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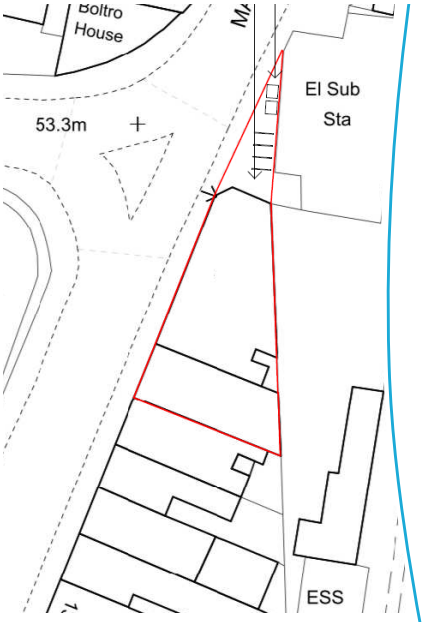


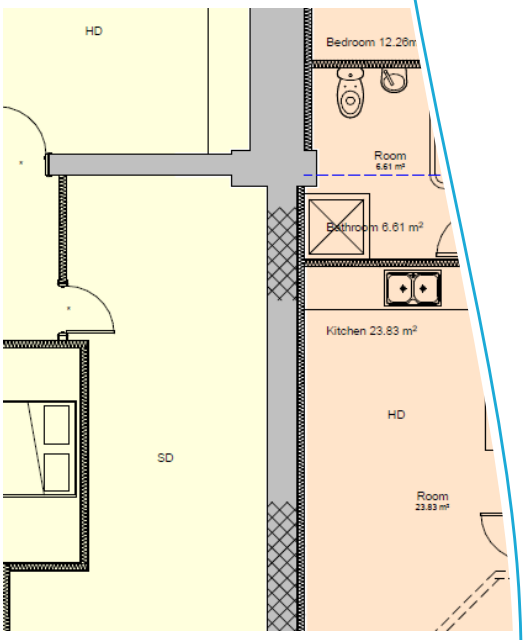



Project_

**Change of Use Development**
**1-3 Boltro Road, Haywards Heath**

Title_

**Flood Risk Assessment**

Project No_

**1059/2**

Date_

**January 2026**

Revision_

**A**

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This flood risk assessment has been prepared in accordance with the NPPF, Local Planning Policies and the NPPG. Any recommendations regarding levels are based on the relevant British Standards, the standing advice provided by the EA, or based on common practice.

Flo Consult UK Ltd do not guarantee that the advice in this report will guarantee the availability of flood insurance either now or in the future.

| **Author** | **Date** | **Revision** |
|---|---|---|
| Mark Symonds | 21st January 2026 | A |

## Contents



## Appendices

# 1. Introduction

This flood risk assessment has been prepared by Flo Consult UK Ltd, on behalf of Mr Neil Smith, for the conversion of offices to self-contained flats at 1-3 Boltro Road, Haywards Heath, West Sussex, HP16 1BP (hereafter referred to as 'the Site').

This report provides a detailed overview of the proposed development and an assessment of it in relation to the flood risk, and how the proposals have been developed in relation to current flood map data and current planning policy and requirements, including:

- National Planning Policy Framework, December 2024 (as amended February 2025), Paragraphs 161-163 and 170-182.
- National Planning Practice Guidance ('Flood Risk and Coastal Change' section), released in March 2014 and updated in August 2022.
- Environment Agency and Department for Environment, Food and Rural Affairs guidance.
- Environment Agency and JBA Consulting via Landmark Envirocheck data Service.

And local policies including:

- West Sussex County Council Local Flood Risk Management Strategy (May 2014);
- West Sussex Preliminary Flood Risk Assessment (May 2011);
- West Sussex LLFA Policy for the Management of Surface Water (November 2018);
- Mid Sussex District Plan 2014 – 2031 (Adopted March 2018);
- Mid Sussex District Council – Strategic Flood Risk Assessment (June 2015).

Subsequently, Mid Sussex District Council need to be satisfied that the proposed development design principles will address the risk of flooding to the Site, and that the proposals will not in turn increase the risk of flooding to neighbouring land and property.

This FRA has therefore been prepared to identify and evaluate the various possible sources of flood risk, to which the Site might be subjected to, and identify any mitigation; protection; or compensation measures deemed necessary or feasible, including design requirements to promote the use of sustainable drainage systems (SuDS).

# 2. National and Local Guidance and Policies

## 2.1. National Planning Policy Framework (NPPF) and National Planning Practice Guidance

The NPPF December 2024 (as amended in February 2025) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. This document is used to form this surface water management report, with particular attention to Paragraphs 161-163 (Planning for Climate Change) ad 170-182 (Planning and Flood Risk).

NPPF Paragraphs 170-182 provide guidance for planning and flood risk, where are plans should apply a sequential, risk-based approach to the location of development taking into account current and future impacts of climate change; to ensure that flood risk is not increased elsewhere due to the development; and to incorporate sustainable drainage systems.

NPPG, Paragraph 020 (Reference ID: 7-020-20220825), outlines that the objectives of this FRA are to establish whether a proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; whether there is evidence for the local planning authority to apply (if necessary) the Sequential Test; and whether the development will be safe and pass the Exception Test, if applicable.

Paragraph: 027a (Reference ID: 7-027a-20220825) (updated September 2025) states that Sites should be considered 'reasonably available' for the purposes of the sequential test if their location is suitable for the type of development proposed, they are able to meet the same development needs and they have a reasonable prospect of being developed at the same time as the proposal.

## 2.2. Flood and Water Management Act

The Flood and Water Management Act (FWMA) received royal assent in April 2010, aiming to create a simpler and more effective means of managing flood risk and coastal erosion. The FWMA incorporates and implements some of the recommendations from the Pitt Review (2008), following the severe flooding that affected a large area of the UK in 2007.

## 2.3. Mid Sussex District Plan 2014 – 2031

Relevant section of Policy DP41 states:

*Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 2) To support sustainable communities which are safe, healthy and inclusive.*

*Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.*

*Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.*

*Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.*

# 3. Site Setting and Description

## 3.1. Site Location

The Site is approximately 100m south-west of Haywards Heath train station, and as detailed on the Site location plan in Appendix A, is bound by an external parking area and electrical sub-station to the north, undeveloped land leading to the railway to the east, attached buildings to the south, and Boltro Road to the west.

The postcode at the Site is RH16 1BP, with the co-ordinates being: Easting: 532970, Northing: 124440.

## 3.2. Existing and Proposed Development Site

As detailed on the plans in Appendix B, the Site, in a pre-development state consists of an office building over 3 floors (ground to 2nd floor).

The plans in Appendix C, show the Site in a proposed state will consist of the conversion of the office space to create 7 self-contained flats across all 3 floors.

## 3.3. Topography

*Image 1 – Boltro Topography and Entrance Level Difference* (*Image Capture March 2024 Copyright of Google 2024*)

Image 1 shows that Boltro Road has a relatively steep gradient in a northerly direction. There is a fall in level from the southern to northern points of the building of approximately 750mm, with the building entrance / ground floor level being approximately 525mm above the northern point of the building and northern car park areas.

Therefore, the entrance and ground floor levels are at least 525mm higher than the car park and road levels to the north of the building.

## 3.4. Waterbody / Rivers / Artificial Water Source

The nearest waterbody, river or artificial water source to the Site, is Scrase Stream approximately 1km to the north-west.

## 3.5. Drains and Public Sewers

It is believed that that the nearest drains and public sewers to the Site are in Boltro Road and will flow in a north direction to follow the roads topography.

## 3.6. Ground Conditions

The ground conditions can be determined by the British Geological Survey (BGS) website, where it shows the Site to have no superficial deposits, and bedrock consisting of Upper Tunbridge Wells Sand Formation (sandstone).

# 4. Sources of Flooding

In accordance with the NPPF, flood risk must be assessed for all sources of flooding and development of the site should be carried out in such a way as to mitigate any potential flood risk to both the site and third parties and their property. This section identifies all possible sources of flooding.

## 4.1. Fluvial Flooding

Fluvial flooding results from watercourses / rivers surcharging and flooding the surrounding areas.

## 4.2. Coastal Flooding

Coastal flooding results from high tides from the sea.

## 4.3. Pluvial Flooding

'Pluvial' flooding is that which results from rainfall generated overland flow before the run-off enters any watercourse, drain or sewer. It is more often linked to high intensity rainfall events (typically in excess of 30mm per hour). However, it can also result from lower intensity rainfall or melting snow where the ground is saturated, frozen, developed or has low permeability. This results in overland flow and ponding in depressions in the topography. In urban areas 'pluvial' flows are likely to follow the routes of highways and other surface connectivity to low spots where flooding can occur. In some cases, it can deviate from this route into adjacent developments via dropped kerbs (either for access to driveways or disability access).

## 4.4. Groundwater Flooding

Groundwater flooding is caused by the emergence of water from sub-surface permeable strata. Fluctuations in the groundwater table can cause flooding should the table rise above the existing ground level. Groundwater flooding events tend to have long durations, lasting days or weeks.

## 4.5. Flooding from Drains and Sewers

Flooding from drains and sewers is caused when the capacity of the drains and sewers is exceeded, and will result in flooding from the manholes.

## 4.6. Canals, Reservoirs and Other Artificial Sources

Flooding from canals, reservoirs and artificial sources is caused when the capacity of the sources are exceeded, or if there is an infrastructure failure.

# 5. Sourced Data

Data from the Environment Agency and information from other parties are to be studied to establish which sources of flooding are at the site.

## 5.1. Environment Agency Flood Maps for Planning

The Environment Agency (EA) fluvial flood zone map shown in Figure 1 indicates that the Site is in **Flood Zone 1**.


*Figure 1 – EA Flood Zone Map*

The EA future climate change (2070 to 2125) fluvial flood extent map shown in Figure 2 indicates that the Site is in Future Climate Change Flood Extents.


*Figure 2 – EA Fluvial Flood Extent*

The EA flood map shown in Figure 3 indicates that the Site is outside the surface water flood extent area in the 1 in 30 annual likelihood event.

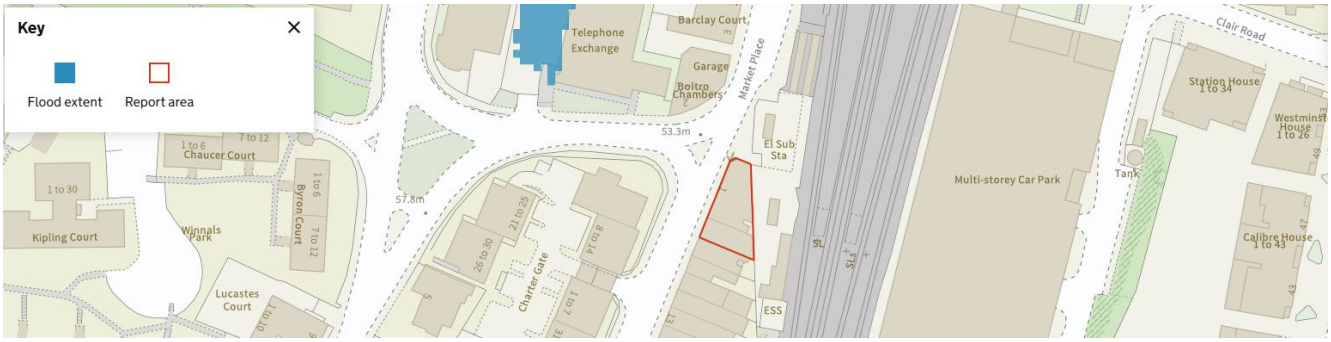



*Figure 3 – EA Surface Water / Pluvial Flood Extent – 1 in 30 annual likelihood event.*

The EA flood map shown in Figure 4 indicates that the Site is outside the surface water flood extent area in the 1 in 100 annual likelihood event.

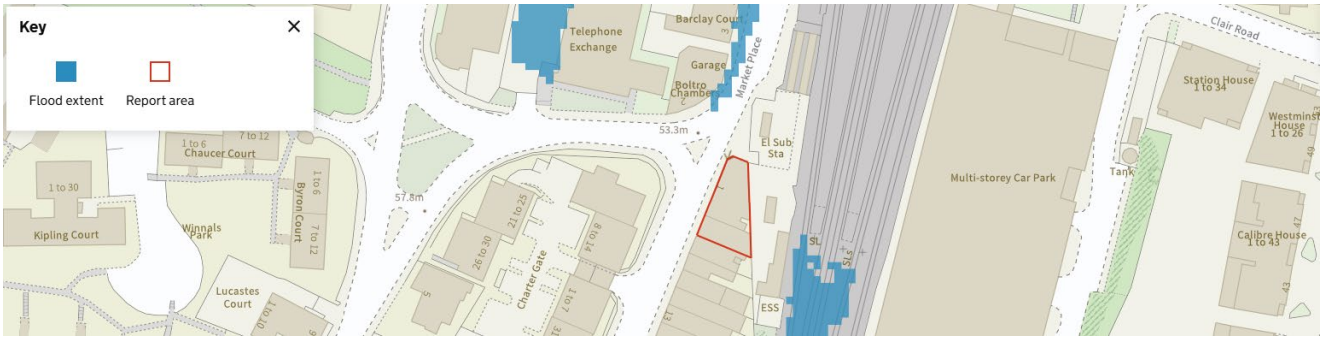



*Figure 4 – EA Surface Water / Pluvial Flood Extent – 1 in 100 annual likelihood event.*

The EA flood map shown in Figure 5 indicates that the northern area of the Site are within the surface water flood extent area in the 1 in 1000 annual likelihood event, with the external areas to the north of the Site and the southern areas of the Site and being outside the surface water flood extent area in the 1 in 1000 annual likelihood event.


*Figure 5 – EA Surface Water / Pluvial Flood Extent – 1 in 100 annual likelihood event.*

The DEFRA / EA long term surface water flood map shown in Figure 6 indicates that the northern area of the Site has a low chance of surface water flooding up to a depth of 0.20m, with the flood map showing no flooding to the external areas to the north of the Site or at the southern areas of the Site.

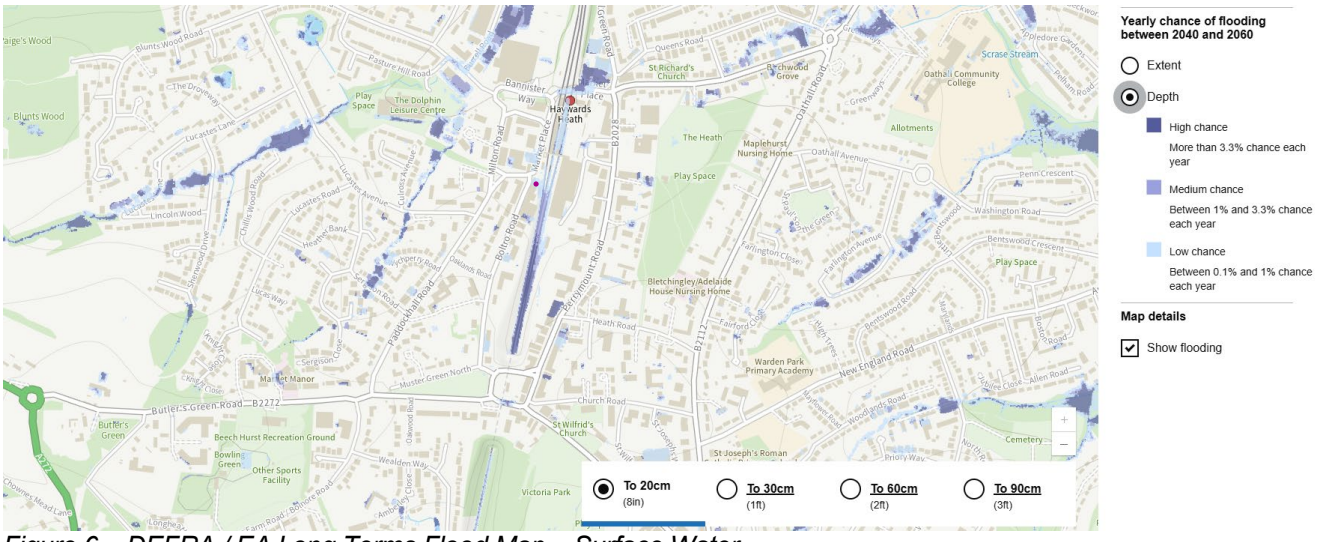



*Figure 6 – DEFRA / EA Long Terms Flood Map – Surface Water*

Note that the maps in Figures 5 and 6 do not reflect the actual levels of the converted building, where the floor level of the building is at least 525mm higher than the external levels to the north, which is shown to be outside the flood extent.

Therefore, due to no flooding to the external areas north of the building, and the floor level being higher than these levels, it is deemed that there will be no flooding at the being in the 1 in 1000 annual likelihood event.

## 5.2. Landmark Envirocheck Data Maps

Refer to Appendix D for Landmark Envirocheck flood map data. The data shown on the maps have been sourced from studies by JBA Consulting and the Environment Agency (EA). The summary of each of the maps are as follows:

### Flood Zone Map

The EA/NRW flood data map also indicates that the Site and surrounding areas are in Flood Zone 1 (land having less than 1 in 1,000 annual probability of river flooding).

### Pluvial, Fluvial and Coastal Flooding

The Envirocheck (JBA) 75-year to 200-year return period flood map indicates that there is no pluvial, fluvial or coastal flooding at the Site or surrounding areas.

The Envirocheck (JBA) 1000-year return period flood map indicates that there is no pluvial fluvial or coastal flooding at the Site or in Boltro Road to the west (including building entrance), but pluvial flooding to depths of up to 0.1m in the car park and Boltro Road to the north.

### Surface Water Flood Depths

The Envirocheck (EA/NRW) 30-year to 1000-year return period flood maps indicates that there are surface water / rainfall flood depths of up to 0.15m to the west of the Site in Boltro Road (including building entrance), and surface water / rainfall flood depths up to 0.30m in the car park and Boltro Road to the north.

### Surface Water Velocities and Flood Hazards

The Envirocheck (EA/NRW) Surface Water and Velocity Direction flood map (1000-year return period) shows the surface water velocity of between 0.50 m/s to 1.00m/s is in Boltro Road only, with no surface water velocities at the building entrance and footpath areas adjacent to the building.

The Envirocheck (EA/NRW) Surface Water Hazard map (1000-year return period) shows there to be a low hazard rating in Boltro Road only, with no surface water hazards at the building entrance and footpath areas adjacent to the building.

### Ground Water Flooding

The Envirocheck / BGS flood data map indicates that at the Site there is limited potential for groundwater flooding to occur, and the ESI groundwater flood map indicates that there is a negligible risk of ground water flooding at the Site.

### Canal Failure

The Envirocheck (JBA) canal failure map indicates that there are no canals near the site, and therefore the Site is not in a canal coverage or canal failure area.

### Historic Flood Map

The Envirocheck historic flood map indicates that there has been no flooding at the Site from any source.

# 6. Probability of Flooding

## 6.1. Fluvial Flooding Probability: Low

The EA flood zone maps indicate that the Site is in Flood Zone 1 (land having less than 1 in 1,000 annual probability of river flooding).

The EA future climate change (2070 to 2125) fluvial flood extent map indicates that the Site is in Future Climate Change Flood Extents.

The Envirocheck (JBA) 75-year to 1000-year return period flood map indicates that there is no fluvial or coastal flooding at the Site or surrounding areas.

## 6.2. Pluvial Flooding Probability: Low

The EA flood maps indicate that the Site is outside the surface water flood extent area in the 1 in 30 and 1 in 100 annual likelihood events.

The EA flood map indicates that the northern area of the Site is within the surface water flood extent area in the 1 in 1000 annual likelihood event, with the external areas to the north of the Site and the southern areas of the Site and being outside the surface water flood extent area in the 1 in 1000 annual likelihood event.

The DEFRA / EA long term surface water flood map shown in Figure 6 indicates that the northern area of the Site has a low chance of surface waterflooding up to a depth of 0.20m, with the flood map showing no flooding to the external areas to the north of the Site or at the southern areas.

The EA 1 in 1000 annual likelihood event and DEFRA / EA long term surface water flood maps do not reflect the actual levels of the converted building, where the floor level of the building is at least 525mm higher than the external levels to the north, which is shown to be outside the flood extent.

Therefore, due to no flooding to the external areas north of the building, and the floor level being higher than these levels, it is deemed that there will be no flooding at the being in the 1 in 1000 annual likelihood event.

This is emphasised by:

The Envirocheck (JBA) 75-year to 200-year return period flood map indicating that there is no pluvial flooding at the Site.

The Envirocheck (JBA) 1000-year return period flood map indicating that there is no pluvial flooding in the Site, with flooding in Boltro Road to the west, and pluvial flooding to depths of up to 0.1m in the car park to the north of the Site only.

The Envirocheck (EA/NRW) 30-year to 1000-year return period flood maps indicating that there is no e surface water / rainfall flood depths at the Site, with flood depths of up to 0.15m to the west of the Site in Boltro Road and surface water / rainfall flood depths up to 0.30m in the car park to the north only.

Also, the Envirocheck (EA/NRW) Surface Water and Velocity Direction flood map (1000-year return period) shows the surface water velocity of between 0.50 m/s to 1.00m/s is in Boltro Road only, with no surface water velocities at the building entrance and footpath areas adjacent to the building.

The Envirocheck (EA/NRW) Surface Water Hazard map (1000-year return period) shows there to be a low hazard rating in Boltro Road only, with no surface water hazards at the building entrance and footpath areas adjacent to the building.

Therefore, based on all the flood map and known level data of the Site, it is deemed that there is a low probability of surface water flooding.

### 6.3. Ground Water Flooding Probability: Low

The Envirocheck / BGS flood data map indicates that at the Site there is limited potential for groundwater flooding to occur, and the ESI groundwater flood map indicates that there is a negligible risk of ground water flooding at the Site.

Therefore, the probability of groundwater flooding is deemed to be low.

### 6.4. Flooding from Drains and Sewers Probability: Low

The nearest drain and sewer are believed to be in Boltro Road to the west of the Site. There has been no history of flooding from the sewers, and if flooding were to occur flood flows would be in a northerly direction and not towards the Site.

Therefore, the probability of flooding from drains and sewer is deemed to be low.

### 6.5. Canals, Reservoirs and Other Artificial Sources Probability: Low

The Reservoirs Map indicates that the Site is not in a flood area when river levels are normal or when there is also flooding from rivers. The Envirocheck (JBA) canal failure map indicates that there are no canals near the site, and therefore the Site is not in a canal coverage or canal failure area.

Therefore, the probability of flooding from artificial sources is deemed to be low.

# 7. Flood Risk and Vulnerability

The NPPG Paragraphs 077 to 078 set out the flood risk for the Site by assessing the flood zones, flood risk vulnerability classification, and flood risk vulnerability and flood zone 'compatibility'.

## 7.1. Flood Zones

NPPG Paragraph 077, Table 1 indicates that the flood zones are:

| Flood Zone | Definition |
|---|---|
| **Zone 1 Low Probability** | Land having a less than 1 in 1,000 annual probability of river or sea flooding.<br><br>(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.<br><br>(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.<br><br>(Land shown in dark blue on the Flood Map) |
| Zone 3b The Functional Floodplain | This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:<br><br>• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or<br><br>• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).<br><br>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) |

The EA flood map data has identified that the Site is in **Flood Zone 1.**

### 7.2. Flood Risk Vulnerability Classification

NPPG Paragraph 066, Table 2 stated the flood risk vulnerability classifications as:

| Flood Risk Vulnerability Classification |
|---|
| **Essential Infrastructure**<br><br>Essential transport infrastructure (including mass evacuation routes) which should cross the area at risk; Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood; Wind turbines. |
| **Highly Vulnerable**<br><br>Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding; Emergency dispersal points; Basement dwellings; Caravans, mobile homes and park homes intended for permanent residential use; Installations requiring hazardous substances consent. |
| **More Vulnerable**<br><br>Hospitals; Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; **Buildings used for dwelling houses**, student halls of residence, drinking establishments, nightclubs and hotels; Non–residential uses for health services, nurseries and educational establishments; Landfill* and sites used for waste management facilities for hazardous waste; Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. |
| **Less Vulnerable**<br><br>Police, ambulance and fire stations which are not required to be operational during flooding; Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure; Land and buildings used for agriculture and forestry; Waste treatment (except landfill* and hazardous waste facilities); Minerals working and processing (except for sand and gravel working); Water treatment works which do not need to remain operational during times of flood. |
| **Water-Compatible Development**<br><br>Flood control infrastructure; Water transmission infrastructure and pumping stations; Sewage transmission infrastructure and pumping stations; Sand and gravel working; Docks, marinas and wharves; Navigation facilities; Ministry of Defence installations; Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location; Water-based recreation (excluding sleeping accommodation); Lifeguard and coastguard stations; Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan. |

This development is classed as a '**More Vulnerable'** as the Site will be a building will be used for self-contained flats.

### 7.3. Flood Risk Vulnerability and Flood Zone 'Compatibility'

Table 3 of the NPPF identifies is a development is appropriate based on the flood zone to which the site lies, and the flood risk vulnerability classification.

| **NPPF – Table 3 - Flood Risk Vulnerability and Flood Zone 'Compatibility'** | | | | | |
|---|---|---|---|---|---|
| **Flood Zones** | **Flood Risk Vulnerability Classification** | | | | |
| | 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 | ✗ | ✗ | ✗ | ✓* |

"†" In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

"*" In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

The development is deemed to be '**More Vulnerable**', but as the Site is in **Flood Zone 1**, Table 2 of the NPPG shows the Site is **appropriate for development and an exception test is not required.**

# 8. The Sequential Test

## 8.1. The Guidance

*NPPF Paragraph 175 states:*

*'The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)'.*

*NPPF Paragraph 176 states.*

*'Applications for some minor development and changes of use (footnote 62) should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote 63'.*

*Footnote 62 states:*

*'This includes householder development, small non-residential extensions (with a footprint of less than 250m2) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate'.*

*Footnote 63 states:*

*'A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use'.*

## 8.2. The Test

The site is in Flood Zone 1, with the Site (converted building) having a low probability of flooding from all other sources.

The development is also the conversion of an existing building to create residential units, and therefore in accordance with NPPF Paragraph 176 and Foot Note 62, the site should not be subject to the sequential test.

Therefore, based on the above, the Site meets the requirements of the NPPF in terms of the sequential test.

# 9. Sequential Approach - Safe Development over Lifetime

The site has passed the sequential test and there is no requirement for an exception test.

However, to ensure the Site is safe for its lifetime in terms of its occupants / residents, a 5-stage sequential approach is to be undertaken, which sets suitable flood mitigation, resistance and resilience measures for the Site.

## 9.1. Stage 1 - Assessing and Understanding the Flood Risk

The DEFRA / EA long term surface water flood map indicates that the northern area of the Site has a low chance of surface water flooding with flood depths up to 0.20m, with the flood map showing no flooding to the external areas to the north of the Site or at the southern areas of the Site.

The EA 1 in 1000 annual likelihood event and DEFRA / EA long term surface water flood maps do not reflect the actual levels of the converted building, where the floor level of the building is at least 525mm higher than the external levels to the north, which is shown to be outside the flood extent.

Therefore, due to no flooding to the external areas north of the building, and the floor level being higher than these levels, it is deemed that there will be no flooding at the being in the 1 in 1000 annual likelihood event.

However, to ensure the Site is safe for its lifetime the potential flood depth of 0.20m is to be taken into consideration.

## 9.2. Stage 2 – Avoiding the Risk

As the Site is for a conversion of an existing building, the flood risk for the 1 in 1000 annual likelihood event cannot be avoided, but can be mitigated with appropriate flood resistance and resilience measures.

## 9.3. Stage 3 – Substitution

In the 1 in 1000 annual likelihood event, pluvial flood water will be prevented from entering the Site, and therefore ensuring that no flooding occurs within any areas of the converted building.

## 9.4. Stage 4 - Land Raising, Flood Control and Surface Water Management

**Land Raising**

The EA - Preparing a flood risk assessment: standing advice (10th April 2025) states:

*'We recommend floor levels are set at least 600 millimetres (mm) above the estimated flood level. You will also need to use flood resistant materials up to at least 600mm above the estimated flood level.*

*You may be able to reduce this to 300mm if there is a high level of certainty about your estimated flood level. If there is a particularly high level of uncertainty it may need to be increased.*

*Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.*

*If you cannot raise the floor levels in this way, you will also need to include extra flood resistance and resilience measures. These measures should protect the property to at least 600mm above the estimated flood level'.*

Raising the internal ground floor level is not Architecturally feasible, as there isn't sufficient head room to the existing ground floor, and therefore the risk to the Site / residential unit will remain the same.

However, to adhere to the EA standing advice there will be flood mitigation, resistance, and resilience measures put into place to prevent flood water ingress.

The estimated maximum flood level at the Site is 200mm (0.20m), and therefore, based on the guidance, the flood mitigation, resistance, and resilience measures need to be 600mm above this level, to **800mm above finished floor level.**

### Flood Water Flow and Flood Water Displacement

The proposed work to the Site is the conversion of the existing building only, with no alterations to the extent of the existing building. Therefore, as there is no change to the building extents, the Site:

- will not displace surface water to other areas outside the site boundary,
- will not increase the flood levels in areas outside the site boundary,
- and subsequently will not increase flood risk to any areas outside the site boundary.

### Surface Water Management

The extent of the building will not change from a pre to post development state, with the rainwater pipes and surface water discharge destination also remaining the same.

Therefore, as the Site is for an internal conversion only, the surface water run-off rates and/or volumes will not change, and subsequently there will be no increase in flood risk.

## 9.5. Stage 5 - Flood Resistance and Resilience Building Techniques

### Design Approach

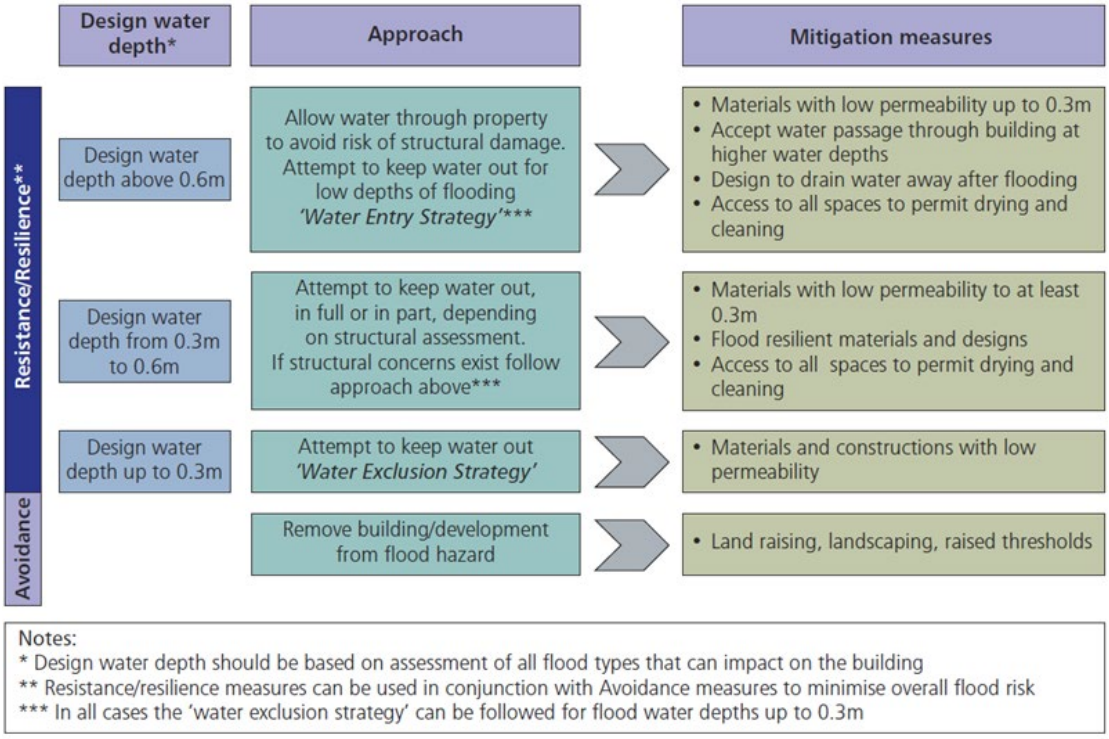



*Figure 8 – Design Approach and Flood Resilient Design and Construction Diagram*

It is estimated that the maximum flood depth in the building is 0.20m.

Therefore, the design will be to attempt to keep water out, with the Site having a **'Water Exclusion Strategy',** but with flood mitigation, resistance, and resilience measures above the flood level.

### 9.6. Water Exclusion Strategy

To ensure the Site is safe for its lifetime, and subsequently to ensure all occupants of the proposed residential units are safe, the ground floor of the converted building will be designed to prevent any flood water from entering up to **800mm** above the building ground floor level, with the methods being as follows:

- Self-closing doors flood resistant doors to the front leading to all external areas;
- Self-closing / water resistant vents 800mm above ground floor level;
- Suitable waterproof membranes being installed along the external building walls to a height of at least 800mm above the building ground floor level.

Details of the manufacturers for the flood resistant products / measures and details (for external areas) and how they are effective are as follows:

| | | |
|---|---|---|
| • Flood Safety Door' BSi (Aquobex);<br>• 'Flash Flood Door' BSi; and 'Flood Resistant Garage-door' (Flash Flood Doors Ltd)<br>• Flood Resistant Doors (Flood Divert Ltd; Crocodile)<br>• 'FloodProof' doors (FloodGuard Uk Ltd)<br>• 'StormMeister' flood doors and windows (StormMeister Flood Protection)<br>• Window hatches/Steel overdoors (IBS Engineered Services)<br>• 'Flood Plan door' (Stormguard)<br>• 'Whitehouse Flood Door' (Whitehouse Construction Co Ltd)<br>• 'Ark' Flood Defence Door BSi (Lakeside)<br>• 'Hydrodoor' wooden, composite or UPVC doors (The Flood Company)<br>• Lakeside Flood Windows (Lakeside)<br>• 'Manor Prime' windows (The Flood Company) | Some models include 'Escape hatch' option, built in to the top half of the door, to aid rescue/delivery of emergency supplies etc whilst keeping water out of the property.<br><br>Unobtrusive - look the same as normal doors. Some types may need measures to deal with seepage. May be difficult to evacuate if people are trapped inside with rising water. A door may keep water out at depths that are dangerous to the structure of the building.<br><br>These windows still open when required; designed to withstand collision from floating debris. |  <br>Flash Flood Door (BSi) |

*Detail 1 - Water Resistant External Doors and Windows*

| | | |
|---|---|---|
| • Internal cavity wall tanking with membrane/drain channel/ pump system plus joint sealant (Aquobex/FloodGuards; Delta Membrane Systems Ltd)<br>• 'Newton System 500' (John Newton &Co Ltd)<br>• 'Oldroyd' range (Safeguard Europe)<br>• 'Triton cavity drain membranes' (Triton Chemicals)<br>• 'Wykamol cavity drain membranes'/sump/pump systems | Designed to be completely waterproof. Offers groundwater protection.<br><br>Needs sump and pump. Vulnerable to damage due to later alterations. Primarily designed to protect against groundwater. |  <br>Aquobex |

*Detail 2 – Waterproof Membrane to Walls*

| | | |
|---|---|---|
| • 'SMART airbrick' (Aquobex; Floodguards; CSI Flood-products; Floodgate Ltd; Lakeside; Multi Flood Solutions; FloodStop UK Ltd; UK Flood Defence Alliance)<br>• Automatic anti-flood airbrick (FloodArk; Whitehouse Construction Co Ltd; Flood Defence Solutions)<br>• 'Snorkelvent' (from 310 to 900mm height) (Aquobex; Donite Plastics)<br>• Smart Eco AirBrick (Flood Defence Solutions) | Inexpensive and unobtrusive. Needs careful installation and maintenance. May need measures to deal with seepage.<br><br>Need to choose correct height from range available to avoid overtopping. |  <br>SMART airbricks<br><br>  <br>Snorkelvent |

*Detail 3 – Self Closing / Water Resistant Vents*

### 9.7. Flood Resilience

All flood water will be prevented from entering the Site / converted building with the resistance measures detailed above.

However, in the very unlikely event of flood water entering the Site / converted building suitable flood resilience measures should be built within the building, where:

- The floors will be built with suitable floor finishes of either ceramic or concrete-based floor tiles, stone, and sand/cement screeds;
- All tiles will be bedded on a cement-based adhesive/bedding compound and water-resistant grout will be used;
- Concrete screeds above polystyrene or polyurethane insulation will be avoided as they hinder drying of the insulation material;
- Suitable materials for skirting boards will include ceramic tiles and PVC. Ceramic tiles are likely to be more economically viable and environmentally acceptable;
- The materials for the internal walls and floors are materials with good drying ability post flooding event;
- Under floor services using ferrous materials will be avoided;
- Electrical points are to be at least 800mm above ground floor level.

# 10. Safe Access and Egress

The extract from the Surface Water Hazard Rating map shows that there is a low to medium hazard rating within Boltro Road, but no hazard rating on the footpath areas to the north or south of the Site during the 1000-year return period.

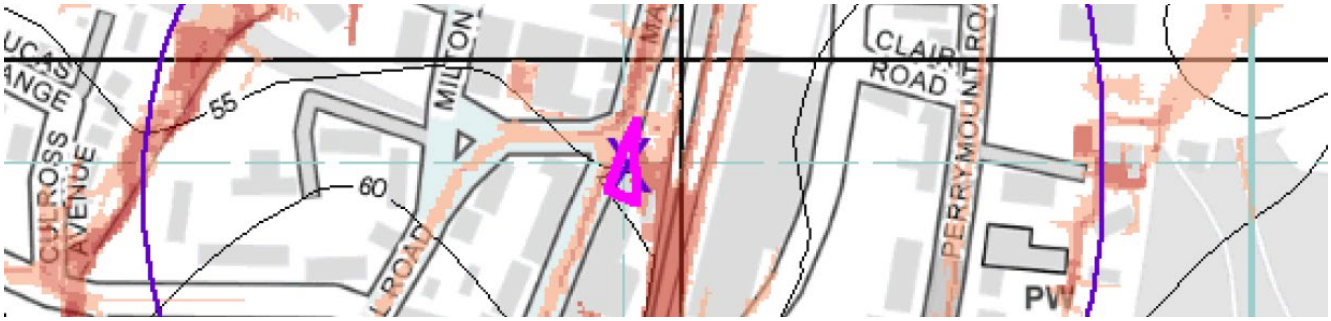



*Figure 7 – Flood Hazard Rating Map (1000-Year / 0.1% AEP)*

This map reflects information detailed on all other flood maps, and the topography of Boltro Road / surrounding areas, where Boltro Road has a relatively steep gradient in a northerly direction, with the building entrance (for safe access and egress) being approximately 525mm above the northern point of the building / northern car park areas.

The data in this report shows that surface water flows during a pluvial flood event will be contained within the road area, and not footpath area, with ponding in the northern car park and 'flatter' areas of Boltro Road to the north.

Therefore, as the building entrance is not located to the north of the building, but actually 525mm higher to the south (along Boltro Road), safe access and egress can be made to and from the Site during all storm events up to and including the 0.1% AEP.

Access and egress routes from the Site will be to the south where there are no flood depths.

## 10.1. Safe Access and Egress Notification

The safe access and egress details to and from the building will be provided to the occupants of the new self-contained flats on completion of the purchase and/or rental agreement.

Details of how to conduct safe access and egress to and from the building during extreme rainfall events will be included in the information pack, and will also be shown on notice boards in the communal area (adjacent to the entrance) of the building.

The information will state and show the dangers of walking in a northerly direction during extreme rainfall events, and that the safe routes to and from the building will be to the south (higher ground).

# Appendix A
# Site Location Plan

# Site Plan - 1:1250

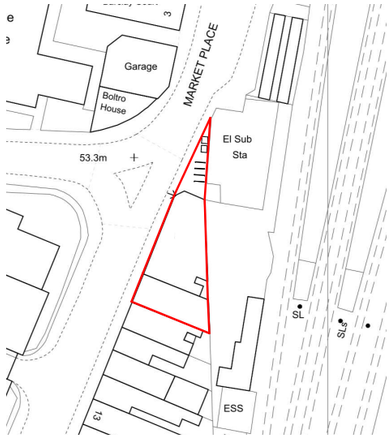
10 0 10 20 30 40 50

SCALE 1250 m
1:

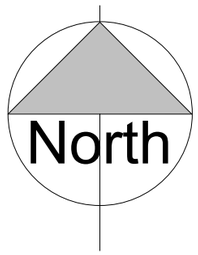
# Site Plan - 1:500

5 0 5 10 15 20 25

SCALE 500 m
1:








| | |
|---|---|
| Revisions | |
| Drawing Number 2020/125 | Sheet 1 of 1 |
| Size A3 | Scale 1:500, 1:1250 |
| Project<br>Site Plan<br>May 2021 | |
| Job Title<br>1 - 3 Boltro Road<br>Haywards Heath<br>RH16 1BP | |

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designer immediatialy
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

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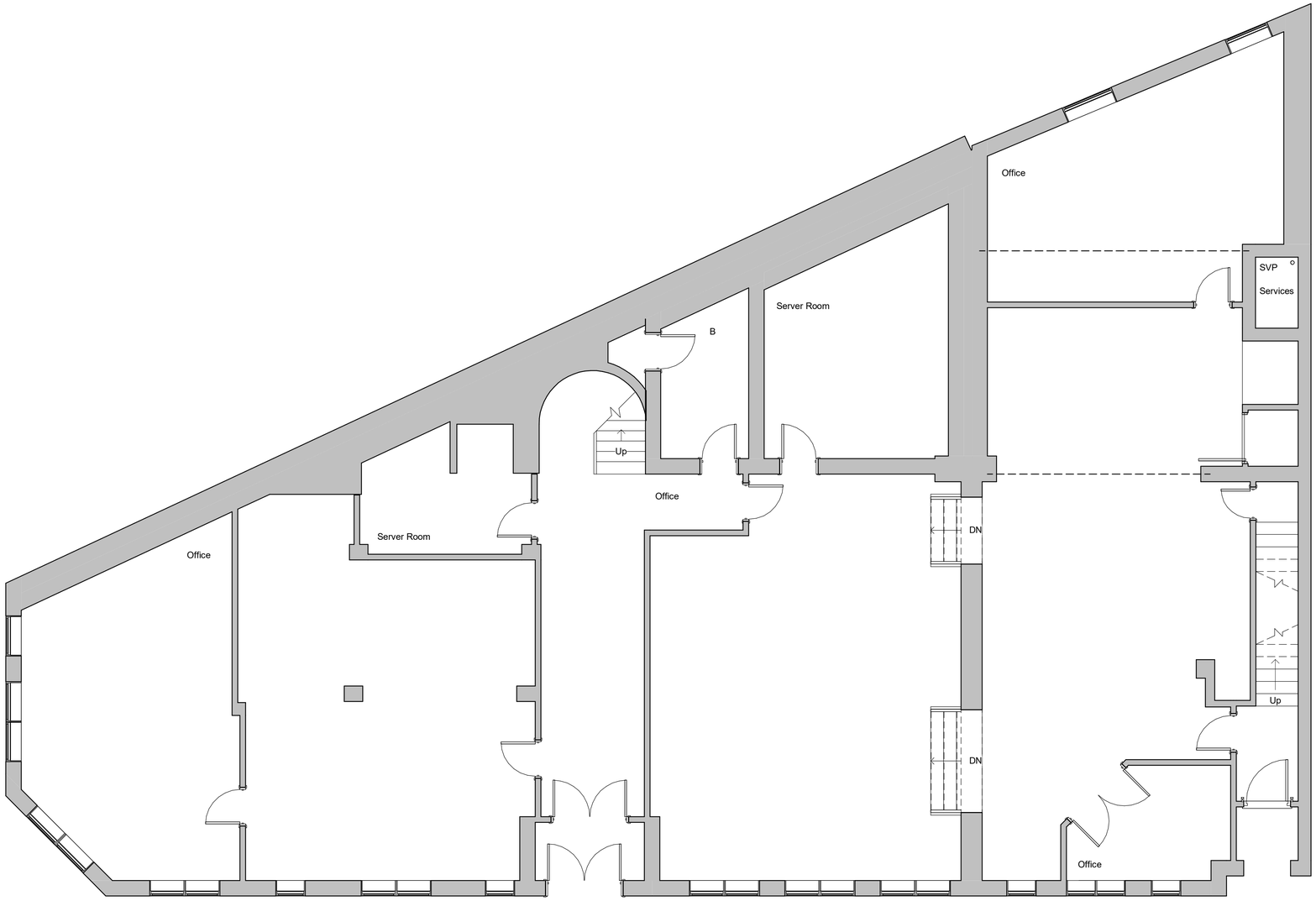
# Appendix B
# Existing Building Plans




Ground Floor

Revisions

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SCALE 1: 50 m

Materials

| | | | |
|---|---|---|---|
| Drawing Number | 2020/125 | Sheet | 1 of 3 |
| Size | A1 | Scale | 1:50 |

Project

Existing details
May 2021

Job Title

1 - 3 Boltro Road
Haywards Heath
RH16 1BP



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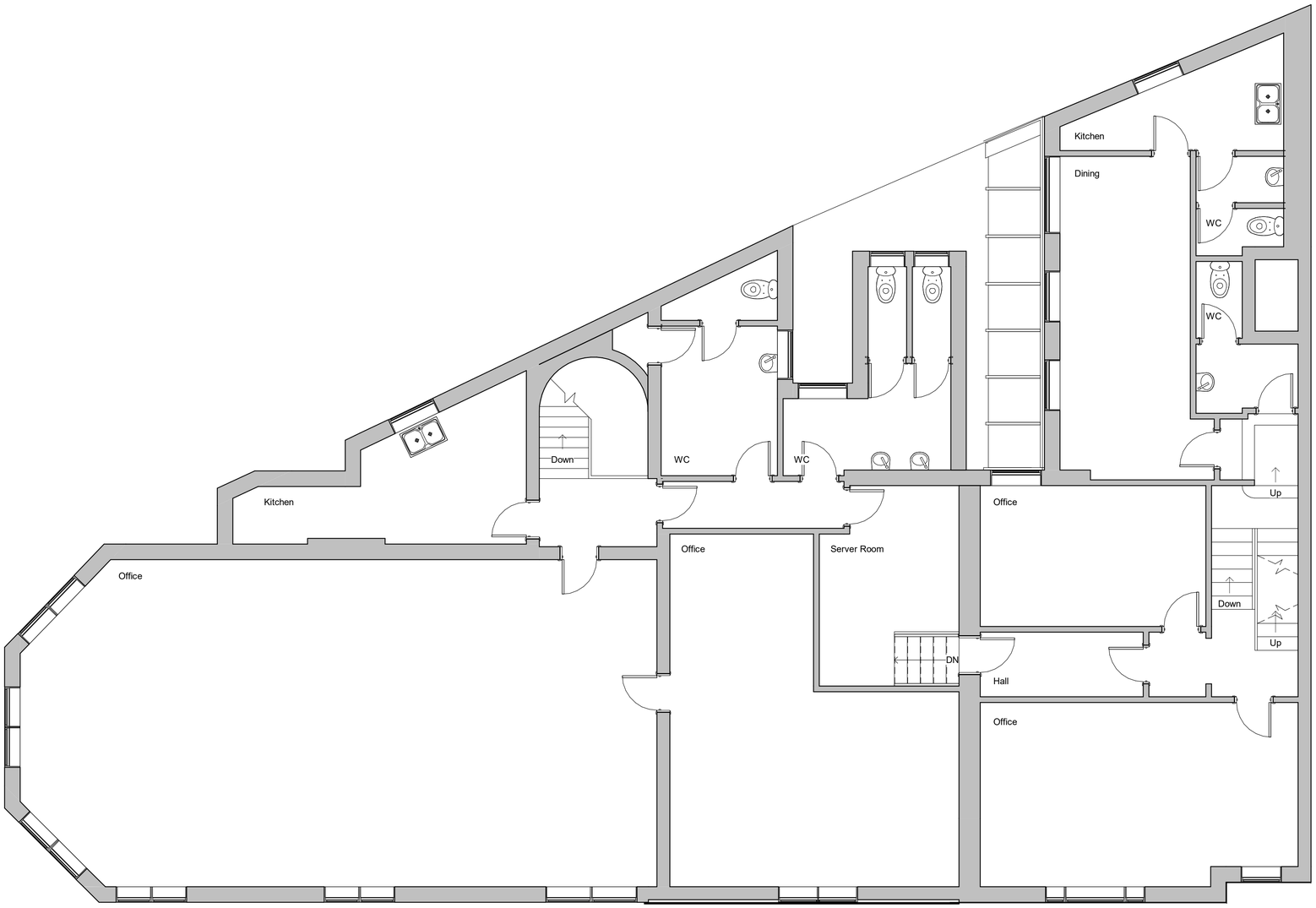


First Floor

Revisions

0.5 0 0.5 1 1.5 2 2.5
SCALE 50 m
1:

Materials

| | | | |
|---|---|---|---|
| Drawing Number | 2020/125 | Sheet | 2 of 3 |
| Size | A1 | Scale | 1:50 |

Project

Existing details
May 2021

Job Title

1 - 3 Boltro Road
Haywards Heath
RH16 1BP



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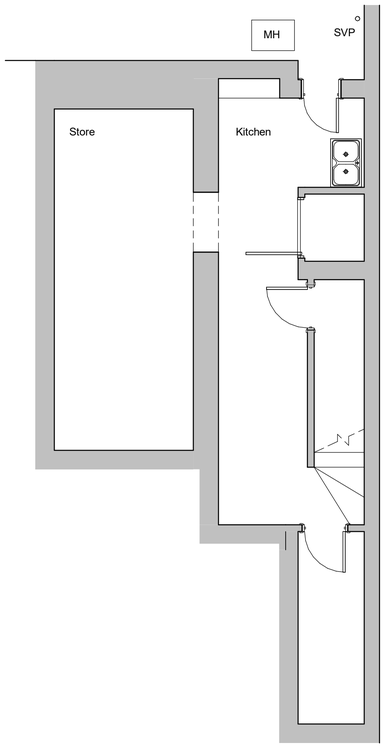
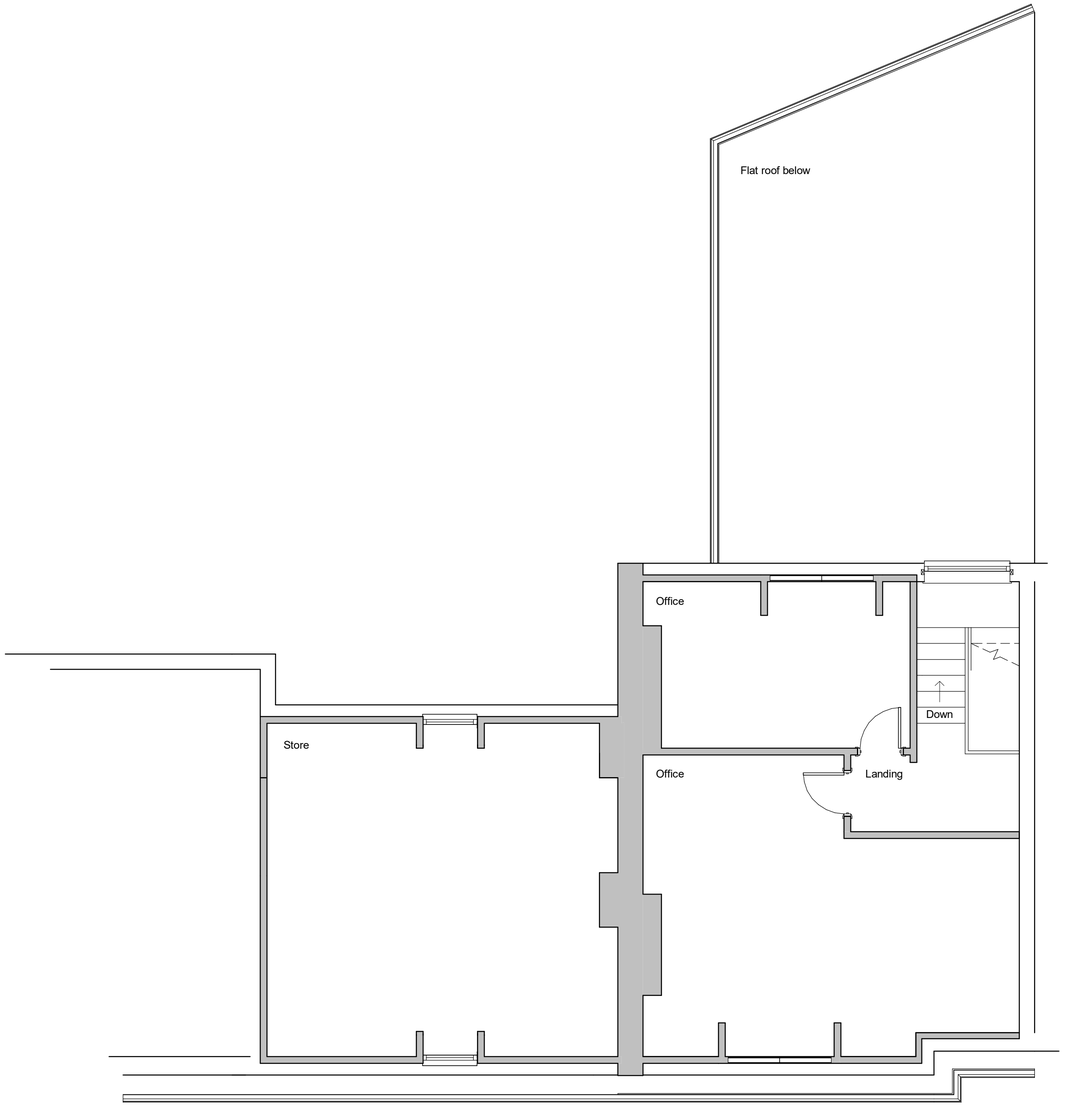



Basement




Second Floor

Revisions

0.5 0 0.5 1 1.5 2 2.5
SCALE 50 m
1:

Materials

| | |
|---|---|
| Drawing Number 2020/125 | Sheet 3 of 3 |
| Size A1 | Scale 1:50 |

Project

Existing details
May 2021

Job Title

1 - 3 Boltro Road
Haywards Heath
RH16 1BP

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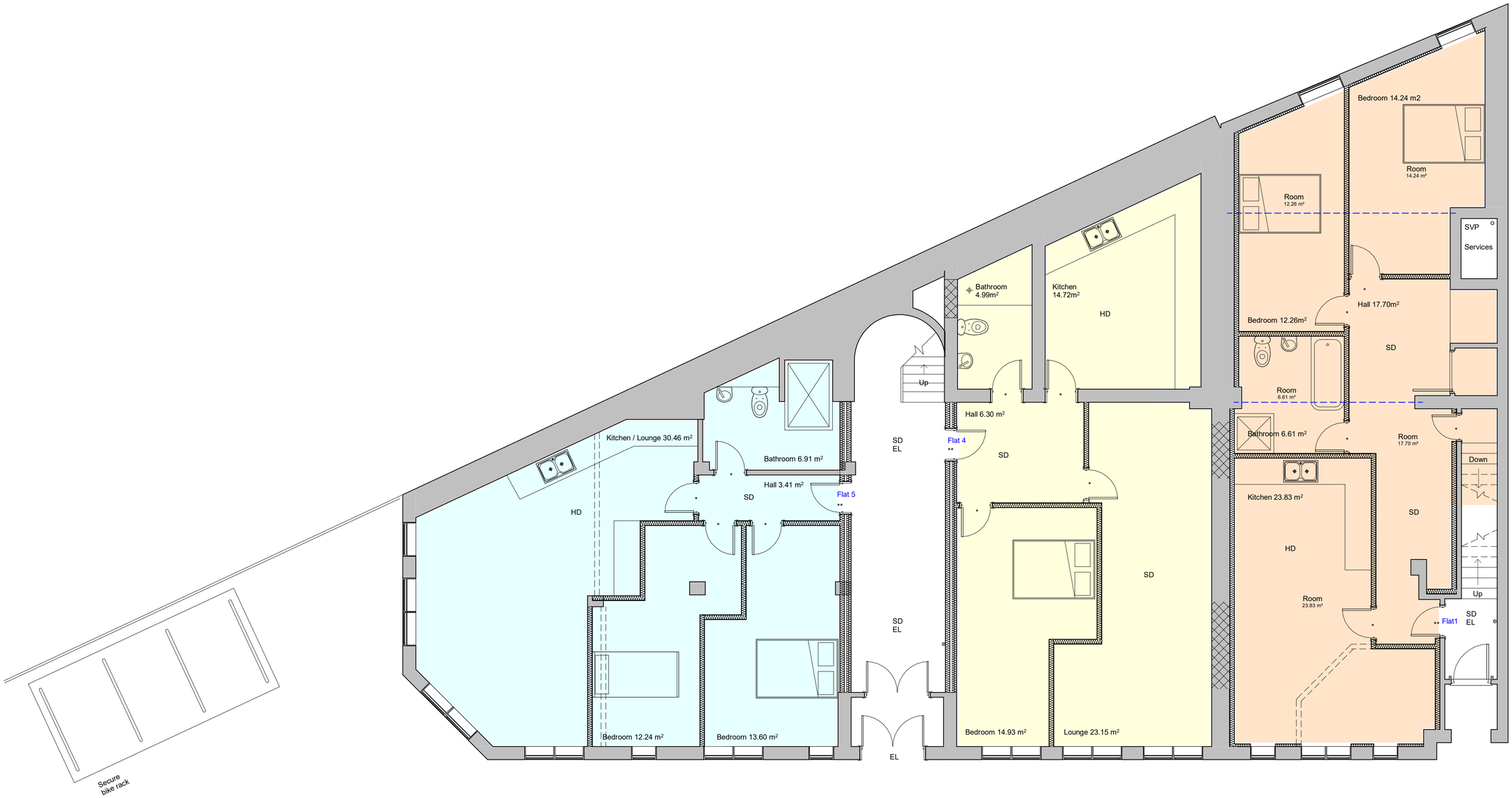
# Appendix C
# Proposed Building Plans




Ground Floor

Revisions

0.5 0 0.5 1 1.5 2 2.5

SCALE 1: 50 m

Flat 1: 2 Bed, 101.13 m²

Flat 2: 2 Bed, 66.09 m²

Flat 3: 2 Bed, 61.64m²

Flat 4: 1 Bed, 64.09 m²

Flat 5: 2 Bed, 66.62 m²

Flat 6: 2 Bed, 78.22 m²

Flat 7: 2 Bed, 61.02 m²

Materials

| | | | |
|---|---|---|---|
| Drawing Number | 2020/125 | Sheet | 1 of 3 |
| Size | A1 | Scale | 1:50 |

Project

Proposed details
May 2021

Job Title

1 - 3 Boltro Road
Haywards Heath
RH16 1BP

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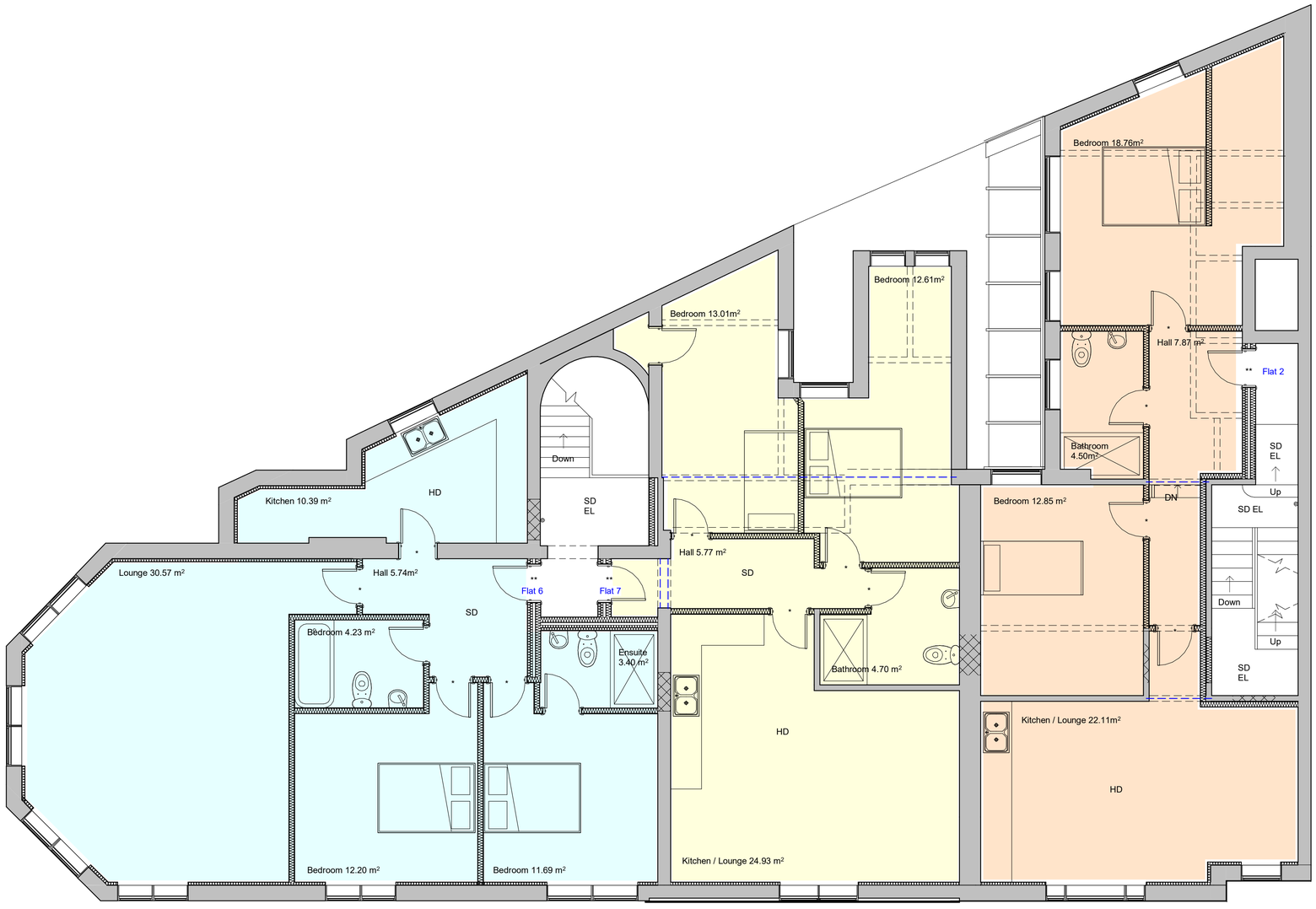


First Floor

Revisions

0.5 0 0.5 1 1.5 2 2.5
SCALE 1: 50 m

Flat 1: 2 Bed, 101.13 m²

Flat 2: 2 Bed, 66.09 m²

Flat 3: 2 Bed, 61.64m²

Flat 4: 1 Bed, 64.09 m²

Flat 5: 2 Bed, 66.62 m²

Flat 6: 2 Bed, 78.22 m²

Flat 7: 2 Bed, 61.02 m²

Materials

| | | | |
|---|---|---|---|
| Drawing Number | 2020/125 | Sheet | 2 of 3 |
| Size | A1 | Scale | 1:50 |

Project

Proposed details
May 2021

Job Title

1 - 3 Boltro Road
Haywards Heath
RH16 1BP

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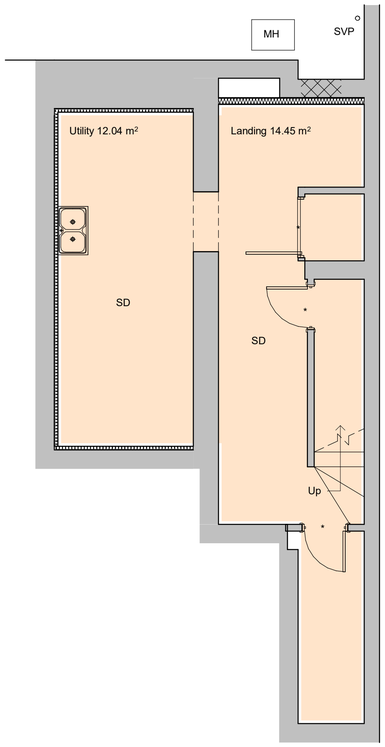
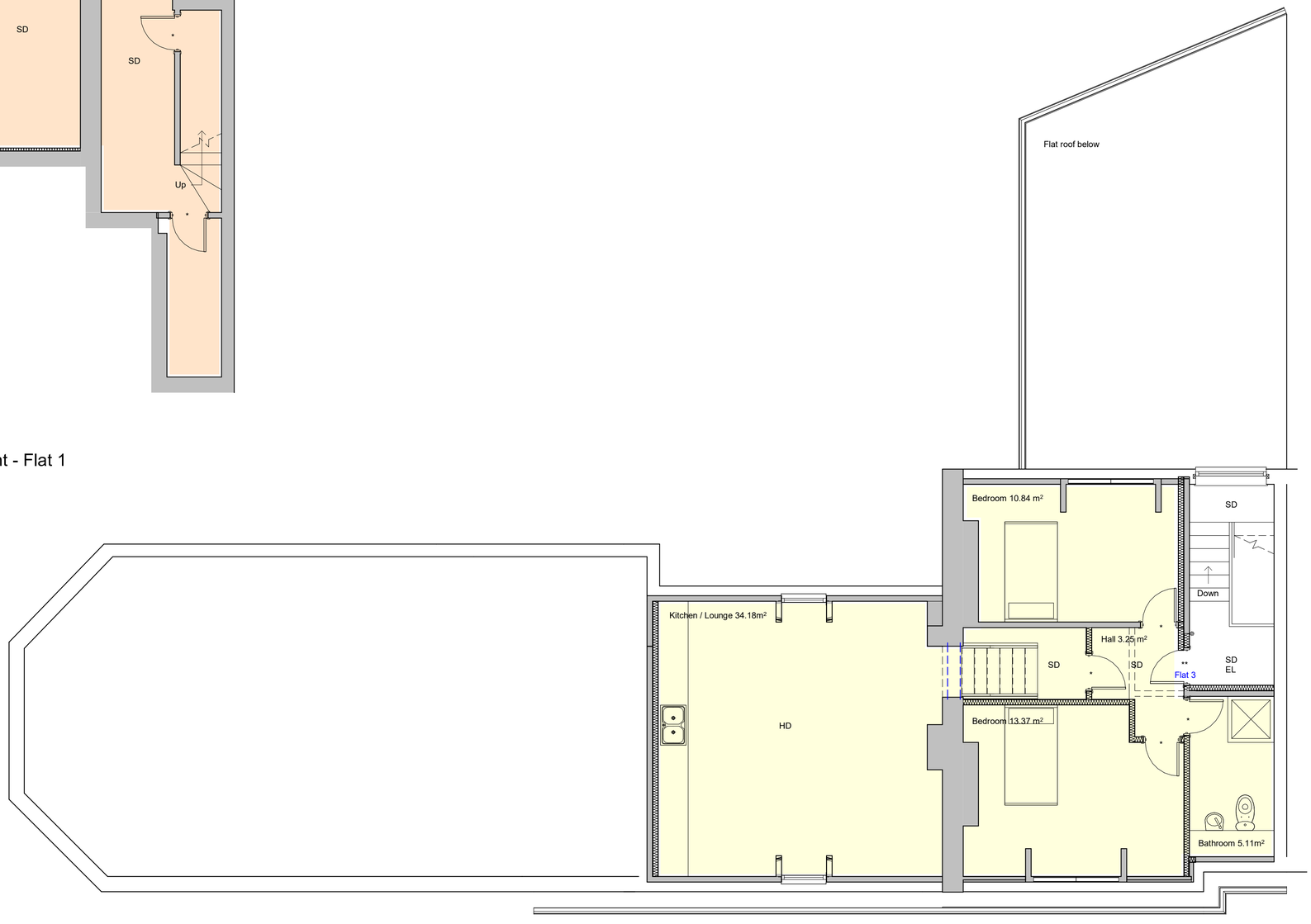



Basement - Flat 1




Second Floor

Revisions

0.5 0 0.5 1 1.5 2 2.5
SCALE 1: 50 m

Flat 1: 2 Bed, 101.13 m²
Flat 2: 2 Bed, 66.09 m²
Flat 3: 2 Bed, 61.64m²
Flat 4: 1 Bed, 64.09 m²
Flat 5: 2 Bed, 66.62 m²
Flat 6: 2 Bed, 78.22 m²
Flat 7: 2 Bed, 61.02 m²

Materials

| | | | |
|---|---|---|---|
| Drawing Number | 2020/125 | Sheet | 3 of 3 |
| Size | A1 | Scale | 1:50 |

Project

Proposed details
May 2021

Job Title

1 - 3 Boltro Road
Haywards Heath
RH16 1BP

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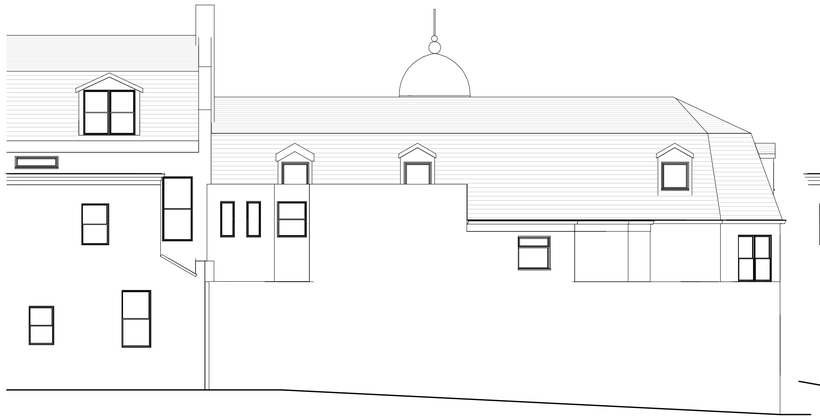
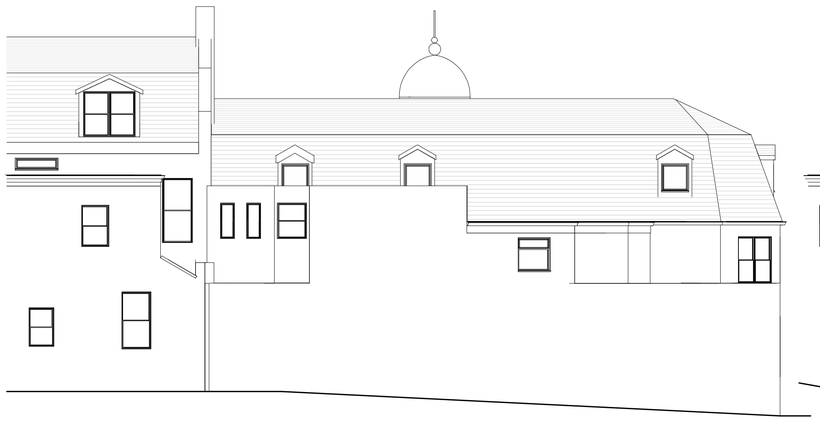


Rear Elevation

Side Elevation

Front Elevation



Rear Elevation

No Change

Side Elevation

No Change

Front Elevation

No Change

Revisions

1 0 1 2 3 4 5
SCALE 100 m
1:

Materials

| | | | |
|---|---|---|---|
| Drawing Number | 2020/125 | Sheet | 1 of 1 |
| Size | A1 | Scale | 1:100 |

Project

Existing and proposed
Elevations
May 2021

Job Title

1 - 3 Boltro Road
Haywards Heath
RH16 1BP

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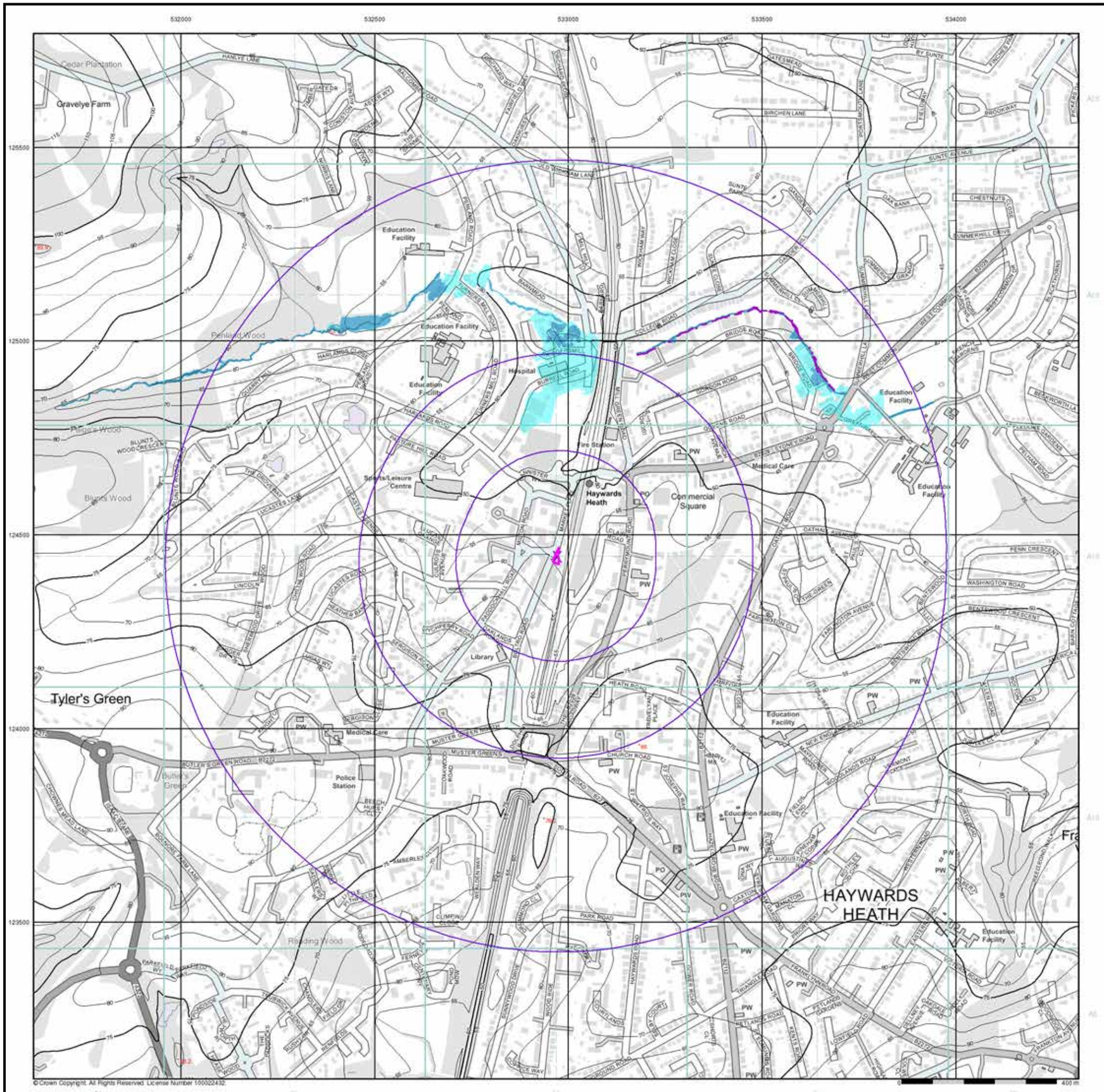
# Appendix D
# Envirocheck Flood Map Data




# Envirocheck®

LANDMARK INFORMATION GROUP®

## 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

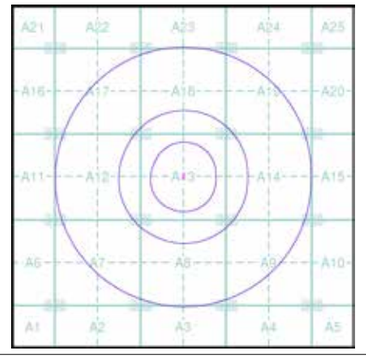
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

## EA/NRW Flood Data Map - Slice A




## Order Details

| | |
|---|---|
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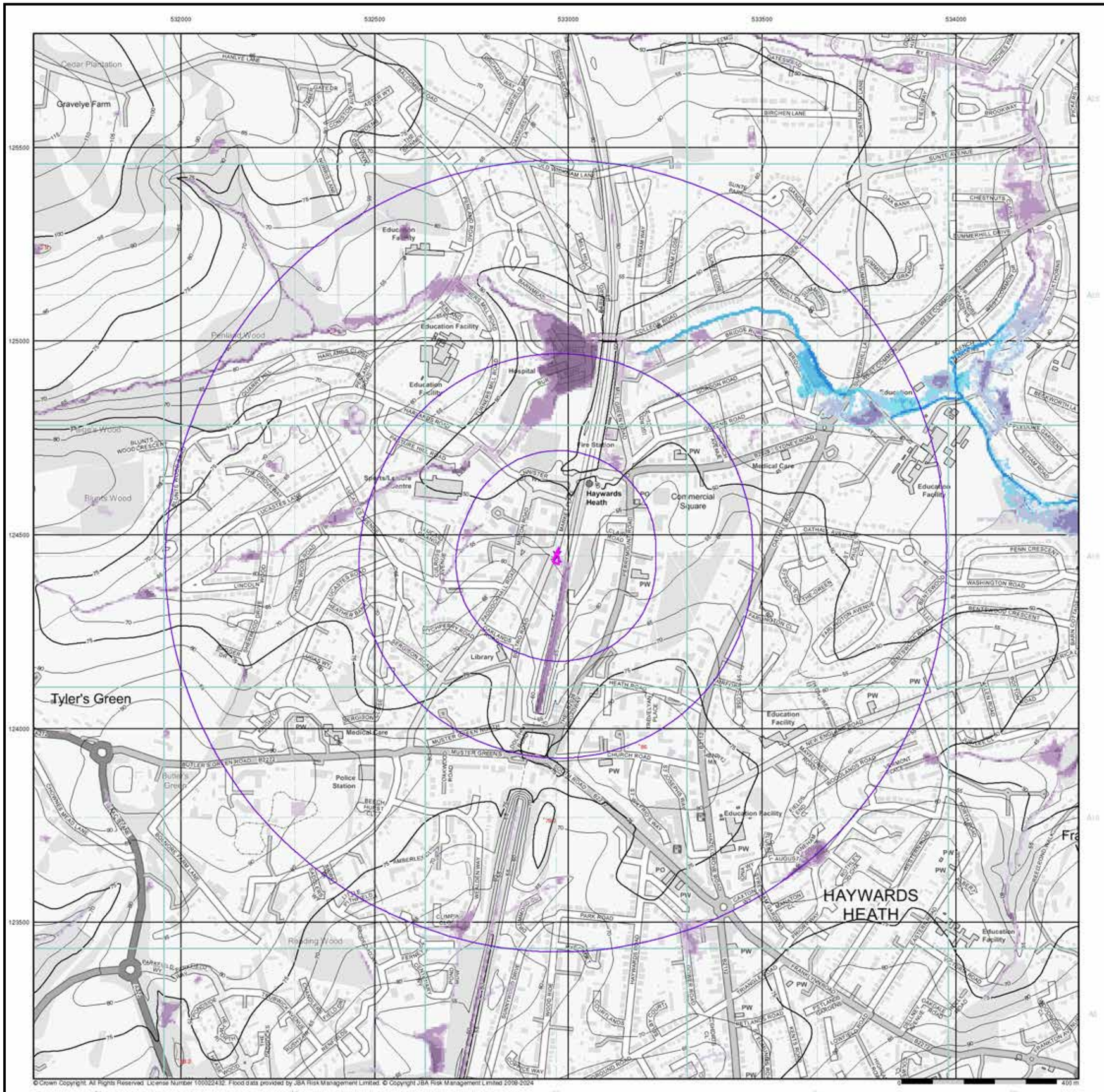
| Customer Ref: | 1059 |
| National Grid Reference: | 532970, 124440 |
| Slice: | A |
| Site Area (Ha): | 0.04 |
| Search Buffer (m): | 1000 |

## Site Details

3, Boltro Road, HAYWARDS HEATH, RH16 1BP


Landmark INFORMATION GROUP

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





# Envirocheck®

LANDMARK INFORMATION GROUP®

## 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

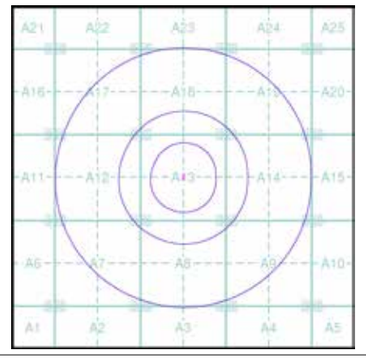
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

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




## Order Details

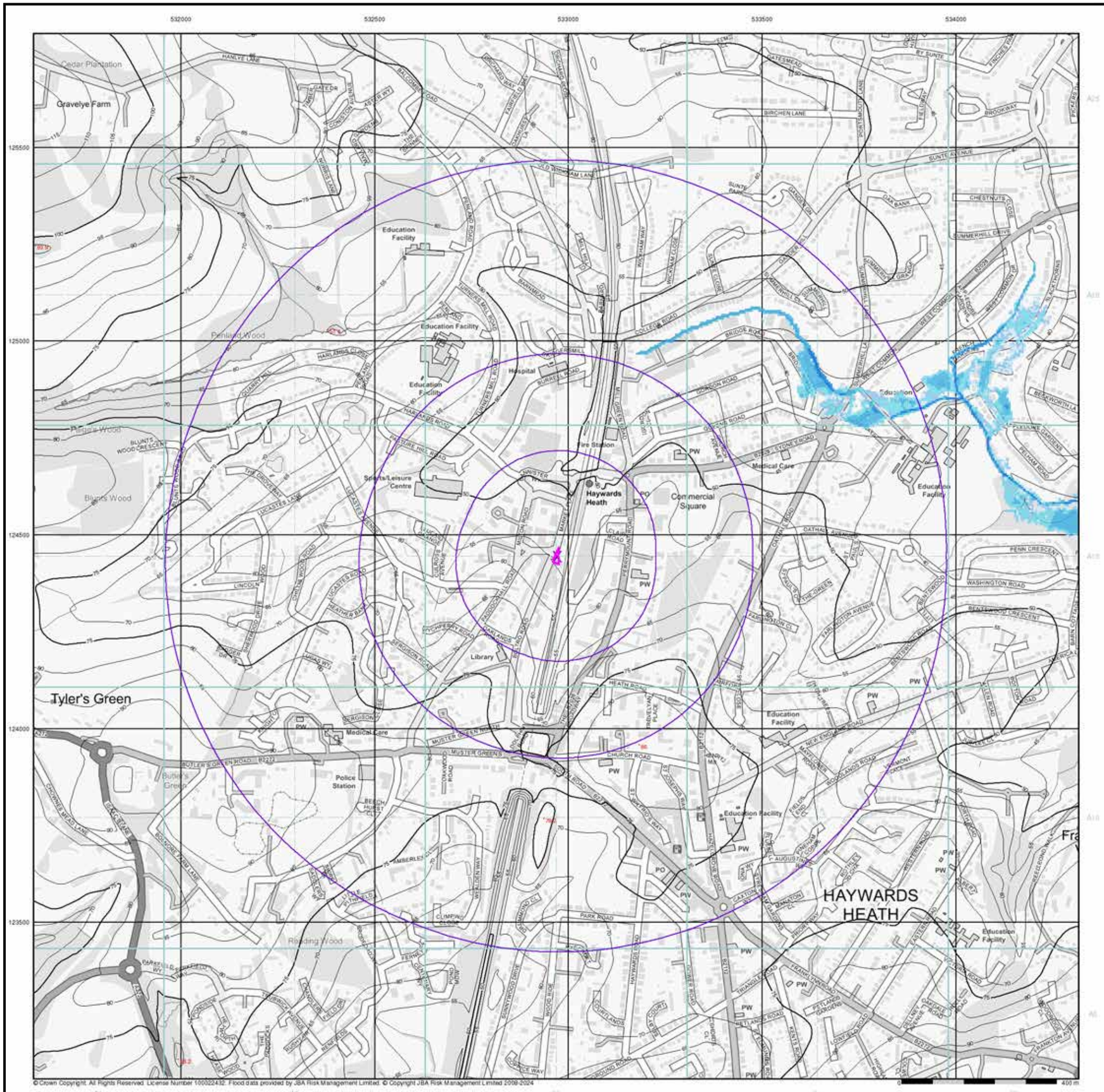
| | |
|---|---|
| Order Number: | 352499682_1_1 |
| Customer Ref: | 1059 |
| National Grid Reference: | 532970, 124440 |
| Slice: | A |
| Site Area (Ha): | 0.04 |
| Search Buffer (m): | 1000 |

## Site Details

3, Boltro Road, HAYWARDS HEATH, RH16 1BP

Landmark INFORMATION GROUP

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




Envirocheck®

LANDMARK INFORMATION GROUP®

## 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

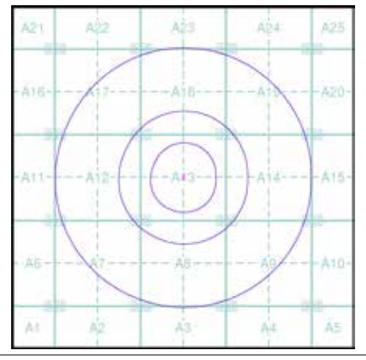
Master Contour 100 95

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

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




## Order Details

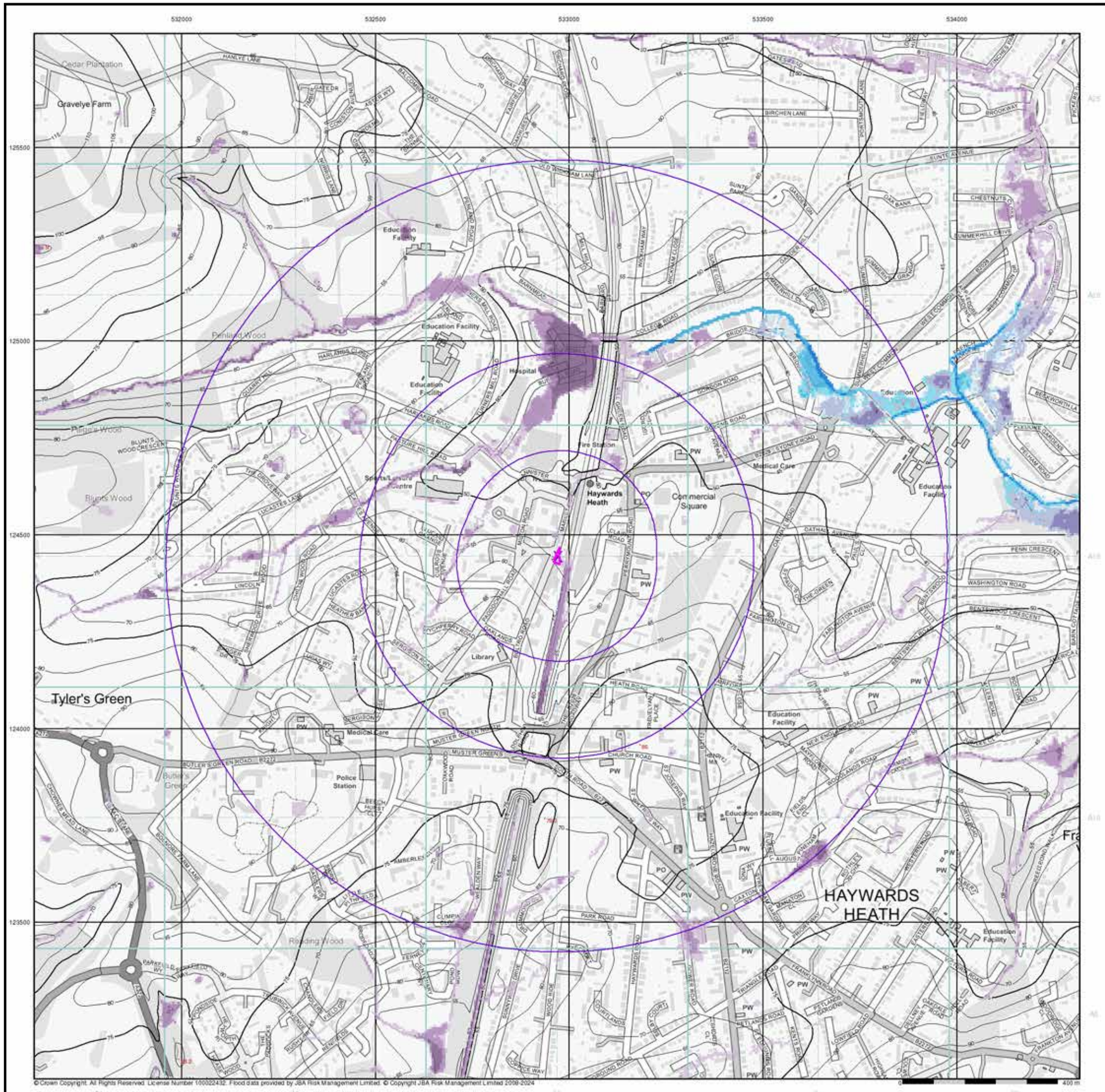
| | |
|---|---|
| Order Number: | 352499682_1_1 |
| Customer Ref: | 1059 |
| National Grid Reference: | 532970, 124440 |
| Slice: | A |
| Site Area (Ha): | 0.04 |
| Search Buffer (m): | 1000 |

## Site Details

3, Boltro Road, HAYWARDS HEATH, RH16 1BP

Landmark INFORMATION GROUP

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

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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

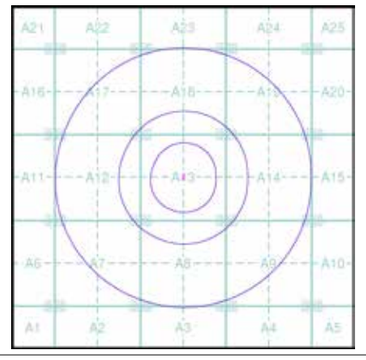
Master Contour

Spot Height 157.8

MLW Mean Low Water

MHW Mean High Water

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

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| Slice: | A |
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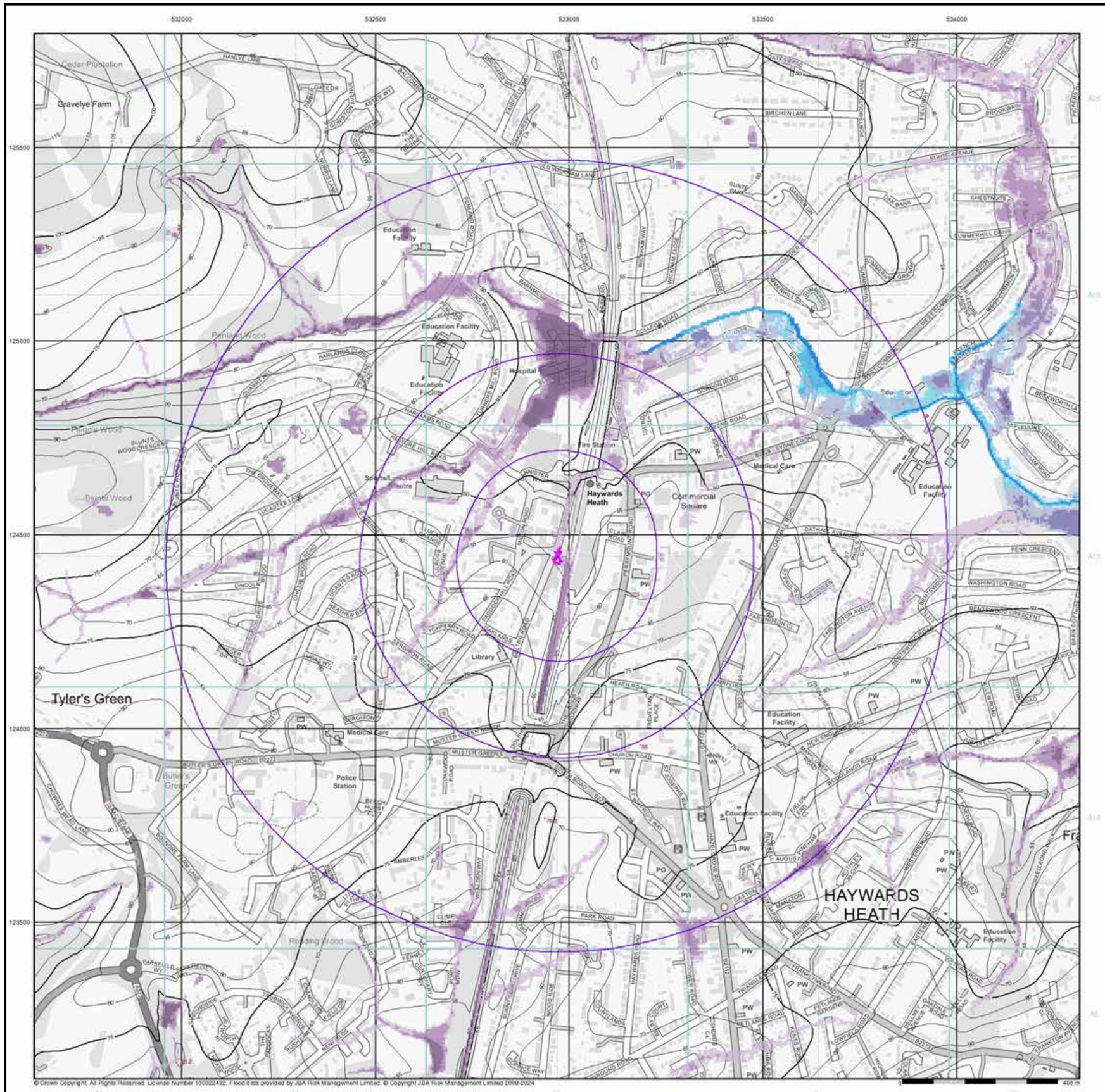




# Envirocheck®

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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

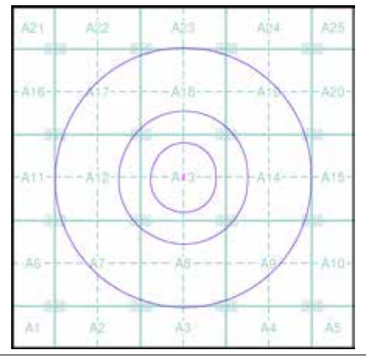
Master Contour

Spot Height 167.8

MLW Mean Low Water

MHW Mean High Water

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

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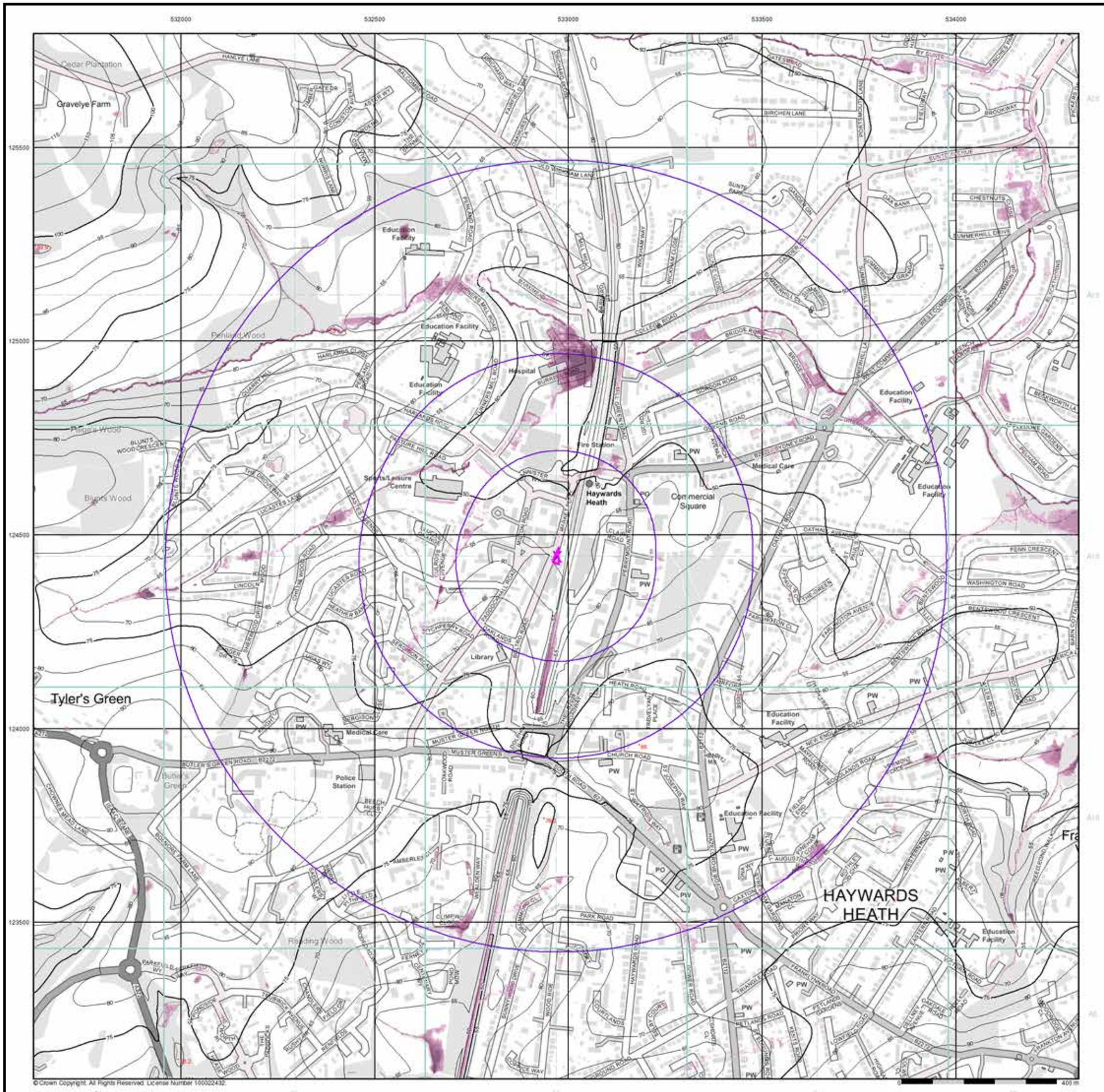


# Envirocheck®

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## 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

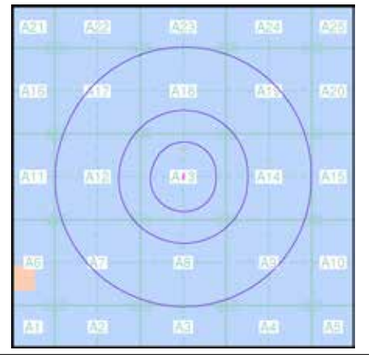
Spot Height * 167.8

### 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

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| National Grid Reference: | 532970, 124440 |
| Slice: | A |
| Site Area (Ha): | 0.04 |
| Search Buffer (m): | 1000 |

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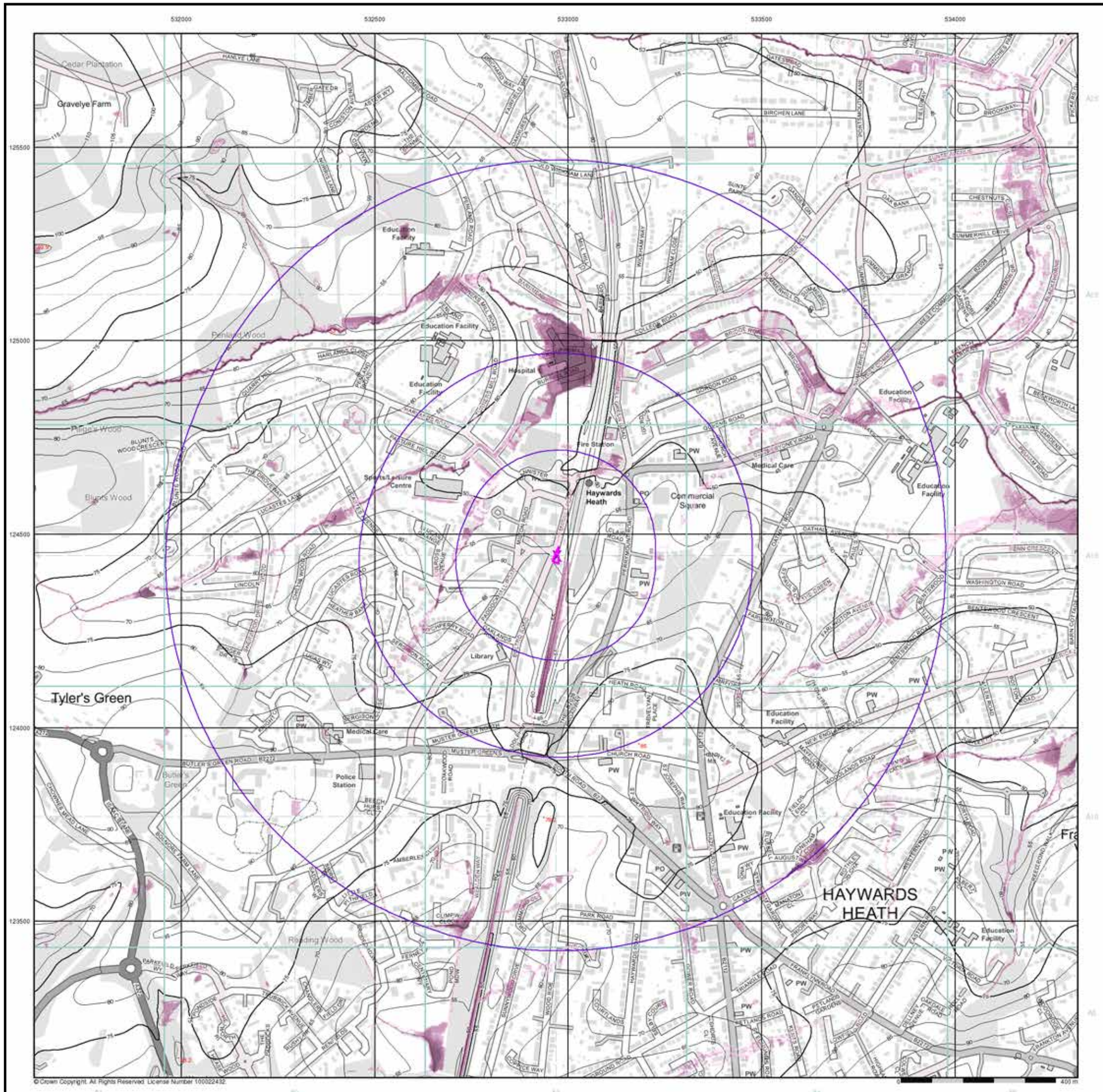


# Envirocheck®

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## 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 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

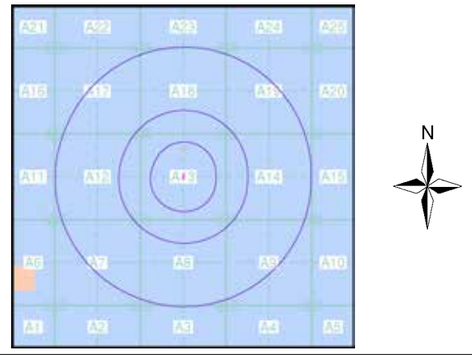
Spot Height * 167.8

### 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

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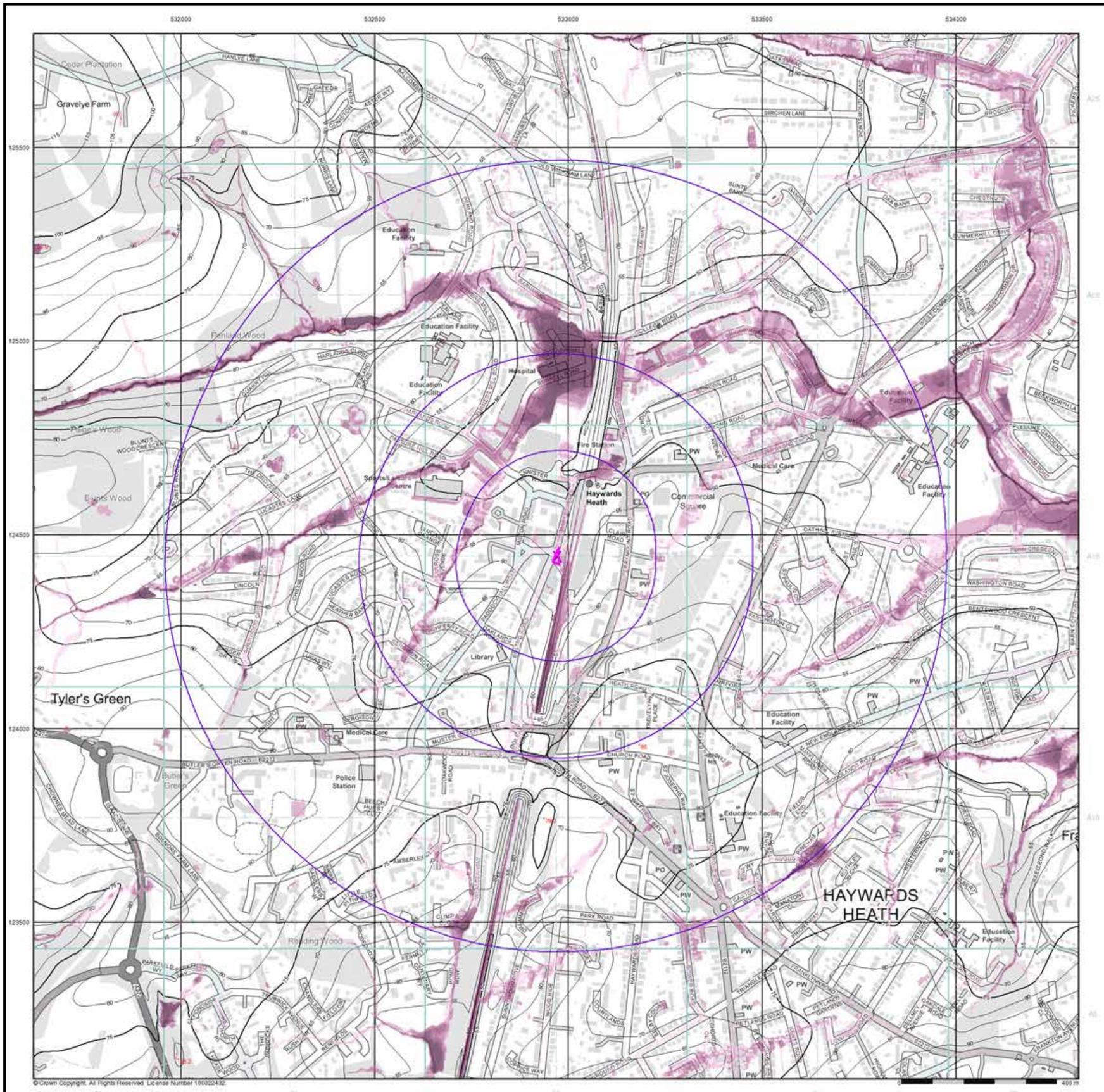


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## EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

### 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

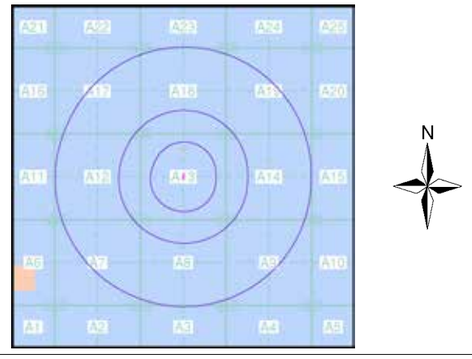
Spot Height 167.8

### 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

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| Order Number: | 352499682_1_1 |
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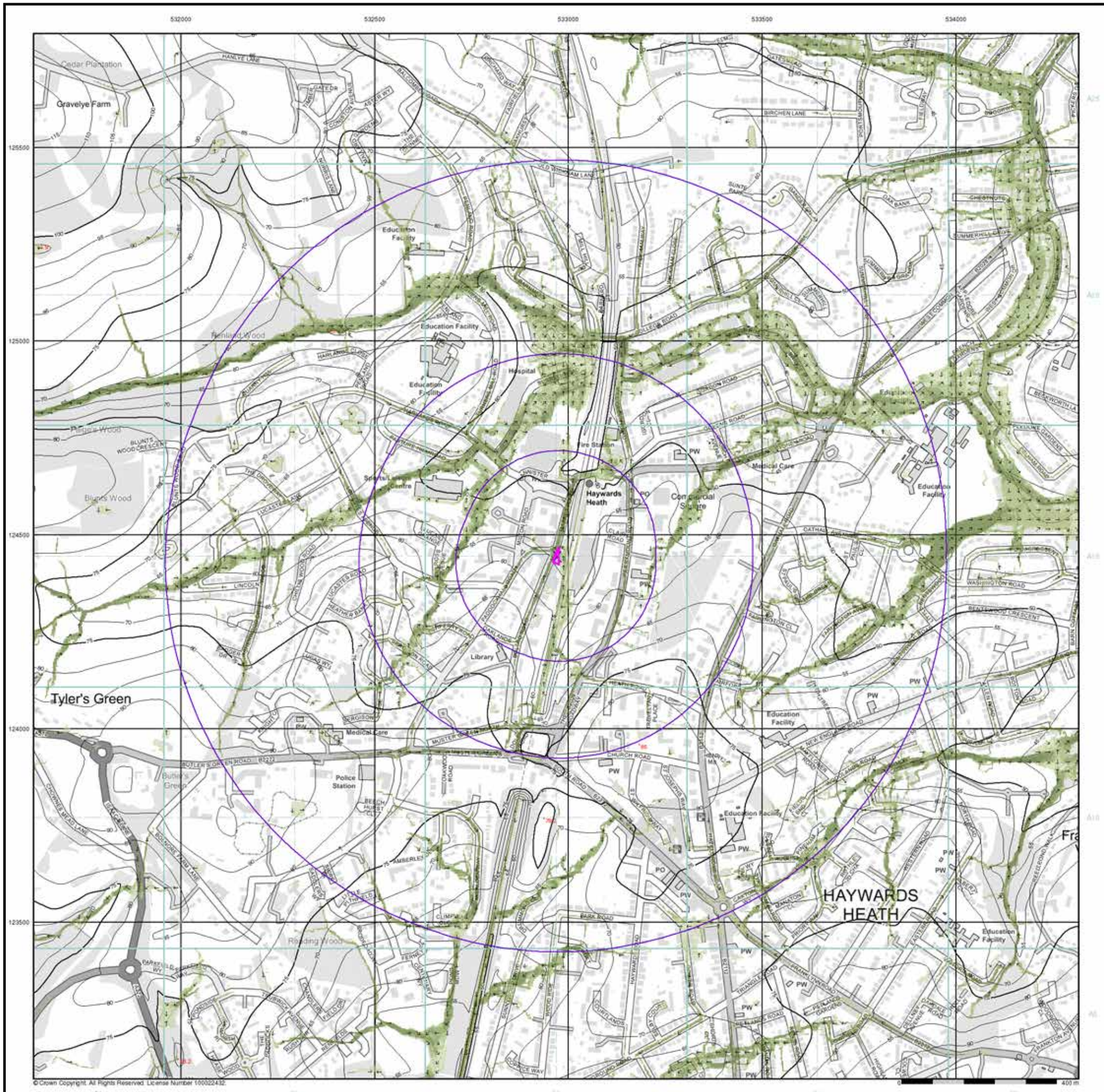
| National Grid Reference: | 532970, 124440 |
| Slice: | A |
| Site Area (Ha): | 0.04 |
| Search Buffer (m): | 1000 |

### Site Details

3, Boltro Road, HAYWARDS HEATH, RH16 1BP

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## EA/NRW Surface Water 1000 Year Return Velocity and Flow Direction Map (1:10,000)

### General

Specified Site | Specified Buffer(s) | 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
Master Contour 100
Spot Height *167.8

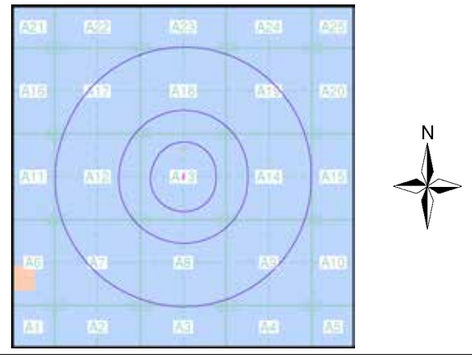
MLW Mean Low Water
MHW Mean High Water

### 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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| Slice: | A |
| Site Area (Ha): | 0.04 |
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### Site Details

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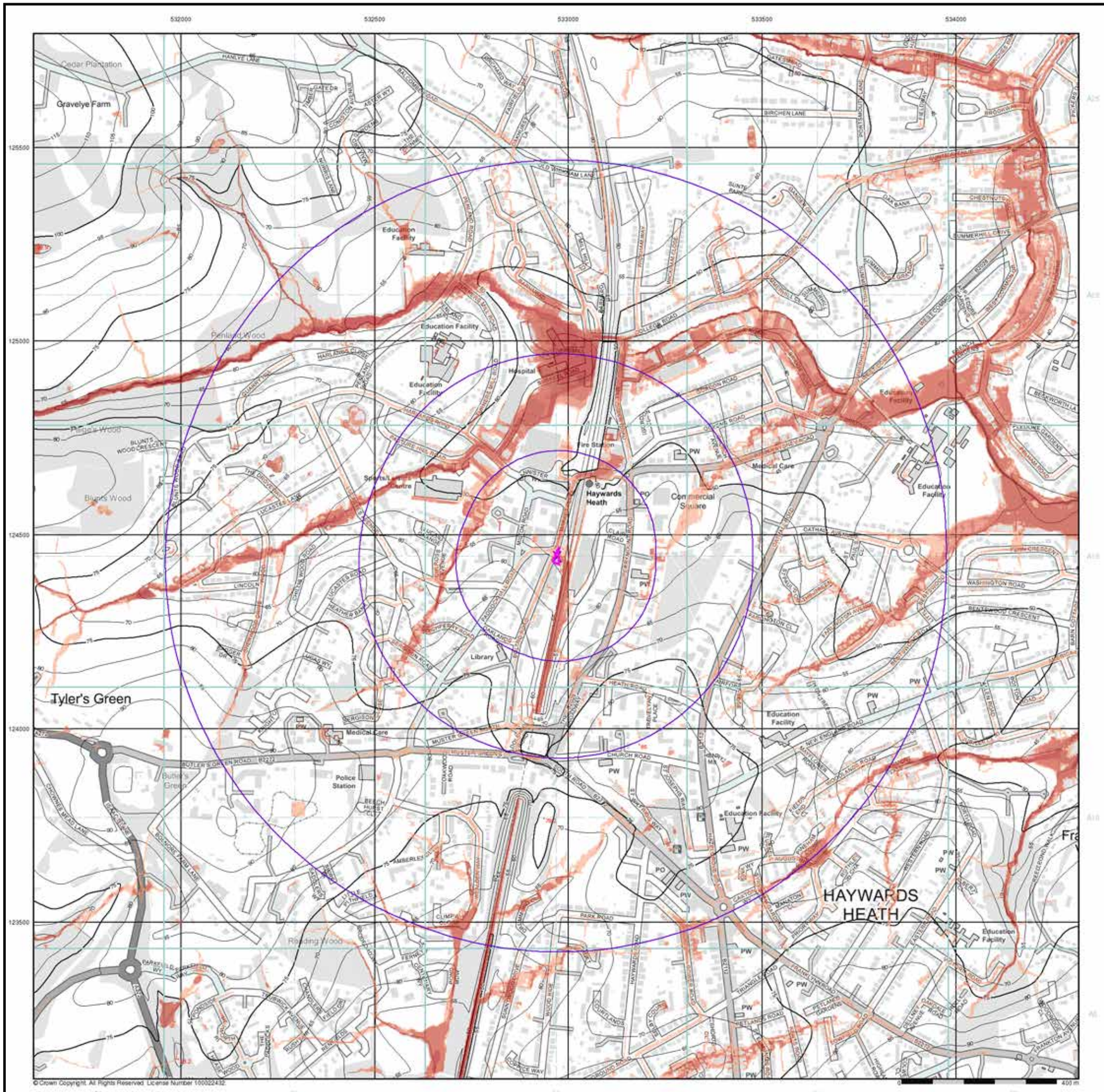


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## EA/NRW Surface Water 1000 Year Return Hazard Rating Map (1:10,000)

### 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

Master Contour 100 95

Spot Height *167.8

MLW Mean Low Water

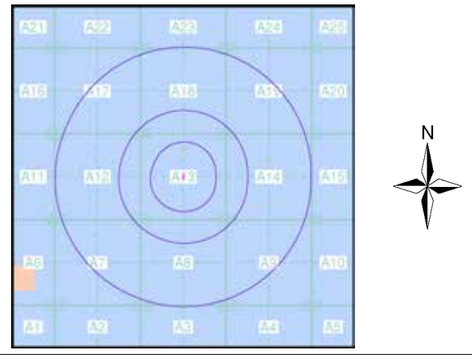
MHW Mean High Water

### 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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|---|---|
| Order Number: | 352499682_1_1 |
| Customer Ref: | 1059 |
| National Grid Reference: | 532970, 124440 |
| Slice: | A |
| Site Area (Ha): | 0.04 |
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### Site Details

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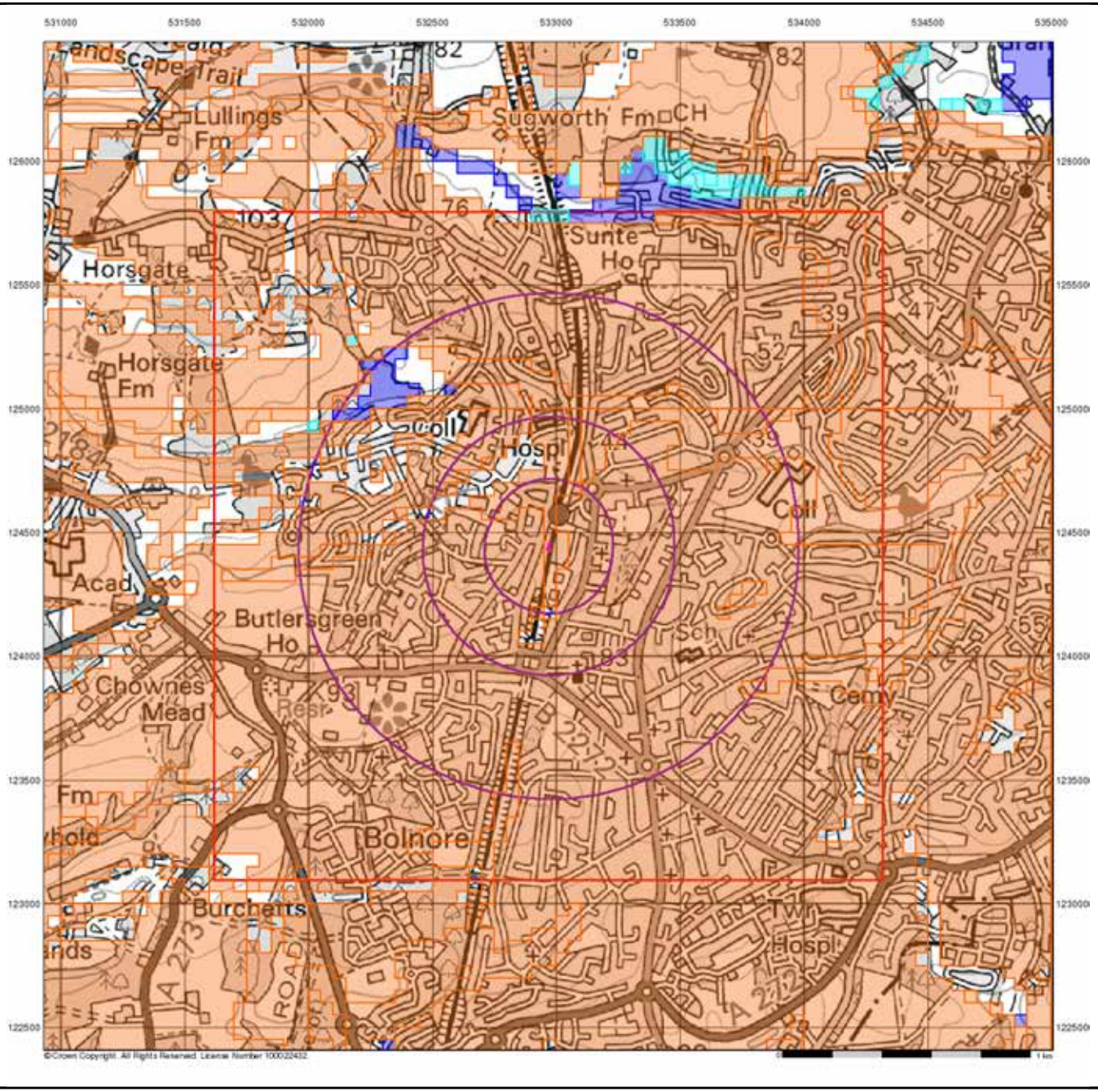


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## BGS Flood Data (1:50,000)

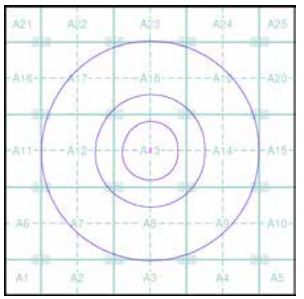
### General

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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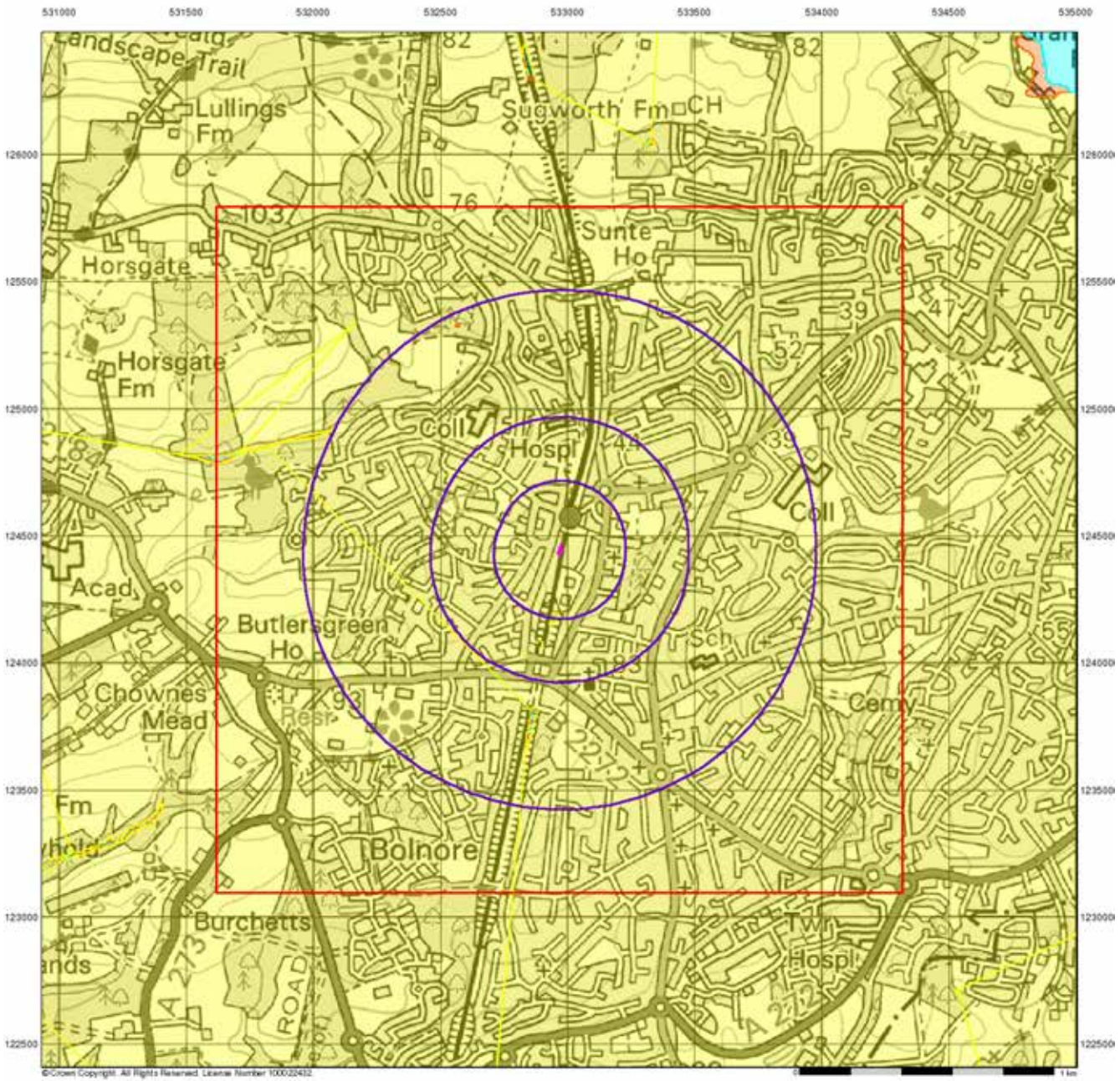


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## GeoSmart Information Groundwater Flood Map (1:50,000)

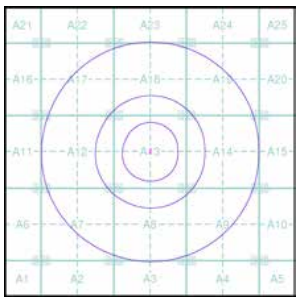
### General

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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## Site Details

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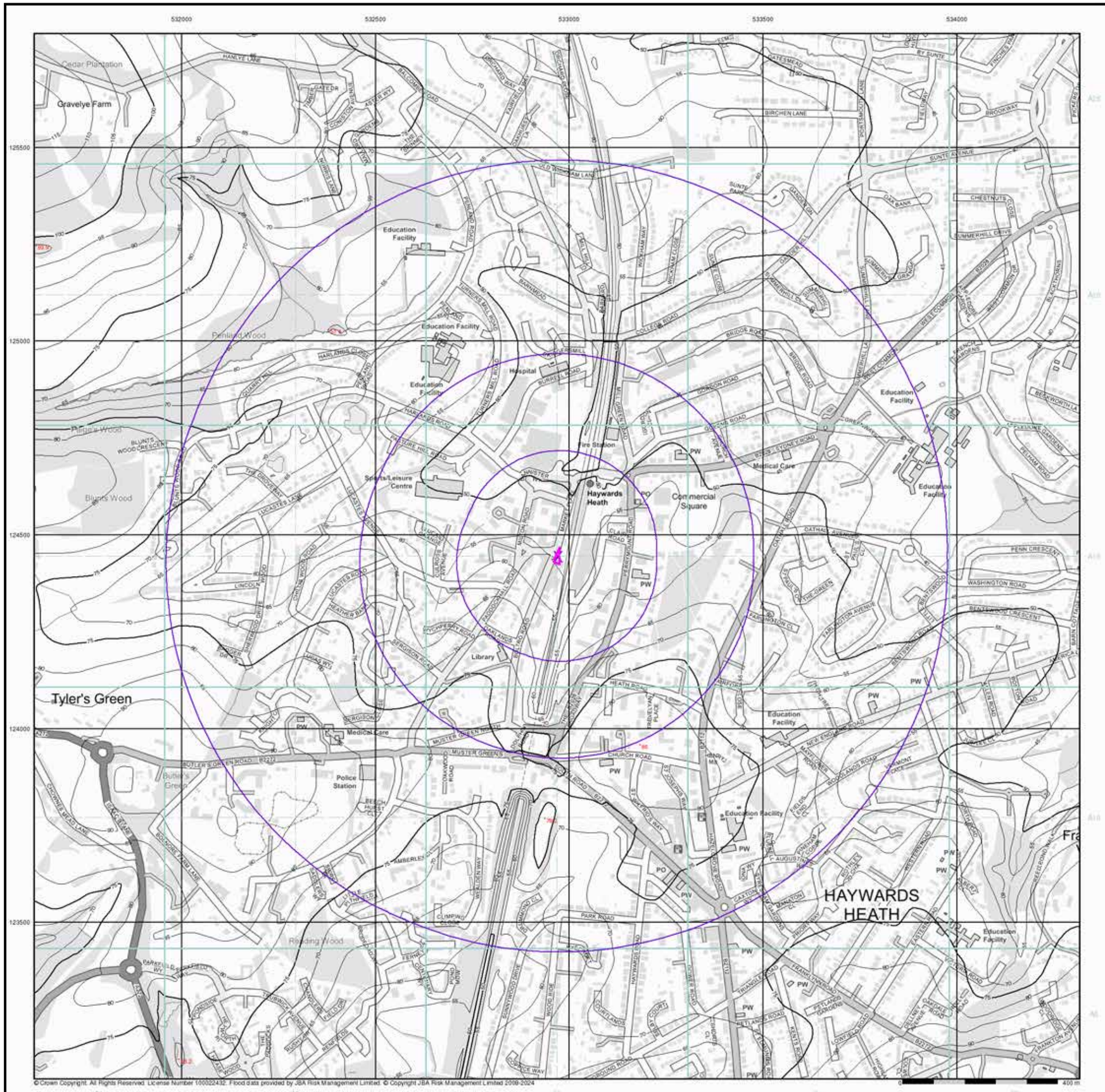


# Envirocheck®

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## JBA Canal Failure Map (1:10,000)

### General

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

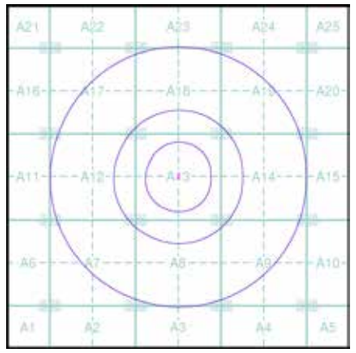
### Flood Data

- Canal Failure
- Coverage

### Contours (height in metres)

- Standard Contour
- 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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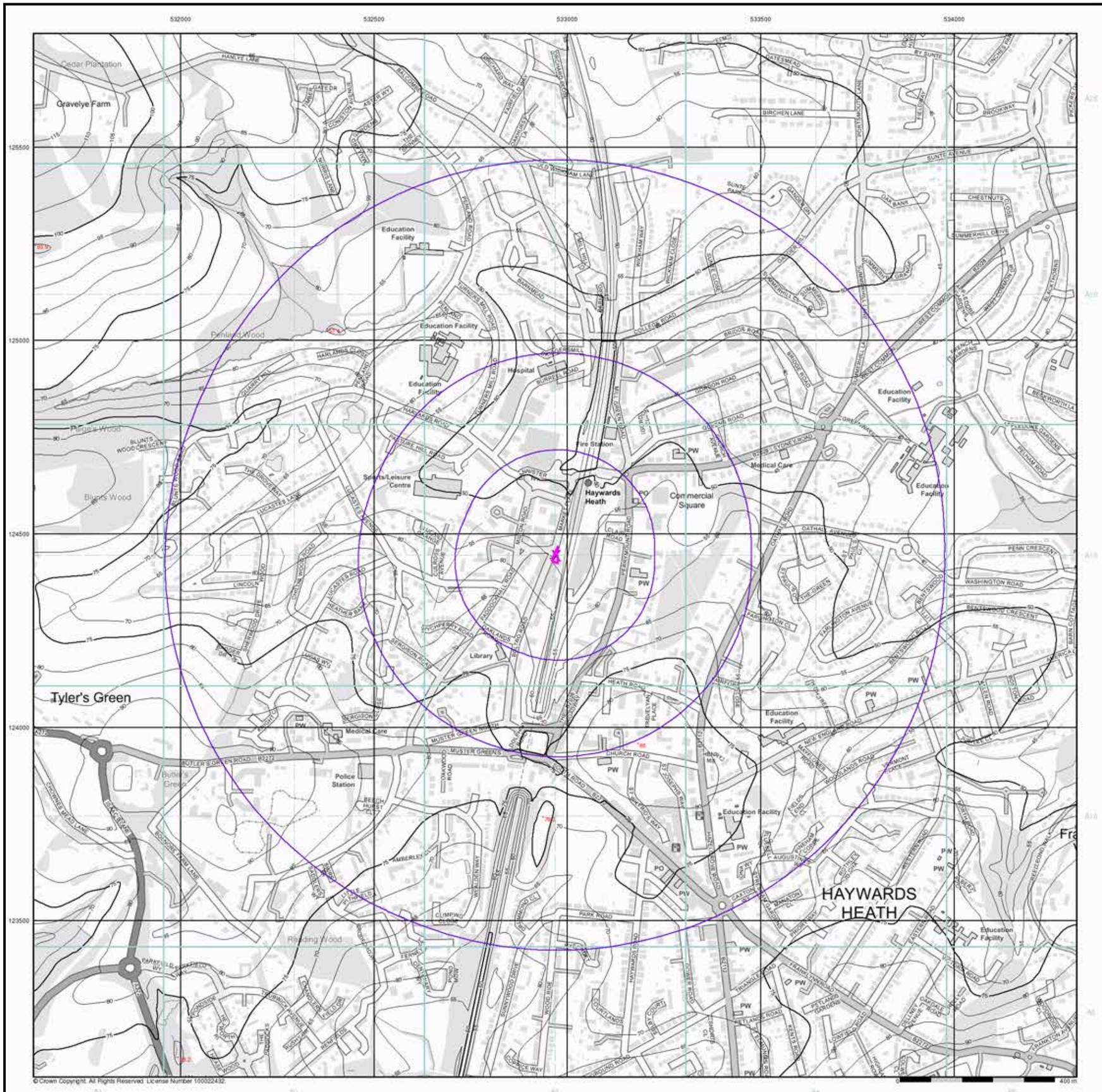


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## EA/NRW Historic Flood Map (1:10,000)

### General

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

### Historic Flood Events Data

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

### Contours (height in metres)

Standard Contour 105 100 95

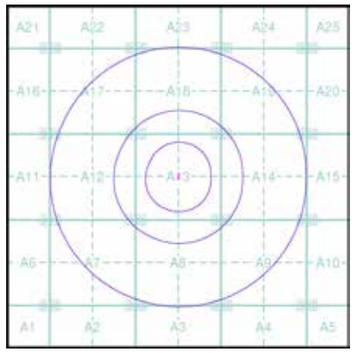
Master Contour

Spot Height *167.8

MLW Mean Low Water

MHW Mean High Water

## EA/NRW Historic Flood Map - Slice A

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