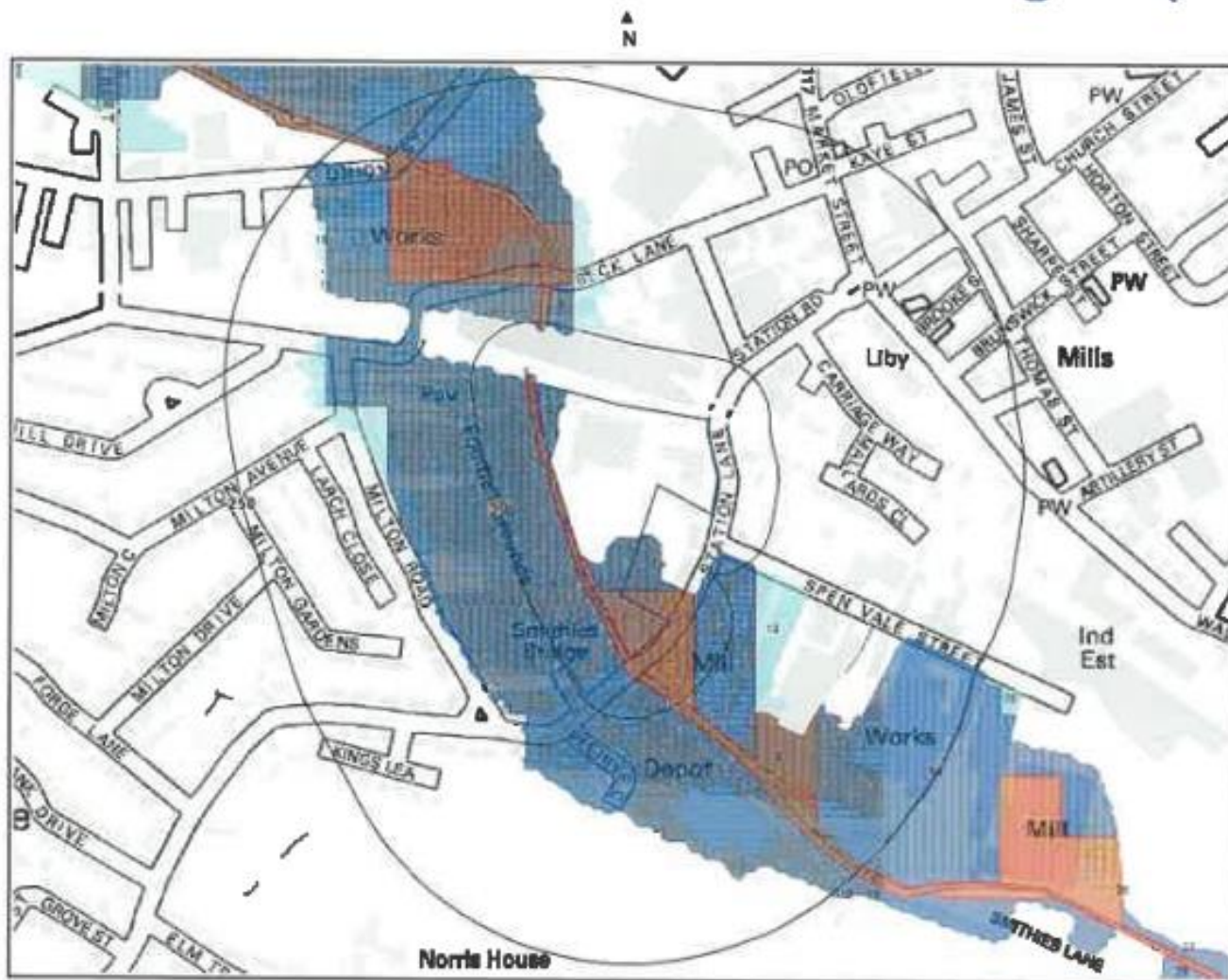
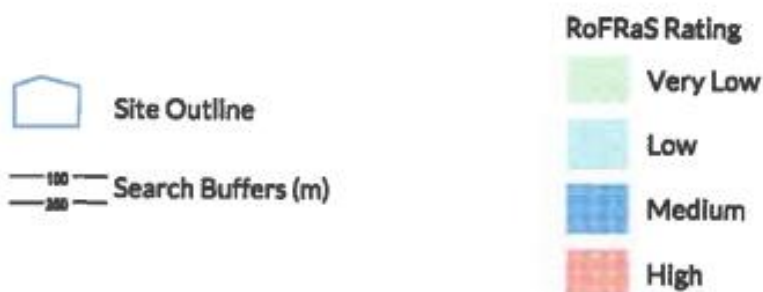


7 Environment Agency/Natural Resources Wales RoFRaS Flooding Map



Environment Agency/Natural Resources Wales RoFRaS Flood Legend

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7. Flooding

7.1 Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

High

RoFRaS data for the study site indicates the property or an area within 25m has a High (1 in 30 or greater) chance of flooding in any given year.

A number of major insurance companies refer to this information within their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a High risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme

Any relevant data within 250m is represented on Map 7- Environment Agency/Natural Resources Wales RoFRaS Flooding.

The following floodplain records are searched up to 50m:

ID	Distance [m]	Direction	RoFRaS flood Risk
1	0.0	On Site	Medium
2	0.0	On Site	Medium
3	0.0	On Site	High
4	3.0	SW	Medium
5	6.0	W	Medium
6	18.0	E	Medium
7	43.0	N	High
8	44.0	N	Medium
9	48.0	N	Low

7.2 Historic Flood Outlines

Has the site been subject to historic flooding as recorded by the Environment Agency/Natural Resources Wales?

No

This database shows the individual footprint of every flood event recorded by the Environment Agency/Natural Resources Wales and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.