



The Environment Agency's modelling data indicated that under the not exceeded and defended conditions the site is subject to fluvial flooding from the AEP (1 in 100 year) and Central and Hither Central CC vents with the maximum flood depth of 0.25m and 0.3m respectively. This implies that the flood hazard to the people and the property is relatively low.

For the fluvial flooding, under the undetended condition, the site is subject to flooding from the 0.25 AEP (1 in 200 year) and the 0.25 AEP (1 in 200 year) (1 in 100 year) with the maximum flood depth of 0.25m and 0.3m respectively. This implies that the flood hazard to the people and the property is relatively low.

Appendix A Collection of Figures

1) a overall risk of surface water flooding to the site is low.

The flood risk from other sources including underground water, sewer and reservoir is low.

As the site is located within a flood zone area, it will be necessary to make sure that the occupants are fully aware of the flood risk and flood warning and evacuation during an extreme event.

The occupants are advised to utilise the Environment Agency's Flood Warning Service available in the area.

The surface runoff will be improved by implementing appropriate SUDS measures. Permit applications will be implemented to improve the surface runoff.

The development will not give rise to backwater effects or driven water towards other properties.

This report demonstrates that the proposal will be safe in terms of flood risk for its design and will not increase the flood risk elsewhere.



The Environment Agency's modelling data indicated that under the undefended and defended conditions, the site is subject to fluvial flooding from the 1% AEP (1 in 100 year) plus Central and Higher Central CC events with the maximum flood depths of 0.52m and 0.72m respectively. This implies that the flood hazard to the people and the property is relatively high.

For the tidal flooding, under the undefended condition, the site is subject to flooding from the 0.5% AEP (1 in 200 year) and the 0.5% AEP (1 in 200 year) (2115) with the maximum flood depths of 0.76m and 2.12m respectively. This implies that the flood hazard to the people and the property is high. However, under the defended condition, the site is not subject to flooding from the 0.5% AEP (1 in 200 year). The site is, however, subject to flooding from the 0.5% AEP (1 in 200 year) (2115) with the maximum flood depths of 0.13m. This implies that the flood hazard to the people and the property is relatively low.

The overall risk of surface water flooding to the site is 'low'.

The flood risk from other sources including underground water, sewer and reservoir is low.

As the site is located within a flood zone area, it will be necessary to make sure that the occupants are fully aware of the flood risk and flood warning and evacuation during an extreme event.

The occupants are advised to utilise the Environment Agency's Flood Warning Service available in the area.

The surface runoff will be improved by implementing appropriate SuDS measures. Permeable paving be implemented to improve the surface runoff.

The development will not give rise to backwater affects or divert water towards other properties.

This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.