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Pinehill Hospital, Hitchin

Flood Risk Assessment & Sustainable Drainage Strategy for Ramsay Health Care
February 2018



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Quality Management

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Executive Summary

Site Name	Pinehill Hospital Flood Risk Assessment & Sustainable Drainage Strategy
Location	Pinehill Hospital, Hitchin, SG4 9QZ
Client	Ramsay Health Care
Grid Reference	519490, 229300
Area (ha)	1.09 hectares
EA Flood Zone	Flood Zone 1
Current Site Use	Hospital
Description of proposed development	Reconfiguration of internal access road and hospital car parking and the creation of 52 additional car parking spaces.
Vulnerability Classification	Hospital– 'more vulnerable'
History of Flooding	There is no record of historic flooding on site, or within a 500meter buffer zone. Historic flood events within the area of Hitchin from the Rivers Hiz and Purwell have occurred in July 1865, July 1912, March 1947, 1990, May 1992, October 1993, and a number of unknown dates post 2006.
Flood Defences	There is no existing flood risk management infrastructure on site and this is not surprising given the low risk.
Summary of Pre-development Risks	• Fluvial Flood Risk: Low Risk • Tidal Flood Risk: Negligible Risk • Flood Risk From Land, Surface Water and Sewers: Low Risk • Groundwater Flood Risk: Medium Risk • Flood Risk from Artificial Sources: Negligible Risk • Residual Flood Risk: Negligible Risk
Management of Risks	There are no significant sources of flooding with the exception of the potential for groundwater flooding that may require further investigation and assessment. A sustainable drainage system is recommended to help to reduce the surface water discharge rate based on the proposed works.
Safe Access and Egress	This report has demonstrated that there is a low risk of flooding and therefore safe access and egress will not be a significant issue. Nevertheless, in order for the site to be classified as safe, users should be able evacuate the site building before an extreme flood. Evacuation should be to topographically high areas of the site, such as the entrance off Benslow Lane, and the upper floors of the hospital building.

Sustainable Drainage Strategy	A Sustainable Drainage Strategy has been produced for the proposed works at the Site and includes a permeable car park surfacing system. It is recommended that a number of BRE 365 permeability tests are undertaken at the detailed design stage to confirm the soakaway calculations presented within the strategy.

1. Introduction

1.1 Requirement

1.1.1 Ramsay Health Care (the client) has commissioned GL Hearn, who in turn has commissioned Capita Property & Infrastructure (Capita) to undertake a desk based Flood Risk Assessment (FRA) and a Sustainable Drainage Strategy for the land at Pinehill Hospital, Hitchin. Refer Figure CS093858-PHH-CAP-00-XX-DR-0001 for the Site location map. It is understood by Capita that this report is to support a full planning application for the proposed development discussed below.

1.2 Development Proposals

1.2.1 Ramsay Health Care propose to carry out a re-configuration of the existing hospital car park and internal access, a proposal drawing (ref. 6529/PCP2) is provided within the back of this report as Figure 2. The proposals include the following:

- New access road;
- Reconfiguration of internal access road and hospital car parking and the creation of 52 additional car parking spaces; and
- Footpath link to the main car park from reception.

1.3 Report Objectives

1.3.1 The objectives of this FRA are to provide an assessment of the proposal and the implications of the proposed development on flood risk at the Site. This report presents a desk study with a Site walkover to establish the following conditions:

- Identify policy updates and review of additional pertinent national, regional and local flood risk policy;
- Identify the source and probability of flooding to the application site, including the possible effects of climate change;
- Determine the consequences of flooding to and from the proposed development proposal and advising on the how this will be managed, if necessary; and
- Include a drainage strategy as an appendix.

1.3.2 The aim of the drainage strategy is to provide clear guidance for the surface water flows generated by the proposed development and inform the drainage design at the detailed design stages and to assess what sustainable urban drainage features may be applied as part of the drainage system. The Drainage Strategy report is provided within Appendix D with a short summary provided in chapter 8.

1.3.3 A Site walkover study was undertaken by an engineer from Capita, and is included as Chapter 2.2.

1.4 Limitations

1.4.1 The contents of this FRA describe the assessment of the proposal and the implications of the proposed development on flood risk. The FRA has been prepared following guidance provided in

the National Planning Policy Framework (March 2012) and the Planning Policy Guidance (March 2014).

1.4.2 This report relies on publicly available information which Capita assumes to be correct: Capita cannot and does not verify accuracy of this data, and it is outside the scope of this commission to do so.

1.5 Sources of Information

1.5.1 Sources of information used during the compilation of this report include:

- BS 10175:2011+A1:2013 – Investigation of Potentially Contaminated Sites – Code of practice;
- Landmark Flood Screen Report (Ref. 142993814_3) (2017) (Included as Appendix C);
- Environment Agency (EA) website – '*Flood Map for Planning'* [Accessed 20/10/2017];
- British Geological Survey (BGS) website – *'GeoIndex'* and *'Lexicon of Named Rock Units'* [Accessed 19/10/2017];
- Department of Environment, Food, and Rural Affairs (DEFRA) website – *'MAGIC Map Application'* [Accessed 20/10/2017]; and
- Environment Agency (EA) website - '*Catchment Data Explorer'* [Accessed 6th November 2017].

2. Site Location and Description

2.1 Location and Immediate Environs

2.1.1 The Site, of approximately 1.09ha, is located immediately to the south of Benslow Lane in Hitchin at Ordinance Survey (OS) coordinates 519490, 229300. Refer Figure CS093858-PHH-CAP-00-XX-DR-0001 for the Site location map. The site comprises the Ramsey Health Care Pinehill Hospital with associated staff/visitor car parking and soft landscaping. A detailed Site description can be found in section 2.2.

2.1.2 The Site is in an area of mixed residential, commercial and railway land comprising detached housing with gardens and the Hertfordshire Orthopaedic Centre adjacent to the north beyond which is a small industrial park (comprising The Yoga Shed, Curve Gym, Southeast Security, Children's Nursery, Hermes Prestigious Cars, RBS Scaffolding and an MOT garage) and railway land. To the east you will find residential housing with gardens, The William Ransom Primary School to the southeast with associated large playing field (labelled Pinehill Park) to the south, beyond which are further residential properties. The west of the site in bounded by a public footpath (Pinehill Path) and detached residential housing with gardens, beyond which is the Benslow Music Trust (education facility) and St Andrews C of E Primary School.

2.2 Site Walkover Survey

2.2.1 A site walkover was carried out on the 19th October 2017 by a Geo-environmental Consultant.

2.2.2 The site comprises an irregular shaped building within the eastern corner of the site housing the Pinehill Hospital providing facilities such as 42no. patient beds, 3no. theatres, radiology, physiotherapy, pathology, patient restaurant/kitchen, a seminar room and pharmacy. A mobile MRI/CT facility is located adjacent to the south-west of the main building.

2.2.3 The Hospital is accessed via Benslow Lane along the northern boundary of the Site with a small detached property (labelled as The Lodge on the proposed development drawing) associated with the hospital immediately to the west of the entrance (refer Appendix A Plate 1). Half of the external areas of the Site is laid to good quality hardstand (tarmacadam) providing approximately 100 visitor and staff parking bays (refer Appendix A Plate 3). The other half consist of managed landscaped areas with deciduous trees along the southern and western boundaries (refer Appendix A Plate 2). Two small maintenance / grounds keeping sheds (see appendix A Plate 2) are located along the western boundary of the Site to the south of the Lodge. Access was not provided into the shed but the onsite representative stated they housed general maintenance tools and supplies.

2.2.4 A service area is located immediately to the east on entering the site and currently comprises a large recycling skip, a lockable chemical storage container, medical gas bottle cage and general waste, clinical and recycling bins.

2.2.5 The Site is serviced by mains Gas, Water and Electricity.

2.2.6 The Site sits atop a hill at an elevation of approximately 88.6m Above Ordnance Datum (AOD) at the site entrance off Benslow Lane and falls approximately 2.5m in a general south-easterly direction. The car parking area within the west and south-west of the Site falls in a westerly direction. The ground begins to fall away to the east, west and significantly to the north of the site before reaching a railway at approximately 70m AOD. The land to the south sits at approximately the same level and the Site.

2.2.7 No onsite surface water features were identified onsite and none were observed with the immediate surrounds.

2.2.8 A number of surface water drainage covers were observed within car park, access roads and service yard. Capita has viewed design documents for application of soakaways at the site and the arrangement of manholes is compatible with such measures being in place (refer Appendix A Plates 4-7).

3. Policy and Guidance

Great Ouse Catchment Flood Management Plan (CFMP), 2007

3.1.1 The EA's 'Great Ouse Catchment Flood Management Plan: Summary Report' (January, 2009) is one of 77 CFMPs for England and Wales. The CFMP considers all types of flooding, from rivers, ground water, surface water and tidal flooding, but not flooding directly from the sea (coastal flooding), which is covered by Shoreline Management Plans (SMPs).

3.1.2 This CFMP identifies flood risk management policies to assist all key decision makers in the catchment. CFMPs should be used to inform planning and decision making by key stakeholders such as the Environment Agency; regional planning bodies and local authorities; IBDs, water companies and other utilities; transportation planners; land owners, farmers and land managers; the public and businesses.

3.1.3 Flooding within Sub-area 7 of the CFMP, which includes Hitchin and Site in question, can occur from rivers (fluvial flooding). The number of properties at risk during a 1% annual probability river flood (taking into account flood defences) was calculated as no. 55 in 2009 and no. 72 predicted for 2110.

North Hertfordshire District Council Strategic Flood Risk Assessment (SFRA), July 2008 Updated September 2016

3.1.4 A SFRA is required under the Planning Policy Statement 25: Development and Flood Risk (PPS 25), issued December 2006 and revised March 2010. The overall objective of PPS 25 is to ensure that flood risk is taken into account at all stages of the planning process, to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of highest risk. It advises that where new development is exceptionally necessary in areas of higher risk, this should be safe, without increasing flood risk elsewhere, and where possible, reduce flood risk overall.

3.1.5 The North Hertfordshire District Council (NHDC) SFRA covers an area of 375 km^2 from Royston in the northeast to Hitchin in the southwest. This area covers two principal catchments:

- The River Ivel served by its tributaries the Pix Brook, the Purwell, the Hiz and the Oughton; and
- The River Lea catchment served by the Rivers Mimram and Kim.

3.1.6 NHDC has a history of flooding from fluvial, groundwater and sewerage sources. A Stage 1 and Stage 2 study was undertaken in 2008 and subsequently updated in 2016 as a result of the age and accuracy of the mapping information.

3.1.7 The report discusses the viability of SuDS within the study area including a list of geological strata encountered within the study area and their drainage potential. The superficial and bedrock strata underlying the Site, as discussed within section 4.2 below, are both listed as being of suitable soakaway potential. Appendix H of the NHCD SFRA provides a SuDS Viability Plan includes appropriate infiltration techniques. According to the SuDS Viability Plan, infiltration methods may be viable at the Site. Infiltration methods rely on discharging to ground where suitable ground conditions allow; specific methods such as soakaways, swales, green roofs, ponds and porous paving may be possible depending on the scale of the development.

3.1.8 At the time of the SFRA, the Hitchin Sewage Treatment Works (operated by Anglian Water) had potential capacity available to accommodate a predicted growth of 11% over the period 2006 to 2021.

3.1.9 Since production of the SFRA in 2008 further detailed modelling of the river network in Hitchin by the EA has refined the flood zones within the study area. Subsequently the EA flood maps for the Hitchin area reflect the most up to date position with regard to flood risk and should be used as a current baseline.

Flood and Water Management Act, 2010

3.1.10 Combined with the Flood Risk Regulations 2009 ('the Regulations'), (which enact the EU Floods Directive in the England and Wales) the Flood and Water Management Act 2010 ('the Act') places significantly greater responsibility on Local Authorities to manage and lead on local flooding issues. The Act and the Regulations together raise the requirements and targets Local Authorities need to meet, including:

- Playing an active role leading Flood Risk Management;
- Development of Local Flood Risk Management Strategies (LFRMS);
- Implementing requirements of Flood and Water Management legislation;
- Development and implementation of drainage and flooding management strategies; and
- Responsibility for first approval, then adopting, management and maintenance of Sustainable Drainage Systems (SuDS) where they service more than one property.

3.1.11 The Act also clarifies three key areas that influence development:

1. ***Sustainable Drainage Systems (SuDS) -*** the Act makes provision for a national standard to be prepared on SuDS, and developers will be required to obtain local authority approval for in accordance with the standards, likely with conditions. Supporting this, the Act requires local authorities to adopt and maintain SuDS, removing any ongoing responsibility for developers to maintain SuDS if they are designed and constructed robustly.
2. ***Flood risk management structures -*** the Act enables the EA and local authorities to designate structures such as flood defences or embankments owned by third parties for protection if they affect flooding or coastal erosion. A developer or landowner will not be able to alter, remove or replace a designated structure or feature without first obtaining consent from the relevant authority.
3. ***Permitted flooding of third party land -*** The EA and local authorities have the power to carry out work, which may cause flooding to third party land where the works are deemed to be in the interest of nature conservation, the preservation of cultural heritage or people's enjoyment of the environment or of cultural heritage.

National Planning Policy Framework (NPPF), March 2012

3.1.12 In determining an approach for the assessment of flood risk for the proposal there is a need to review the policy context. The National Planning Policy Framework requires that consideration be given to flood risk in the planning process. The National Planning Policy Framework was issued in March 2012 and outlines the national policy position on development and flood risk assessment.

3.1.13 The Framework states that the appropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in flood risk areas, it can be permitted provided it is made safe without increasing flood risk elsewhere.

3.1.14 The essence of NPPF is that:

- Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards;
- Polices in development plans should outline the consideration, which will be given to flooding issues, recognising the uncertainties that are inherent in the prediction of flooding and that flood risk is expected to increase as a result of climate change;
- Planning authorities should apply the precautionary principle to the issue of flood risk, using a risk-based search sequence to avoid such risk where possible and managing it elsewhere;
- The vulnerability of a proposed land use should be considered when assessing flood risk;
- Opportunities offered by new developments should be used to reduce the causes and impacts of flooding;
- Planning authorities should recognise the importance of functional floodplains, where water flows or is held at times of flood, and avoid inappropriate development on undeveloped and undefended floodplains; and
- Development is based on the concept of Flood Risk Reduction, particularly in circumstances where development has been sanctioned on the basis of the "Exception Test".

Planning Practice Guidance, March 2014

3.1.15 The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. The main steps to be followed are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.

3.1.16 The Planning Practice Guidance (PPG) document provides guidance on how the local planning authorities should:

- Assess flood risk;
- Avoid flood risk; and
- Manage and Mitigate flood risk and coastal change.

3.1.17 There is also information on the requirements to consult the Environment Agency, on the role of lead local flood authorities and on flood risk in relation to minor developments.

Planning Practice Guidance Flood Risk and Coastal Change, April 2015

3.1.18 The accompanying practice guidance to the NPPF provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding.

3.1.19 The practice guidance provides supporting information on*:*

- The application of the sequential approach and Sequential and Exception Tests;

- Measures to reduce flood risk to acceptable levels;
- How to manage residual risks; and
- Guidance on how to take climate change into account.

3.1.20 The April 2015 update to the practice guidance provides additional guidance on SuDS, including:

- The importance of SuDS;
- When SuDS should be considered;
- The SuDS discharge hierarchy;
- Factors a local authority will address when considering SuDS as part of a planning application;
- When SuDS are inappropriate and relevant flood risk consultees;
- Applicability of Defra's Non-statutory Technical Standards for Sustainable Drainage Systems;
- Design and construction cost considerations;
- Operation and maintenance considerations; and
- Where to go for further SuDS advice.

3.1.21 As part of the April 2015 update, the practice guidance provides details on the parties responsible for assessing the suitability of SuDS practices. As per paragraph 084 from the practice guidance*:*

> *The decision on whether a sustainable drainage system would be inappropriate in relation to a particular development proposal is a matter of judgement for the local planning authority. In making this judgement the local planning authority will seek advice from the relevant flood risk management bodies, principally the lead local flood authority, including on what sort of sustainable drainage system they would consider to be reasonably practicable.*

The SuDS Manual, CIRIA, 2015

3.1.22 This guidance provides best practice on planning, design, construction, operation and maintenance of Sustainable Drainage Systems (SuDS) to facilitate their effective implementation within developments.

3.1.23 It looks at how to maximise amenity and biodiversity benefits, and deliver the key objectives of managing flood risk and water quality. There is also supporting information covering topics such as materials, landscape design, maintenance, community engagement, and costs and benefits.

3.1.24 The information presented in the publications is a compendium of good practice, based on existing guidance and research both in the UK and internationally, and the practical experience of the authors, project steering group, and industry.

3.1.25 The guidance provides the framework for designing SuDS with confidence and to maximise benefits. Its contents are relevant for a wide-range of professions, and roles, and it highlights that through engagement and collaboration SuDS can be integrated into the design of urban areas, to create high quality places for future generations.

3.1.26 The SuDS Manual has been used to provide the necessary design guidance for the surface water drainage strategy.

North Hertfordshire Local Plan 2011-2031, October 2016

3.1.27 The North Hertfordshire District Council's new Local Plan (previously adopted in 1996) directs where new development will take place across the plan area, describes what changes will occur and identify how the towns and villages will be shaped I the future.

3.1.28 Development proposals must comply with the flood risk assessment and management requirements as set out in the NPFF and the associated technical guidance on flood risk over the lifetime of the development and have regard to measures proposed in the Catchment Flood Management Plans.

3.1.29 Developments that are required to pass Exception Test set out in the NPPF and the Technical Guidance will need to address food resilient design and emergency planning by demonstrating that:

a) The development will remain safe and operational under flood conditions
b) A strategy of either safe evacuation and/or safely remaining in the building is followed under flood conditions
c) Buildings are designed for quick recovery following a flood

3.1.30 Developments adjacent to flood defences will be required to protect the integrity of existing flood defences and wherever possible should aim to be set back from the banks of watercourses and those defences to allow their management, maintenance and upgrading to be undertaken in a sustainable and cost effective way.

3.1.31 Policy SP11 (Natural Resources & Sustainability) of the Local Plan looks to take a risk based approach to development and flood risk, directing development to areas at lowest risk in accordance with the NPPF and ensuring the provision of SuDS as an important flood risk mitigation measure to manage surface water run-off.

3.1.32 The Local Plan also discusses how car parking can impact the flood risk of development and as such state that consideration should be given to parking areas in accordance with Policy D1 (Sustainable Design). Furthermore the provision of open space can also serve a dual purpose of flood risk management, and the Council will encourage proposals that provide multiple benefits.

4. Environmental Setting

4.1 Catchment Background

4.1.1 The Site is located within the Ivel Catchment, part of the wider Ouse Upper and Bedford Catchment within the Anglian River Basin District.

4.1.2 As described within the Environment Agency's Catchment Data Explorer website, the River Ivel Catchment is bounded by the Chiltern Hills to the south and Greensand Ridge to the North. The River Ivel and River Flit, and some tributaries, rise from springs in the Chiltern chalk. Several smaller watercourses (Running Waters, Chicksands Brook and Millbridge-Common Brooks) rise from the Woburn Sands aquifer. The River Ivel headwaters are dominated by the North Hertfordshire towns of Hitchin, Letchworth and Baldock. Other towns are Ampthill, Biggleswade and Sandy. Elsewhere the catchment is rural with agriculture and horticulture.

4.1.3 The Site sits on the boundary between the River Purwell (to the east) and River Hiz (to the west) sub-catchments. The River Hiz is a major tributary of the Anglian Region's River Great Ouse.

4.1.4 The River Hiz flows from its headwaters to the south of the Charlton, in a north easterly direction through central Hitchin, via a combination of culverted and open channel reaches, to its confluence with the River Purwell, then flows northerly to its confluence with the River Oughton at Ickleford.

4.1.5 The River Purwell flows in a north westerly direction through the eastern side of Hitchin to its confluence with the River Hiz next to Grove Road, Hitchin. The River Purwell is fed by the predominantly groundwater fed Ash Brook and Ippolitts Brook. Due to the nature of the local geology to the south of Hitchin, the Purwell and its tributaries are also fed by subterranean hydrogeological connectivity emanating from Almshoe Bury swallow hole.

4.1.6 Ippolitts Brook and Ash Brook meet to the south east of the Site flowing north forming the River Purwell which arcs round from the east to the north of the Site with a closest approach at approx. 550m to the northeast. The River Hiz flows 730m west, meeting the River Purwell 1.1km to the north of the Site.

4.2 Local Geology

4.2.1 A review of the published geological information was carried out, including information from the BGS GeoIndex and Lexicon of Named Rock Units websites[1]. BGS mapping covering the Site is 1:50,000 Bedrock & Superficial Deposits Edition Sheet 221 (Hitchin, 1995). The geological sequence underlying the Site is summarised in Table 4-1.

[1] http://mapapps.bgs.ac.uk/geologyofbritain/home.html

Table 4-1 Underlying Geological Sequence

Stratum	Name	Location	Parent Unit	Description
Superficial Geology	Glaciofluvial Deposits, Mid Pleistocene	Onsite	Glaciofluvial Deposits	Sand And Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by Ice Age conditions.
Bedrock Geology	Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated)	Onsite	White Chalk Subgroup	Chalk. Sedimentary Bedrock formed approximately 90 to 101 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas.

4.2.2 The BGS geological mapping shows that the superficial geology onsite comprises Glaciofluvial Deposits dating from the Mid-Pleistocene. These are described as sand and gravel, locally with lenses of silt, clay or organic material.

4.2.3 The BGS geological mapping shows that the Site bedrock comprises Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated). The Holywell Nodular Chalk is generally composed of hard nodular chalks with thin marls and significant proportions of shell debris in part, while New Pit Chalk comprises principally blocky, white firm to moderately hard chalk with numerous marls or paired marl seams.

4.3 Hydrogeology

4.3.1 The Environment Agency designates the superficial Glaciofluvial Deposits as a Secondary A aquifer, or permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

4.3.2 The bedrock Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated) is designated a Principal aquifer, which are layers of rock or drift deposits that have high intergranular and/or fracture permeability meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

4.3.3 Due to the underlying geology and topography of the surrounding area a groundwater level is anticipated to lie deep within the Chalk Formation. However, during the Site walkover, discussions with an onsite representative revealed that regular historic groundwater flooding events have occurred within the basement level of the hospital main building. Therefore it is likely that either there is a leaking existing surface water drain in the vicinity or alternatively there could be perching of infiltrating water on a layer of putty chalk (refer to section 3.3.3 describing where surface water could possibly locally accumulate around the main building).

4.4 Topography

4.4.1 The Site sits atop a hill at an elevation of approximately 88.6m Above Ordnance Datum (AOD) at the site entrance off Benslow Lane and falls approximately 2.5m in a general south-easterly direction. The car parking area within the west and south-west of the Site falls in a westerly direction. The ground begins to fall away to the east, west and significantly to the north of the site before reaching a railway at approximately 70m AOD. The land to the south sits at approximately the same level and the Site.

5. Flood Probability and Hazard

5.1 Flood Zone

5.1.1 Flood Zones describe the extent of flooding that would occur on the assumption that no flood defences are in place. The definition of Flood Zones is provided in Table 1 of the PPG and in table 5.1 below:

Table 5-1: Flood zone terminology

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

5.1.2 The site lies within the Environment Agency's Flood Zone 1, which is described within PPG Table 1 as having a 'Low Probability' of flooding. The Environment Agency's flood zone map is shown in Appendix B.

5.2 Vulnerability Classification

5.2.1 The proposed development is considered to fall under the classification of 'More Vulnerable' land uses based on Table 2 of PPG Technical Guidance. Table 3: Flood Risk Vulnerability and Flood Zone Compatibility in PPG, states that these land uses are compatible in Flood Zone 1 (without the requirement to apply the Exception Test) (as in Table 5.2 below).

Table 5.2: Flood Zone Risk and Vulnerability

Flood Zones	Flood Risk Vulnerability				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible

Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Key: ✓Development is appropriate ✗Development should not be permitted

5.3 Climate change

5.3.1 The 'Flood risk assessments: climate change allowances' (2016) guidance outlines the allowances that are to be made for climate change when undertaking any form of flood risk assessment. This ensures that vulnerability of the development is minimised and that is resilient to flooding and coastal change in the future. These climate change allowances outlined in Table 2 of the above guidance are predictions of anticipated change for peak river flow, peak rainfall intensity, sea level rise and offshore wind speed and extreme wave height. Table 5.3 provides a precautionary response to the uncertainty about climate change impacts on rainfall intensities and river flows for the Anglian River Basin District.

Table 5.3: Climate change risk

Parameter	Allowance Category	2015 to 2039	2040 to 2069	2070 to 2115
Peak River Flow	Upper End	25%	35%	65%
	Higher Central	15%	20%	35%
	Central	10%	15%	25%
Peak Rainfall Intensity	Upper End	10%	20%	40%
	Central	5%	10%	20%

5.3.2 The choice of the allowance category to be applied to the development is dependent on the type of development and the flood zone in which it lies. As the proposed development is classified as "More Vulnerable" and is located in flood zone 1, a 'Central' allowance (i.e. +20% of peak rainfall intensity) will be taken into account, assuming there is a direct correlation between peak rainfall intensity and flood depth.

5.4 Existing Flood Risk Management Infrastructure

5.4.1 According to the Environment Agency's flood zone map the Site and nearby River Purwell is not within an area that benefits from flood defences.

5.5 Historical Flooding

5.5.1 According to the SFRA for North Hertfordshire, historic flood events in Hitchin from the Rivers Hiz and Purwell have occurred in July 1865, July 1912, March 1947, 1990, May 1992, October 1993, and a number of unknown dates post 2006.

5.5.2 The historic map contained within Envirocheck's Flood Screening Report shows no record of historic flooding at site or within the 500 metre buffer zone.

5.5.3 Across the area of Hitchin, the historic flood map records a fluvial flood event (unknown cause) approximately 750m to the north of the Site that occurred in the year 1993 and likely matching the event listed above within the SFRA.

6. Sources of Flooding – Actual Flood Risk

6.1.1 The NPPF describes potential sources of flooding. It is necessary to consider the risk of flooding from all sources within a FRA. This section provides a review of flooding from land, sewers, groundwater and artificial sources, in addition to that from rivers and the sea.

6.2 Fluvial Flood Risk

6.2.1 The Environment Agency's Flood map for Planning, was used to identify risk of flooding at site (refer Appendix B). These confirm that the site is in Flood Zone 1. Moreover, the Envirocheck Flood Screening Report reports no fluvial flooding at 75, 100, 200 and 1000 year return periods (refer Appendix C).

6.3 Flood Risk from Land, Surface Water and Sewers

6.3.1 Flooding from land can be caused by rainfall being unable to infiltrate into the natural ground or entering the drainage systems due to blockage, or flows being above design capacity. This can then result in (temporary) localised ponding and flooding. The natural topography and location of buildings/structures can influence the direction and depth of water flowing off impermeable and permeable surfaces.

6.3.2 Surface water flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm. The Environment Agency classifies areas of the Site, mainly the service yard, mobile MRI unit and southern corner, as being within a low risk area of flooding (i.e. between a 1 in 1,000 [0.1%] and a 1 in 100 [1%] chance of flooding per year). The remainder and majority of the site is classified as being within a very low chance of flooding from surface water (i.e. a less than 1 in 1,000 [0.1%] chance of flooding per year).

6.3.3 The Environment Agency maps indicate that surface water depth range for the low risk areas is anticipated to be below 300mm for the site with a small linear section of the Site within the main building footprint (service yard main building entrance/exit) to be 300 to 900mm. Figure 6-1 below shows the 'Risk of Flooding from Surface Water' dataset available on the Environment Agency website.



Figure 6-1: Surface Water Flood Map (Source Environment Agency[2])

[2] http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?&topic=ufmfsw#x=357683&y=355134&scale=2 [accessed *20/10/2017]*

6.3.4 The Envirocheck Report indicates that, at a 1000 year return period, flooding from pluvial sources will achieve a depth of 0-15cm confined to area surrounding the mobile MRI unit and southern corner of the Site, and between 12-30cm and 90 to 120cm within the service yard main building entrance/exit. The site is not at risk of pluvial flooding during the 30 and 100 year return period.

6.4 Canal Failure Risk

6.4.1 The Envirocheck Flood Screening Report and Environment Agency online mapping confirms there is no risk of flooding at site due to canal failure (refer Appendix C).

6.5 Tidal Flood Risk

6.5.1 The Site is not located within an area at risk from tidal flooding.

6.6 Groundwater Flood Risk

6.6.1 The Envirocheck Flood Screening Report confirms there is a negligible risk of groundwater flooding in this area, and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.

6.6.2 Due to the underlying geology and topography of the surrounding area a groundwater level is anticipated to be deep within the Chalk Formation. However, during the Site walkover, discussions with an onsite representative revealed that regular historic groundwater flooding events have occurred within the basement level of the hospital main building. Reasons for this local effect are described in para 4.3.3.

6.7 Flood Risk from Reservoir Sources

6.7.1 A review of the Environment Agency Reservoir Maps indicates that the site is not within an area at risk at risk from reservoir flooding.

6.8 Residual Flood Risk

6.8.1 Residual Risk is defined as 'the risk which remains after risk avoidance, reduction and mitigation measures have been implemented'. For the purpose of assessing flood risk, it is assumed that events greater than those assessed as Actual Risk are considered a 'Residual Risk'.

6.8.2 As the site is located in a low flood risk zone, the residual flood risk is assessed as negligible.

6.9 Summary of flood risk

6.9.1 Table 6.1 below summarises the types of flood risk at the Pinehill Hospital Site:

Table 6-1: Summary of flood risk

Source of risk	**Ongoing risk**
Fluvial Flood Risk	Negligible Risk
Tidal Flood Risk	Negligible risk
Flood Risk from Land, Surface Water and Sewers	Low Risk
Groundwater Flood Risk	Low risk majority of site, medium risk local to around the main building
Flood Risk from Artificial Sources	Negligible Risk
Residual Flood Risk	Negligible Risk

7. Flood Risk Management

Principles of Flood Risk Management

7.1.1 NPPF requires a precautionary approach to be undertaken when making land use planning decisions regarding flood risk. This is partly due to the considerable uncertainty surrounding flooding mechanisms and how flooding may respond to climate change. It is also due to the potentially devastating consequences of flooding to the people and property affected.

7.1.2 Flood risk is a combination of the probability of flooding and the consequences of flooding. Hence 'managing flood risk' involves managing either, the probability of flooding or the consequences of flooding, or both.

7.1.3 NPPF requires flooding from tidal, fluvial, land, surface water & sewerage and from groundwater to be considered. The flood risk management measures discussed in this section are based on the sources of flooding identified in Section 6 that are considered to pose an unacceptable risk to the development proposals.

Flood Risk Management at the development

7.1.4 As section 4 revealed, there are no significant sources of flooding with the exception of the potential for groundwater flooding in a localised area that may require further investigation and assessment.

7.1.5 A sustainable drainage system is recommended to help to reduce the surface water discharge rate based on the proposed works. This is discussed in further detail within section 8 of this report.

Safe Access/Egress Arrangements

7.1.6 Demonstrating safe access and egress is available for the site for the development lifetime is a key factor in demonstrating compliance with the NPPF. This requires site occupants to be able to safely access and exit their dwellings in design flood conditions. Vehicular access to allow the emergency services to safely reach the development during design flood conditions is also normally required.

7.1.7 Section 6 demonstrated that there is a low risk of flooding and therefore this will not be a significant issue. Nevertheless, in order for the development to be classified as safe users should be able evacuate the site building before an extreme flood. Key points to note are:

- Occupiers would have more than 24 hours' notice of severe weather warning service.
- The Environment Agency and Emergency Services would evacuate the area should a breach be detected or expected. This is likely to occur if a breach were spotted well in advance of inundation.
- Following the receipt of flood warning it is recommended that the site is evacuated and closed and is only re-opened when it is safe to do so taking advice from the Environment Agency and the Local Authority. In the event that users cannot reach an evacuation area, it is suggested that safe refuge is sought in locations such as the upper storeys of the main building, or in the topographically elevated area of the Site.

7.1.8 As a further precaution, the Environment Agency provides a warning system, which is free to all users, including their flood warning feeds, flood warning widget, live flood warning map and three day flood risk forecast. Although the development is not in a high risk area, such information is useful as a reference.

8. Sustainable Drainage Strategy

8.1.1 A Sustainable Drainage Scheme for the proposed Reconfiguration of internal access road and hospital car parking of Pinehill Hospital has been produced and is provided within Appendix D and summarised herein.

8.1.2 The existing drainage at the Site consists of a network of surface water drains, please refer Plates 4 to 7 within Appendix A, that run to the south of the Site and discharge to a series of soakaways, a portion of which are located just outside the Site boundary.

8.1.3 The existing surface water drainage arrangements on site and the anticipated underlying Sand and Gravel superficial deposits over Chalk bedrock suggest that the site is capable of supporting infiltration systems. The North Hertfordshire District Council SFRA also notes that the Site is located within an area with suitable soakaway potential.

8.1.4 A range of sustainable drainage techniques have been considered. No alterations to the existing surface water drainage network onsite are proposed at this stage. The strategy considers a permeable car park system for dealing with the surface water runoff generated from the proposed car park, access road and footpaths. The extent of the permeable surface is shown on figure PPH-CAP-00-XX-DR-0002 within Appendix D and covers an area of 2486m^2.

8.1.5 Due to the lack of soils investigation data for the Site a number of assumptions have been made, in particular a typical infiltration co-efficient value has been used for design based on Capita's experience of soakage performance in fluvio-glacial geology. Therefore it is recommended that a number of BRE 365 permeability tests are undertaken at the detailed design stage to confirm the soakaway calculations presented within this strategy.

8.1.6 This drainage strategy has been developed in line with the current best practise set out under the EA / Defra document "Rainfall Runoff Management for Development" and Ciria SuDS Manual (2015).

9. Conclusions & Recommendations

9.1.1 An assessment of areas potentially at risk from flooding has been undertaken and the development proposals have been examined in relation to their potential to increase flood risk both on and off site. This desk based FRA accompanies the full planning application for the proposed reconfiguration of the hospital car parking and access, to demonstrate that flood risk has been given material consideration throughout the development planning process and development should not be restricted at this Site due to flood risk.

9.1.2 The site is located within Flood Zone 1 according to the Environment Agency Flood Zones Maps. The current and proposed Site use is classified as a 'More Vulnerable' land use according to NPPF. Therefore, the site is compatible with the Environment Agency's vulnerability tests.

9.1.3 In line with the NPPF, all sources of flooding have been considered and assessed, using readily available sources of information. It should be noted that at this stage no detailed modelling has been undertaken. At this stage, the initial findings suggest that the risk of flooding is limited to only surface water and potentially groundwater sources. Yet, even these risks are low, only occurring at long return periods.

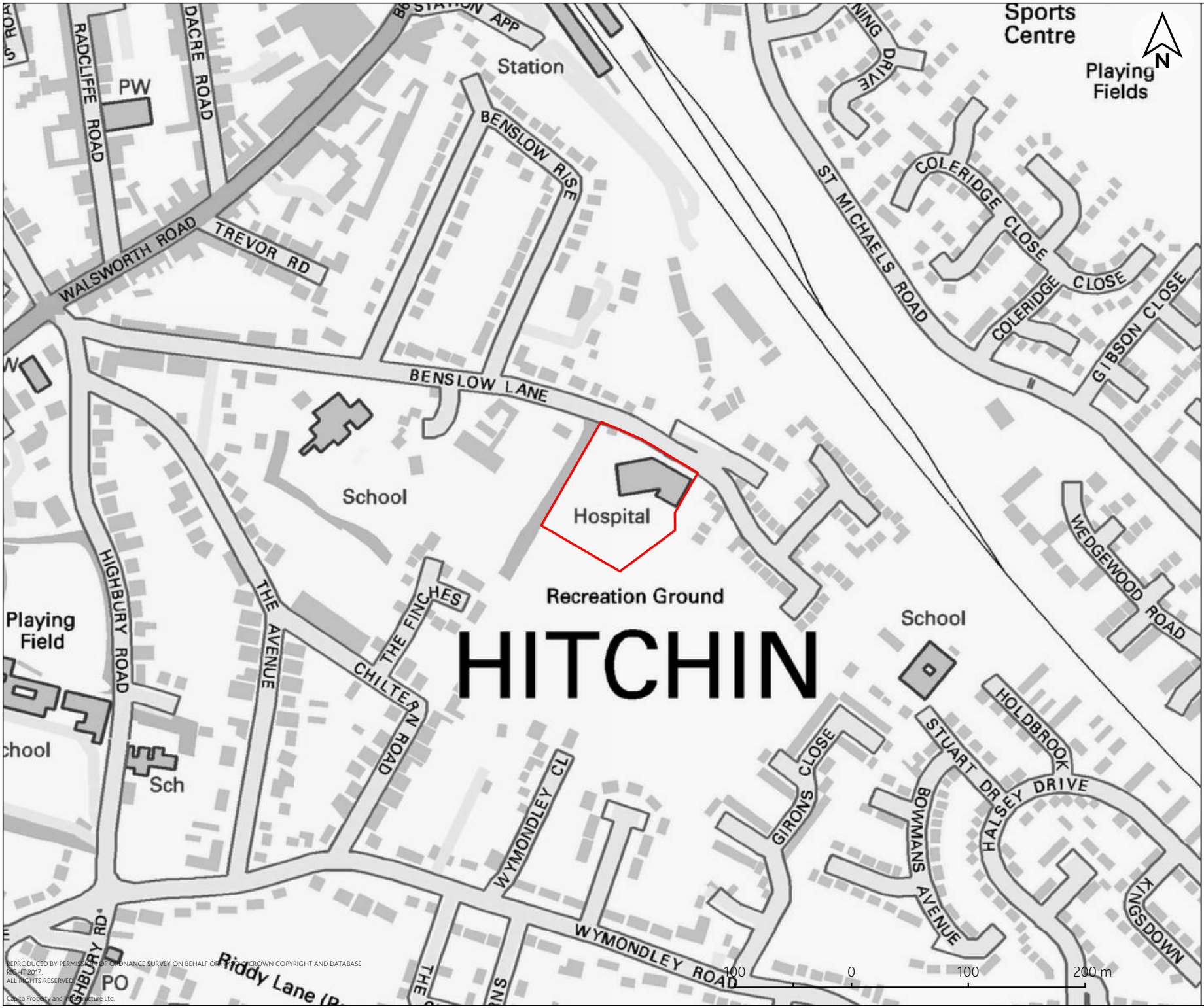
9.1.4 The proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. The proposal will not increase the risk of flooding to others and as a result, development at this site should not be restricted as a result of flood risk.

9.1.5 A Sustainable Drainage Strategy has been produced for the proposed works at the Site and includes a permeable car park surfacing system. It is recommended that a number of BRE 365 permeability tests are undertaken at the detailed design stage to confirm the soakaway calculations presented within the strategy. Checks of the piped drainage system around the basement could be made to assess if any leaks are present and if found rectified. Additionally the proposed strategy has been assessed against the root protection zones of existing trees across the site. it is considered that the construction of permeable car park will not affect the root protection zone of trees to be retained by the development.

Figures

Figure 1 - CS093858-PPH-CAP-00-XX-DR-0001 – Site Location Plan

Figure 2 - 6529/PCP2 – Site Plan Proposals



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Legend

Site Boundary

Rev	Drwn	Chkd	Appd	Date

Purpose of Issue
S2 - Issued for Information

Classification
Commercial in Confidence

Client
Ramsay Health Care

Project
Pinehill Hospital, Hitchin
Geoenvironmental Assessment

Drawing
Figure 1 Site Location Plan

Scale at A3	Drawn	Checked	Approved
1:3000	CKR	BT	NG

Project No
CS093858

Date
10/11/2017

Drawing Identifier
Project-Originator-Zone-Level-FileType-Role-Number
PHH-CAP-00-XX-DR-A-0001

Revision
P01

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Capita Property and Infrastructure Ltd.



PROPOSED:

11No DISABLED CAR SPACES

155No STANDARD CAR SPACES

TOTAL = 166No CAR SPACES

NOTE:
WHEN MOBILE CT VISITS LOSE 8No STANDARD SPACES

KEY:

TREES SHOWN THUS TO BE REMOVED. SEE GROUNDWORKS TREE SURVEY & ASSESSMENT 2848-PH-001 DRAWING & ARBORICULTURAL IMPACT ASSESSMENT REPORT. TOGETHER WITH THEIR LANDSCAPE PROPOSALS DRAWING. THE ABOVE TO BE READ IN CONJUCTION WITH THIS DRAWING.

PROPOSED NEW PERMEABLE TARMAC AREAS

EXISTING LIGHTING COLUMN

EXISTING LIGHTING WALL MOUNTED

EXISTING LIGHTING COLUMN REMOVED

PROPOSED LIGHTING COLUMN TO MATCH EXISTING 'TAMLITE' TACT 70S COMPACT FLOODLIGHT WITH TACT/LH HOOD FITTED WITH IXSE 70W/ 5600lm BULB OR SIMILAR APPROVED ON 4M HIGH POSTS

TC4M+TF2AB/76+TMS/CO/3CORE-2WAY

TC4M+TF4AB/76+TMS/CO/3CORE-4WAY

TWO DIRECTIONAL

FOUR DIRECTIONAL

GUARD RAILING DETAIL:

REV C: CAR PARKING AMENDED 21-02-18
REV B: LIGHTING PROPOSALS ADDED 09-02-18
REV A: BOUNDARY RED LINE, CAR SPACE & PATH ADDED 02-02-18

project PINEHILL HOSPITAL HITCHIN

client RAMSAY HEALTH CARE UK

drawing SITE PLAN PROPOSALS

hall needham associates LLP
chartered architects + interior designers
THAME OFFICE–
Tel: 01844 216324/216841 Fax 01844 216587
E-mail: arch@hnathame.co.uk
(offices also at Sheffield and Oldham)

ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY
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date JAN 18

scale 1:250

drwg. no. 6529/PCP2 rev. C

Appendix A Walkover Survey Pictures

Plate 1 – Site entrance



Plate 2 – Landscaped area within SE quarter



Plate 3 – Main car park



Plate 4 – SW drainage cover northern boundary of main car park area



Plate 5 – Drainage covers south of mobile MRI unit



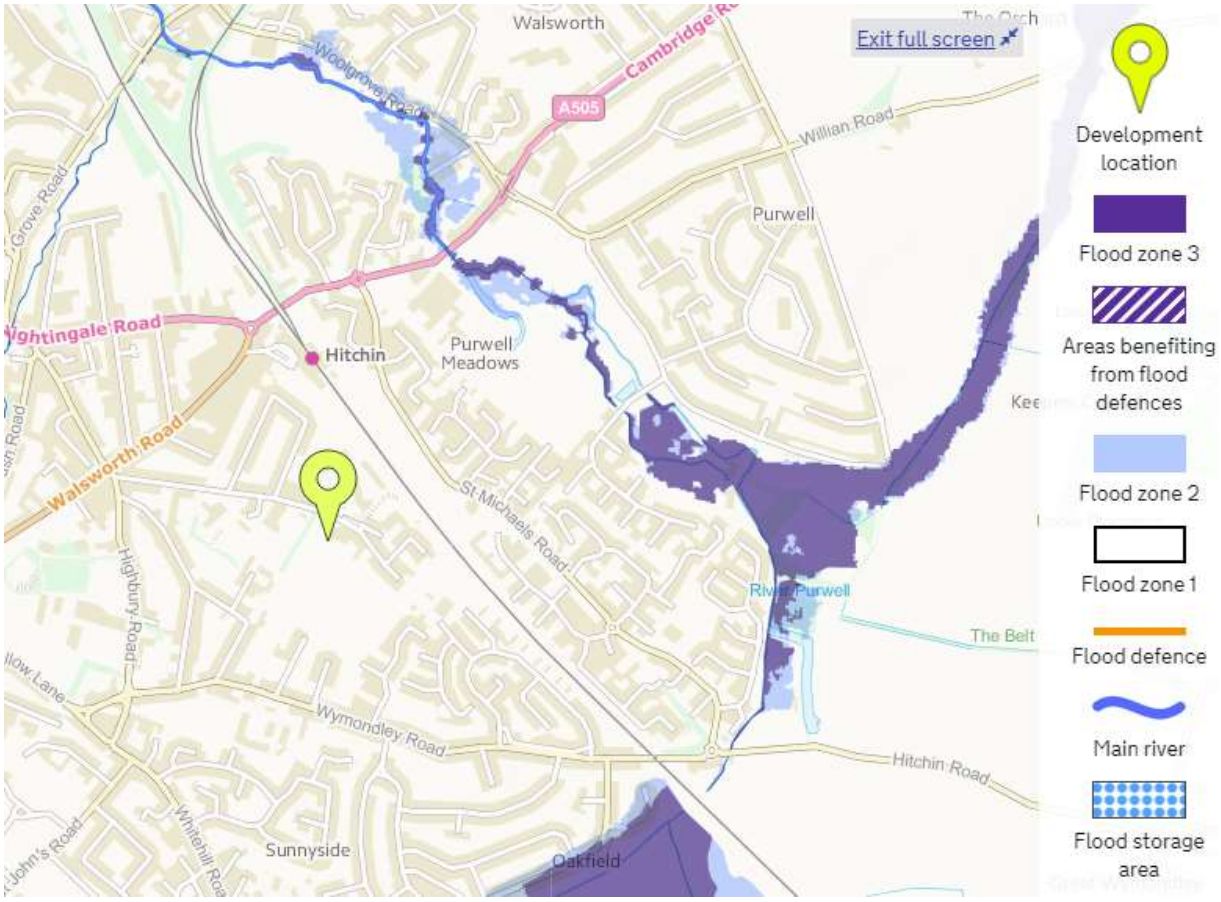
Plate 6 – SW drainage cover within service area



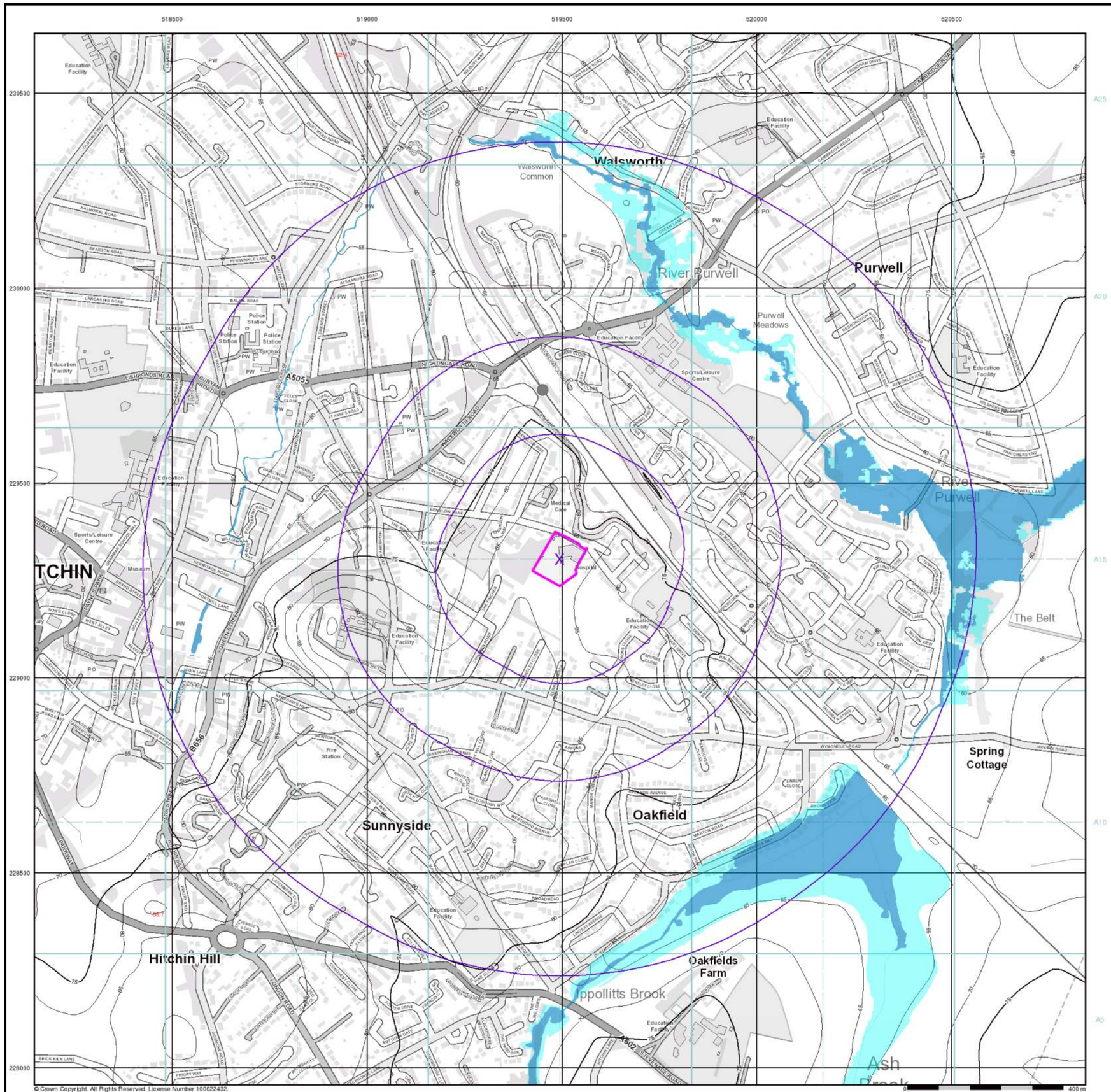
Plate 7 – SW drainage surrounding mobile MRI unit



Appendix B Environment Agency Flood Map for Planning



Appendix C Landmark Flood Screen Report



CAPITA

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Flood Data

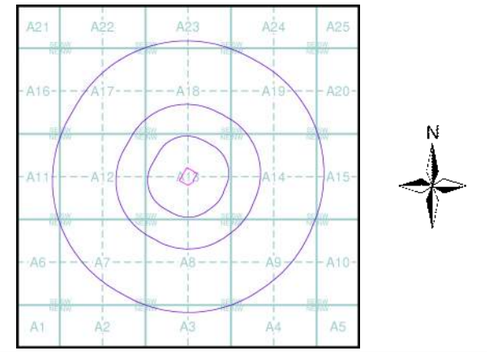
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

Standard Contour 105 100 95
Master Contour
Spot Height 167.8

MLW Mean Low Water
MHW Mean High Water

EA/NRW Flood Data Map - Slice A



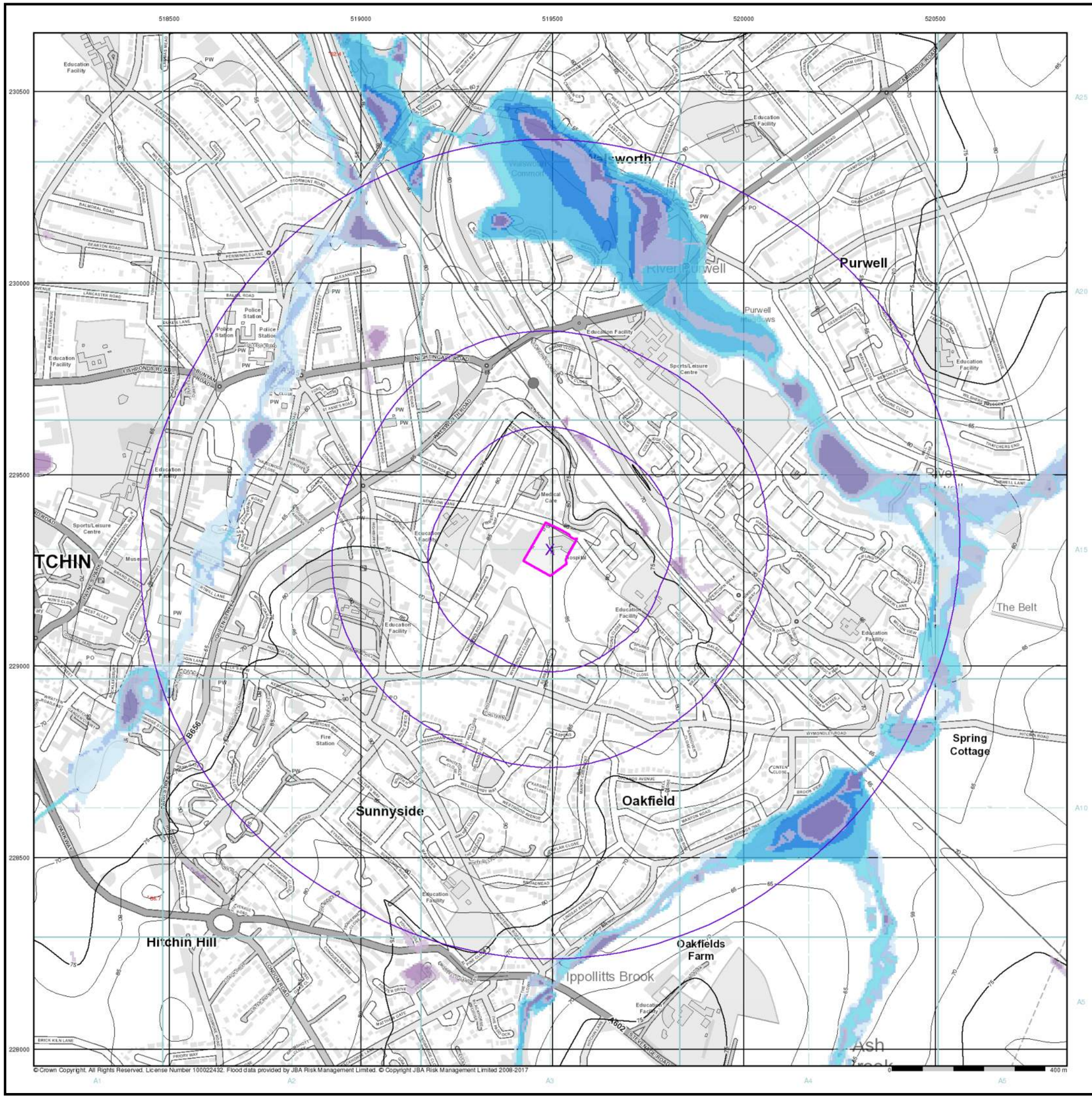
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Site Area (Ha):	1.09
Search Buffer (m):	1000

Site Details

Pinehill Hospital, Benslow Lane, HITCHIN, SG4 9QZ

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CAPITA

JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

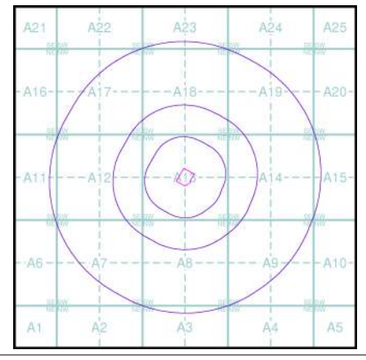
Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height 157.8

JBA 75 Year Return Flood Map (Undefended) - Slice A



Order Details

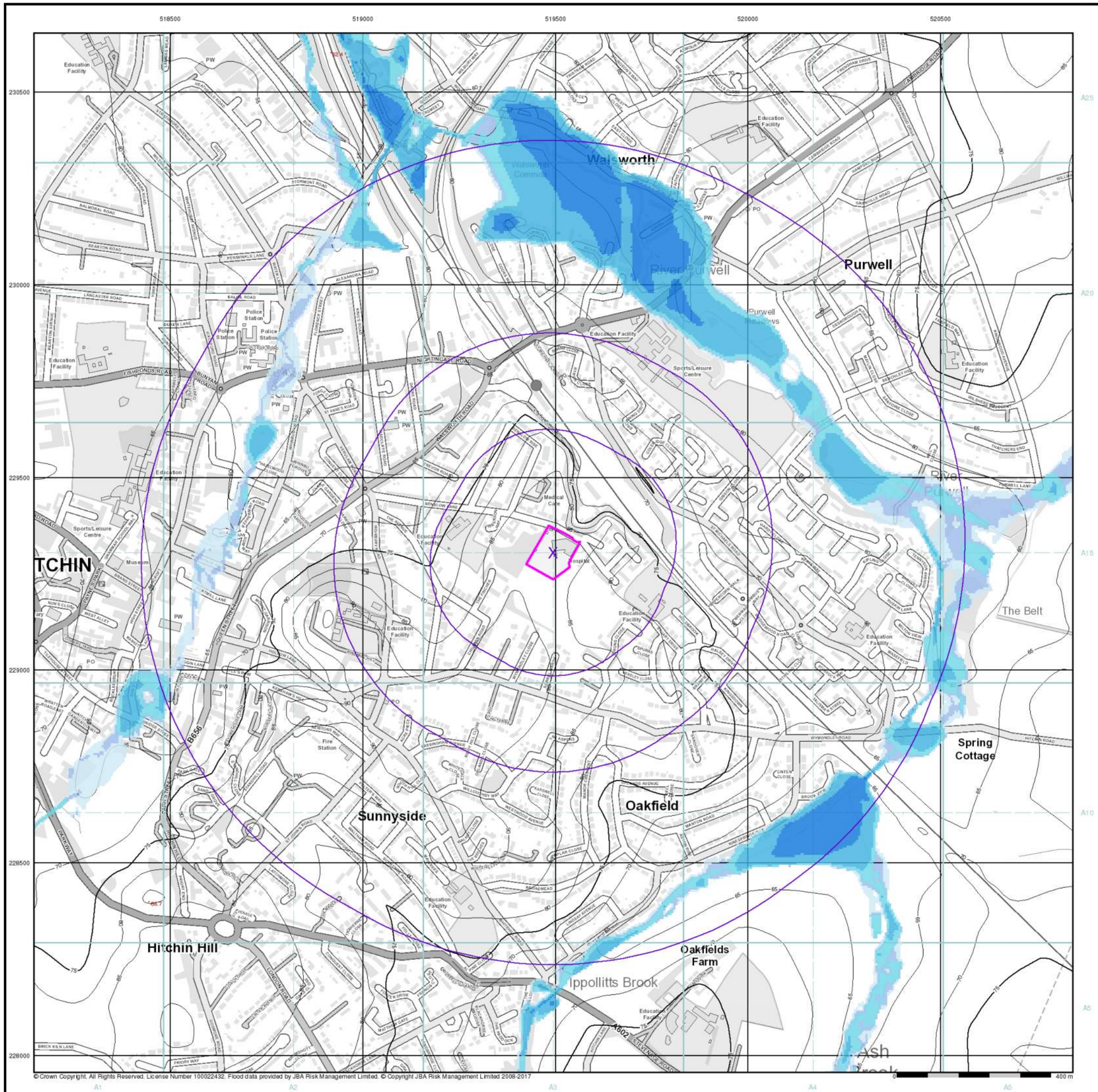
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JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

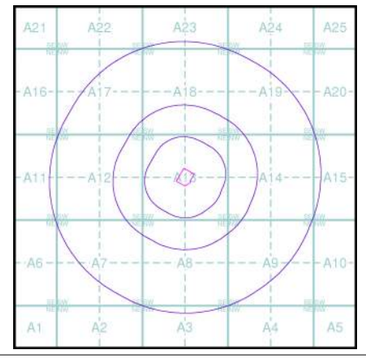
Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

Standard Contour 105
Master Contour 100 95
Spot Height 167.8

MLW Mean Low Water
MHW Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A



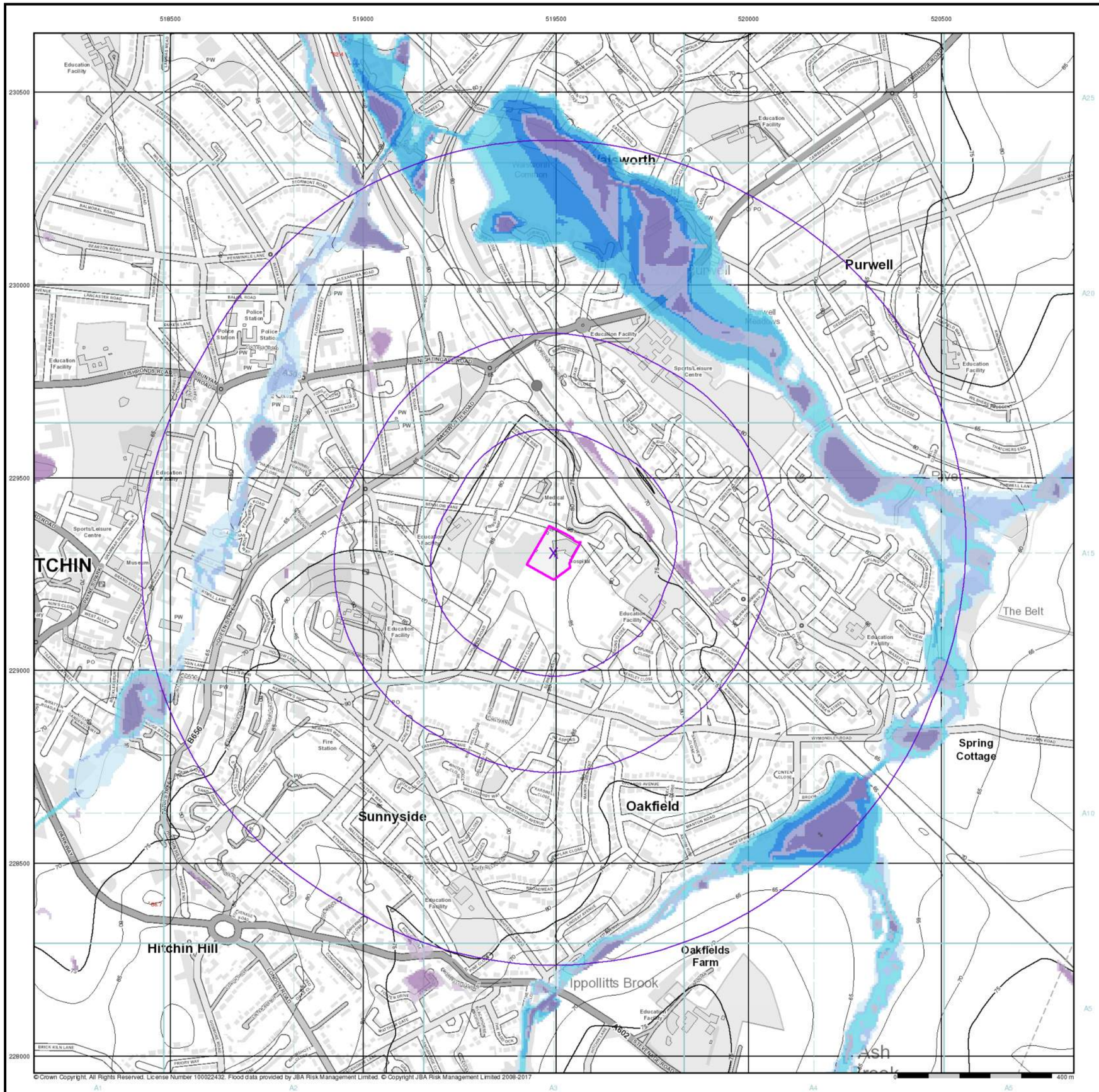
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JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

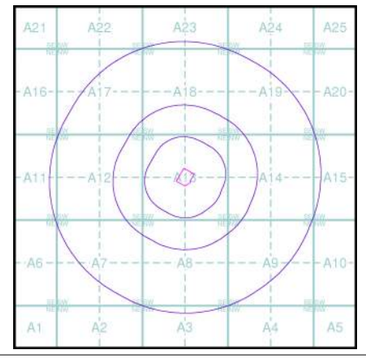
Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height 157.8

JBA 200 Year Return Flood Map (Undefended) - Slice A



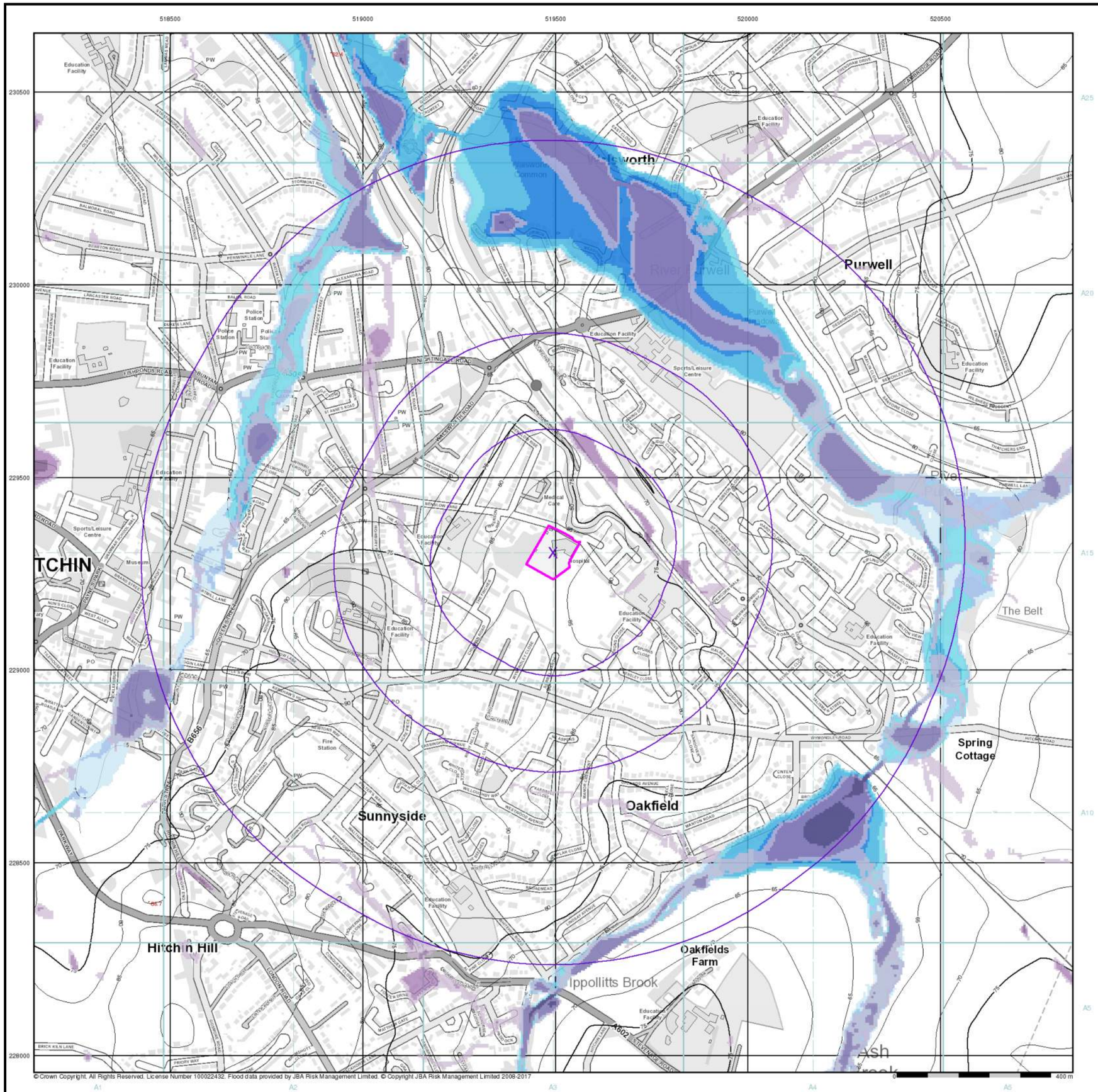
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JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

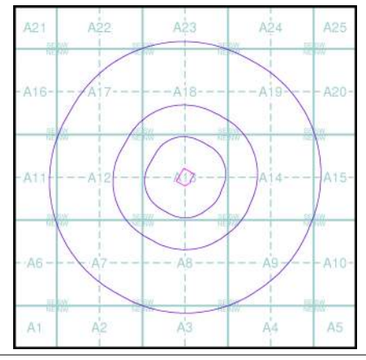
Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height 157.8

JBA 1000 Year Return Flood Map (Undefended) - Slice A



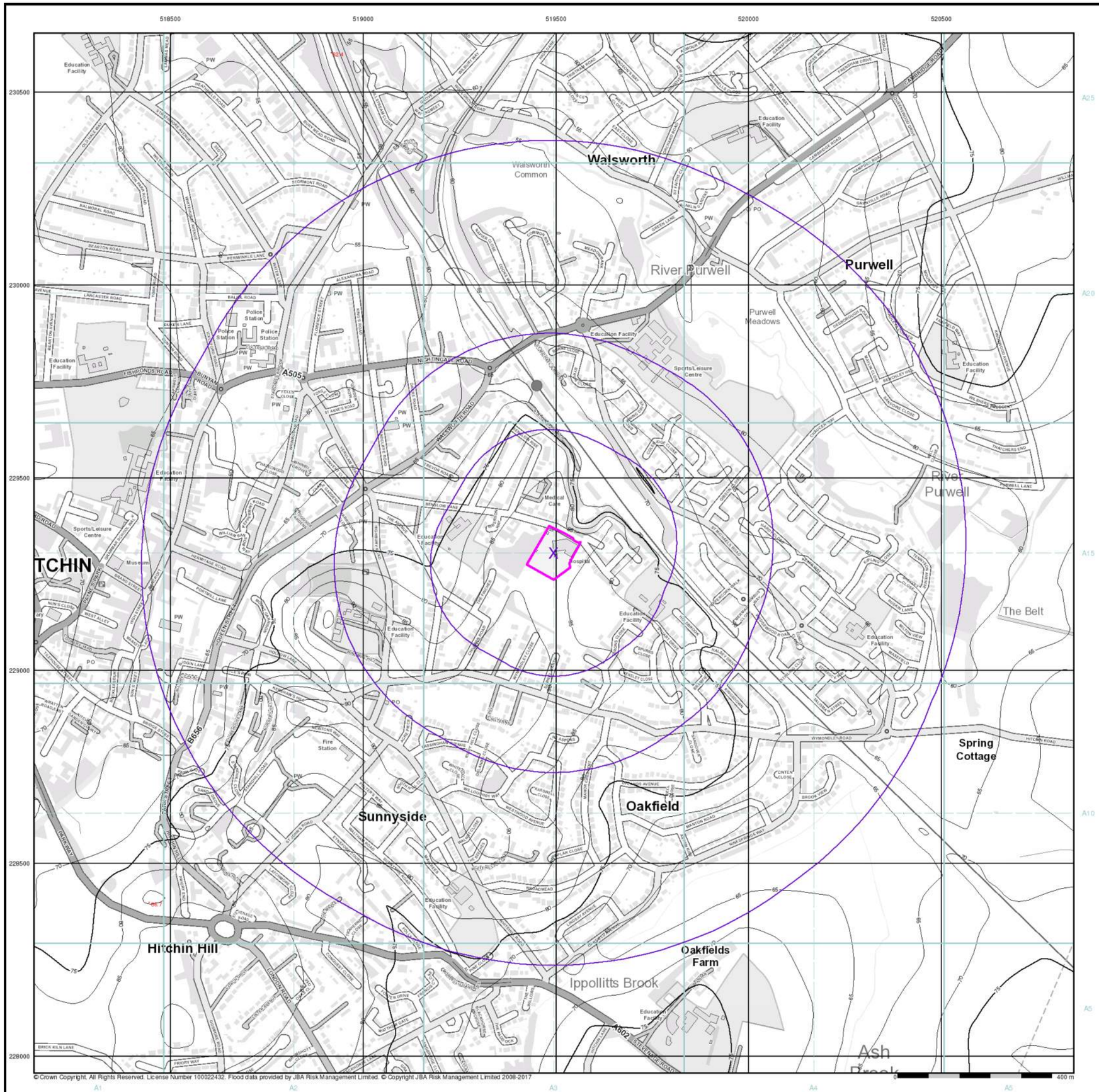
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JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

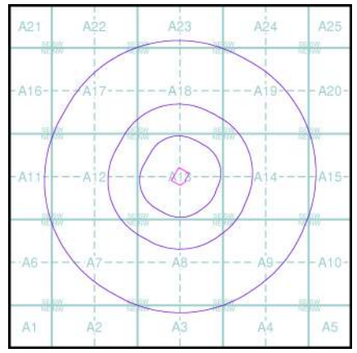
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour (105, 100, 95)
- Master Contour
- Spot Height: *167.8
- MLW — Mean Low Water
- MHW — Mean High Water

JBA Canal Failure Flood Map - Slice A



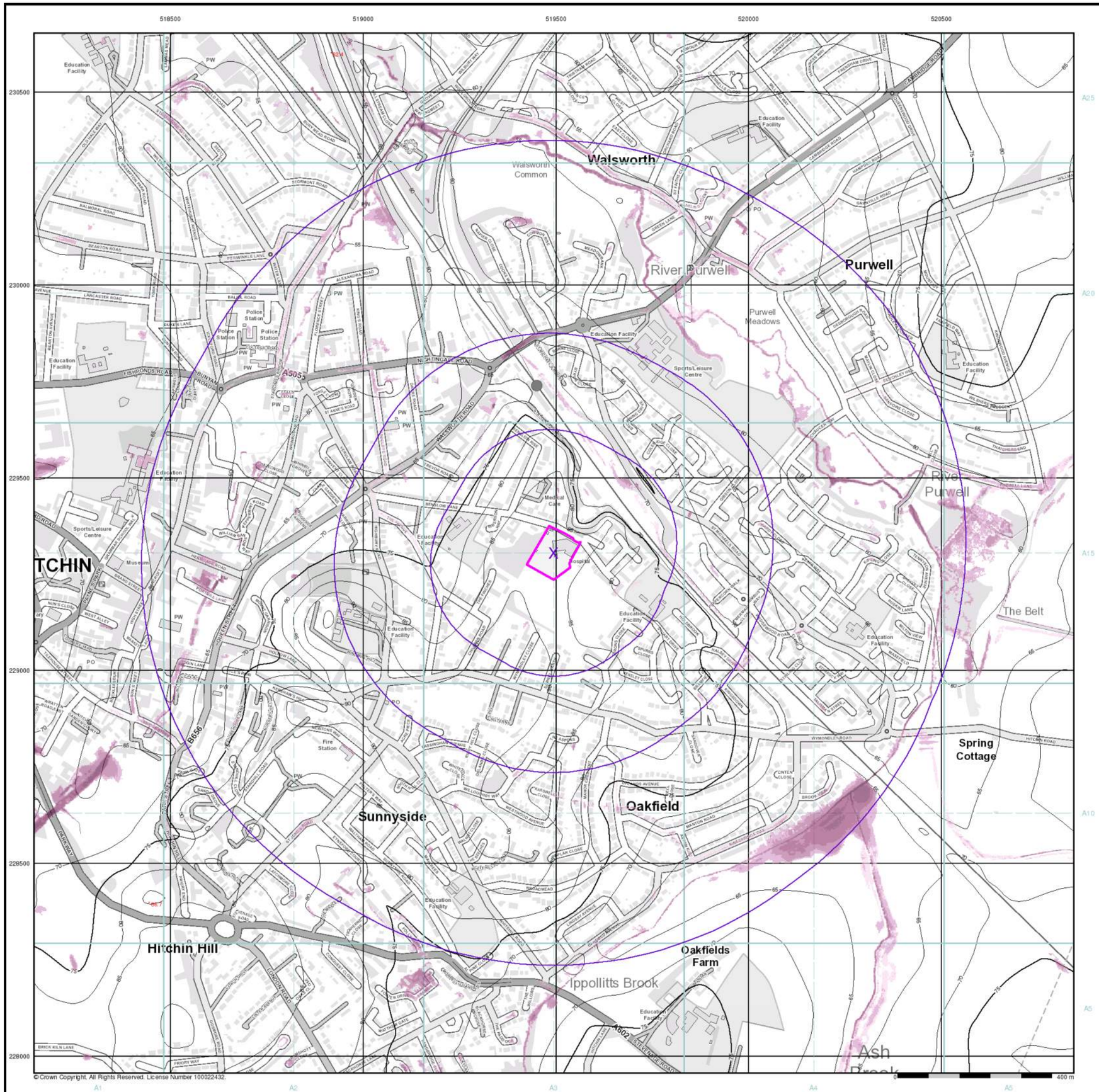
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CAPITA

EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

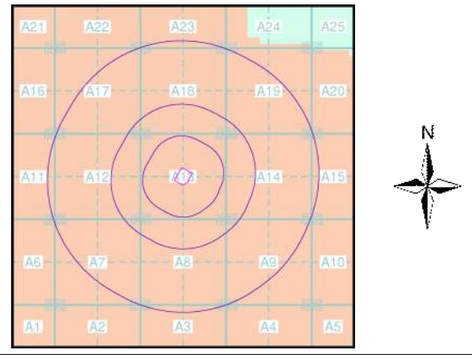
Spot Height * 167.8

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

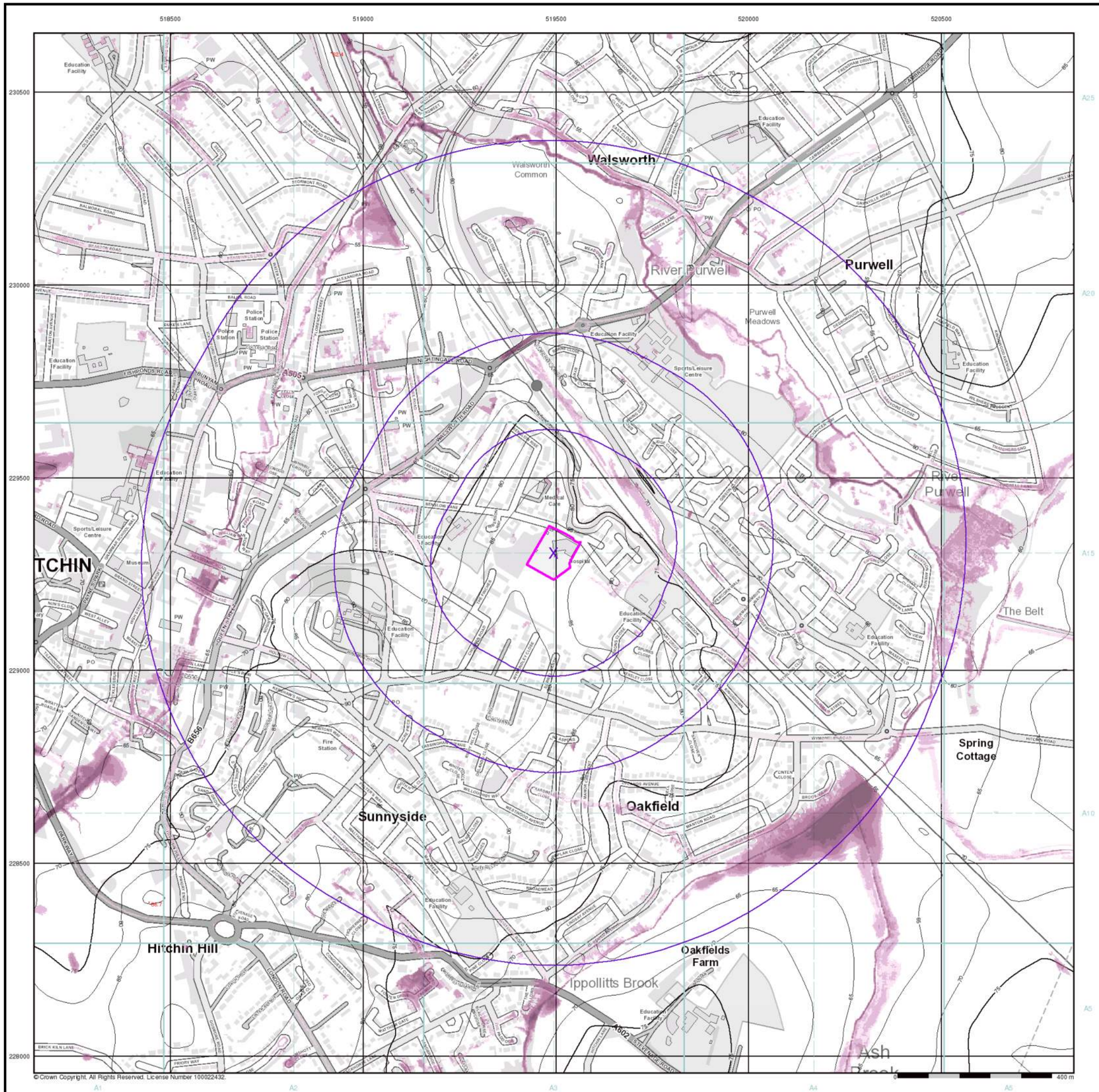
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Customer Ref:	CS093858
National Grid Reference:	519490, 229300
Slice:	A
Site Area (Ha):	1.09
Search Buffer (m):	1000

Site Details

Pinehill Hospital, Benslow Lane, HITCHIN, SG4 9QZ

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CAPITA

EA/NRW Surface Water 100 Year Return Depth Map

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour | Master Contour | Spot Height 167.8

MLW Mean Low Water

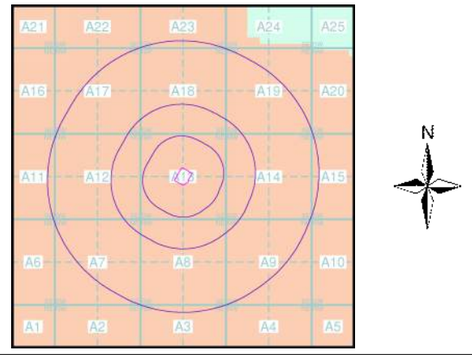
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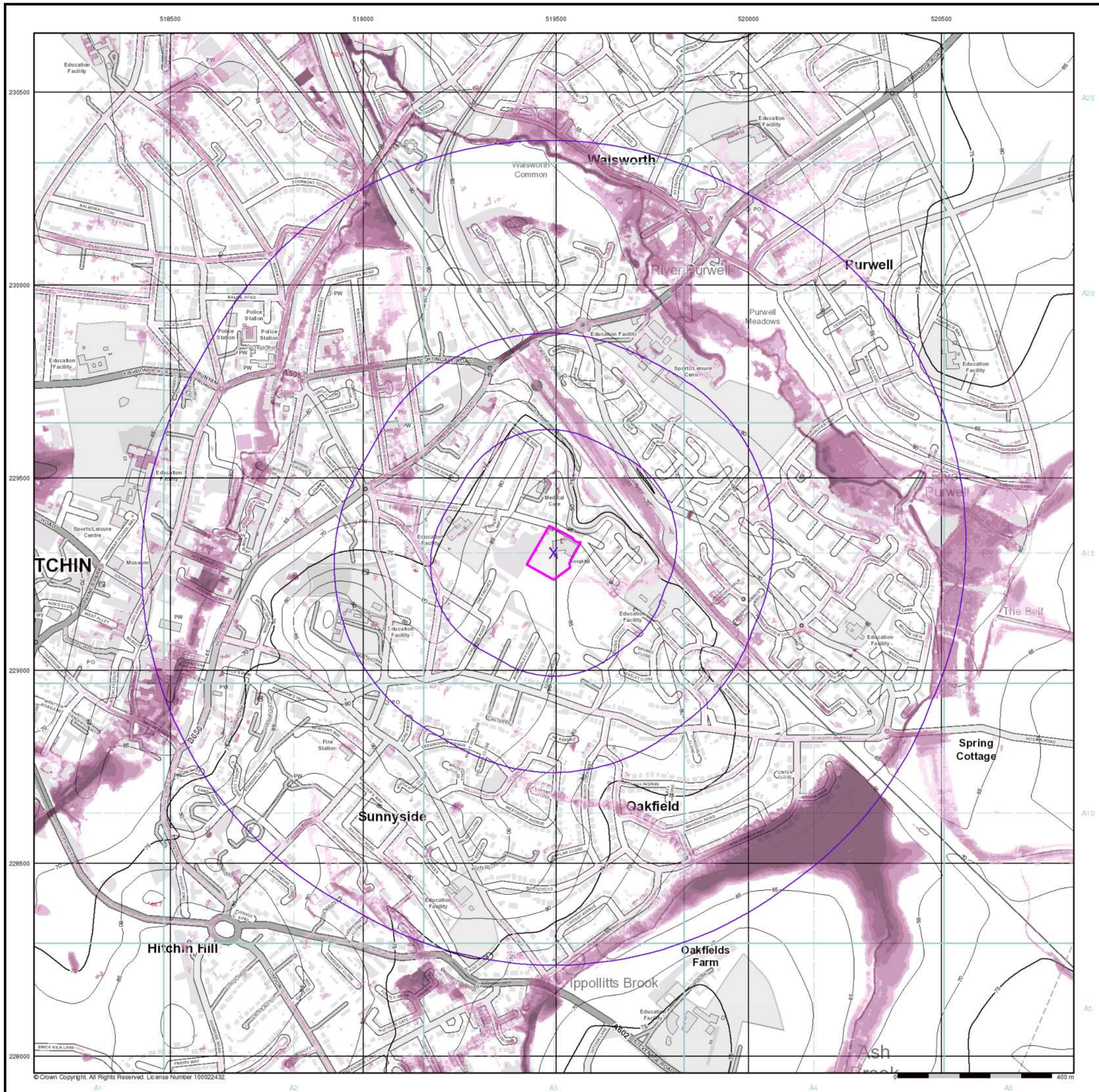
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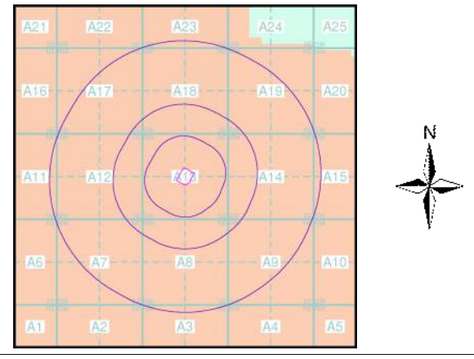
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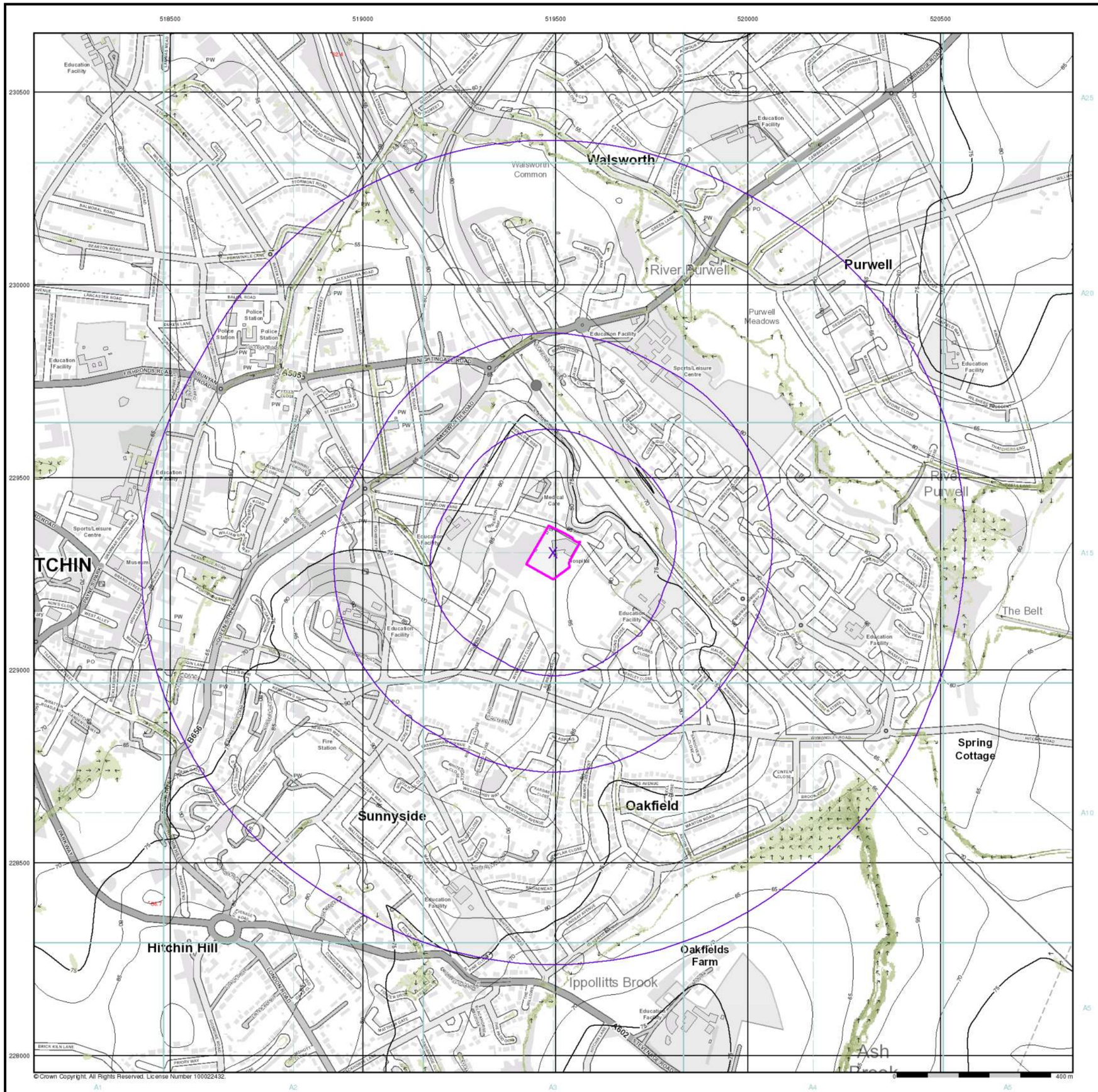
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CAPITA

EA/NRW Surface Water 30 Year Return Velocity and Flow Direction Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Velocity and Direction

- 0.00 - 0.25m/s
- 0.25 - 0.50m/s
- 0.50 - 1.00m/s
- 1.00 - 2.00m/s
- > 2.00m/s

Flow Direction at maximum velocity

Contours (height in metres)

Standard Contour 105 100 95

Master Contour

Spot Height *167.8

MLW Mean Low Water

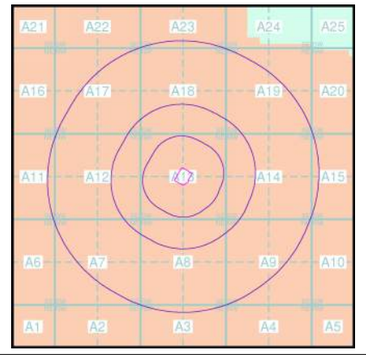
MHW Mean High Water

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EA/NRW Suitability Map - Slice A



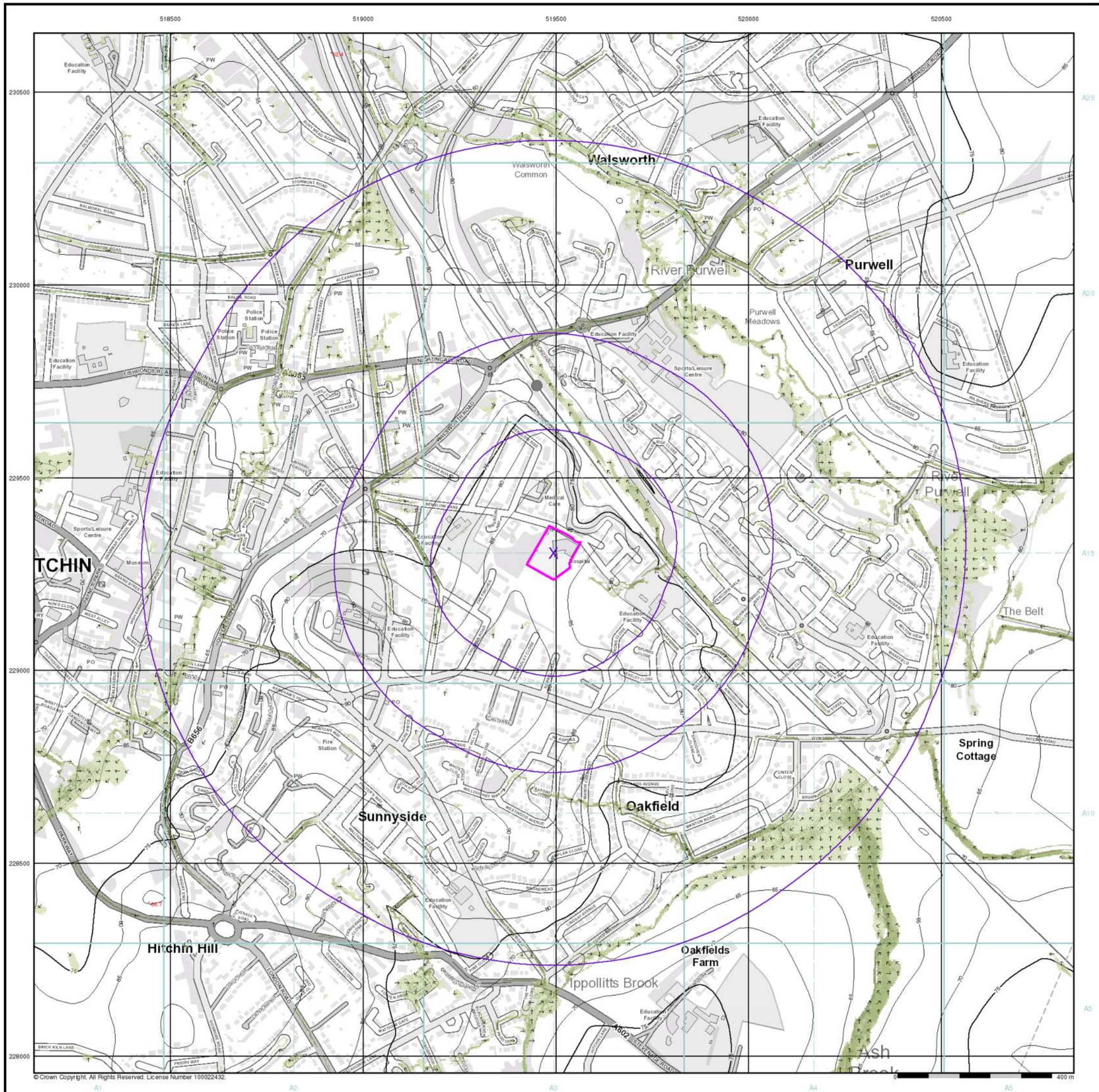
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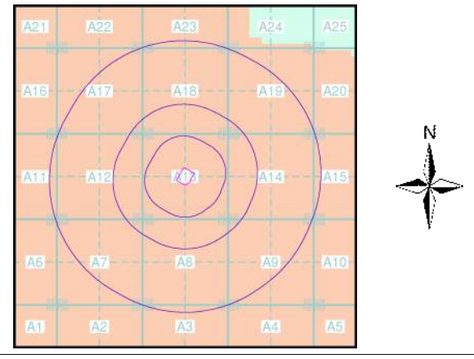
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EA/NRW Suitability Map - Slice A



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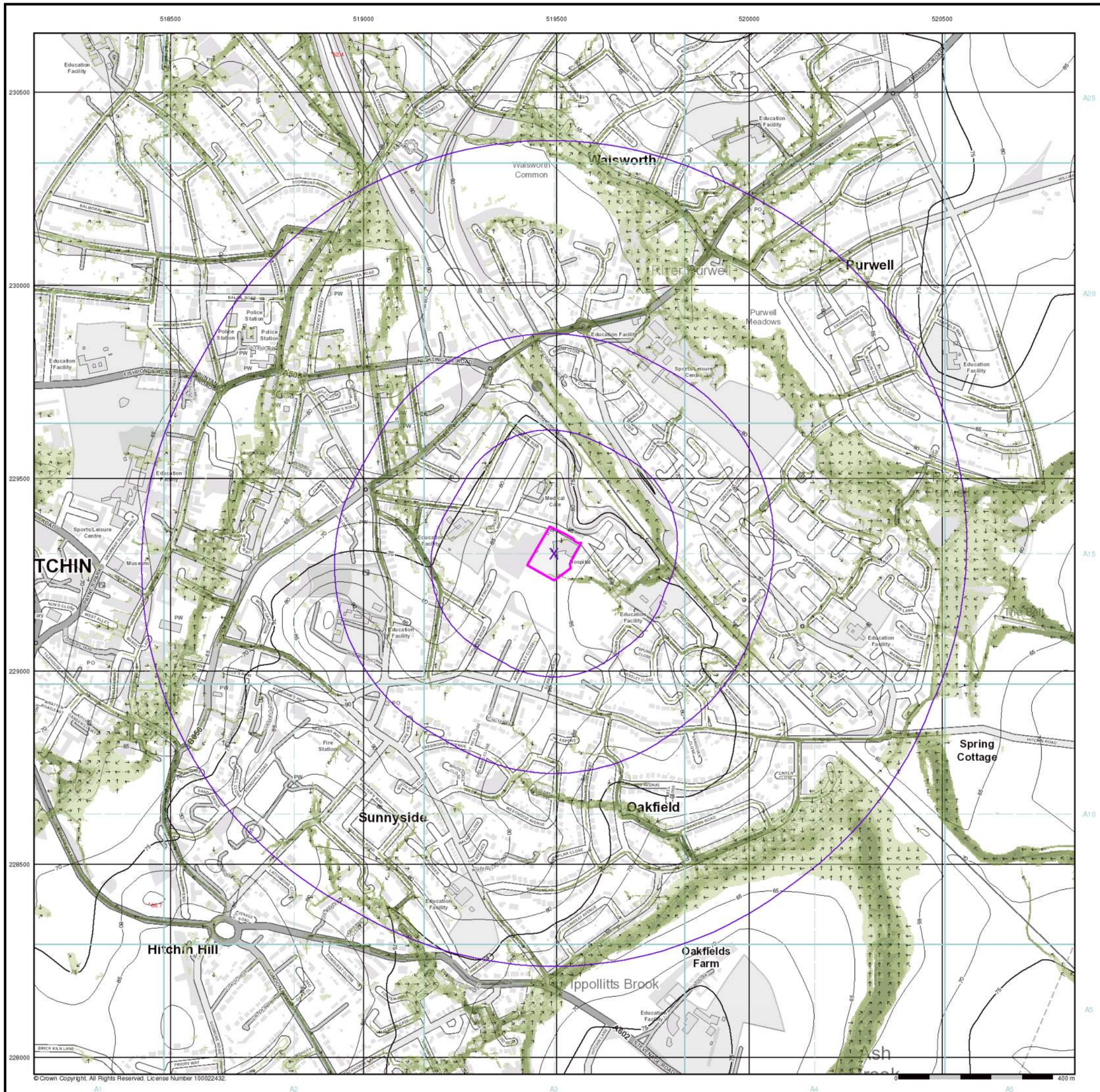
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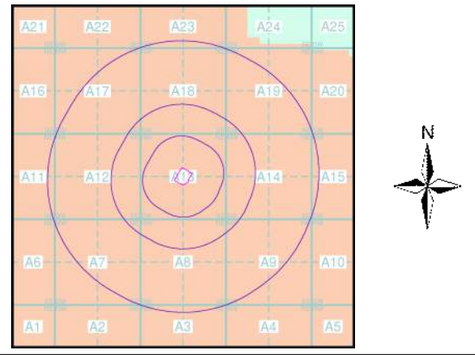
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EA/NRW Suitability Map - Slice A



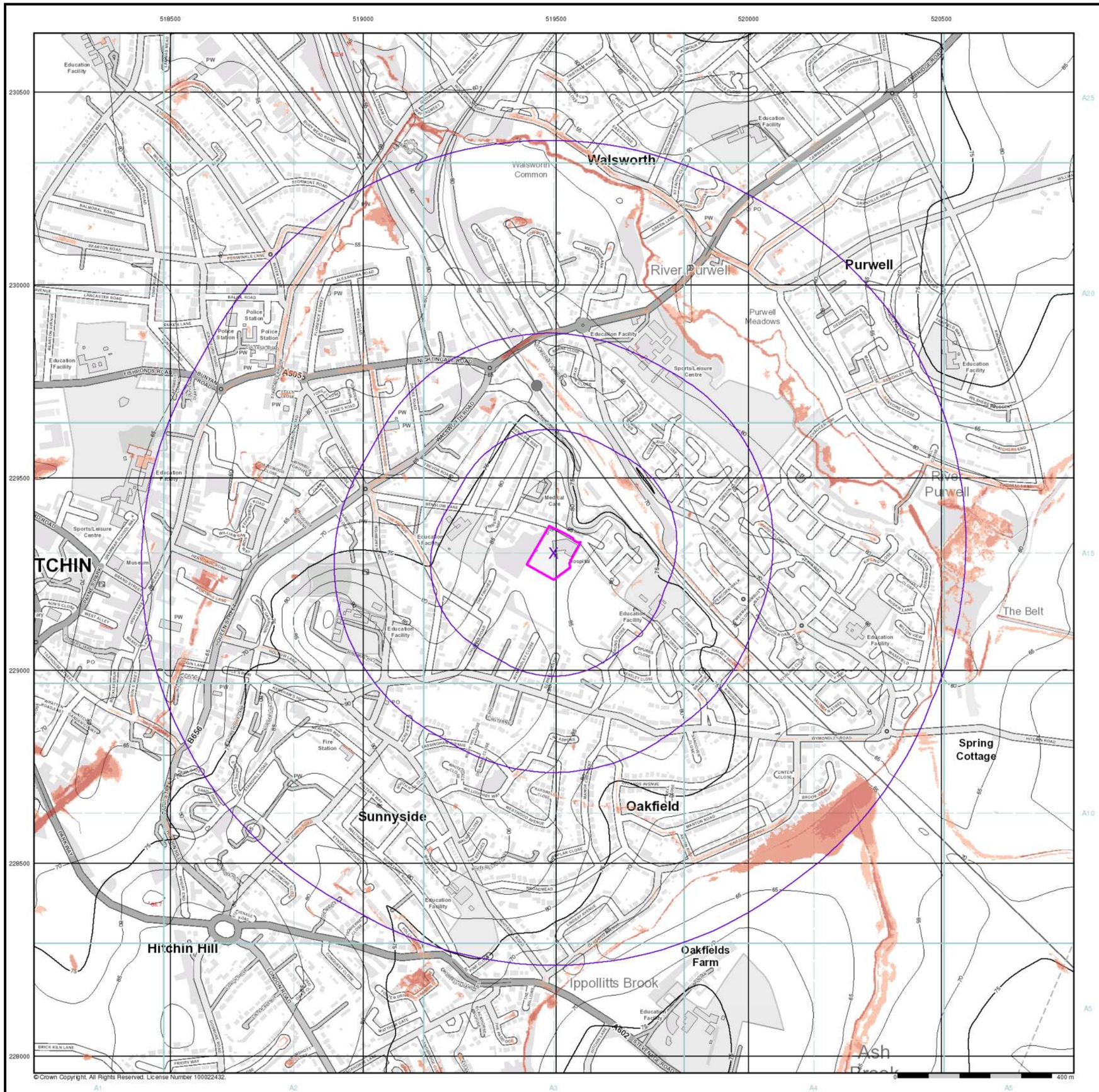
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CAPITA

EA/NRW Surface Water 30 Year Return Hazard Rating Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

Contours (height in metres)

Standard Contour — 105 — 100 — 95

Master Contour

Spot Height *167.8

MLW Mean Low Water

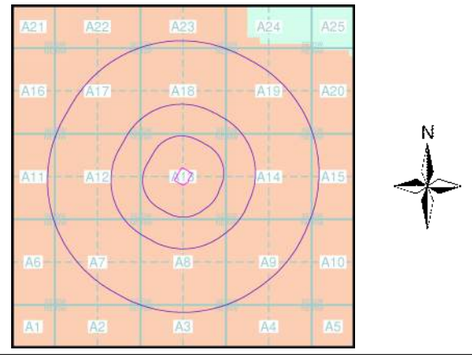
MHW Mean High Water

Suitability

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EA/NRW Suitability Map - Slice A



Order Details

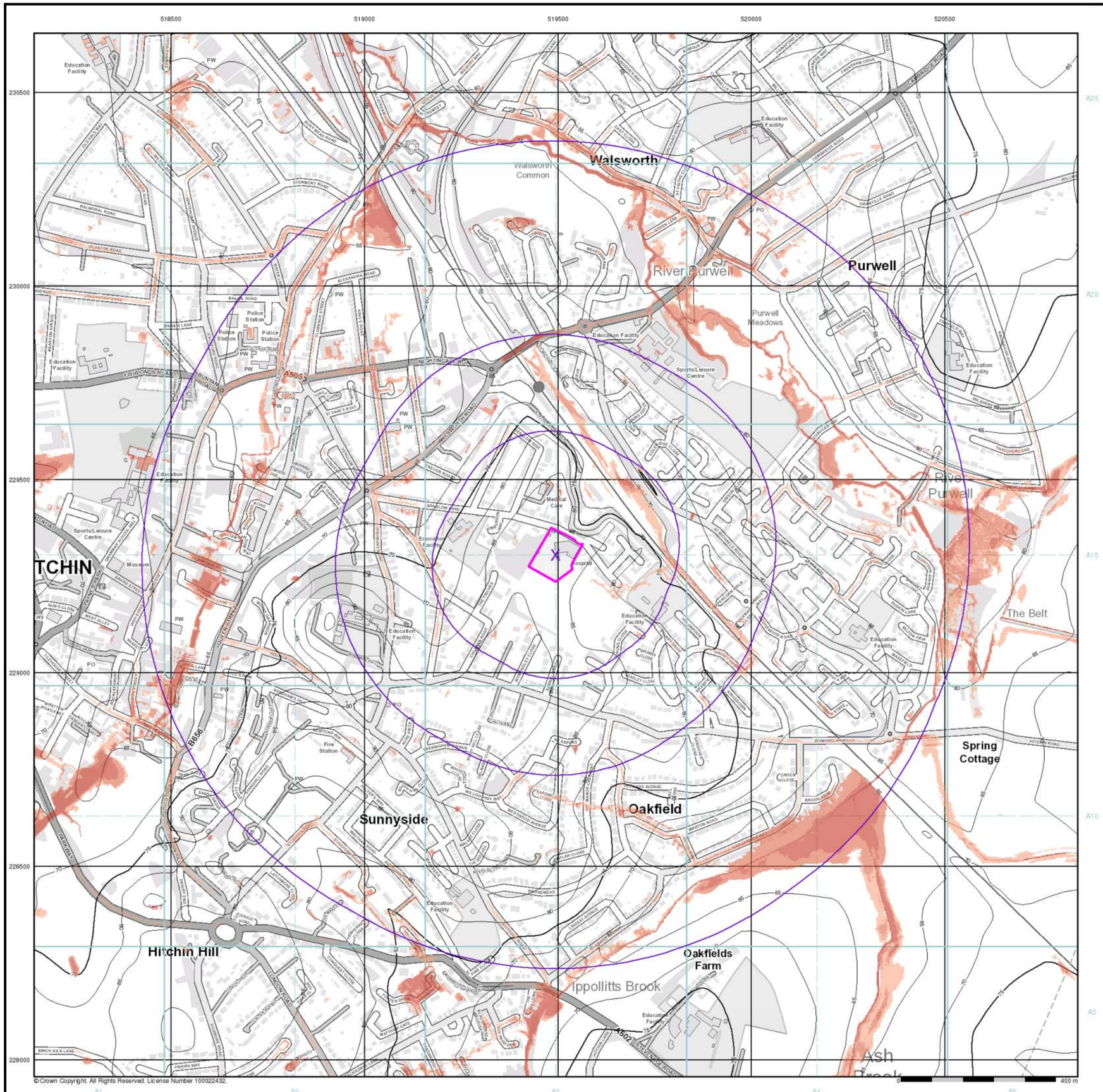
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Contours (height in metres)

Standard Contour 105 | Master Contour 100 | 95

Spot Height *167.8

MLW Mean Low Water

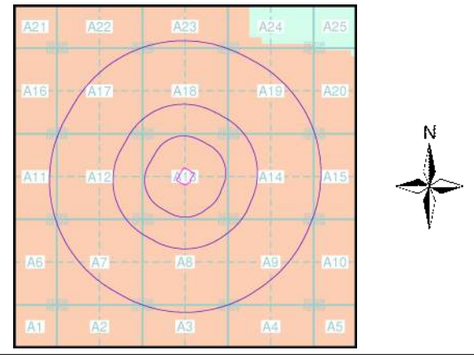
MHW Mean High Water

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EA/NRW Suitability Map - Slice A



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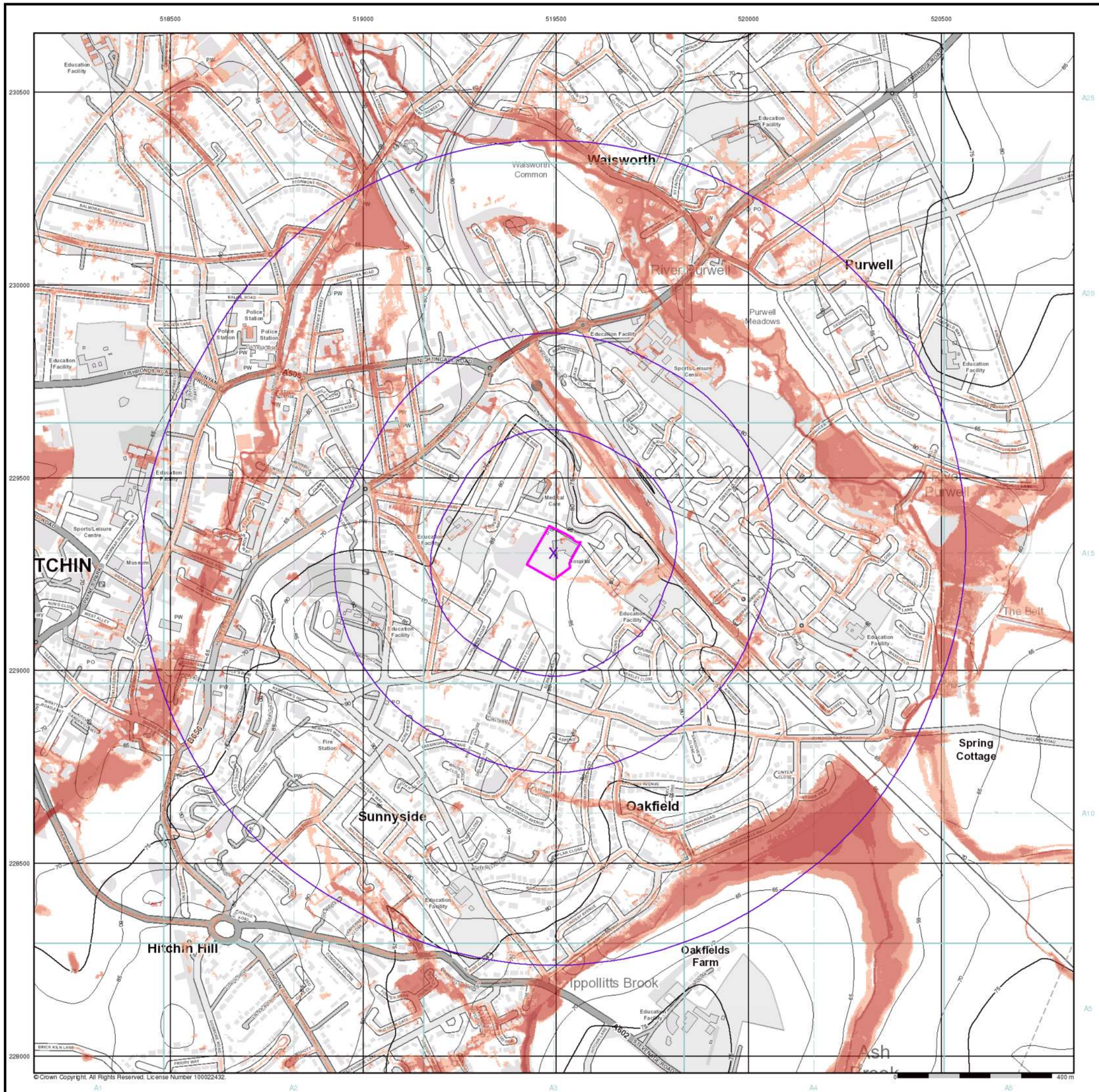
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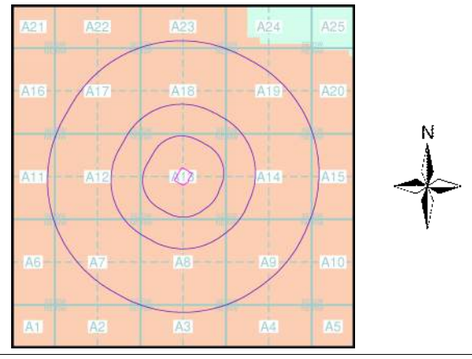
Spot Height *167.8

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EA/NRW Suitability Map - Slice A



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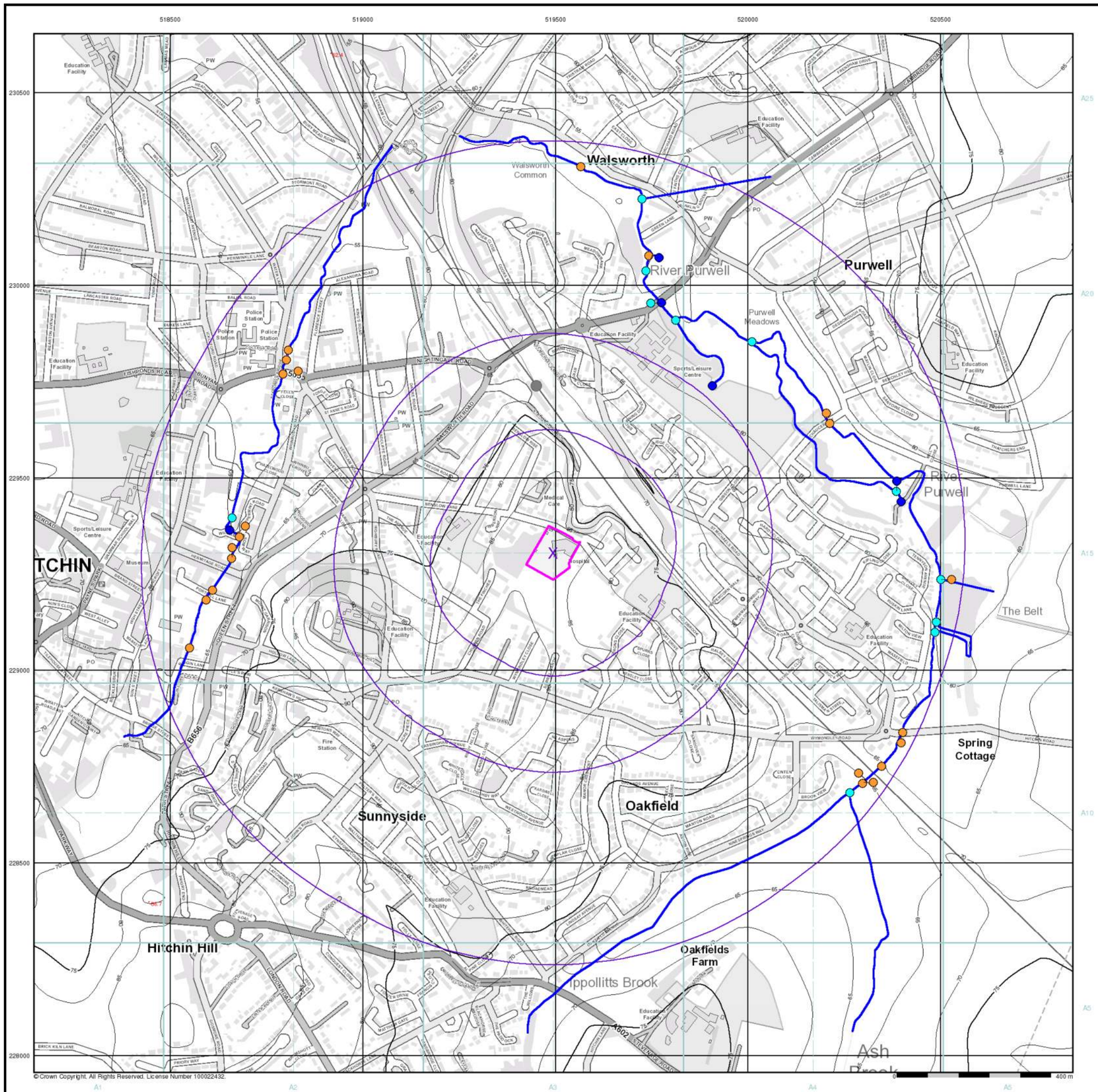
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CAPITA

OS Water Network Lines Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea
- Junction
- Outlet
- Pseudo
- Source
- Other

Contours (height in meters)

Standard Contour 105 100 95

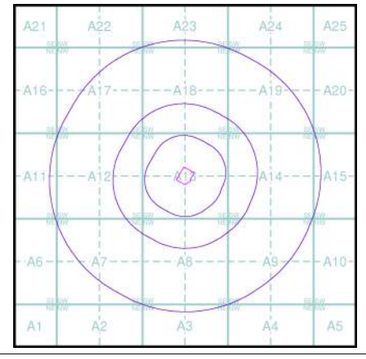
Master Contour

Spot Height *167.3

MLW Mean Low Water

MHW Mean High Water

OS Water Network Map - Slice A



Order Details

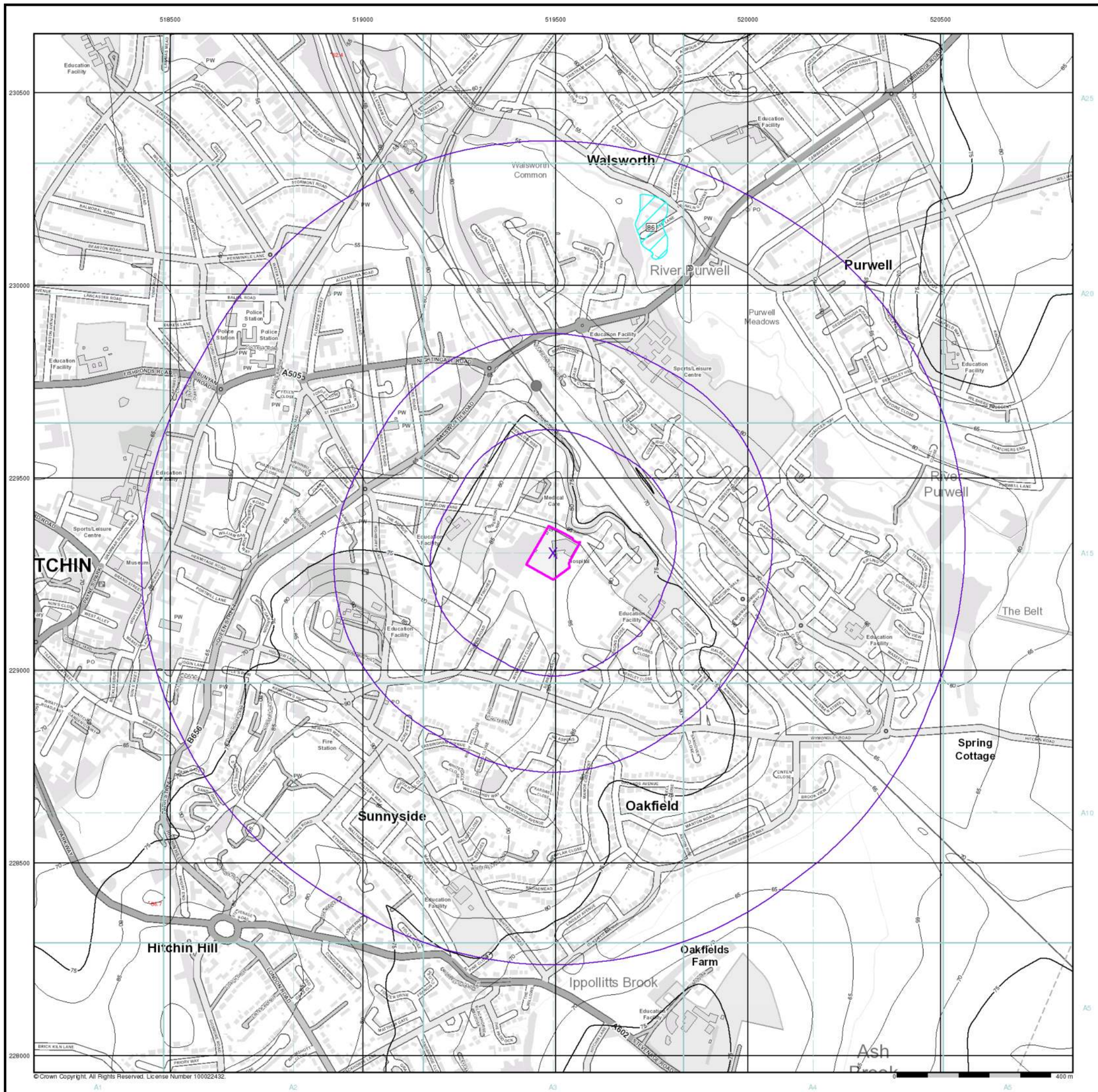
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CAPITA

EA/NRW Historic Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

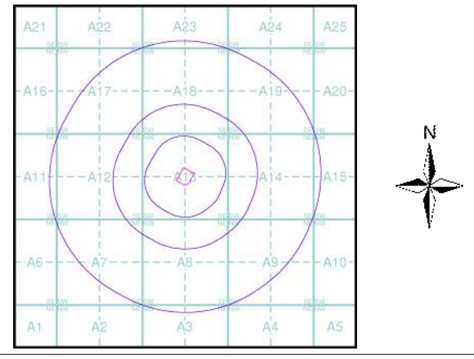
Historic Flood Events Data

- Channel Capacity Exceeded (no raised defences)
- Groundwater/High Water Table
- Local Drainage/Surface Water
- Mechanical Failure
- Obstruction/Blockage - Bridge
- Obstruction/Blockage - Channel
- Obstruction/Blockage - Culvert
- Obstruction/Blockage - Debris Screen
- Operational Failure/ Breach of Defence
- Other
- Overtopping of Defences
- Unknown
- Historical Flood Liabilities

Contours (height in metres)

- Standard Contour (105, 100, 95)
- Master Contour
- Spot Height (*167.8)
- MLW — Mean Low Water
- MHW — Mean High Water

EA/NRW Historic Flood Map - Slice A



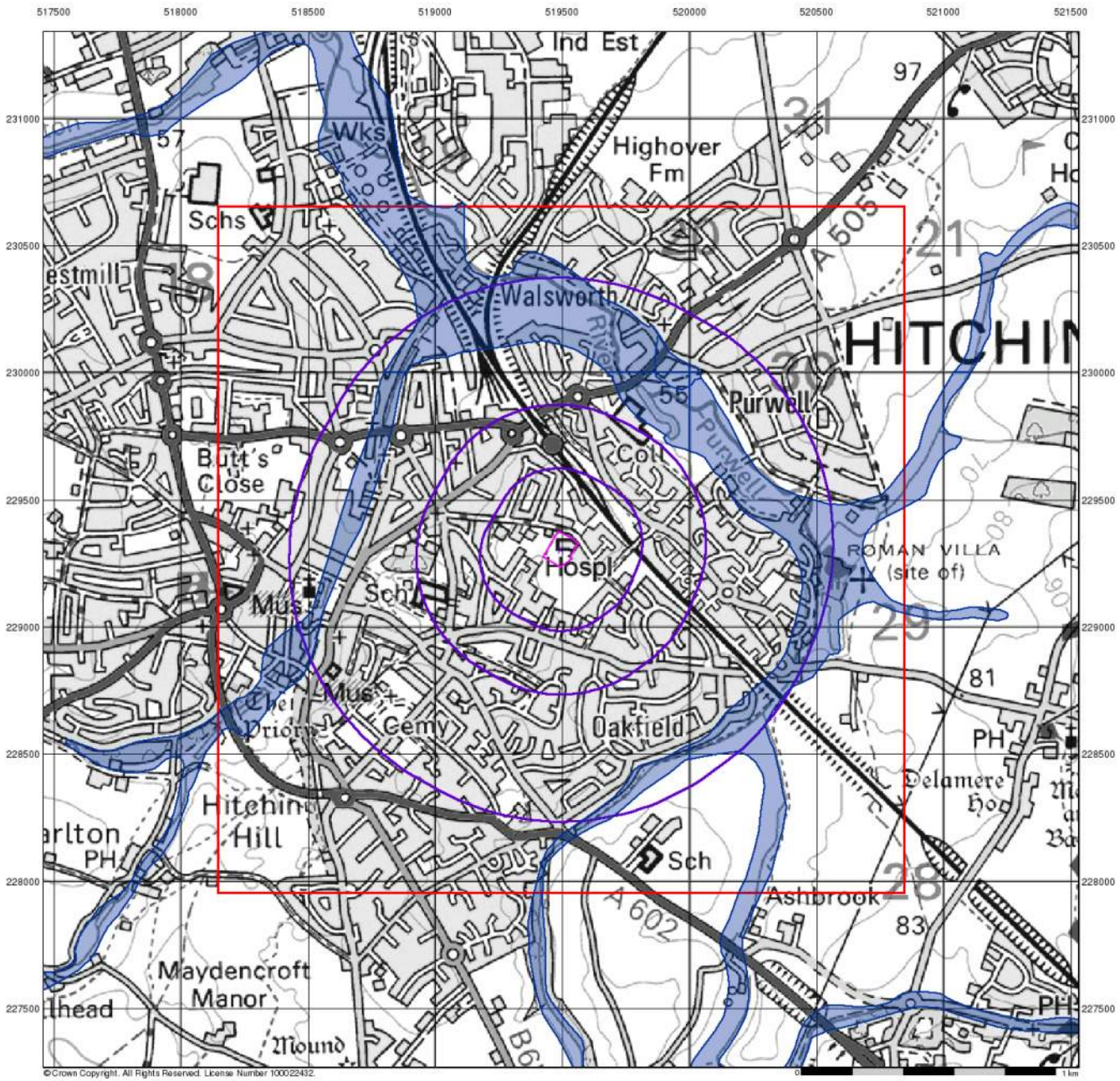
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CAPITA

BGS Flood Data (1:50,000)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

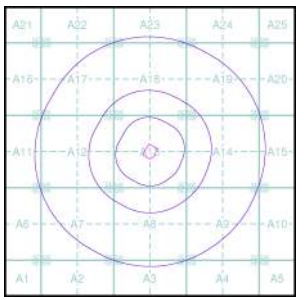
BGS Geological Indicators of Flooding

Coastal

Inland

Bodies of Water

BGS Flood Data Map - Slice A



Order Details

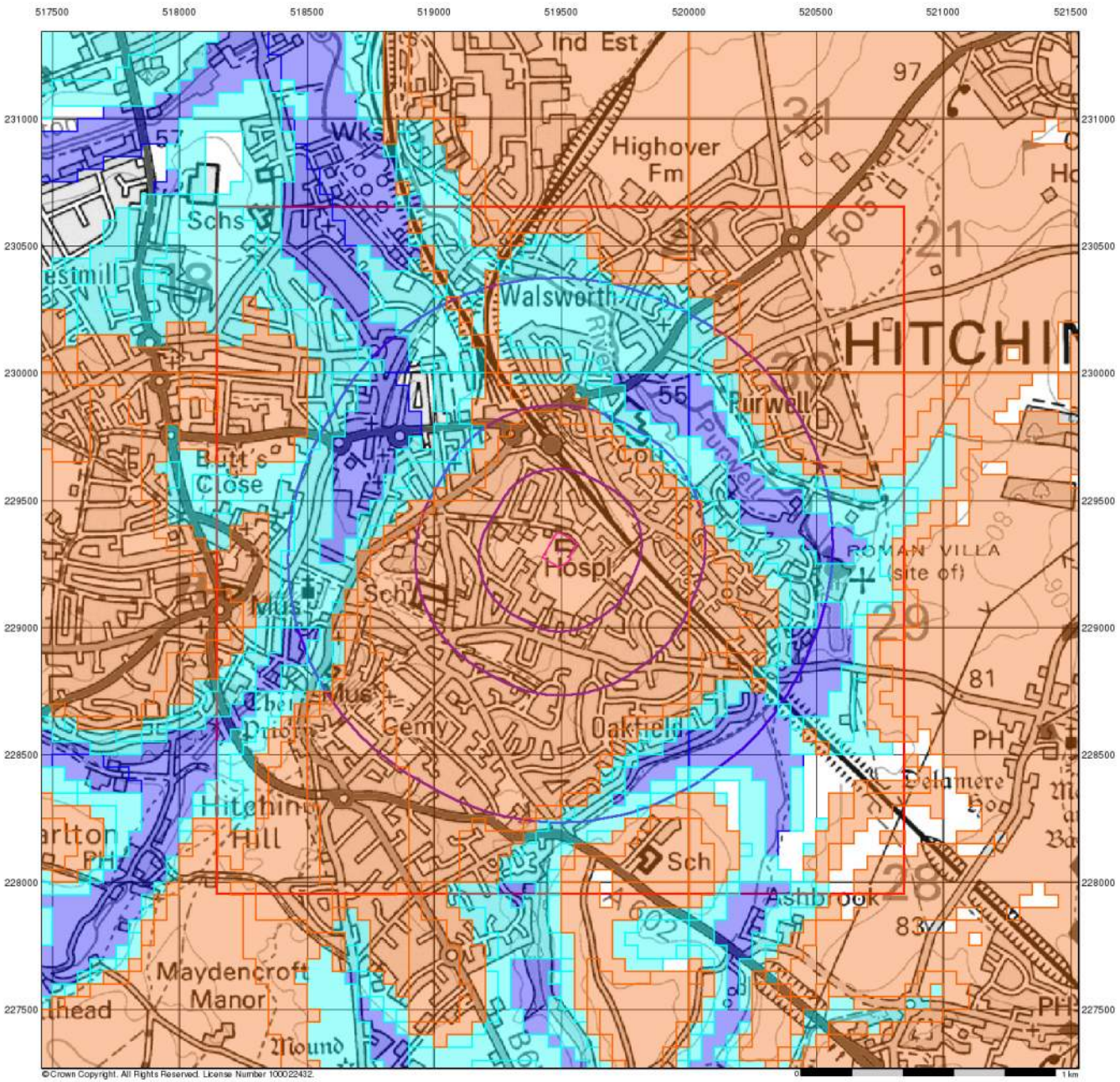
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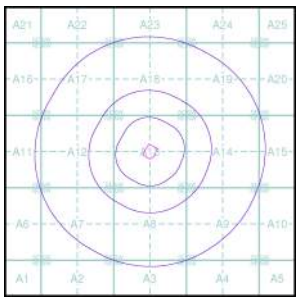
Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



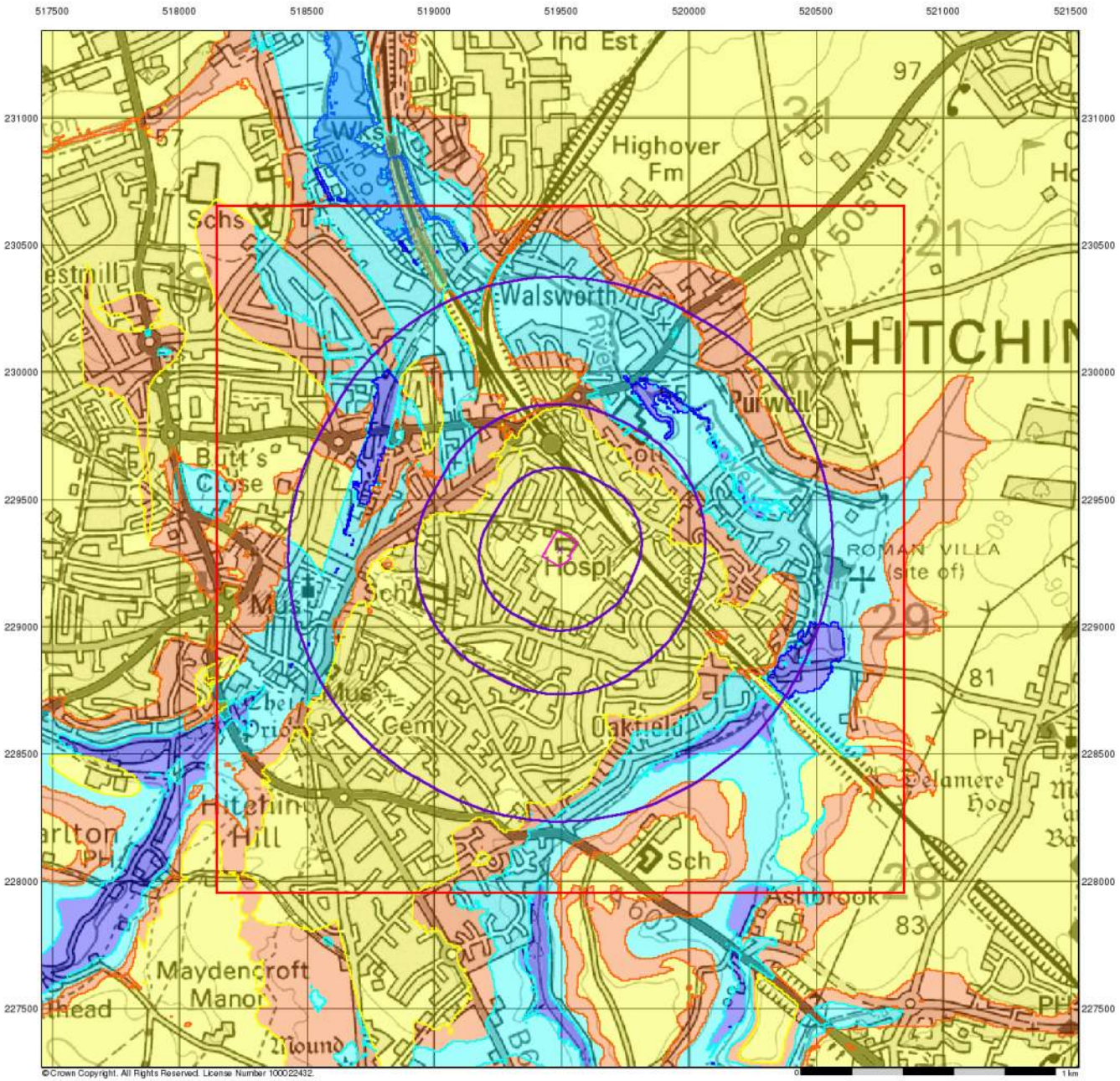
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CAPITA

GeoSmart Information Groundwater Flood Map (1:50,000)

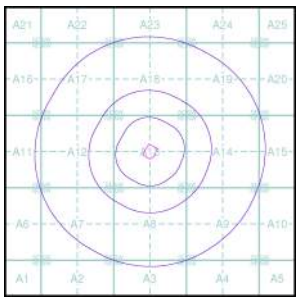
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

GeoSmart Information Groundwater Flooding Risk

- High Risk
- Moderate Risk
- Low Risk
- Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



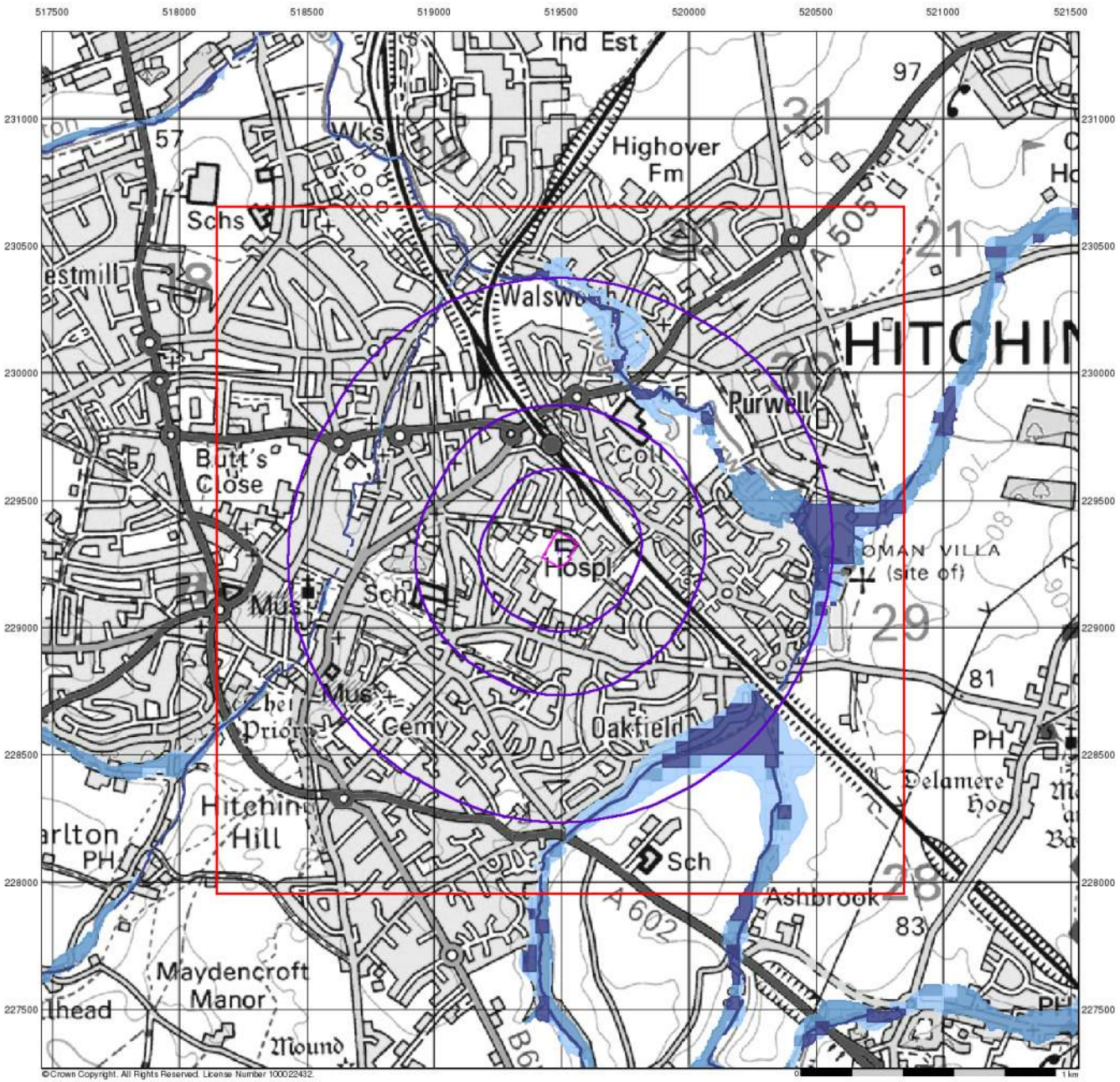
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Slice:	A
Site Area (Ha):	1.09
Search Buffer (m):	1000

Site Details

Pinehill Hospital, Benslow Lane, HITCHIN, SG4 9QZ

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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EA/NRW RoFRS Data (1:50,000)

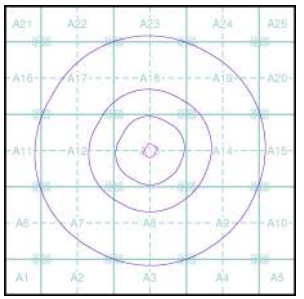
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Risk of Flooding from Rivers and Sea (RoFRS)

- High Risk
- Medium Risk
- Low Risk
- Very Low Risk

EA/NRW RoFRS Data Map - Slice A



Order Details

Order Number:	142993814_2_1
Customer Ref:	CS093858
National Grid Reference:	519490, 229300
Slice:	A
Site Area (Ha):	1.09
Search Buffer (m):	1000

Site Details

Pinehill Hospital, Benslow Lane, HITCHIN, SG4 9QZ

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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Web: www.envirocheck.co.uk

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Envirocheck® Report:

Flood Screening Report Datasheet

Order Details:

Order Number:
142993814_2_1

Customer Reference:
CS093858

National Grid Reference:
519490, 229300

Slice:
A

Site Area (Ha):
1.09

Search Buffer (m):
1000

Site Details:

Pinehill Hospital, Benslow Lane
HITCHIN
SG4 9QZ

Client Details:

Mr B Tucker-ZWET
Capita Property & Infrastructure Ltd
Capita Symonds House
Wood Street
East Grinstead
West Sussex
RH19 1UU

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Report Section and Details	Page Number
Summary	-
The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer(s) selected. For ease of reference, the report is broken down into seven sections of data.	
EA / NRW / CEH Flood Data	-
This section details data from the Environment Agency/Natural Resources Wales and the Centre for Ecology and Hydrology. The EA/NRW data is reported to a distance of 250m from the edge of the site polygon and details both Zone 2 (extreme) and Zone 3 flood extents, as well as flood defences, flood water storage areas and areas benefiting from flood defences. The CEH data is reported to a distance of 250m from the edge of the site polygon and covers flood data for Scotland, divided into levels based on the frequency and magnitude of a predicted 100 year term. All data sets within this section are plotted and feature on the EA / NRW / CEH Flood Data (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.	
JBA Flood Data	1
This section contains the Comprehensive Flood Map ("CFM") data from JBA Risk Management Limited. The data is based upon the likelihood of a flood occurrence for up to 4 flood return periods depending on the type of flooding; these being 75 years, 100 years, 200 years and 1000 years. Each layer being modelled at a 5m cell resolution. Each return period is depicted on a separate 1:10,000 scale map and reports features to a distance of 250m in the datasheet from the edge of the site polygon. For each return period the following three sources of flooding are identified, surface water or pluvial flooding, undefended river flooding or fluvial flooding and undefended coastal flooding. In each case the extent of the flooding source is displayed with the associated depth range. In addition, a 1:10,000 scale map depicting flooding from a Canal Failure and a coverage check for this dataset is included. Where coverage exists, information is reported in the datasheet where the site could be affected by flooding that results from a dam breach. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.	
BGS Flood Data	6
This section contains two BGS data sets; namely Geological Indicators of Flooding and Groundwater Flooding Susceptibility, both of which report features out to a possible 1000m, with coverage in England, Wales and Scotland. Each data set is plotted on a seperate BGS Flood Data (1:50,000) map.	
GeoSmart Information Groundwater Flood Data	13
This section contains data provided by GeoSmart Information who, building on their expertise, have developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in Great Britain. The resulting map, classifies groundwater flood risk for each 5m x 5m into four categories, negligible, low, moderate and high. These classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.	
OS Water Network Data	28
This section details the MasterMap Water Network data sourced from the Ordnance Survey. The OS MasterMap Water Network data details a network representing the watercourse within Great Britain. The OS Water Network Lines data set details the approximate central alignment of a watercourse, including rivers, lakes and canals. The OS Water Network Nodes data set details features that represent a river's source, end, a junction where three of more links meet, and places where the real world related attribution changes; for example a watercourse becoming tidal. The data sets within this section are plotted and feature on the OS Water Network Map (1:10,000) . For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.	

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Contents

EA/NRW Historic Flood Events Data	**36**

This section details Historic Flood data sourced from the Environment Agency/Natural Resources Wales and from data held by Landmark. The EA/NRW Historic Flood Events data is reported to a distance of 1000m from the edge of the site polygon and details recorded historic flood events from 1703 to October 2008. The data also contains information on the source and cause of the flood, and how the flood outline was established.

Also included in this section is Landmark's Historical Flood Liabilities data set, which identifies areas that are liable to flood based on systematic analysis of historical mapping dating back to the mid 19th century.

Both data sets within this section are plotted and feature on the EA/NRW Historical Flood (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.

EA/NRW RoFRS Data	**37**

This section details the Risk of Flooding from Rivers and Sea (RoFRS) data sourced from the Environment Agency/Natural Resources Wales and is reported to a distance of 1000m from the edge of the site polygon. The RoFRS data provides an indication of areas of land at risk of flooding from rivers and the sea. These areas of land, called impacted cells, are represented as 50 metre squares, or smaller areas where a square is intersected by a river or coastline.

The average height information of the impacted cell, modelled river and sea levels and information about over 200,000 flood defences are used as inputs to a computer flood model run by the Environment Agency/Natural Resources Wales. The model compares the probability that the flood defences will overtop or breach and the distance of the impact cell from the river or the sea for 40 scenarios for probabilities of between 100% to 0.1%.

The results are then consolidated to calculate a single probability category for each impacted cell. These results have been validated by local staff using their local knowledge and expertise. RoFRS is a national flood risk assessment and does not contain information about property thresholds. Due to variations in the input data and the performance of the computer flood model at particular locations, the resulting category of an impacted cell should only be used at a specific study scale. In certain areas it would only be appropriate to compare risks between towns and counties whereas in other areas they would be more suitable for understanding risk at a street level. The level of suitability for a particular cell is indicated by the cell's suitability scale.

The data within this section is plotted and feature on the EA/NRW RoFRS Data (1:50,000) map. This dataset is not available in Scotland.

Flood Insurance Risk Data	**51**

This section contains flood risk data from Crawford and Company. This dataset is not plotted on any of the associated Flood maps.

Crawford & Co have generated an Insurance Claims rating for Flood Risk. The risk is determined by comparing the number of flood insurance claims made to the number of properties in the postcode sector. The data will also include flood claims from domestic accidents or blocked drains, as well as flooding from river or tidal events. Flood insurance claim ratings are reported for the site only.

Data Currency	**52**
Data Suppliers	**55**
Useful Contacts	**56**

Report Version v53.0

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
EA / NRW / CEH Flood Data					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
JBA Flood Data					
JBA 75 Year Return (undefended) - Pluvial	pg 1		32	n/a	n/a
JBA 75 Year Return (undefended) - Fluvial				n/a	n/a
JBA 75 Year Return (undefended) - Coastal				n/a	n/a
JBA 100 Year Return (undefended) - Fluvial				n/a	n/a
JBA 100 Year Return (undefended) - Coastal				n/a	n/a
JBA 200 Year Return (undefended) - Pluvial	pg 2		24	n/a	n/a
JBA 200 Year Return (undefended) - Fluvial				n/a	n/a
JBA 200 Year Return (undefended) - Coastal				n/a	n/a
JBA 1000 Year Return (undefended) - Pluvial	pg 3		44	n/a	n/a
JBA 1000 Year Return (undefended) - Fluvial				n/a	n/a
JBA 1000 Year Return (undefended) - Coastal				n/a	n/a
JBA Canal Failure					
JBA Dam Break					
BGS Flood Data					
BGS Geological Indicators of Flooding	pg 6				9
BGS Groundwater Flooding Susceptibility	pg 6	1		22	107
GeoSmart Information Groundwater Flood					
GeoSmart Information Groundwater Flood Risk	pg 13	1		18	209
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Historic Flood Events	pg 36				1
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EA/NRW RoFRS Data					
RoFRS - Risk of Flooding from Rivers and Sea	pg 37				184
Flood Insurance Risk Data					
Postcode Sector Flood Insurance Claim Ratings	pg 51	1	n/a	n/a	n/a

Report Version v53.0

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	154	2	519690 229420
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	158	2	519695 229420
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	160	2	519700 229415
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	160	2	519705 229405
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	162	2	519705 229410
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	162	2	519710 229400
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	164	2	519705 229415
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	164	2	519710 229405
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	166	2	519710 229410
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	167	2	519730 229345
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	172	2	519735 229335
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	173	2	519720 229405
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	174	2	519725 229395
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	177	2	519730 229390
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	182	2	519740 229375
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	182	2	519745 229345
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	185	2	519745 229365
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	187	2	519640 229505
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	188	2	519750 229355
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	194	2	519625 229520
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	213	2	519610 229550
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	219	2	519605 229560

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	222	2	519600 229565
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	231	2	519600 229575
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	235	2	519550 229600
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	238	2	519595 229585
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	241	2	519590 229590
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	243	2	519585 229595
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	244	2	519545 229610
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	246	2	519580 229600
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	247	2	519570 229605
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	248	2	519805 229275
	JBA 75 Year Return (undefended) - Fluvial None				
	JBA 75 Year Return (undefended) - Coastal None				
	JBA 100 Year Return (undefended) - Fluvial None				
	JBA 100 Year Return (undefended) - Coastal None				
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	150	2	519685 229420
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	156	2	519695 229415
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	157	2	519700 229410
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	160	2	519705 229405
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	162	2	519705 229410
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	163	2	519700 229420
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	164	2	519705 229415
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	167	2	519730 229345
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	172	2	519735 229335

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	173	2	519720 229405
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	174	2	519655 229480
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	176	2	519725 229400
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (E)	177	2	519740 229335
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	183	2	519740 229380
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	187	2	519745 229375
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	190	2	519750 229365
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	191	2	519620 229520
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	196	2	519645 229510
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	197	2	519630 229520
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	197	2	519640 229515
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	246	2	519580 229600
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	247	2	519540 229615
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	247	2	519570 229605
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	248	2	519805 229275
	JBA 200 Year Return (undefended) - Fluvial None				
	JBA 200 Year Return (undefended) - Coastal None				
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	126	2	519640 229195
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	146	2	519680 229420
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	154	2	519650 229460
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	154	2	519690 229420
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	157	2	519700 229410
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	161	2	519695 229425

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	163	2	519700 229420
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	163	2	519715 229390
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	164	2	519720 229380
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	166	2	519725 229370
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	167	2	519730 229340
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	169	2	519710 229415
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	169	2	519730 229360
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	170	2	519635 229490
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	171	2	519715 229410
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (E)	172	2	519735 229340
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (E)	172	2	519735 229335
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	175	2	519265 229205
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	176	2	519725 229400
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (E)	177	2	519740 229335
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (E)	177	2	519740 229330
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	177	2	519740 229325
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	178	2	519730 229395
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	183	2	519740 229380
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	184	2	519605 229520
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	187	2	519745 229375
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	189	2	519615 229520
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	190	2	519750 229365

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	194	2	519755 229360
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	203	2	519635 229525
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	205	2	519630 229530
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	207	2	519625 229535
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	209	2	519620 229540
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	212	2	519550 229575
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	215	2	519615 229550
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	217	2	519775 229285
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	222	2	519610 229560
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	228	2	519605 229570
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	246	2	519555 229610
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	247	2	519595 229595
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (E)	248	2	519805 229275
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	250	2	519550 229615
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	250	2	519580 229605
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	250	2	519590 229600
	JBA 1000 Year Return (undefended) - Fluvial None				
	JBA 1000 Year Return (undefended) - Coastal None				
	JBA Canal Failure Coverage Coverage: This area has not been mapped for risk of flooding from canal or aqueduct failure or breach.	A13SW (N)	0	2	519494 229305
	JBA Canal Failure None				
	JBA Dam Break Coverage Coverage: This area has been mapped for flooding from dam or reservoir embankment failure or breach.	A13SW (N)	0	2	519494 229305
	JBA Dam Break None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	A19SW (NE)	522	3	519907 229725
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	A19SW (NE)	566	3	520000 229692
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	A18NE (N)	655	3	519677 230000
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.	A19SW (NE)	713	3	519908 229957
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	A12NW (W)	716	3	518762 229549
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.	A19NW (NE)	731	3	519868 230000
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.	A19SW (NE)	756	3	520000 229949
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.	A19NW (NE)	798	3	520000 230000
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	A8SE (S)	840	3	519806 228456
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (N)	0	3	519494 229305
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	332	3	519200 229550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	357	3	519800 229600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	387	3	519950 229350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (NE)	388	3	519700 229700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (NE)	401	3	519900 229550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (NW)	402	3	519150 229600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	412	3	519750 229700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SW (NE)	428	3	519850 229650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	430	3	519900 229600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (NW)	431	3	519200 229700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	432	3	519700 229750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	437	3	520000 229350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (E)	437	3	520000 229305
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	444	3	519950 229550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (NE)	456	3	519750 229750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	457	3	519650 229800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (W)	460	3	519000 229450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SE (NW)	465	3	519100 229650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	468	3	520000 229500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	488	3	520000 229550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	490	3	519600 229850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	492	3	520050 229400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	537	3	520100 229350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SE (NW)	540	3	519150 229800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	542	3	519350 229900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A18SE (NE)	544	3	519750 229850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (E)	587	3	520150 229305
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (W)	589	3	518850 229400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (NW)	596	3	519200 229900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	603	3	519300 229950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A19SW (NE)	604	3	520000 229750

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18NW (N)	625	3	519494 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	626	3	518800 229305
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18NE (N)	626	3	519500 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (W)	630	3	518800 229350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (SE)	631	3	520050 228900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	638	3	520200 229300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	639	3	519750 228650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18NE (N)	647	3	519650 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A17SE (NW)	651	3	518950 229750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18NW (N)	667	3	519250 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (SE)	672	3	519900 228700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	675	3	518750 229300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SW (W)	676	3	518750 229305
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18NW (NW)	686	3	519200 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (SE)	694	3	520000 228750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	697	3	518750 229100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (SE)	706	3	519800 228600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NW (SE)	713	3	519900 228650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (SE)	715	3	520150 228900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SW (W)	725	3	518700 229305
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (SE)	729	3	519850 228600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NW (SE)	729	3	520050 228750

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	732	3	519750 228550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NW (SE)	732	3	520000 228700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NW (SE)	732	3	520100 228800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NE (NW)	733	3	519100 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	736	3	518700 229150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NW (SE)	742	3	519950 228650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SE (S)	752	3	519650 228500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	759	3	518700 229050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NE (NW)	760	3	519050 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	764	3	519700 228500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NW (SE)	765	3	520050 228700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	779	3	519750 228500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SE (NE)	779	3	520250 229700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A9SW (SE)	783	3	519950 228600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SE (NE)	790	3	520200 229800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SW (W)	795	3	518650 229100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19NW (NE)	798	3	520000 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NE (NW)	798	3	519150 230100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	801	3	519650 228450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SE (NE)	803	3	520300 229650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	807	3	518650 229050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	808	3	520300 229000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18NW (N)	809	3	519250 230150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A9SW (SE)	812	3	520000 228600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	812	3	519700 228450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SW (NE)	817	3	520150 229900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19SE (NE)	821	3	520200 229850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19SE (NE)	824	3	520300 229700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18NW (N)	825	3	519200 230150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NE (SE)	826	3	520250 228850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19NW (NE)	826	3	520050 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NE (E)	831	3	520350 229600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NW (SW)	840	3	518650 228950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A17NE (N)	843	3	519150 230150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SE (S)	843	3	519600 228400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NE (SE)	853	3	520250 228800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	854	3	520350 229000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A17NE (NW)	854	3	518900 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19NW (NE)	857	3	520100 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NE (SE)	870	3	520300 228850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19SE (NE)	873	3	520300 229800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NW (SW)	884	3	518650 228850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SE (S)	886	3	519500 228350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A17NE (N)	890	3	519150 230200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14SE (E)	900	3	520400 229000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (SE)	909	3	519950 228450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (S)	909	3	519850 228400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NE (NW)	910	3	519100 230200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8SE (S)	910	3	519700 228350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SW (W)	917	3	518550 229000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19NE (NE)	923	3	520200 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NW (NW)	926	3	518800 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NE (E)	927	3	520450 229600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (SE)	935	3	520000 228450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SW (S)	936	3	519494 228300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	936	3	519500 228300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NE (N)	936	3	519150 230250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18NE (N)	951	3	519700 230300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NW (SW)	952	3	518600 228800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (SE)	952	3	519950 228400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A17NE (NW)	955	3	519100 230250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (S)	955	3	519850 228350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NE (E)	962	3	520500 229550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NW (NW)	963	3	518750 230000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SW (NW)	973	3	518550 229700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11SE (W)	975	3	518450 229305

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (SE)	977	3	520000 228400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NW (SW)	978	3	518600 228750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	985	3	519800 228300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A3NW (S)	987	3	519450 228250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A3NW (S)	990	3	519400 228250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A23SE (N)	990	3	519650 230350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9NE (SE)	992	3	520350 228700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9SW (SE)	996	3	519950 228350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17NW (NW)	996	3	518750 230050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A23SE (N)	999	3	519700 230350

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A13SW (N)	0	2	519494 229305
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (NW)	300	2	519250 229565
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SW (N)	337	2	519340 229680
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14NW (E)	352	2	519915 229345
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SW (NW)	361	2	519315 229695
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A14NW (NE)	389	2	519850 229595
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A18SW (NW)	413	2	519290 229740
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SW (NW)	415	2	519305 229750
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	431	2	519125 229615
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	449	2	519085 229585
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SE (NE)	453	2	519745 229750
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A18SW (N)	458	2	519340 229810
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SE (NE)	466	2	519725 229780
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A18SW (NW)	466	2	519270 229790
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A18SW (N)	470	2	519305 229810

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SE (NE)	486	2	519785 229765
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NE (W)	491	2	518955 229415
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NE (W)	494	2	518945 229390
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NE (NW)	495	2	519030 229580
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NE (NW)	519	2	519005 229585
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	532	2	519910 229735
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SW (N)	532	2	519275 229865
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	534	2	518990 229590
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NE (NW)	540	2	518995 229610
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NE (NW)	542	2	518990 229605
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	548	2	518980 229600
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A18SW (N)	552	2	519260 229880
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	556	2	518965 229590
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	562	2	518970 229610
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	575	2	518895 229500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	580	2	518955 229620
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (W)	581	2	518845 229245
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A17SE (NW)	587	2	518990 229695
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	590	2	519810 229870
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	592	2	519805 229875
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14SW (E)	592	2	520120 229130
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (NW)	593	2	518945 229630
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	594	2	519800 229880
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	596	2	519795 229885
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (W)	596	2	518830 229250
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14SW (SE)	601	2	520065 228980
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NE (NW)	603	2	518940 229640
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	606	2	519780 229905
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SE (N)	606	2	519565 229975
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8NE (S)	607	2	519670 228655
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A17SE (NW)	609	2	518935 229645

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A14SW (E)	610	2	520135 229120
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	613	2	519775 229915
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8NE (S)	614	2	519660 228645
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18NE (N)	621	2	519595 229985
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	624	2	519145 229900
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	630	2	519930 229845
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	630	2	519915 229855
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NW (NE)	632	2	520120 229630
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	632	2	519940 229840
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NW (NE)	634	2	520125 229625
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	636	2	519925 229855
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NW (NE)	638	2	520135 229615
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NW (NE)	640	2	520140 229610
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	640	2	520175 229520
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	641	2	520040 229760
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	641	2	519955 229840

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	642	2	520075 229720
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	642	2	519770 229950
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14SW (SE)	643	2	520115 228985
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	644	2	519910 229875
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (N)	647	2	519760 229960
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	650	2	520095 229705
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18SW (NW)	650	2	519170 229945
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A14SE (E)	651	2	520175 229110
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NW (SE)	656	2	520105 228940
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NW (NE)	657	2	520165 229595
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	658	2	520095 229720
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14NE (E)	658	2	520195 229515
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (NE)	659	2	520170 229590
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	662	2	519895 229905
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	662	2	518955 229775
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18NE (N)	663	2	519740 229985

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	664	2	520215 229460
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NW (NE)	665	2	520160 229625
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A14SE (E)	665	2	520185 229095
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	667	2	520075 229760
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	668	2	520080 229755
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14NE (E)	670	2	520210 229505
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	670	2	520070 229770
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A9NW (SE)	671	2	520125 228945
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	671	2	519990 229850
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A14SE (E)	672	2	520190 229090
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	672	2	519985 229855
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	672	2	518950 229785
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A18SE (NE)	673	2	519810 229965
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	673	2	519980 229860
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	677	2	520075 229775
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	678	2	519025 229875

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	678	2	519865 229940
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	679	2	520035 229820
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14NE (E)	682	2	520230 229475
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	682	2	520030 229830
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	684	2	519945 229900
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	686	2	518795 229545
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SW (NE)	686	2	519940 229905
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SE (NE)	687	2	520170 229655
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SE (NE)	690	2	520175 229650
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SE (NE)	692	2	520175 229655
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	693	2	520075 229800
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	697	2	520030 229850
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	702	2	518755 229065
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	706	2	518875 229735
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	707	2	518755 229500
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	708	2	520040 229855

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SE (S)	711	2	519780 228585
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	713	2	518770 229565
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (NE)	717	2	520215 229630
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SE (NE)	717	2	520195 229670
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SE (NE)	717	2	520185 229690
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SE (NE)	718	2	520180 229700
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (NE)	719	2	520220 229625
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18NW (N)	719	2	519300 230070
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (NE)	722	2	520225 229620
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (NW)	728	2	518790 229630
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (NE)	729	2	520235 229615
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	729	2	518800 229650
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A19SW (NE)	729	2	520060 229865
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	732	2	520240 229610
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14NE (E)	732	2	520290 229420
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	732	2	520290 229415

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	732	2	518695 229225
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	733	2	520285 229460
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18NW (NW)	735	2	519160 230035
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	736	2	518800 229665
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	739	2	518900 229830
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	740	2	518860 229775
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	743	2	518685 229335
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	744	2	520255 229605
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	747	2	518680 229320
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	748	2	518810 229705
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17NE (NW)	755	2	519155 230055
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9SW (SE)	756	2	519870 228580
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	759	2	518670 229355
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	763	2	518870 229830
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	765	2	518685 229470
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12SW (W)	765	2	518660 229285

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	766	2	518695 229505
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	766	2	518690 229490
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17NE (NW)	766	2	519150 230065
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	767	2	518680 229455
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	771	2	518705 229550
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9SW (SE)	771	2	519965 228625
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	774	2	520295 229585
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	775	2	518655 229360
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SE (NW)	776	2	518985 229970
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12NW (W)	777	2	518655 229375
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A14SE (E)	777	2	520330 229205
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	782	2	520310 229565
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	782	2	518695 229555
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17NE (NW)	784	2	519150 230085
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	787	2	520345 229420
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	789	2	520190 228825

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12SW (W)	801	2	518625 229230
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	802	2	520340 229530
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	802	2	520355 229460
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12NW (W)	805	2	518675 229575
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A14NE (E)	805	2	520345 229525
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12SW (W)	807	2	518620 229225
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19SE (NE)	807	2	520235 229780
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	810	2	518690 229615
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A12SW (W)	812	2	518615 229215
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	814	2	518705 229655
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	815	2	518715 229675
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	818	2	518720 229690
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A9NE (SE)	819	2	520220 228815
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	821	2	518725 229705
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	822	2	518730 229715
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	822	2	520220 228810

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	823	2	518735 229725
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	824	2	518745 229745
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	829	2	520225 228805
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	834	2	518745 229765
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	836	2	520230 228800
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	843	2	520235 228795
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19NW (NE)	845	2	519940 230090
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9SW (SE)	852	2	520025 228565
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	853	2	518625 228980
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9SW (SE)	856	2	520040 228575
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	861	2	520250 228785
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9SW (S)	861	2	519845 228450
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9SW (SE)	862	2	519860 228455
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9SW (SE)	863	2	519850 228450
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9SW (S)	863	2	519840 228445
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9SW (S)	866	2	519835 228440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9SW (SE)	867	2	519960 228505
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	869	2	519830 228435
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	871	2	519825 228430
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9SW (SE)	872	2	520115 228615
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	874	2	519820 228425
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	874	2	520275 228800
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	877	2	519815 228420
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9SW (SE)	880	2	520110 228600
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	880	2	519810 228415
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19NW (NE)	880	2	520035 230075
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	882	2	519830 228420
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19NW (NE)	882	2	519935 230135
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	885	2	519800 228405
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	886	2	518765 229895
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	888	2	519795 228400
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9NE (SE)	889	2	520200 228675

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A17SW (NW)	889	2	518765 229900
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17NE (NW)	893	2	518835 229990
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	899	2	519785 228385
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A8SE (S)	902	2	519780 228380
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9NE (SE)	903	2	520310 228800
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9NE (SE)	926	2	520395 228920
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	927	2	520370 228860
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A9NE (SE)	929	2	520400 228925
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	929	2	520325 228775
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17NE (NW)	949	2	518870 230100
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19NW (NE)	952	2	520050 230150
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (E)	953	2	520430 228935
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A18NE (N)	969	2	519735 230310
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A19NW (NE)	973	2	520015 230195
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9SW (SE)	974	2	519960 228380
	GeoSmart Information Groundwater Flood Data Risk: High Risk Risk Details: There is a high risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence or more frequent.	A7NW (W)	976	2	518510 228935

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A3NW (S)	977	2	519385 228265
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A9NE (SE)	982	2	520435 228870
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7NW (SW)	984	2	518575 228780
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17NE (NW)	998	2	518825 230125
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A11NE (W)	1000	2	518480 229600
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A11SE (W)	1000	2	518425 229305

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 248.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A19SW (NE)	533	4	519906 229740
2	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 238.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18SE (NE)	625	4	519811 229910
3	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 59.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18SE (NE)	625	4	519811 229910
4	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 646.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14NW (NE)	637	4	520122 229637
5	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 147.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18SE (NE)	647	4	519772 229954
6	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 3.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18SE (NE)	647	4	519772 229954
7	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 346.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A19SW (NE)	686	4	520010 229854
8	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 16.4 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A19SE (NE)	716	4	520202 229655
9	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 512.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12NW (W)	718	4	518778 229587

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 632.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14NE (NE)	719	4	520212 229642
11	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 58.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12NW (W)	748	4	518681 229341
12	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 9.3 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12NW (W)	750	4	518679 229348
13	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 11.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18NE (N)	753	4	519766 230072
14	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 8.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18NE (N)	754	4	519751 230079
15	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 159.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18NE (N)	754	4	519751 230079
16	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 19.6 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12NW (W)	756	4	518673 229355
17	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 3.5 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12SW (W)	766	4	518659 229295
18	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 97.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12SW (W)	767	4	518659 229292

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 2.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12NW (W)	775	4	518656 229365
20	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 13.9 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A17SW (NW)	796	4	518791 229770
21	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 24.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A17SW (NW)	802	4	518793 229784
22	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 19.6 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A17SW (NW)	807	4	518800 229807
23	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 635.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A17SW (NW)	813	4	518805 229825
24	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 24.3 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12SW (W)	818	4	518609 229209
25	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 22.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14NE (E)	832	4	520385 229465
26	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 3.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14NE (E)	832	4	520385 229465
27	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 141.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12SW (W)	837	4	518593 229191

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 1074.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9SW (SE)	860	4	519861 228458
29	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 338.4 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18NE (N)	884	4	519724 230225
30	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 193.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18NE (N)	884	4	519724 230225
31	**OS Water Network Lines** Watercourse Name: River Hiz Watercourse Form: Inland river Watercourse Length: 313.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A12SW (W)	902	4	518549 229060
32	**OS Water Network Lines** Watercourse Name: Ash Brook Watercourse Form: Inland river Watercourse Length: 663.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9NE (SE)	932	4	520263 228683
33	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 41.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9NE (SE)	932	4	520263 228683
34	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 355.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A18NE (N)	938	4	519566 230309
35	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 116.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14SE (E)	942	4	520501 229236
36	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 1.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14SE (E)	942	4	520501 229236

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 138.6 Watercourse Level: Not Supplied Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14SE (E)	943	4	520502 229237
38	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 4.1 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9NE (SE)	945	4	520297 228707
39	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 6.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9NE (SE)	946	4	520301 228710
40	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 55.7 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9NE (SE)	947	4	520306 228714
41	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 22.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14SE (E)	948	4	520484 229110
42	**OS Water Network Lines** Watercourse Name: River Purwell Watercourse Form: Inland river Watercourse Length: 149.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14SE (E)	950	4	520489 229121
43	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 288.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14SE (E)	951	4	520484 229094
44	**OS Water Network Lines** Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 130.6 Watercourse Level: On ground surface Primacy: 2 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A14SE (E)	951	4	520485 229100
45	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 98.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9NE (SE)	961	4	520347 228751

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	**OS Water Network Lines** Watercourse Name: Ippollitts Brook Watercourse Form: Inland river Watercourse Length: 7.4 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Cam Ely Ouse and South Level	A9NE (SE)	964	4	520401 228840
47	**OS Water Network Nodes** Hydronode Category: Source	A19SW (NE)	533	4	519906 229740
48	**OS Water Network Nodes** Hydronode Category: Junction	A18SE (NE)	625	4	519811 229910
49	**OS Water Network Nodes** Hydronode Category: Junction	A18SE (NE)	647	4	519772 229954
50	**OS Water Network Nodes** Hydronode Category: Source	A18SE (NE)	650	4	519774 229956
51	**OS Water Network Nodes** Hydronode Category: Junction	A19SW (NE)	686	4	520010 229854
52	**OS Water Network Nodes** Hydronode Category: Pseudo	A19SE (NE)	716	4	520202 229655
53	**OS Water Network Nodes** Hydronode Category: Pseudo	A14NE (NE)	719	4	520212 229642
54	**OS Water Network Nodes** Hydronode Category: Pseudo	A12NW (W)	750	4	518679 229348
55	**OS Water Network Nodes** Hydronode Category: Junction	A18NE (N)	754	4	519751 230079
56	**OS Water Network Nodes** Hydronode Category: Source	A18NE (N)	754	4	519769 230072
57	**OS Water Network Nodes** Hydronode Category: Pseudo	A18NE (N)	755	4	519759 230078
58	**OS Water Network Nodes** Hydronode Category: Pseudo	A12NW (W)	756	4	518673 229355
59	**OS Water Network Nodes** Hydronode Category: Pseudo	A12SW (W)	766	4	518659 229295
60	**OS Water Network Nodes** Hydronode Category: Pseudo	A12SW (W)	767	4	518659 229292
61	**OS Water Network Nodes** Hydronode Category: Junction	A12NW (W)	775	4	518655 229363
62	**OS Water Network Nodes** Hydronode Category: Source	A12NW (W)	775	4	518656 229365
63	**OS Water Network Nodes** Hydronode Category: Pseudo	A17SW (NW)	796	4	518791 229770
64	**OS Water Network Nodes** Hydronode Category: Pseudo	A17SW (NW)	802	4	518793 229784

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
65	**OS Water Network Nodes** Hydronode Category: Pseudo	A17SW (NW)	807	4	518800 229807
66	**OS Water Network Nodes** Hydronode Category: Pseudo	A17SW (NW)	813	4	518805 229825
67	**OS Water Network Nodes** Hydronode Category: Pseudo	A12SW (W)	818	4	518609 229209
68	**OS Water Network Nodes** Hydronode Category: Junction	A14NE (E)	832	4	520385 229465
69	**OS Water Network Nodes** Hydronode Category: Source	A14NE (E)	834	4	520386 229467
70	**OS Water Network Nodes** Hydronode Category: Pseudo	A12SW (W)	837	4	518593 229191
71	**OS Water Network Nodes** Hydronode Category: Source	A14NE (E)	842	4	520397 229447
72	**OS Water Network Nodes** Hydronode Category: Junction	A18NE (N)	884	4	519724 230225
73	**OS Water Network Nodes** Hydronode Category: Pseudo	A12SW (W)	902	4	518549 229060
74	**OS Water Network Nodes** Hydronode Category: Junction	A9NE (SE)	932	4	520263 228683
75	**OS Water Network Nodes** Hydronode Category: Pseudo	A18NE (N)	938	4	519566 230309
76	**OS Water Network Nodes** Hydronode Category: Junction	A14SE (E)	942	4	520501 229236
77	**OS Water Network Nodes** Hydronode Category: Pseudo	A14SE (E)	943	4	520502 229237
78	**OS Water Network Nodes** Hydronode Category: Pseudo	A9NE (SE)	945	4	520297 228707
79	**OS Water Network Nodes** Hydronode Category: Pseudo	A9NE (SE)	946	4	520301 228710
80	**OS Water Network Nodes** Hydronode Category: Pseudo	A9NE (SE)	947	4	520306 228714
81	**OS Water Network Nodes** Hydronode Category: Junction	A14SE (E)	950	4	520489 229121
82	**OS Water Network Nodes** Hydronode Category: Junction	A14SE (E)	951	4	520485 229100
83	**OS Water Network Nodes** Hydronode Category: Pseudo	A9NE (SE)	961	4	520347 228751
84	**OS Water Network Nodes** Hydronode Category: Pseudo	A9NE (SE)	964	4	520398 228833

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
85	**OS Water Network Nodes** Hydronode Category: Pseudo	A9NE (SE)	964	4	520401 228840

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
86	**Historic Flood Events** Flood Event Type: Historic Flood Event - Fluvial Flooding Cause: Unknown Source: Environment Agency, Head Office Flood Event Start Date: 1st January 1993 Flood Event End Date: 31st December 1993	A18NE (N)	746	1	519757 230068

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	573	1	519867 229819
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	579	1	519850 229835
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	580	1	519900 229804
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18SE (NE)	593	1	519799 229880
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18SE (NE)	608	1	519793 229900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	625	1	519915 229849
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	628	1	520019 229764
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NW (NE)	632	1	520120 229631
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18SE (N)	636	1	519745 229954
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	639	1	520118 229650
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	641	1	520175 229525
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	642	1	520075 229719
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18SE (NE)	646	1	519779 229950
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	647	1	520050 229759

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	648	1	520097 229700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18SE (N)	649	1	519764 229960
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18SE (NE)	655	1	519769 229964
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NW (NE)	658	1	520164 229600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	665	1	519753 229982
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	669	1	519919 229899
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	675	1	519737 230000
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	677	1	520000 229850
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	682	1	520050 229810
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	686	1	520000 229861
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	687	1	519900 229933
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (NE)	690	1	520199 229601
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (NE)	690	1	520199 229600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	700	1	520035 229850

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	707	1	519700 230047
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	708	1	520095 229799
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	709	1	519697 230050
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (NE)	716	1	520214 229630
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	717	1	518780 229587
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (NE)	717	1	520213 229637
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (NE)	723	1	520218 229639
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	724	1	518769 229581
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (NE)	727	1	520226 229631
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	727	1	518759 229567
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	727	1	518765 229579
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (NE)	727	1	519800 230029
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	728	1	518757 229565
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	735	1	520063 229871

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	743	1	520068 229878
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A19SW (NE)	744	1	520098 229850
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	745	1	518683 229339
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	746	1	518681 229325
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	746	1	518682 229337
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	749	1	520258 229612
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Very Low - Less than 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	756	1	518674 229357
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	757	1	518673 229354
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	763	1	518770 229666
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	763	1	518663 229304
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	766	1	518659 229286
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	766	1	518660 229292
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	769	1	520300 229550
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	769	1	518687 229492

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	769	1	518684 229480
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	770	1	518671 229431
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	771	1	518691 229508
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	771	1	518692 229511
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	772	1	518668 229423
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	772	1	518669 229427
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	772	1	518664 229405
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Very Low - Less than 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	772	1	518663 229399
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	775	1	518770 229688
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	776	1	518678 229485
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	777	1	518687 229516
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	779	1	518772 229700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	781	1	518764 229692
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	782	1	518650 229375

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	783	1	518795 229751
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	784	1	518794 229750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	785	1	518765 229700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	785	1	518773 229715
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12NW (W)	786	1	518644 229365
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	794	1	518785 229755
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	796	1	519871 228534
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	798	1	518799 229787
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	800	1	520336 229536
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	801	1	518625 229232
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	801	1	518625 229232
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	804	1	519850 228515
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SW (NW)	806	1	518801 229805
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	807	1	520344 229536

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	814	1	520000 228598
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	815	1	520008 228603
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Very Low - Less than 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17SE (NW)	816	1	518823 229855
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	821	1	519647 230179
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	828	1	520193 228763
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	832	1	520200 228765
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NW (SE)	834	1	520100 228652
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	836	1	518593 229191
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	836	1	518594 229191
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A8SE (S)	838	1	519800 228456
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	843	1	520400 229432
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	845	1	518585 229188
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	852	1	520410 229431
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	861	1	518576 229135

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	862	1	519872 228461
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	863	1	518573 229140
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	864	1	519854 228450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	865	1	520250 228778
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	870	1	518566 229139
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	872	1	519599 230239
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	873	1	520433 229400
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	876	1	520431 229450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A8SE (S)	880	1	519750 228394
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	884	1	519800 230200
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	885	1	519900 228450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A8SE (S)	890	1	519801 228400
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A8SE (S)	891	1	519800 228399
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	891	1	519699 230238

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	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	893	1	520000 228500
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	896	1	518550 229080
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	896	1	520460 229341
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	898	1	518554 229058
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14NE (E)	898	1	520442 229515
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	899	1	519690 230250
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	907	1	519690 230258
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	908	1	519673 230263
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	909	1	519950 228450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	915	1	519750 230250
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9SW (SE)	922	1	520050 228500
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	928	1	520491 229300
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	928	1	518534 229017
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	929	1	520490 229271

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17NE (NW)	929	1	518940 230129
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	931	1	519581 230300
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A12SW (W)	932	1	518530 229017
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A17NE (NW)	934	1	518968 230154
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	935	1	519613 230300
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	938	1	520495 229225
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A18NE (N)	940	1	519650 230300
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A8SE (S)	942	1	519750 228329
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	942	1	520497 229213
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	942	1	520488 229157
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	942	1	520492 229173
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	943	1	520497 229205
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	948	1	520300 228706
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	949	1	520503 229200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	949	1	520487 229112
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	950	1	520478 229075
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A8SE (S)	951	1	519700 228307
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A23SE (N)	952	1	519542 230324
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	952	1	520478 229069
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A3NE (S)	954	1	519600 228288
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	954	1	520500 229150
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	954	1	520475 229053
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A8SE (S)	955	1	519684 228300
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	956	1	520375 228809
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A23SW (N)	957	1	519487 230331
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	958	1	520363 228781
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	958	1	520409 228869
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	959	1	520374 228800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	959	1	520349 228757
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	961	1	520496 229100
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A15NW (E)	962	1	520513 229485
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	962	1	520409 228861
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	962	1	520358 228767
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A23SE (N)	963	1	519510 230338
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	964	1	520406 228850
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	964	1	520406 228851
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	965	1	520357 228760
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	965	1	520500 229100
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A23SW (N)	966	1	519492 230341
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A23SE (N)	966	1	519500 230340
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	968	1	520390 228809
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	968	1	520396 228821

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	968	1	520500 229090
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	969	1	520370 228773
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A7NW (W)	969	1	518512 228953
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	971	1	520506 229099
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	972	1	520386 228794
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	973	1	520478 229000
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	973	1	520437 228900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (SE)	973	1	520442 228911
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A23SW (N)	975	1	519477 230350
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A14SE (E)	976	1	520473 228977
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A9NE (E)	979	1	520472 228968
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A15SW (E)	983	1	520518 229100
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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A15SW (E)	994	1	520550 229217
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: National to County Source: Environment Agency, Head Office	A3NE (S)	999	1	519654 228250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Postcode Sector Flood Insurance Claim Ratings Insurance Rating: Very Low Flood Insurance Claim Rating - No Recorded Claims Postcode Sector: SG4 9	A13SW (N)	0	2	519494 229305

EA / NRW / CEH Flood Data	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2017	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	August 2017	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	August 2017	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	August 2017	Quarterly
Flood Defences Environment Agency - Head Office	August 2017	Quarterly
EA / NRW Surface Water Flood Data	**Version**	**Update Cycle**
Surface Water 1 in 30 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified

JBA Flood Data	Version	Update Cycle
JBA 75 Year Return (undefended) - Pluvial JBA Risk Management Limited	November 2016	Annually
JBA 75 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 75 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA 100 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 100 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA 200 Year Return (undefended) - Pluvial JBA Risk Management Limited	November 2016	Annually
JBA 200 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 200 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA 1000 Year Return (undefended) - Pluvial JBA Risk Management Limited	November 2016	Annually
JBA 1000 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 1000 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA Canal Failure JBA Risk Management Limited	September 2016	Annually
JBA Dam Break JBA Risk Management Limited	September 2016	Annually
BGS Flood Data	**Version**	**Update Cycle**
BGS Geological Indicators of Flooding British Geological Survey - National Geoscience Information Service	February 2011	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
GeoSmart Information Groundwater Flooding Data	**Version**	**Update Cycle**
GeoSmart Information Groundwater Flood Risk GeoSmart Information Ltd	September 2016	Bi-Annually
OS Water Network Data	**Version**	**Update Cycle**
OS Water Network Lines Ordnance Survey	July 2017	6 Weekly
OS Water Network Nodes Ordnance Survey	July 2017	6 Weekly
EA/NRW Historic Flood Events Data	**Version**	**Update Cycle**
Historic Flood Events Environment Agency - Head Office	August 2017	Quarterly
Historical Flood Liabilities Landmark Information Group Limited	December 1999	Not Applicable

EA/NRW Risk of Flooding from Rivers and Sea (RoFRS)	Version	Update Cycle
RoFRS - Risk of Flooding from Rivers and Sea Environment Agency - Head Office	March 2017	Annually
Flood Insurance Risk Data	**Version**	**Update Cycle**
Postcode Sector Flood Insurance Claim Ratings Crawford and Company	July 2017	Quarterly

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Natural Resources Wales	
Centre for Ecology and Hydrology	
British Geological Survey	
GeoSmart Information	
JBA Risk Management	

Useful Contacts

Contact	Name and Address	Contact Details
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2	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9966 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
3	**British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 023 8079 2000 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409

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Appendix D Sustainable Drainage Strategy

CAPITA

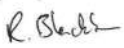
Commercial in Confidence

Pinehill Hospital, Hitchin

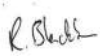
Drainage Strategy for
Ramsay Health Care UK
February 2018

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Quality Management

Job No	CS093858		
Project	Pinehill Hospital Hitchin		
Location	Pinehill Hospital, Hitchin		
Title	Drainage Strategy for Pinehill Hospital		
Document Ref	CS093858-PHH-CAP-00-XX-RP-Appendix D	**Issue / Revision**	P02
File reference	N:\Projects 2016 Onwards\CS093858 Pinehill Hospital\03 Delivery\HDG Drainage\04 Reports		
Date	22 February 2018		
Prepared by 1	Sam Berry	Signature (for file)	
Checked by 2	Amit Patel	Signature (for file)	
Authorised by	Richard Blackburn	Signature (for file)	

Revision Status / History

Rev	Date	Issue / Purpose/ Comment	Prepared	Checked	Authorised
P02	22 Feb 18	Drainage Strategy Amended to include changes to Car Park plans			

Contents

1. Introduction 1
2. Existing Drainage 2
3. SUDS 3
4. Proposed Drainage 4
4.1 Surface Water Drainage 4

Appendices

Appendix A - SuDS Proposal Drawing
Appendix B - Hydraulic Modelling Calculations

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1. Introduction

This drainage strategy relates to a planning application for the proposed development at the Pinehill Hospital site in Hitchin. The proposed development includes 92 car parks spaces, extension of the access road to the new car park and adjoining footpaths. The planning application site is within Flood Zone 1. The aim of this drainage strategy is to provide clear guidance for the surface water flows generated by the proposed development and inform the drainage design at the detailed design stages and to assess what sustainable urban drainage features may be applied as part of the drainage system.

2. Existing Drainage

The as-built drainage drawings for the hospital site indicates that the surface water from the existing impermeable area is collected by a network of surface water drains. The surface water drain runs to the south of the hospital site and discharges to a series of soakaways. The as-built drawing shows that there are two types of soakaways present on site. Of these, one is a lined soakaway in form of a deep manhole, up to 4.0m deep with perforations in manhole wall. The other soakaway is a trench soakaway shown to be located in Pinehill Park.

Discussions with the maintenance engineers on site confirmed that the site does not experience issues relating to surface water flooding, which confirms that the soakaway system in place is operating in desirable manner. Due to lack of detailed drawings for the soakaway structures, it is not possible to assess their capacity and standard of protection they provide in terms of design rainfall return period events.

3. SUDS

It is the intention of the designer to follow the current best practice set out under the EA / Defra document 'Rainfall Runoff Management for Development', 'The SUDS Manual' and local guidance provided by the lead local flood authority.

A range of sustainable drainage techniques have been considered in formulating the drainage strategy for the proposed development. The existing surface water drainage arrangement on site suggests that the site is capable of supporting infiltration systems for managing the surface water runoff.

Whilst no detailed soils investigation has been undertaken recently, a desktop study reveals that the superficial geology comprises of glaciofluvial deposits and the bedrock geology comprises of Holywell nodular chalk formation and new pit chalk formation. BRE pit soakage tests have not been undertaken at this stage in the design and consequently a typical infiltration co-efficient value of $4x10^{-6}$ m/sec has been assumed for design based on Capita's experience elsewhere of the soakage performance of fluvio-glacial geology. This value is used for the infiltration structures in microdrainage hydraulic modelling calculations.

It is recommended that a limited number of BRE 365 permeability tests are undertaken at the detailed design stage to confirm the soakaway calculations presented in this strategy.

4. Proposed Drainage

All proposed drainage will be designed in accordance with “The Building Regulations 2010 Part H – Drainage and waste disposal”.

An overview of the proposed SuDS drainage proposal is shown in Drawing PHH-CAP-00-XX-DR-0002 Rev P02 included in Appendix A and the supporting microdrainage modelling calculations are included in Appendix B.

4.1 Surface Water Drainage

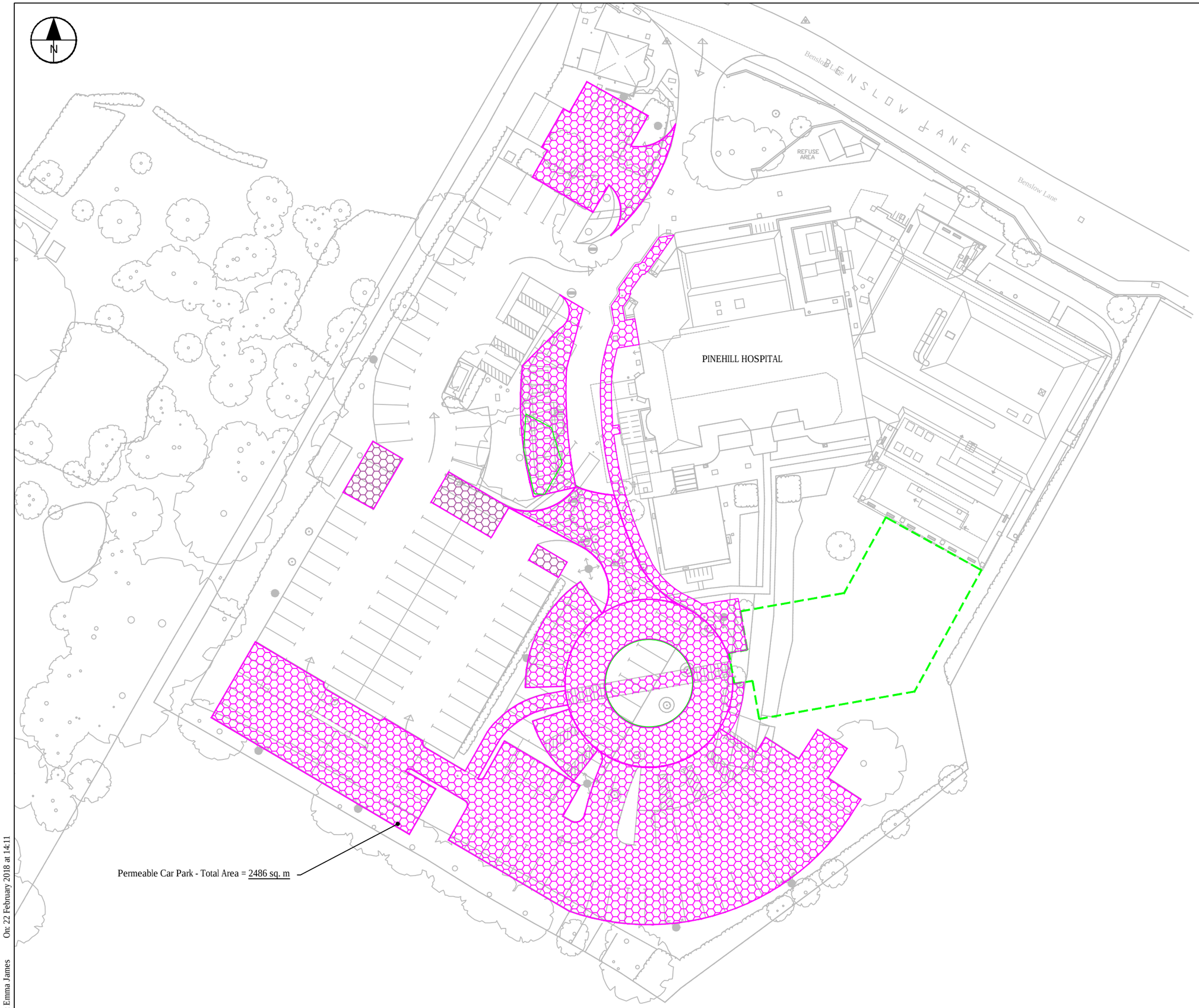
No alterations to the existing surface water drainage network on site are proposed at this stage.

Some parts of the proposed development overlap the existing impermeable areas which are already drained by the existing surface water network. The overlapping areas could still be drained by the existing surface water network, however, in absence of detailed level and alignment information it is assumed that the new surfaces will be drained via proposed surface drainage systems. The microdrainage modelling includes these overlapping areas in drainage calculations.

This strategy considers permeable car park system for dealing with the surface runoff generating from the proposed car park, access road and footpaths. The total impermeable area associated with the proposed development is 2486 sq.m. The hydraulic modelling results included in Appendix B confirms that the surface runoff generating from a 1 in 100 year return period + 30% climate change event can be infiltrated in the ground with a half drain time of 162 minutes.

The depth of the filter media required to attenuate the flows before infiltrating in the ground is calculated to be 200mm with a 30% void ratio. As the depth of filter media is not substantial, it is considered that the construction of permeable car park will not affect the root protection zone adversely. The permeable paving will remove pollutants contained in surface runoff by filtration and adsorption before it discharges to the subgrade (ground).

Appendix A
SuDS Drainage Proposal



KEY:

Permeable Car Park 0.2m Depth / Proposed Development

Possible Future Expansion

Rev	Drwn	Chk'd	App'd	Description	Date
B	SB	WA	AP	Revised Proposal	19.02

Purpose of Issue
FOR INFORMATION ONLY

Classification
Commercial in Confidence

Client
RAMSAY HEALTHCARE UK

Project
PINEHILL HOSPITAL, HITCHIN

Drawing
SUDS DRAINAGE PROPOSAL

Scale at A3	Drawn	Checked	Approved
1:500	SB	WA	AP

Project No.
CS093858

Date
2018-02-19

Drawing Identifier
Project - Originator - Zone - Level - File Type - Role - Number
PHH-CAP-HDG-00-XX-DR-0002

Revision
P02

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Appendix B
Microdrainage Calculations

Summary of Results for 100 year Return Period (+30%)

Half Drain Time : 162 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	99.064	0.064	5.0	46.3	O K
30 min Summer	99.085	0.085	5.0	61.6	O K
60 min Summer	99.102	0.102	5.0	74.5	O K
120 min Summer	99.112	0.112	5.0	82.0	O K
180 min Summer	99.113	0.113	5.0	82.7	O K
240 min Summer	99.112	0.112	5.0	81.9	O K
360 min Summer	99.107	0.107	5.0	78.7	O K
480 min Summer	99.102	0.102	5.0	74.8	O K
600 min Summer	99.096	0.096	5.0	70.5	O K
720 min Summer	99.091	0.091	5.0	66.0	O K
960 min Summer	99.079	0.079	5.0	57.5	O K
1440 min Summer	99.061	0.061	5.0	43.6	O K
2160 min Summer	99.046	0.046	4.6	32.7	O K
2880 min Summer	99.039	0.039	3.9	27.0	O K
4320 min Summer	99.029	0.029	2.9	20.1	O K
5760 min Summer	99.024	0.024	2.4	15.9	O K
7200 min Summer	99.020	0.020	2.0	13.2	O K
8640 min Summer	99.017	0.017	1.7	11.2	O K
10080 min Summer	99.015	0.015	1.5	9.6	O K
15 min Winter	99.074	0.074	5.0	53.6	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
15 min Summer	133.672	0.0	25
30 min Summer	86.013	0.0	38
60 min Summer	52.662	0.0	66
120 min Summer	31.184	0.0	122
180 min Summer	22.679	0.0	154
240 min Summer	18.004	0.0	184
360 min Summer	12.930	0.0	250
480 min Summer	10.231	0.0	318
600 min Summer	8.526	0.0	384
720 min Summer	7.344	0.0	450
960 min Summer	5.799	0.0	578
1440 min Summer	4.152	0.0	814
2160 min Summer	2.968	0.0	1156
2880 min Summer	2.338	0.0	1528
4320 min Summer	1.668	0.0	2252
5760 min Summer	1.312	0.0	2952
7200 min Summer	1.088	0.0	3680
8640 min Summer	0.934	0.0	4416
10080 min Summer	0.821	0.0	5144
15 min Winter	133.672	0.0	25

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Summary of Results for 100 year Return Period (+30%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
30 min Winter	99.097	0.097	5.0	71.0	O K
60 min Winter	99.117	0.117	5.0	86.0	O K
120 min Winter	99.129	0.129	5.0	95.2	O K
180 min Winter	99.130	0.130	5.0	95.9	O K
240 min Winter	99.128	0.128	5.0	94.0	O K
360 min Winter	99.121	0.121	5.0	88.7	O K
480 min Winter	99.112	0.112	5.0	82.4	O K
600 min Winter	99.103	0.103	5.0	75.5	O K
720 min Winter	99.094	0.094	5.0	68.7	O K
960 min Winter	99.077	0.077	5.0	55.9	O K
1440 min Winter	99.052	0.052	5.0	37.2	O K
2160 min Winter	99.039	0.039	3.9	27.5	O K
2880 min Winter	99.032	0.032	3.2	21.8	O K
4320 min Winter	99.023	0.023	2.3	15.4	O K
5760 min Winter	99.018	0.018	1.8	11.7	O K
7200 min Winter	99.015	0.015	1.5	9.4	O K
8640 min Winter	99.013	0.013	1.3	7.6	O K
10080 min Winter	99.011	0.011	1.1	6.4	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)
30 min Winter	86.013	0.0	38
60 min Winter	52.662	0.0	66
120 min Winter	31.184	0.0	120
180 min Winter	22.679	0.0	174
240 min Winter	18.004	0.0	198
360 min Winter	12.930	0.0	272
480 min Winter	10.231	0.0	346
600 min Winter	8.526	0.0	418
720 min Winter	7.344	0.0	486
960 min Winter	5.799	0.0	614
1440 min Winter	4.152	0.0	828
2160 min Winter	2.968	0.0	1188
2880 min Winter	2.338	0.0	1540
4320 min Winter	1.668	0.0	2280
5760 min Winter	1.312	0.0	2952
7200 min Winter	1.088	0.0	3744
8640 min Winter	0.934	0.0	4416
10080 min Winter	0.821	0.0	5008

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Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.000	Shortest Storm (mins)	15
Ratio R	0.450	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+30

Time Area Diagram

Total Area (ha) 0.250

Time From:	(mins) To:	Area (ha)	Time From:	(mins) To:	Area (ha)	Time From:	(mins) To:	Area (ha)
0	4	0.083	4	8	0.083	8	12	0.083

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Model Details

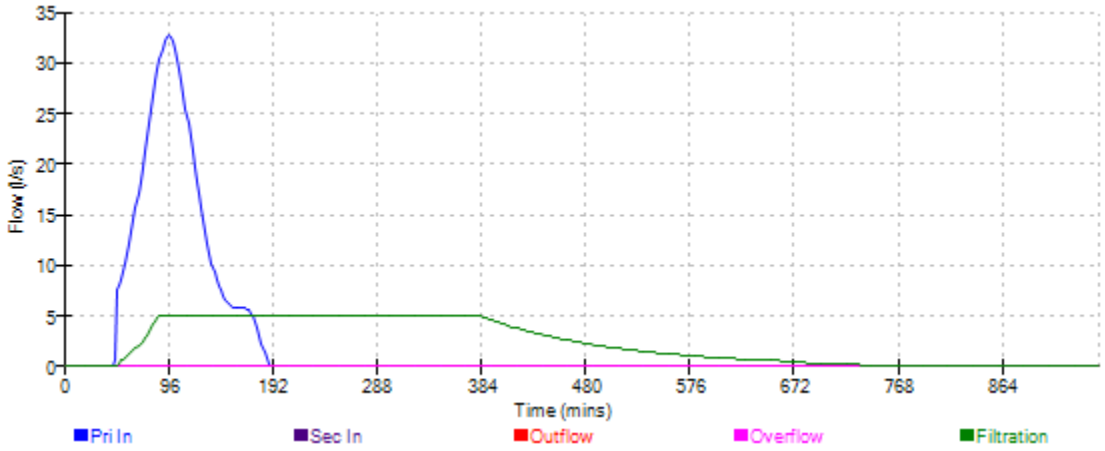
Storage is Online Cover Level (m) 100.000

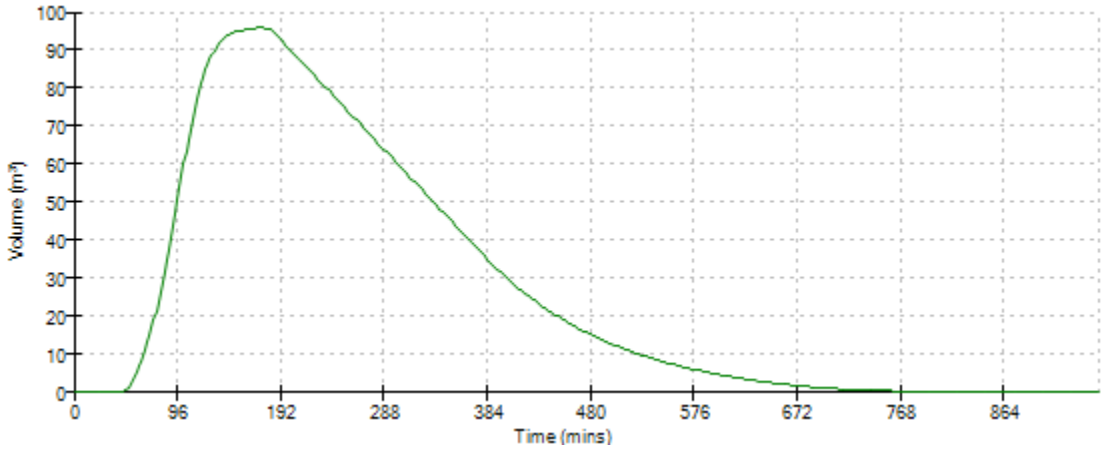
Porous Car Park Structure

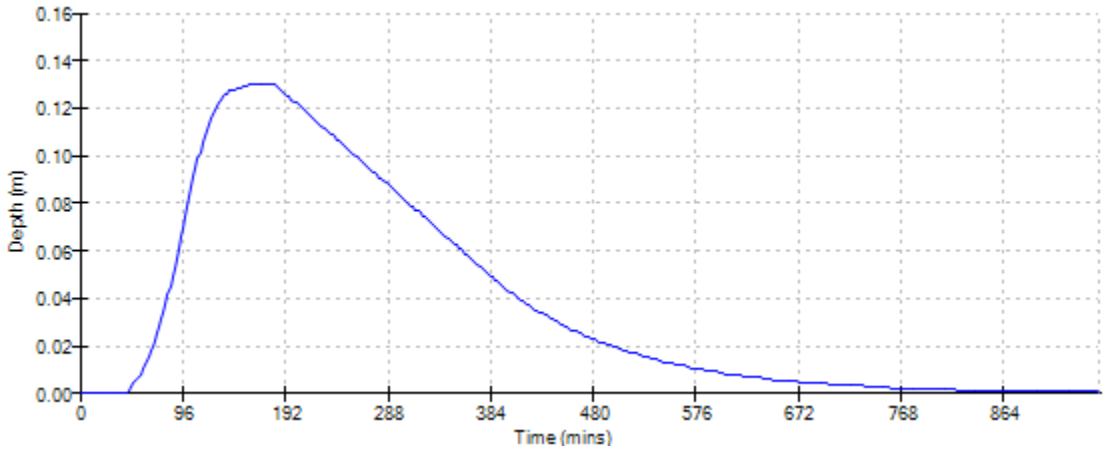
Infiltration Coefficient Base (m/hr)	0.01440	Width (m)	50.0
Membrane Percolation (mm/hr)	4500	Length (m)	50.0
Max Percolation (l/s)	3125.0	Slope (1:X)	10000.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	99.000	Membrane Depth (m)	0

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Event: 180 min Winter







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