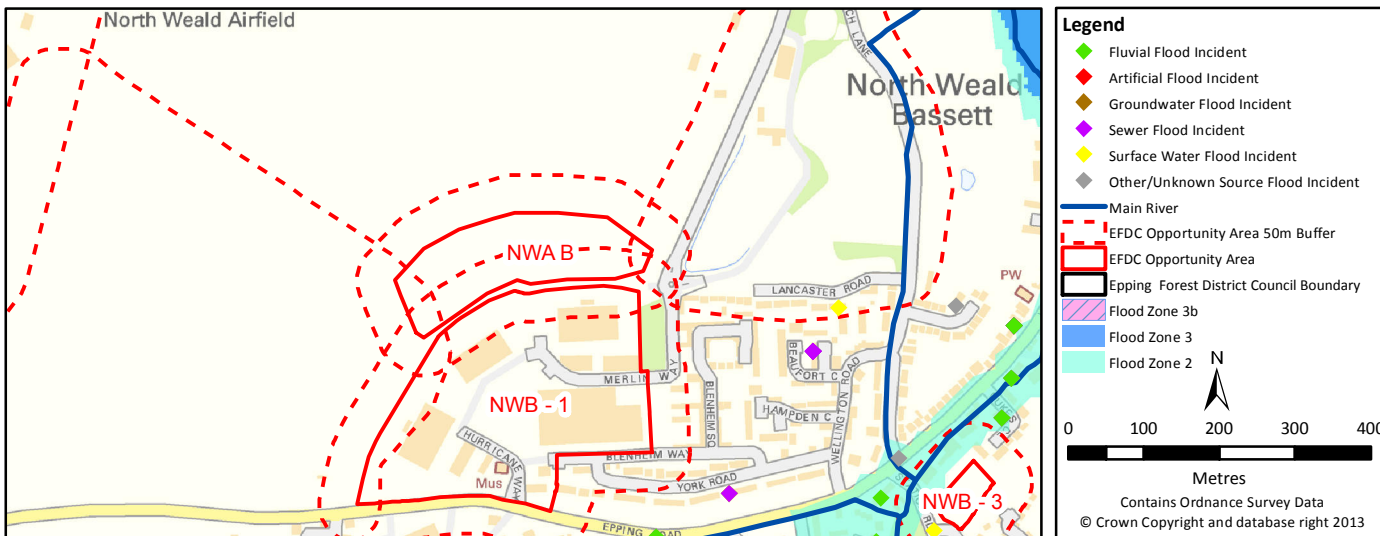


# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NWA B

Centre Co-ordinates (x,y): 549054,204082 Size (ha): 2.9



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	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	<b>Return period</b>	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%	1.1%	13.5%
		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	

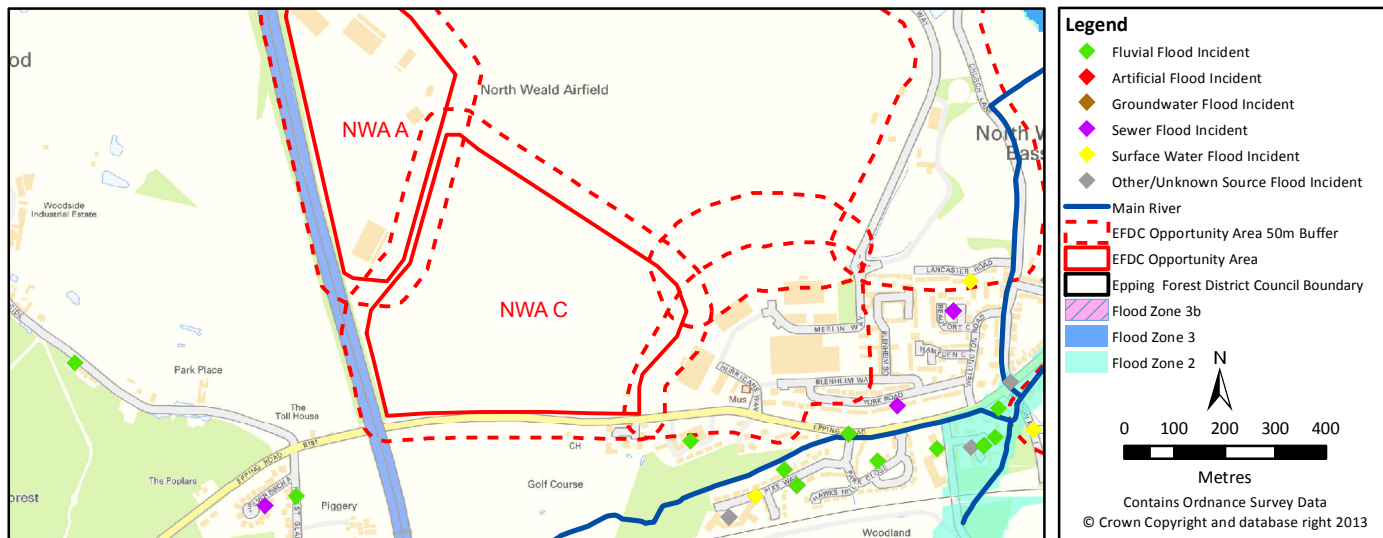
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NWA C

Centre Co-ordinates (x,y): 548590,204048 Size (ha): 23



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	23
	% 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	<b>Return period</b>	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	0.3%	1.8%	10.6%
		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	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	

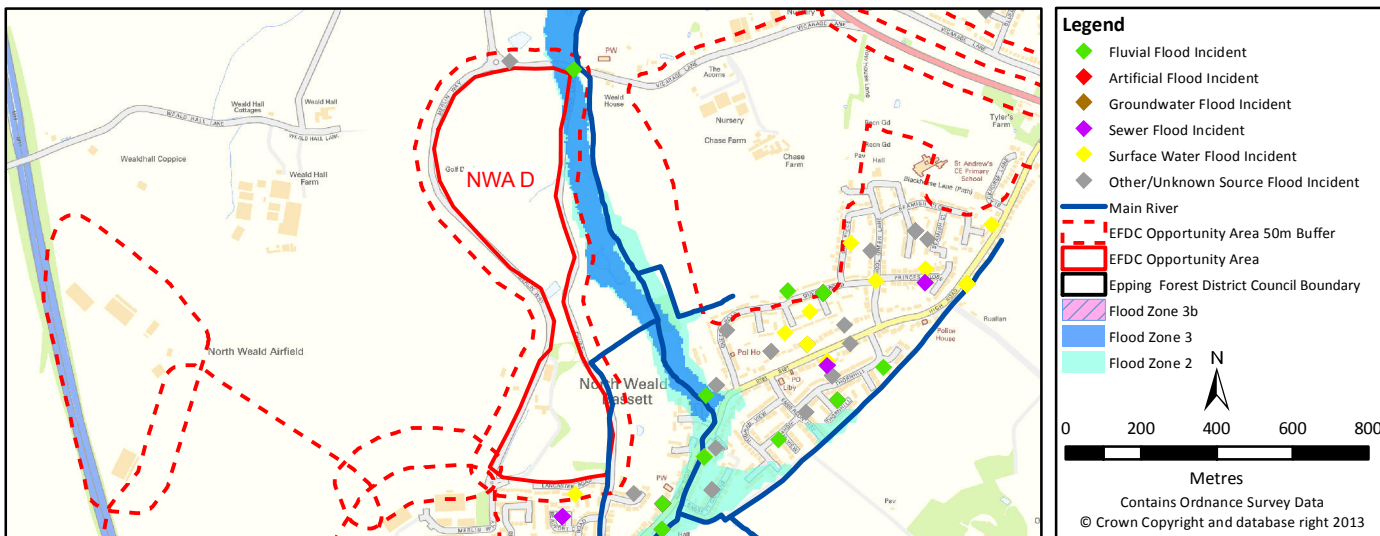
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

## Development Site Summary Sheet

Site Reference: NWA D

Centre Co-ordinates (x,y): 549332,204616 Size (ha): 24



	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	0.24	0.3	23.7
% of site in Flood Zones	0%	1%	1%	99%

	Within the site	Within the site + 50m buffer
Council records of fluvial flooding	0	1

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	1.8%	3.5%	10.4%

	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

	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

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

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

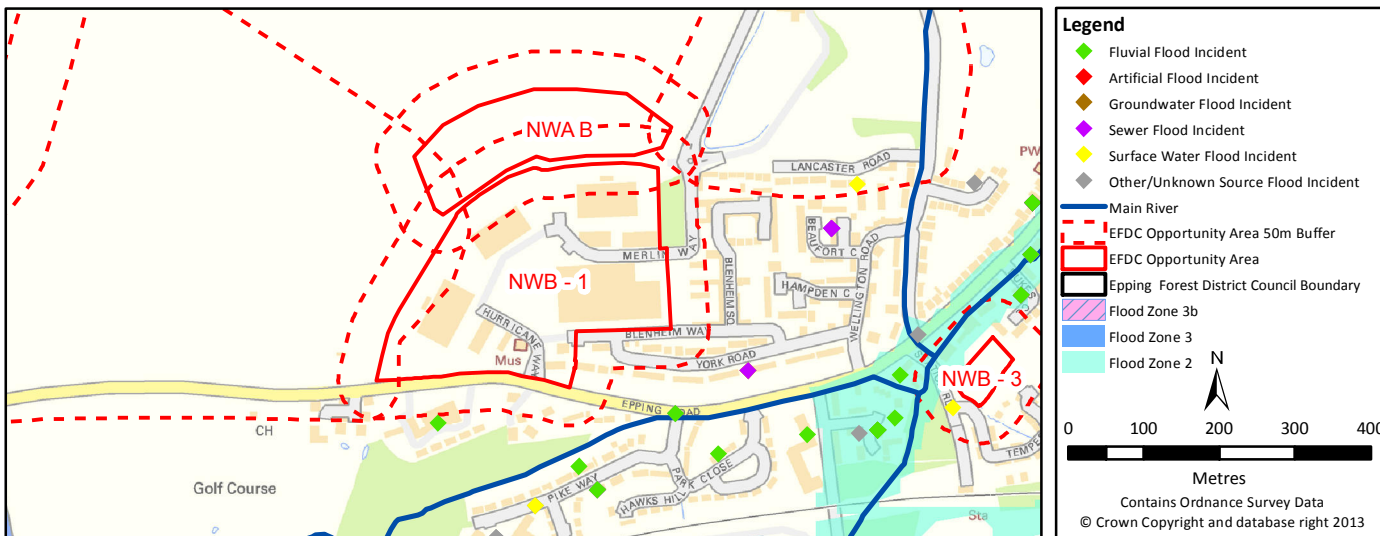
	Within the site	Within the site + 50m buffer
Council records of flooding from other/unknown sources	0	1

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NWB - 1

Centre Co-ordinates (x,y): 549029,203915 Size (ha): 7.9



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	7.9
	% 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	<b>Return period</b>	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%	5.3%
		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	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	

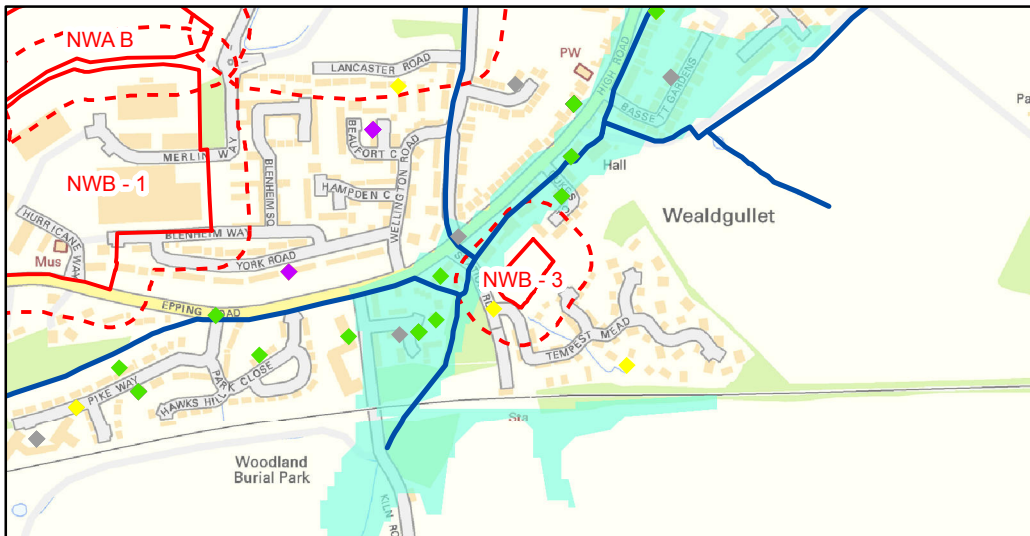
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NWB - 3

Centre Co-ordinates (x,y): 549636,203788 Size (ha): 0.4



**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

0 100 200 300 400  
Metres  
Contains Ordnance Survey Data  
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Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	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	<b>Return period</b>	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%	88.5%
		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	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

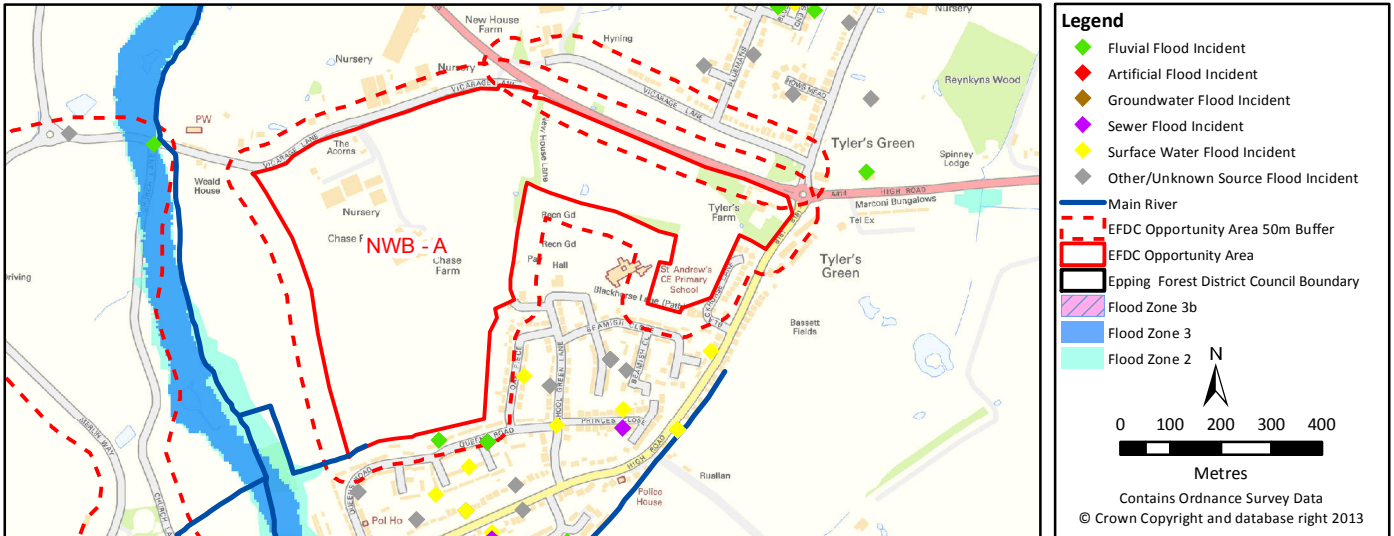
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NWB - A

Centre Co-ordinates (x,y): 549970,204907 Size (ha): 35.2



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	35.2
	% 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	<b>Return period</b>	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%	2.1%	10.5%
		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	8		8
	TWUL records of external sewer flooding	3		3
	Council records of sewer flooding	NONE		1

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

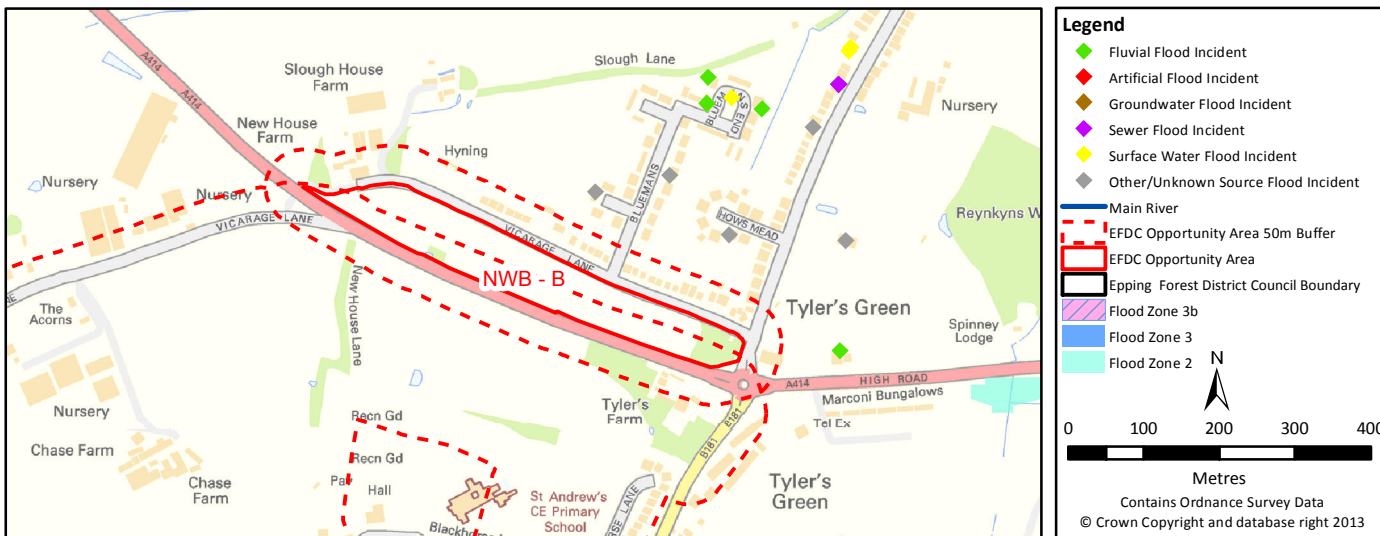
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		5

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: NWB - B

Centre Co-ordinates (x,y): 550463,205204 Size (ha): 3.6



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	0	0	0	3.6
	% of site in Flood Zones	0%	0%	0%	0%	0%	0%	100%
				Within the site		Within the site + 50m buffer		
Council records of fluvial flooding		0		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%	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		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: ONG - 1

Centre Co-ordinates (x,y): 555199,202875 Size (ha): 0.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.1
	% 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	<b>Return period</b>	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	

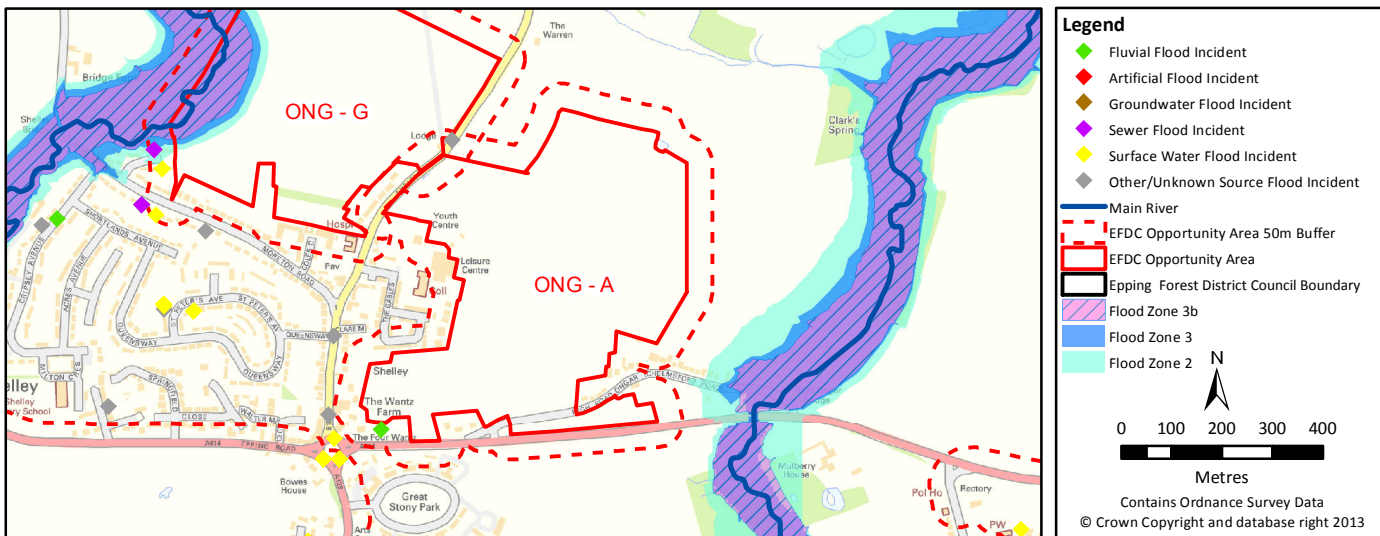


# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: ONG - A

Centre Co-ordinates (x,y): 555575,204277 Size (ha): 26.8



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	26.8
	% 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	<b>Return period</b>	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%	0.5%	1.9%
		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	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	

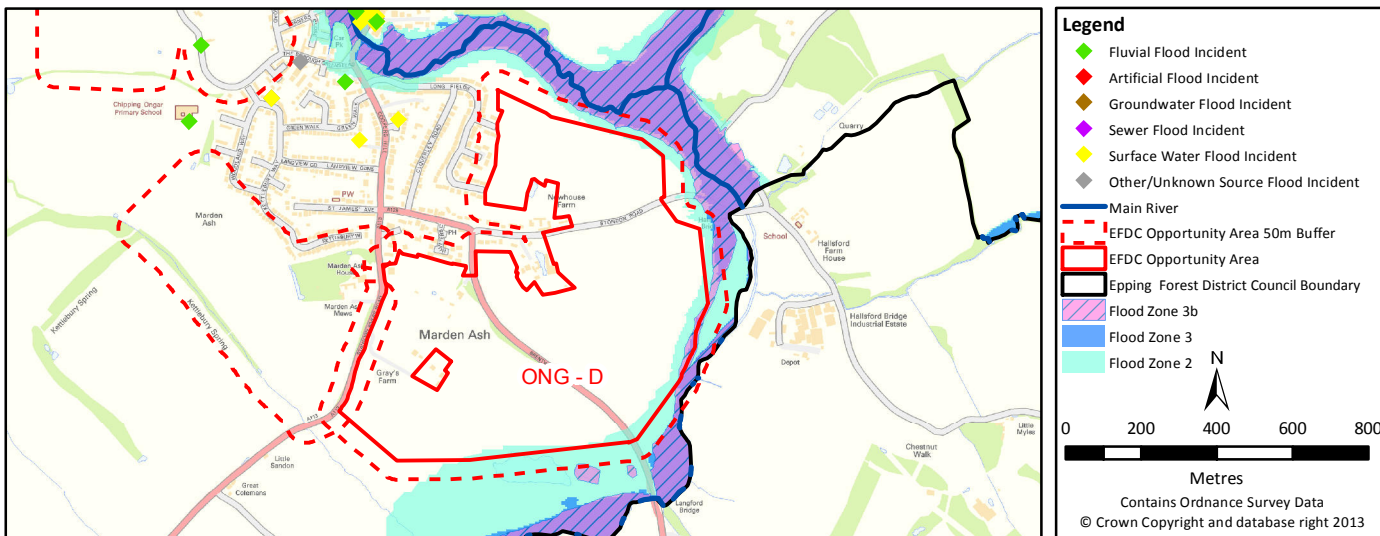
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		1	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

## Development Site Summary Sheet

Site Reference: ONG - D

Centre Co-ordinates (x,y): 555271,202020 Size (ha): 55.7



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.32	0.15	2.48	53.22
	% of site in Flood Zones	1%	0%	4%	96%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	<b>Return period</b>	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%	0.8%	4.4%	
		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	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: ONG - E

Centre Co-ordinates (x,y): 554657,202092 Size (ha): 17.7



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	17.7
	% 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	<b>Return period</b>	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	1.6%	2.5%	6.1%	
		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	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	

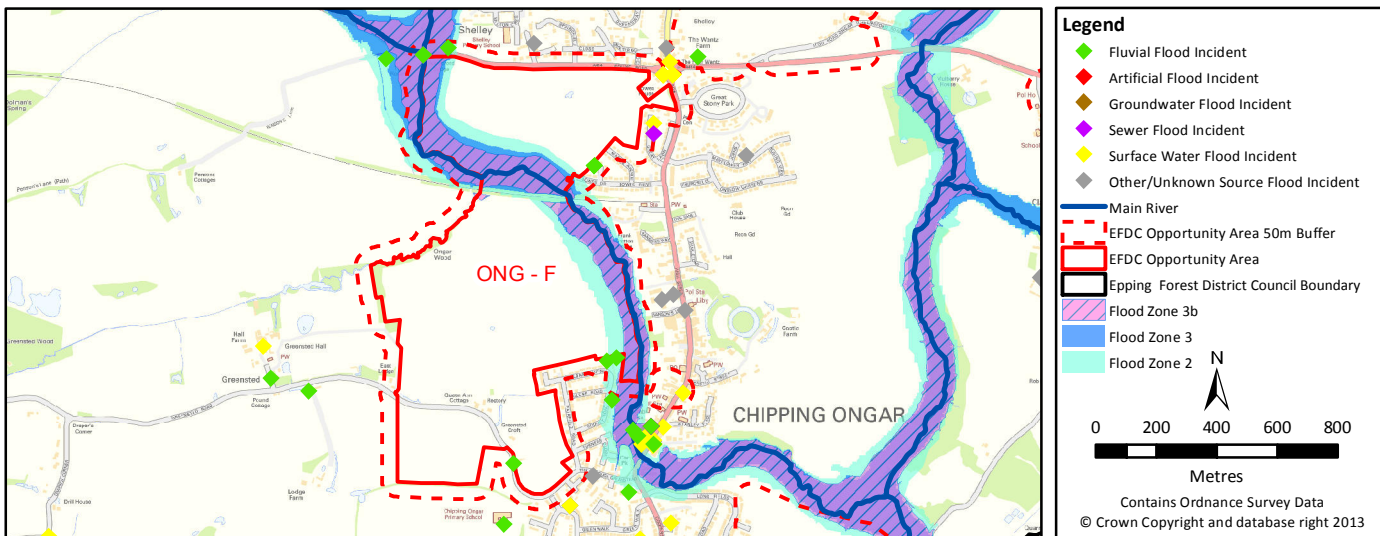
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

## Development Site Summary Sheet

Site Reference: ONG - F

Centre Co-ordinates (x,y): 554715,203250 Size (ha): 83.7



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)			9.83	10.66	16.38	67.32	
	% of site in Flood Zones			12%	13%	20%	80%	
				Within the site		Within the site + 50m buffer		
Council records of fluvial flooding				0		10		

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	8.9%		23.8%	
			Within the site		Within the site + 50m buffer
	Council records of surface water flooding		0		10
	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	2

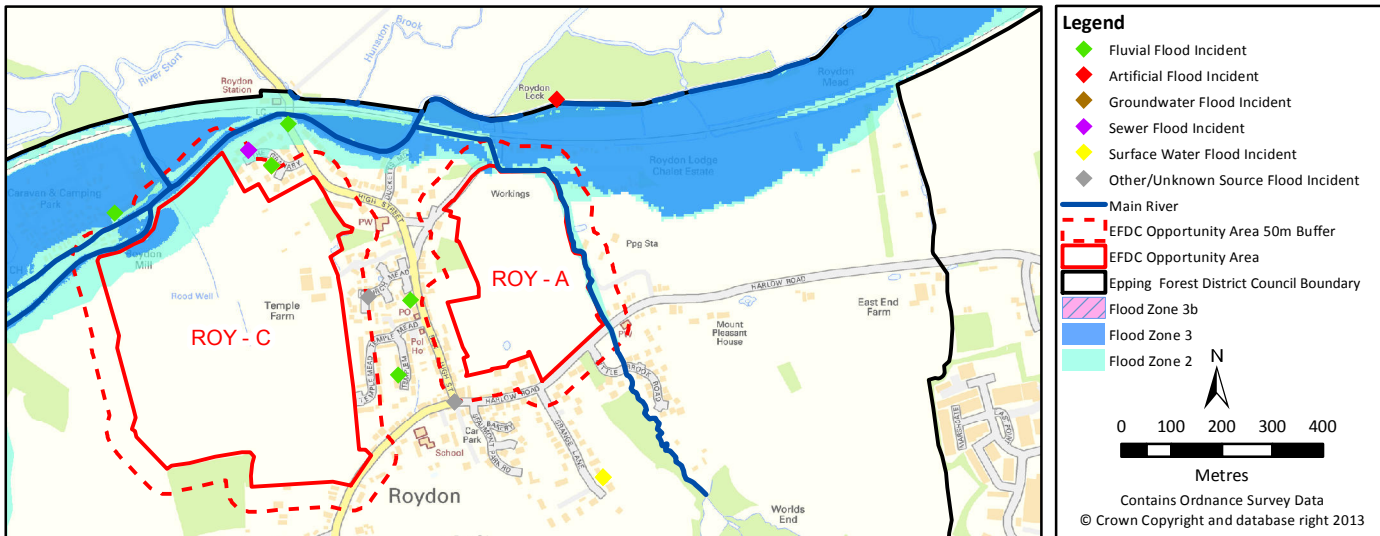


# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: ROY - A

Centre Co-ordinates (x,y): 541068,210161 Size (ha): 8.9



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	0.02	0.3	8.6
	% of site in Flood Zones				0%	0%	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	6.2%	10.9%	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		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

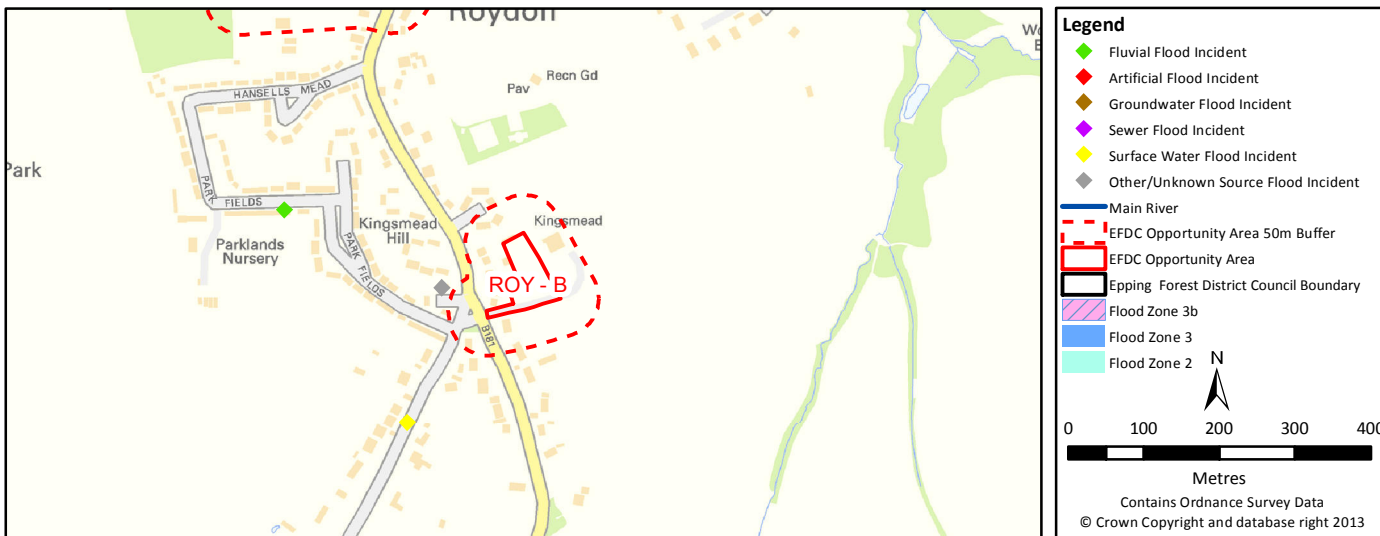
Other			Within the site	Within the site + 50m buffer
	Council records of flooding from other/unknown sources		0	0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: ROY - B

Centre Co-ordinates (x,y): 540900,209370 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	<b>Return period</b>				
		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		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

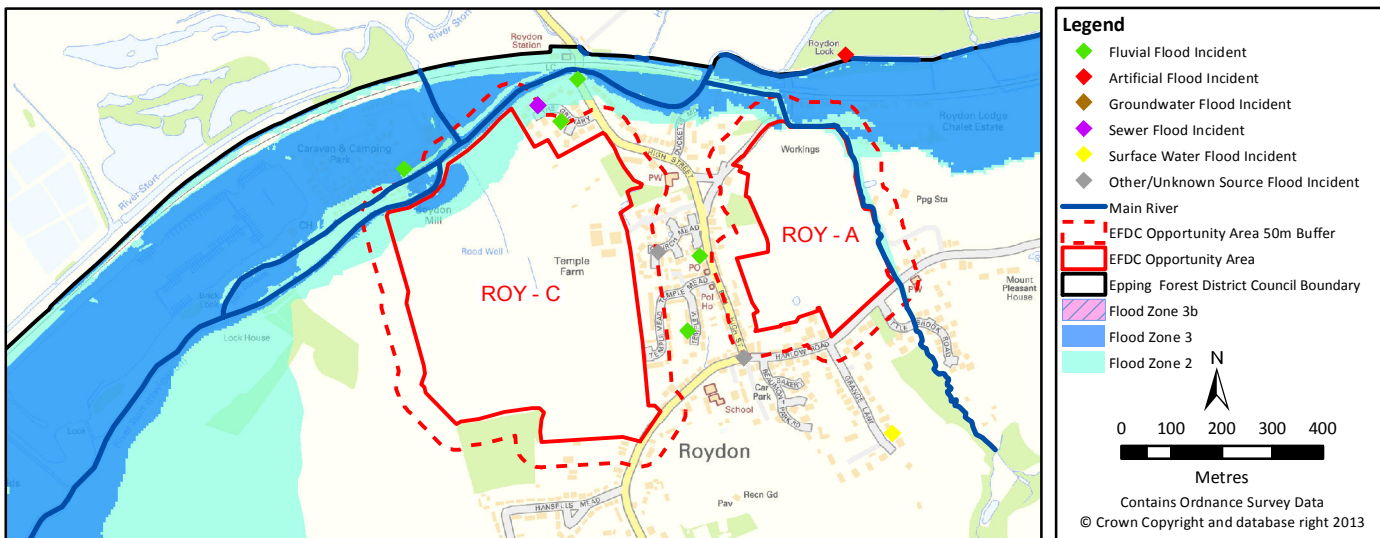
Other			Within the site	Within the site + 50m buffer
	Council records of flooding from other/unknown sources		0	0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: ROY - C

Centre Co-ordinates (x,y): 540493,210069 Size (ha): 24.5



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	0.43	2.23	22.27
% of site in Flood Zones	0%	2%	9%	91%	
		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	2.9%	5.0%	11.6%		
			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		1	1
	TWUL records of external sewer flooding		4	4
	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		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: SHE - A

Centre Co-ordinates (x,y): 550255,213885 Size (ha): 3



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	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	<b>Return period</b>	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%	6.9%	
		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	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	

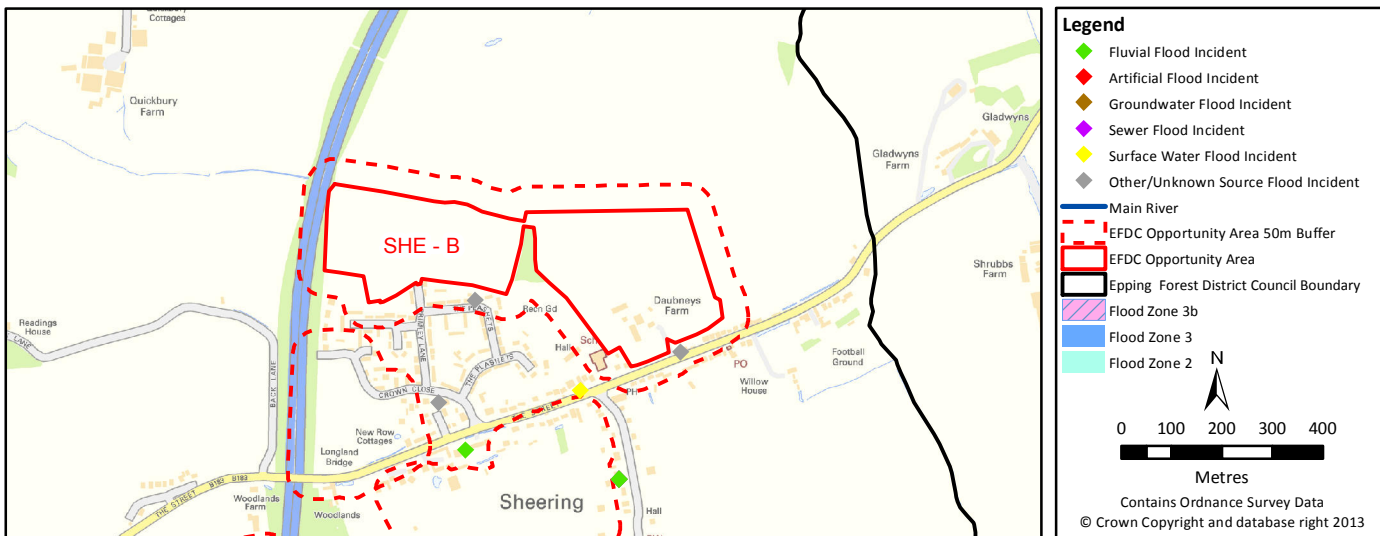
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: SHE - B

Centre Co-ordinates (x,y): 550413,214156 Size (ha): 14.7



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	14.7
% 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	4.2%	7.4%	14.8%		
			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		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	2

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: SHE - C

Centre Co-ordinates (x,y): 550531,213706 Size (ha): 6.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	6.1
	% 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	<b>Return period</b>	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	0.8%	1.5%	4.2%
		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	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

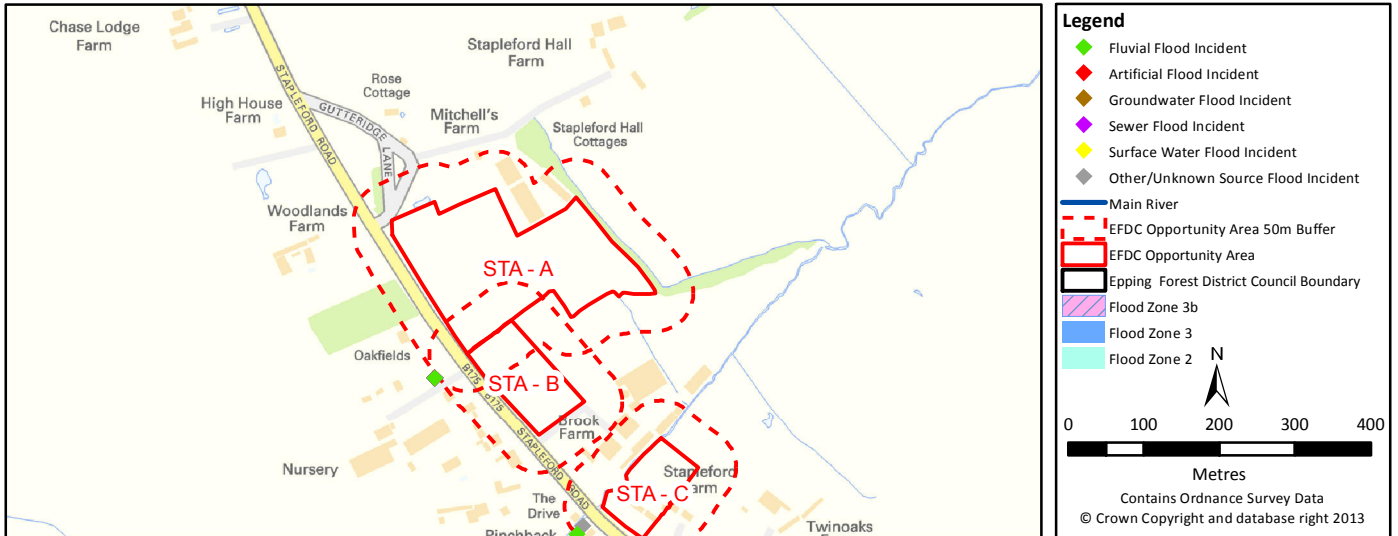
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: STA - A

Centre Co-ordinates (x,y): 550457,195154 Size (ha): 3.9



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	3.9
	% 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	<b>Return period</b>	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	2.0%	5.0%	26.7%
		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	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: STA - B

Centre Co-ordinates (x,y): 550460,195014 Size (ha): 1.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.1
	% 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	<b>Return period</b>	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%	3.4%
		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	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

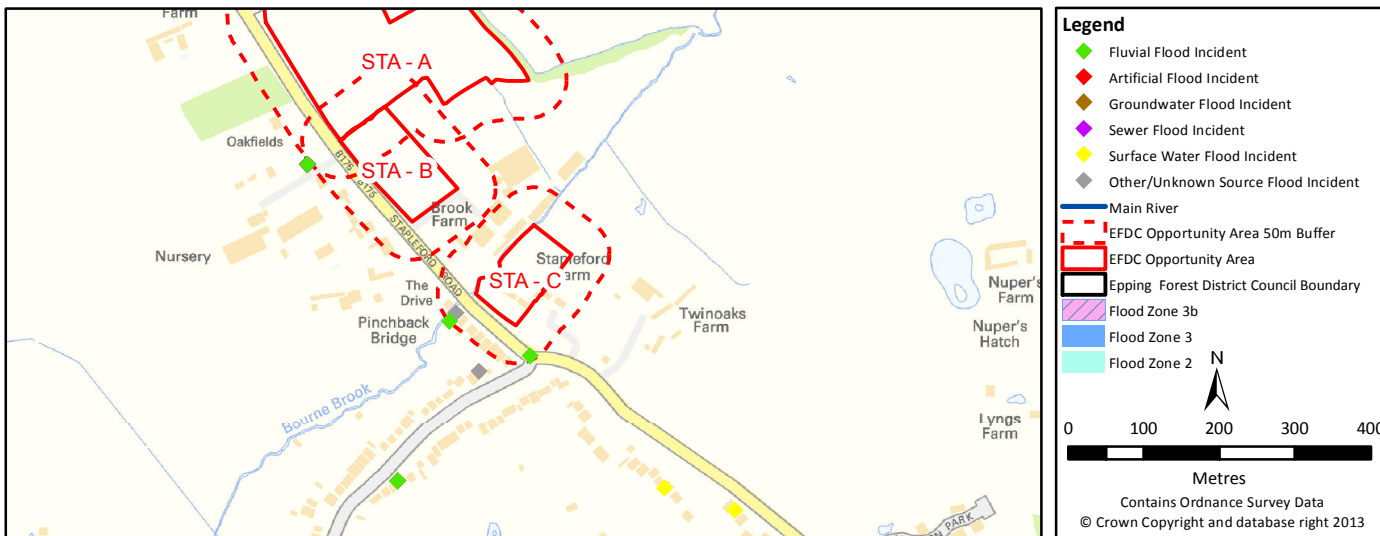
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: STA - C

Centre Co-ordinates (x,y): 550625,194867 Size (ha): 0.8



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	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		2	

Surface Water	<b>Return period</b>	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	20.9%	35.3%	75.7%
		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	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

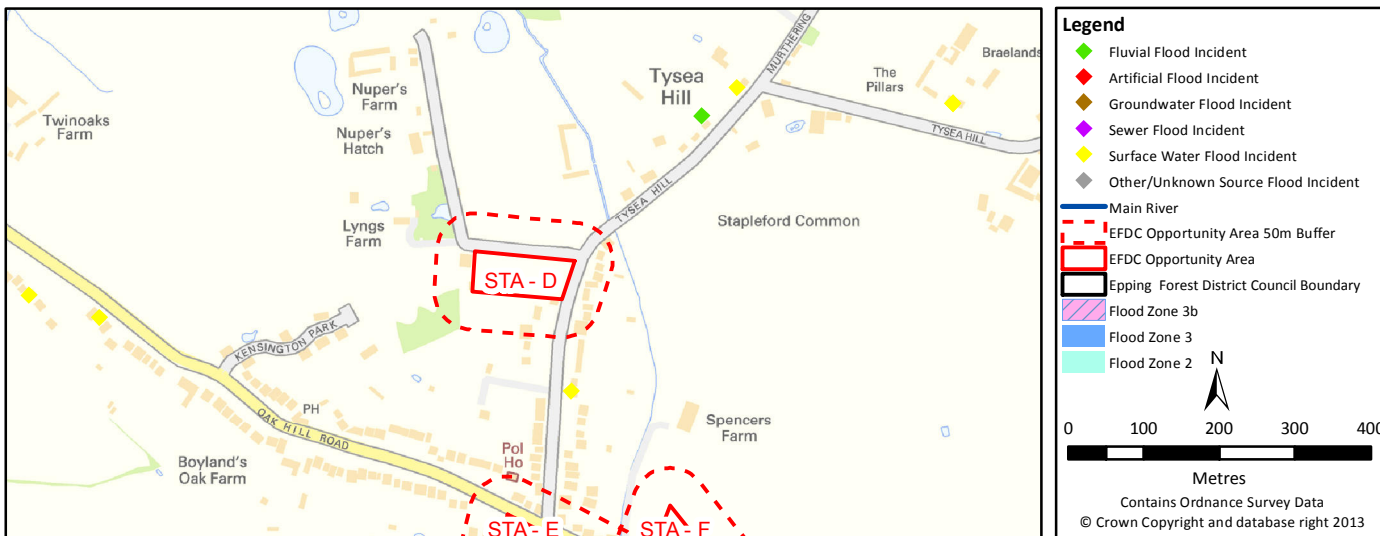
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		1

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: STA - D

Centre Co-ordinates (x,y): 551466,194613 Size (ha): 0.7



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	0.7
	% 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	<b>Return period</b>	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%	2.9%
		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	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

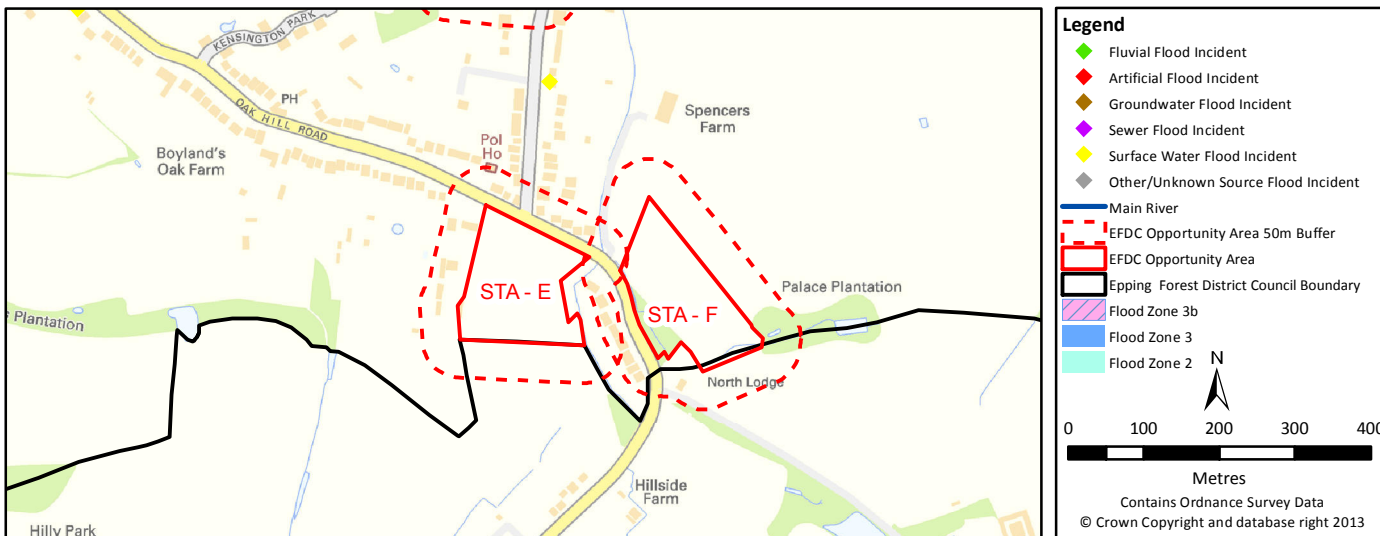
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: STA - E

Centre Co-ordinates (x,y): 551494,194204 Size (ha): 2.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2.1
	% 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	<b>Return period</b>	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%	15.6%
		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	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

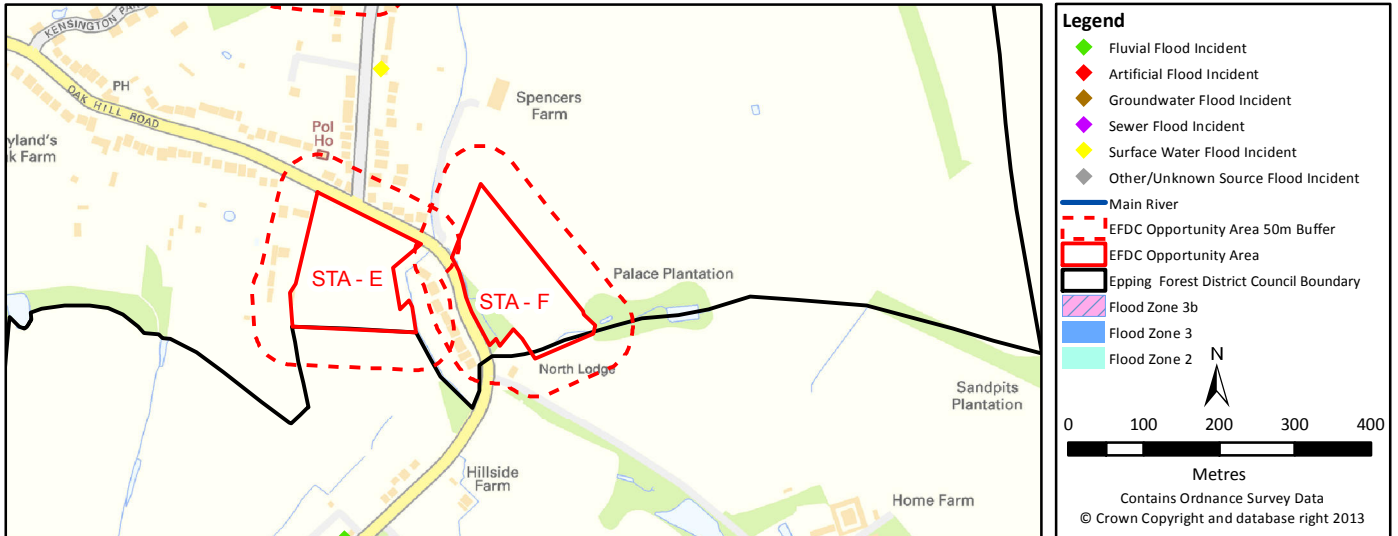


# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: STA - F

Centre Co-ordinates (x,y): 551717,194192 Size (ha): 2.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2.1
	% 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	<b>Return period</b>	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	12.3%	15.4%	21.9%	
		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	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	

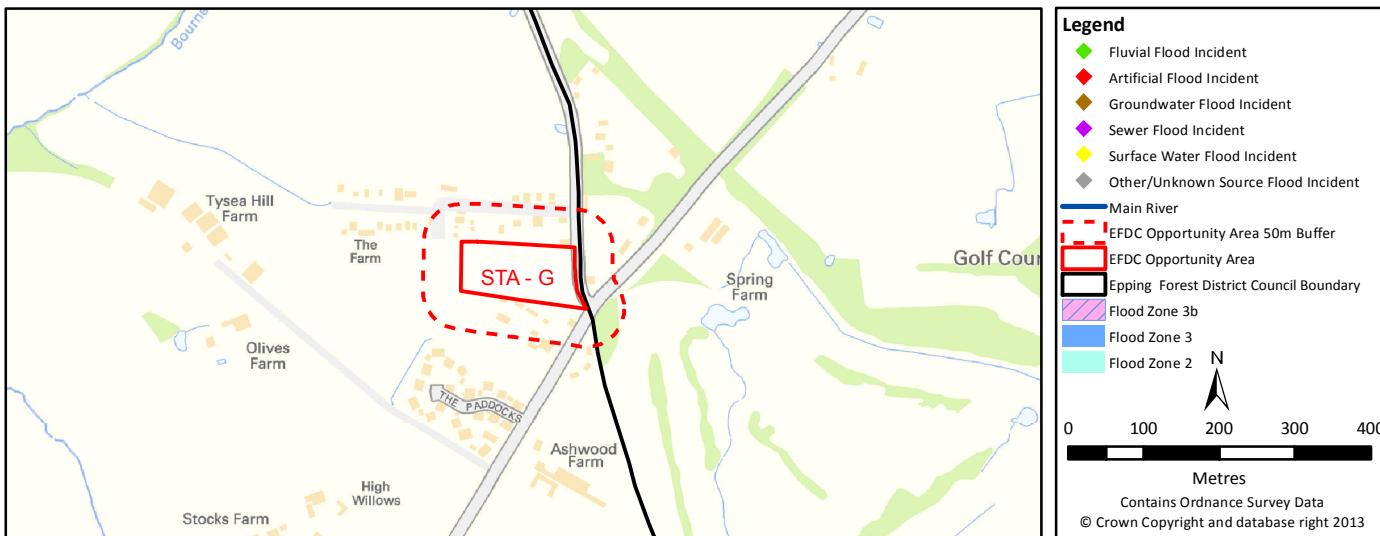
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: STA - G

Centre Co-ordinates (x,y): 551991,195399 Size (ha): 1.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.1
	% 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	<b>Return period</b>	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	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

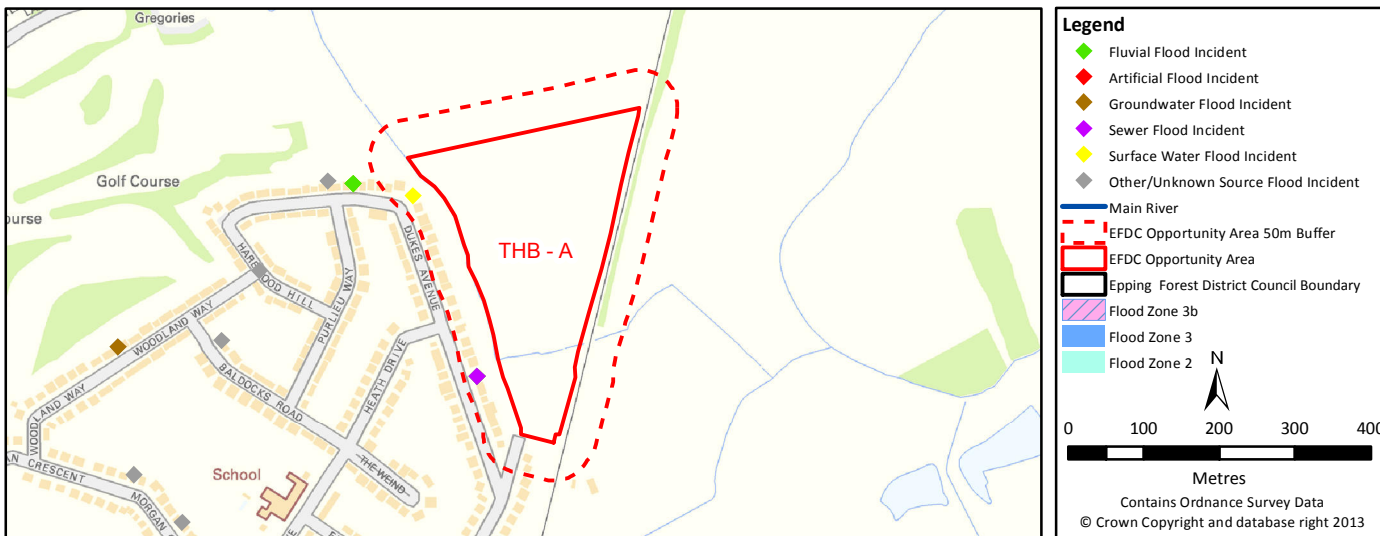
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: THB - A

Centre Co-ordinates (x,y): 545575,199686 Size (ha): 6.6



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	6.6
% 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	4.3%	6.6%	0.1%		
			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		1	1
	TWUL records of external sewer flooding		4	4
	Council records of sewer flooding		NONE	1

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

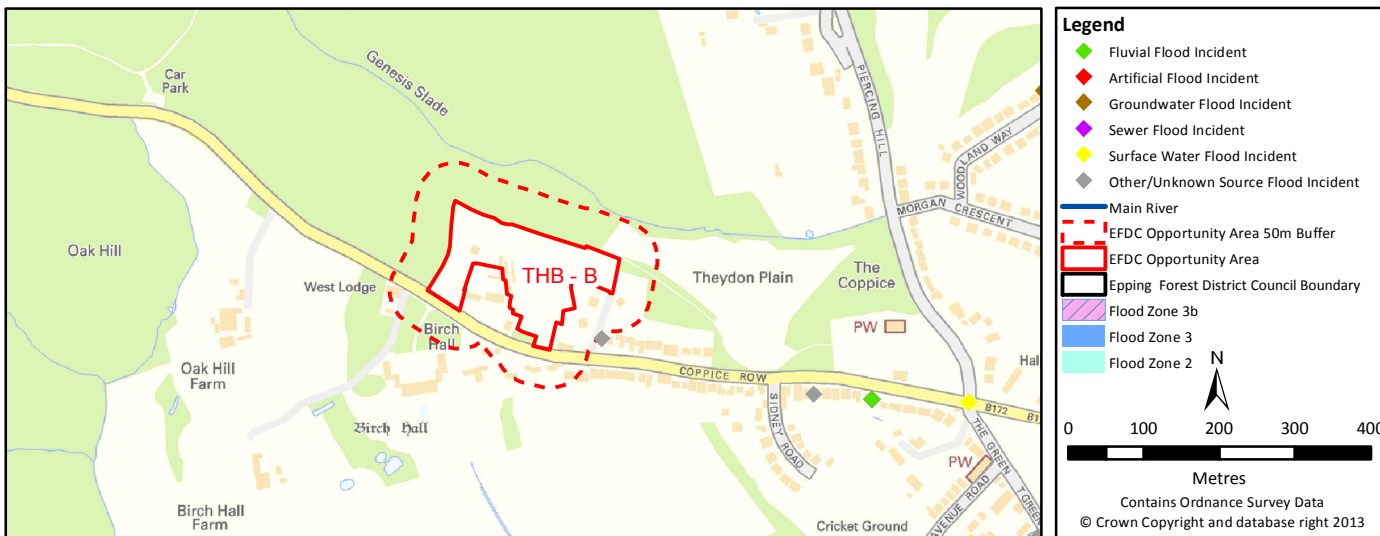
Other			Within the site	Within the site + 50m buffer
	Council records of flooding from other/unknown sources		0	5

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: THB - B

Centre Co-ordinates (x,y): 544350,199347 Size (ha): 2.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	2.1
	% 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	<b>Return period</b>	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	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: THB - C

Centre Co-ordinates (x,y): 545671,198498 Size (ha): 32.7



**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  
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Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	32.7
	% 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	<b>Return period</b>	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	2.8%	4.1%	3.4%
		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	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	

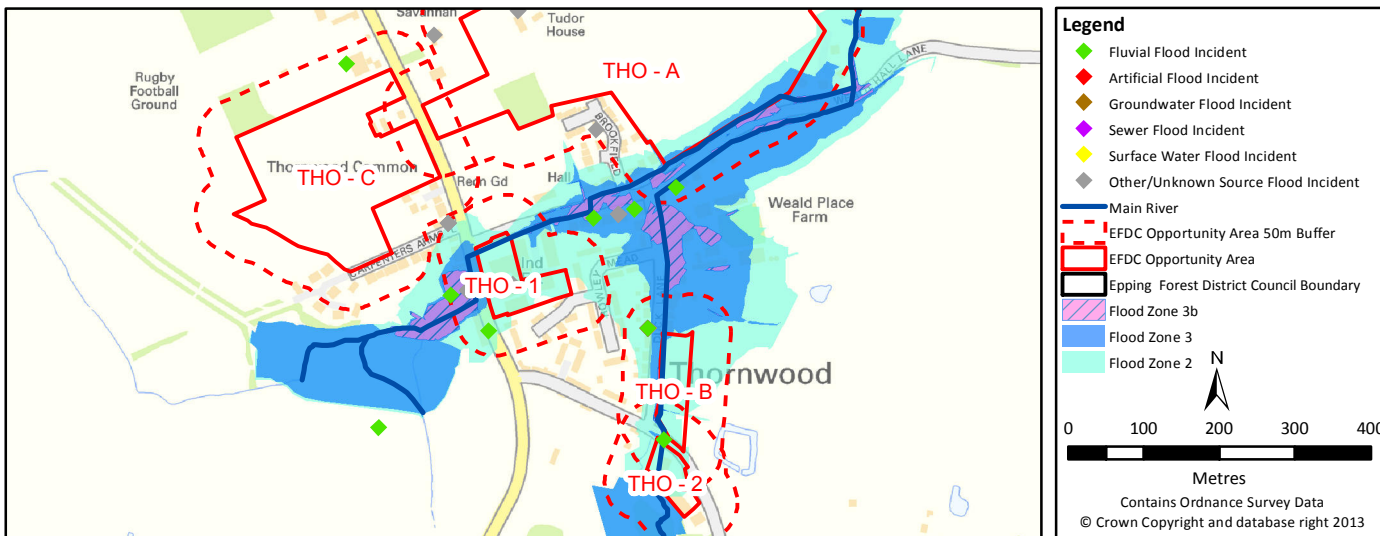
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: THO - 1

Centre Co-ordinates (x,y): 547173,204604 Size (ha): 0.7



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	0.02	0.66	0.04
	% of site in Flood Zones	0%	3%	94%	6%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		2	

Surface Water	<b>Return period</b>	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	36.6%	42.1%	59.0%	
		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	

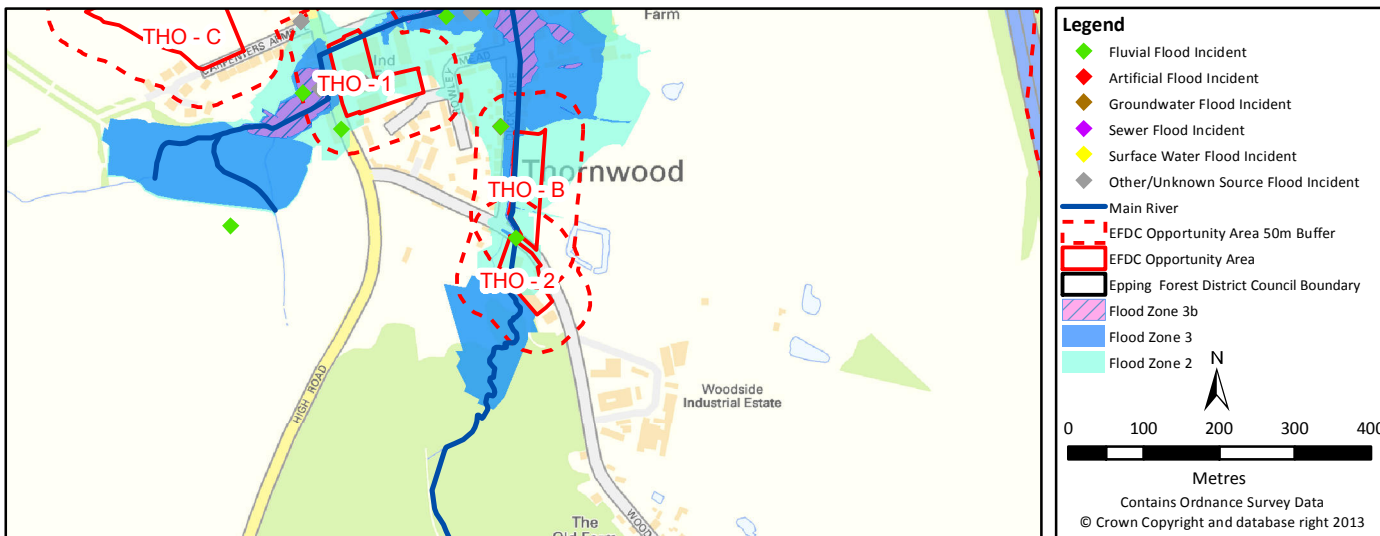
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	1		7	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: THO - 2

Centre Co-ordinates (x,y): 547397,204337 Size (ha): 0.4



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	0.01	0.32	0.08
	% of site in Flood Zones	0%	2%	79%	21%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		1	

Surface Water	<b>Return period</b>	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%	0.1%	7.7%
		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	

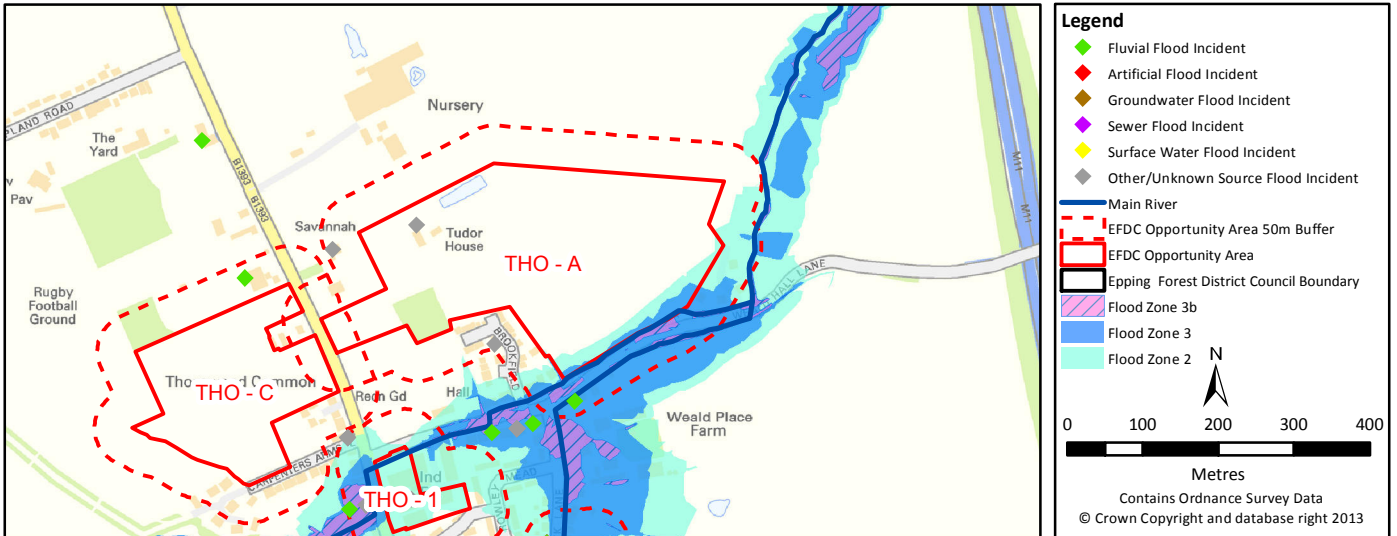
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		0	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: THO - A

Centre Co-ordinates (x,y): 547334,204893 Size (ha): 9.4



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.01	0.25	0.67	8.73
	% of site in Flood Zones	0%	3%	7%	93%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		1	

Surface Water	<b>Return period</b>	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%	2.3%	6.0%	
		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	1		3	

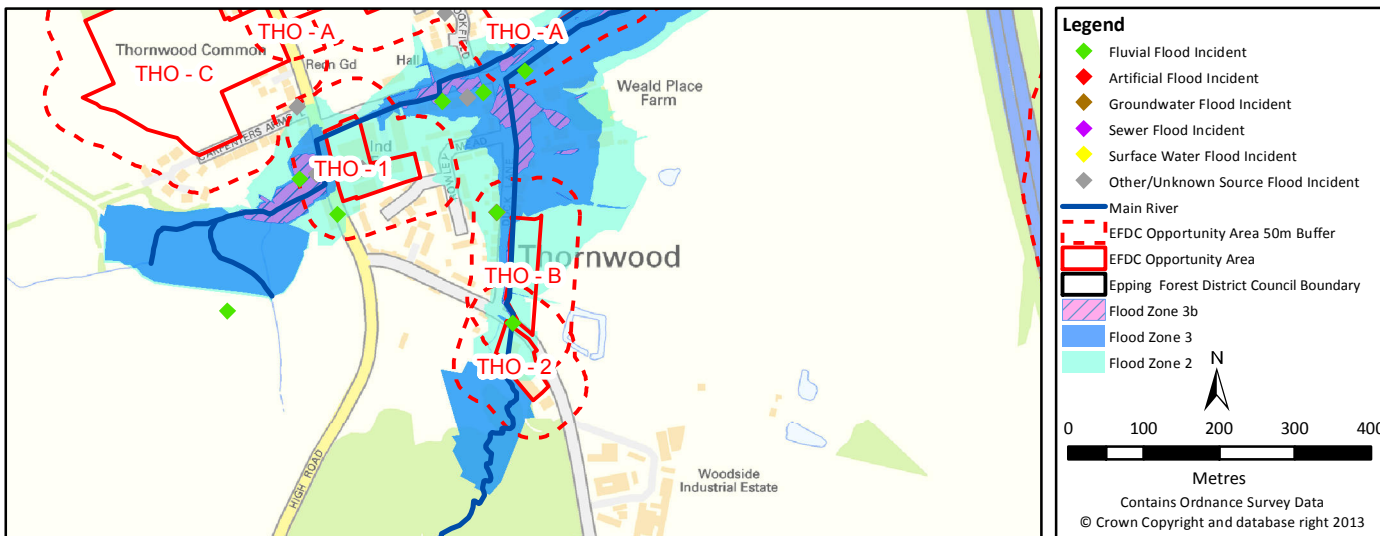


# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: THO - B

Centre Co-ordinates (x,y): 547402,204450 Size (ha): 0.5



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:		3A		
	Other Flood Zones at the site:		YES	YES	YES
	Area of site in Flood Zones (ha)	0	0.01	0.48	0.02
	% of site in Flood Zones	0%	2%	95%	5%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		2	

Surface Water	<b>Return period</b>	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	1.1%	1.1%	4.3%	
		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		1	

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	

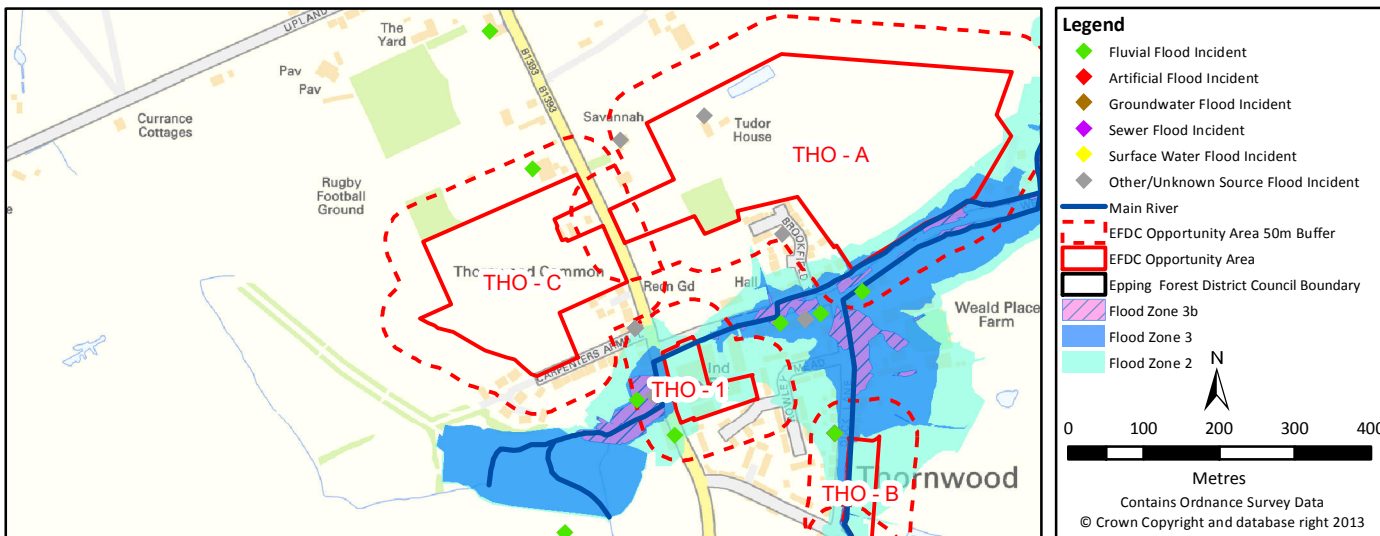
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		6	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: THO - C

Centre Co-ordinates (x,y): 546955,204743 Size (ha): 4



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	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		3	

Surface Water	<b>Return period</b>	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	0.3%	0.5%	3.0%
		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

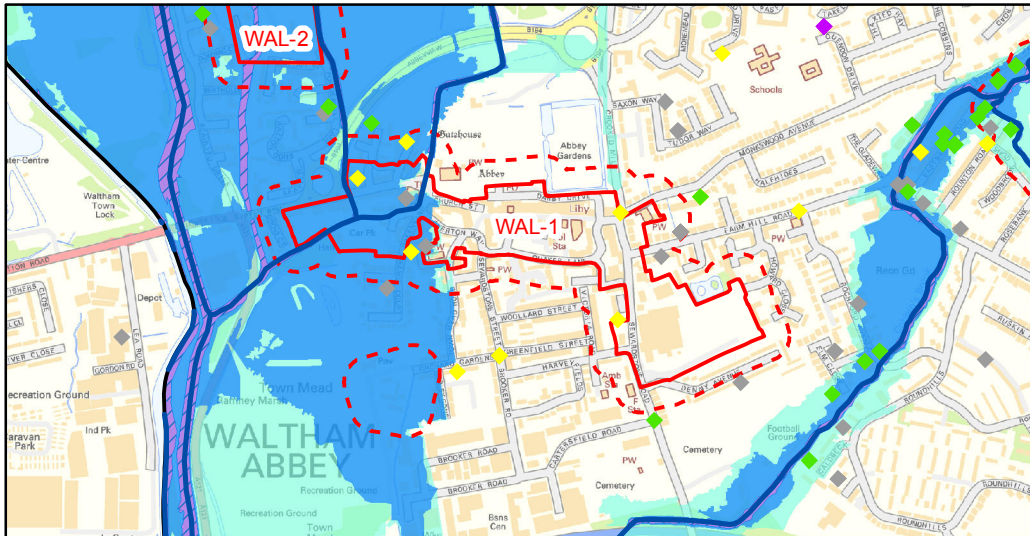
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL-1

Centre Co-ordinates (x,y): 538457,200451 Size (ha): 13.7



**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

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Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.13	3.47	3.62	10.08
	% of site in Flood Zones	1%	25%	26%	74%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	<b>Return period</b>	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%	4.4%	21.5%
		Within the site		Within the site + 50m buffer
	Council records of surface water flooding	1		5
	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

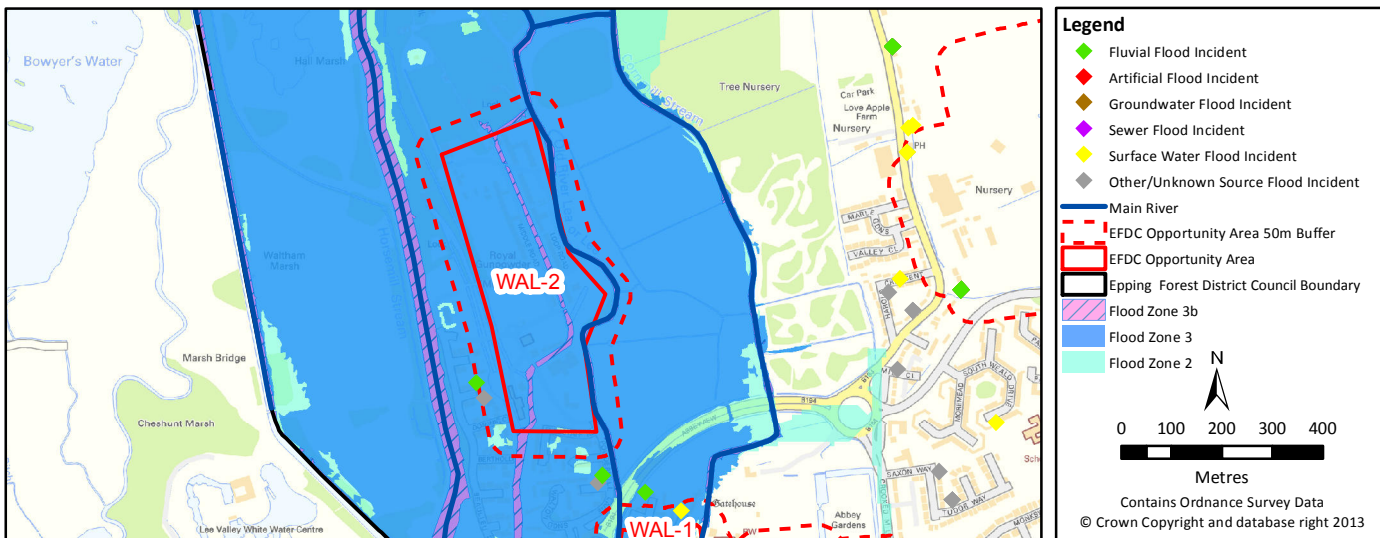
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	5		12

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL-2

Centre Co-ordinates (x,y): 537712,201178 Size (ha): 11.4



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	
	Area of site in Flood Zones (ha)	0.73	11.38	11.4	0
	% of site in Flood Zones	6%	100%	100%	0%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	<b>Return period</b>	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	1.1%	2.8%	51.4%
		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	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

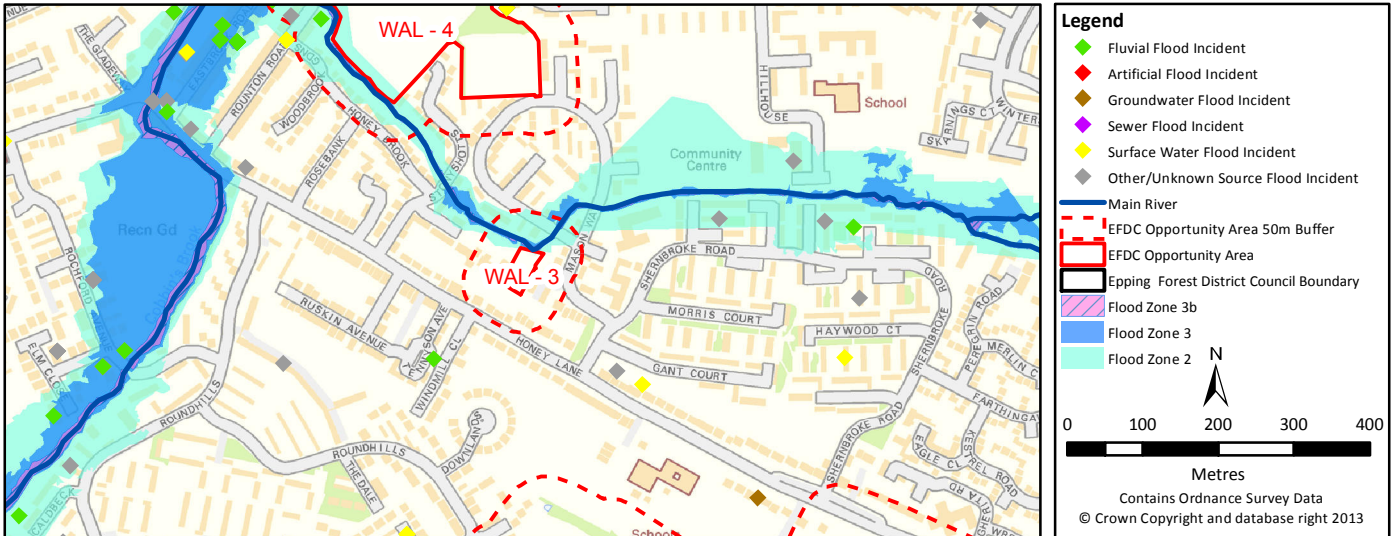
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		1

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL - 3

Centre Co-ordinates (x,y): 539489,200401 Size (ha): 0.2



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:		3A		
	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%	2%	98%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	<b>Return period</b>	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%	3.4%
		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

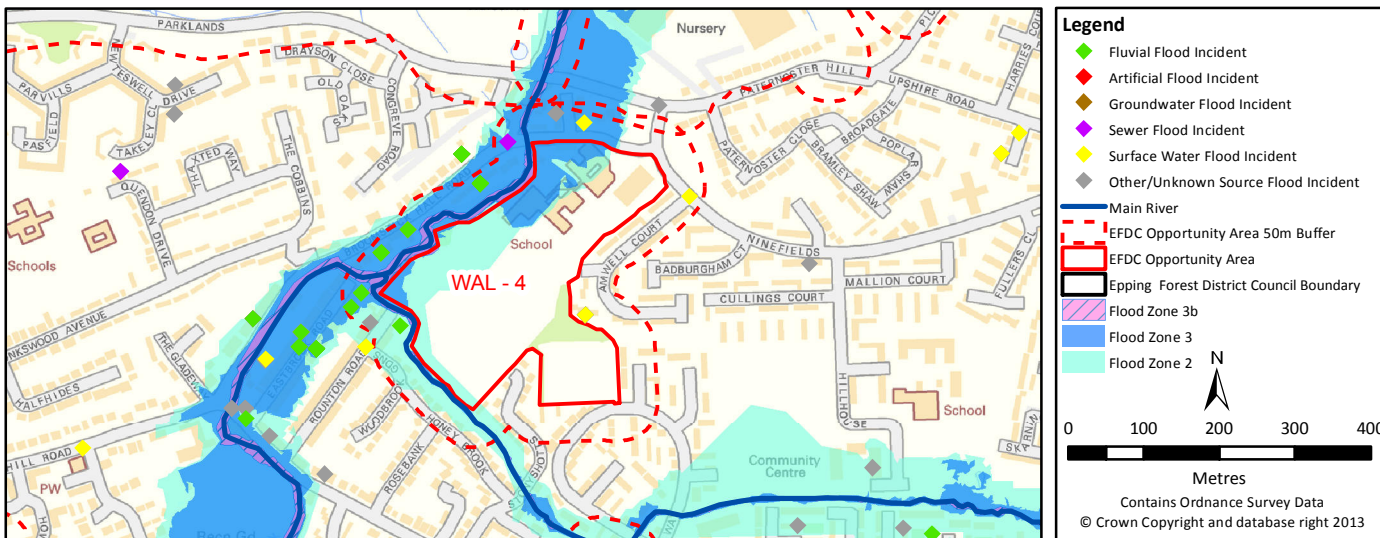
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL - 4

Centre Co-ordinates (x,y): 539386,200801 Size (ha): 7.1



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.01	0.8	2.21	4.89
	% of site in Flood Zones	0%	11%	31%	69%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		13	

Surface Water	<b>Return period</b>	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%	2.7%	20.3%
		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	2		2	
	TWUL records of external sewer flooding	4		4	
	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	0		0	

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

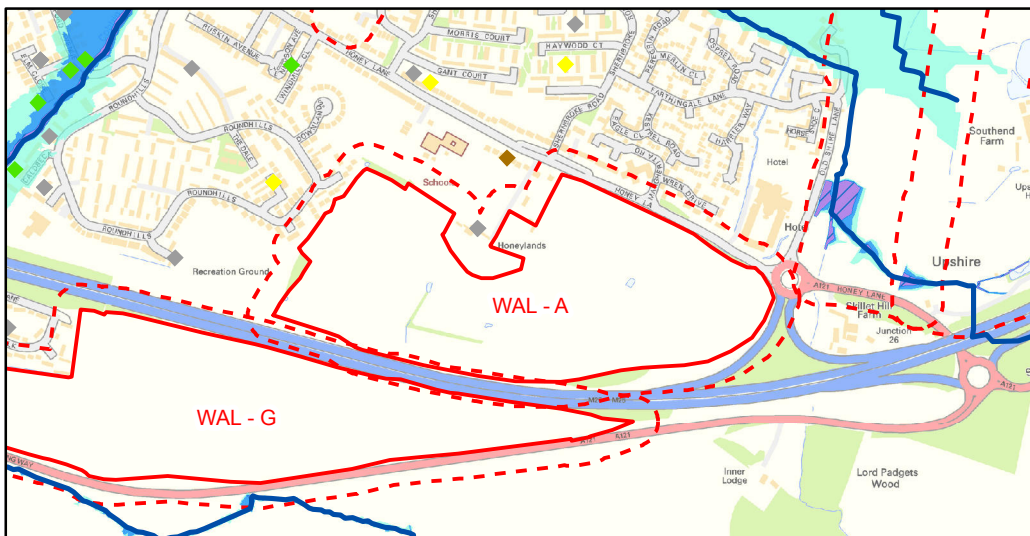
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		20	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL - A

Centre Co-ordinates (x,y): 539832,199868 Size (ha): 26.7



**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

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Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	26.7
	% 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	<b>Return period</b>	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	1.8%	4.6%	0.7%
		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	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	

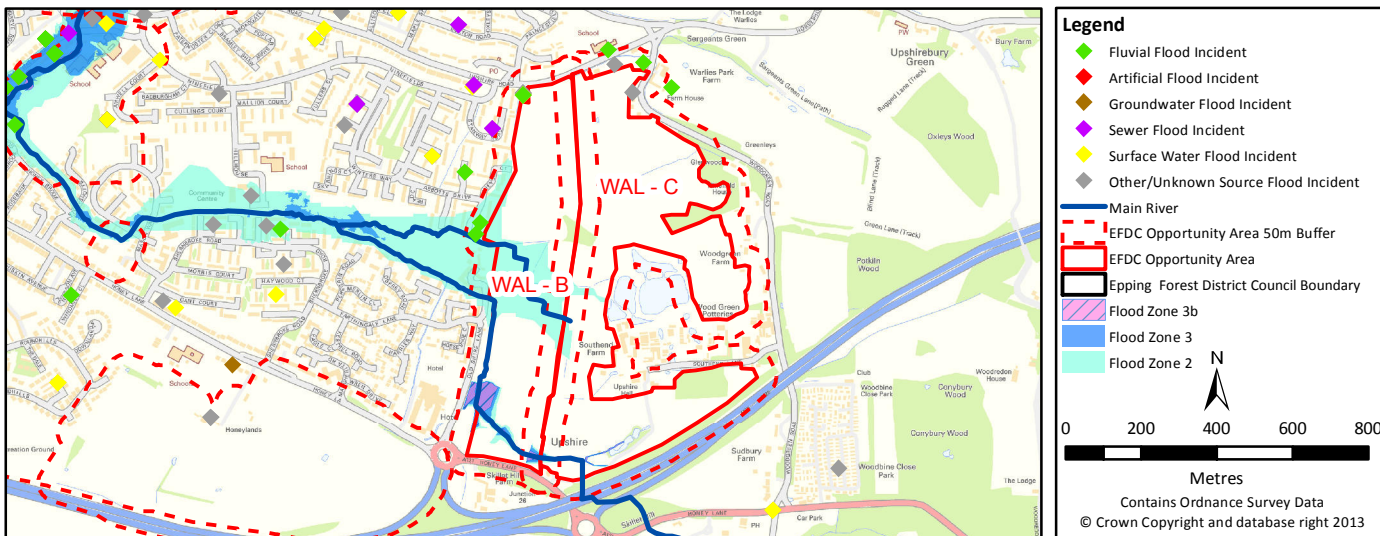
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		2	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

## Development Site Summary Sheet

Site Reference: WAL - B

Centre Co-ordinates (x,y): 540568,200337 Size (ha): 18.7



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.52	0.73	5.09	13.61
	% of site in Flood Zones	3%	4%	27%	73%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		3	

Surface Water	<b>Return period</b>	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	12.8%	19.1%	30.7%	
		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	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		3	

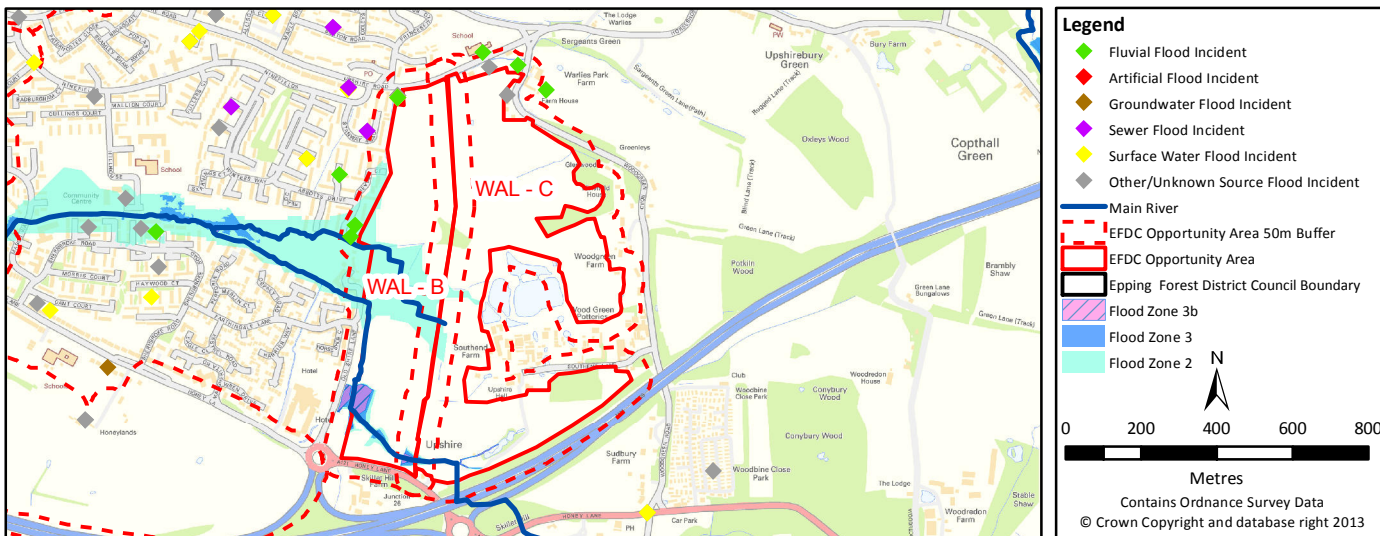


# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

## Development Site Summary Sheet

Site Reference: WAL - C

Centre Co-ordinates (x,y): 540751,200344 Size (ha): 28.8



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	0.09	0.13	0.6	28.2
	% 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	<b>Return period</b>	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	2.1%	3.9%	9.3%	
		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	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	

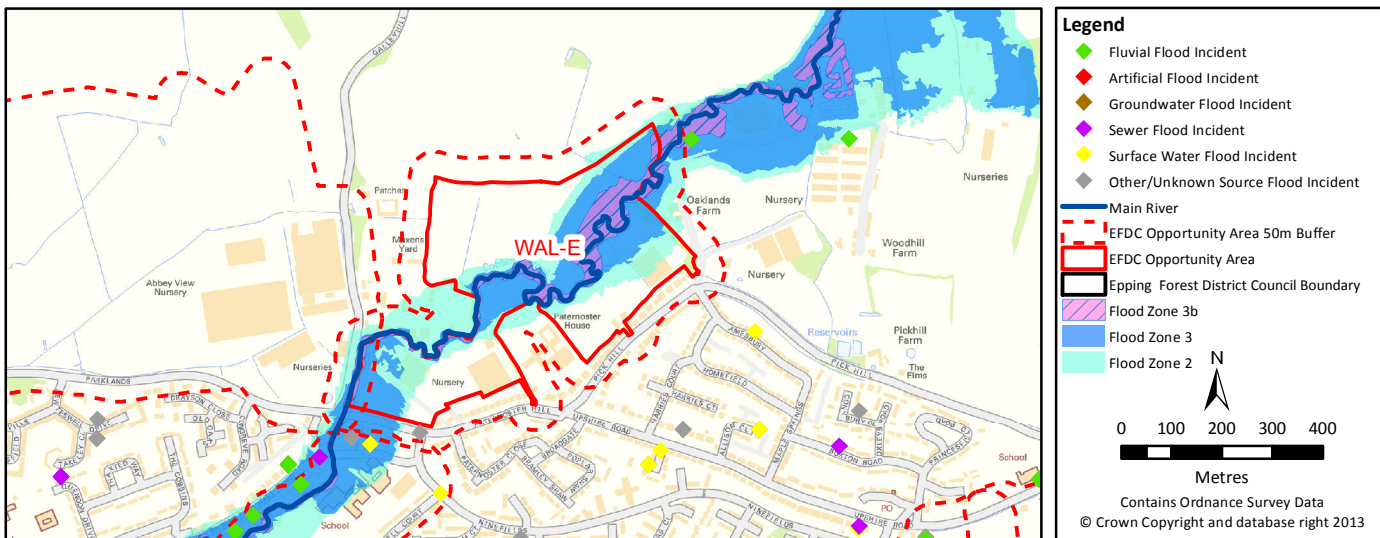
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		2	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL-E

Centre Co-ordinates (x,y): 539770,201338 Size (ha): 17.8



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:	3B			
	Other Flood Zones at the site:	YES	YES	YES	YES
	Area of site in Flood Zones (ha)	2.41	6.56	9.55	8.25
	% of site in Flood Zones	14%	37%	54%	46%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		0	

Surface Water	<b>Return period</b>	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	27.1%	35.9%	60.4%	
		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	

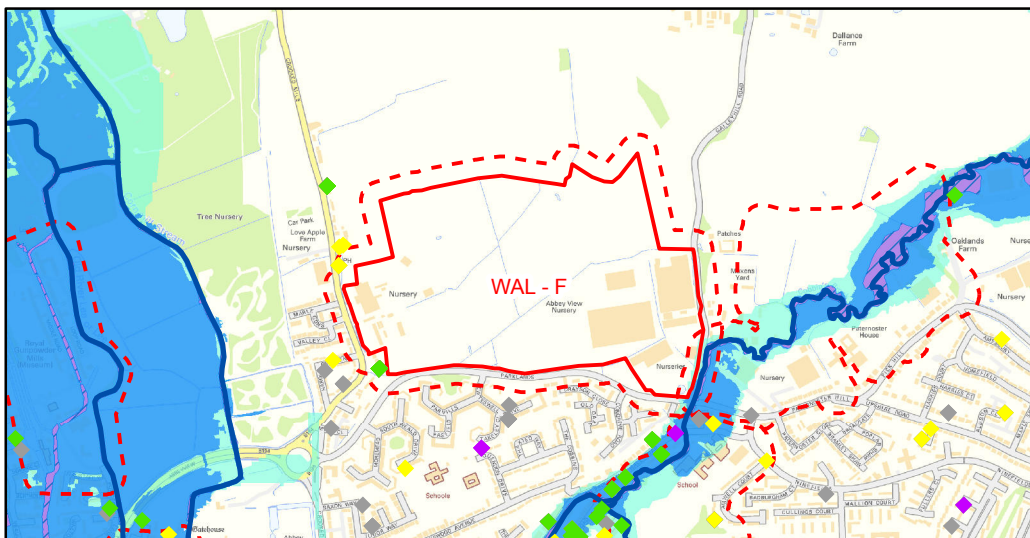
Other		Within the site		Within the site + 50m buffer	
	Council records of flooding from other/unknown sources	0		1	

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL - F

Centre Co-ordinates (x,y): 538962,201397 Size (ha): 41.6



**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  
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Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:			2	
	Other Flood Zones at the site:			YES	YES
	Area of site in Flood Zones (ha)	0	0	0.17	41.43
	% of site in Flood Zones	0%	0%	0%	100%
		Within the site		Within the site + 50m buffer	
	Council records of fluvial flooding	0		6	

Surface Water	<b>Return period</b>	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	4.0%	8.7%	26.6%
		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	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

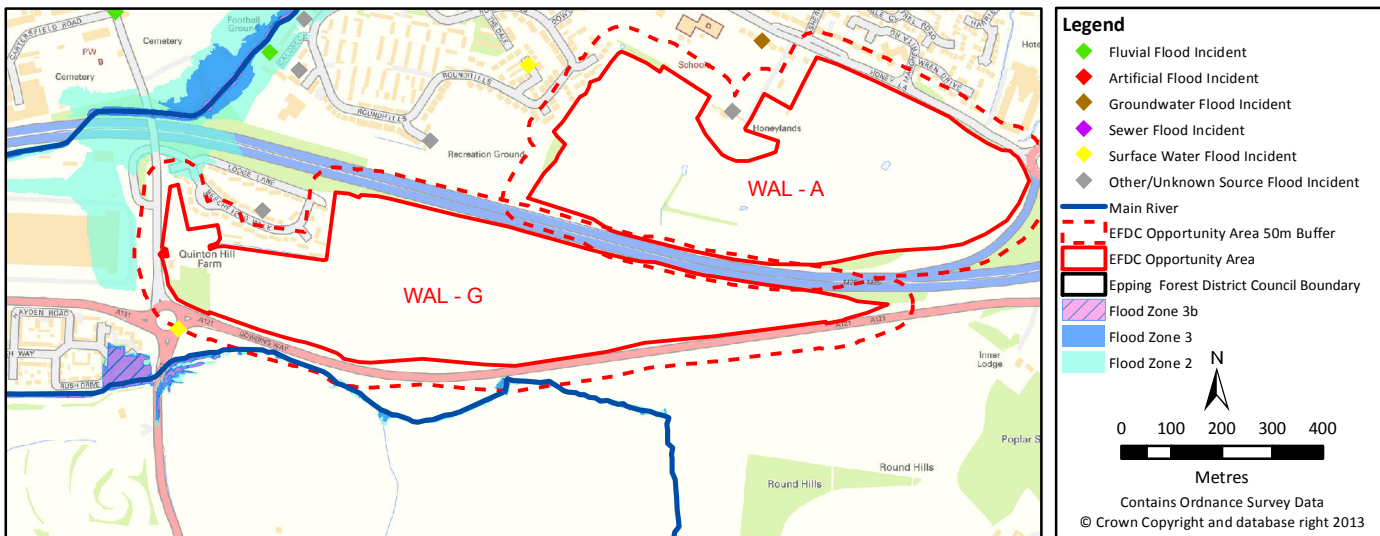
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		16

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WAL - G

Centre Co-ordinates (x,y): 539326,199636 Size (ha): 26.3



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	26.3
	% 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	<b>Return period</b>	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	2.0%	4.3%	3.9%
		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

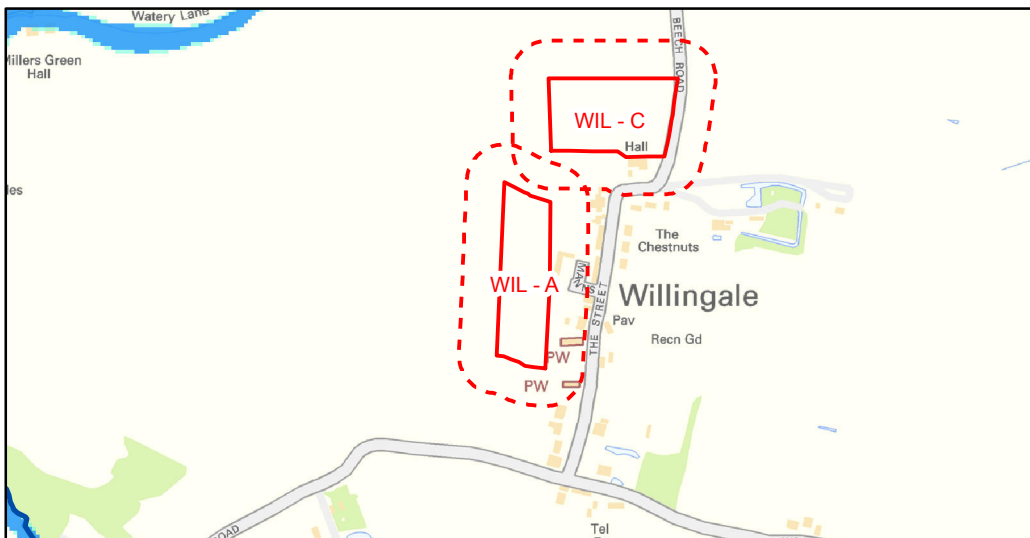
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WIL - A

Centre Co-ordinates (x,y): 559564,207458 Size (ha): 1.4



**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

0 100 200 300 400  
Metres  
Contains Ordnance Survey Data  
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Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	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	<b>Return period</b>	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%	0.1%
		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

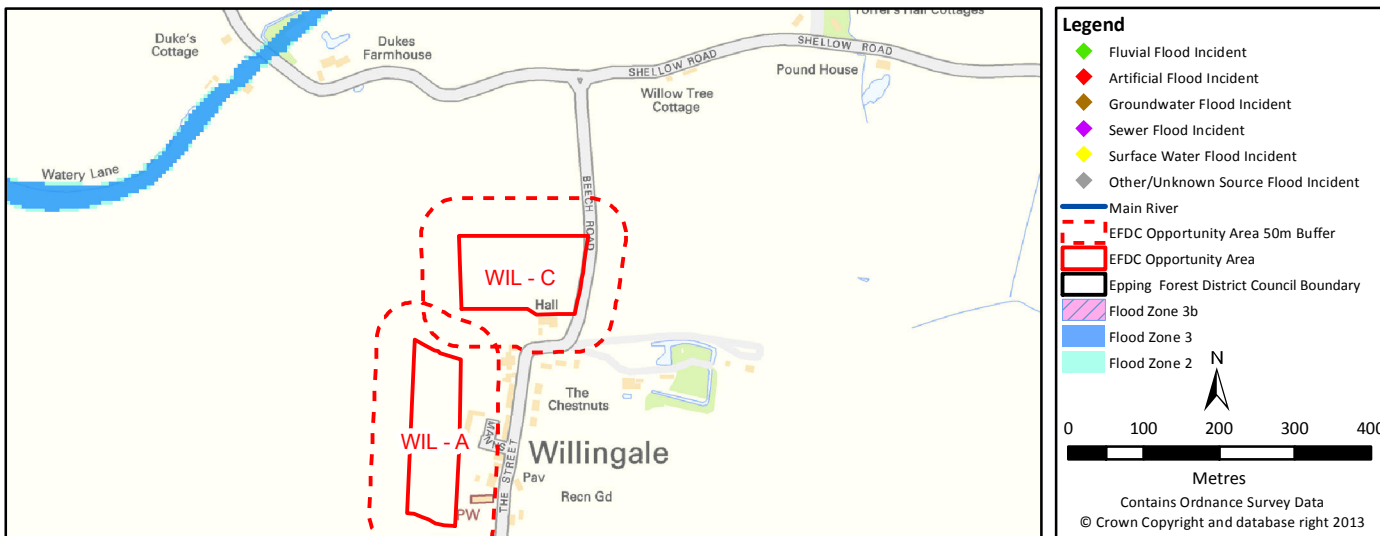
Other		Within the site		Within the site + 50m buffer
	Council records of flooding from other/unknown sources	0		0

# Epping Forest District Council Level 2 Strategic Flood Risk Assessment

Development Site Summary Sheet

Site Reference: WIL - C

Centre Co-ordinates (x,y): 559683,207666 Size (ha): 1.6



Fluvial		<b>3B</b>	<b>3A</b>	<b>2</b>	<b>1</b>
	Highest Flood Zone:				1
	Other Flood Zones at the site:				YES
	Area of site in Flood Zones (ha)	0	0	0	1.6
	% 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	<b>Return period</b>	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	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