

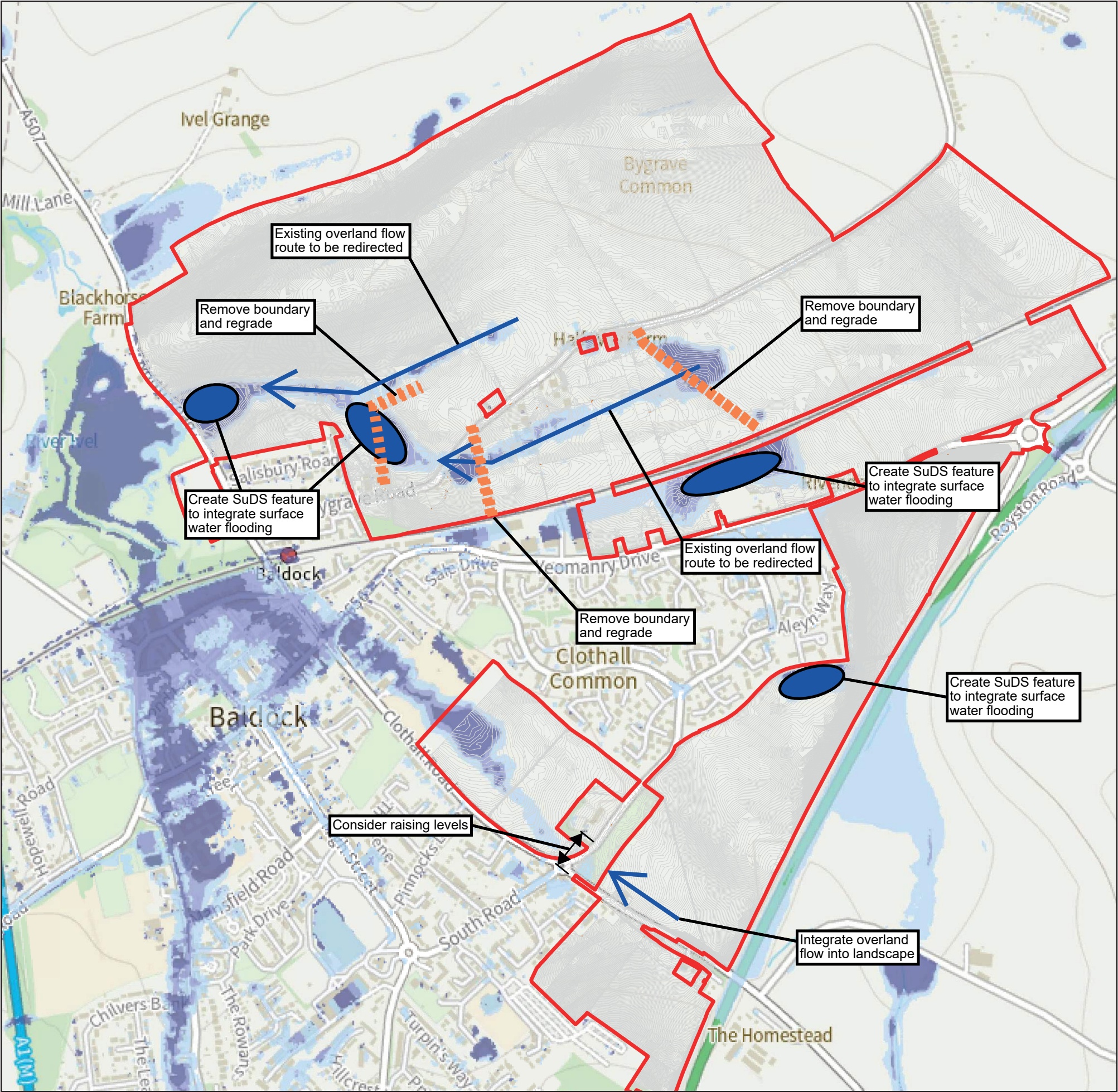


Figure 6.21 Summary of constraints and opportunities

7 Conclusions

- In accordance with the National Planning Policy Framework, the site would be categorised as lying entirely within Flood Zone 1 - an area assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%).
- In accordance with the NPPF, the proposed land uses are classified as "more vulnerable" and "less vulnerable" both of which are acceptable within Flood Zone 1.
- The site has been assessed as being at **very low risk** of flooding from rivers or tidal sources.
- The site has been assessed as being at **very low risk** from surcharging sewers.
- The site has been assessed as being at **very low risk** from groundwater sources.
- The site has been assessed as being at **very low risk** from artificial sources.
- The development has been assessed as generally being at **very low risk** from surface water flooding. The mitigations and opportunities discussed in section 6.6 for the areas noted as being susceptible to overland flow / surface flooding should be implemented as part of the drainage strategy.
- The proposed development has an acceptable flood risk within the terms and requirements of the National Planning Policy Framework, subject to implementation of the mitigation measures outlined in this report.

The comments stated above are based on information received from other consultees. The flood risk classification of this site has been based on the above observations, and the recommendations stated.

8 References

Site Specific Documents

- Topographical Survey, July 2022
- WYG Flood Risk Assessment & Drainage Strategy, March 2018
- Anglian Water Asset Maps

Technical Guidance and Planning Policy Documents

- BS 8533:2011, Assessing and managing flood risk in development: Code of Practice, December 2017
- North Hertfordshire District Council Strategic Flood Risk Assessment, July 2008
- North Hertfordshire District Council Strategic Flood Risk Assessment (Update), September 2016
- Hertfordshire County Council Level 1 Strategic Flood Risk Assessment, July 2022
- Hertfordshire County Council SuDS Design Guidance and Developer Guide August 2021
- DEFRA / Environment Agency Flood and Coastal Defence R&D Programme, Phase 2 FD2321/TR1 The Flood Risks to People Methodology, March 2006
- CIRIA report C624, Development and Flood Risk guidance for construction industry 2004