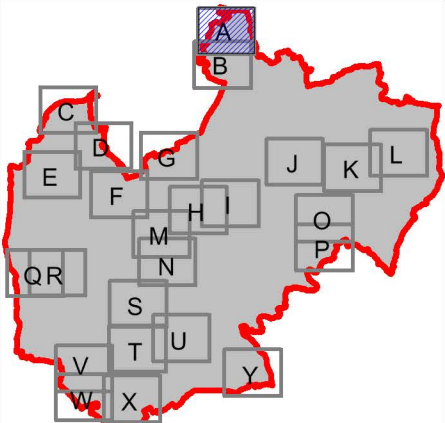


- KEY**
- Epping Forest District Council Boundary
 - Proposed Development Site Boundary

- Surface Water Flood Extent**
- 3.33% AEP (High Risk)
 - 1% AEP (Medium Risk)
 - 0.1% AEP (Low Risk)



TECHNICAL NOTE

1. Environment Agency updated Flood Map for Surface Water (uFMFSW) data. Further information on the mapping is provided in What is the updated Flood Map for Surface Water (Nov 2013) and uFMFSW Basic Package Product Description (2013) reports.

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INTENDED USE

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EPHING FOREST DISTRICT COUNCIL LEVEL 2 SFRA

ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

Epping Forest District Council
Civic Offices
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Essex, CM16 4BZ



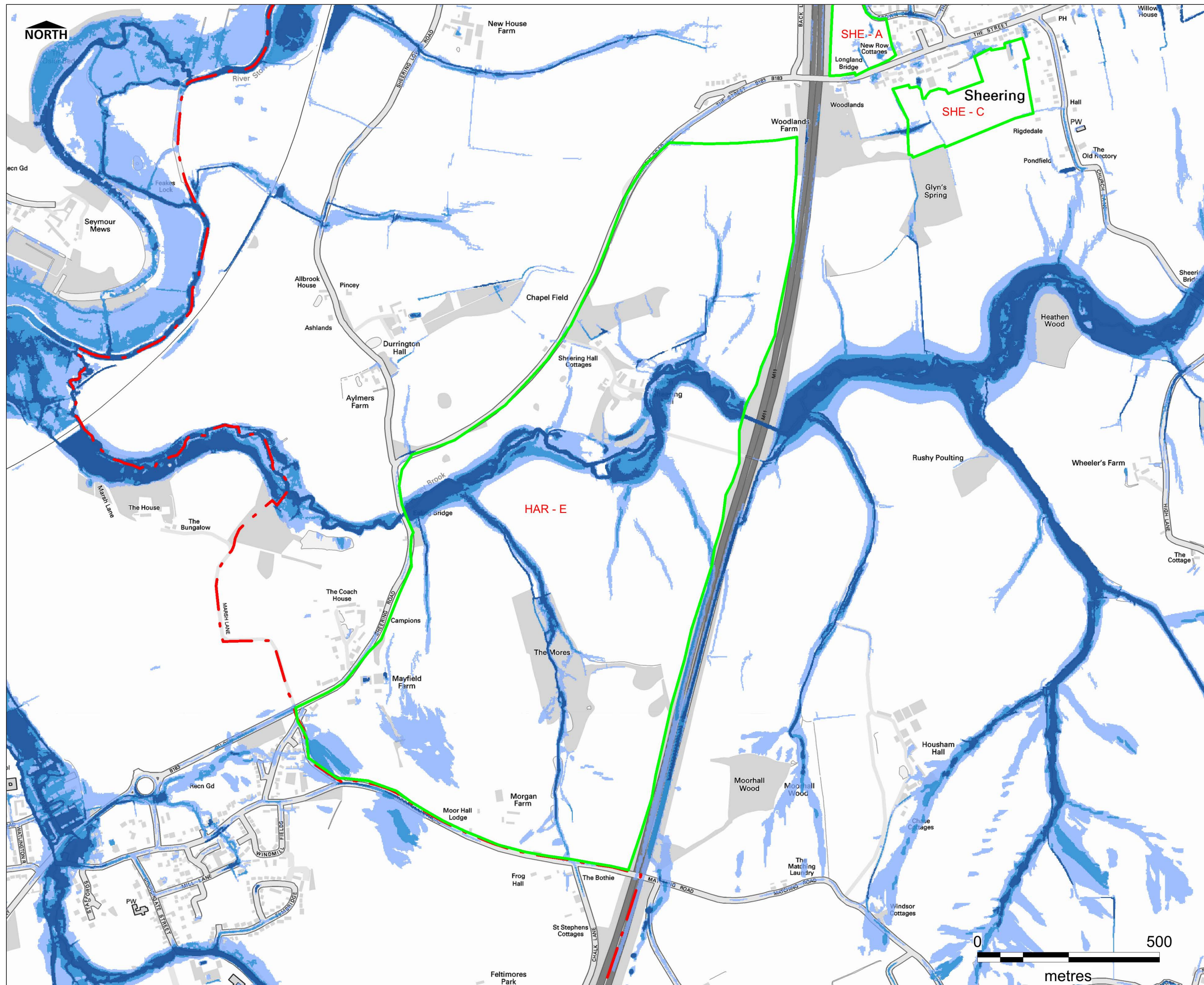
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FIGURE 4A

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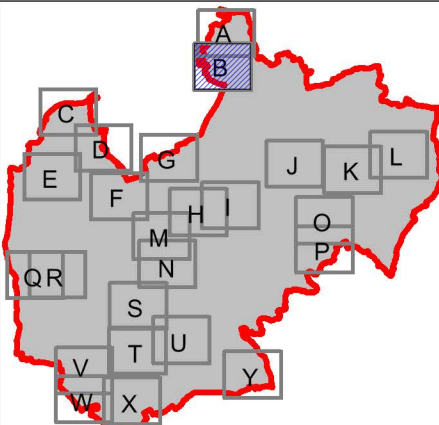


KEY

- Epping Forest District Council Boundary
- Proposed Development Site Boundary

Surface Water Flood Extent

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- 1% AEP (Medium Risk)
- 0.1% AEP (Low Risk)



TECHNICAL NOTE

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EPHING FOREST DISTRICT COUNCIL LEVEL 2 SFRA

ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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Epping
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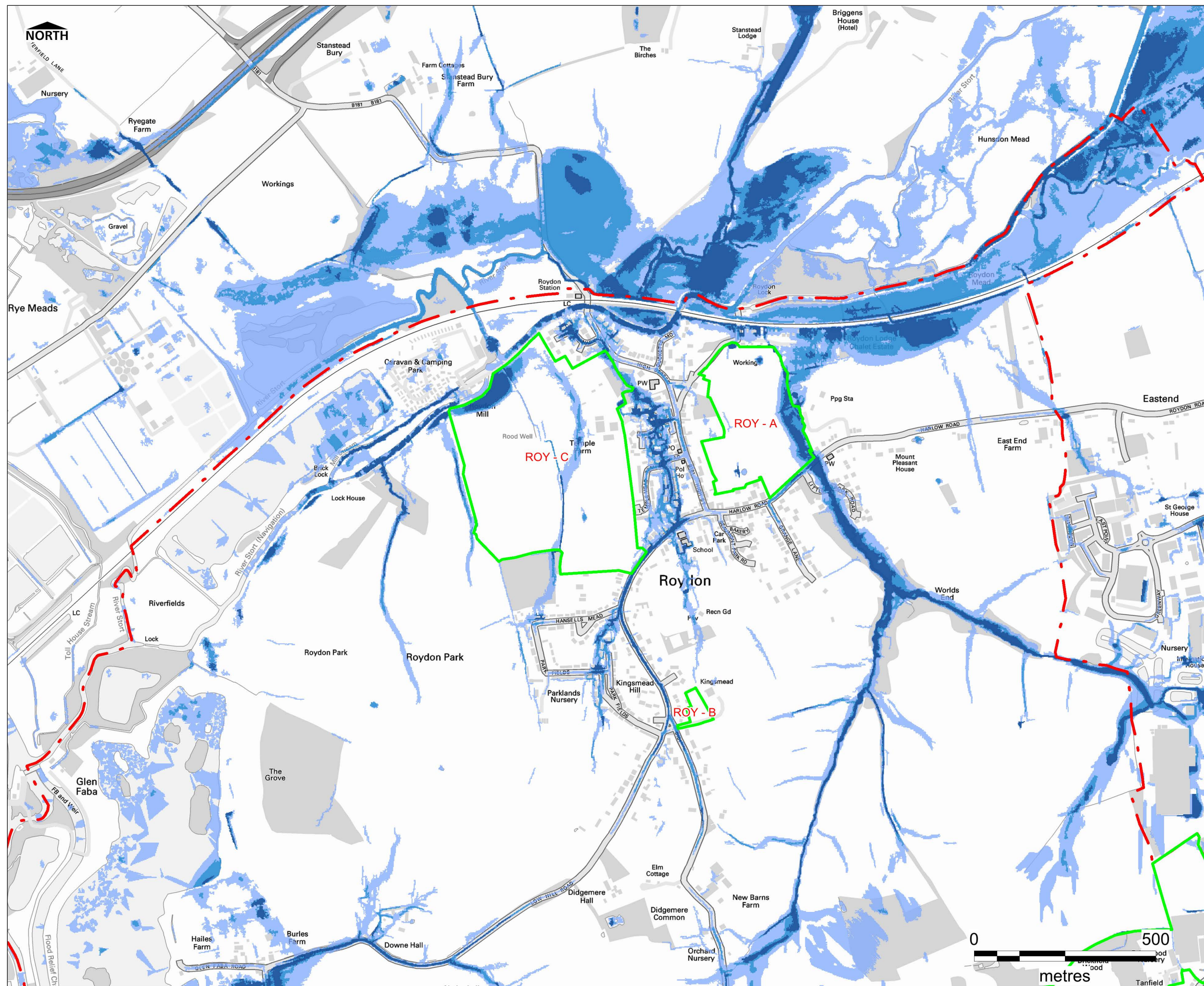


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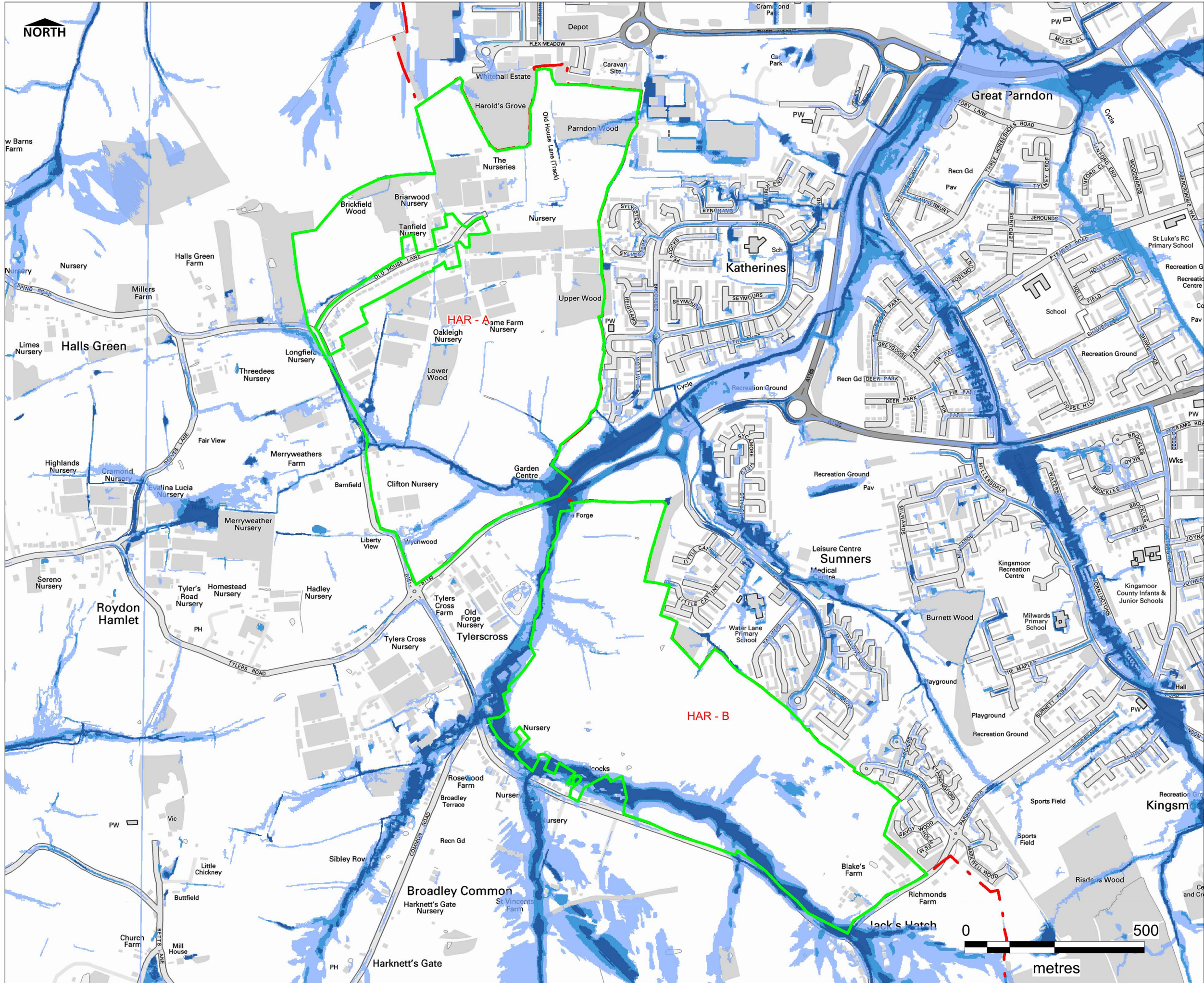


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FIGURE 4B



KEY

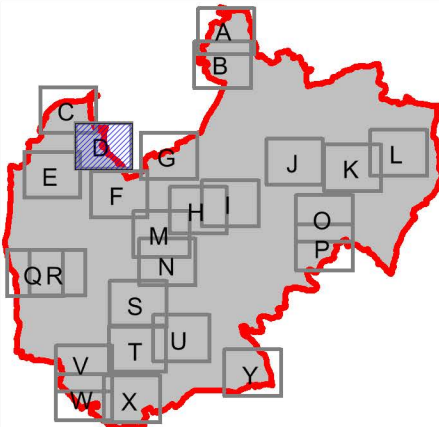


KEY

- Epping Forest District Council Boundary
- Proposed Development Site Boundary

Surface Water Flood Extent

- 3.33% AEP (High Risk)
- 1% AEP (Medium Risk)
- 0.1% AEP (Low Risk)



TECHNICAL NOTE

- Environment Agency updated Flood Map for Surface Water (uFMFSW) data. Further information on the mapping is provided in What is the updated Flood Map for Surface Water (Nov 2013) and uFMFSW Basic Package Product Description (2013) reports.
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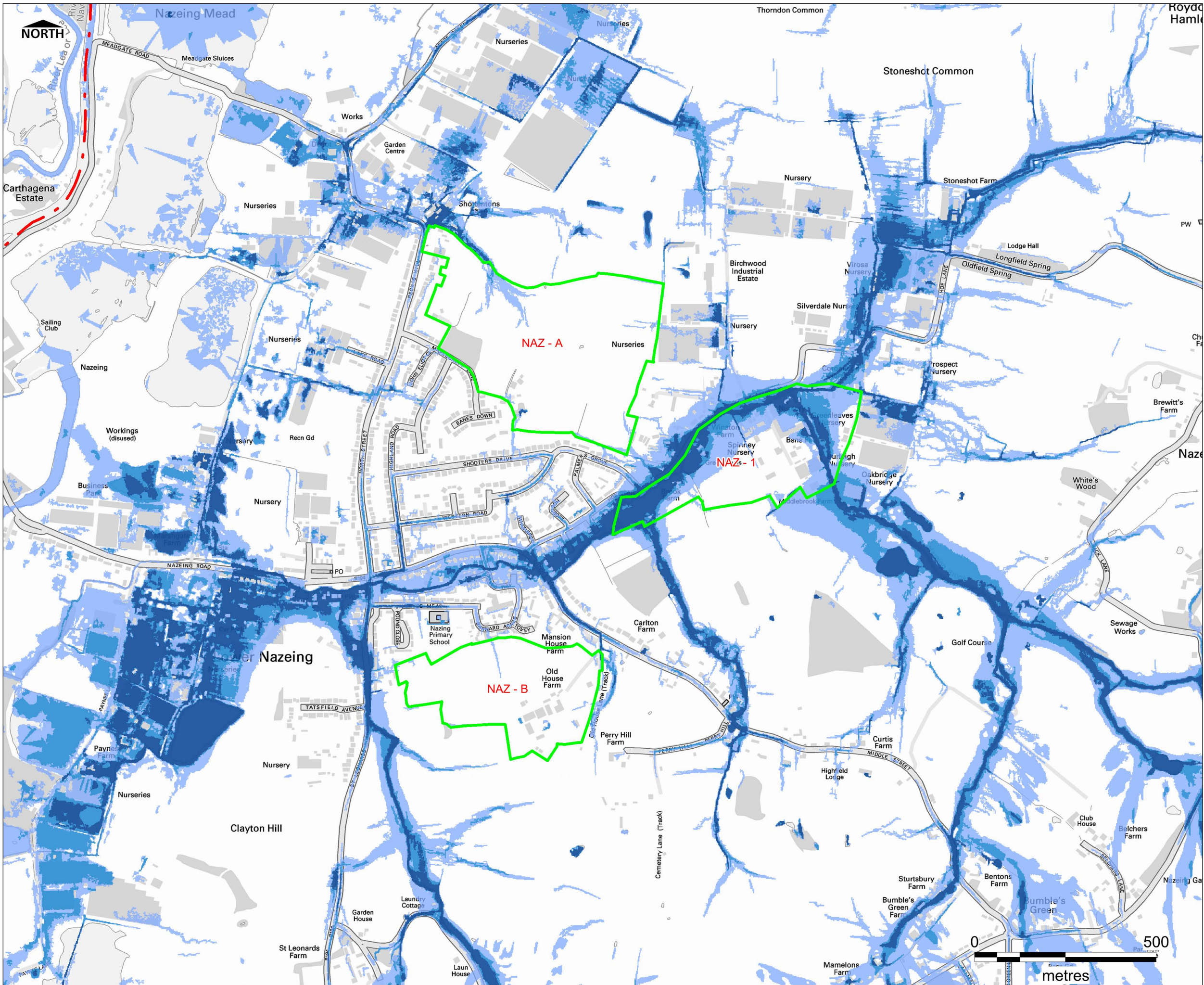


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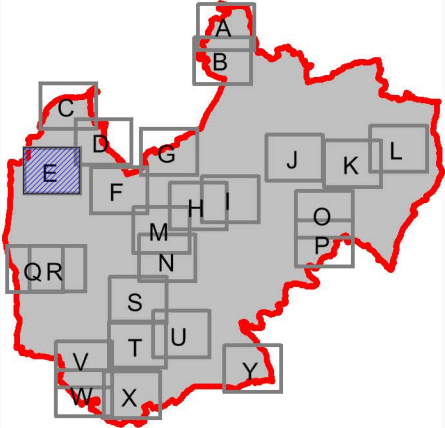
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FIGURE 4D



- KEY**
- Epping Forest District Council Boundary
 - Proposed Development Site Boundary

- Surface Water Flood Extent**
- 3.33% AEP (High Risk)
 - 1% AEP (Medium Risk)
 - 0.1% AEP (Low Risk)



TECHNICAL NOTE

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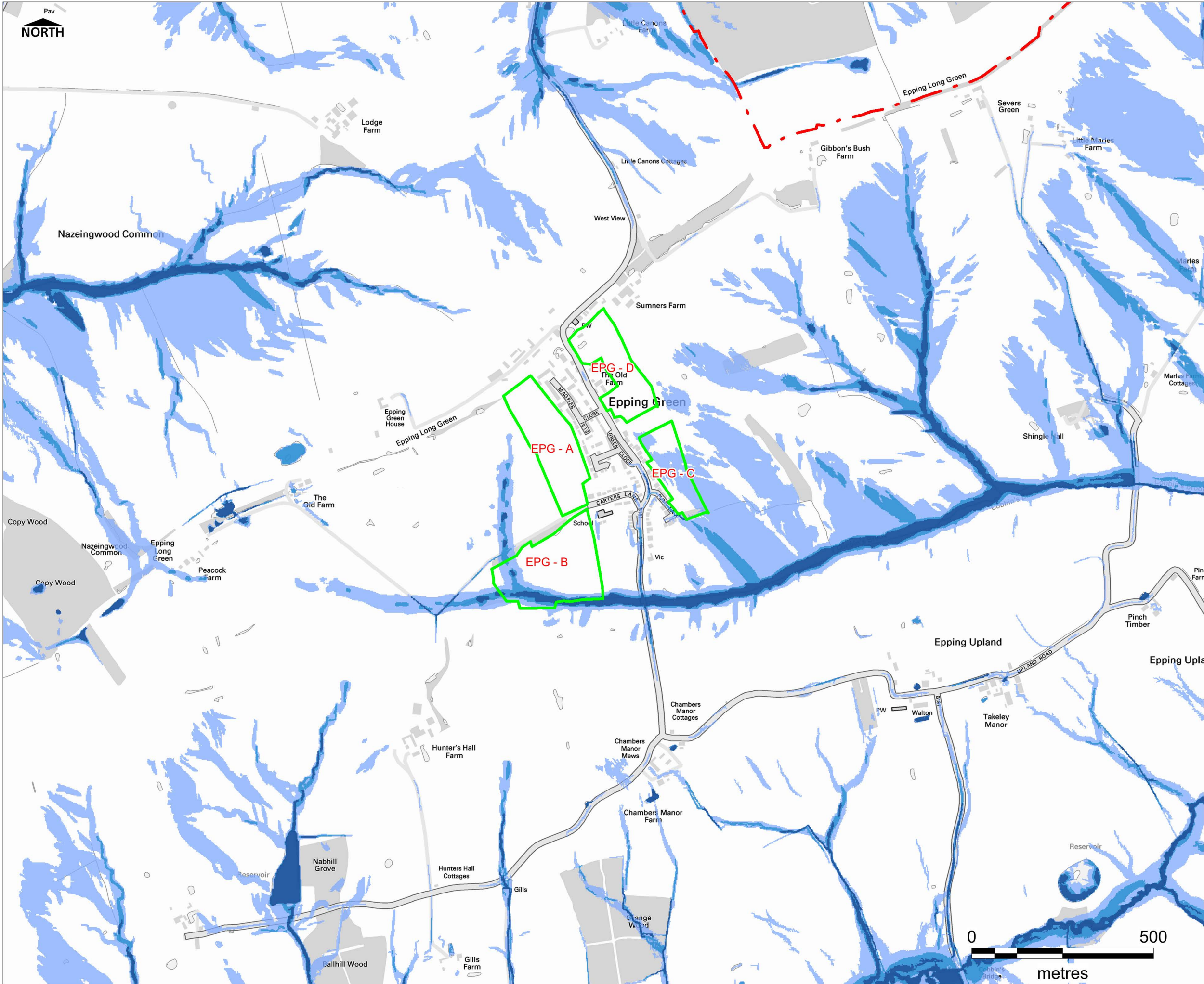
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FIGURE 4E

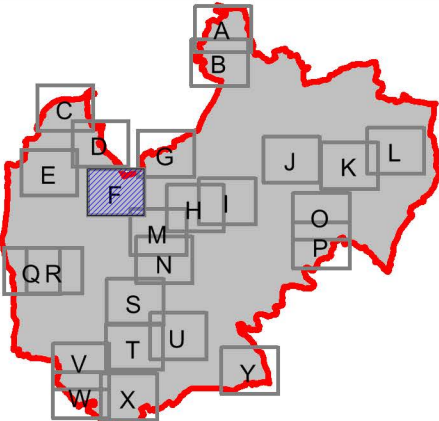


KEY

- Epping Forest District Council Boundary
- Proposed Development Site Boundary

Surface Water Flood Extent

- 3.33% AEP (High Risk)
- 1% AEP (Medium Risk)
- 0.1% AEP (Low Risk)



TECHNICAL NOTE

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ENVIRONMENT AGENCY UPDATED
FLOOD MAP FOR SURFACE WATER

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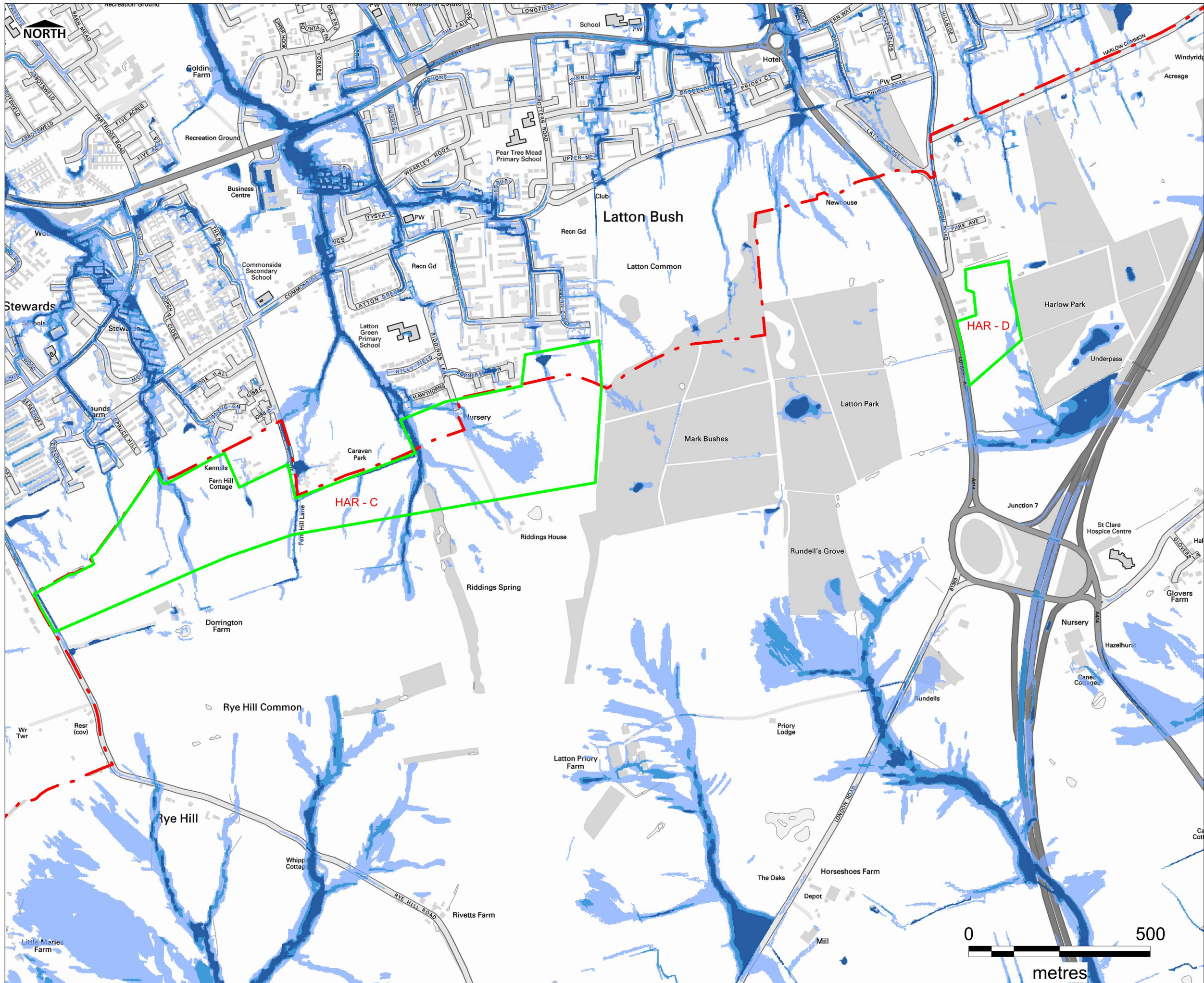


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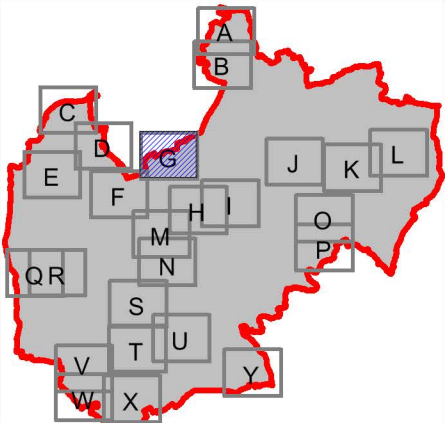
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FIGURE 4F



- KEY**
- Epping Forest District Council Boundary
 - Proposed Development Site Boundary

- Surface Water Flood Extent**
- 3.33% AEP (High Risk)
 - 1% AEP (Medium Risk)
 - 0.1% AEP (Low Risk)



TECHNICAL NOTE

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ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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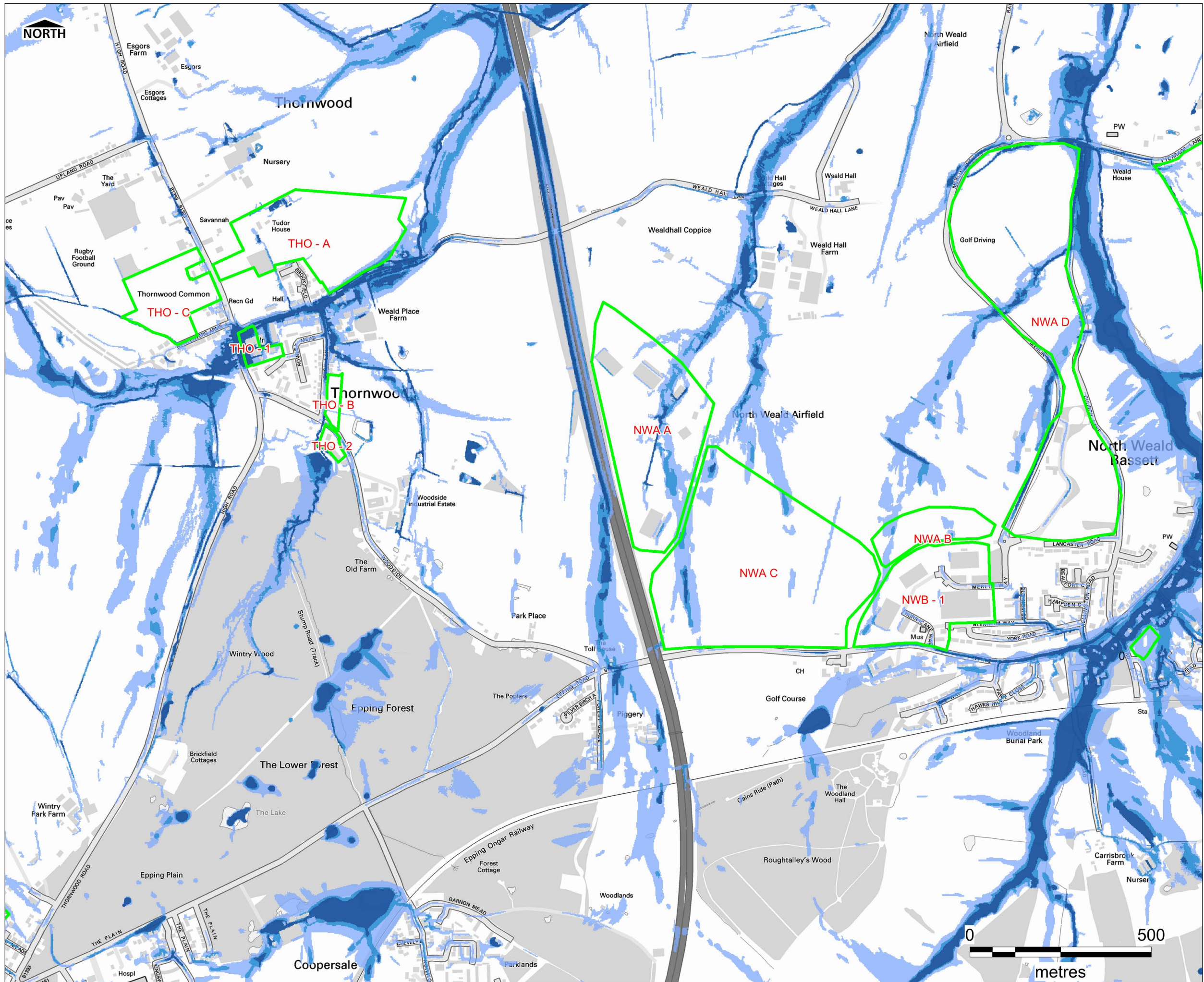


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FIGURE 4G



KEY

Epping Forest District Council Boundary

Proposed Development Site Boundary

Surface Water Flood Extent

3.33% AEP (High Risk)

1% AEP (Medium Risk)

0.1% AEP (Low Risk)

TECHNICAL NOTE

1. Environment Agency updated Flood Map for Surface Water (uFMFSW) data. Further information on the mapping is provided in What is the updated Flood Map for Surface Water (Nov 2013) and uFMFSW Basic Package Product Description (2013) reports.

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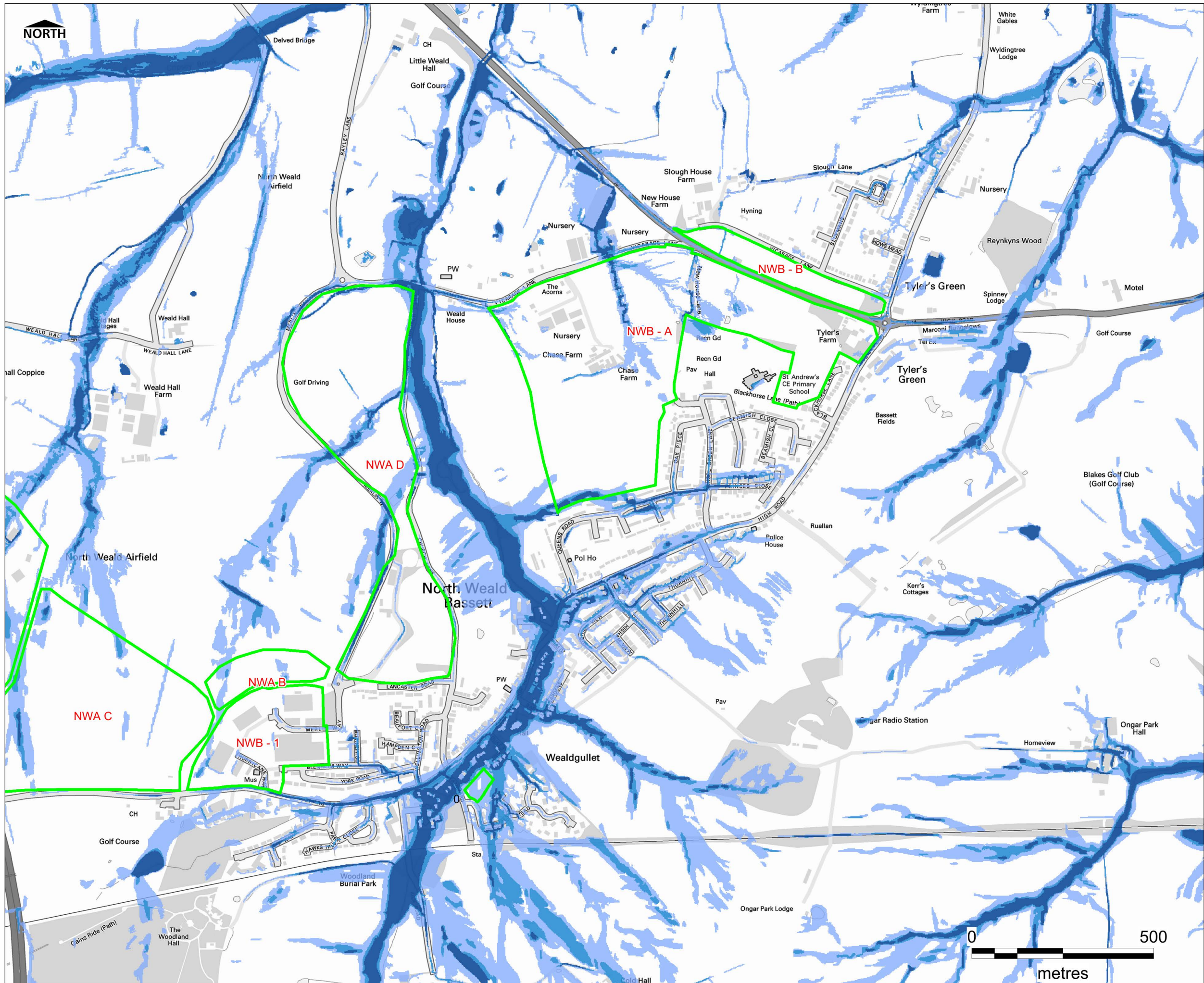
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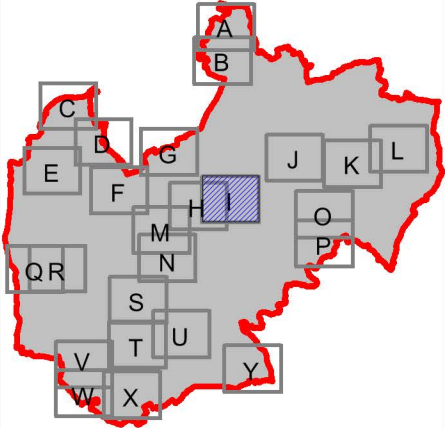
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DRAWING NUMBER	FIGURE 4H
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- KEY**
- Epping Forest District Council Boundary
 - Proposed Development Site Boundary

- Surface Water Flood Extent**
- 3.33% AEP (High Risk)
 - 1% AEP (Medium Risk)
 - 0.1% AEP (Low Risk)



TECHNICAL NOTE

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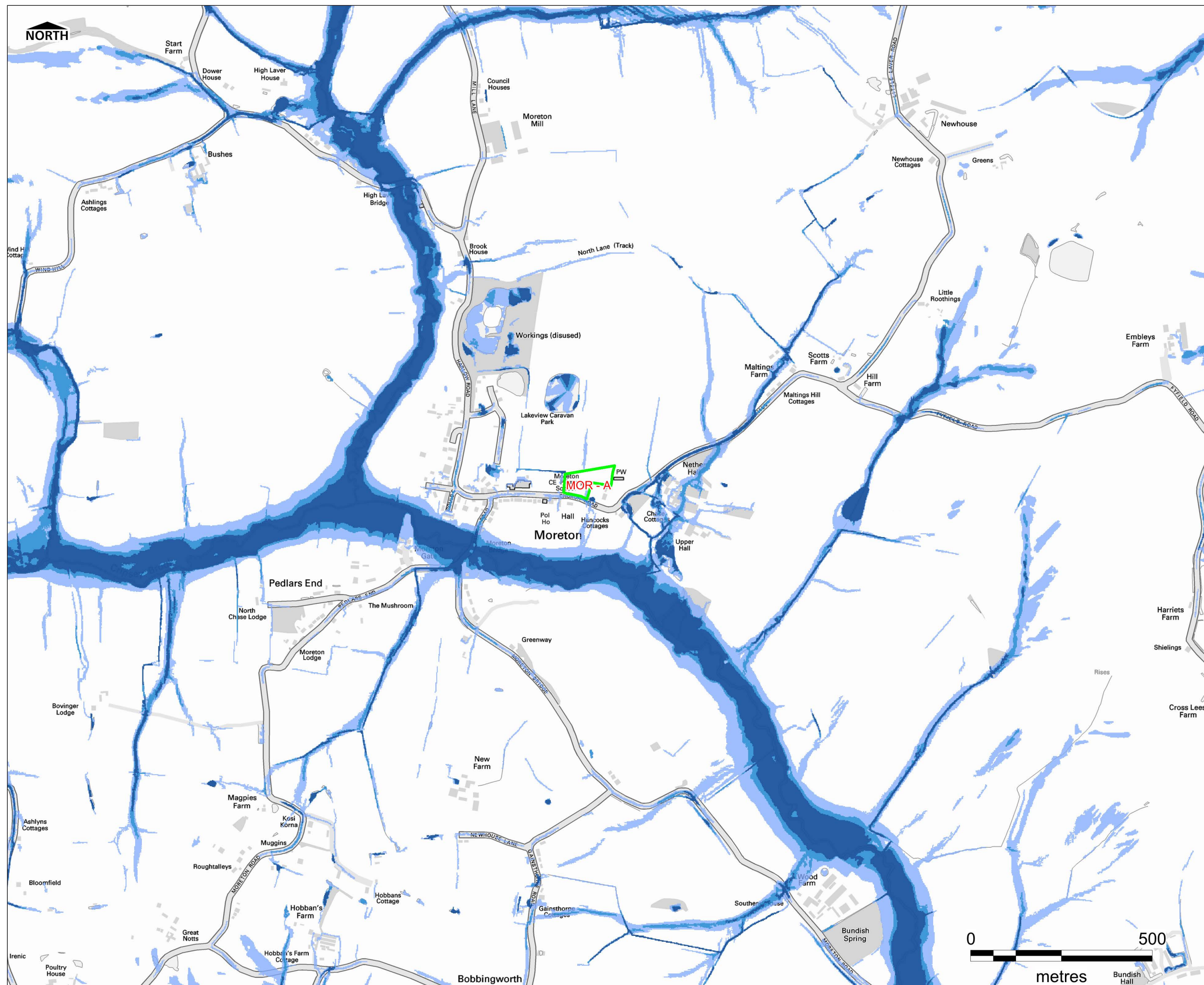
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FIGURE 4I



KEY

— Epping Forest District Council Boundary

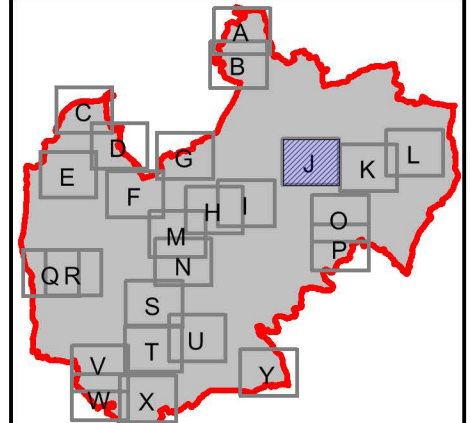
— Proposed Development Site Boundary

Surface Water Flood Extent

3.33% AEP (High Risk)

1% AEP (Medium Risk)

0.1% AEP (Low Risk)



TECHNICAL NOTE

1. Environment Agency updated Flood Map for Surface Water (uFMSW) data. Further information on the mapping is provided in What is the updated Flood Map for Surface Water (Nov 2013) and uFMSW Basic Package Product Description (2013) reports.

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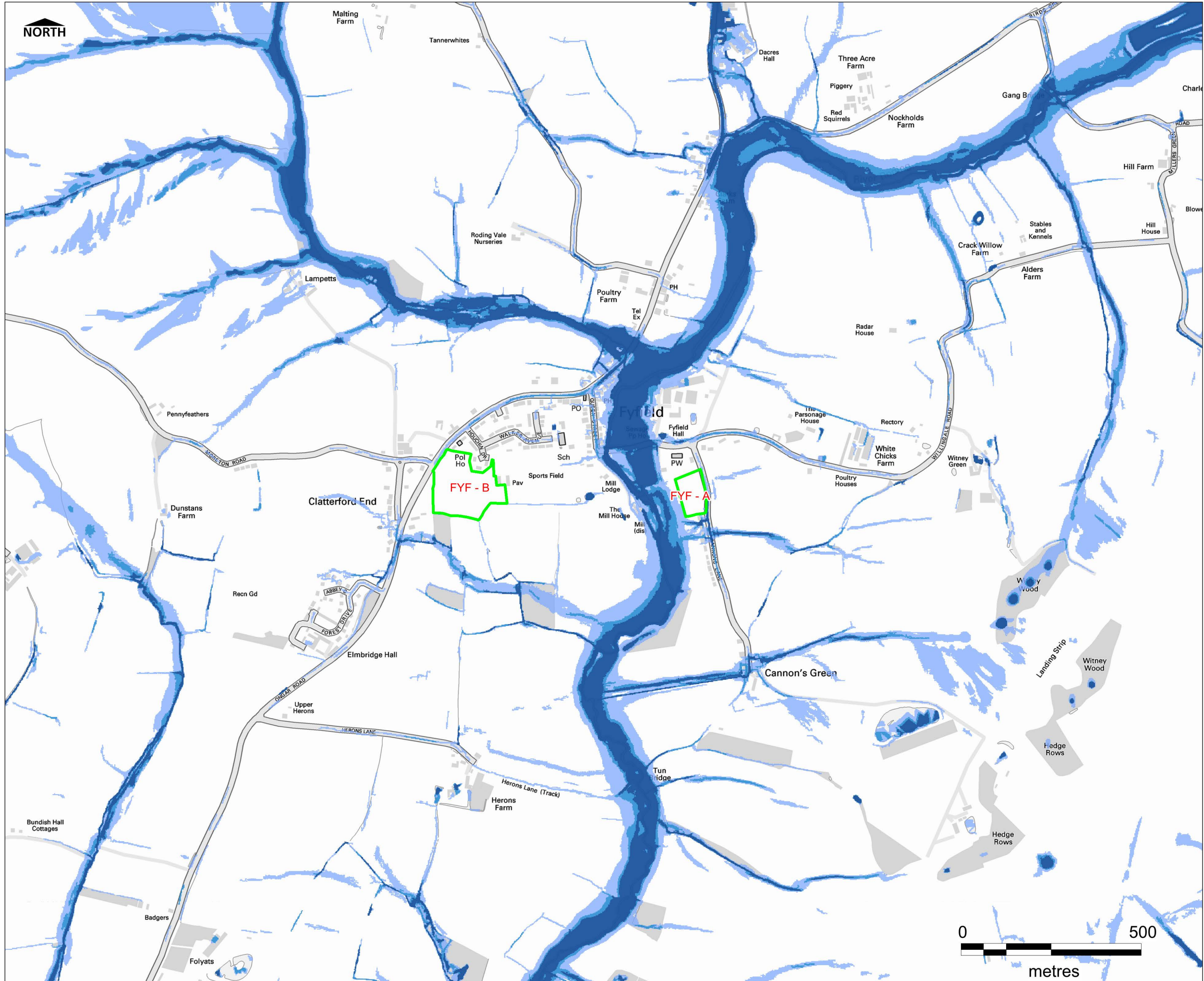
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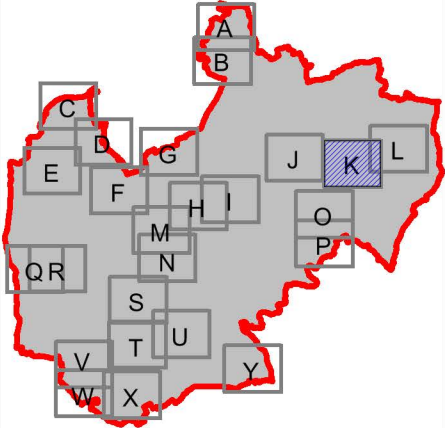
FIGURE 4J

EV 01



- KEY**
- Epping Forest District Council Boundary
 - Proposed Development Site Boundary

- Surface Water Flood Extent**
- 3.33% AEP (High Risk)
 - 1% AEP (Medium Risk)
 - 0.1% AEP (Low Risk)



TECHNICAL NOTE

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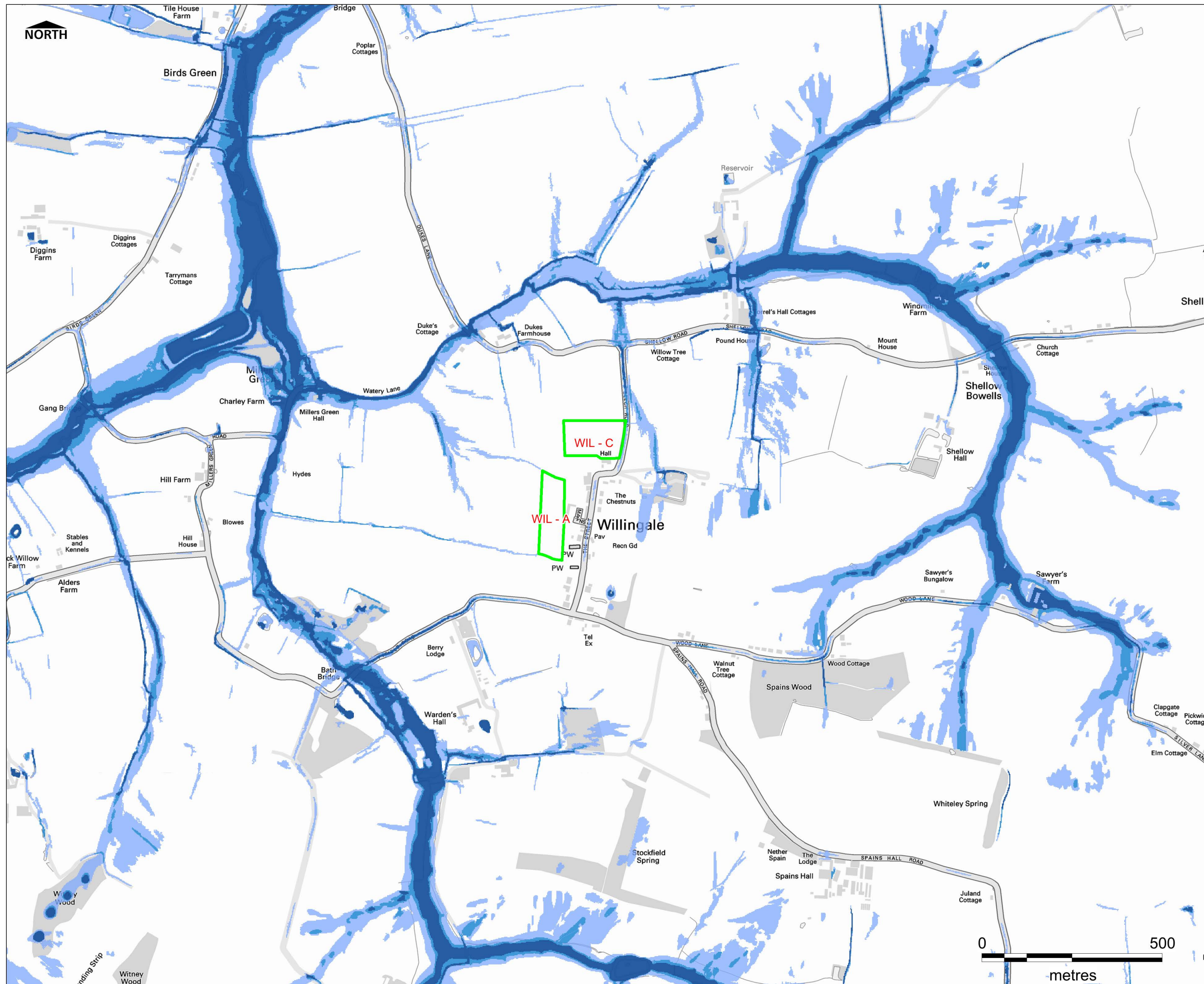
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FIGURE 4K

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KEY

Epping Forest District Council Boundary

Proposed Development Site Boundary

Surface Water Flood Extent

3.33% AEP (High Risk)

1% AEP (Medium Risk)

0.1% AEP (Low Risk)

TECHNICAL NOTE

1. Environment Agency updated Flood Map for Surface Water (uFMFSW) data. Further information on the mapping is provided in What is the updated Flood Map for Surface Water (Nov 2013) and uFMFSW Basic Package Product Description (2013) reports.

2. It should be noted that certain locations not shown may be at risk of flooding from other sources. For example, areas susceptible to drainage system inadequacies or localised ponding; areas flooded due to debris blockage or areas adjacent to ordinary watercourses which have not been subject to hydraulic modelling.

INTENDED USE

This mapping is intended to provide a strategic overview of flood risk within Epping Forest District and should not be used to assess flood risk for individual properties

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EPPING FOREST DISTRICT COUNCIL LEVEL 2 SFRA

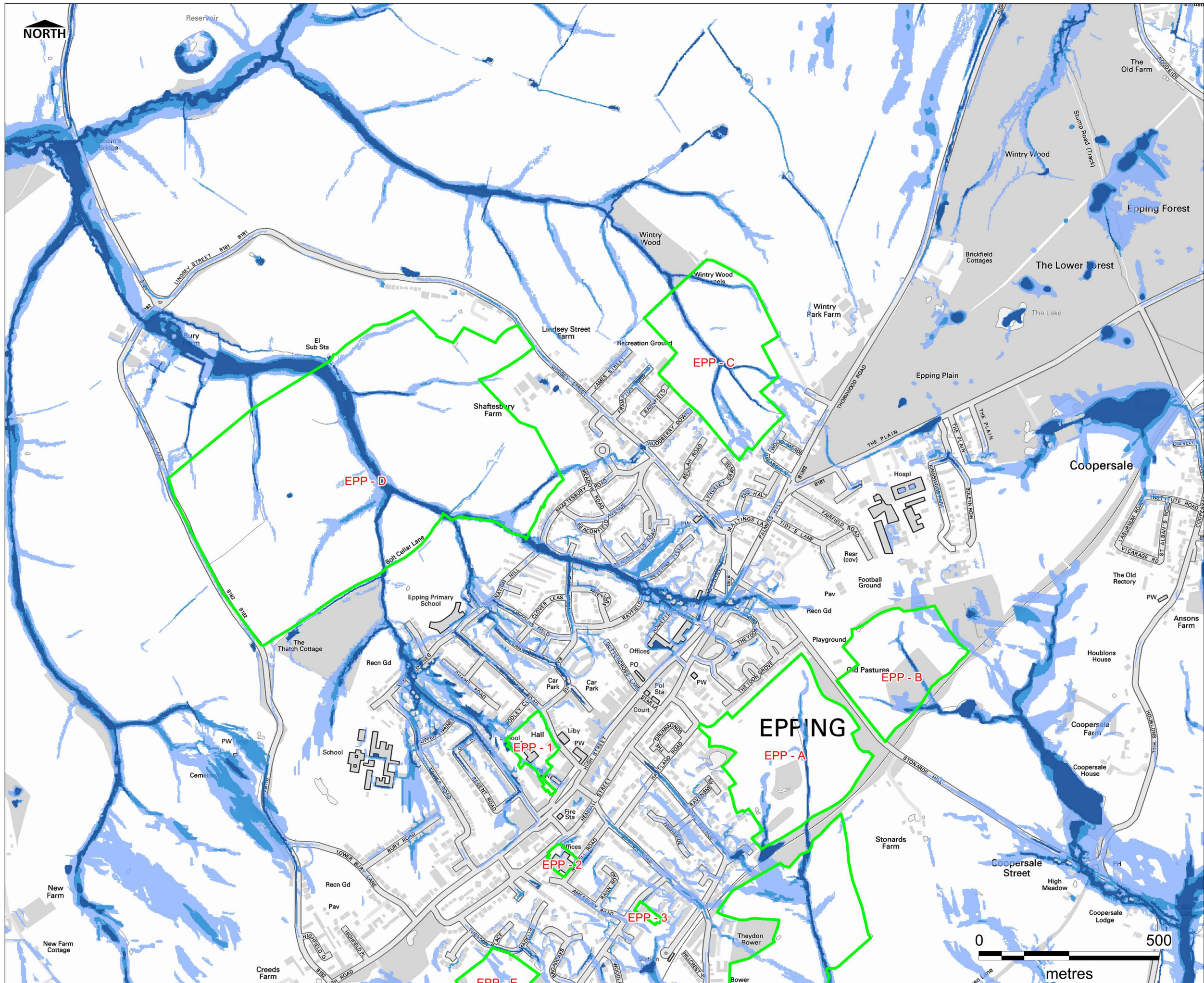
ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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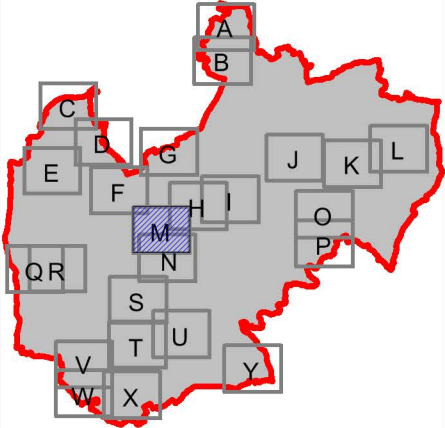
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FIGURE 4L

REV 01



- KEY**
- Epping Forest District Council Boundary
 - Proposed Development Site Boundary

- Surface Water Flood Extent**
- 3.33% AEP (High Risk)
 - 1% AEP (Medium Risk)
 - 0.1% AEP (Low Risk)



TECHNICAL NOTE

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ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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FIGURE 4M