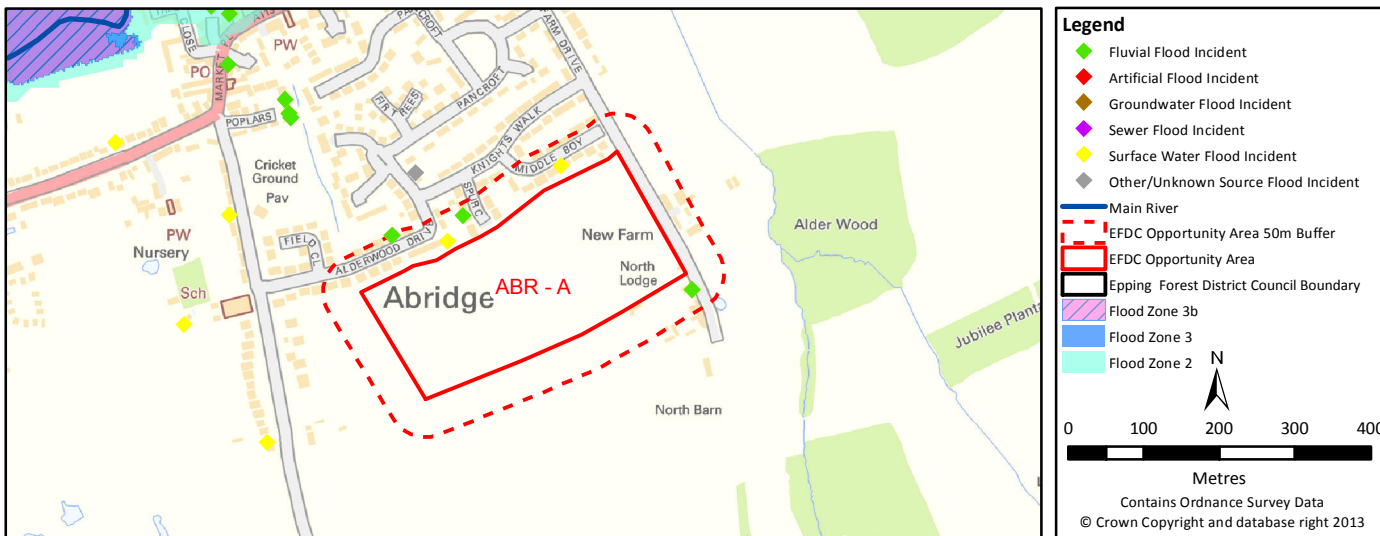


Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: ABR - A

Centre Co-ordinates (x,y): 547023,196527 Size (ha): 6.8



Fluvial					
		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	6.8
% of site in Flood Zones	0%	0%	0%	100%	
		Within the site		Within the site + 50m buffer	
Council records of fluvial flooding		0		3	

Surface Water	Return period					
		1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)		
	% of site at risk of surface water flooding	0.7%	1.3	2.5%		
			Within the site		Within the site + 50m buffer	
	Council records of surface water flooding		0		4	
Canal and River Trust records of surface water flooding		NONE		NONE		

Sewer			Within the site	Within the site + 50m buffer
	TWUL records of internal sewer flooding		3	3
	TWUL records of external sewer flooding		3	3
	Council records of sewer flooding		NONE	0

Groundwater			Within the site	Within the site + 50m buffer
	Environment Agency records of groundwater flooding		NONE	NONE
	Council records of groundwater flooding		0	0

Artificial			Within the site	Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources		NONE	NONE

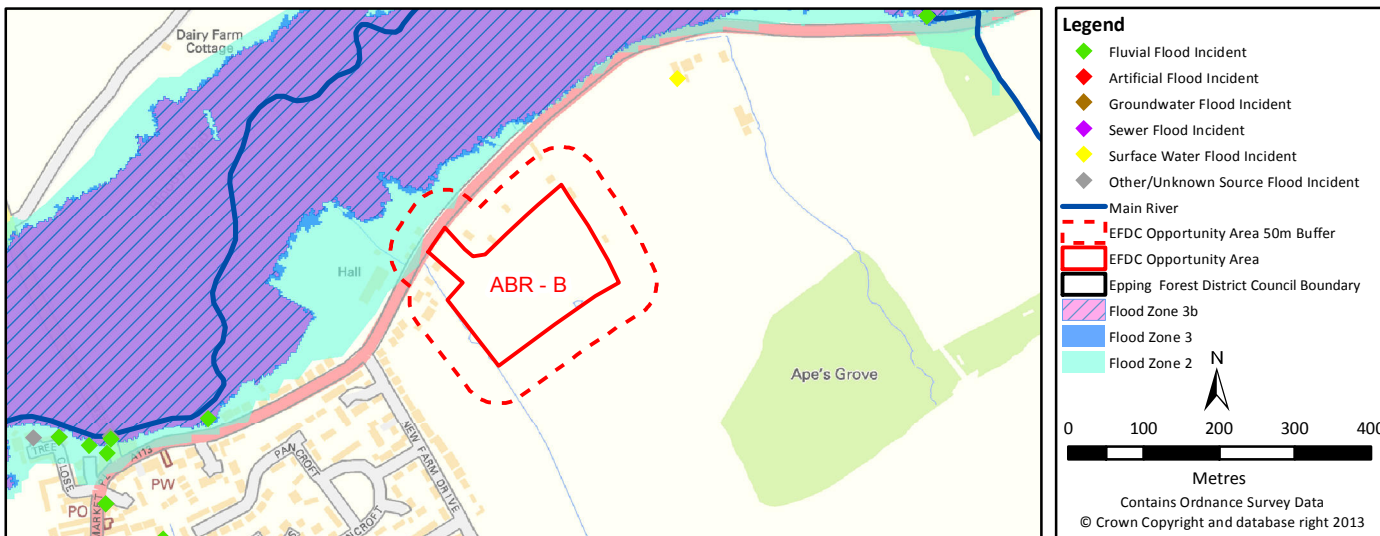
Other			Within the site	Within the site + 50m buffer
	Council records of flooding from other/unknown sources		0	3

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: ABR - B

Centre Co-ordinates (x,y): 547185,197107 Size (ha): 2.9



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2.9
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	5.3%	10.1	4.0%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	3		3
	TWUL records of external sewer flooding	3		3
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

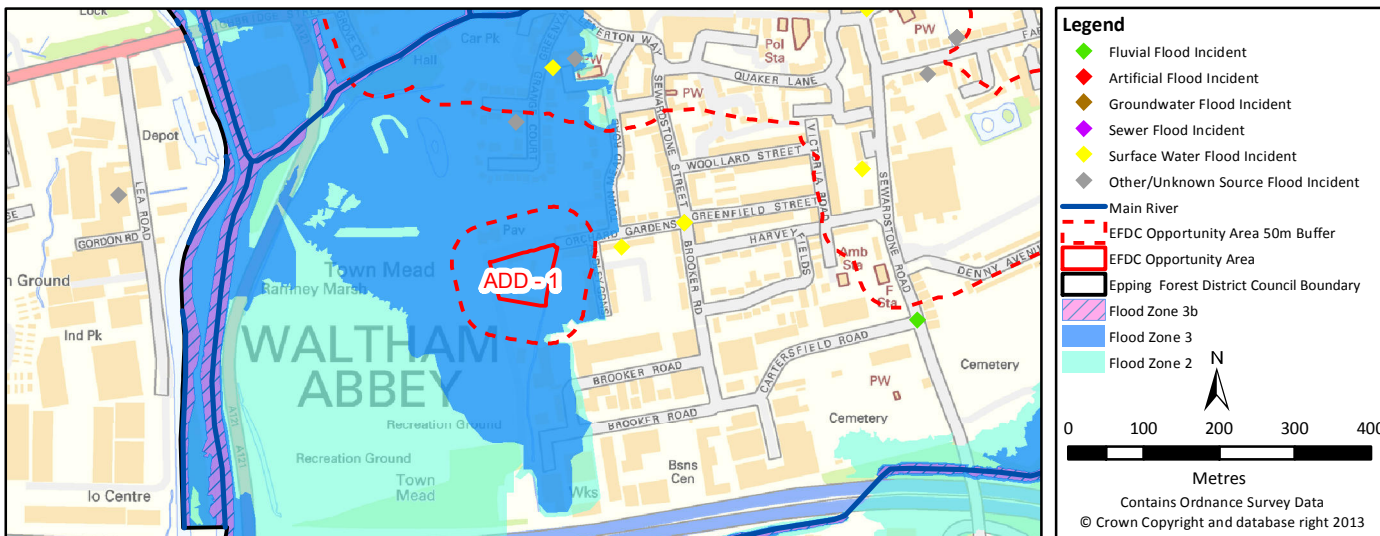
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: ADD - 1

Centre Co-ordinates (x,y): 537994,200217 Size (ha): 0.5



Fluvial		3B	3A	2	1
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	
	Area of site in Flood Zones (ha)	0	0.5	0.5	0
	% of site in Flood Zones	0%	100%	100%	0%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0.0%	1.0	81.9%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	2		2	
	TWUL records of external sewer flooding	4		4	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

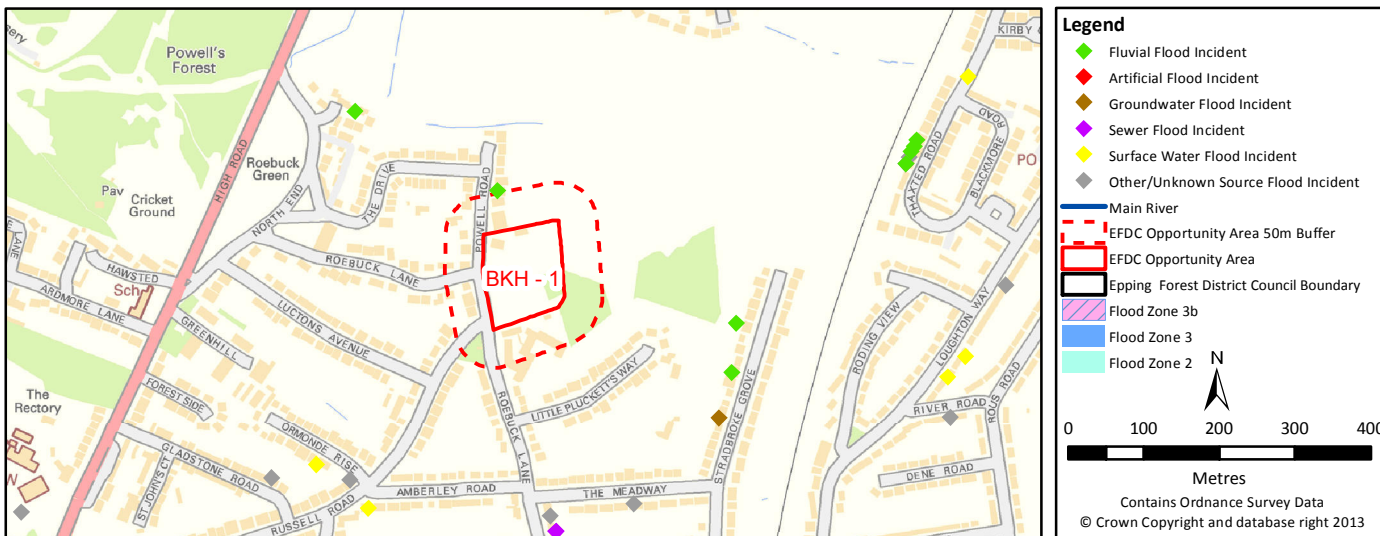
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: BKH - 1

Centre Co-ordinates (x,y): 541485,194501 Size (ha): 1.2



Fluvial					3B	3A	2	1
	Highest Flood Zone:							1
	Other Flood Zones at the site:							YES
	Area of site in Flood Zones (ha)	0	0	0	0	1.2		
	% of site in Flood Zones	0%	0%	0%	100%			
				Within the site		Within the site + 50m buffer		
Council records of fluvial flooding		0		0				

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)		
	% of site at risk of surface water flooding	0.0%	0.0%	1.4%		
			Within the site		Within the site + 50m buffer	
	Council records of surface water flooding		0		0	
	Canal and River Trust records of surface water flooding		NONE		NONE	

Sewer			Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding		1		1	
	TWUL records of external sewer flooding		2		2	
	Council records of sewer flooding		NONE		0	

Groundwater			Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding		NONE		NONE	
	Council records of groundwater flooding		0		0	

Artificial			Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources		NONE		NONE	

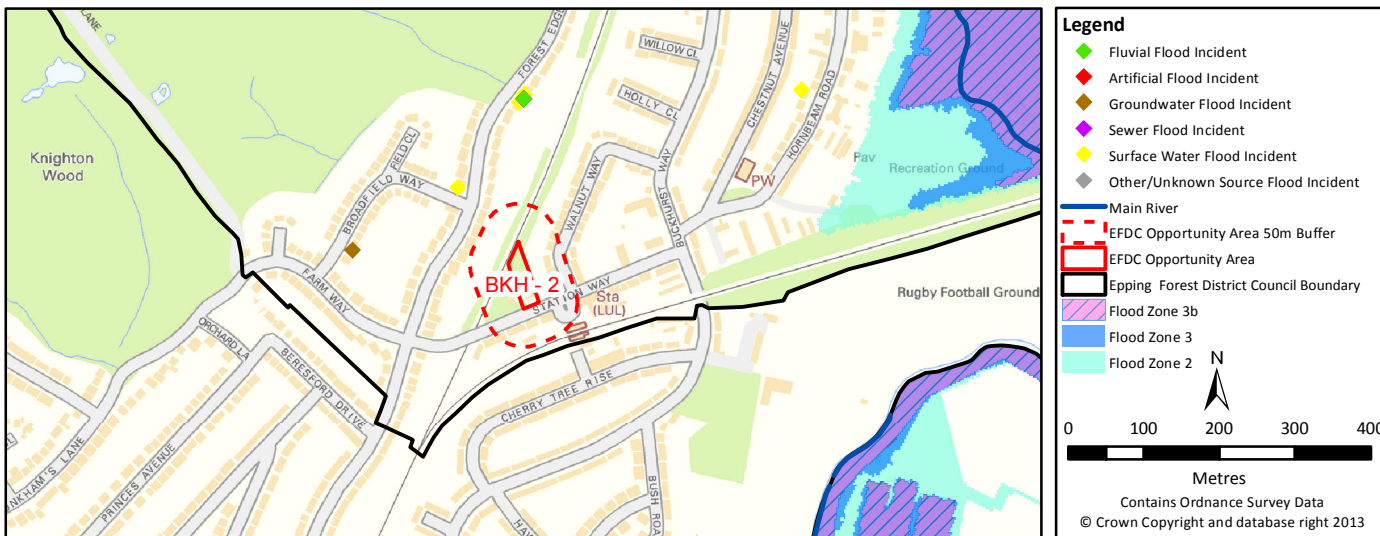
Other			Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources		0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: BKH - 2

Centre Co-ordinates (x,y): 541530,192973 Size (ha): 0.2



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.2
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0.0%	0.0%	9.1%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	4		4
	TWUL records of external sewer flooding	6		6
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

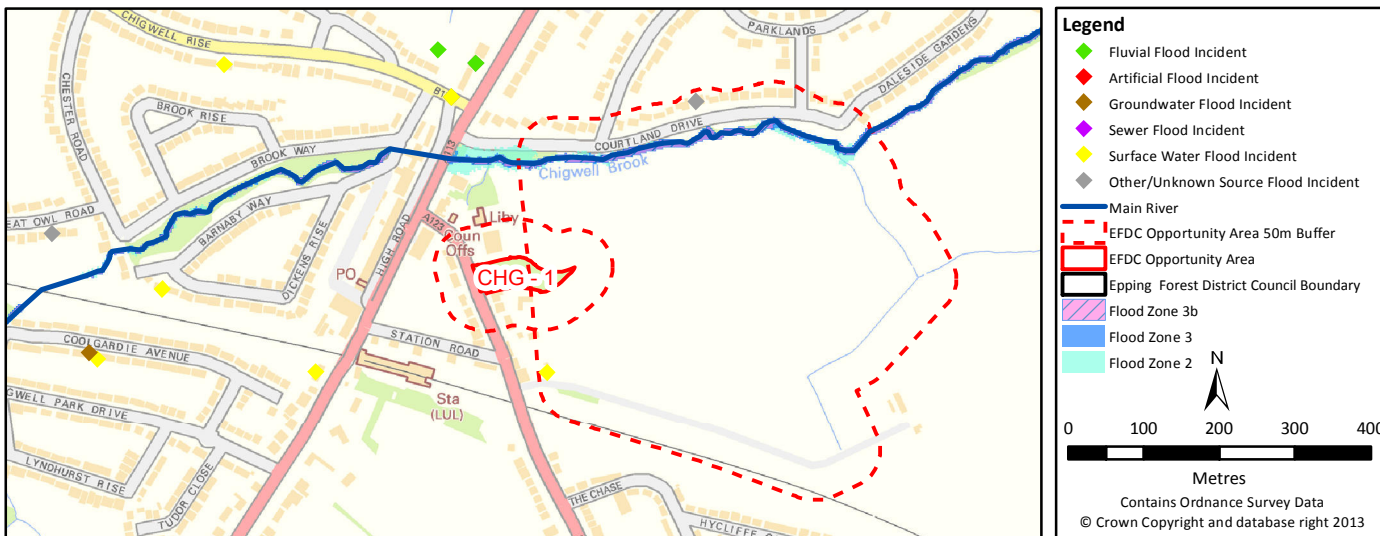
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: CHG - 1

Centre Co-ordinates (x,y): 543931,193154 Size (ha): 0.4



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.4
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	0%	0%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	0		0	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

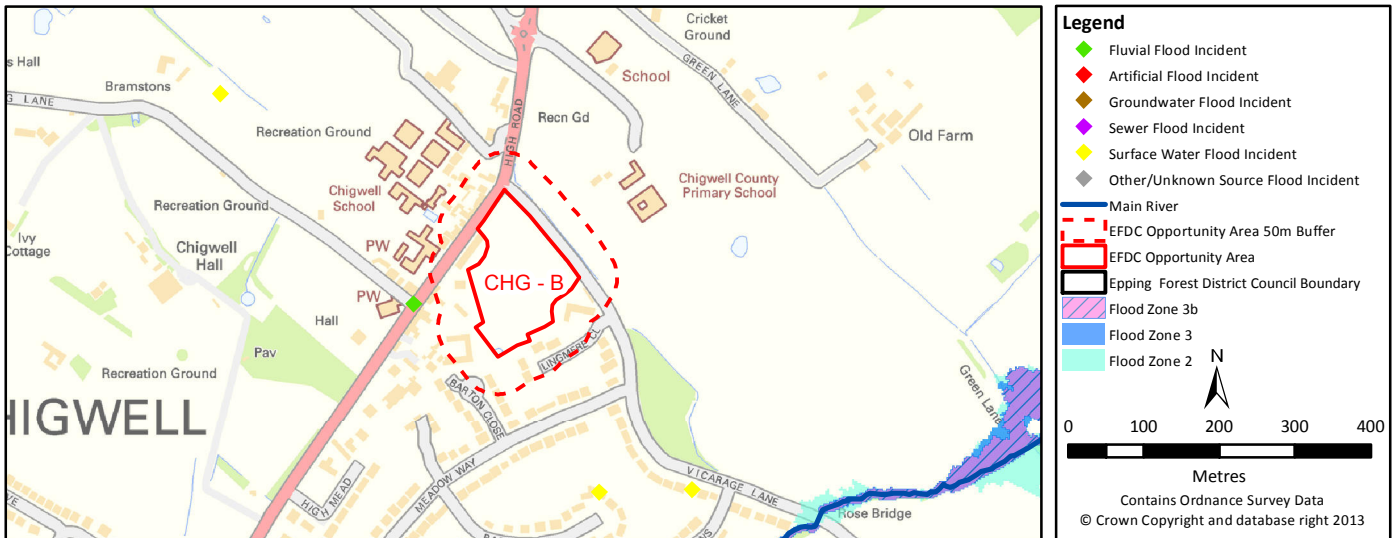
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: CHG - B

Centre Co-ordinates (x,y): 544264,193763 Size (ha): 1.8



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.8
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0.6%	0.6%	2.7%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	0		0
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

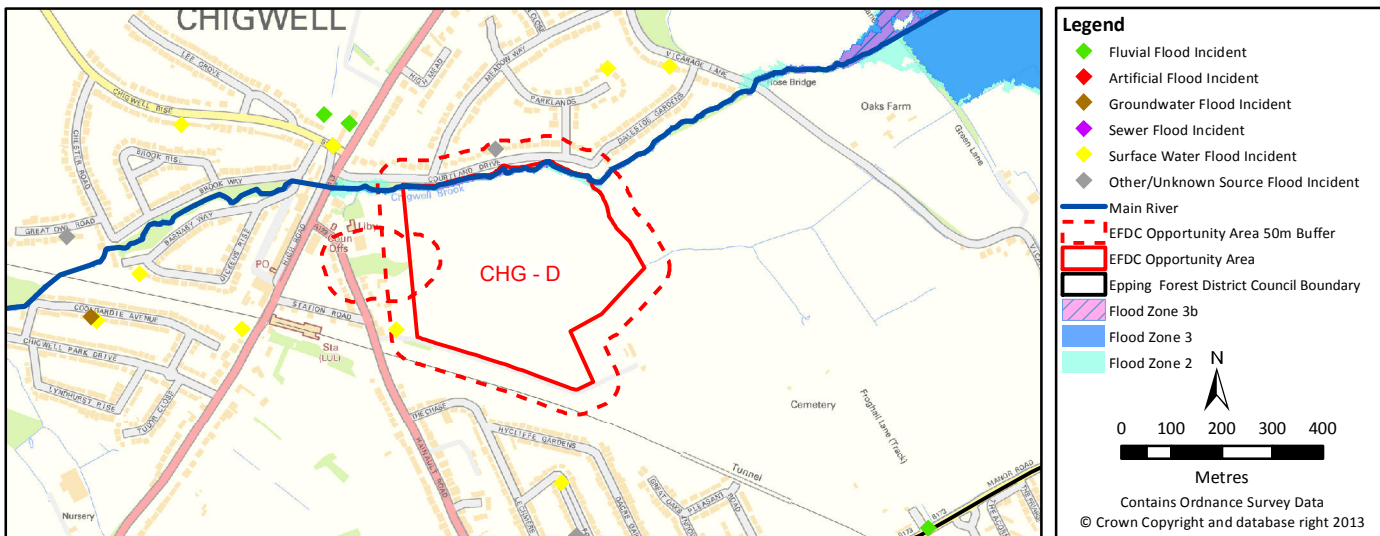
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: CHG - D

Centre Co-ordinates (x,y): 544213,193134 Size (ha): 14.7



Fluvial		3B	3A	2	1
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.32	0.33	0.4	14.3
	% of site in Flood Zones	2%	2%	3%	97%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	3.9%	5.9%	0.5%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		1
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	0		0
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

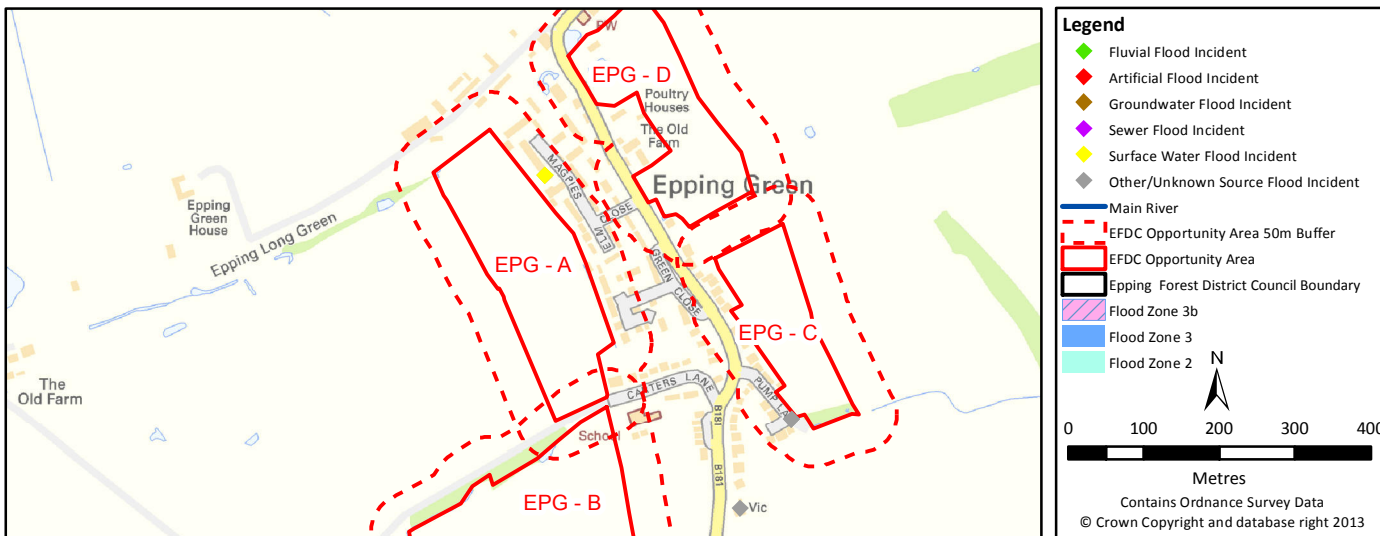
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		1

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPG - A

Centre Co-ordinates (x,y): 543426,205233 Size (ha): 4.1



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	4.1
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	0%	0%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		2	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	8		8	
	TWUL records of external sewer flooding	3		3	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

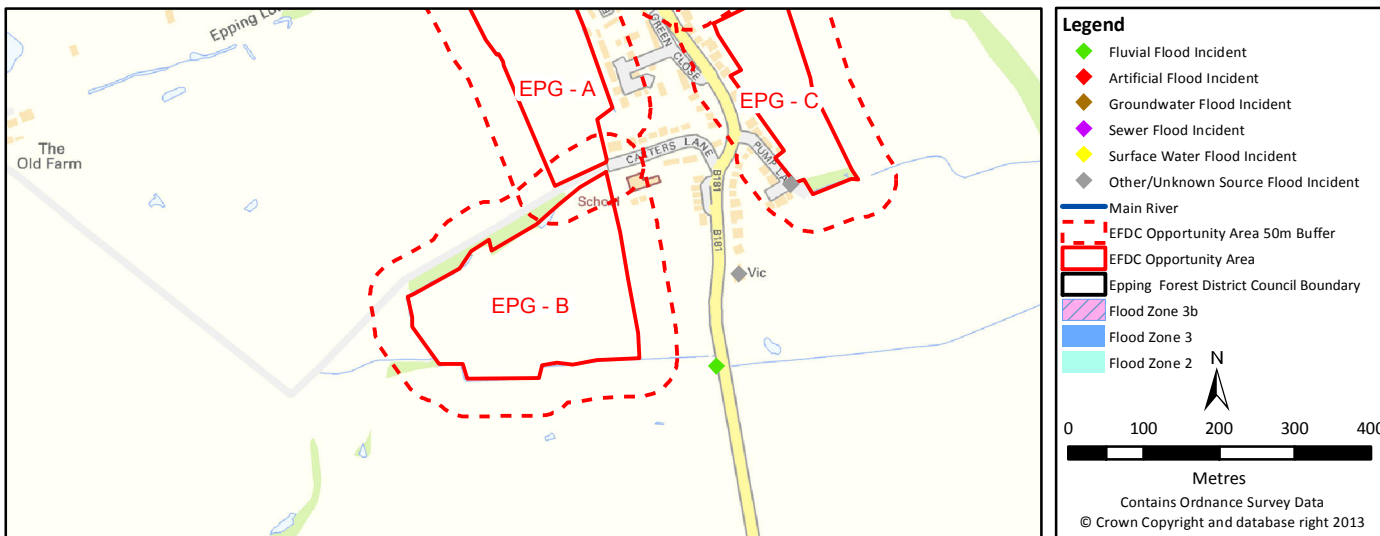
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		1	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPG - B

Centre Co-ordinates (x,y): 543427,204922 Size (ha): 5.1



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	5.1
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	5.7%	13.4%	27.7%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	8		8
	TWUL records of external sewer flooding	3		3
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

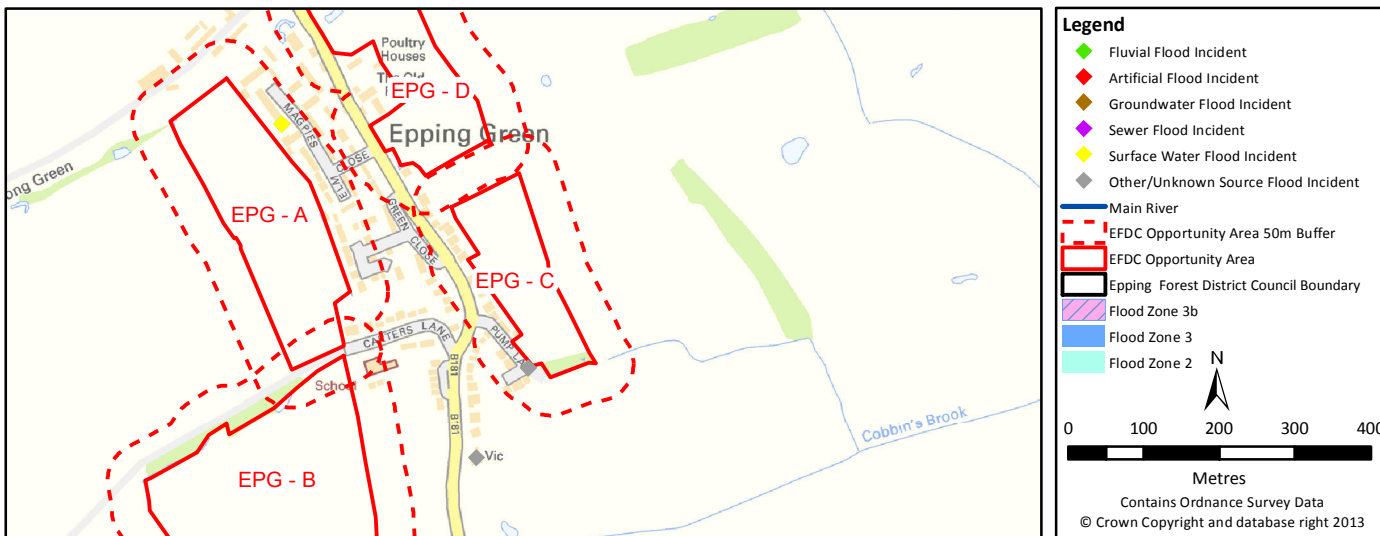
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPG - C

Centre Co-ordinates (x,y): 543774,205165 Size (ha): 2.2



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2.2
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	0%	48.0%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	8		8	
	TWUL records of external sewer flooding	3		3	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		2	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPG - D

Centre Co-ordinates (x,y): 543608,205453 Size (ha): 3.1



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	3.1
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	0%	0%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	8		8	
	TWUL records of external sewer flooding	3		3	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

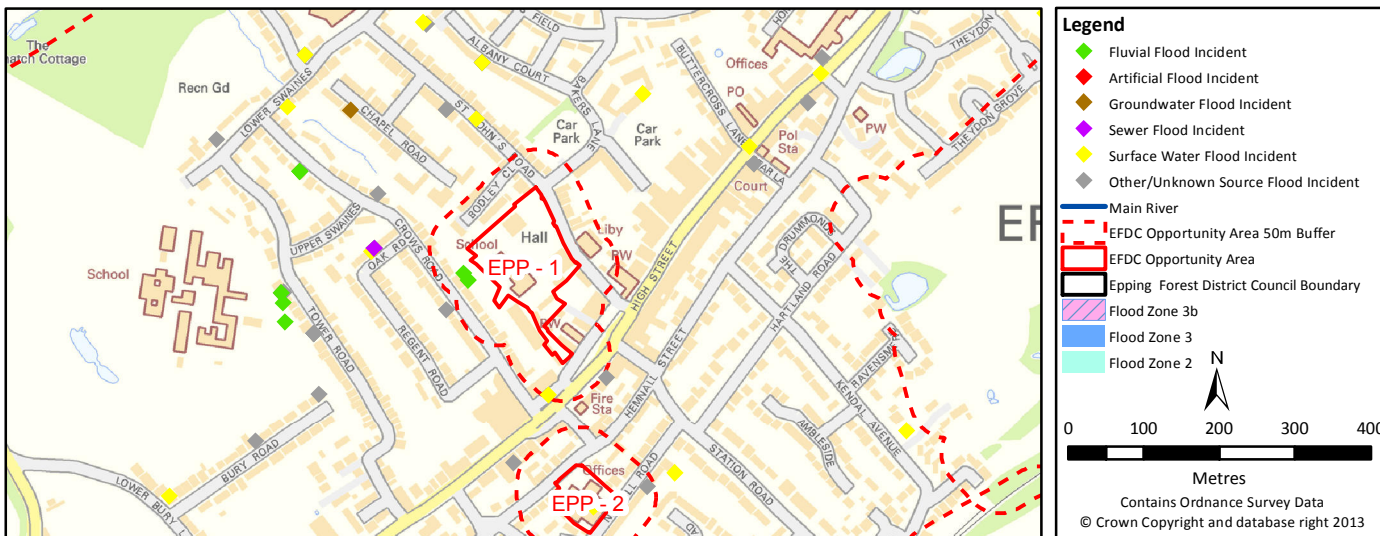
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - 1

Centre Co-ordinates (x,y): 545815,202110 Size (ha): 1.5



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.5
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		2	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0.2%	2.5%	12.5%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		1
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	0		1
	TWUL records of external sewer flooding	0		5
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

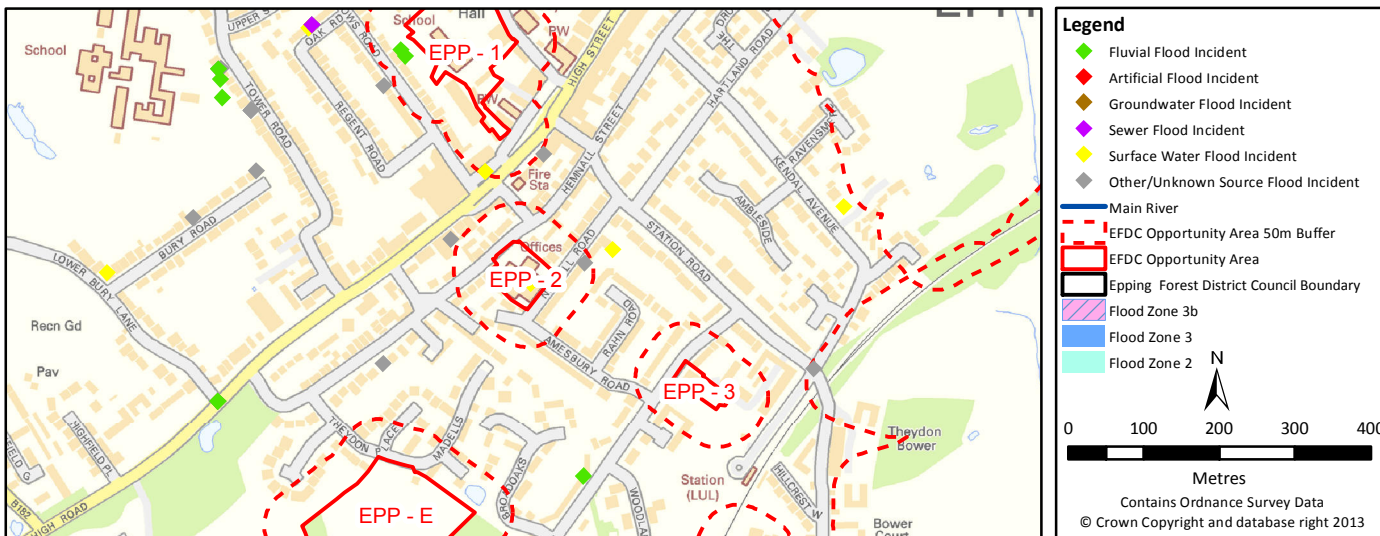
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - 2

Centre Co-ordinates (x,y): 545898,201814 Size (ha): 0.4



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.4
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0%	6.4%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	1		1
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	5		5
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

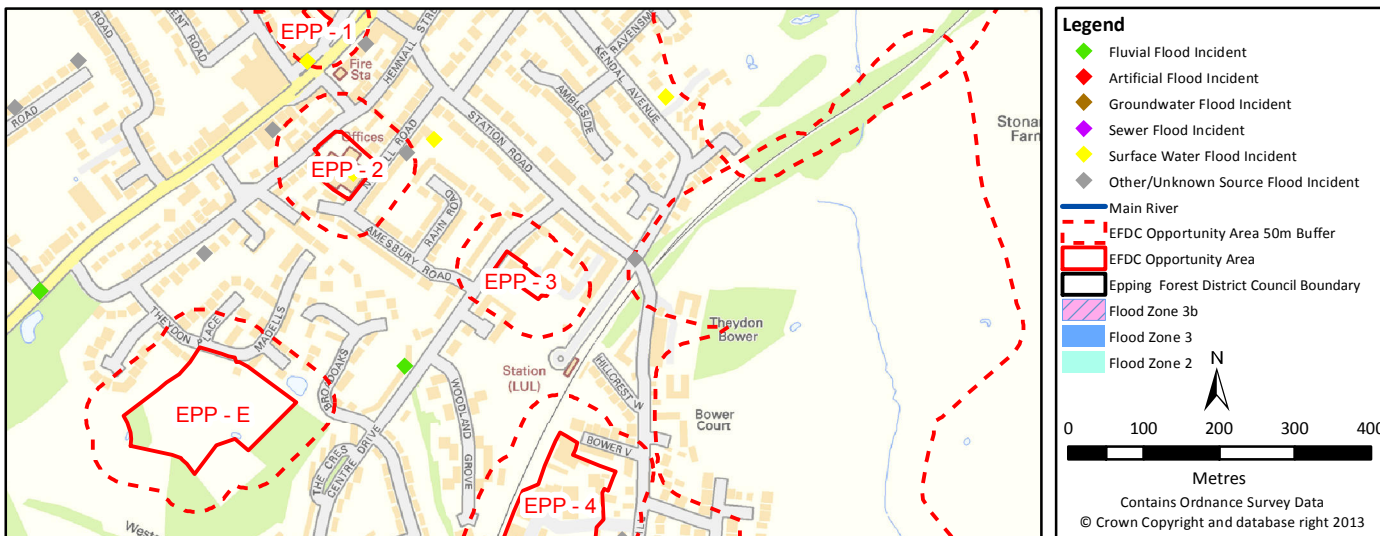
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		1

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - 3

Centre Co-ordinates (x,y): 546133,201669 Size (ha): 0.2



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.2
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0.3%	7.6%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	5		5
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

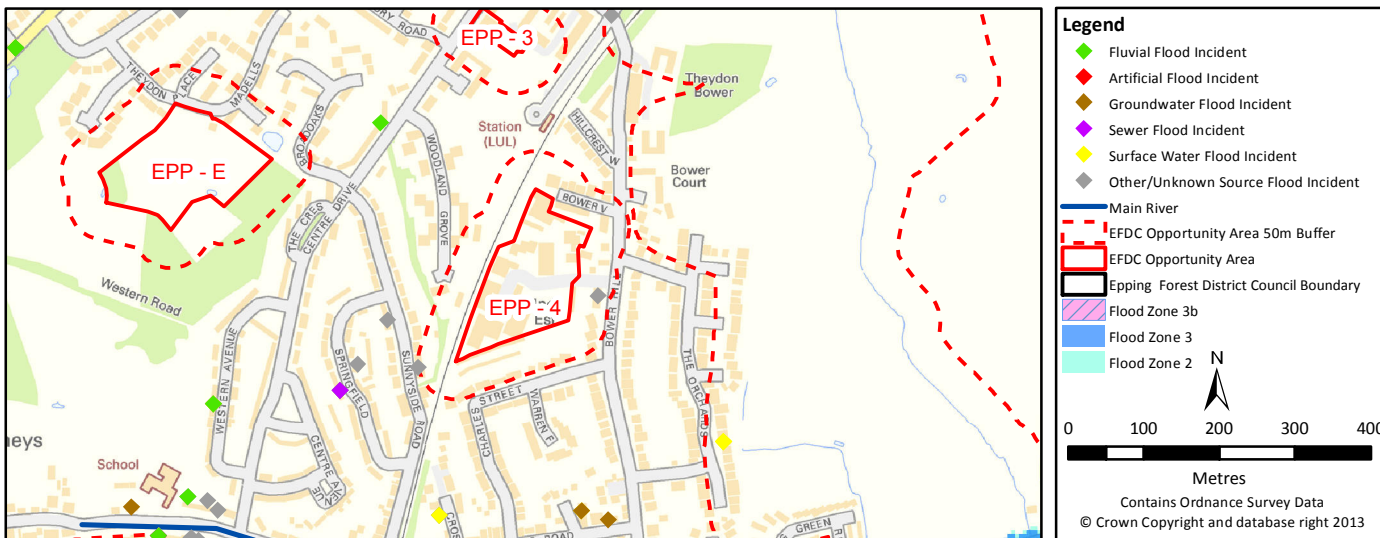
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - 4

Centre Co-ordinates (x,y): 546166,201347 Size (ha): 1.9



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.9
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0.9%	5.9%	22.2%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1	1	
	TWUL records of external sewer flooding	5	5	
	Council records of sewer flooding	NONE	0	

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		2

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - A

Centre Co-ordinates (x,y): 546512,202114 Size (ha): 13



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	13
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	1.0%	2.4%	6.6%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	5		5
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

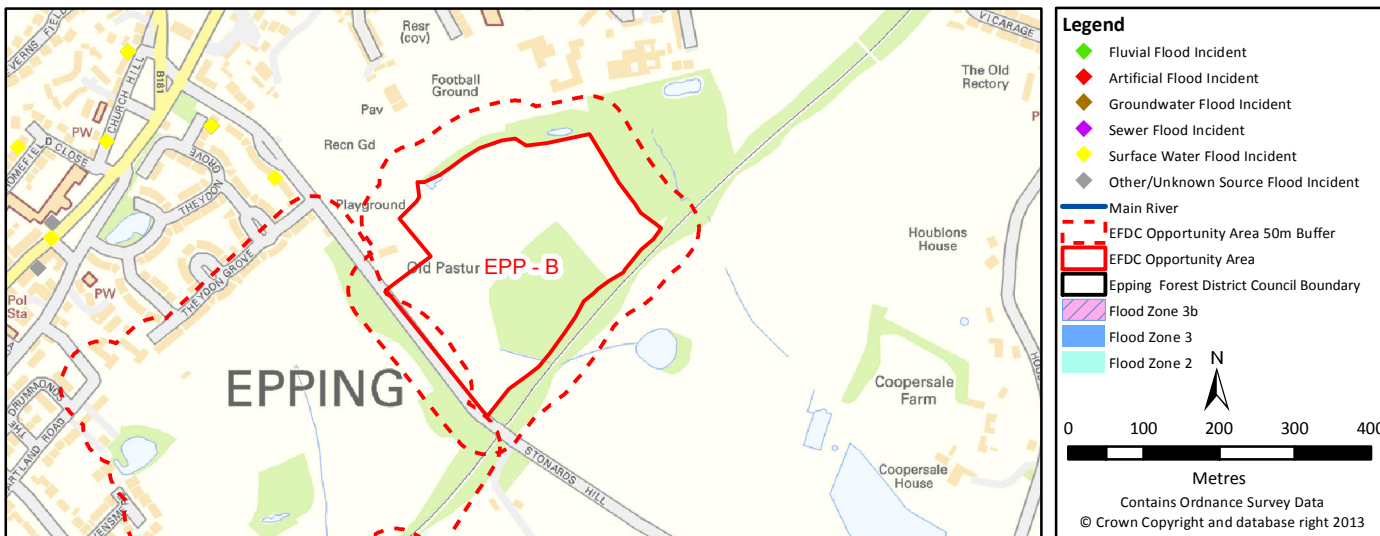
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - B

Centre Co-ordinates (x,y): 546833,202328 Size (ha): 7.6



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	7.6
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0.7%	2.4%	12.8%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	8		8
	TWUL records of external sewer flooding	5		5
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

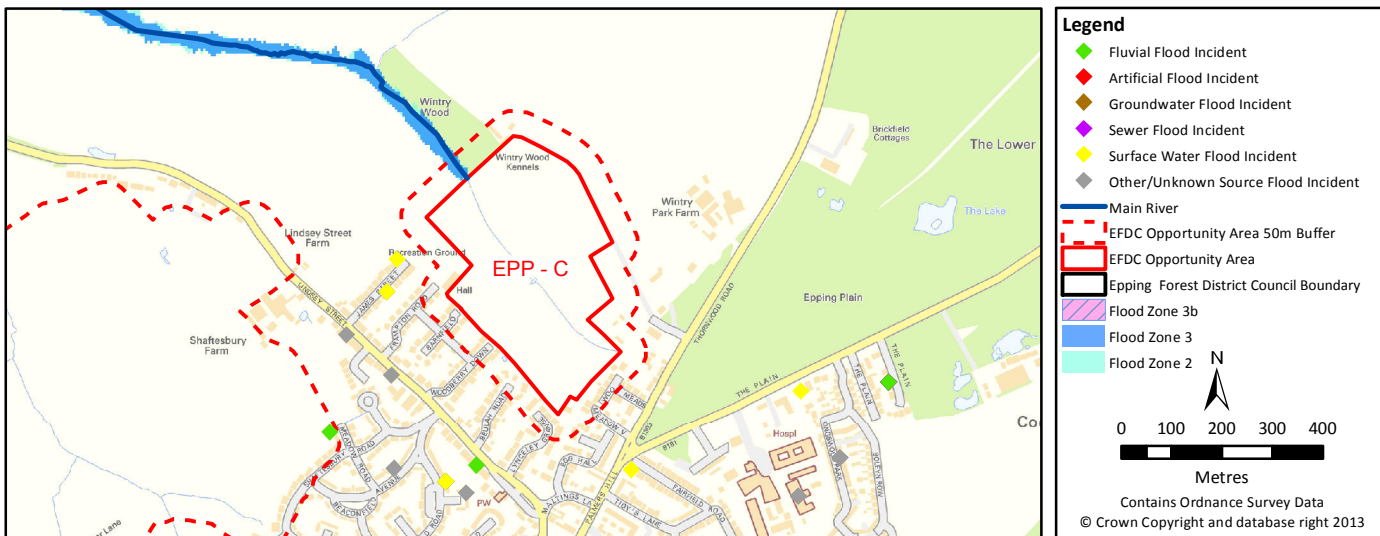
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - C

Centre Co-ordinates (x,y): 546315,203191 Size (ha): 12.2



Fluvial		3B	3A	2	1
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	12.2
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	2.4%	5.1%	14.2%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	8		8	
	TWUL records of external sewer flooding	3		3	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

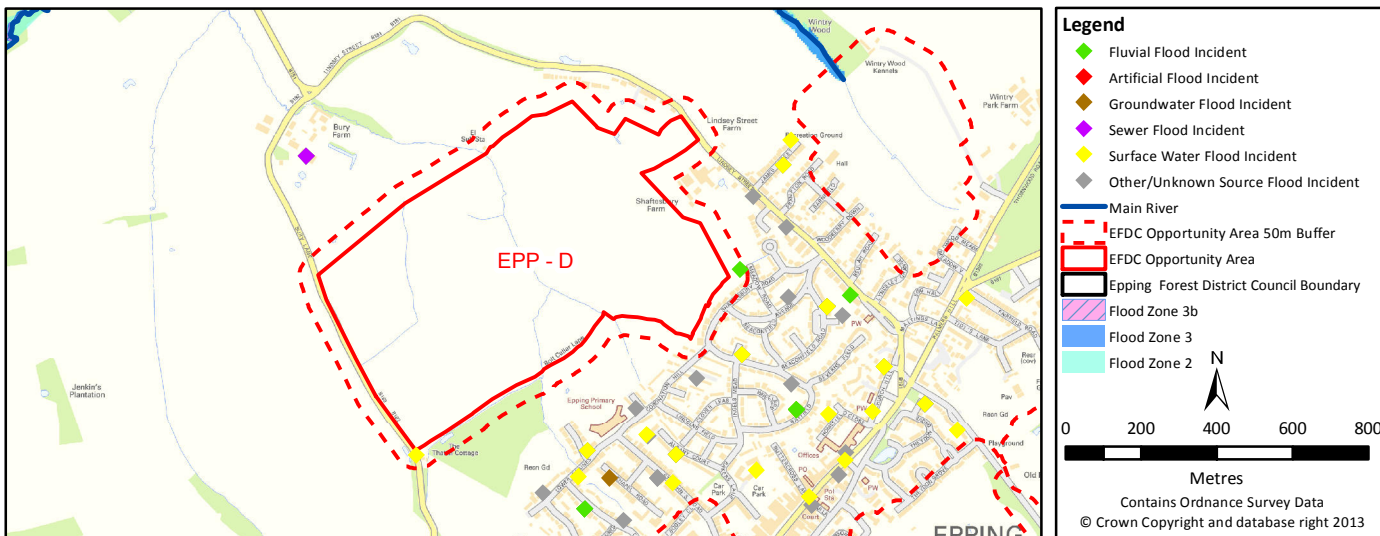
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - D

Centre Co-ordinates (x,y): 545357,202866 Size (ha): 54.3



Fluvial					
		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	54.3
% of site in Flood Zones	0%	0%	0%	100%	
		Within the site		Within the site + 50m buffer	
Council records of fluvial flooding		0		1	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)		
	% of site at risk of surface water flooding	3.0%	4.7%	11.1%		
			Within the site		Within the site + 50m buffer	
	Council records of surface water flooding		0		1	
	Canal and River Trust records of surface water flooding		NONE		NONE	

Sewer			Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding		8		8	
	TWUL records of external sewer flooding		3		3	
	Council records of sewer flooding		NONE		0	

Groundwater			Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding		NONE		NONE	
	Council records of groundwater flooding		0		0	

Artificial			Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources		NONE		NONE	

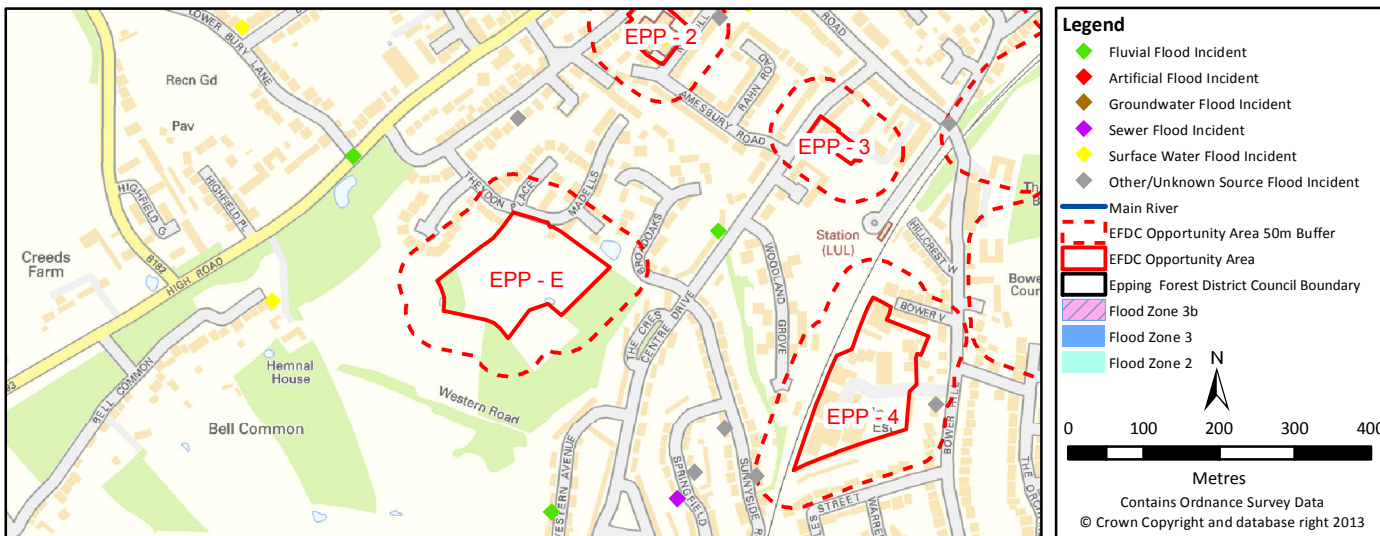
Other			Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources		0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - E

Centre Co-ordinates (x,y): 545719,201490 Size (ha): 2



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0.1%	14.6%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	5		5	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

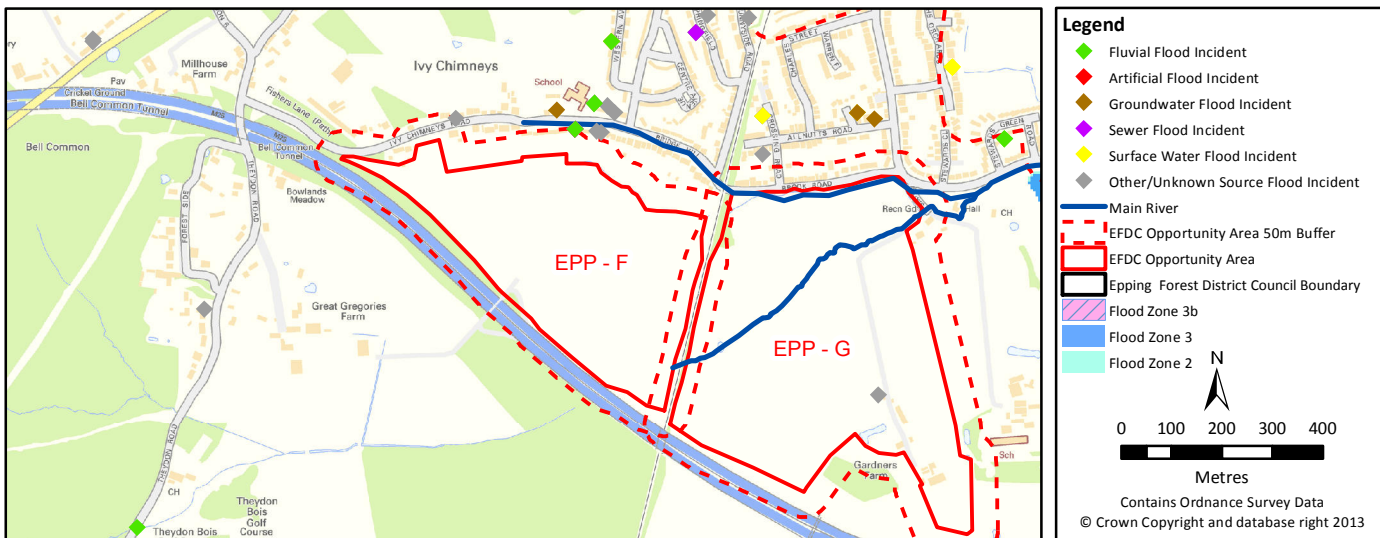
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - F

Centre Co-ordinates (x,y): 545581,200714 Size (ha): 17.1



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	17.1
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	4.1%	7.1%	14.1%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	5		5	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

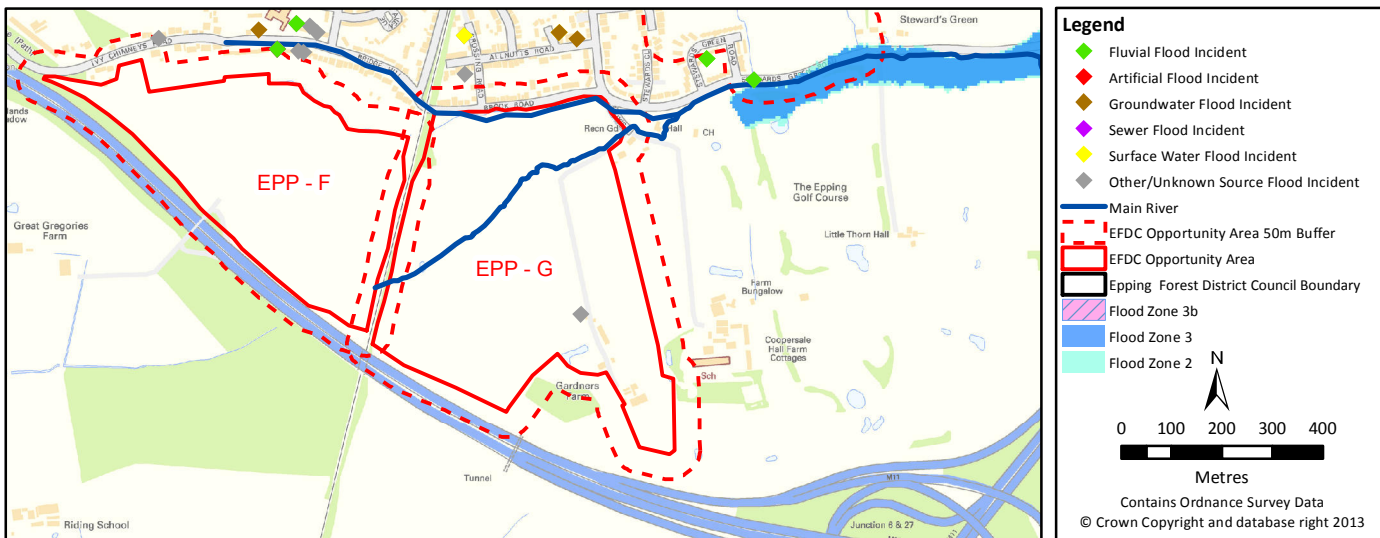
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - G

Centre Co-ordinates (x,y): 546171,200555 Size (ha): 26.4



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	26.4
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	3.2%	7.3%	17.1%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	4		5	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

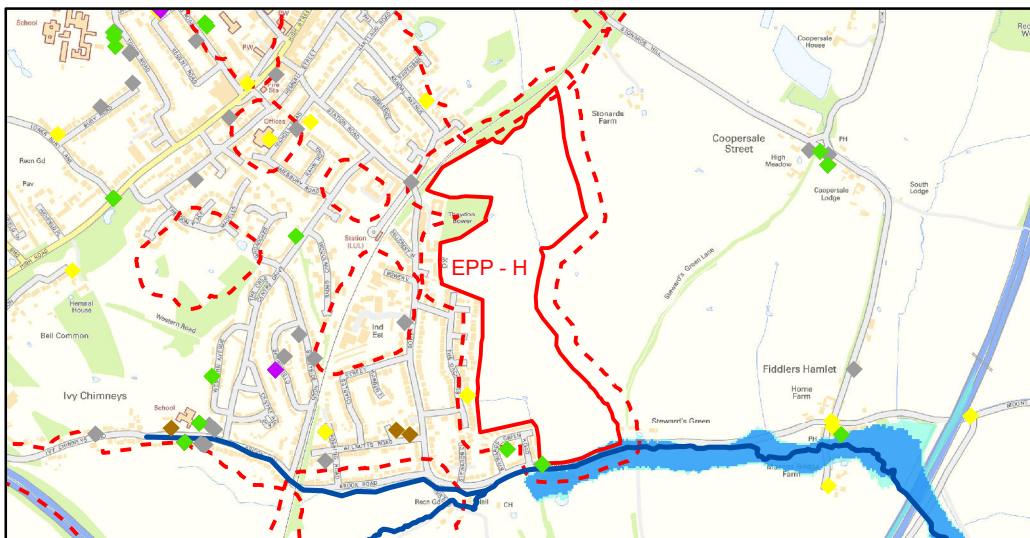
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	1		1	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: EPP - H

Centre Co-ordinates (x,y): 546579,201445 Size (ha): 22.8



Legend

- ◆ Fluvial Flood Incident
- ◆ Artificial Flood Incident
- ◆ Groundwater Flood Incident
- ◆ Sewer Flood Incident
- ◆ Surface Water Flood Incident
- ◆ Other/Unknown Source Flood Incident
- Main River
- - - EFDC Opportunity Area 50m Buffer
- ▭ EFDC Opportunity Area
- ▭ Epping Forest District Council Boundary
- ▭ Flood Zone 3b
- ▭ Flood Zone 3
- ▭ Flood Zone 2

0 200 400 600 800
Metres
Contains Ordnance Survey Data
© Crown Copyright and database right 2013

Fluvial		3B	3A	2	1
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	0.05	0.07	22.73
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		1	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	4.7%	9.3%	30.3%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		3
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	5		5
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

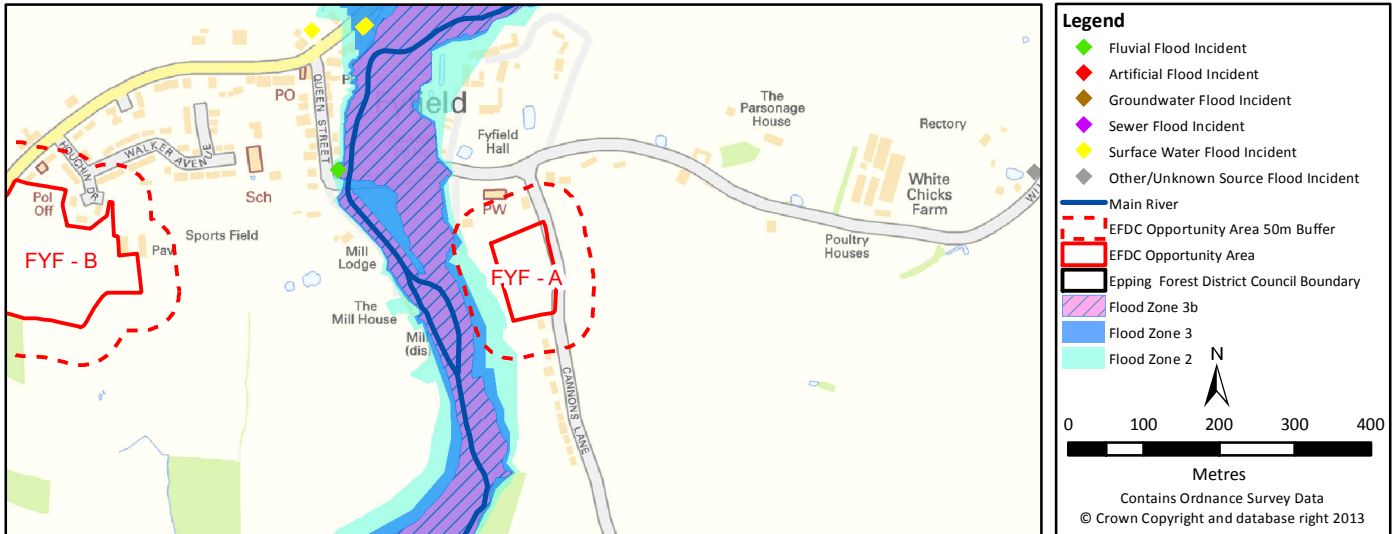
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		2

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: FYF - A

Centre Co-ordinates (x,y): 557298,206657 Size (ha): 0.8



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.8
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0%	1.1%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	1		1
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

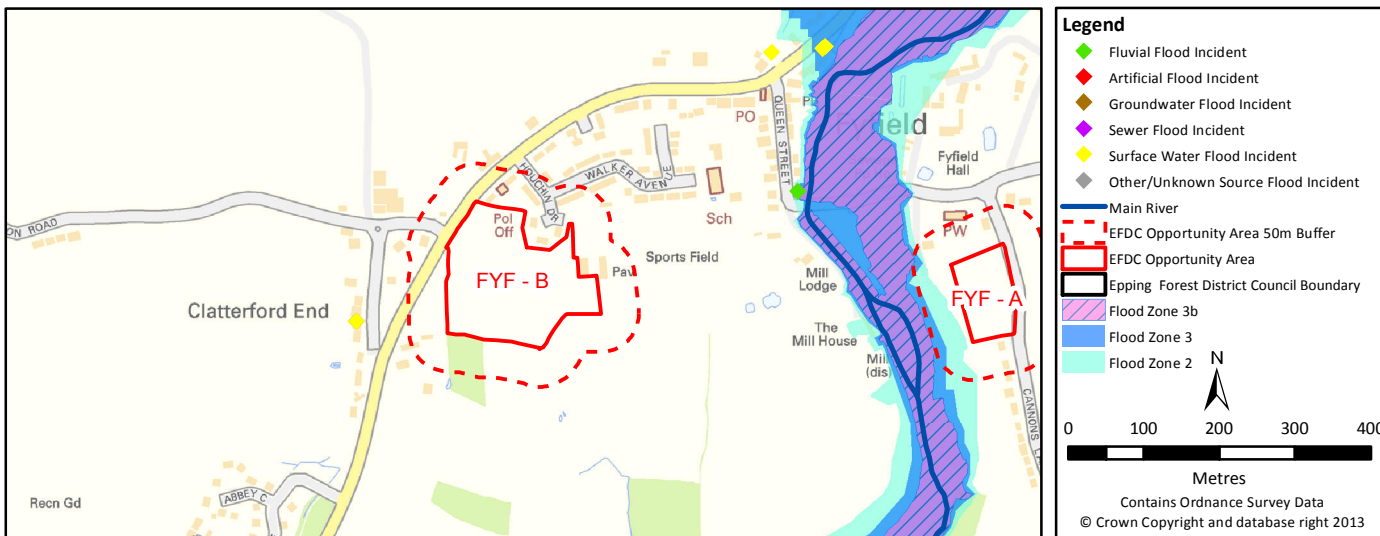
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: FYF - B

Centre Co-ordinates (x,y): 556689,206680 Size (ha): 2.6



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2.6
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0%	0.2%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	1		1
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

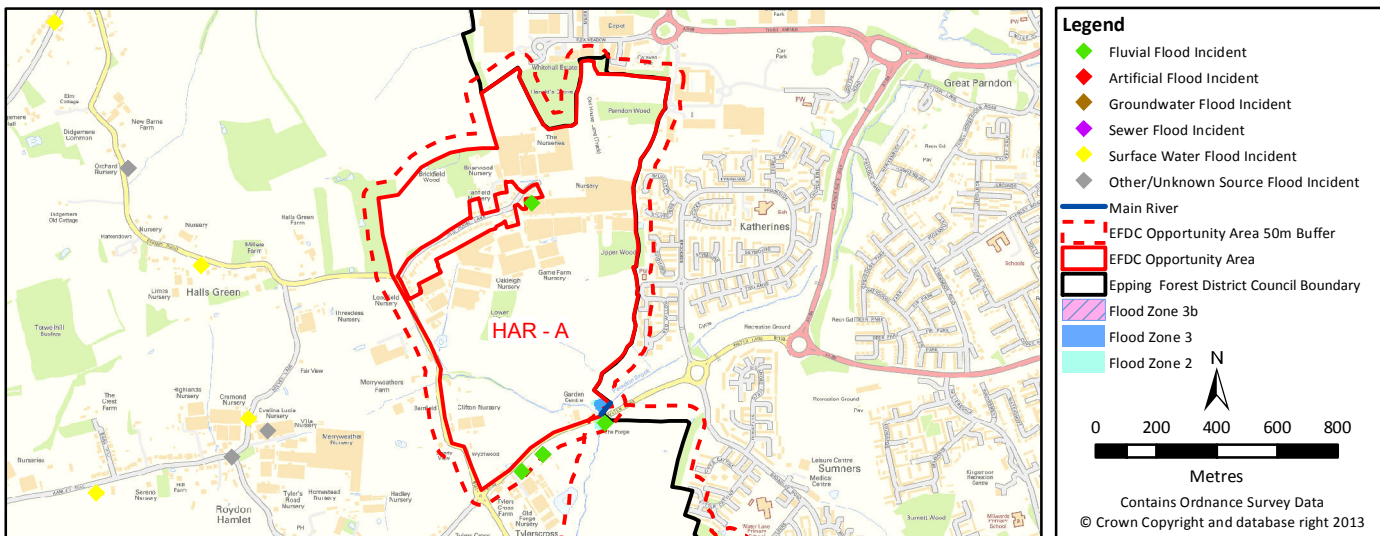
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: HAR - A

Centre Co-ordinates (x,y): 542304,208367 Size (ha): 75.5



Fluvial					
		3B	3A	2	1
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	0.17	0.22	75.28
% of site in Flood Zones	0%	0%	0%	100%	
		Within the site		Within the site + 50m buffer	
Council records of fluvial flooding		1		4	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)		
	% of site at risk of surface water flooding	1.2%	2.4%	7.6%		
			Within the site		Within the site + 50m buffer	
	Council records of surface water flooding		0		0	
	Canal and River Trust records of surface water flooding		NONE		NONE	

Sewer			Within the site	Within the site + 50m buffer
	TWUL records of internal sewer flooding		1	1
	TWUL records of external sewer flooding		4	4
	Council records of sewer flooding		NONE	0

Groundwater			Within the site	Within the site + 50m buffer
	Environment Agency records of groundwater flooding		NONE	NONE
	Council records of groundwater flooding		0	0

Artificial			Within the site	Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources		NONE	NONE

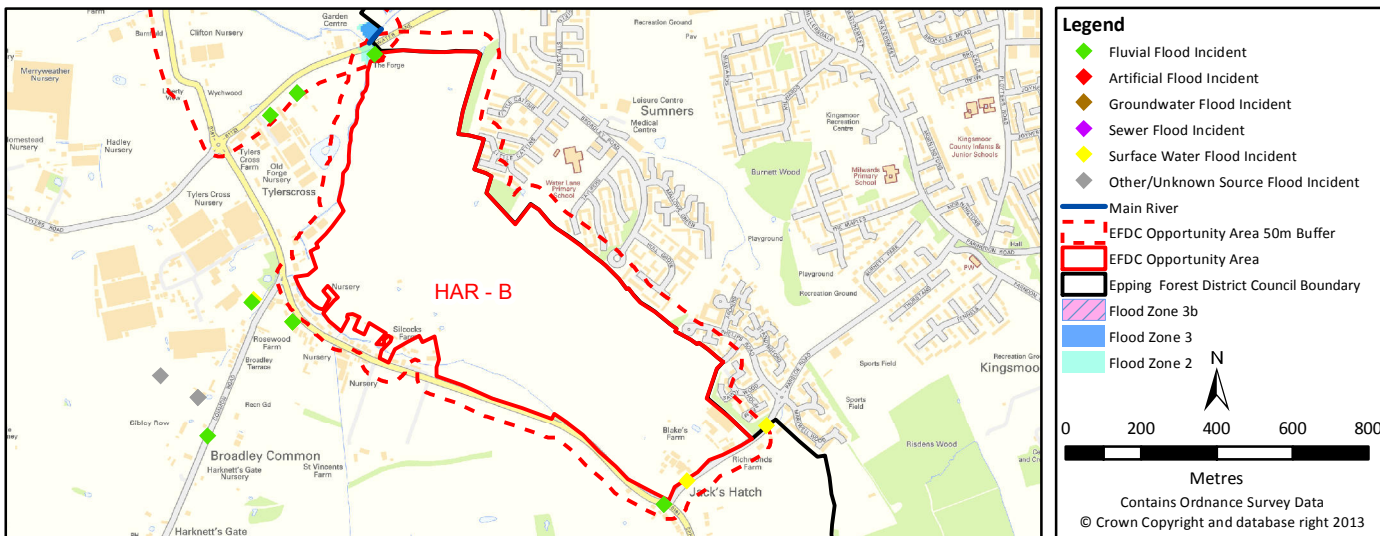
Other			Within the site	Within the site + 50m buffer
	Council records of flooding from other/unknown sources		0	1

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: HAR - B

Centre Co-ordinates (x,y): 542963,207281 Size (ha): 58.8



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:			YES	YES
	Area of site in Flood Zones (ha)	0	0	0.01	58.79
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		3	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	4.8%	7.2%	15.7%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		1
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	8		8
	TWUL records of external sewer flooding	4		4
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

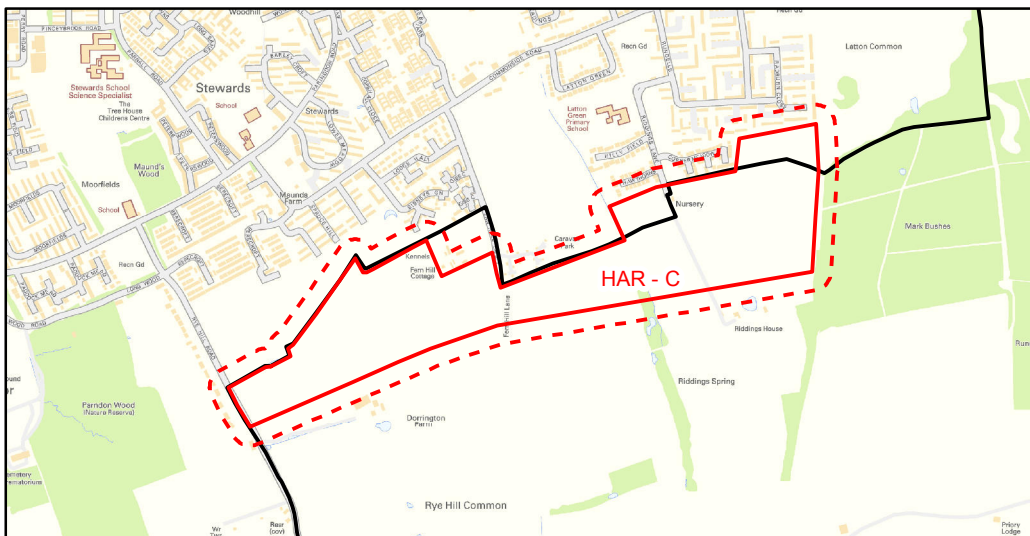
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		1

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: HAR - C

Centre Co-ordinates (x,y): 545395,207277 Size (ha): 36.4



Legend

- ◆ Fluvial Flood Incident
- ◆ Artificial Flood Incident
- ◆ Groundwater Flood Incident
- ◆ Sewer Flood Incident
- ◆ Surface Water Flood Incident
- ◆ Other/Unknown Source Flood Incident
- Main River
- - - EFDC Opportunity Area 50m Buffer
- ▭ EFDC Opportunity Area
- ▭ Epping Forest District Council Boundary
- ▭ Flood Zone 3b
- ▭ Flood Zone 3
- ▭ Flood Zone 2

0 200 400 600 800
Metres
Contains Ordnance Survey Data
© Crown Copyright and database right 2013

Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	36.4
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	1.3%	2.6%	13.6%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	0		0
	TWUL records of external sewer flooding	0		0
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: HAR - D

Centre Co-ordinates (x,y): 547530,207775 Size (ha): 3.7



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	3.7
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0.5%	5.6%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	0		0
	TWUL records of external sewer flooding	0		0
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

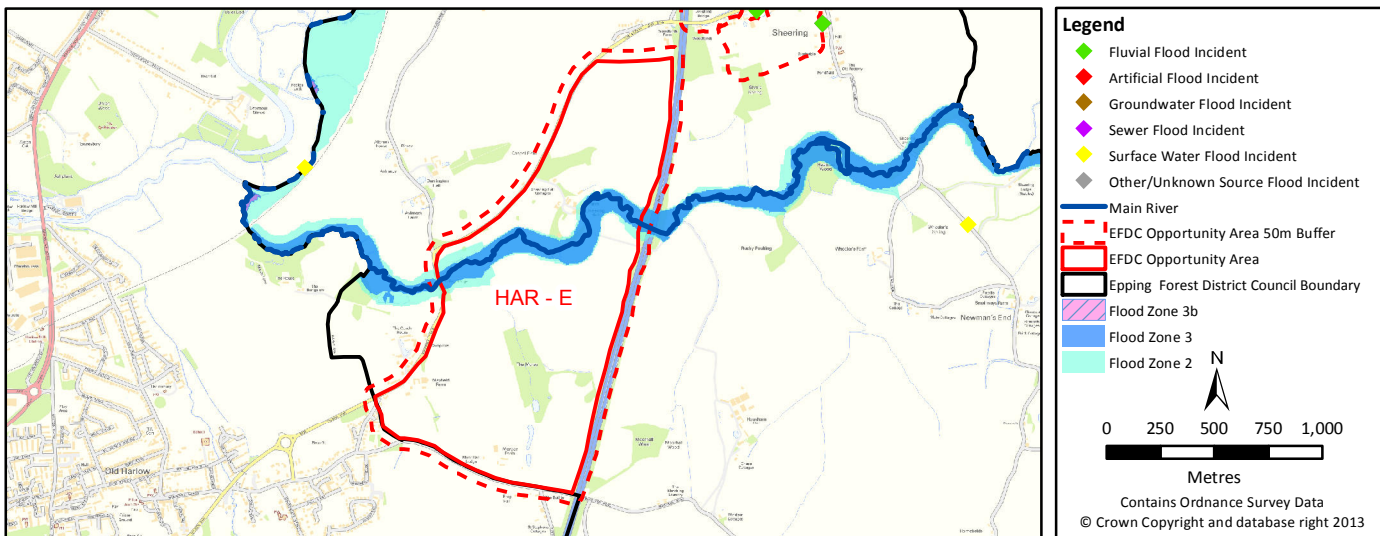
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: HAR - E

Centre Co-ordinates (x,y): 549386,212585 Size (ha): 139.8



Fluvial		3B	3A	2	1
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	11.36	15.09	124.71
	% of site in Flood Zones	0%	8%	11%	89%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	3.8%	7.0%	15.3%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	0		0	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

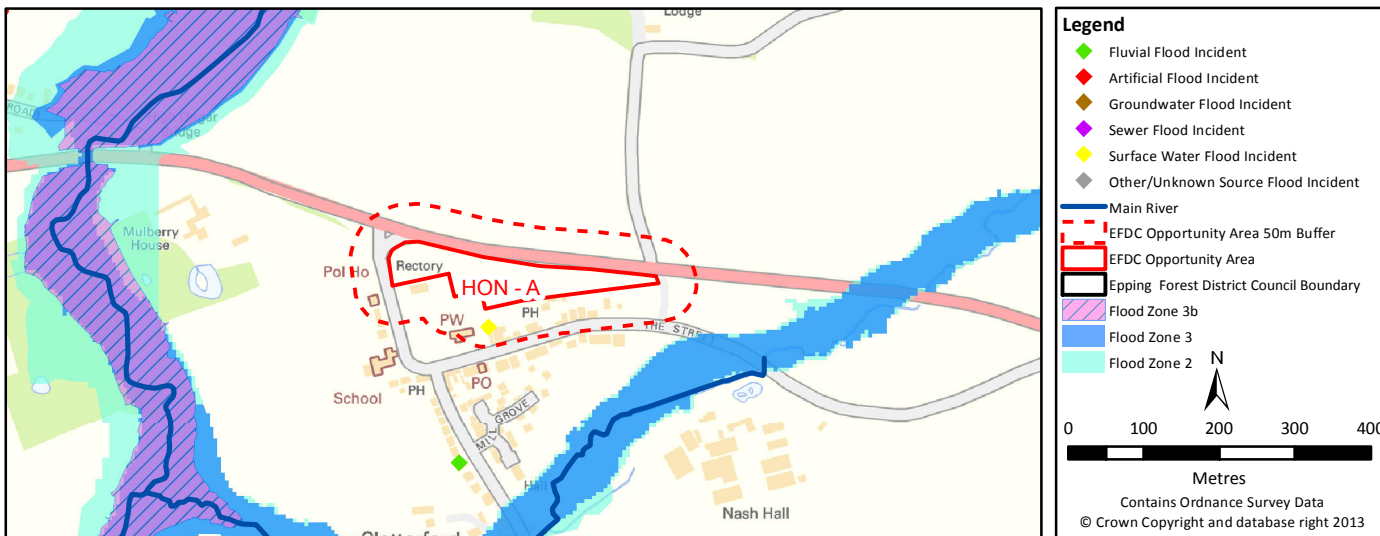
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: HON - A

Centre Co-ordinates (x,y): 556609,203841 Size (ha): 1.4



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.4
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	0%	0%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		1	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	0		0	
	TWUL records of external sewer flooding	2		2	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

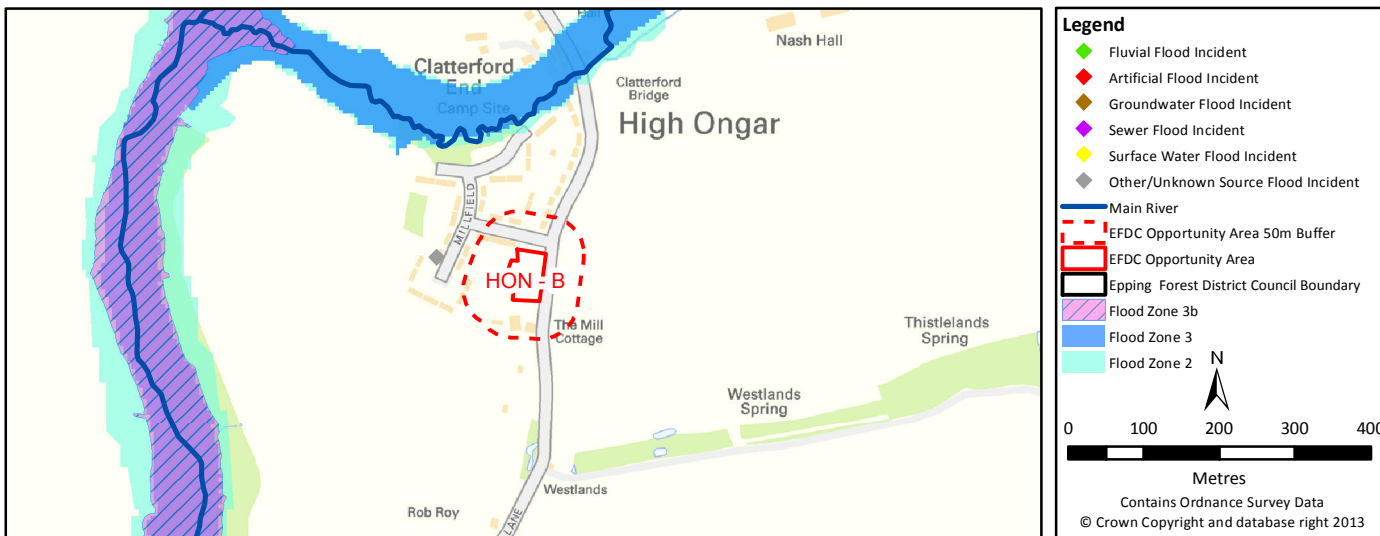
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: HON - B

Centre Co-ordinates (x,y): 556539,203217 Size (ha): 0.3



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.3
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0%	0%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	0		0
	TWUL records of external sewer flooding	2		2
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

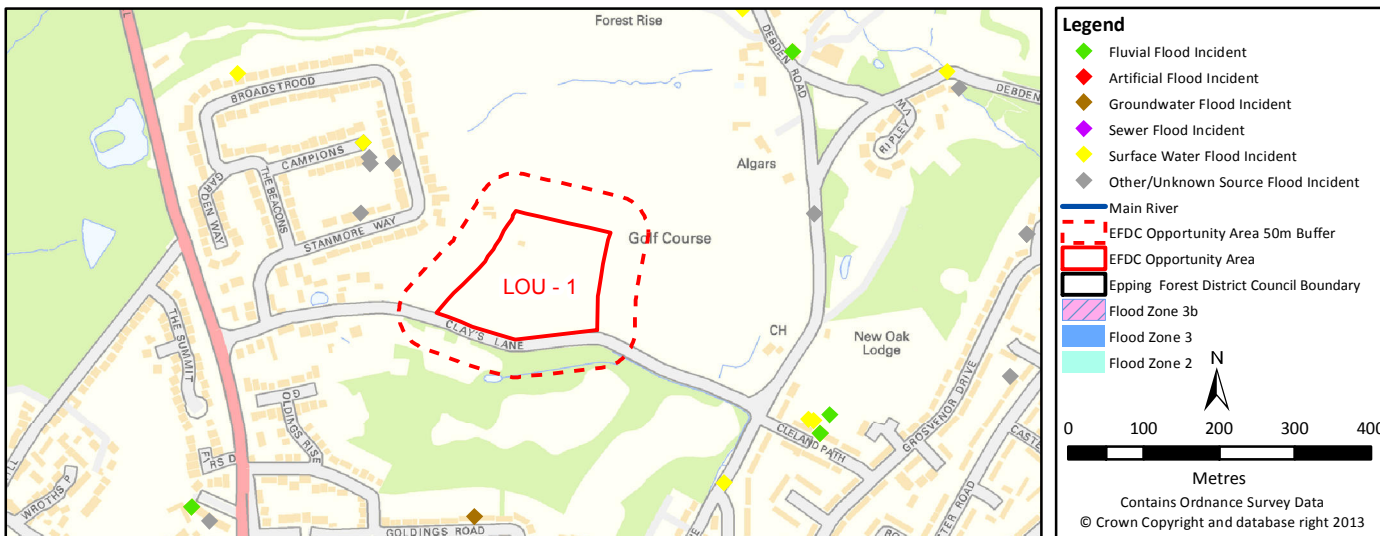
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 1

Centre Co-ordinates (x,y): 543446,197919 Size (ha): 2.5



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2.5
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	0.4%	1.1%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	0		0	
	TWUL records of external sewer flooding	0		0	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

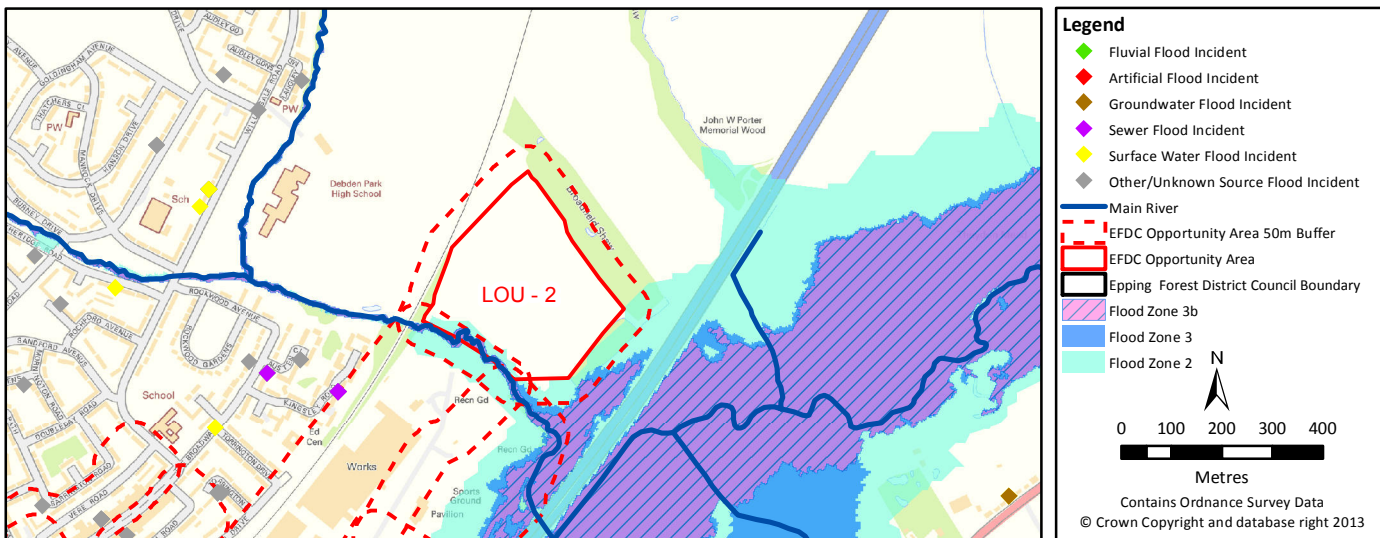
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 2

Centre Co-ordinates (x,y): 545056,196873 Size (ha): 9.4



Fluvial		3B	3A	2	1
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.23	0.23	0.61	8.79
	% of site in Flood Zones	2%	2%	6%	94%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	3.7%	6.8%	1.3%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		3	
	TWUL records of external sewer flooding	10		10	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

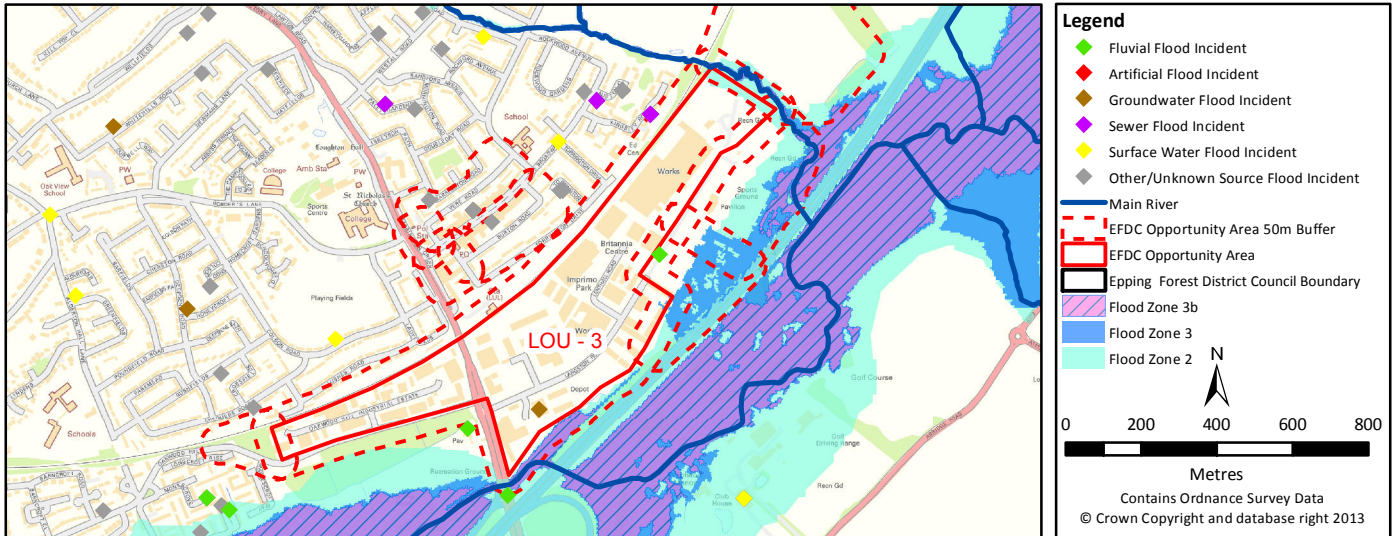
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 3

Centre Co-ordinates (x,y): 544538,196228 Size (ha): 33.4



Fluvial		3B	3A	2	1
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	0.04	0.65	32.75
	% of site in Flood Zones	0%	0%	2%	98%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		1	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	2.3%	5.7%	3.3%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	10		10	
	Council records of sewer flooding	NONE		2	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	2		1	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

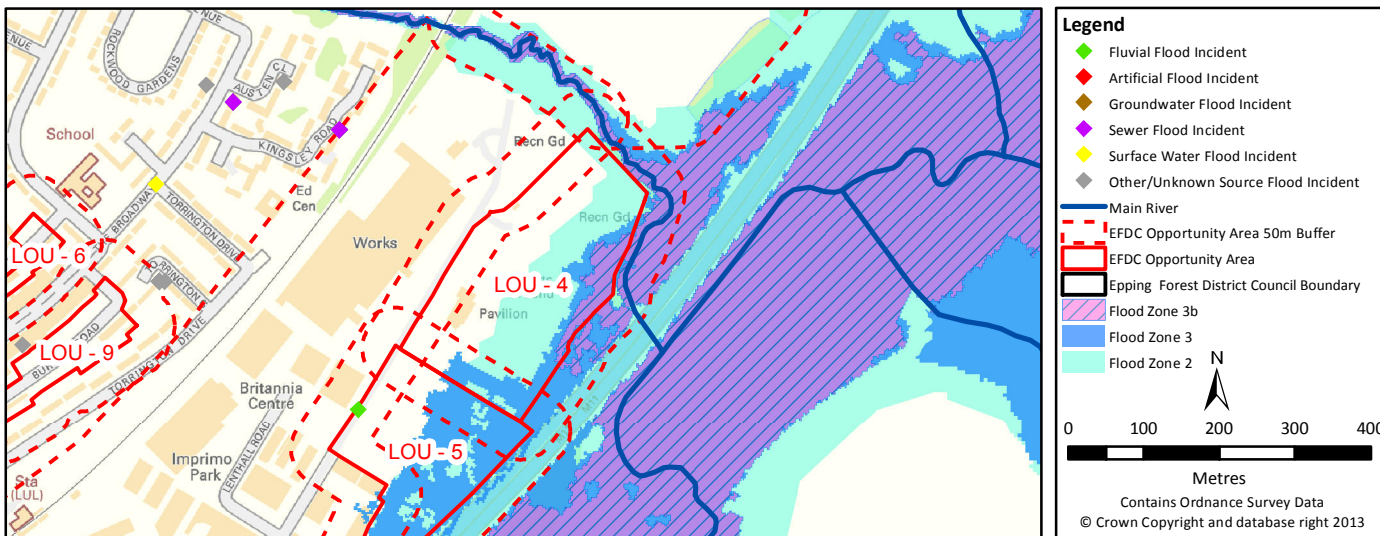
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		4	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 4

Centre Co-ordinates (x,y): 544932,196450 Size (ha): 6.2



Fluvial		3B	3A	2	1
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.43	1.24	3.44	2.76
	% of site in Flood Zones	7%	20%	56%	44%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	29.2%	44.0%	0%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	10		10	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

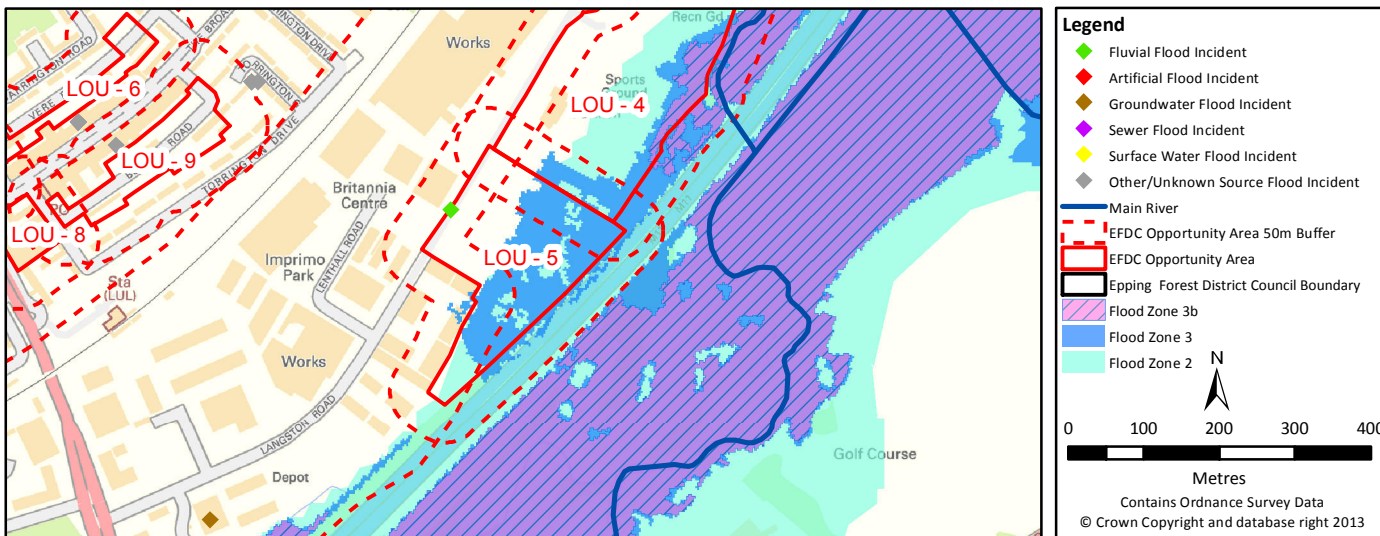
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 5

Centre Co-ordinates (x,y): 544809,196186 Size (ha): 4.1



Fluvial		3B	3A	2	1
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	2.09	2.61	1.49
	% of site in Flood Zones	0%	51%	64%	36%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	1		1	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	26.6%	53.0%	0.1%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	10		10	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

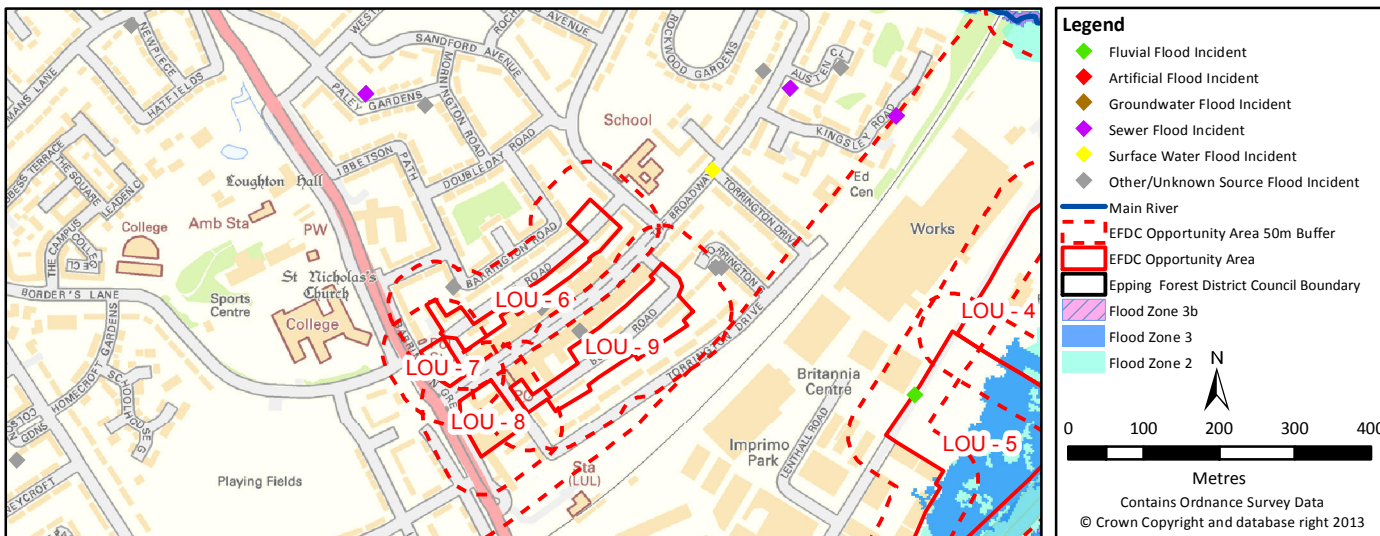
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 6

Centre Co-ordinates (x,y): 544242,196431 Size (ha): 0.8



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.8
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0.7%	1.0%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	10		10
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

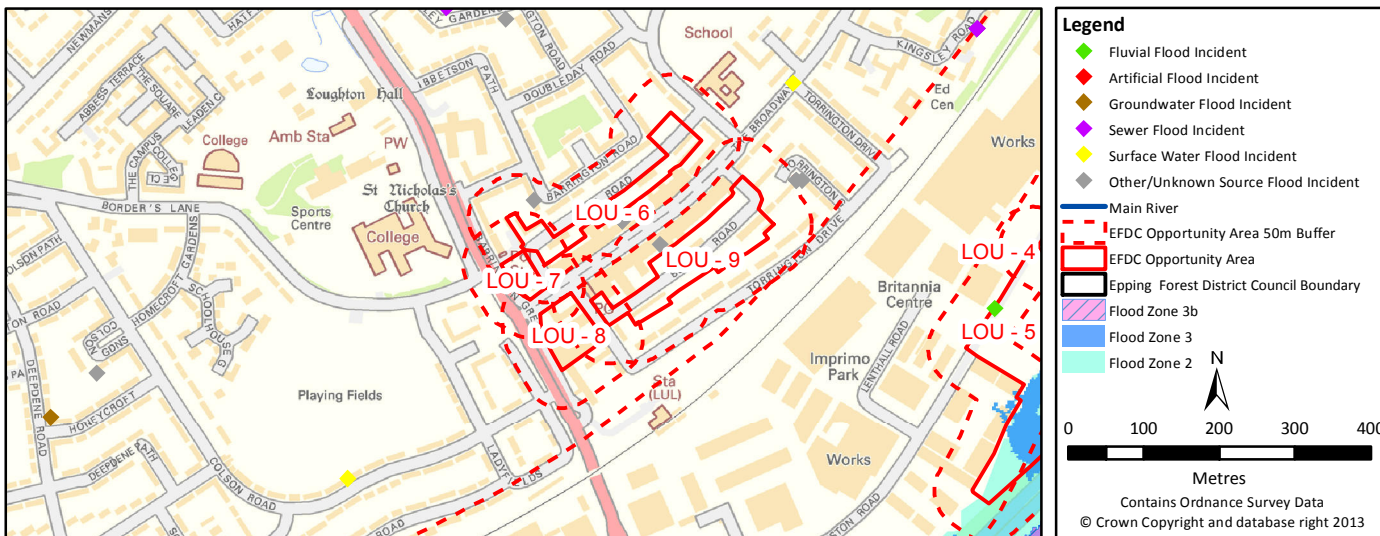
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		7

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 7

Centre Co-ordinates (x,y): 544089,196316 Size (ha): 0.2



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.2
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	0%	0%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	10		10	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

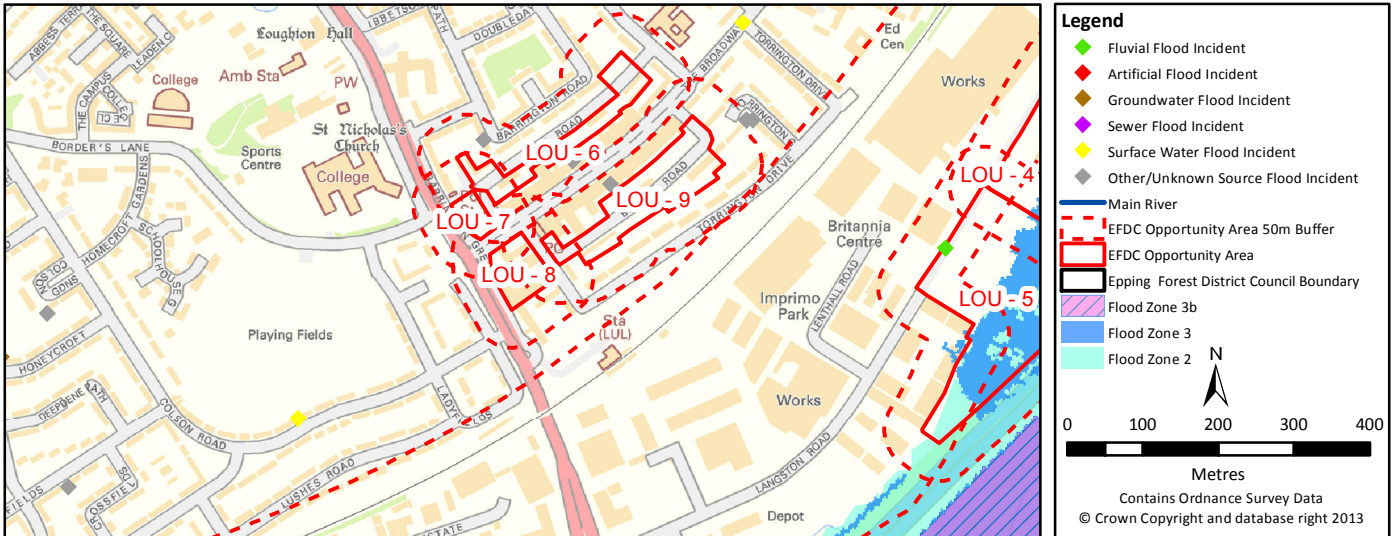
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 8

Centre Co-ordinates (x,y): 544153,196242 Size (ha): 0.5



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.5
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	0%	2.7%	6.8%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	10		10	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

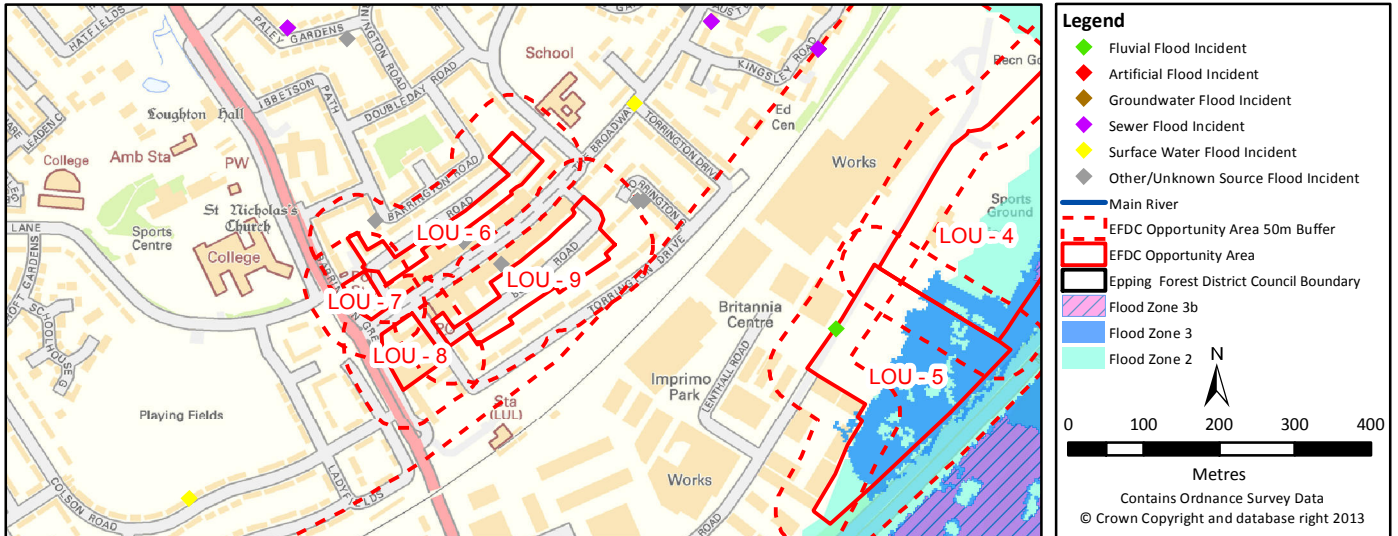
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 9

Centre Co-ordinates (x,y): 544299,196348 Size (ha): 1.4



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.4
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	1.2%	1.8%	5.9%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	10		10
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

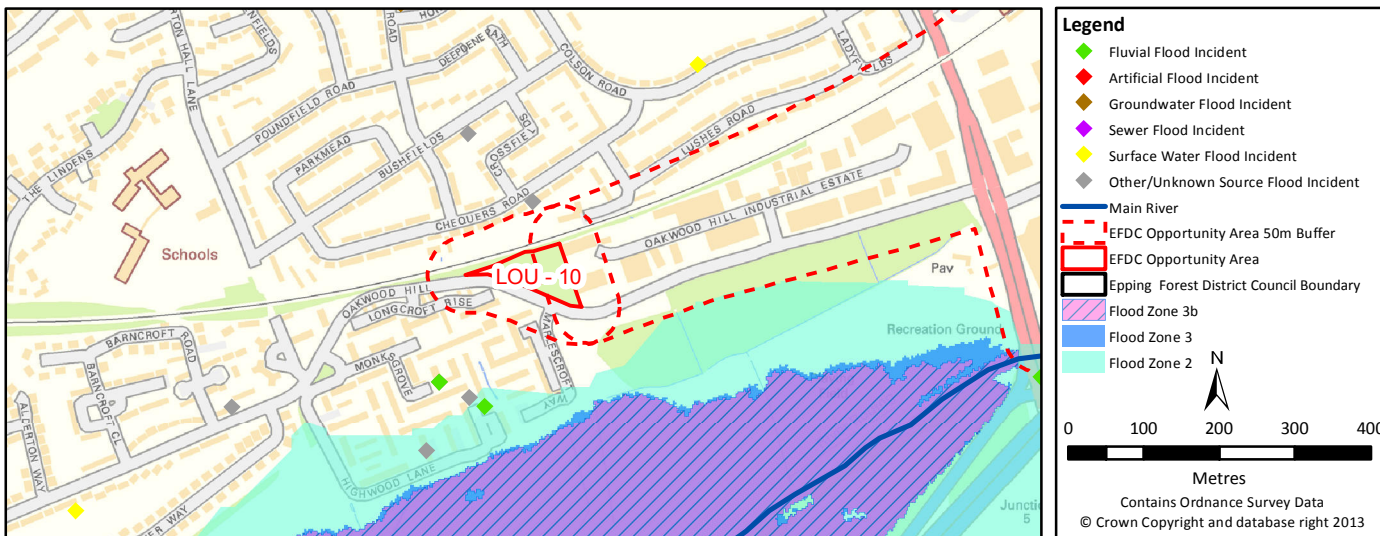
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		1

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 10

Centre Co-ordinates (x,y): 543626,195769 Size (ha): 0.5



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.5
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	1.0%	0.4%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	10		10
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

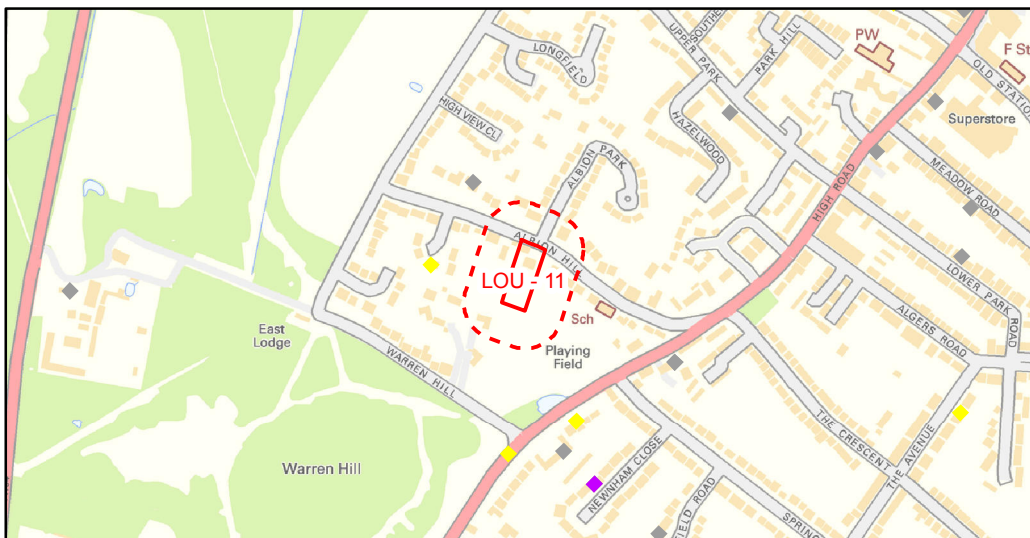
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LOU - 11

Centre Co-ordinates (x,y): 541510,195641 Size (ha): 0.3



Legend

- ◆ Fluvial Flood Incident
- ◆ Artificial Flood Incident
- ◆ Groundwater Flood Incident
- ◆ Sewer Flood Incident
- ◆ Surface Water Flood Incident
- ◆ Other/Unknown Source Flood Incident
- Main River
- ▭ EFDC Opportunity Area 50m Buffer
- ▭ EFDC Opportunity Area
- ▭ Epping Forest District Council Boundary
- ▭ Flood Zone 3b
- ▭ Flood Zone 3
- ▭ Flood Zone 2

0 100 200 300 400
Metres
Contains Ordnance Survey Data
© Crown Copyright and database right 2013

Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.3
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0%	0%	1.4%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	0		0	
	TWUL records of external sewer flooding	4		4	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

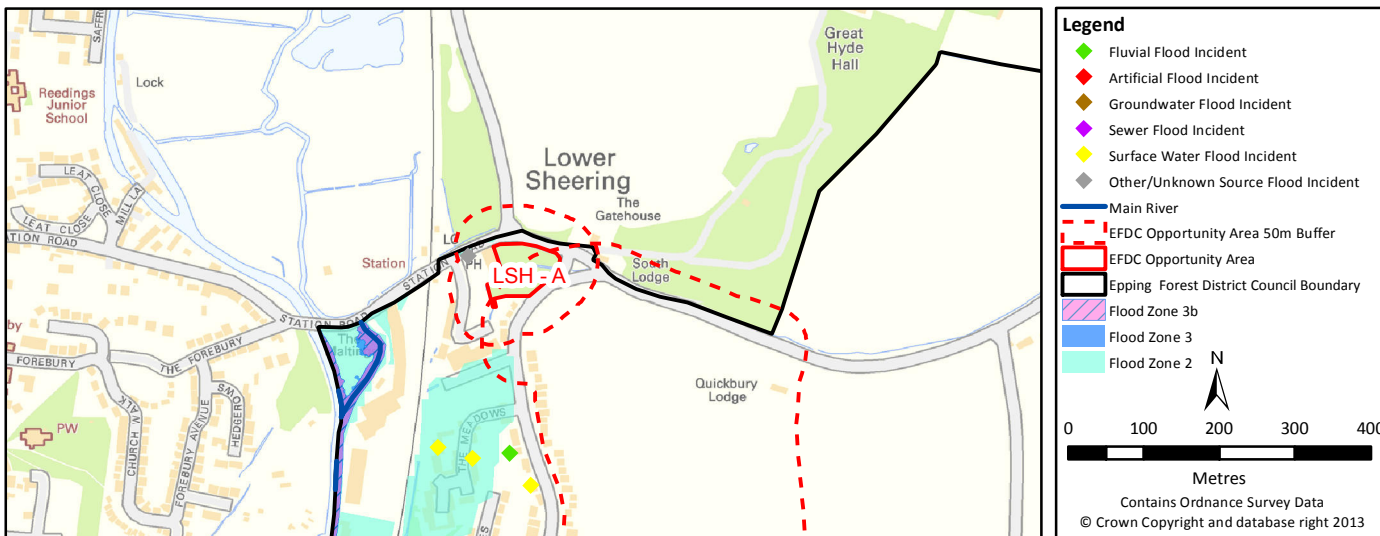
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LSH - A

Centre Co-ordinates (x,y): 549147,215036 Size (ha): 0.5



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.5
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	4.2%	8.0%	49.3%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	0		0
	TWUL records of external sewer flooding	0		0
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

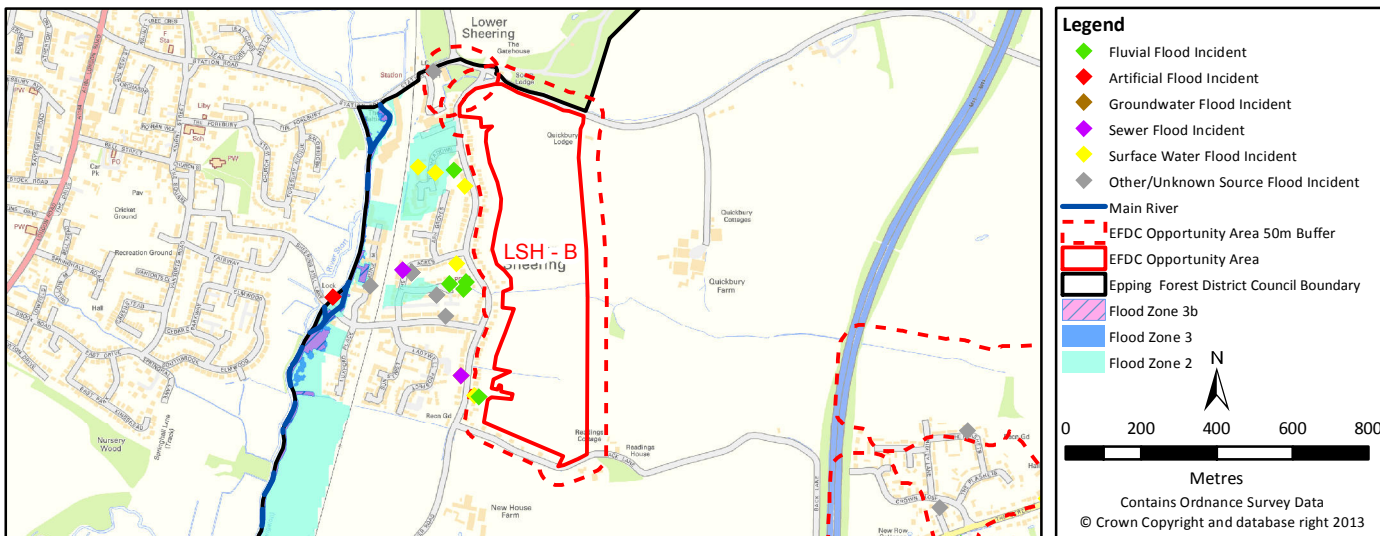
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		1

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: LSH - B

Centre Co-ordinates (x,y): 549309,214526 Size (ha): 22



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	22
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		1	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	1.2%	2.7%	5.2%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		1	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	0		0	
	TWUL records of external sewer flooding	0		0	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

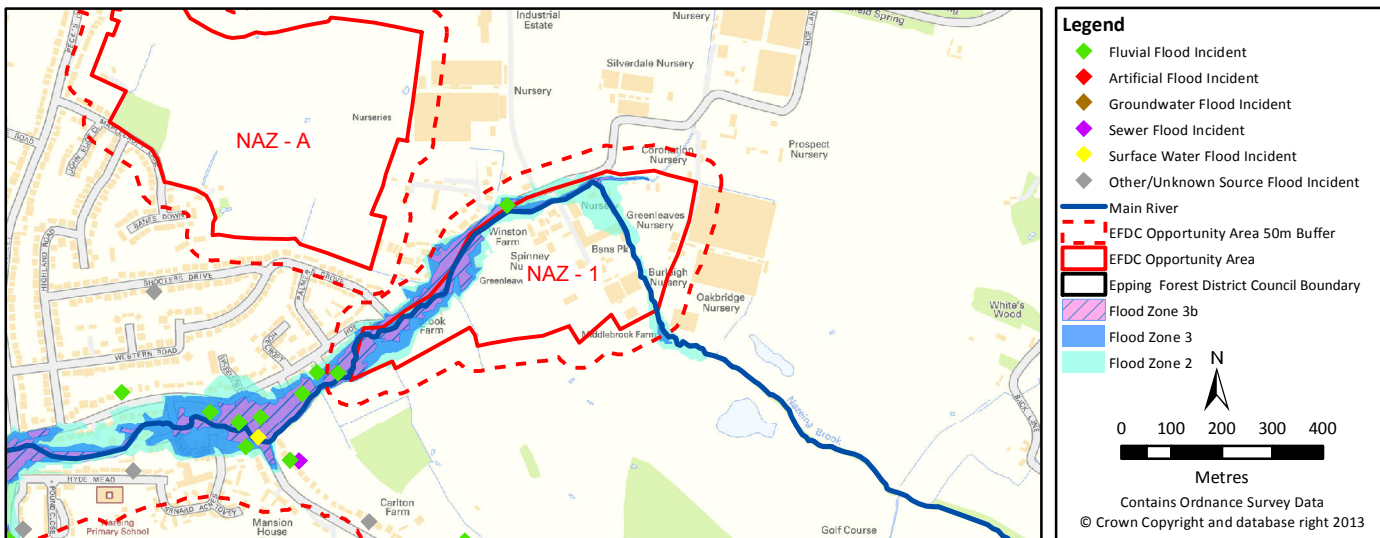
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NAZ - 1

Centre Co-ordinates (x,y): 540094,206325 Size (ha): 14



Fluvial		3B	3A	2	1
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	1.4	2.19	3.78	10.22
	% of site in Flood Zones	10%	16%	27%	73%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		3	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)	
	% of site at risk of surface water flooding	21.9%	34.8%	62.2%	
		Within the site		Within the site + 50m buffer	
	Council records of surface water flooding	0		0	
	Canal and River Trust records of surface water flooding	NONE		NONE	

Sewer		Within the site		Within the site + 50m buffer	
	TWUL records of internal sewer flooding	1		1	
	TWUL records of external sewer flooding	2		2	
	Council records of sewer flooding	NONE		0	

Groundwater		Within the site		Within the site + 50m buffer	
	Environment Agency records of groundwater flooding	NONE		NONE	
	Council records of groundwater flooding	0		0	

Artificial		Within the site		Within the site + 50m buffer	
	Canal and River Trust records of flooding from artificial sources	NONE		NONE	

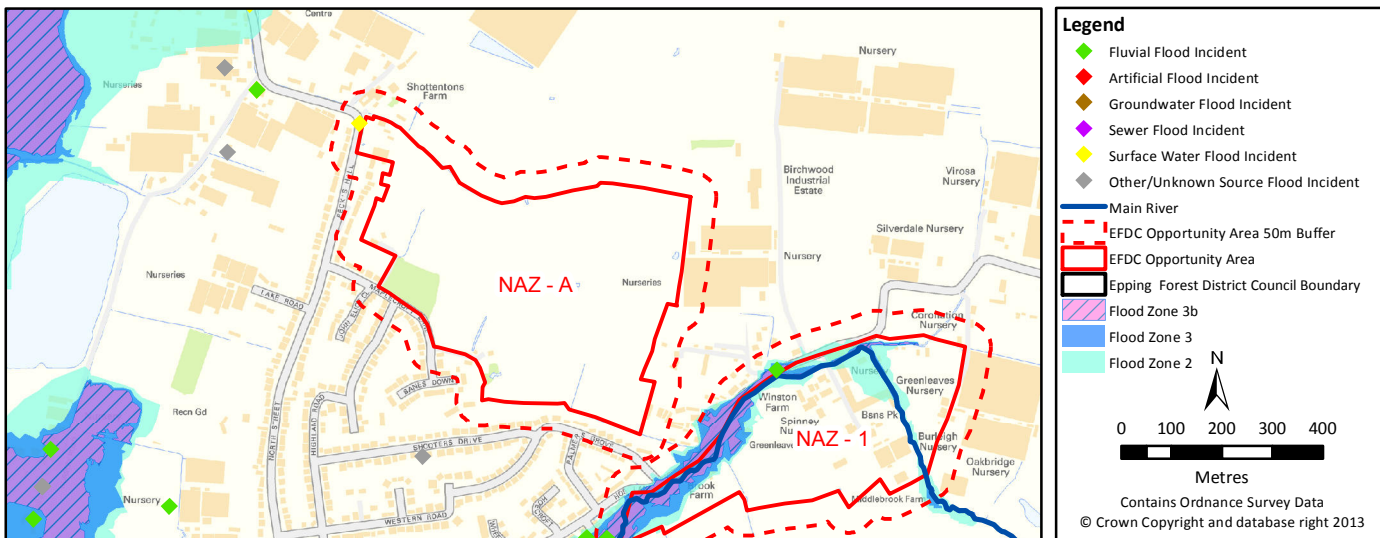
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NAZ - A

Centre Co-ordinates (x,y): 539559,206652 Size (ha): 23.3



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	23.3
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	0.1%	0.3%	3.9%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		1
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	1		1
	TWUL records of external sewer flooding	2		2
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

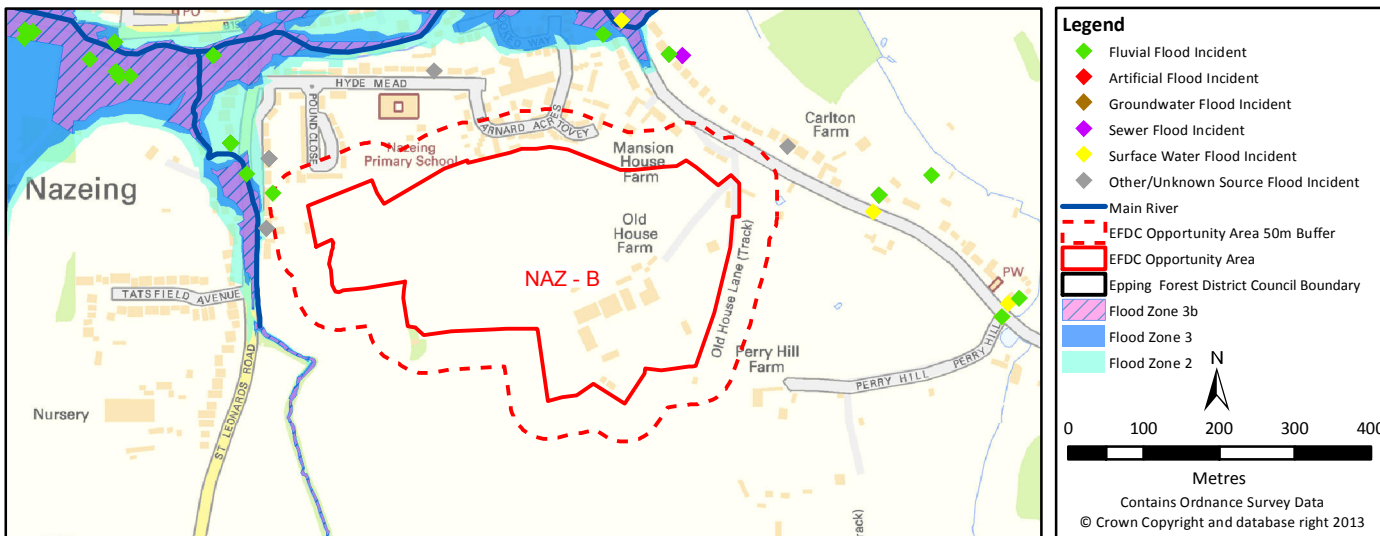
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NAZ - B

Centre Co-ordinates (x,y): 539438,205666 Size (ha): 12.2



Fluvial					
		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	12.2
% of site in Flood Zones	0%	0%	0%	100%	
		Within the site		Within the site + 50m buffer	
Council records of fluvial flooding		0		1	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)		
	% of site at risk of surface water flooding	0%	0.2%	1.4%		
			Within the site		Within the site + 50m buffer	
	Council records of surface water flooding		0		0	
	Canal and River Trust records of surface water flooding		NONE		NONE	

Sewer			Within the site	Within the site + 50m buffer
	TWUL records of internal sewer flooding		1	1
	TWUL records of external sewer flooding		2	2
	Council records of sewer flooding		NONE	0

Groundwater			Within the site	Within the site + 50m buffer
	Environment Agency records of groundwater flooding		NONE	NONE
	Council records of groundwater flooding		0	0

Artificial			Within the site	Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources		NONE	NONE

Other			Within the site	Within the site + 50m buffer
	Council records of flooding from other/unknown sources		0	0

Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NWA A

Centre Co-ordinates (x,y): 548281,204381 Size (ha): 13.7



Fluvial		3B	3A	2	1
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	13.7
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	Return period	1 in 30yr (3.33% AEP)	1 in 100yr (1% AEP)	1 in 1000 (0.1% AEP)
	% of site at risk of surface water flooding	1.0%	4.8%	18.0%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	0		0
	Canal and River Trust records of surface water flooding	NONE		NONE

Sewer		Within the site		Within the site + 50m buffer
	TWUL records of internal sewer flooding	8		8
	TWUL records of external sewer flooding	3		3
	Council records of sewer flooding	NONE		0

Groundwater		Within the site		Within the site + 50m buffer
	Environment Agency records of groundwater flooding	NONE		NONE
	Council records of groundwater flooding	0		0

Artificial		Within the site		Within the site + 50m buffer
	Canal and River Trust records of flooding from artificial sources	NONE		NONE

Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0