

Structural & Civil Engineers

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Land at The Old Vicarage Field and The Old Estate Yard, Church Road, Turners Hill

Flood Risk Assessment

Project No. AC20188

Doc No. AC20188-ABS-XX-XX-RP-C-5801

Revision P05

May 2025

Issue, Revision & Check

First Issue	P01	10/11/2022	Signed
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	P04	20/05/2025	
	P05	23/05/2025	

By	Martin Howell	MEng (Hons)	
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Checked	Matthew Woods	BEng (Hons)	
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AC20188: Land at Old Vicarage Field and The Old Estate Yard, Church Road, Turners Hill – Flood Risk Assessment

1. Introduction

ABSTRUCT Consulting have been appointed by Elivia Homes to prepare a Flood Risk Assessment (FRA) for the redevelopment of a predominantly greenfield site with 40 new dwellings. There is also a small area of brownfield within the overall site development boundary

The purpose of this FRA is to support a planning application by establishing the risk of flooding to the proposed development. Suitable mitigation methods will be recommended where required to reduce any potential risk to a more acceptable level. The FRA will show that the development will be safe for its lifetime (assumed to be 100 years) considering the vulnerability of the users, without increasing flood risk elsewhere.

This FRA will consider risk from tidal, fluvial, surface water, groundwater, sewer, and artificial sources in accordance with the National Planning Policy Framework and the corresponding Planning Practice Guidance and the Non Statutory Technical Standards for Sustainable Drainage Systems.

The site is located at land to the north of, The Old Vicarage, Church Road, Turners Hill, RH10 4PA, ordnance survey grid TQ 340 355. A site location plan has been provided in Appendix A.

The site is predominantly greenfield, comprising a number of grass covered fields, with a small section of developed land (brown field) to the south eastern corner, comprising storage sheds and informal hardstanding. The site is bounded by Church Road to the south, Lion Lane to the east, and further fields to the north and west.

It is proposed to demolish existing buildings and develop with 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents. A proposed site layout can be found in Appendix B.

2. Site Information

2.1. Topography

The topographic survey of the site in Appendix C shows that the site generally falls from a high point in the south of the site down, towards the north. Site levels shown on the topographic survey are to ordnance datum and generally range from 177.40 in the southern corner to 125.50 in the northern corner (being the lowest point).

2.2. Hydrology

The nearest open water feature is an unnamed watercourse (ordinary) to the north of the development, approximately 390m beyond the proposed development and 43.5m lower than the proposed development.

2.3. Geology

The British Geological Society (BGS) mapping for the site shows the site to underlain by the Ardingly Sandstone Member - Sandstone. Mapping is included within Appendix D.

2.4. Hydrogeology

Online mapping provided by Magic Maps shows the site to be underlain by a Secondary Aquifer A (bedrock), with a groundwater vulnerability of High.

The mapping also shows that the site is not within a Source Protection Zone. Mapping is included within Appendix D.

2.5. Existing Sewer Drainage

The area around the proposed development is served by Southern Water for sewerage and a copy of the sewer records can be found in Appendix E. The sewer records for the area around the development show that there are foul water sewers to the south and east within Church Road and Lion Lane. No surface water sewers are shown.

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The topographical survey has not identified any formal on-site drainage, this is as expected given that the site is predominantly greenfield.

2.6. Internal Drainage Board (IDB)

The site does not lie within any internal drainage board area.

3. Source of Information

A number of online mapping services have been used to gather information on the site, these can be found in Appendix D.

3.1. Environment Agency

The EA Flood Zone mapping shows the site to be within Flood Zone 1, meaning that there is a less than 1:1000 year probability of flooding from fluvial sources.

The EA Flood Risk from Surface Water takes into account the likelihood of surface water flooding from rainfall events. This shows the site to be at Very Low risk of flooding, with some areas of High in the areas around the site.

3.2. Local Authorities

The Lead Local Flood Authority (LLFA) for the area is West Sussex County Council.

The West Sussex County Council Strategic Flood Risk Assessment shows no particular flood risk to the site and states that no special measures are required for development around Turners Hill.

4. Flood Risk

4.1. Fluvial / Tidal Flood Risk

The EA flood zone map shows that the site is classified as Flood Zone 1, representing a less than 1:1000 year probability of flooding from fluvial sources. The nearest open water feature is an unnamed watercourse (ordinary) to the north of the development, approximately 390m beyond the proposed development, and 43.5m lower than the proposed development and therefore poses low flood risk.

As the site is within Flood Zone 1 the EA will not have any detailed flood risk modelling for the site.

The West Sussex County Council Strategic Flood Risk Assessment shows no record of any historic flooding within the site or the surrounding area (Turners Hill).

4.2. Surface Water Flooding

Large rainfall events can overwhelm the local infiltration and drainage capacity leading to localised flooding and surface water flowing overland. Surface water flooding can also be caused by a reduction in the capacity of the local surface water drainage due to blockage.

The site topographic survey shows that the site falls from a point on the southern boundary to the northern boundary, therefore surface water is likely to be conveyed away from the site towards the open fields to the north. The EA's surface water flood map shows the site to be at very low risk of flooding from pluvial sources.

The proposed site layout shows that impermeable area will be increased post development, however by employing the drainage strategy discussed in Section 6 we can ensure that surface water flood risk will be not be increased as a result of the development through the use of a controlled discharge (QBar Rate) to the stream / watercourse to the north, therefore ensuring that offsite flows are not increased post development.

Therefore, the overall risk of pluvial flooding to the site can be considered low.

Due to surface water flooding likely increasing in the future due to the effects of climate change this should be accounted for in the surface water drainage strategy.

4.3. Groundwater Flood Risk

Groundwater flooding generally occurs after long periods of sustained high rainfall. High rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels. Groundwater tends to flow from areas of higher ground level to areas of lower ground level. Low lying areas typically have the water table at shallower depths, but during very wet periods this can raise to the surface causing groundwater flooding.

Geological mapping shows the site to be underlain by Ardingly Sandstone Member - Sandstone. The site is generally higher than the surrounding ground levels and it is unlikely that groundwater flooding will be an issue on this site.

As the proposed development does not include any basement works and taking into account the above the risk of groundwater flooding to the site is assessed as low.

4.4. Sewer Flood Risk

Flooding of sewers is typically caused by either a blockage of the system reducing the capacity, or an excess of surface water entering the system overwhelming the sewer.

The Southern Water sewer records show that there are foul water sewers to the south and east within Church Road and Lion Lane. With the underlying soil conditions of Sandstone it would be expected that the surrounding development discharges surface water to local watercourses or to the ground depending on local conditions / proximity of the rockhead to the surface.

Post development all surface water will be dealt with via discharge to the watercourse to the north as described in Section 6 which will further decrease the flood risk.

The impact of climate change is likely to cause more regular flooding from sewers due to increased rainfall overwhelming the local network. However this is not significant in terms of the proposed development.

4.5. Reservoir Flood Map

The EA's Reservoir Flood Map shows the maximum extent of flooding that would occur if a reservoir were to fail. The map shows the risk to the site is considered low.

Reservoir flooding is extremely unlikely with no loss of life in the UK from reservoir flooding since 1925. Reservoir safety legislation has been introduced since then to ensure reservoirs are maintained. Reservoirs can be further managed by controlling inflow and outflow of water, therefore helping to control the effects of climate change. It is therefore unlikely that there will be a substantial change to the risk of flooding for this site.

4.6. Canals

There are no Canal and River Trust owned canals within the vicinity of the site.

4.7. Blockage of Artificial Drainage Systems

There is a possibility that flooding may occur due to blockage of drainage systems by debris, or structural failure. This would cause water to backup and localised flooding.

The new drainage will require maintenance to reduce the risk of blockage, this is described within the Drainage Strategy Report which is issued separately.

5. Planning Context

The NPPF and PPG set out criteria for development and flood risk based on inappropriate development in high risk flood areas should be avoided with these directed towards areas of low risk.

PPG includes a list of land uses and their suitability in each flood zone. This is reproduced in Table 1 below with the site classification highlighted. Table 2 of the PPG shows the proposed development is classified as More Vulnerable.

Flood Risk Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	Appropriate	Appropriate	Appropriate	Appropriate	Appropriate
	Zone 2	Appropriate	Appropriate	Exception Test Required	Appropriate	Appropriate
	Zone 3a	Exception Test Required	Appropriate	Should not be permitted	Exception Test Required	Appropriate
	Zone 3b functional floodplain	Exception Test Required	Appropriate	Should not be permitted	Should not be permitted	Should not be permitted

Table 1 – Flood Risk Vulnerability and Flood Zone Compatibility

As demonstrated in Table 1 above, the usage classification of the site is suitable for the Flood Zone the sequential test can be shown as passed, with no need for an exception test.

6. Surface Water Drainage Strategy

AC20188-ABS-XX-XX-RP-C-5800 – Surface and Foul Water Drainage Strategy Report (issued separately) contains details on how surface water will be managed on site.

In summary the site will use flow control and attenuation to reduce offsite surface water flows to the Greenfield QBar rate.

7. Flood Mitigation Measures and Other Constraints

As the site is within Flood Zone 1 and at very low risk of pluvial flooding, no further measures to control external runoff to the site are recommended.

Surface water runoff generated on site will be dealt with a controlled discharge to the watercourse to the north of the development. The attenuation features will be designed to accommodate all storm events up to and including the 1:100 year event with a 45% allowance for climate change.

As the site is in Flood Zone 1 no finished floor level requirements or further flood mitigation is required.

8. Conclusions

This document complies with the NPPF and Planning Practice Guidance and demonstrates that flood risk from all sources has been considered in the proposed development. It is also consistent with the Local Planning Authority requirements with regard to flood risk.

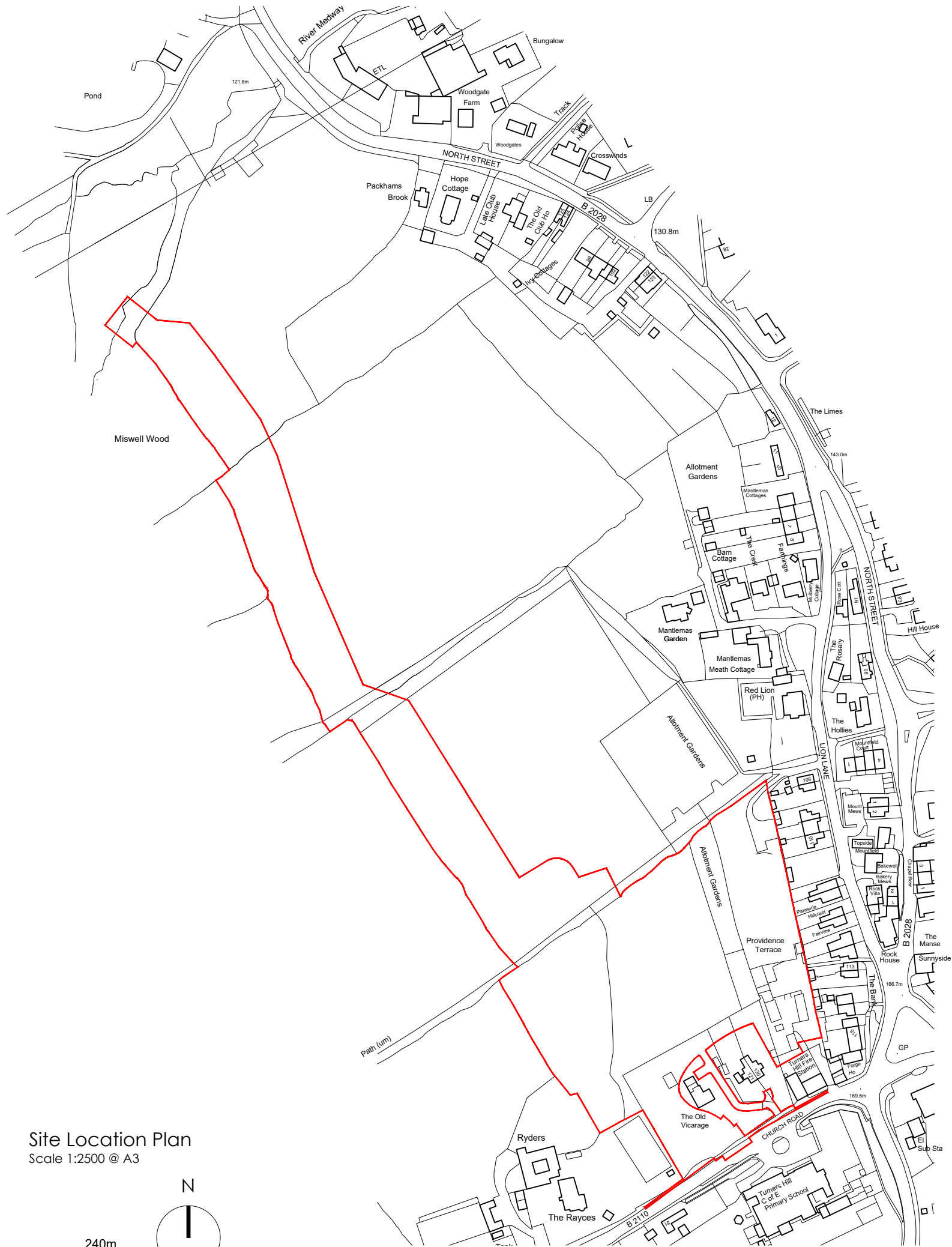
Based on the available information, the site is located within Flood Zone 1 and is considered to be at a low risk of flooding from all sources considered (fluvial / tidal, reservoir, surface water, groundwater, and artificial sources).

All surface water generated by the site will be dealt with through a restricted discharge (Greenfield QBar Rate) to the watercourse to the north of the development.

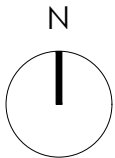
Therefore this development should not be objected to on grounds of flood risk.

AC20188-ABS-XX-XX-RP-C-5801

Appendix A – Site Location Plan



Site Location Plan
Scale 1:2500 @ A3



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All aspects of the architectural design concerning fire performance / fire safety (whether or not illustrated / annotated) are to be considered as 'For Approval' only, irrespective of the drawing status / suitability.



Revision Note & Date		Note	Amended	Checked
Rev	Date			



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Project Title
Proposed Residential Development,
Land at Old Vicarage Field, Turners Hill
Client Details
Elivia Homes Eastern

Drawing Title
Site Location Plan
(Red Line Only)

BIM Number

Scale	Date	Drawn	Checked
1:2500 @A3	May 2025	DK	DK

Drawing Status

Planning Issue

Project No.	Drawing No.	Status	Revision
20.173	501		

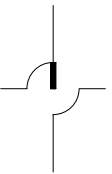
AC20188-ABS-XX-XX-RP-C-5801

Appendix B – Proposed Site Plan

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Scale: 1:500
0 10 30 50m

ELIVIA
— HOMES —



Revision Note & Date		Note		Amended		Checked	
Rev	Date						
	22/05/25		Flats 28-30 not shown updated following levels.	GA		DK	

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Project Title
**Proposed Residential Development,
Church Road, Turners Hill
Elivia Homes Eastern**

Drawing title
Proposed Site Layout Plan

BIM Number		Scale		Date		Drawn		Checked	
-		1:500@A1		May 2025		GA		RDT	

Drawing Status
Planning Issue

Project No.	Drawing No.	Status	Revision
20.173	1000	-	A



Proposed Site Layout Plan
Scale 1:500 @ A1

AC20188-ABS-XX-XX-RP-C-5801

Appendix C – Topographic Survey



135840mN

135820mN

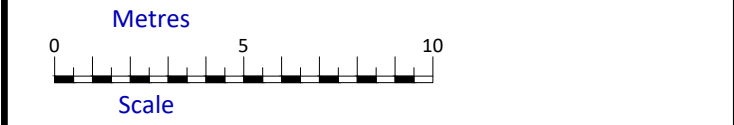
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Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 6:4
Building	Survey Station
Glass Building	Gate
Open Building	Level
Ordnance Survey Benchmark	
Foul Drainage	
Storm Drainage	

Abbreviations

Animal Set	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Road	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV



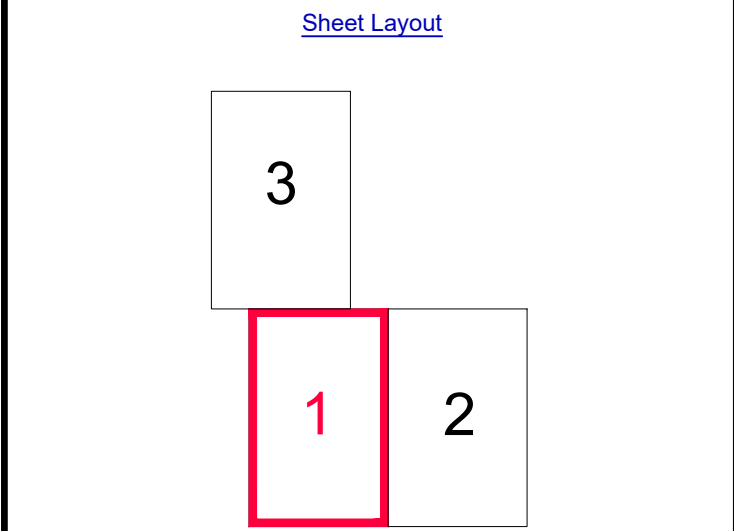
Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Existing Survey shown in half-tone, pen colour 134. Layers prefixed Ex survey.



HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project:
Old Vicarage Field, Church Road
Turners Hill, Crawley, RH10 4PA

Client:
Millwood Designer Homes Limited

Drawing title:
Topographical Survey

Job No.: 522/8833	Dwg No.: 522/8833/01	Revision: -
Scale: 1:200	Date: May 2022	Drawn by: W.M.

Grid & Levels related to:
Existing Survey by others - Dwg No. 29083
Survey Station S1 & S2

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Survey control

Stn	Easting	Northing	Height
H1	534091.472	135523.535	171.366
H2	534152.592	135553.781	169.527
H3	534139.128	135606.381	166.019
H4	534121.200	135653.964	164.086
H5	534109.457	135712.913	159.279
H6	534079.304	135710.625	161.761
H7	534063.046	135704.499	162.581
H8	534019.706	135756.411	157.928
H9	534013.071	135773.463	156.342
H10	534000.740	135785.268	155.043
H11	533986.863	135796.577	152.979
H12	533970.715	135816.881	151.176
H13	533958.192	135808.050	151.651
H14	533958.132	135808.041	151.646
H15	533945.992	135799.285	152.289
H16	533936.685	135792.532	152.701
H17	533925.217	135794.345	153.203
H18	533914.532	135776.550	155.622
H19	533903.499	135768.248	154.098
H20	533895.542	135762.096	154.264
H21	533884.178	135754.115	154.311
H22	533869.846	135745.925	154.318
H23	533858.177	135735.437	154.395
H24	533865.885	135723.648	155.192
H25	533874.807	135714.459	156.445
H26	533883.212	135701.551	157.980
H27	533893.933	135693.085	160.149
H28	533930.188	135723.759	159.619
H30	533982.199	135725.515	160.168
H31	533857.292	135733.779	154.422
H32	533850.850	135724.544	154.100
H33	533846.314	135748.904	152.027
H34	533833.761	135766.671	149.631
H35	533825.511	135781.206	147.617
H36	533816.694	135801.091	145.135
H37	533801.978	135793.378	144.789
H38	533810.367	135817.696	143.107
H39	533799.156	135806.924	143.044
H40	533800.915	135834.665	140.587
H41	533790.448	135829.469	140.380
H42	533793.954	135856.152	138.122
H43	533785.082	135862.129	137.265
H44	533798.009	135875.818	137.214
H50	533787.473	135876.137	136.546
H51	533785.474	135881.569	135.126
H52	533783.322	135895.385	134.459
H53	533767.334	135912.806	132.112
H54	533754.581	135926.448	129.925
H55	533745.527	135937.781	128.332
H56	533732.184	135952.123	125.150
H57	533724.269	135952.741	124.612
H58	533733.289	135939.942	126.962
H59	533809.721	135794.851	145.043
H60	533812.901	135760.206	147.679
H61	533825.986	135760.832	148.587
H62	533828.161	135733.898	151.643
S1	533890.051	135648.385	174.269
S2	533906.850	135451.527	175.195

Tree Schedule

1	Silver birch	d=0.25	h=10
2	Oak	d=0.2	h=10
3	Hawthorn	d=0.2	h=10
4	Hawthorn	d=0.2	h=10
5	Oak	d=0.6	h=20
6	Oak	d=0.6	h=20
7	Oak	d=0.6	h=20
8	Holly	d=0.3	h=12
9	Holly	d=0.3	h=12
10	Oak	d=0.4	h=20
11	Holly	d=0.3	h=12
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13	Oak	d=0.6	h=20
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18	Oak	d=0.8	h=20
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20	Oak	d=0.5	h=20
21	Oak	d=0.5	h=20
22	Oak	d=0.5	h=20
23	Oak	d=0.4	h=20
24	Oak	d=0.4	h=20
25	Oak	d=0.4	h=20
26	Lime	d=0.25	h=15
27	Oak	d=0.3	h=15
28	Ash	d=0.5	h=20
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30	Oak	d=0.4	h=15
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32	Oak	d=0.6	h=20
33	Oak	d=0.6	h=20
34	Hawthorn	d=0.4	h=12
35	Oak	d=0.8	h=20
36	Oak	d=0.8	h=20
37	Hawthorn	d=0.3	h=12
38	Hawthorn	d=0.3	h=12
39	Hawthorn	multibole	h=12
40	Beech	d=0.6	h=15
41	Ash	d=0.4	h=20
42	Ash	d=0.4	h=20
43	Hawthorn	d=0.2	h=12
44	Ash	multibole	h=20
45	Ash	d=0.6	h=20
46	Ash	d=0.9	h=20
47	Ash	d=0.6	h=20
48	Ash	multibole	h=20
49	Oak	d=0.4	h=20
50	Oak	d=0.6	h=20
51	Lime	multibole	h=20
52	Lime	d=0.5	h=15
53	Ash	d=0.3	h=20
54	Ash	d=0.6	h=20
55	Oak	d=0.6	h=20
56	Ash	multibole	h=22
57	Holly	d=0.3	h=10
58	Ash	multibole	h=18
59	Oak	d=0.7	h=20
60	Oak	d=1	h=20
61	Hawthorn	multibole	h=10
62	Hazel	multibole	h=6
63	Hazel	multibole	h=6
64	Hazel	multibole	h=6
65	Hazel	multibole	h=6
66	Unknown	d=0.2	h=6
67	Unknown	d=0.2	h=6

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1

1

2

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Project :
Old Vicarage Field, Church Road
Turners Hill, Crawley, RH10 4PA

Client :
Millwood Designer Homes Limited

Drawing title :
Topographical Survey

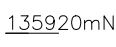
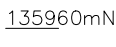
Job No. : S22/8833	Dwg No. : S22/8833/02	Revision : -
Scale : 1:200	Date : May 2022	Drawn by : W M

Grid & Levels related to :
Existing Survey by others - Dwg No. 29083
Survey Station S1 & S2

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Email - midlands@hooksurvey.com
Tel - 01608 523118

1.36000mN

+

1

1

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Land & Building Surveyors
www.hooksurvey.com

Project :
Old Vicarage Field, Church Road
Turners Hill, Crawley, RH10 4PA

Client :
Millwood Designer Homes Limited

Drawing title :
Topographical Survey

Job No. : S22/8833	Dwg No. : S22/8833/03	Revision : -
Scale : 1:200	Date : May 2022	Drawn by : V

Grid & Levels related to :
Existing Survey by others - Dwg No. 29083
Survey Station S1 & S2

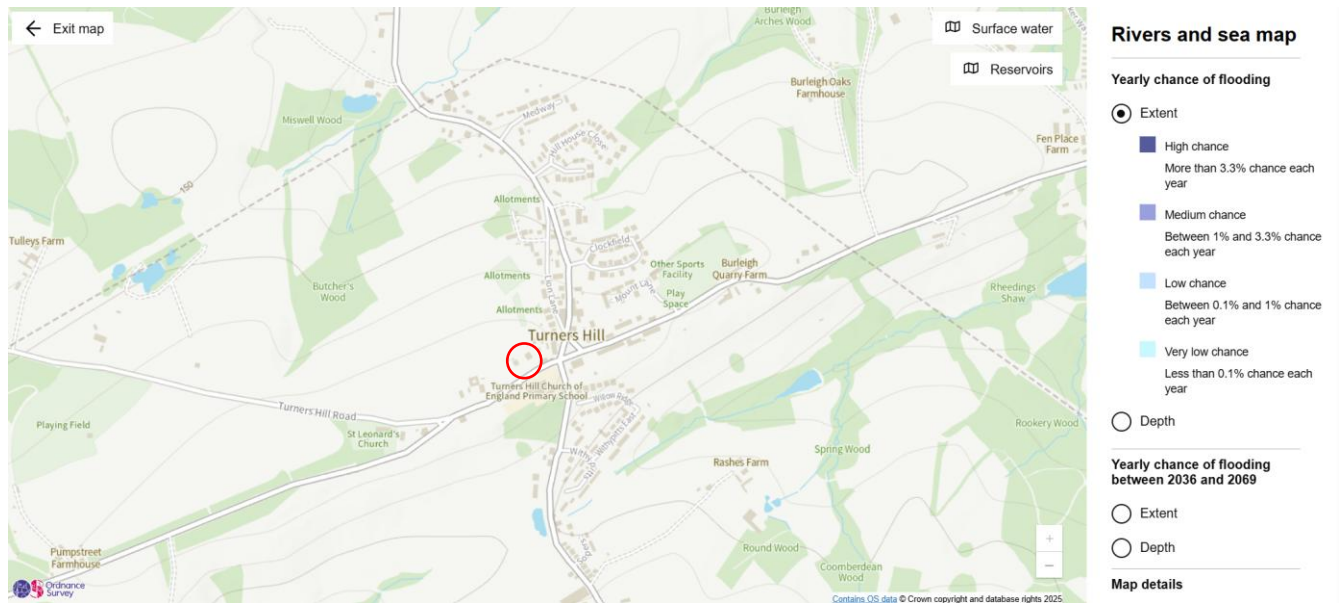
Head Office
Unit 1, Bybow Farm
Orchard Way
Dartford, Kent
DA2 7ER

Midlands Office
42 Hanson Avenue
Shipston-on-Stour

Warwickshire
CV36 4HS
Email - midlands@hooksurvey.com
Tel - 01608 523118
www.hooksurvey.com

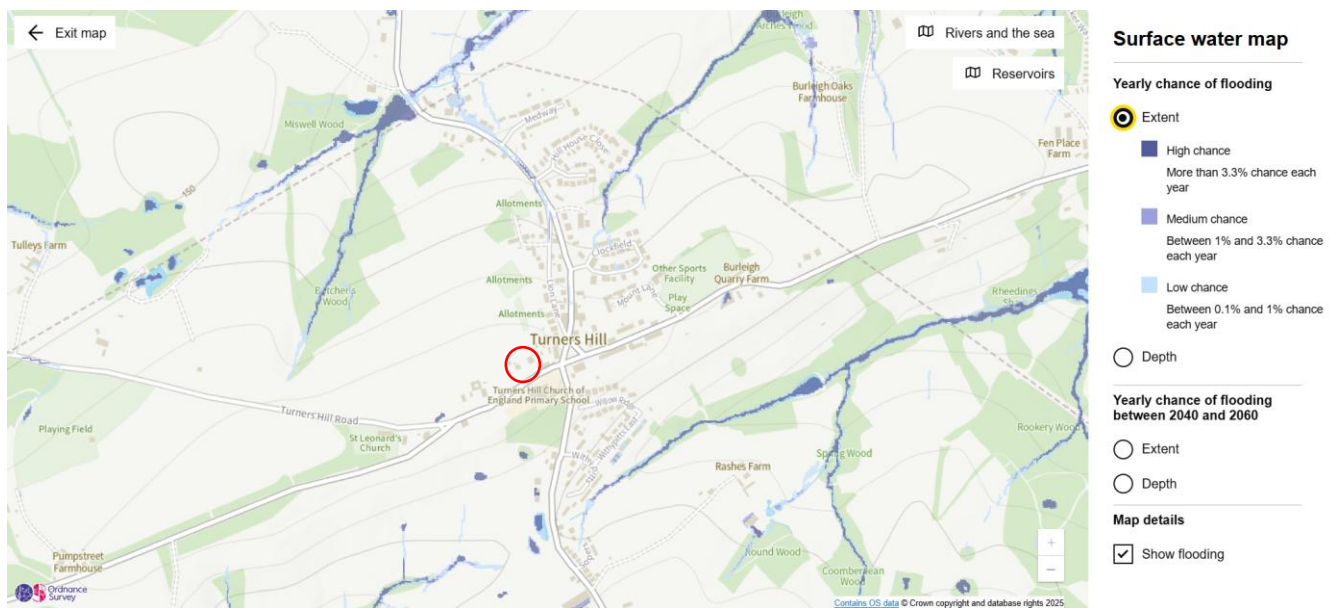
AC20188-ABS-XX-XX-RP-C-5801

Appendix D – Online Mapping, EA, BGS, & Magic Map



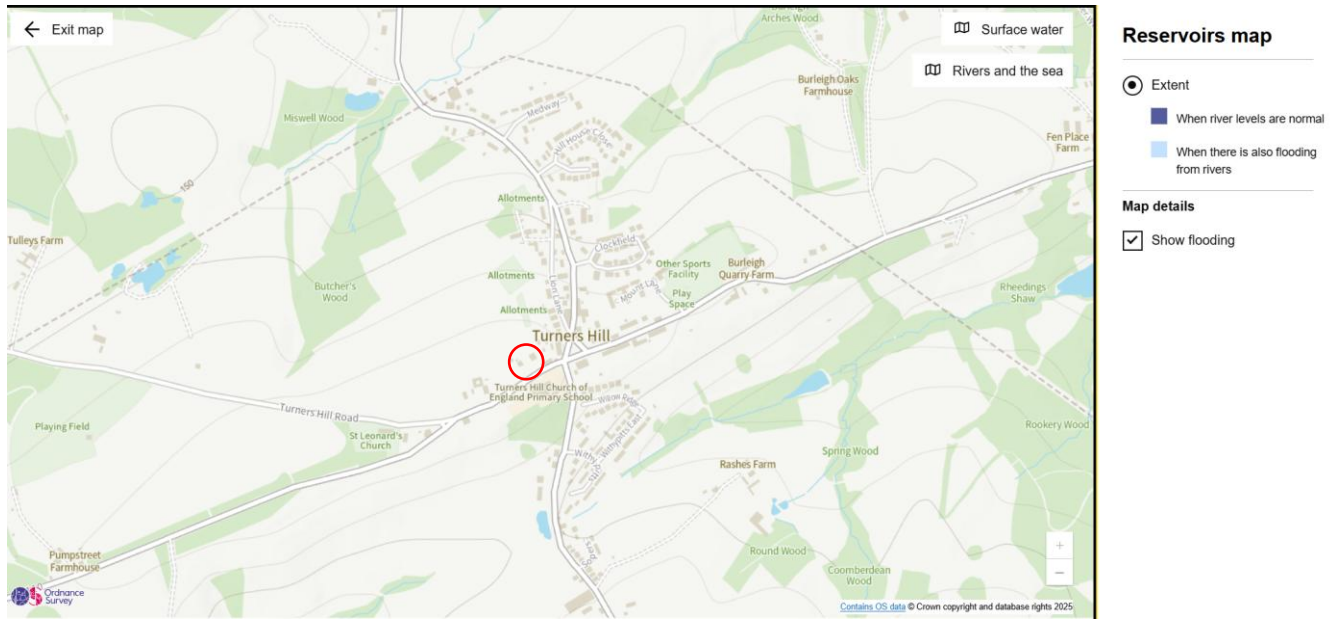
Environment Agency – Flood Risk from Rivers and Sea

AC20188-ABS-XX-XX-RP-C-5801



Environment Agency – Flood Risk from Surface Water

AC20188-ABS-XX-XX-RP-C-5801



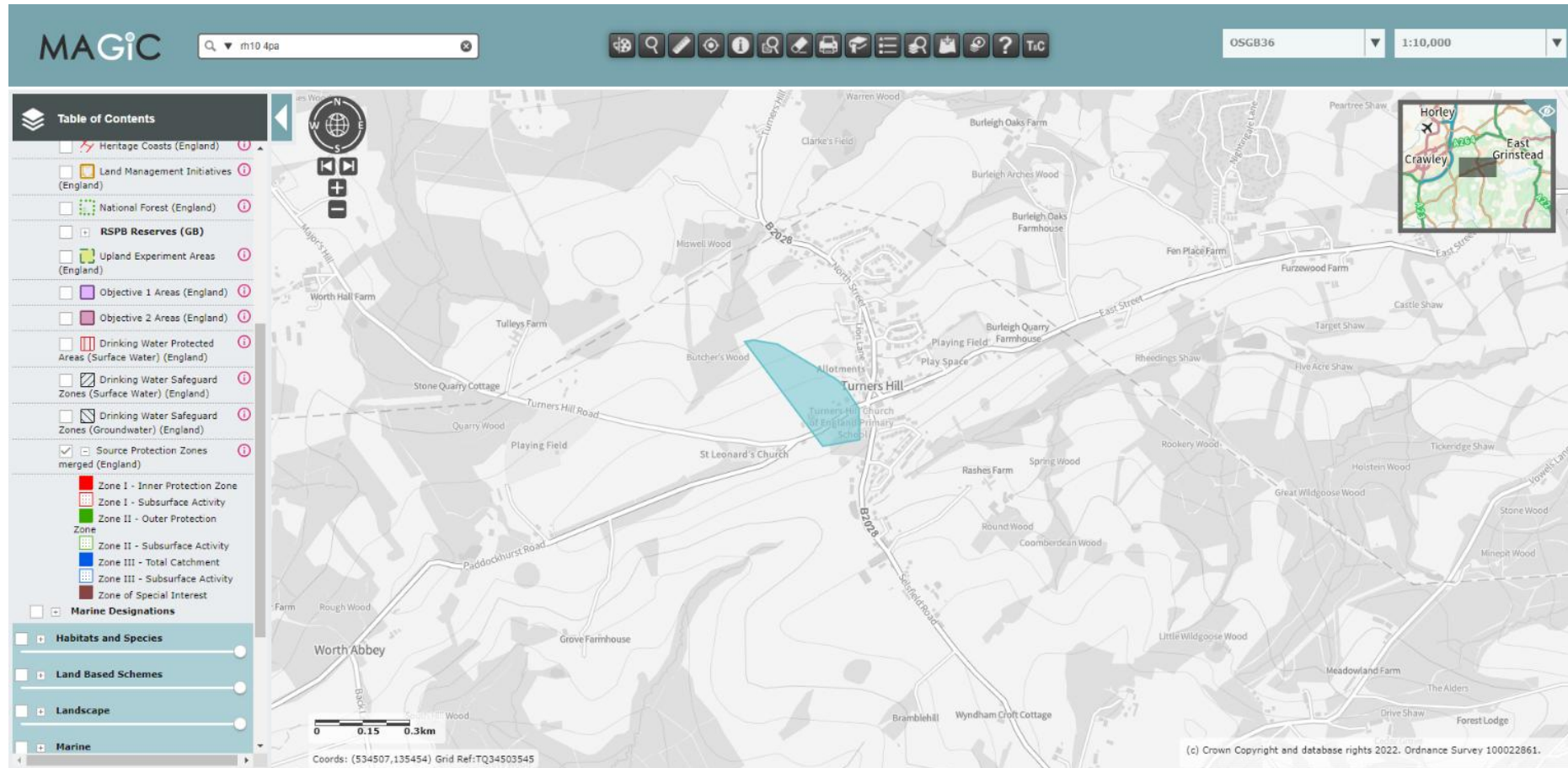
Environment Agency – Flood Risk from Reservoirs

AC20188-ABS-XX-XX-RP-C-5801



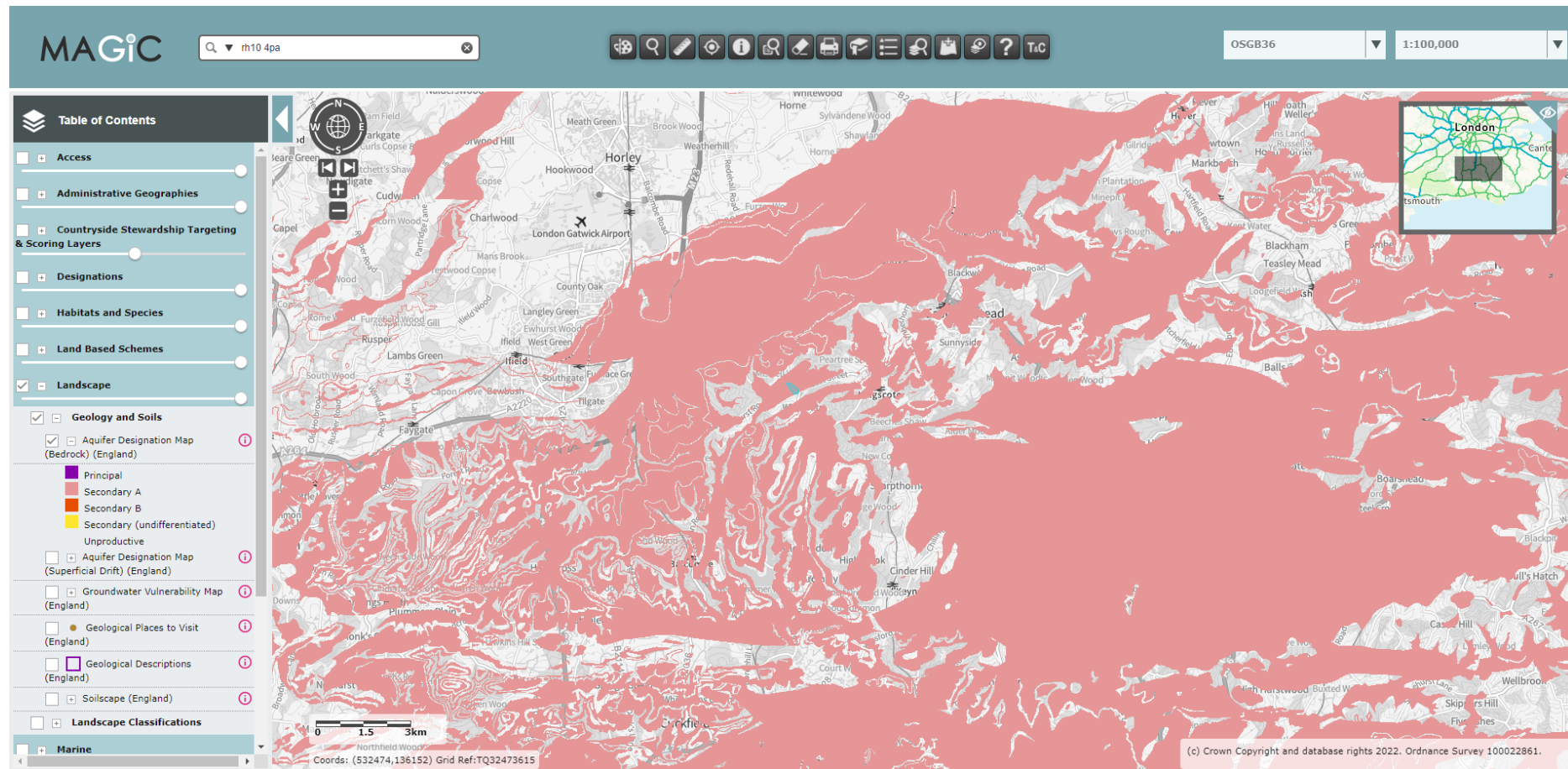
British Geological Society – Bedrock and Superficial Deposits

AC20188-ABS-XX-XX-RP-C-5801



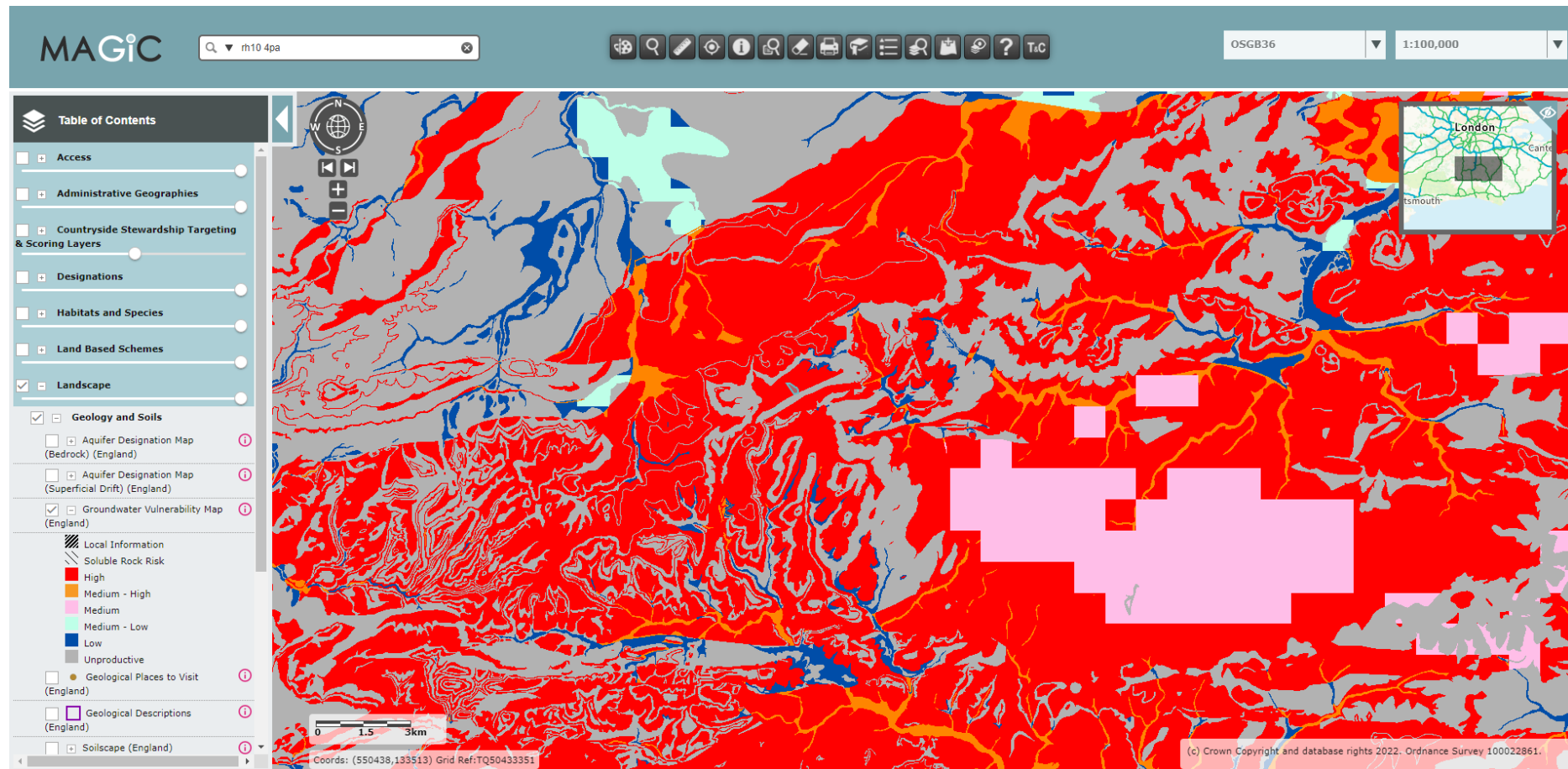
Magic Map – Source Protection Zones

AC20188-ABS-XX-XX-RP-C-5801



Magic Map – Aquifer Designation

AC20188-ABS-XX-XX-RP-C-5801



Magic Map – Groundwater Vulnerability

AC20188-ABS-XX-XX-RP-C-5801

Appendix E – Southern Water Sewer Records

