugated iron sheets
TOWER: Reclaimed apple silo
TIMBER: Reused building timber
WINDOWS: Reused double glazing panels

Proposed Site Plan scale 1:200



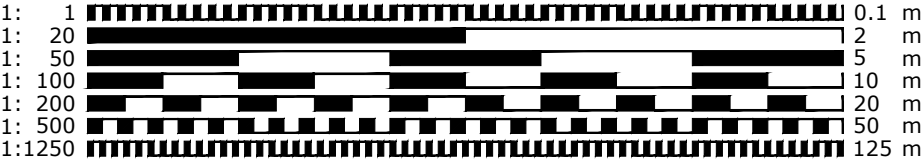
Sketch Perspective



Sketch Perspective

Services :

HEATING: Solar & Ground Source Pump & Wood Burning appliance
WATER: Bore hole
VENTILATION: Passive ventilation
DRAINAGE: Sewage treatment plant & grey water harvesting



o CLIENT MUST SEEK SEPARATE SPECIALIST ADVICE ON PARTY WALL MATTERS IN SUFFICIENT TIME TO SERVE ALL NOTICES IF REQUIRED
o ALL STRUCTURAL ELEMENTS ARE INDICATIVE ONLY AND SUBJECT TO FULL STRUCTURAL DESIGN BY STRUCTURAL ENGINEER - ALL DESIGN IS SUBJECT TO STRUCTURAL DESIGN TO BE PROVIDED BY OTHERS
o THIS DRAWING IS FOR PLANNING APPROVAL ONLY AND SUBJECT TO ALL OTHER RELEVANT STATUTORY APPROVALS

PRELIMINARY

This drawing is protected under © copy right

CONTRACT
Proposed Agricultural Dwelling :
Old Hale Way, Ickleford, Hitchin,
Hertfordshire

DRAWING TITLE
FEASIBILITY - DRAFT PROPOSALS

SCALE	varies@A2	DRAWING NUMBER	REVISION
DATE	Mar 2023	SKO1	A
DRAWN	JEI		
JOB NUMBER	RSD-22-02		CHECKED BY

redshed design
45 Hoo Road
Meppershall
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e-mail: james/karen@redsheddesign.co.uk
www.redsheddesign.co.uk



Flood risk assessment data



Location of site: 518474 / 231216 (shown as easting and northing coordinates)

Document created on: 1 July 2026

This information was previously known as a product 4.

Customer reference number: GPV4P6GWEA4M

Map showing the location that flood risk assessment data has been requested for.



How to use this information

You can use this information as part of a flood risk assessment for a planning application. To do this, you should include it in the appendix of your flood risk assessment.

We recommend that you work with a flood risk consultant to get your flood risk assessment.

Included in this document

In this document you'll find:

- how to find information about other sources of flooding
- information on the models used
- definitions for the terminology used throughout
- flood map for planning (rivers and the sea)
- past floods
- modelled data
- modelled climate change data
- information about strategic flood risk assessments
- information about this data
- information about flood risk activity permits
- help and advice

Information that's unavailable

This document **does not** contain:

- flood defence locations and attributes

We aren't able to display flood defence locations and attributes as there are no formal flood defences in the area of interest.

Other sources of flooding

To find out about other factors that might affect the flood risk of this location, you should check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

Your lead local flood authority is Hertfordshire County.

For information about sewer flooding, contact the relevant water company for the area.

About the models used

Model name: EAn_lvel Project_lvel Model_2019

Scenario(s): Defended fluvial, defences removed fluvial, defended climate change fluvial, defences removed climate change fluvial

Date: 1 October 2019

Model name: Hiz NHDC SFRA Climate change

Scenario(s): No defences exist fluvial, no defences exist climate change fluvial

Date: 23 October 2008

Model name: Hiz and tributaries outline from NHDC SFRA

Scenario(s): No defences exist fluvial

Date: 1 July 2008

These models contain the most relevant data for your area of interest.

Terminology used

Annual exceedance probability (AEP)

This refers to the probability of a flood event occurring in any year. The probability is expressed as a percentage. For example, a large flood which is calculated to have a 1% chance of occurring in any one year, is described as 1% AEP.

Metres above ordnance datum (mAOD)

All flood levels are given in metres above ordnance datum which is defined as the mean sea level at Newlyn, Cornwall.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

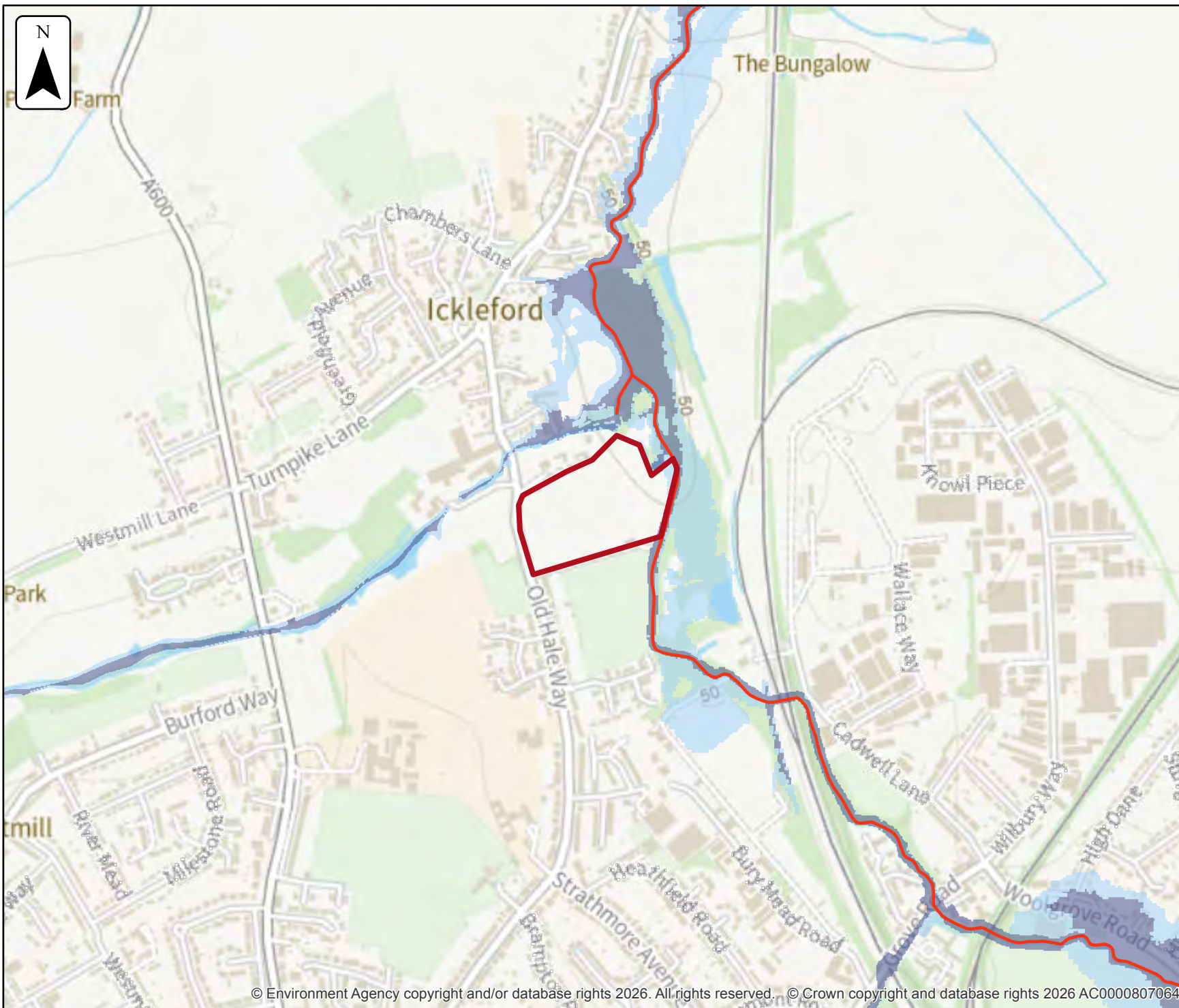
- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change



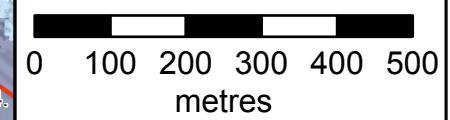
Flood map for planning

Location (easting/northing)
518474/231216

Scale
1:10,000

Created
1 Jul 2026

-  Selected area
-  Main river
-  Flood Zone 3
-  Flood Zone 2



Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

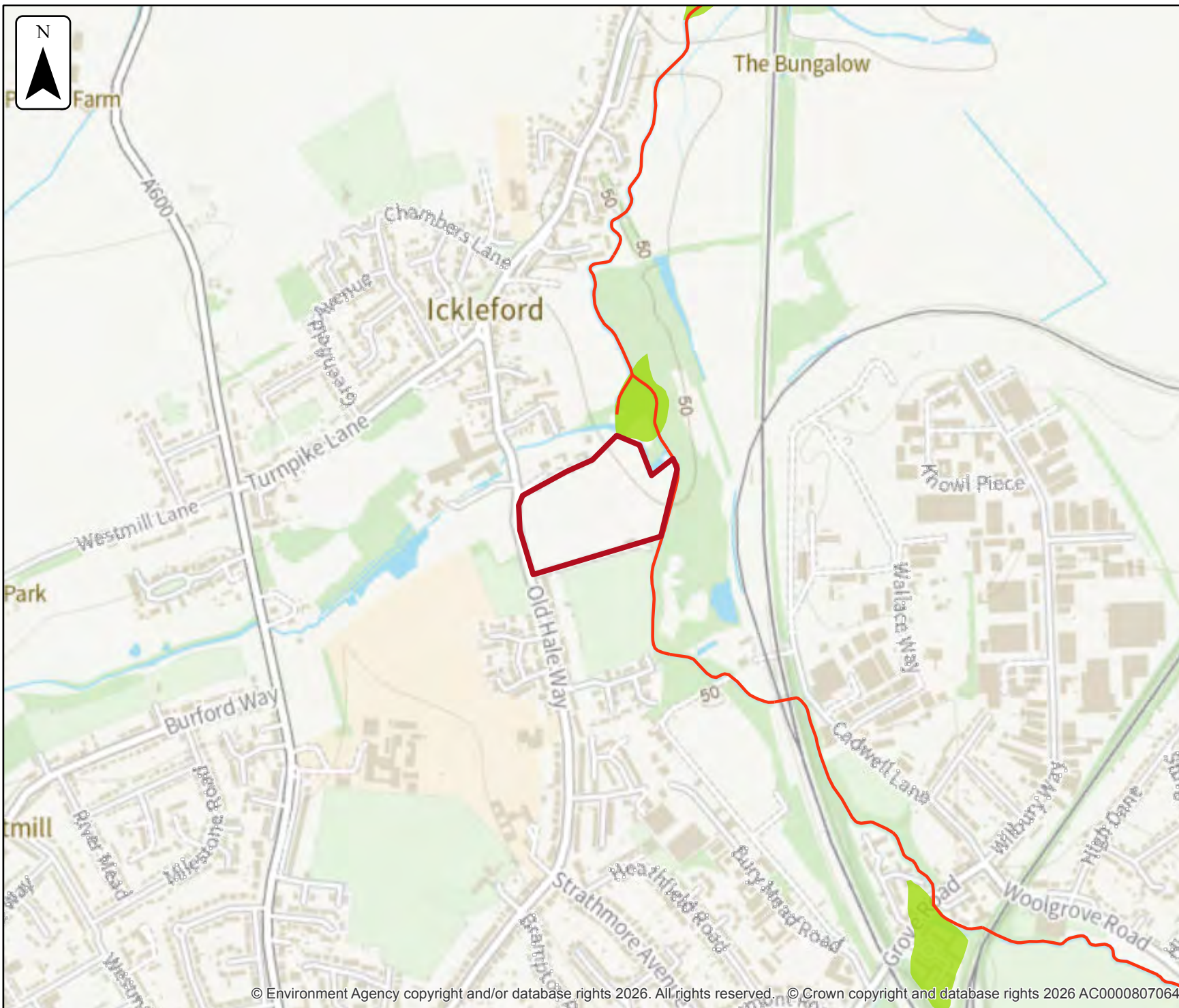
The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Hertfordshire County Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.



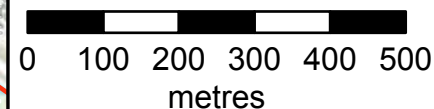
Past floods

Location (easting/northing)
518474/231216

Scale
1:10,000

Created
1 Jul 2026

-  Selected area
-  Main river
- Date of flood event
-  March, 1947



Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
13 March 1947	17 March 1947	main river	channel capacity exceeded (no raised defences)	Yes

Modelled data

This section provides details of different scenarios we have modelled and includes the following (where available):

- outline maps showing the area at risk from flooding in different modelled scenarios
- modelled node point map(s) showing the points used to get the data to model the scenarios and table(s) providing details of the flood risk for different return periods
- map(s) showing the approximate water levels for the return period with the largest flood extent for a scenario and table(s) of sample points providing details of the flood risk for different return periods

Climate change

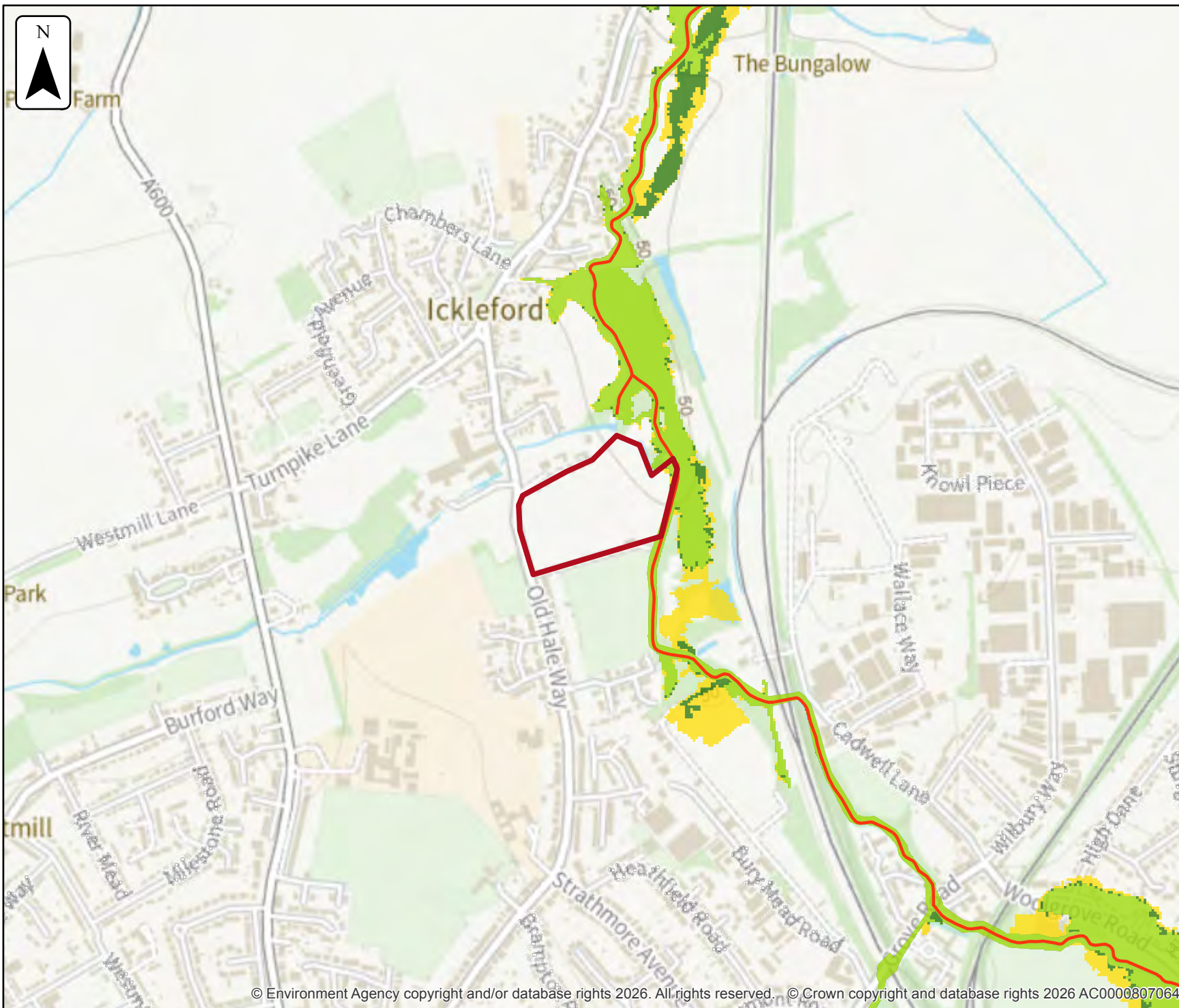
The climate change data included in the models may not include the latest [flood risk assessment climate change allowances](#). Where the new allowances are not available you will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it's your responsibility to demonstrate that new developments will be safe in flood risk terms for their lifetime.

Modelled scenarios

The following scenarios are included:

- Defended modelled fluvial: risk of flooding from rivers where there are flood defences
- Defences removed modelled fluvial: risk of flooding from rivers where flood defences have been removed
- No defences exist modelled fluvial: risk of flooding from rivers where there are no flood defences
- Defended climate change modelled fluvial: risk of flooding from rivers where there are flood defences, including estimated impact of climate change
- Defences removed climate change modelled fluvial: risk of flooding from rivers where flood defences have been removed, including estimated impact of climate change
- No defences exist climate change modelled fluvial: risk of flooding from rivers where there are no flood defences, including estimated impact of climate change



Defences removed climate change modelled fluvial extent

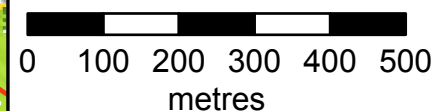
Location (easting/northing)
518474/231216

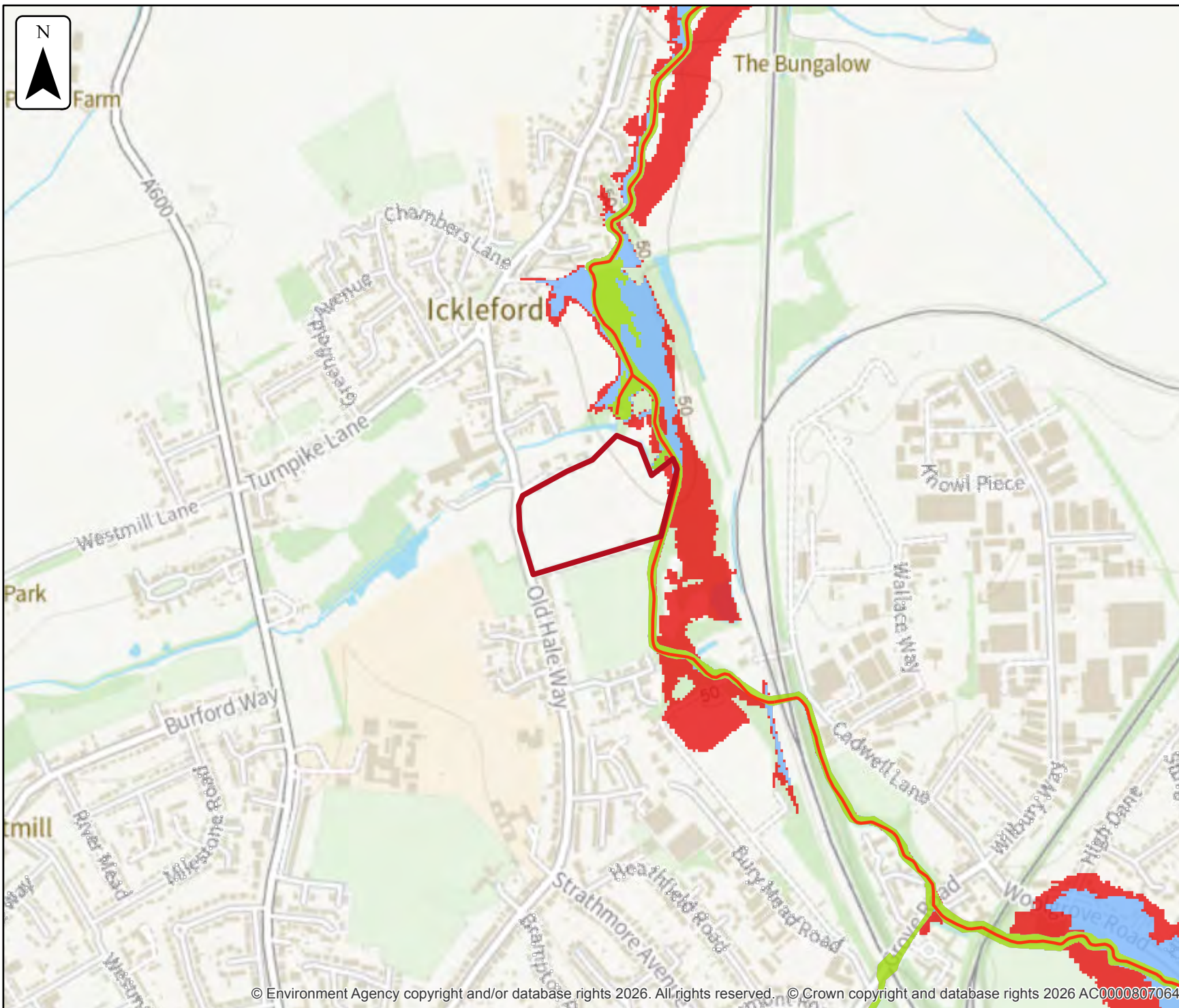
Scale Created
1:10,000 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

-  Selected area
-  Main river
- Modelled flood extent
 -  1% AEP (+25%)
 -  1% AEP (+35%)
 -  1% AEP (+65%)

Flood extents may not be
visible where they overlap
other return periods





Defences removed modelled fluvial extent

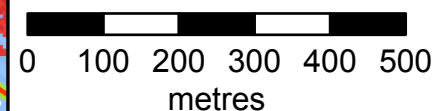
Location (easting/northing)
518474/231216

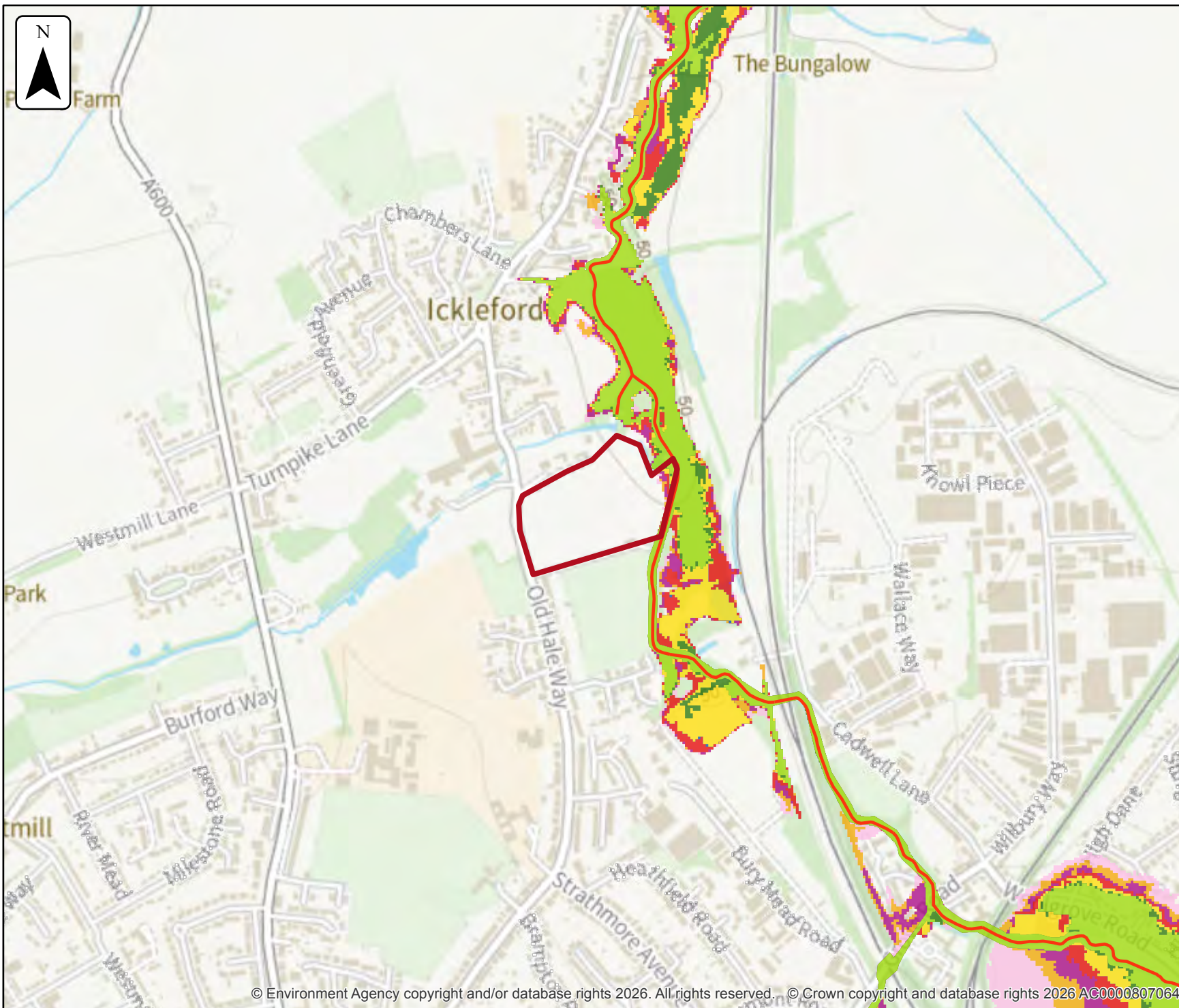
Scale Created
1:10,000 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

-  Selected area
-  Main river
- Modelled flood extent
 -  5% AEP
 -  1% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





Defended climate change modelled fluvial extent

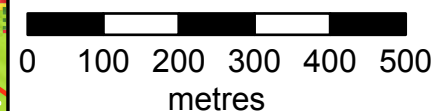
Location (easting/northing)
518474/231216

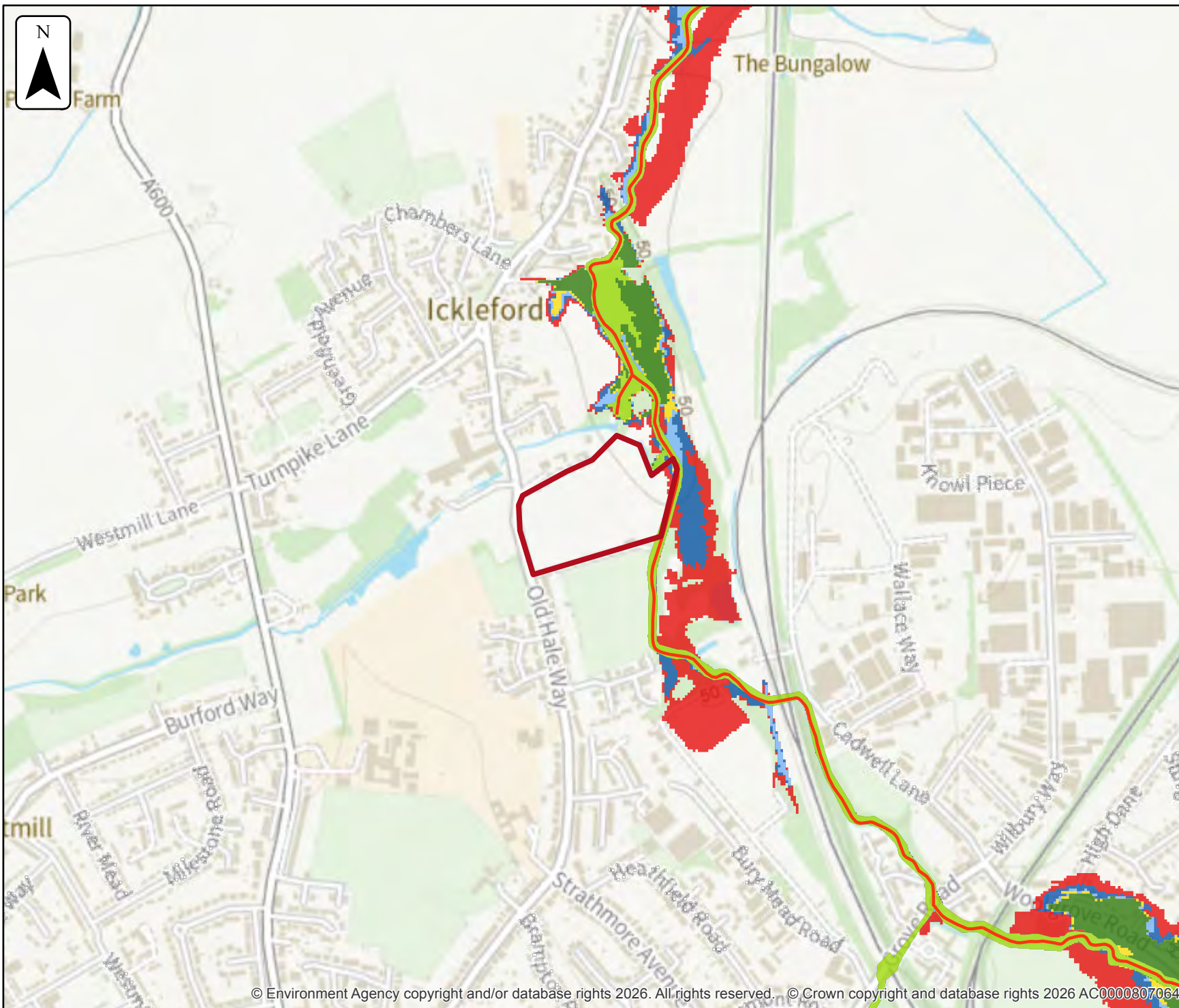
Scale Created
1:10,000 1 Jul 2026

Model name
EAn Ivel Project Model 2019

- Selected area
- Main river
- Modelled flood extent
 - 1% AEP (+25%)
 - 1% AEP (+35%)
 - 1% AEP (+65%)
 - 0.5% AEP (+25%)
 - 0.5% AEP (+35%)
 - 0.5% AEP (+65%)
 - 0.1% AEP (+25%)
 - 0.1% AEP (+35%)
 - 0.1% AEP (+65%)

Flood extents may not be visible where they overlap other return periods





Defended modelled fluvial extent

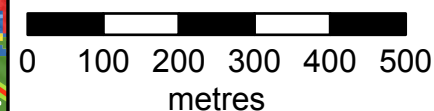
Location (easting/northing)
518474/231216

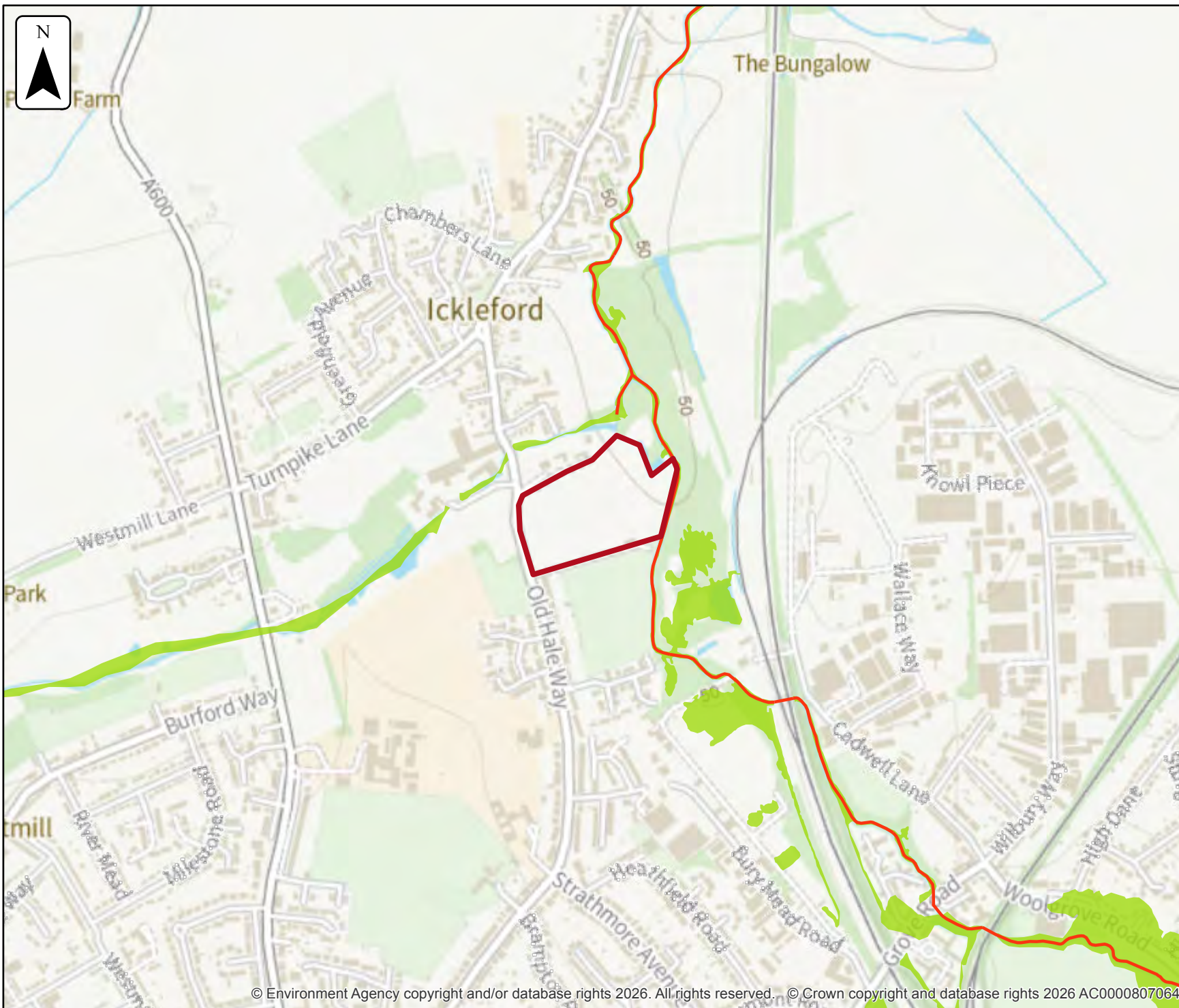
Scale Created
1:10,000 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

-  Selected area
-  Main river
- Modelled flood extent
 -  5% AEP
 -  2% AEP
 -  1.33% AEP
 -  1% AEP
 -  0.5% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





**No defences exist
climate change
modelled fluvial extent**

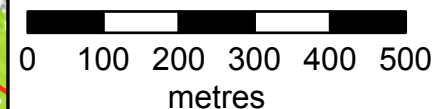
Location (easting/northing)
518474/231216

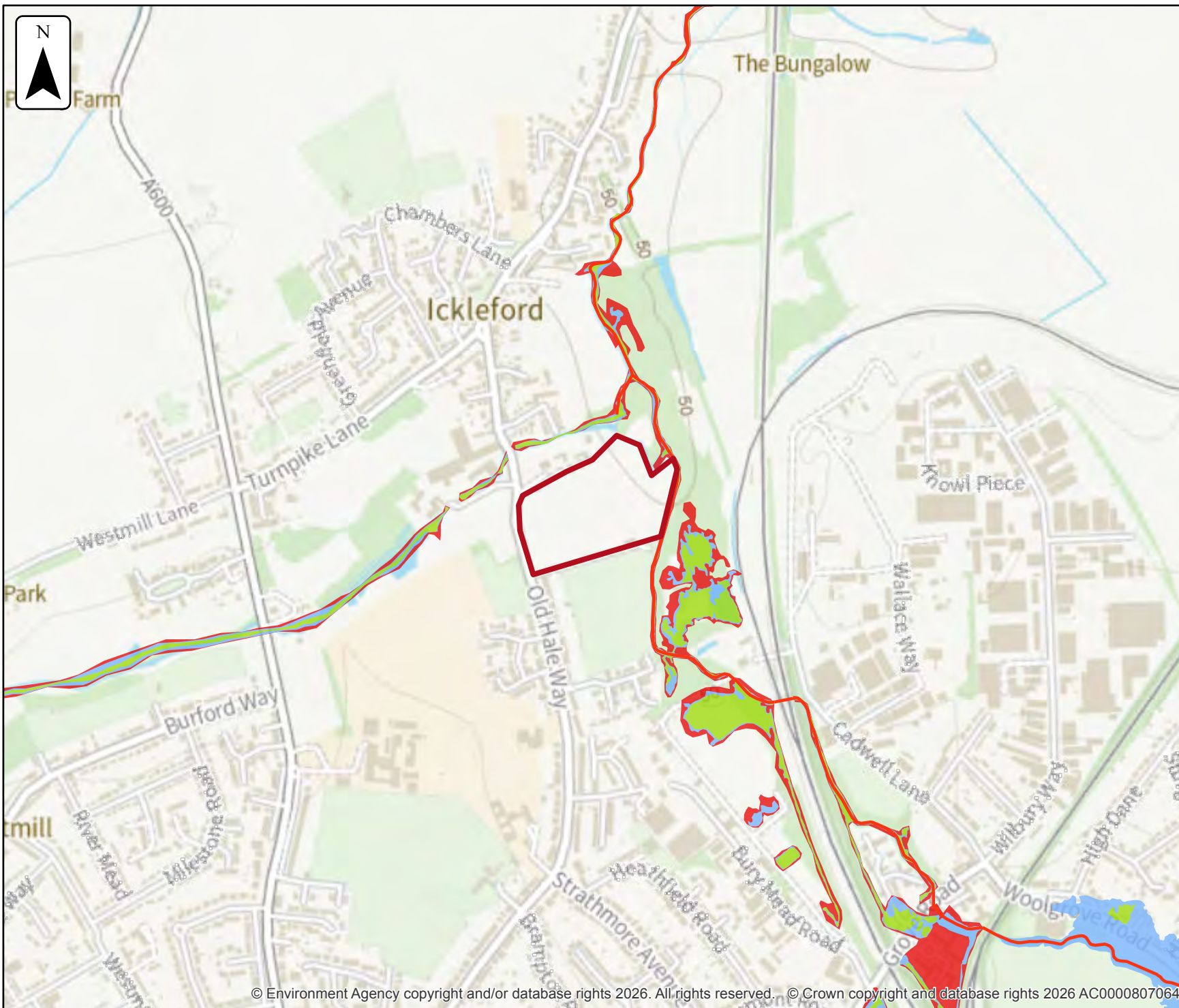
Scale Created
1:10,000 1 Jul 2026

Model name
Hiz NHDC SFRA change

-  Selected area
 Main river
Modelled flood extent
 1% AEP (+20%)

Flood extents may not be
visible where they overlap
other return periods





No defences exist modelled fluvial extent

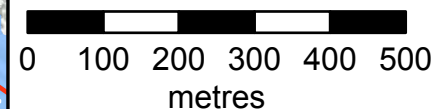
Location (easting/northing)
518474/231216

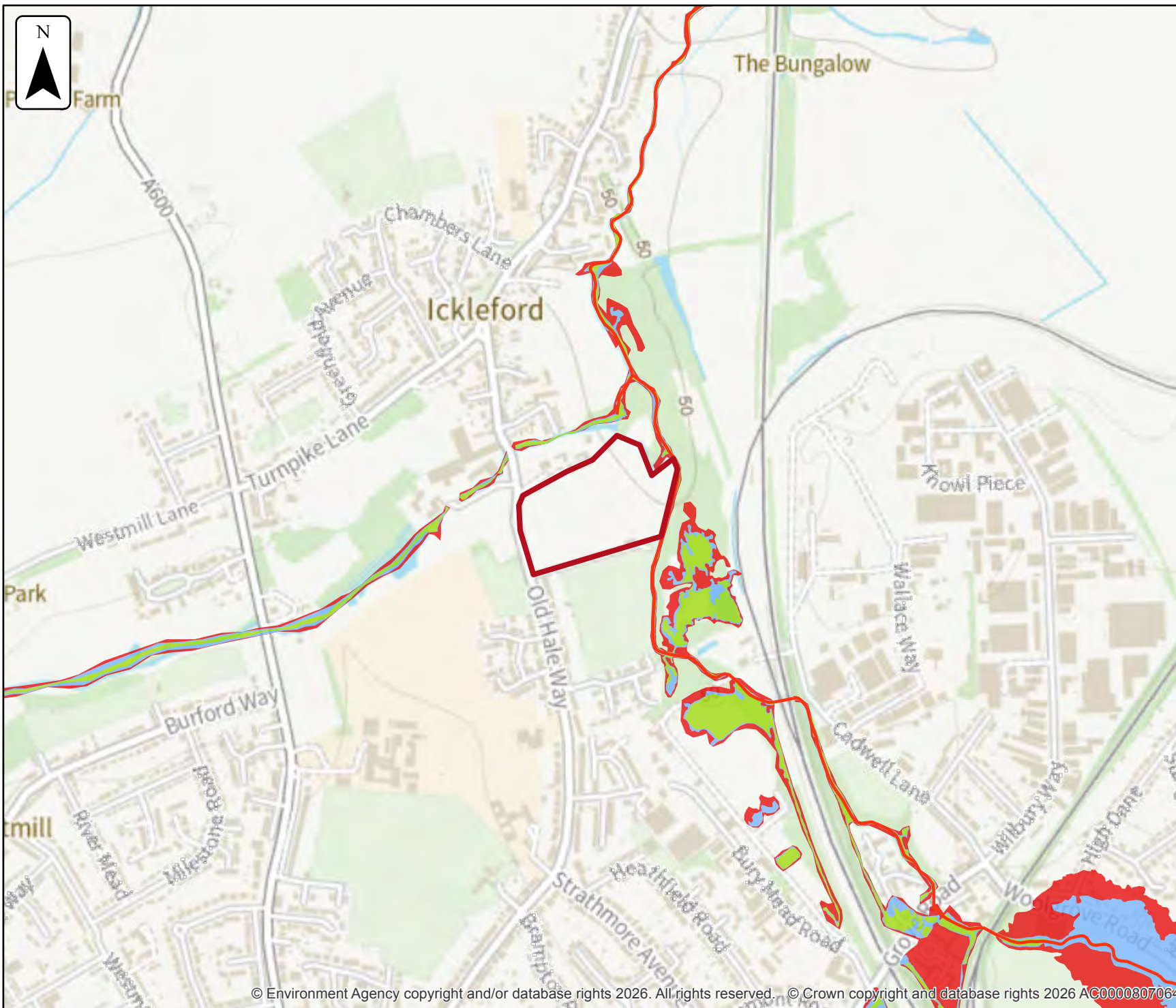
Scale Created
1:10,000 1 Jul 2026

Model name
Hiz NHDC SFRA change

-  Selected area
-  Main river
- Modelled flood extent
 -  5% AEP
 -  1% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





No defences exist modelled fluvial extent

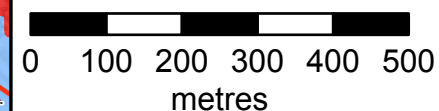
Location (easting/northing)
518474/231216

Scale Created
1:10,000 1 Jul 2026

Model name
**Hiz and tributaries
outline from NHDC**

-  Selected area
-  Main river
- Modelled flood extent
 -  5% AEP
 -  1% AEP
 -  0.1% AEP

Flood extents may not be
visible where they overlap
other return periods





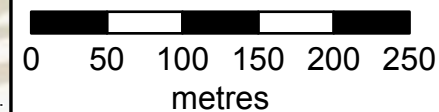
Defended modelled fluvial node locations

Location (easting/northing)
518474/231216

Scale Created
1:5,000 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1364518	518476	231656	48.86	48.99	49.08	49.15	49.17	49.18	49.23	49.27	49.33	49.40	49.54
2	1364704	518478	231690	48.77	48.89	48.98	49.05	49.06	49.08	49.12	49.16	49.22	49.29	49.41
3	1364383	518483	231589	48.93	49.06	49.15	49.22	49.24	49.25	49.29	49.34	49.40	49.47	49.60
4	1364338	518588	231057	49.74	49.89	49.99	50.08	50.12	50.14	50.20	50.27	50.39	50.54	50.72
5	1364553	518593	231429	49.06	49.20	49.28	49.36	49.38	49.39	49.43	49.47	49.51	49.59	49.73
6	1364554	518631	231248	49.25	49.39	49.49	49.57	49.60	49.62	49.66	49.71	49.78	49.88	50.01
7	1364544	518670	230919	50.54	50.67	50.76	50.84	50.87	50.89	50.93	50.99	51.09	51.24	51.45
8	1364448	518746	230879	50.74	50.87	50.97	51.04	51.07	51.09	51.14	51.20	51.31	51.45	51.68
9	1364689	518814	230841	50.92	51.05	51.14	51.21	51.24	51.27	51.31	51.38	51.49	51.64	51.88
10	1364321	518862	230849	51.06	51.18	51.26	51.34	51.37	51.39	51.44	51.50	51.61	51.76	52.02

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.

Defended

Label	Modelled location ID	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1364518	518476	231656	4.35	5.84	7.0	8.07	8.35	8.58	9.20	9.91	10.96	12.54	16.11
2	1364704	518478	231690	4.38	5.89	7.06	8.15	8.42	8.66	9.29	10.01	11.06	12.67	16.44
3	1364383	518483	231589	4.31	5.79	6.95	8.01	8.28	8.50	9.12	9.82	10.85	12.35	14.75
4	1364338	518588	231057	4.22	5.66	6.80	7.87	8.29	8.64	9.40	10.48	12.39	15.37	21.23
5	1364553	518593	231429	4.28	5.75	6.89	8.01	8.41	8.75	9.26	9.62	10.34	11.94	15.46
6	1364554	518631	231248	4.25	5.71	6.85	7.94	8.36	8.72	9.48	10.57	12.43	14.94	19.74
7	1364544	518670	230919	4.18	5.62	6.74	7.80	8.21	8.57	9.31	10.39	12.28	15.24	21.02
8	1364448	518746	230879	4.15	5.57	6.68	7.73	8.14	8.49	9.23	10.29	12.18	15.10	21.04
9	1364689	518814	230841	4.11	5.52	6.62	7.66	8.07	8.41	9.14	10.20	12.07	14.97	20.82
10	1364321	518862	230849	4.08	5.48	6.57	7.60	7.99	8.34	9.06	10.10	11.96	14.87	21.29

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



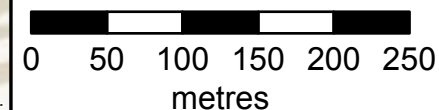
Defences removed modelled fluvial node locations

Location (easting/northing)
518474/231216

Scale Created
1:5,000 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed

Label	Modelled location ID	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
				Level	Level	Level	Flow	Flow	Flow
1	1364518	518476	231656	49.15	49.33	49.54	8.07	10.96	16.11
2	1364704	518478	231690	49.05	49.22	49.41	8.15	11.06	16.44
3	1364383	518483	231589	49.22	49.40	49.60	8.01	10.85	14.75
4	1364338	518588	231057	50.08	50.39	50.72	7.87	12.39	21.23
5	1364553	518593	231429	49.36	49.51	49.73	8.01	10.34	15.46
6	1364554	518631	231248	49.57	49.78	50.01	7.94	12.43	19.74
7	1364544	518670	230919	50.84	51.09	51.45	7.80	12.28	21.02
8	1364448	518746	230879	51.04	51.31	51.68	7.73	12.18	21.04
9	1364689	518814	230841	51.21	51.49	51.88	7.66	12.07	20.82
10	1364321	518862	230849	51.34	51.61	52.02	7.60	11.96	21.29

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



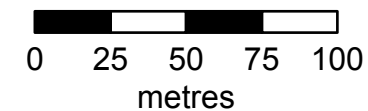
No defences exist modelled fluvial node locations

Location (easting/northing)
518474/231216

Scale Created
1:2,500 1 Jul 2026

Model name
Hiz NHDC SFRA change

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist

Label	Modelled location ID	Easting	Northing	5% AEP	1% AEP	0.1% AEP
				Level	Level	Level
1	1503425	518269	231269	51.55	51.65	51.95
2	1503392	518289	231301	50.76	50.85	51.08
3	1503473	518290	231288	51.47	51.52	51.66
4	1503420	518301	231319	50.64	50.73	50.99
5	1503382	518316	231324	50.61	50.68	50.85
6	1503531	518437	231355	49.56	49.65	49.86
7	1503396	518500	231375	48.86	48.94	49.13
8	1503460	518589	231380	49.00	49.07	49.23
9	1503400	518603	231163	49.74	49.80	49.89
10	1503407	518632	231264	49.31	49.38	49.51

Data in this table comes from the Hiz NHDC SFRA Climate change model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



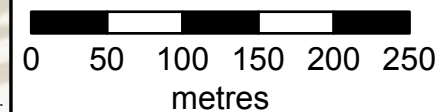
Defended climate change modelled fluvial node locations

Location (easting/northing)
518474/231216

Scale Created
1:5,000 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	0.5% AEP (+25%)	0.5% AEP (+35%)	0.5% AEP (+65%)	0.1% AEP (+25%)	0.1% AEP (+35%)	0.1% AEP (+65%)
				Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1364518	518476	231656	49.41	49.44	49.49	49.46	49.49	49.57	49.63	49.66	49.72
2	1364704	518478	231690	49.30	49.32	49.36	49.34	49.36	49.44	49.49	49.52	49.58
3	1364383	518483	231589	49.48	49.50	49.55	49.53	49.55	49.63	49.69	49.72	49.76
4	1364338	518588	231057	50.56	50.60	50.67	50.64	50.67	50.74	50.78	50.79	50.83
5	1364553	518593	231429	49.60	49.62	49.67	49.65	49.67	49.75	49.81	49.84	49.89
6	1364554	518631	231248	49.89	49.92	49.96	49.94	49.96	50.03	50.09	50.12	50.17
7	1364544	518670	230919	51.26	51.30	51.38	51.35	51.38	51.48	51.53	51.56	51.61
8	1364448	518746	230879	51.47	51.52	51.61	51.57	51.61	51.71	51.77	51.81	51.87
9	1364689	518814	230841	51.66	51.71	51.80	51.76	51.80	51.91	52.0	52.04	52.12
10	1364321	518862	230849	51.79	51.84	51.94	51.89	51.94	52.06	52.15	52.20	52.30

Data in this table comes from the EAn lvel Project lvel Model 2019 model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.

Defended climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	0.5% AEP (+25%)	0.5% AEP (+35%)	0.5% AEP (+65%)	0.1% AEP (+25%)	0.1% AEP (+35%)	0.1% AEP (+65%)
				Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1364518	518476	231656	12.77	13.35	14.57	14.01	14.57	16.85	18.66	19.59	21.20
2	1364704	518478	231690	12.90	13.51	14.80	14.20	14.80	17.21	19.27	20.39	22.58
3	1364383	518483	231589	12.54	13.01	13.87	13.50	13.87	15.12	15.80	16.09	16.59
4	1364338	518588	231057	15.84	16.97	19.19	18.23	19.19	21.95	23.44	24.04	25.35
5	1364553	518593	231429	12.15	12.78	14.03	13.44	14.03	16.06	17.76	18.61	20.39
6	1364554	518631	231248	15.30	16.21	17.88	17.13	17.88	20.53	22.60	23.64	25.76
7	1364544	518670	230919	15.70	16.83	19.02	18.07	19.02	21.77	23.50	24.25	25.96
8	1364448	518746	230879	15.54	16.64	19.0	17.92	19.0	21.96	24.53	25.86	28.43
9	1364689	518814	230841	15.41	16.49	18.83	17.76	18.83	21.74	24.26	25.60	28.41
10	1364321	518862	230849	15.27	16.38	18.95	17.73	18.95	22.43	25.52	27.23	30.90

Data in this table comes from the EAn lvel Project lvel Model 2019 model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.



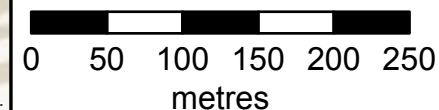
Defences removed climate change modelled fluvial node locations

Location (easting/northing)
518474/231216

Scale Created
1:5,000 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

Defences removed climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)
				Level	Level	Level	Flow	Flow	Flow
1	1364518	518476	231656	49.41	49.44	49.49	12.77	13.35	14.57
2	1364704	518478	231690	49.30	49.32	49.36	12.90	13.51	14.80
3	1364383	518483	231589	49.48	49.50	49.55	12.54	13.01	13.87
4	1364338	518588	231057	50.56	50.60	50.67	15.84	16.97	19.19
5	1364553	518593	231429	49.60	49.62	49.67	12.15	12.78	14.03
6	1364554	518631	231248	49.89	49.92	49.96	15.30	16.21	17.88
7	1364544	518670	230919	51.26	51.30	51.38	15.70	16.83	19.02
8	1364448	518746	230879	51.47	51.52	51.61	15.54	16.64	19.0
9	1364689	518814	230841	51.66	51.71	51.80	15.41	16.49	18.83
10	1364321	518862	230849	51.79	51.84	51.94	15.27	16.38	18.95

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model.

Level values are shown in mAOD, and flow values are shown in cubic metres per second.

Any blank cells show where a particular scenario has not been modelled for this location.



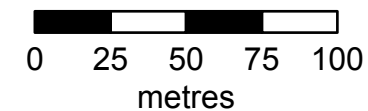
**No defences exist
climate change
modelled fluvial
node locations**

Location (easting/northing)
518474/231216

Scale Created
1:2,500 1 Jul 2026

Model name
Hiz NHDC SFRA change

-  Selected area
-  Modelled location
-  Main river



Modelled node locations data

No defences exist climate change

Label	Modelled location ID	Easting	Northing	1% AEP (+20%)
				Level
1	1503425	518269	231269	51.68
2	1503392	518289	231301	50.87
3	1503473	518290	231288	51.53
4	1503420	518301	231319	50.76
5	1503382	518316	231324	50.70
6	1503531	518437	231355	49.67
7	1503396	518500	231375	48.98
8	1503460	518589	231380	49.10
9	1503400	518603	231163	49.82
10	1503407	518632	231264	49.41

Data in this table comes from the Hiz NHDC SFRA Climate change model.
 Level values are shown in mAOD, and flow values are shown in cubic metres per second.
 Any blank cells show where a particular scenario has not been modelled for this location.



Defended modelled fluvial extent and height

Location (easting/northing)
518474/231216

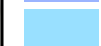
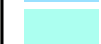
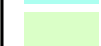
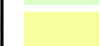
Scale Created
1:2,500 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

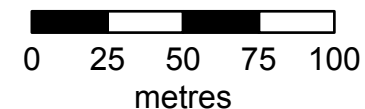
-  Selected area
-  Main river

Modelled 2D grid

Height in mAOD

-  49 - 49.375
-  49.375 - 49.75
-  49.75 - 50.125
-  50.125 - 50.5
-  50.5 - 50.875
-  50.875 - 51.25
-  51.25 - 51.625
-  51.625 - 52.0
-  52.0 - 52.375

This map shows the
0.1% AEP height data



Defended

[illegible]

[illegible]

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height	Height	Height
25	518602	231309	NoData	NoData	49.40	49.48	49.50	49.52	49.56	49.61	49.67	49.76	49.90
26	518492	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	518547	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			49.48	49.63	49.72	49.81	49.84	49.87	49.91	49.97	50.07	50.20	50.36

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model. Height values are shown in mAOD, and depth values are shown in metres. Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended

[illegible]

[illegible]

Label	Easting	Northing	50% AEP	20% AEP	10% AEP	5% AEP	4% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	518602	231309	NoData	NoData	0.07	0.15	0.17	0.19	0.23	0.27	0.34	0.42	0.56
26	518492	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	518547	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			0.56	0.70	0.80	0.88	0.90	0.92	0.96	1.01	1.07	1.16	1.30

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defences removed modelled fluvial extent and height

Location (easting/northing)
518474/231216

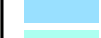
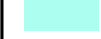
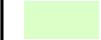
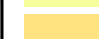
Scale Created
1:2,500 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

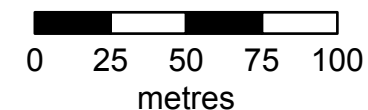
-  Selected area
-  Main river

Modelled 2D grid

Height in mAOD

-  49 - 49.375
-  49.375 - 49.75
-  49.75 - 50.125
-  50.125 - 50.5
-  50.5 - 50.875
-  50.875 - 51.25
-  51.25 - 51.625
-  51.625 - 52.0
-  52.0 - 52.375

This map shows the
0.1% AEP height data



Sample point data

Defences removed

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Height	Height	Height	Depth	Depth	Depth
1	518327	231089	NoData	NoData	NoData	NoData	NoData	NoData
2	518382	231089	NoData	NoData	NoData	NoData	NoData	NoData
3	518437	231089	NoData	NoData	NoData	NoData	NoData	NoData
4	518327	231144	NoData	NoData	NoData	NoData	NoData	NoData
5	518382	231144	NoData	NoData	NoData	NoData	NoData	NoData
6	518437	231144	NoData	NoData	NoData	NoData	NoData	NoData
7	518492	231144	NoData	NoData	NoData	NoData	NoData	NoData
8	518547	231144	NoData	NoData	NoData	NoData	NoData	NoData
9	518602	231144	49.85	50.12	50.40	0.22	0.29	0.58
10	518327	231199	NoData	NoData	NoData	NoData	NoData	NoData
11	518382	231199	NoData	NoData	NoData	NoData	NoData	NoData
12	518437	231199	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Height	Height	Height	Depth	Depth	Depth
13	518492	231199	NoData	NoData	NoData	NoData	NoData	NoData
14	518547	231199	NoData	NoData	NoData	NoData	NoData	NoData
15	518602	231199	NoData	NoData	NoData	NoData	NoData	NoData
16	518327	231254	NoData	NoData	NoData	NoData	NoData	NoData
17	518382	231254	NoData	NoData	NoData	NoData	NoData	NoData
18	518437	231254	NoData	NoData	NoData	NoData	NoData	NoData
19	518492	231254	NoData	NoData	NoData	NoData	NoData	NoData
20	518547	231254	NoData	NoData	NoData	NoData	NoData	NoData
21	518602	231254	NoData	NoData	NoData	NoData	NoData	NoData
22	518437	231309	NoData	NoData	NoData	NoData	NoData	NoData
23	518492	231309	NoData	NoData	NoData	NoData	NoData	NoData
24	518547	231309	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	5% AEP	1% AEP	0.1% AEP	5% AEP	1% AEP	0.1% AEP
			Height	Height	Height	Depth	Depth	Depth
25	518602	231309	49.48	49.67	49.90	0.15	0.34	0.56
26	518492	231364	NoData	NoData	NoData	NoData	NoData	NoData
27	518547	231364	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			49.81	50.07	50.36	0.88	1.07	1.30

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defended climate change modelled fluvial extent and height

Location (easting/northing)
518474/231216

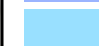
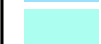
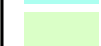
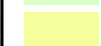
Scale Created
1:2,500 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

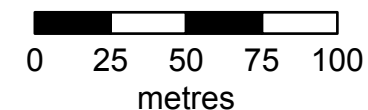
-  Selected area
-  Main river

Modelled 2D grid

Height in mAOD

-  49 - 49.375
-  49.375 - 49.75
-  49.75 - 50.125
-  50.125 - 50.5
-  50.5 - 50.875
-  50.875 - 51.25
-  51.25 - 51.625
-  51.625 - 52.0
-  52.0 - 52.375

This map shows the
0.1% AEP +65% height data



Defended climate change

[illegible][illegible]

[illegible]

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	0.5% AEP (+25%)	0.5% AEP (+35%)	0.5% AEP (+65%)	0.1% AEP (+25%)	0.1% AEP (+35%)	0.1% AEP (+65%)
			Height	Height	Height	Height	Height	Height	Height	Height	Height
25	518602	231309	49.77	49.80	49.84	49.82	49.84	49.92	49.98	50.01	50.06
26	518492	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	518547	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			50.22	50.25	50.31	50.28	50.31	50.38	50.43	50.45	50.49

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model. Height values are shown in mAOD, and depth values are shown in metres. Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.

Defended climate change

[illegible]

[illegible]

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	0.5% AEP (+25%)	0.5% AEP (+35%)	0.5% AEP (+65%)	0.1% AEP (+25%)	0.1% AEP (+35%)	0.1% AEP (+65%)
			Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth	Depth
25	518602	231309	0.43	0.46	0.51	0.49	0.51	0.59	0.65	0.68	0.73
26	518492	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
27	518547	231364	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			1.17	1.20	1.25	1.22	1.25	1.32	1.38	1.40	1.45

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model. Height values are shown in mAOD, and depth values are shown in metres. Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



Defences removed climate change modelled fluvial extent and height

Location (easting/northing)
518474/231216

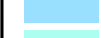
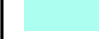
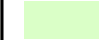
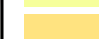
Scale Created
1:2,500 1 Jul 2026

Model name
**EAn Ivel Project
Model 2019**

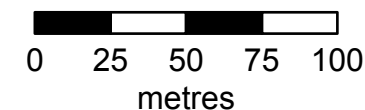
-  Selected area
-  Main river

Modelled 2D grid

Height in mAOD

-  49 - 49.25
-  49.25 - 49.5
-  49.5 - 49.75
-  49.75 - 50.0
-  50.0 - 50.25
-  50.25 - 50.5
-  50.5 - 50.75
-  50.75 - 51.0
-  51.0 - 51.25

This map shows the
1% AEP +65% height data



Sample point data

Defences removed climate change

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)
			Height	Height	Height	Depth	Depth	Depth
1	518327	231089	NoData	NoData	NoData	NoData	NoData	NoData
2	518382	231089	NoData	NoData	NoData	NoData	NoData	NoData
3	518437	231089	NoData	NoData	NoData	NoData	NoData	NoData
4	518327	231144	NoData	NoData	NoData	NoData	NoData	NoData
5	518382	231144	NoData	NoData	NoData	NoData	NoData	NoData
6	518437	231144	NoData	NoData	NoData	NoData	NoData	NoData
7	518492	231144	NoData	NoData	NoData	NoData	NoData	NoData
8	518547	231144	NoData	NoData	NoData	NoData	NoData	NoData
9	518602	231144	50.26	50.29	50.35	0.43	0.46	0.52
10	518327	231199	NoData	NoData	NoData	NoData	NoData	NoData
11	518382	231199	NoData	NoData	NoData	NoData	NoData	NoData
12	518437	231199	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)
			Height	Height	Height	Depth	Depth	Depth
13	518492	231199	NoData	NoData	NoData	NoData	NoData	NoData
14	518547	231199	NoData	NoData	NoData	NoData	NoData	NoData
15	518602	231199	NoData	NoData	NoData	NoData	NoData	NoData
16	518327	231254	NoData	NoData	NoData	NoData	NoData	NoData
17	518382	231254	NoData	NoData	NoData	NoData	NoData	NoData
18	518437	231254	NoData	NoData	NoData	NoData	NoData	NoData
19	518492	231254	NoData	NoData	NoData	NoData	NoData	NoData
20	518547	231254	NoData	NoData	NoData	NoData	NoData	NoData
21	518602	231254	NoData	NoData	NoData	NoData	NoData	NoData
22	518437	231309	NoData	NoData	NoData	NoData	NoData	NoData
23	518492	231309	NoData	NoData	NoData	NoData	NoData	NoData
24	518547	231309	NoData	NoData	NoData	NoData	NoData	NoData

Label	Easting	Northing	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)	1% AEP (+25%)	1% AEP (+35%)	1% AEP (+65%)
			Height	Height	Height	Depth	Depth	Depth
25	518602	231309	49.77	49.79	49.84	0.43	0.46	0.51
26	518492	231364	NoData	NoData	NoData	NoData	NoData	NoData
27	518547	231364	NoData	NoData	NoData	NoData	NoData	NoData
Max value in selected area:			50.22	50.25	50.31	1.17	1.20	1.25

Data in this table comes from the EAn Ivel Project Ivel Model 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

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Strategic flood risk assessments

We recommend that you check the relevant local authority's strategic flood risk assessment (SFRA) as part of your work to prepare a site specific flood risk assessment.

This should give you information about:

- the potential impacts of climate change in this catchment
- areas defined as functional floodplain
- flooding from other sources, such as canals, groundwater and reservoirs

Your lead local flood authority is Hertfordshire County.

About this data

This data has been generated by strategic scale flood models and is not intended for use at the individual property scale. If you're intending to use this data as part of a flood risk assessment, please include an appropriate modelling tolerance as part of your assessment. The Environment Agency regularly updates its modelling. We recommend that you check the data provided is the most recent, before submitting your flood risk assessment.

Flood risk activity permits

Under the Environmental Permitting (England and Wales) Regulations 2016 some developments may require an environmental permit for flood risk activities from the Environment Agency. This includes any permanent or temporary works that are in, over, under, or nearby a designated main river or flood defence structure.

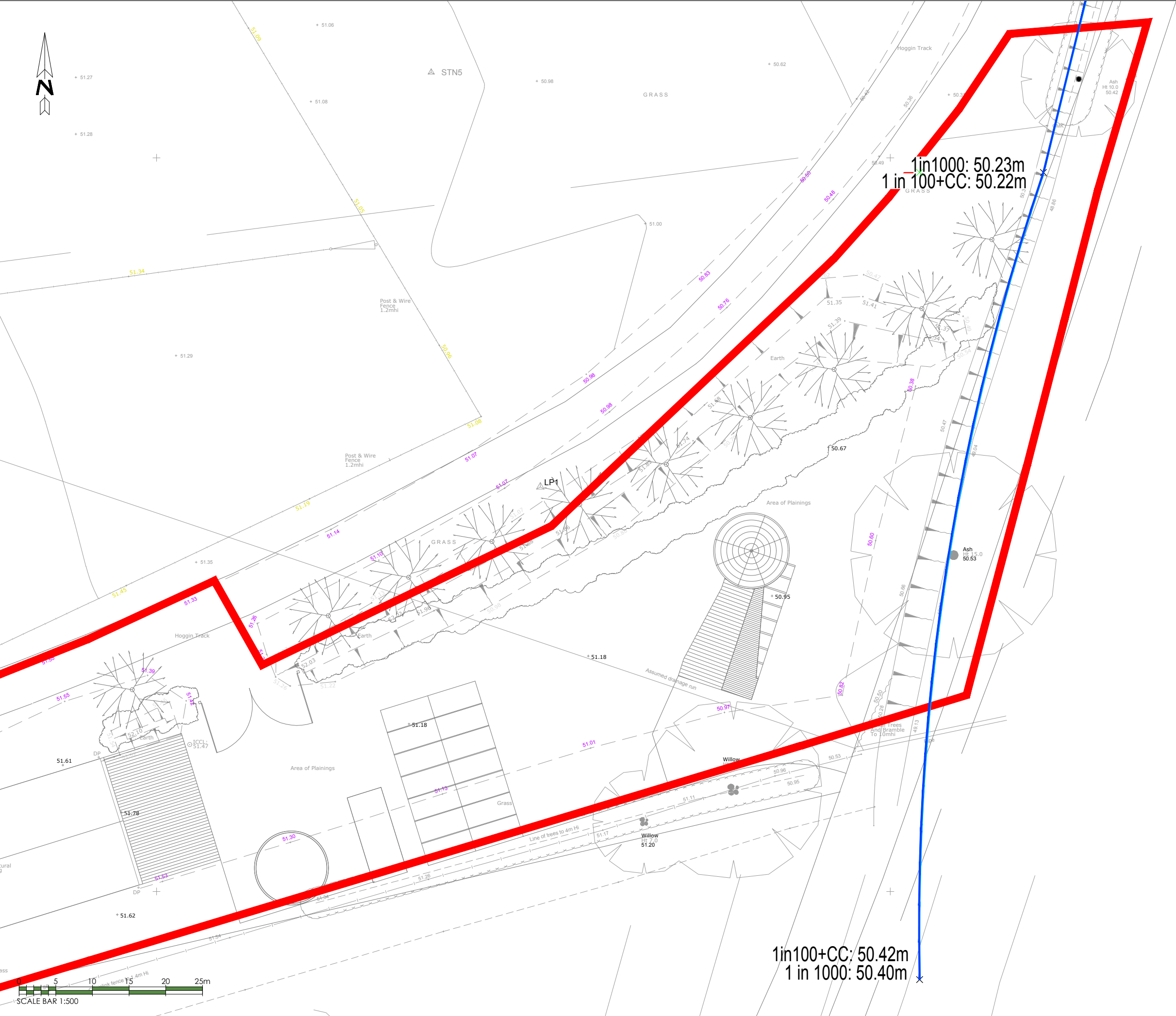
[Find out more about flood risk activity permits](#)

Help and advice

Contact the East Anglia Environment Agency team at enquiries_eastanglia@environment-agency.gov.uk for:

- [more information about getting a product 5, 6, 7 or 8](#)
- general help and advice about the site you're requesting data for





KEY

- 1 in 1000 FLOOD ZONE EXTENTS
- 1 in 100 + CC FLOOD ZONE EXTENTS

Rev	Description	Date	Drawn	Checked	Apvd.
Project					
Old Hale Way, Ickelford.					
Drawing Description					
Site Specific Fluvial Flood Zone Extents					
Project Number		Drawing Number			
ST-3481		500			
Scale	Date	Drawn	Checked	Approved	
1:500@A3	27.08.26	LGM	SJB	SJB	
Client		Architect			
Peter George Town Planning					

Do not scale off the drawing.
Only written dimensions should be taken.
Any discrepancies or errors should be brought to the attention of the engineer immediately.
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