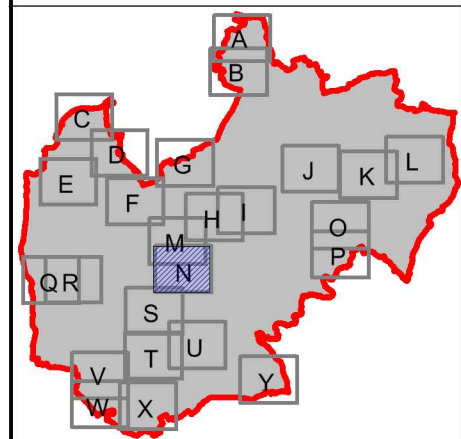


KEY

- 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 (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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INTENDED USE

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EPPING FOREST DISTRICT COUNCIL LEVEL 2 SFRA

ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

Epping Forest District Council
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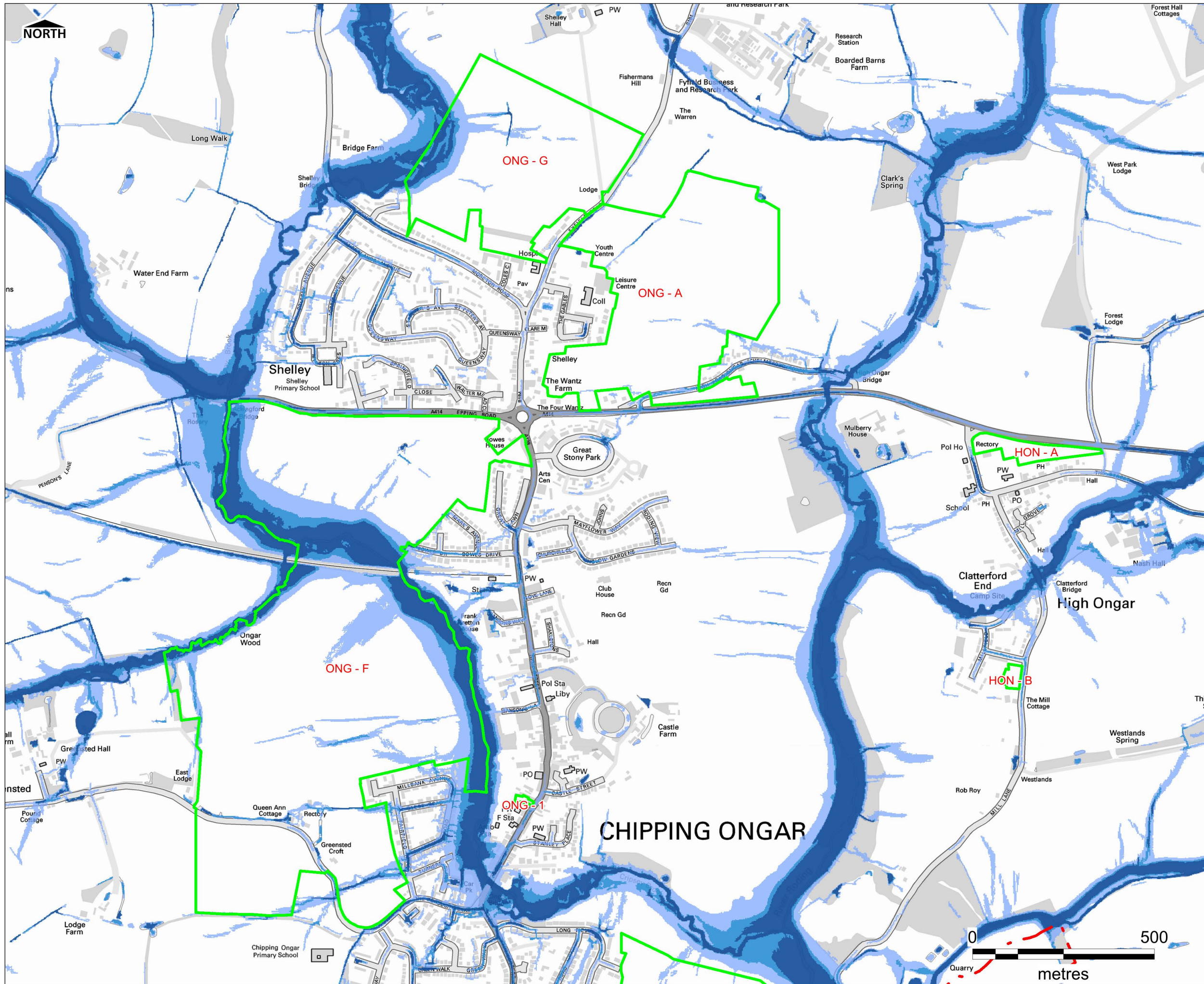


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FIGURE 4N

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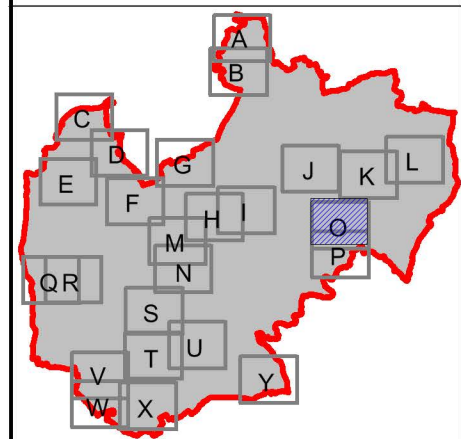


KEY

- Epping Forest District Council Boundary
- Proposed Development Site Boundary

Surface Water Flood Extent

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ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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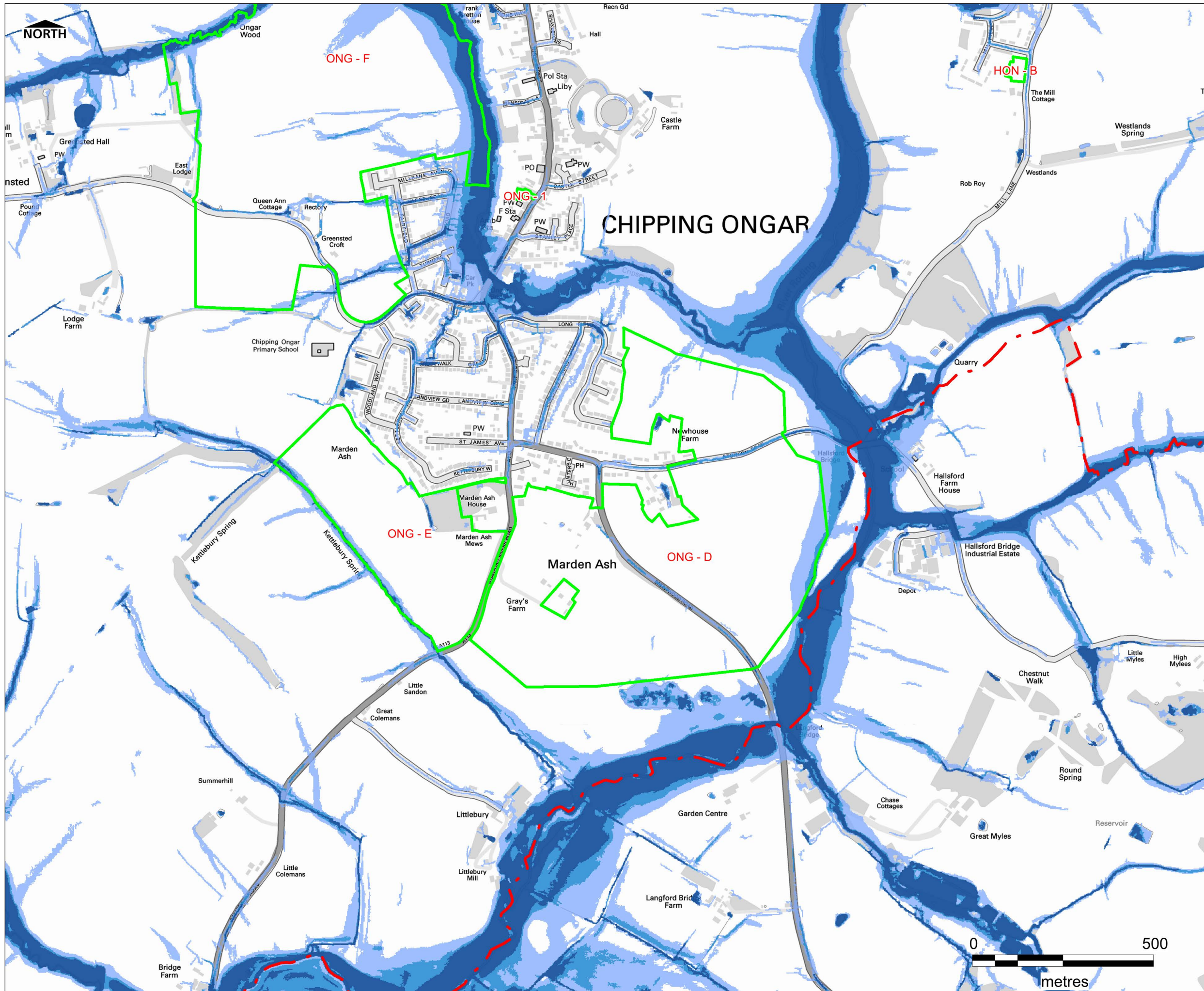


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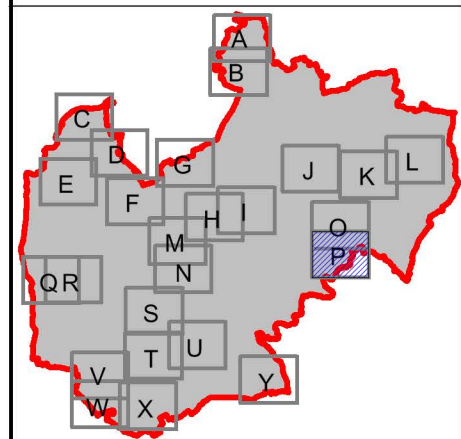
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FIGURE 40

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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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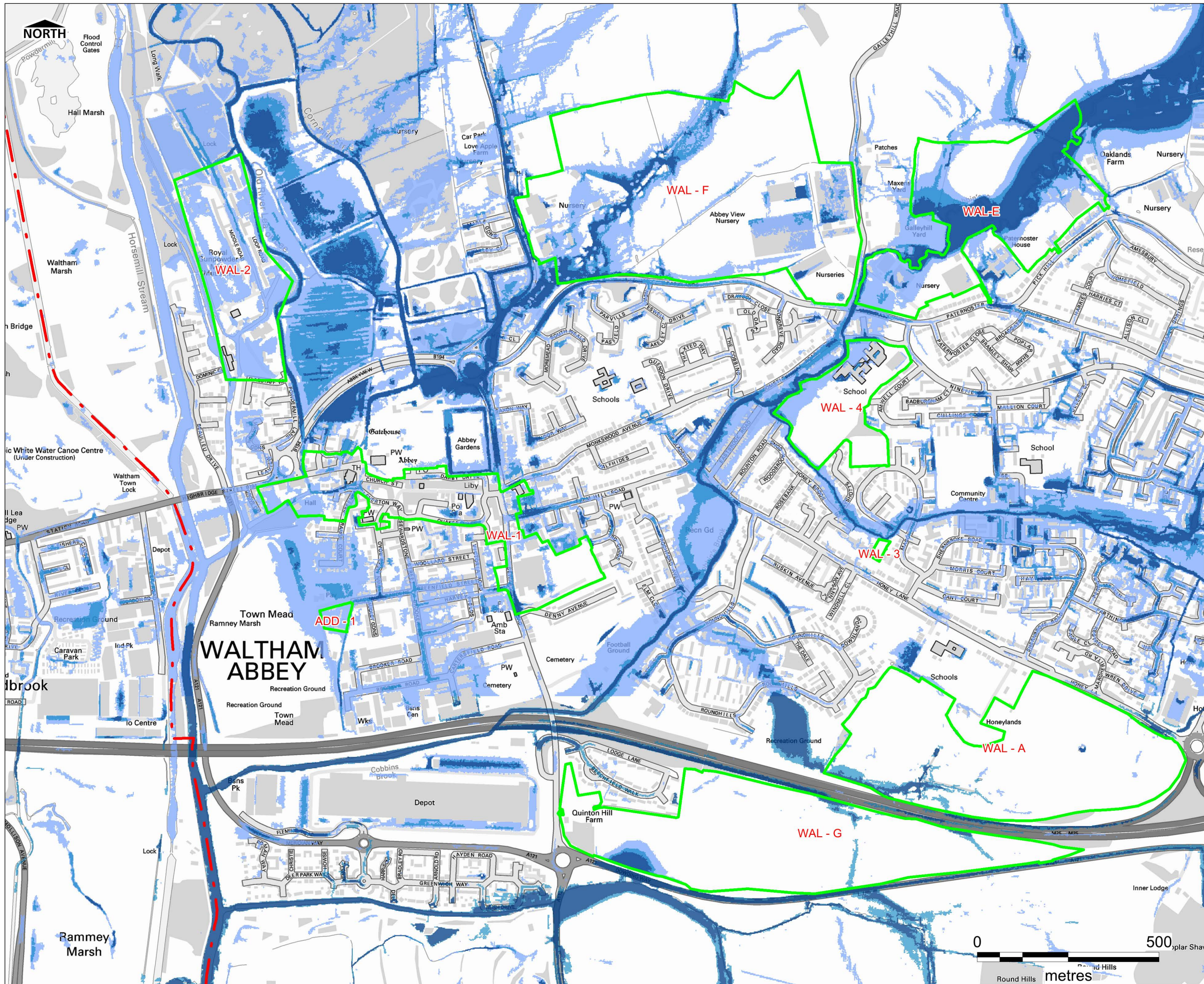
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FIGURE 4P

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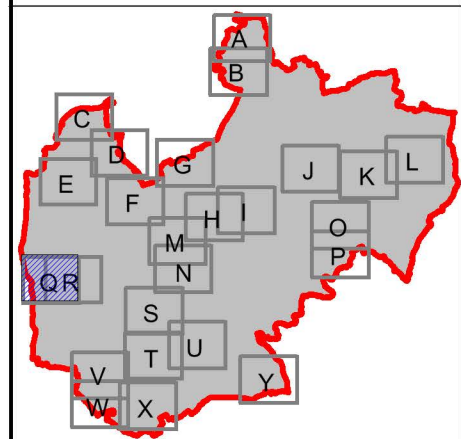


KEY

- 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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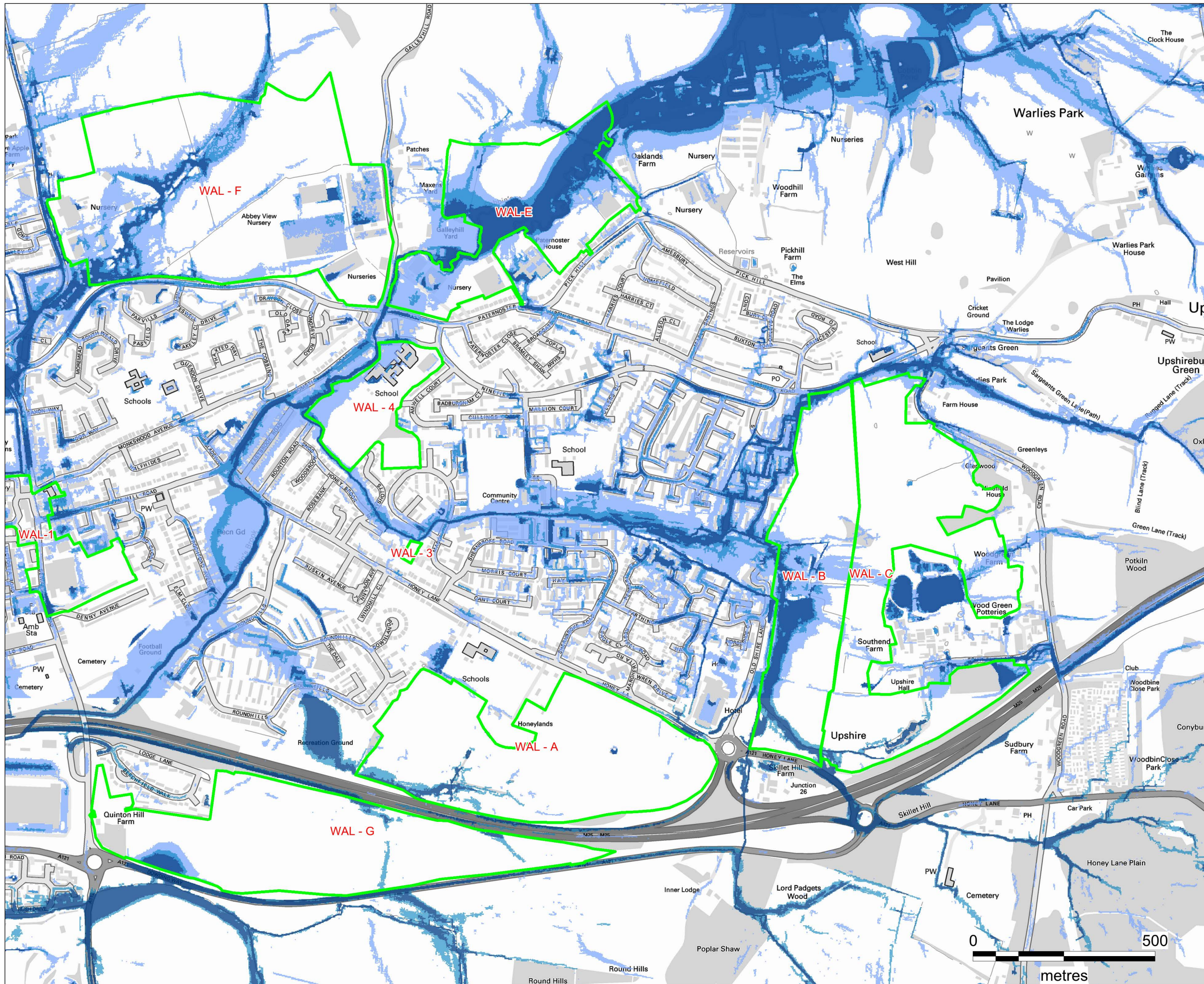
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FIGURE 4Q

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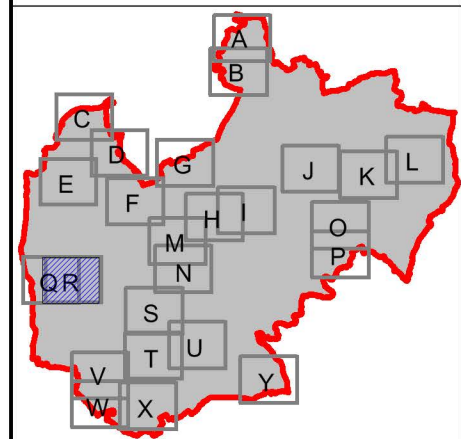


KEY

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- Proposed Development Site Boundary

Surface Water Flood Extent

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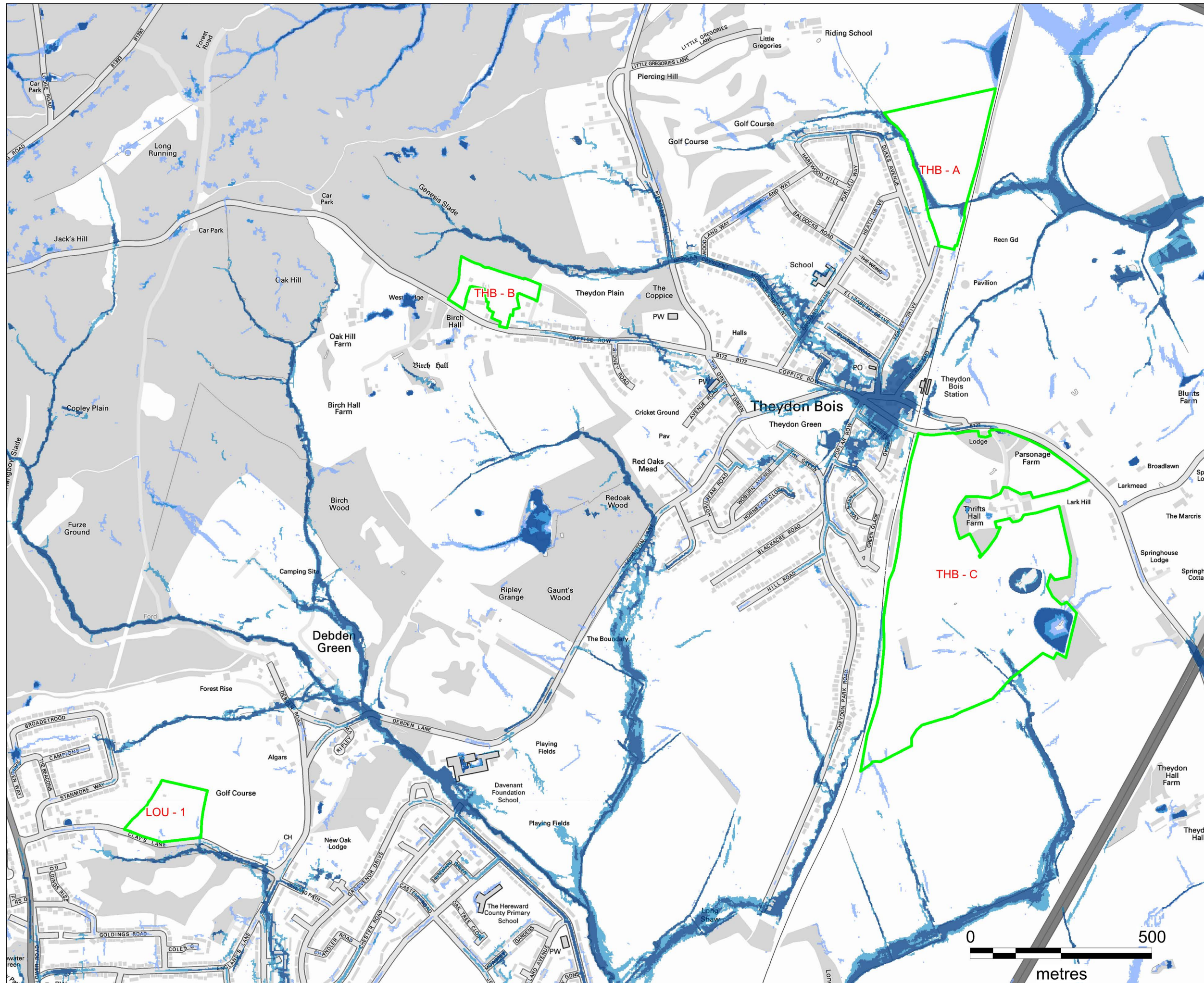
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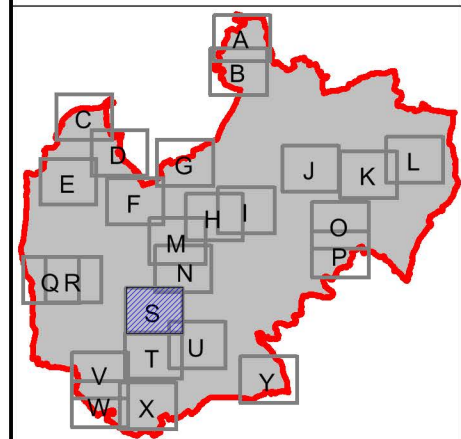


KEY

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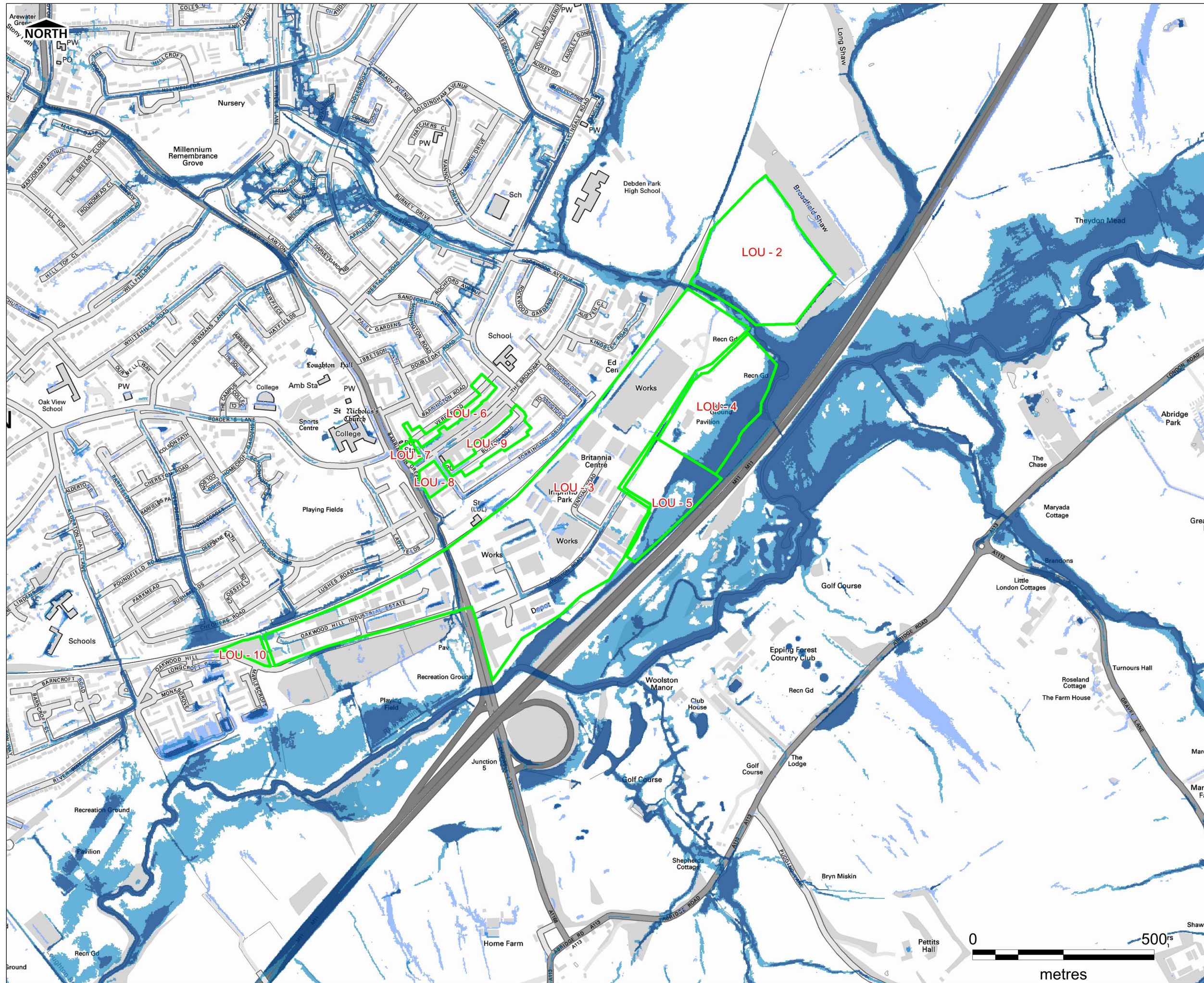
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ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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FIGURE 4S

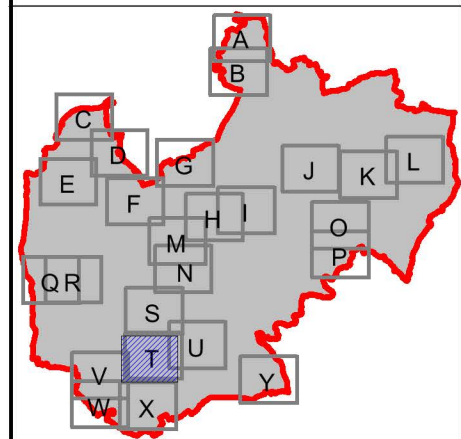


KEY

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Surface Water Flood Extent

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ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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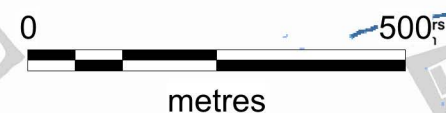


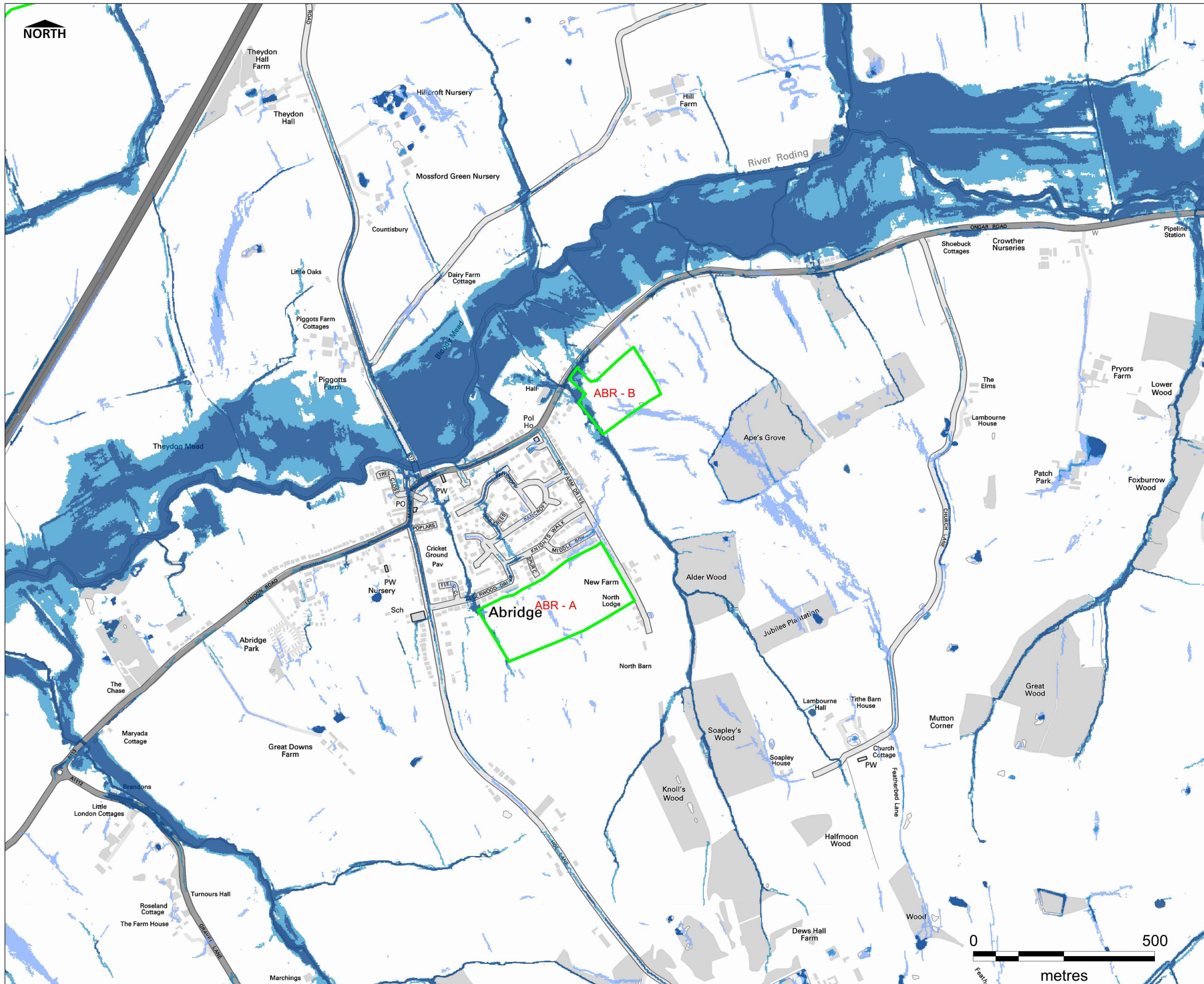
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FIGURE 4T



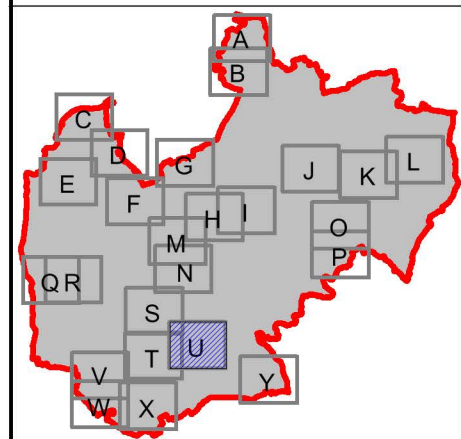


KEY

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**EPPING FOREST DISTRICT
COUNCIL LEVEL 2 SFRA**

**ENVIRONMENT AGENCY UPDATED
FLOOD MAP FOR SURFACE WATER**

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Essex, CM16 4BZ

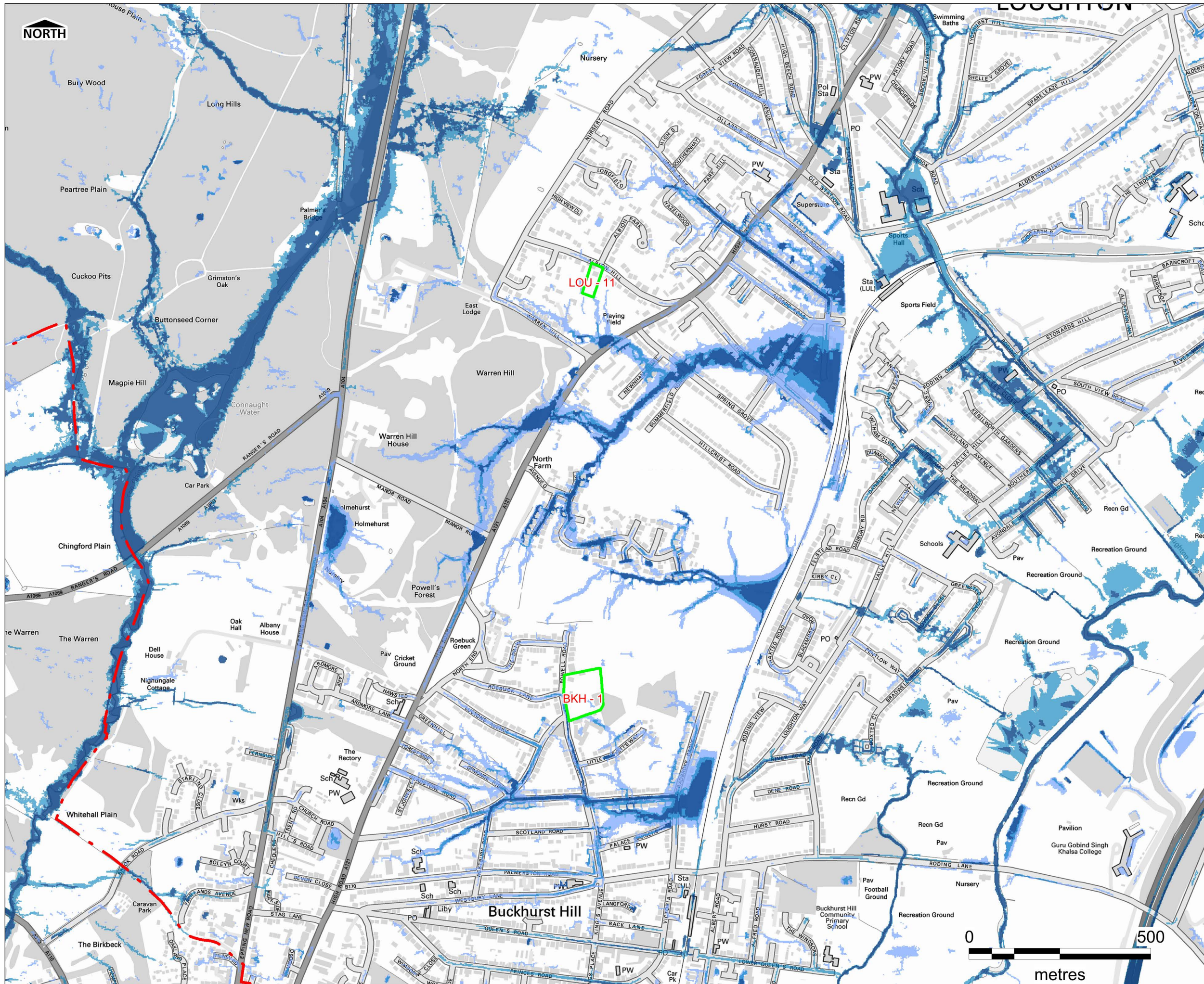


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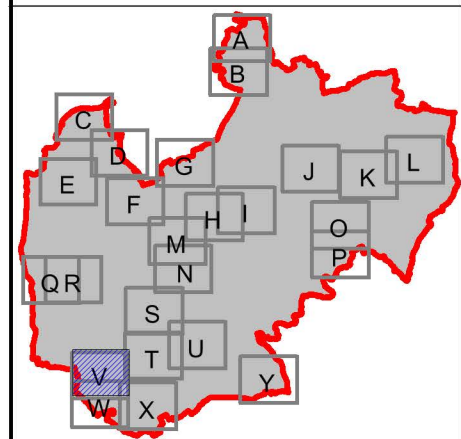


KEY

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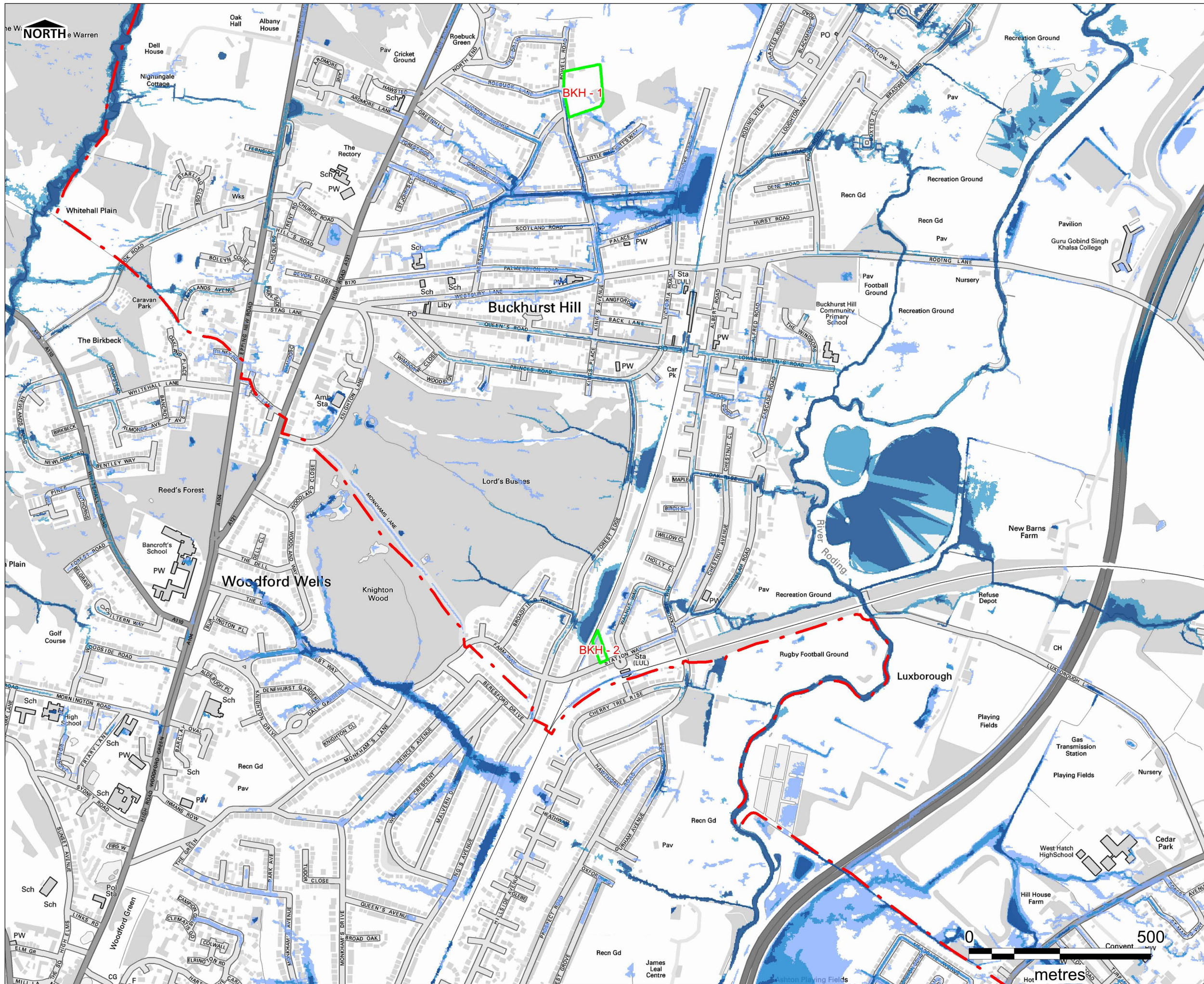
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ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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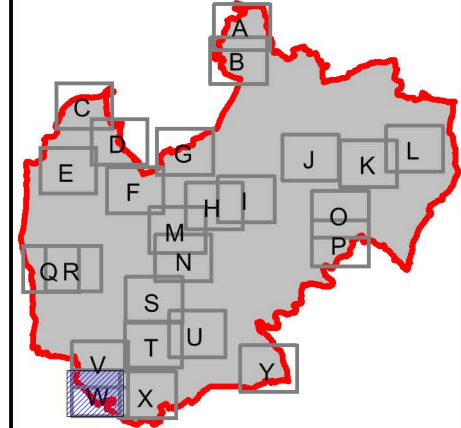
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FIGURE 4V



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

- Surface Water Flood Extent**
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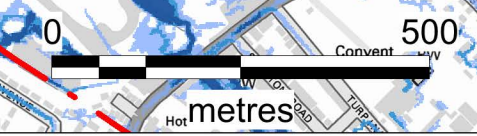
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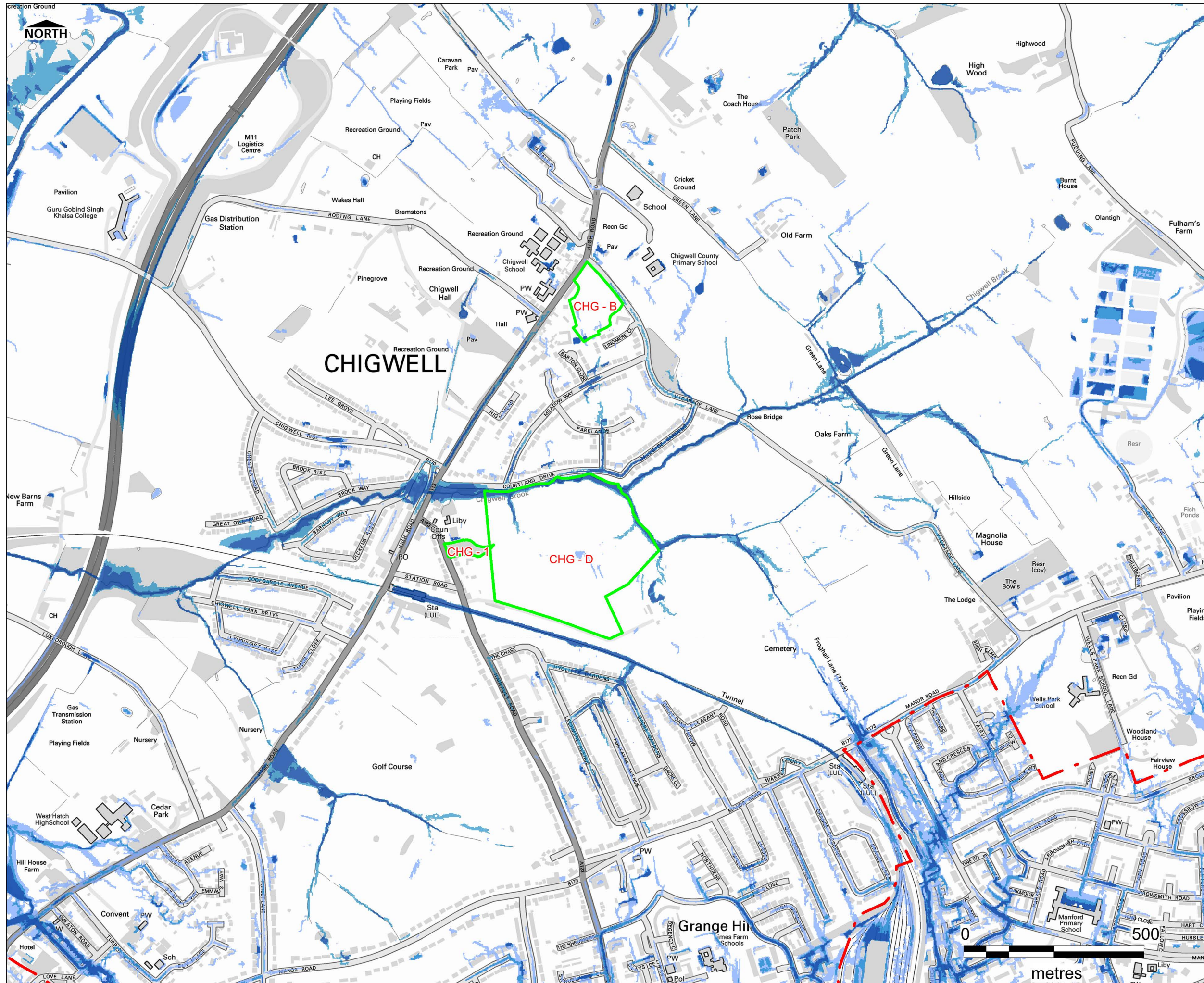


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FIGURE 4W



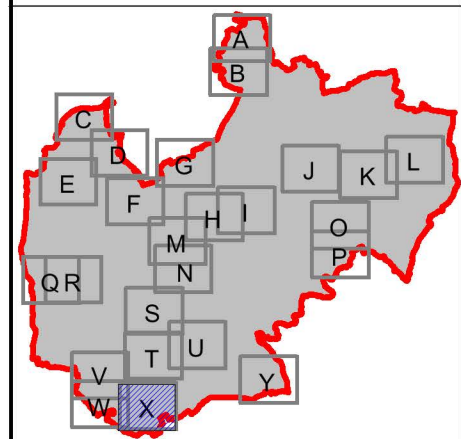


KEY

- 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 (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.
- 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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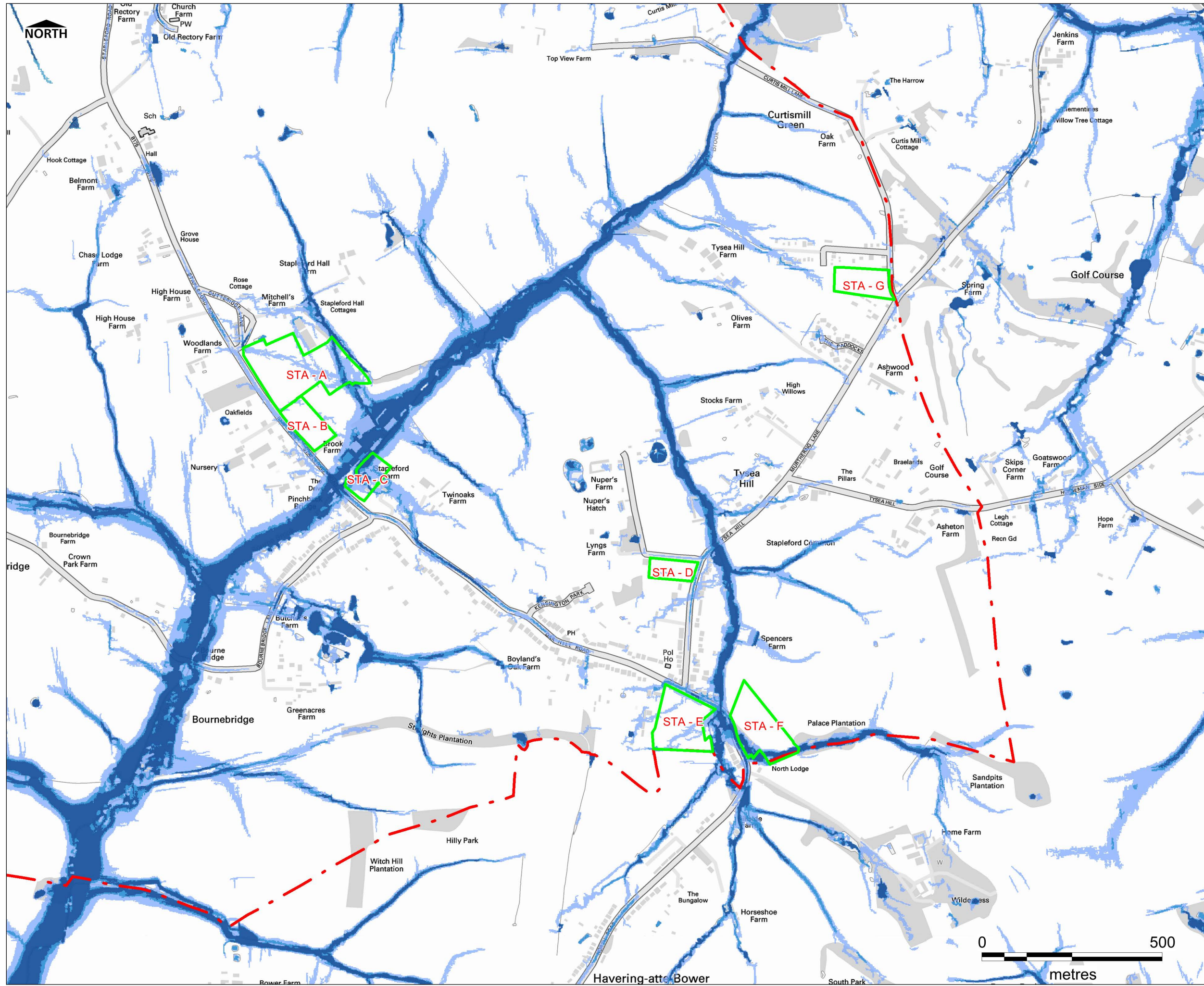
EPPING FOREST DISTRICT COUNCIL LEVEL 2 SFRA

ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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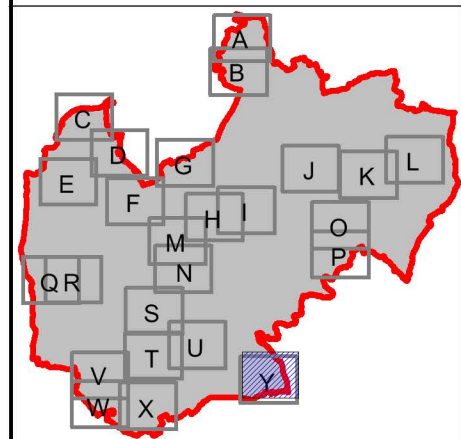


KEY

- 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.
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.

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EPPING FOREST DISTRICT COUNCIL LEVEL 2 SFRA

ENVIRONMENT AGENCY UPDATED FLOOD MAP FOR SURFACE WATER

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