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CAMSTEAD LTD

FLOOD RISK ASSESSMENT ADDENDUM
FOR
NEW ELECTRICITY SUBSTATION
AT
DEVELOPMENT AT ABBEY ROAD, SHEPLEY

1. Introduction

1.1 Camstead Ltd are undertaking a previously consented development of 27 residential units at a site off Abbey Road, Shepley, Huddersfield. To serve the development, a new electricity substation is required. The proposed substation is to be located in the northwest of the site, adjacent to the pedestrian access to Stretchgate, the track which runs along the west of the site.

1.2 The proposed substation was not included in the original planning applications for the development, hence a new planning application for the substation (planning reference 2022/90245) has been submitted to Kirklees Council.

1.3 The location of the proposed substation, and details of its proposed construction and elevations, are shown on the proposal drawings which should be read in conjunction with this Technical Note.

1.4 An objection to this planning application was received from the Environment Agency (reference RA/2022/144798/01-L01 dated 26th August 2022) on the grounds that the flood risk assessment undertaken previously did not provide sufficient specific information on the risk to/from the proposed substation.

1.5 This Technical Note has been prepared as an Addendum to the previous assessments of flood risk (as detailed within Section 2), to satisfy the requirements of the Environment Agency by providing additional information in relation to the proposed electricity substation and its relationship to the flood mitigation measures for the wider development, which have previously been agreed.

1.6 This report has been initially prepared for the use and reliance of the Client only. The report shall not be relied upon or transferred to any other parties without the written agreement of ARP Associates. For the avoidance of any doubt, where ARP Associates enters into a letter of reliance for the benefit of a third party, that third party will be permitted to rely on the report. No responsibility will be accepted where this report is used, either in its entirety or in part, by any other party without ARP Associates consent.

2. Background

2.1 The proposed residential development was granted Outline planning permission in March 2018 (planning reference 2017/92233), and was subject to a Reserved Matters application (planning reference 2019/91638) which was subsequently granted in May 2020. The assessment of flood risk and the determination of appropriate mitigation measures associated with these applications is summarised below.

2.2 Outline Planning Application - A Flood Risk Assessment for the proposed residential development was originally prepared by Fairhurst (reference 119607/02A dated June 2017 – see Attachment 1) to support the Outline planning application. This report confirmed that there was no flood modelling for Shepley Dike, the watercourse which passes through the north of the site. Fairhurst therefore used the Environment Agency Flood Map for Planning and the topographical survey of the site to estimate the 1 in 100 year flood level as 148.0mAOD. A minimum finished floor level of 148.6mAOD was proposed.

2.3 Reserved Matters Application - A further assessment of flood risk was prepared by ARP in November 2019 (reference 1305/11 'Statement on Flood Risk' – see Attachment 2), to support the Reserved Matters application. At this juncture it was identified that the interpolation of the 1 in 100 year flood level within the previous FRA was not correct; a much greater area of the site was below the 148.0mAOD contour than was within Flood Zone 3, hence it was concluded that the local 1 in 100 year flood level could not be as high as 148.0mAOD.

2.4 A new assessment of the Flood Zone 3 (1 in 100 year flood) extent was therefore undertaken, with the layout of the proposed development being arranged such that all proposed properties were located outside of Flood Zones 2 and 3 as shown by the Flood Map for Planning. Proposed finished floor levels were set above 148.3mAOD (later amended to 148.4mAOD), which it was concluded would be well above the 1 in 100 year plus climate change allowance flood level.

2.5 It is understood that this assessment was discussed in a meeting with the Environment Agency in March 2019, where it was agreed that the interpretation of flood risk and the proposed floor levels would be acceptable. However, the Environment Agency subsequently objected to the proposals in a letter to Kirklees Council (dated 23rd December 2019 – see Attachment 3), raising a number of queries with respect to the assessment and proposed flood risk mitigation.

2.6 ARP subsequently responded to the Environment Agency (reference 1305/11/ARPjc dated 20th January 2020 – see Attachment 4) to address the various points and clarify matters. In addition to summarising the above assessments and agreements, the letter included recognition that the proposed layout included some areas of private driveway, road and footpath which would be located within Flood Zone 2 and 3, and that ground levels would therefore need to be raised in these areas. Hence, it was recognised that some compensatory floodplain storage would need to be provided to mitigate this level raising.

2.7 Further correspondence was received from the Environment Agency by email (dated 3rd February 2020 – see Attachment 5), requesting more detail on the proposed compensatory flood storage scheme. The Environment Agency confirmed that it required compensatory storage to be provided for storage volume lost below 146.5mAOD which it confirmed it considered to be 'the floodplain'.

2.8 ARP responded with a further letter to the Environment Agency (reference 1305/11/ARPjc dated 11th February 2020 – see Attachment 6) providing the requested details of a proposed of compensatory flood storage scheme. The letter was supported by calculations and sketches to illustrate the proposals. The 146.5mAOD contour was used to define the flood plain (as confirmed by the Environment Agency) and to calculate the loss of storage due the proposed turning head opposite plot 18 and the footpath link to Sketchgate. A proposed scheme of re-grading land in the east of the site to provide appropriate compensatory storage was set out.

2.9 Figure 1 shows an extract from a previous version of the proposed site plan (now superseded) showing the area of development in the northwest of the site where the footpath link is to be provided on land which is raised above the flood level. The blue line indicates the 'new' floodplain extent at the 146.5mAOD contour following implementation of this level raising and the compensatory storage scheme towards the east of the site.

Figure 1. Extract from Superseded Proposed Site Plan, Showing Original Footpath Alignment and Post-Development Floodplain Extent in Blue (146.5mAOD contour)



3. Current Substation Proposals

3.1 Proposed Scheme – The proposed electricity substation is to be located in the northwest of the site, adjacent to the pedestrian access to Stretchgate. To accommodate the proposed substation within the previously approved development platform area, the western end of the pedestrian access to Stretchgate has been moved further south, towards the adjacent residential plot. The substation is located to the north of the new pedestrian route alignment, but within the area which has always been proposed for land raising. This is illustrated in Figure 2.

Figure 2. Extract from Proposed Substation Location Plan, Showing Substation and Revised Footpath Alignment relative to Post-Development Floodplain Extent



3.2 Current Flood Model - The flood zone outlines shown on the current Environment Agency Flood Map for Planning have not been updated since the original assessment undertaken in 2017. This confirms that no updated flood modelling has been undertaken in the intervening period. On this basis it is assumed that the previously agreed assessment and mitigation proposals remain valid and are sufficient to manage flood risk at the development site.

3.3 Flood Risk to the Proposed Substation - Figure 3 shows the proposed substation location (red lines) in relation to the current Flood Zones, and the redefined floodplain extent (blue dashed line). It can be seen that the proposed substation location is just within the mapped Flood Zone 2 and Flood Zone 3 extents. However, it lies to the south of the redefined floodplain extent, within the area of land raising which has been previously proposed and agreed with the Environment Agency (subject to provision of compensatory storage to the east). Thus, the proposed substation is within an area which will be at low risk of flooding going forward.

Figure 3. Proposed substation location (red) in relation to flood zones and redefined 146.5mAOD floodplain extent



3.4 Furthermore, from the proposal drawings it can be seen that the proposed substation finished floor level is 147.2mAOD. On the basis that the critical flood level confirmed by the Environment Agency is 146.5mAOD, and the substation will be located outside of the area at risk of flooding following the level raising and provision of compensatory storage, there is expected to be a 0.7m freeboard between the critical flood level and the proposed substation. This freeboard is considered sufficient to allow for any uncertainty in the flood level assessment and any changes to expected flood levels as a result of the projected impacts of climate change into the future.

4. Conclusion

4.1 This Technical Note has summarised the previous assessments of flood risk pertaining to the residential development at Abbey Road, Shepley. The attached documents and correspondence demonstrate that it has previously been agreed that some areas of the site which were considered to be at risk of flooding were to be raised to enable development, with compensatory flood storage subsequently provided in the east of the site. The proposed substation is located in one such area, with the proposed footpath connection to Sketchgate moved towards the south to accommodate the new infrastructure without a requirement for additional land raising.

4.2 On this basis it is concluded that, although the proposed substation is shown to be located within the current mapped Flood Zone 2 and 3, in the context of the previously agreed development proposals and flood mitigation proposals, the proposed substation will be at a low risk of flooding.

Attachments

1. Fairhurst Flood Risk Assessment - 119607/02A - June 2017
2. ARP Statement on Flood Risk – 1305/11 – 2019
3. Environment Agency letter – 23rd December 2019
4. ARP letter – 1305/11/ARPjc - 20th January 2020
5. Environment Agency email – 3rd February 2020
6. ARP letter - 1305/11/ARPjc - 11th February 2020

A T T A C H M E N T 1

Fairhurst Flood Risk Assessment - 119607/02A - June 2017

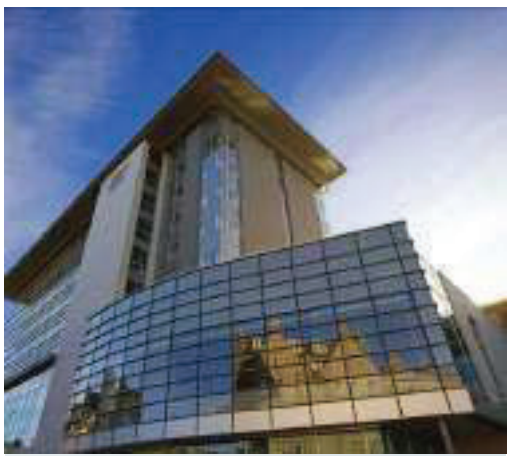
Clipper Holdings II S.A.R.L.

Land at Abbey Road North, Shepley

Flood Risk Assessment

119607/02A

June 2017







FAIRHURST

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1.0 INTRODUCTION

Fairhurst have been appointed by Clipper Holdings II S.A.R.L. to investigate flood risk for a proposed residential development at land off Abbey Road North, Shepley, at National Grid Reference 420030, 410710 (Figure 1, **Appendix B**).

The proposed development is split into two parts, north and south, and is shown on the Architects Proposed Plan in **Appendix B**. The southern half of the site comprises of soft cover with an access track to the south. The proposed development in the southern half of the site is to comprise 34 No. residential dwellings with associated access roads and soft landscaping.

The northern half of the site comprises of soft cover with Shepley Dike flowing from east to west across it. An existing culverted watercourse flows from south to north across the north-eastern part of the site. The northern half of the site is to comprise public open space.

This report has been prepared in support of a planning application for the development of the site. The indicative proposed development is shown in **Appendix B**.

This report aims to address flooding issues from the following sources listed below:

- Fluvial
- Coastal
- Groundwater
- Overland flow
- Drainage systems

This report draws on guidance published in the Planning Practice Guidance (PPG) for Flood Risk & Coastal Change (March 2014), and CIRIA Report C624 – Development and Flood Risk – guidance for the construction industry (CIRIA, 2004) and summarises the flood risk from various sources to the site. This report also considers local planning policy document 'Kirklees Council Local Planning Policy DLP29 - Drainage'.

This report has been prepared from the following information:

- Topographical Survey
- Architects Proposed Site Plan
- Historical Site Plans
- EnviroCheck flood maps
- Environment Agency flood data
- British Geological Survey (BGS) historical borehole records
- Liaison with Kirklees Council (Lead Local Flood Authority)
- Fairhurst Phase I Desk Study Report (Ref. 5)

2.0 EXISTING CONDITIONS

2.1 Site Description and Topography

The site, at National Grid Reference 420030, 410710 is located off Abbey Road North and Penistone Road, as shown on Figures 1, 2 and 3, **Appendix B**. The site covers an area of approximately 1.73 Hectares.

The site comprises soft cover with an access track to the south. Shepley Dike flows from east to west across the northern part of the site. A culverted watercourse runs from south to north across the north-east part of the site.

The site slopes from south to north, as follows;

- Northern corner of the site is at 145.8m AOD
- Eastern end of the site is at between 146.5m AOD and 148.0m AOD
- Centre of the site at between 147.5m AOD and 148.3m AOD
- Southern end of the site at approximately 150.0m AOD
- A series of small stockpiles and banks are present on site to a height of approximately 1m to 3m above surrounding ground level

The wider area is at a higher elevation, with land 200m to the north of the site approximately 10m higher and land 200m to the south of the site approximately 5m higher.

The site is bound by residential to the north with Penistone Road beyond, Abbey Road North to the east with residential beyond, farm buildings and farmland to the south and woodland to the west. Adjacent land to the south-west is currently being developed for residential end use.

2.2 Historical Land Use

A review of available historical plans has identified the following historical onsite land uses;

- Mill buildings associated with a woollen mill on the site from the 1890's
- Mill buildings removed and pond no longer indicated by the 1990's as part of site clearance and enhancement to current development levels
- Shepley Dike has been present on site since at least the 1850's
- Pond indicated on the northern part of the site from the 1890's
- Culverted watercourse present on site from 1959

2.3 Ground Conditions

Based on information provided in the EnviroCheck Report and BGS historical borehole records the following soil profile is anticipated;

- Made ground would be anticipated associated with historical development since the 1890's which is expected to comprise of inert construction fill material
- Bedrock as Grenoside Sandstone Member of the Lower Pennine Coal Formation

2.4 Groundwater and Surface Water

The following ground and surface water conditions are anticipated on the site:

- Shepley Dike flows from east to west across the northern part of the site
- A culverted watercourse runs from south to north across the north-east part of the site
- Highway drainage overflow passes from Abbey Road North into the north-east part of the site through a site boundary wall
- No groundwater was encountered in historical boreholes located near the site
- Perched water within the made ground may be present
- The main groundwater body is anticipated at depth within the Grenoside Sandstone Member
- The bedrock strata beneath the site are classified as a Secondary A Aquifer
- 2 No. water abstraction points are located near the site; 31m south-west and 63m north-west
- The site does not lie within a Source Protection Zone

2.5 Services

2.5.1 Yorkshire Water Statutory Services

A pre-development enquiry has been issued to Yorkshire Water. The following information on Yorkshire Water assets has been received and is given in **Appendix E**;

- A 300mm diameter public combined sewer is present along Abbey Road North approximately 10m to the east of the site, which connects to;
- A 375mm diameter public combined sewer along Penistone Road to the north-east of the site
- Numerous sewers are present associated with the adjacent residential developments to the south-west, east and north-east of the site

2.5.2 Private Drainage

The site was developed in the 1890's as a series of mill buildings, which were cleared in the 1990's. A pond was present on site from the 1890's until the 1990's. The surface water drainage system associated with the historical development is unlikely to still be viable due to site demolition and clearance.

2.5.3 Land Drains

The presence of land drains within the site has not been identified, although a culverted watercourse and highway drainage overflow are present (see Sections 2.5.5 and 2.5.6).

2.5.4 Shepley Dike

Shepley Dike flows from east to west across the northern part of the site. Works on and adjacent to the watercourse will be subject to Environment Agency and/or LLFA (Kirklees Council) consents and easements.

2.5.5 Culverted Watercourse

A culverted watercourse has been identified on Environment Agency plans (see 'Detailed River Network Map' in **Appendix C**) and marked as 'Issues' on historical plans (**Appendix C**). An accurate location plan for the culvert has been provided by Kirklees Council (LLFA) and is presented in **Appendix E**. Works adjacent to the culverted watercourse will be subject to Environment Agency and/or LLFA (Kirklees Council) consents. Liaison with Kirklees Council has indicated that an easement of up to 6m may apply to the culverted watercourse on site, subject to confirmation of the width and depth of the culvert.

2.5.6 Highway Drainage Overflow

Kirklees Council (LLFA) have indicated that the existing highway drainage overflow in the north-east of the site should be connected to the watercourse and protected from any future works by an easement. The location where highway overflow drainage enters the site is shown in **Appendix E**.

2.5.7 Other Services

Statutory utility plans have not been made available for review.

2.6 Flood Risk

2.6.1 EnviroCheck Flood Screening Report

An EnviroCheck Flood Screening Report has been obtained for the site (**Appendix C**). The Environment Agency's flood map is contained within the EnviroCheck Flood Report, **Appendix C**.

The EnviroCheck Report identifies the following for the northern half of the site (area of proposed public open space):

- The northern half of the site lies within Environment Agency Flood Zone 3 which means that the chance of flooding each year from rivers or the sea is at 1% (1 in 100) or greater
- JBA flood maps indicate that the site is at risk of pluvial flooding adjacent to the Shepley Dike during 1 in 75, 200 and 1000 years events
- EA surface water flood maps indicate that the northern bank of Shepley Dike is at risk during a 1 in 30 years flood event
- EA surface water flood maps indicate that the northern half of the site is at risk during a 1 in 1000 years flood event

The EnviroCheck Report identifies the following for the southern half of the site (area of proposed residential development):

- The southern half of the site lies within Environment Agency Flood Zone 1 which means that the chance of flooding each year from rivers or the sea is less than 0.1% (1 in 1000)
- JBA flood maps indicate that the southern half of the site is not at risk of pluvial flooding, with the exception of localised flooding near an existing drainage pathway in the north-east corner of the site
- EA surface water flood maps indicate that the southern half of the site is not at risk of surface flooding

On the basis of the distribution of flood zones across the site, a developable area has been assigned as the area within Flood Zone 1, as shown on the Architects Proposed Plan in **Appendix B**. The developable area (southern part of the site) covers an area of 0.88 Ha and is proposed to contain 34 No. residential dwellings with associated access roads and soft landscaping. The northern part of the site covers an area of 0.85 Ha, is not designated for development and is proposed to comprise public open space.

2.6.2 Environment Agency Flood Data

An enquiry for flood risk data was sent to the Environment Agency. Their response is included in **Appendix C** and summarised below:

- The northern half of the site is within EA Flood Zone 3
- The southern half of the site is within EA Flood Zone 1
- There are no flood defences helping to reduce flood risk in the area of interest
- Flood model data is not available for the site
- Flood history is not available for the site
- The watercourse (Shepley Dike) at this location is not designated as a Main River, it classed as an Ordinary Watercourse. The local authority holds responsibility for the maintenance of this river so any future works will be subject to confirmation from Kirklees Council (LLFA) and Yorkshire Water

2.7 Liaison

2.7.1 Yorkshire Water Pre-Development Enquiry

A pre-development enquiry has been issued to Yorkshire Water and the following information provided (**Appendix E**);

- A 300mm diameter public combined sewer is present along Abbey Road North approximately 10m to the east of the site, which connects to;
- A 375mm diameter public combined sewer along Penistone Road to the north-east of the site
- Numerous sewers are present associated with the adjacent residential developments to the south-west, east and north-east of the site

The following advice on site drainage has been received;

- The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This established a preferred hierarchy for surface water disposal. Consideration should

first be given to discharge to soakaway, infiltration system and watercourse in that priority order

- The proposed site is currently undeveloped and no surface water is known to have previously discharged to the public sewer network. As such, the local public sewer network does not have capacity to accept any surface water from the proposed site
- If SuDS are not viable, the developer is advised to contact the Environment Agency / Local Land Drainage Authority / Internal Drainage Board with a view to establishing suitable discharge to watercourse
- Foul water domestic waste should discharge to the 300mm diameter public combined sewer recorded in Abbey Road North, at a point approximately 10m from the east of the site
- Any new connection to an existing public sewer will require the prior approval of Yorkshire Water

2.7.2 Lead Local Flood Authority (Kirklees Council)

A pre-application consultation was undertaken with Kirklees Council. Their response is included in **Appendix E** and is summarised below;

- In addition to the main river flood risk, a tributary to Shepley Dike runs in culvert across the north-east of the site before discharging to the main river. The culverted watercourse is shown on the Architects Proposed Site Plan (**Appendix B**)
- The culverted watercourse has collapsed in the past upstream of the site causing flooding. Catchment overland flow routes for surface water flooding affect the north-east section of the site which shows one property on the Proposed Site Layout (**Appendix B**). A residential plot in this area is likely to be objected to
- Remaining areas of surface water flood risk co-inside with that of main river flood risk
- A historical flood event dated to 2008 adjacent to number 12 Abbey Road North. The culvert has collapsed in the past upstream of the site causing flooding
- Infiltration is unlikely to work close to the watercourse so a connection to the main river at greenfield rates is therefore envisaged
- Temporary road soakaways will need to be replaced in a more robust design for the access road
- The attenuation tank should be assessed for surcharging against the outfall to main river and its location in relation to potential river flooding for the 1 in 100 + climate change event
- Climate change for pluvial flooding should remain at 30% for housing developments
- The tank should accommodate the critical 1 in 30 year storm and the 1 in 100 + climate change critical event should be stored on site in a safe manner
- Alternative storage can be considered in line with West Yorkshire guide for sustainable drainage solutions (SuDS)
- Records show existing highways drainage from Abbey Road North discharging into the site via an overflow pipe. This will need picking up in the application and providing a formal solution including access rights

- A temporary drainage scheme for the construction phase will be required to protect the watercourse from pollution and sedimentation

Liaison with Kirklees Council was undertaken in order to seek clarification on regulator consents and easements. The following information was given;

- Kirklees Council (LLFA) provided a site plan, given in **Appendix E**
- The dark blue line = enclosed culverted watercourse. The dimensions of the culvert are subject to verification
- The light blue line = uncovered culverted watercourse. The dimensions of the culvert are subject to verification
- The easement extent will depend on the width and depth of the culverted watercourse, in addition to surface flood routing which will need to avoid property and property curtilage. Kirklees Council will calculate the easement in accordance with Sewers for Adoption 6th Edition. The culverted watercourse may require a worst case easement of 6m
- Dashed blue lines indicate highway drains and the corresponding colour circular symbol is a manhole. Note that one of the highway drains overflows into the site through a boundary wall at a point on the north-eastern edge of the site. This will need to be connected to the watercourse and will be subject to an easement in order to protect it from building over in the future

3.0 PROPOSED DEVELOPMENT

On the basis of the distribution of flood zones across the site, the proposed development is split into two parts, north and south, and is shown on the Architects Proposed Plan in **Appendix B**.

The developable area (southern part of the site) covers an area of 0.88 Ha and is proposed to contain 34 No. residential dwellings with associated access roads and soft landscaping.

The northern part of the site covers an area of 0.85 Ha, is not designated for development and is proposed to comprise public open space.

4.0 FLOOD RISK MECHANISMS

There is a wide range of flood mechanisms that have the potential to cause flooding to a particular site. Details of all the flood mechanisms are summarised below:

- Fluvial – Exceedance of the flow capacity of the channel of a river, stream or other natural watercourse, typically associated with heavy rainfall events. Excess water spills onto the flood plain
- Coastal and high tide - High tides, storm surges and wave action, often in combination
- Groundwater - Raised groundwater levels, typically following prolonged rain (may be slow to recede). High groundwater levels may result in increased overland flow flooding
- Overland Flow - Water flowing over the ground surface that has not reached a natural or artificial drainage channel. This can occur when intense rainfall exceeds the infiltration capacity of the ground, or when the ground is so highly saturated that it cannot accept any more water

- Drainage Systems - Blockage or overloading of pipes, sewers, canals, and drainage channels or failure of pumping systems. Typically following heavy rain or as a result of high water levels in a receiving watercourse. Structural, hydraulic or geotechnical failure of infrastructure that retains transmits or controls the flow of water

(CIRIA C624)

This report summarises flood risk to the site from each of these mechanisms.

4.1 Planning Policy

4.1.1 Technical Guidance Flood Appraisal

Extracts from the Planning Practice Guidance (PPG) for Flood Risk & Coastal Change (March 2014 - Ref. 4) are included in **Appendix A**.

The Technical Guidance requires that development should be appropriate in the context of flood risk and, where possible, should be steered to areas of low potential flood risk. In order to demonstrate compliance with the requirements of the guidance the following assessment has been made:

The southern half of the site has been classified as the following;

- Flood Zone 1
- The proposed development comprises construction of 34 No. residential dwellings with associated access roads and soft landscaping – all located in the southern half of the site in Flood Zone 1
- In accordance with the Technical Guidance Table 2, **Appendix A**, the proposed land use as residential is classified as More Vulnerable
- In accordance with Technical Guidance Table 3 a More Vulnerable development in Flood Zone 1 is considered appropriate

In view of the above, the proposed development is considered acceptable with regards to PPG and Flood policy guidance. Sequential testing or exceptional tests will not be required

The northern half of the site has been classified as the following;

- Flood Zone 3
- In accordance with Technical Guidance Table 3 a More Vulnerable development in Flood Zone 3 is not considered appropriate
- The development proposal does not include construction of any new residential developments in the northern part of the site and will be landscaped as public open space

In view of the above, the proposed development is considered acceptable with regards to PPG and Flood policy guidance

4.1.2 Kirklees Council Local Planning Policy – DLP29

The proposed development is considered acceptable in relation to the Kirklees Local Planning Policy DLP29, as the following criteria have been met:

- *Policy DLP29 – The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:*

  a) *For proposals on greenfield sites, typical greenfield run-off rates should not be executed…*

  Surface water within the proposed development will drain to the nearby watercourse at greenfield run-off rates, as requested by the LLFA (Kirklees Council). In order to achieve these rates attenuation and storage will be necessary.

  b) *For proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions…*

  The proposed connection will be designed to within greenfield restrictions, as per LLFA advice.

  c) *Improvements in water quality…*

  The drainage design will implement an appropriate management train of SuDS components to effectively mitigate the pollution risks associated with site users / activities, for example petrol interceptors to prevent discharge of pollutants from vehicles. Regular maintenance will be carried out in order to reduce blockage and visual impacts. Infiltration drainage is not considered viable due to the proximity to the watercourse, as confirmed by liaison with Kirklees Council (LLFA).

  d) *Ensure proposed open spaces within sites contribute towards sustainable drainage systems…*

  The proposed public open space across the northern half of the site will be landscaped in order to maintain existing runoff to the adjacent watercourse. The northern part of the site lies within EA Flood Zone 3 and is therefore a designated floodplain. The proposed development will not impact on site levels in this area to ensure there is no loss of flood storage within the northern part of the site.

4.2 Fluvial Flooding

The fluvial flood risk is considered for the northern and southern areas of the site, as below.

The Northern Area

The northern part of the site covers an area of 0.85 Ha, is not designated for development and is proposed to comprise public open space. Flood data contained within the EnviroCheck Flood Screening Report in **Appendix C** has identified the following;

- The northern half of the site lies within Environment Agency Flood Zone 3
- JBA flood maps indicate that the site is at risk of pluvial flooding adjacent to the Shepley Dike during 1 in 75, 200 and 1000 years events
- EA surface water flood maps indicate that the northern bank of Shepley Dike is at risk during a 1 in 30 years flood event
- EA surface water flood maps indicate that the northern half of the site is at risk during a 1 in 1000 years flood event

On the basis that in accordance with PPG Flood Guidance a residential development is not considered appropriate within Flood Zone 3, the developable area has been assigned to lie entirely outside of Flood Zone 3 (within EA Flood Zone 1 to the south). The area of site in Flood Zone 3 is proposed to comprise public open space.

The Southern Area

The southern part of the site covers an area of 0.88 Ha and is proposed to contain 34 No. residential dwellings with associated gardens, access roads and soft landscaping. Flood data contained within the EnviroCheck Flood Screening Report in **Appendix C** has identified the following;

- The southern half of the site lies within Environment Agency Flood Zone 1 which means that the chance of flooding each year from rivers or the sea is less than 0.1% (1 in 1000)
- JBA flood maps indicate that the southern half of the site is not at risk of pluvial flooding, with the exception of localised flooding near an existing drainage pathway in the north-east corner adjacent to the north-easternmost proposed residential building
- EA surface water flood maps indicate that the southern half of the site is not at risk of surface flooding

As such, the proposed built development, as shown on the Architects Proposed Plan in **Appendix B**, is considered to be at low risk of flooding from fluvial sources.

In order to ensure that protection from flood risks to the built development is maintained the following precautionary measures are proposed;

- Final floor levels to be constructed at least 150mm above external surrounding ground level
- No reduction in final floor levels below existing ground level
- No level thresholds
- Final floor level (FFL) set at minimum of 1:100 + climate change + 600mm freeboard. In the absence of any flood model data a 1:100 years flood level of 148.0m AOD has been identified from a combination of the EA Flood Map for Planning and topography survey. A minimum FFL set at 148.0m AOD + 600mm = 148.6m AOD

4.3 Coastal and High Tides

The site is not at risk from coastal and high tide flooding as the site does not lie near or adjacent to the coast.

4.4 Groundwater

The following site conditions which may affect the presence and level of groundwater are present at the site:

- Surrounding land use as residential to the north, east and south-west, farm buildings and farmland to the south and woodland to the west
- The site predominantly comprises soft cover

- The proposed site comprises construction of 34 No. residential dwellings with associated access roads and soft landscaping
- A review of Historical and BGS records indicates that the site is likely to be underlain by made ground over Lower Pennine Coal Measures
- Perched water within the made ground is anticipated
- The bedrock stratum beneath the site is classified as a Secondary A Aquifer
- The main groundwater body is anticipated at depth within the Coal Measures

In view of the information reviewed the potential for groundwater flooding to affect the site is considered to be low.

4.5 Overland Flow

4.5.1 General

Site levels across the site (shown on the Drainage Survey, **Appendix B**) vary as follows:

- The site slopes from south to north, as follows;
- Northern corner of the site is at 145.8m AOD
- Eastern end of the site is at between 146.5m AOD and 148.0m AOD
- Centre of the site at between 147.5m AOD and 148.3m AOD
- Southern end of the site at approximately 150.0m AOD
- A series of small stockpiles and banks are present on site to a height of approximately 1m to 3m above surrounding ground level
- The wider area is at a higher elevation, with land 200m to the north of the site approximately 10m higher and land 200m to the south of the site approximately 5m higher.

4.5.2 Overland Flow from Fluvial Sources

Based on information included within the EnviroCheck Flood Screen (**Appendix C**), the following assessment of fluvial overland flow has been made;

<u>The Northern Area</u>

- The northern half of the site lies within Environment Agency Flood Zone 3
- EA surface water flood maps indicate that the northern bank of Shepley Dike is at risk during a 1 in 30 years flood event
- EA surface water flood maps indicate that the northern half of the site is at risk during a 1 in 1000 years flood event

The northern part of the site is not designated for development and is proposed to comprise public open space.

<u>The Southern Area</u>

- The southern half of the site lies within Environment Agency Flood Zone 1

- EA surface water flood maps indicate that the southern half of the site is not at risk of surface flooding

On the basis of the distribution of flood zones across the site, a developable area has been assigned as the area within Flood Zone 1, as shown on Architects Proposed Plan in **Appendix B**. The developable area is proposed to contain 34 No. residential dwellings with associated access roads and soft landscaping.

4.5.3 Overland Flow from Coastal and Tidal Sources

The site is not at risk from coastal and high tide flooding as the site does not lie near or adjacent to the coast.

4.5.3 *Overland Flow from Uncontrolled Surface Runoff*

The site is bound to the north, east and west by residential developments with associated infrastructure. Therefore, the site in not at risk from pluvial flooding sourced from surface run off from adjacent land in these directions due to existing sewers, drainage and watercourses.

The site is bound to the west by woodland. The site is not at risk from pluvial flooding sourced from surface run off from the woodland due to infiltration.

In view of the evidence presented above, the risk of overland flow from uncontrolled surface runoff is considered to be **Low**. Therefore, no mitigation measures are considered necessary.

4.5.4 Overland Flow from Blocked Sewers and Drains

If adjacent and onsite sewers were to become blocked then overland flow could occur. Suitable access road and car parking gradients should be adopted to channel any overland flow from these sources away from the proposed buildings.

The development should be designed for exceedance of the drainage system (in accordance with CIRIA C635 (Ref. 5) in order to ensure overland flow from blocked drainage does not impact the proposed development. The following measures should be included within the design:

- The adoption of suitable site levels and gradients to maintain a safe overland flow route to direct water away from buildings and access routes and contain floodwater from blocked drainage systems
- Strategically placed double/triple stepped kerbs, dropped kerbs, and speed humps can aid conveyance and temporary storage of water within public open space, landscaping areas, and highways
- Localised use of grated manhole covers or grilles to allow sewers to flood safely

4.5.5 Overland Flow from Culverted Watercourse

An accurate location plan for an existing culverted watercourse on site has been provided by Kirklees Council (LLFA) and is presented in **Appendix E**. The LLFA indicated that historically overland flow has occurred as a result of culvert collapse upstream of the site. In

order to mitigate against future flooding the existing culvert should be surveyed and repaired/maintained. An overland flow route should be provided within the development to maintain a future flow route. An indicative flow route is shown on Drawing No. 119607/7001, **Appendix D**.

4.5.6 Overland Flow from Existing Highway Drainage Overflow

Existing highway drainage overflow enters the site from Abbey Road North at a point on the north-eastern boundary of the site, as shown in **Appendix E**. Kirklees Council (LLFA) have indicated that this should be connected to the watercourse and protected from any future works by an easement. An indicative flow route is shown on Drawing No. 119607/7001, **Appendix D**.

4.6 Flood Storage

Flood model data contained within the EnviroCheck Report (**Appendix C**) indicates that the northern half of the site is impacted by 1 in 100 years and 1 in 1000 years flood events, and therefore lies within EA Flood Zone 3. Therefore, during these events the northern half of the site acts as a flood storage area.

In order to ensure that the wider environment is not negatively impacted by future development site levels within the northern half of the site should remain as existing and not be increased to ensure that the existing flood storage capacity is maintained.

4.7 Regulator Consents and Easements

4.7.1 Shepley Dike

Shepley Dike flows from east to west across the northern part of the site. Any works on and adjacent to the watercourse will be subject to Kirklees Council (LLFA) consents and easements.

4.7.2 Culverted Watercourse

A culverted watercourse runs from south to north across the north-east of the site. The approximate location of the culvert is shown in **Appendix D**. Kirklees Council (LLFA) have indicated that the southern half of the culvert is covered and the northern half is uncovered.

Works adjacent to the culverted watercourse on site will be subject to Environment Agency and/or LLFA consents and easements may apply.

Liaison with Kirklees Council (LLFA) has indicated that an easement of up to 6m may apply to the culverted watercourse on site, subject to confirmation of the width and depth of the culvert, in addition to surface flood routing which will need to avoid property and property curtilage. The culvert location and easement are shown on Drawing No. 119607/7001 in **Appendix D**.

4.7.3 Highway Overflow Drainage

The approximate location of the highway overflow is shown in **Appendix E**. Kirklees Council have indicated that the existing highway drainage overflow in the north-east of the site should be connected to the watercourse and protected from any future works by an easement. The highway overflow location, proposed overland flow route to watercourse and easement are shown on Drawing No. 119607/7001 in **Appendix D**.

4.7.4 Overland Flow

Pre-planning consultation advice from Kirklees Council (LLFA) has indicated that historically overland flow has occurred on site as a result of the culverted watercourse collapsing upstream of the site. Therefore, the existing culverted watercourse should be surveyed and maintained/repaired as part of the development. Any works to the existing culverted watercourse will be subject to Kirklees Council consent.

An overland flow route from Abbey Road North, through the development and to the watercourse is recommended as part of the development. The flow route is recommended to consist of a landscaped depression/channel to connect from Abbey Road North to the watercourse directly, as shown on the Proposed Drainage Design Drawing No. 119607/7001 in **Appendix D**. Any connection to the watercourse will be subject to Environment Agency and Kirklees Council (LLFA) consents. In additions, the drainage route should be subject to an easement to protect it from any future works.

5.0 CONCLUSIONS

This report has been completed in accordance with the Planning Practice Guidance (March 2014) on flood risk. The report summarises the flood risk to the site from various sources of flooding including fluvial, coastal, groundwater, overland flow and surface water discharge capacity.

The proposed development classifies as More Vulnerable in accordance with PPG Flood Guidelines. The southern half of the site is situated within Flood Zone 1 with a low risk of flooding from fluvial sources. In accordance with PPG Table 3, a More Vulnerable development in Flood Zone 1 is considered appropriate.

The northern half of the site is situated within Flood Zone 3 with a high risk of flooding from Shepley Dike. In accordance with Technical Guidance Table 3 a More Vulnerable development in Flood Zone 3 is not considered appropriate. Therefore, the development proposal does not include construction of any new residential development in the northern part of the site. The northern part of the site will be landscaped as public open space.

In view of the above the proposed development is considered acceptable with regards the PPG and flood policy guidance. Sequential or exceptional tests will not be required.

In order to ensure that protection from flood risks to the built development is maintained the following precautionary measures are proposed;

- Final floor levels to be constructed at least 150mm above external surrounding ground level
- No reduction in final floor levels below existing ground level
- No level thresholds
- Final floor level (FFL) set at minimum of 1:100 + climate change + 600mm freeboard. In the absence of any flood model data a 1:100 years flood level of 148.0m AOD has been identified from a combination of the EA Flood Map for Planning and topography survey. A minimum FFL set at 148.0m AOD + 600mm = 148.6m AOD

The site is not at risk from coastal and high tide flooding as the site does not lie near or adjacent to the coast.

The potential for groundwater flooding to affect the site is considered to be low.

The following precautionary measures may be required within the design to maintain a low risk from overland flow:

- The adoption of suitable site levels and gradients to maintain a safe overland flow route to direct water away from buildings and access routes and contain floodwater from blocked drainage systems
- Strategically placed double/triple stepped kerbs, dropped kerbs, and speed humps can aid conveyance and temporary storage of water within public open space, landscaping areas, and highways
- Localised use of grated manhole covers or grilles to allow sewers to flood safely

Any works on and adjacent to Shepley Dike will be subject to Environment Agency consents and easements.

Historically overland flow has occurred on site as a result of the culverted watercourse collapsing upstream of the site. Therefore, the existing culverted watercourse should be

surveyed and maintained/repaired as part of the development. Works adjacent to the culverted watercourse on site will be subject to Environment Agency consents and easements may apply. Liaison with Kirklees Council has indicated that an easement of up to 6m may apply to the culverted watercourse on site, subject to confirmation of the width and depth of the culvert, in addition to surface flood routing which will need to avoid property and property curtilage.

Kirklees Council have indicated that the existing highway drainage overflow in the north-east of the site should be connected to the watercourse and protected from any future works by an easement. Connection to the watercourse is proposed to be achieved by an overland flow route.

Following implementation of the recommendations included within this report, this site is not considered to be at significant risk of flooding. As such, flooding is not a constraint to development and the site is acceptable for its intended end use.

References:

1. CIRIA C624 (2004). *Development and Flood Risk – guidance for the construction industry.* London.

2. Sewers for Adoption (2012) – *A design and construction Guide for Developers*.

3. CIRIA C697 (2007). *The SUDS Manual*. London.

4. CIRIA C635 (2006). *Designing for exceedance in urban drainage - good practice.* London.

5. Fairhurst Phase I Desk Study Report No. DIL/119607/01, dated April 2017

APPENDIX A

Extracts from Planning Practice Guidance – Flood Risk & Coastal Change

PPG Table 1

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

PPG Table 2

Essential Infrastructure • Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. • Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. • Wind turbines.
Highly Vulnerable • Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

PPG Table 2 (Continued)

More Vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Water-Compatible Development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

PPG Table 3

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Notes to table 3:

- This table does not show the application of the Sequential Test which should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
- The Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site;
- Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

* In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

APPENDIX B

Drawings and Figures

Figure 1 – Location Plan
Figure 2 – Site Plan
Figure 3 – Aerial Photograph

Architects Proposed Site Plan

Topographic Survey

Figure 1 - Location Plan

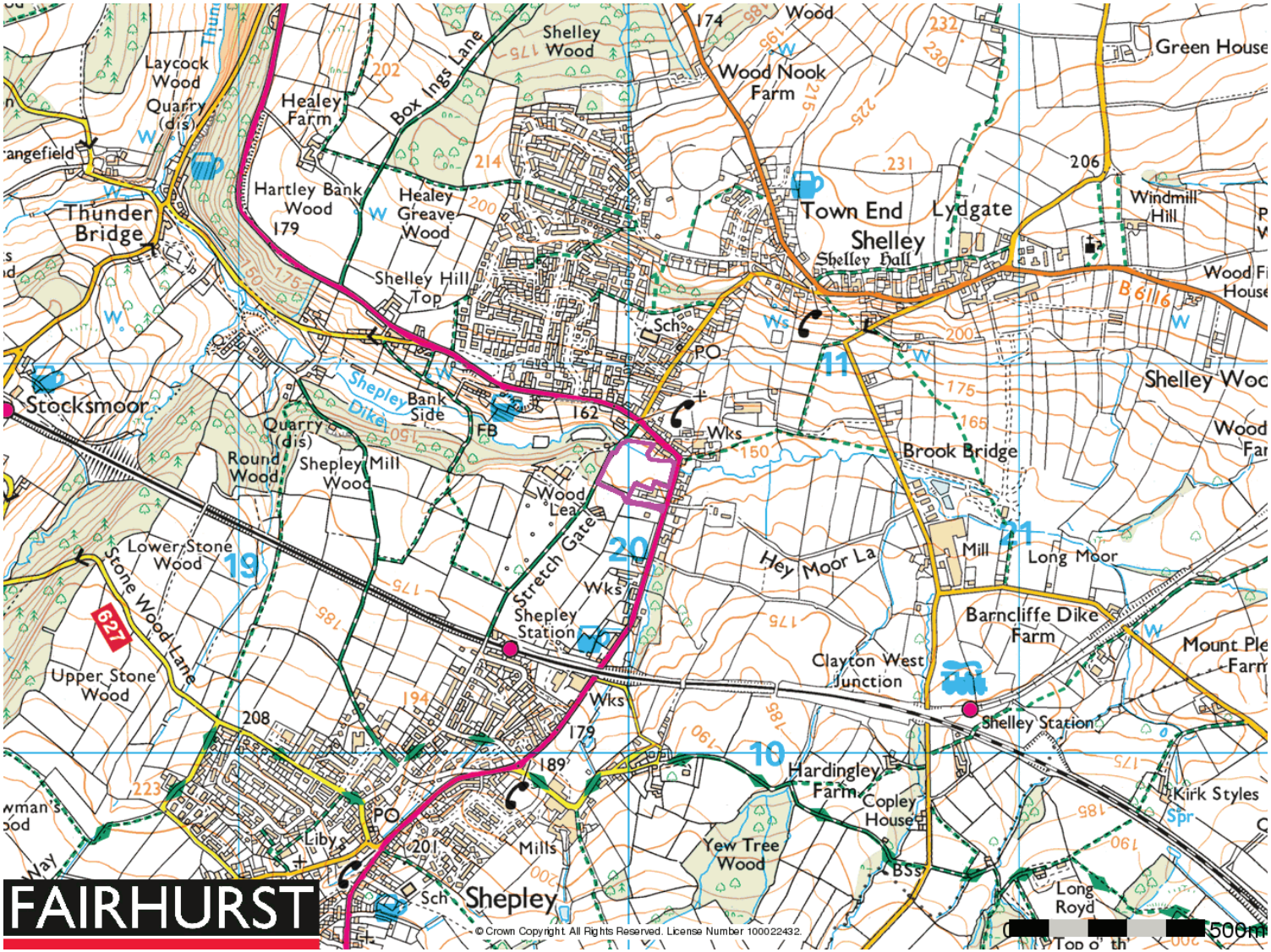


Figure 2 - Site Layout

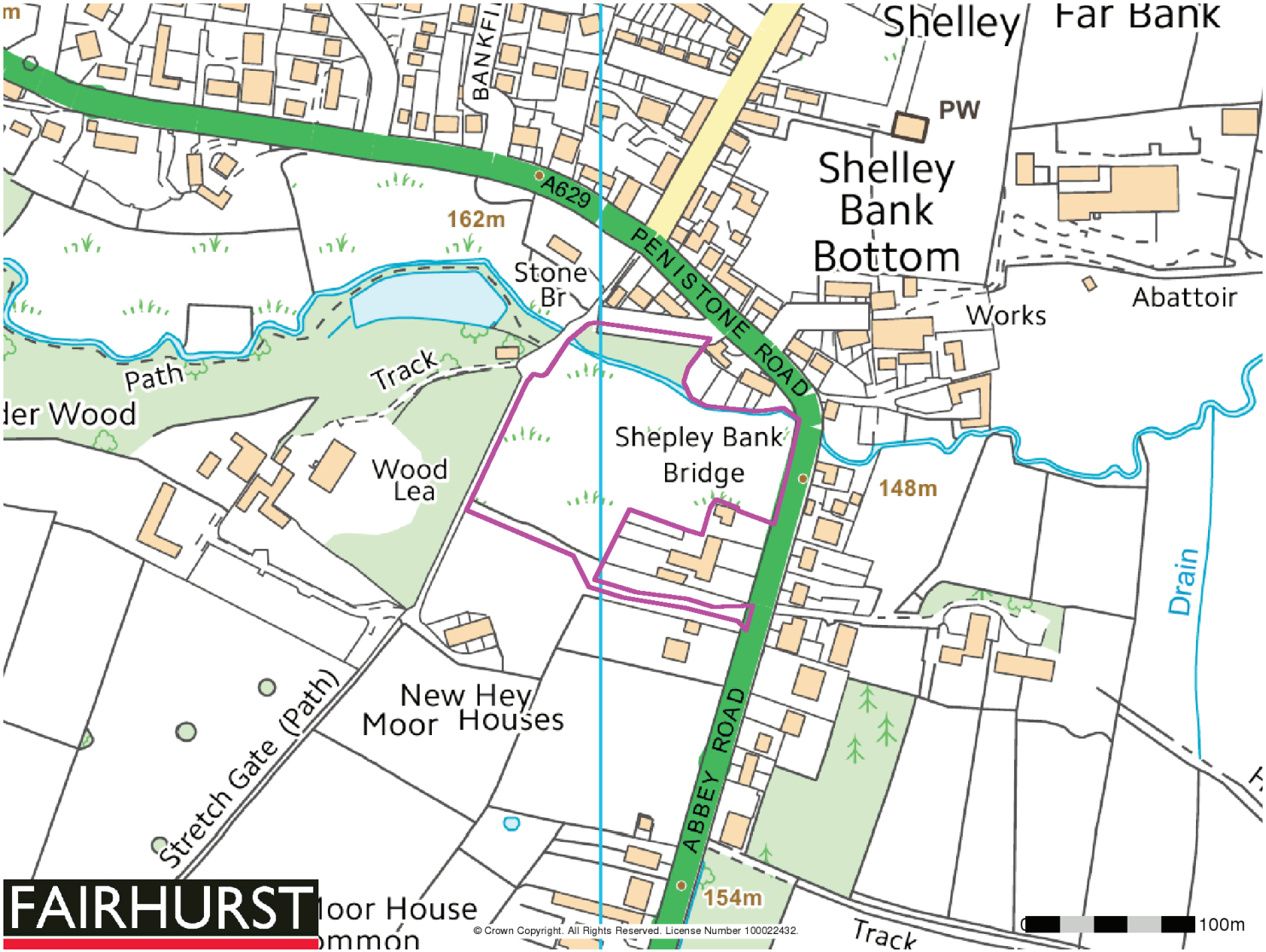
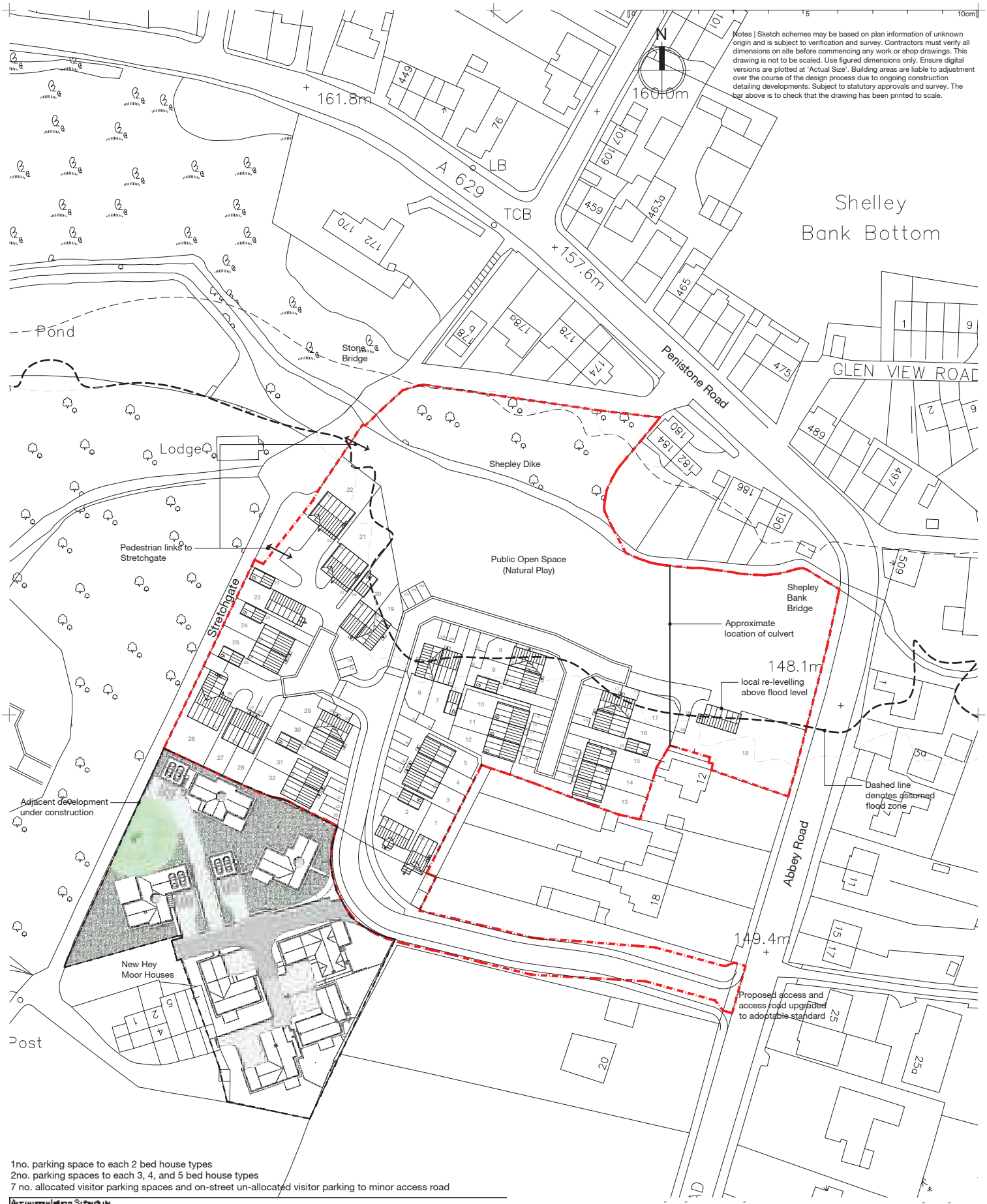


Figure 3 – Aerial Photograph



N



1no. parking space to each 2 bed house types
2no. parking spaces to each 3, 4, and 5 bed house types
7 no. allocated visitor parking spaces and on-street un-allocated visitor parking to minor access road

Accommodation Schedule

	House Type	Gross Internal Floor Area (GIA)		Quantity	GIA Totals per Type	
		(sq ft)	(sq m)		(sq ft)	(sq m)
A	2 bed semi detached house	814	75.6	3	2,442	227
B	3 bed semi detached house	915	85	3	2,745	255
SNA	3 bed semi detached house	915	85	5	4,575	425
BRI	3 bed semi detached	1036	96.2	5	5,180	481
HED	4 bed detached	1036	96.2	1	1,036	96
COT	4 bed detached	1076	100.0	1	1,076	100
BRO	4 bed detached	1076	100.0	2	2,152	200
SKI	5 bed detached	1352	125.6	2	2,704	251
HOR	5 bed detached	1850	171.9	1	1,850	172
Plots 10-15 proposed affordable						
	Total			30	30,456 sq ft	2,829.7 sq m
	Net developable Site Area	2.18 Acres	0.88 Hectares	95,027 sq ft	8,828 sq m	0.88 Ha
	Site Area	4.79 Acres	1.93 Hectares	208,652 sq ft	19,384 sq m	1.94 Ha

Rev	Date	Description	Drawn	Checked

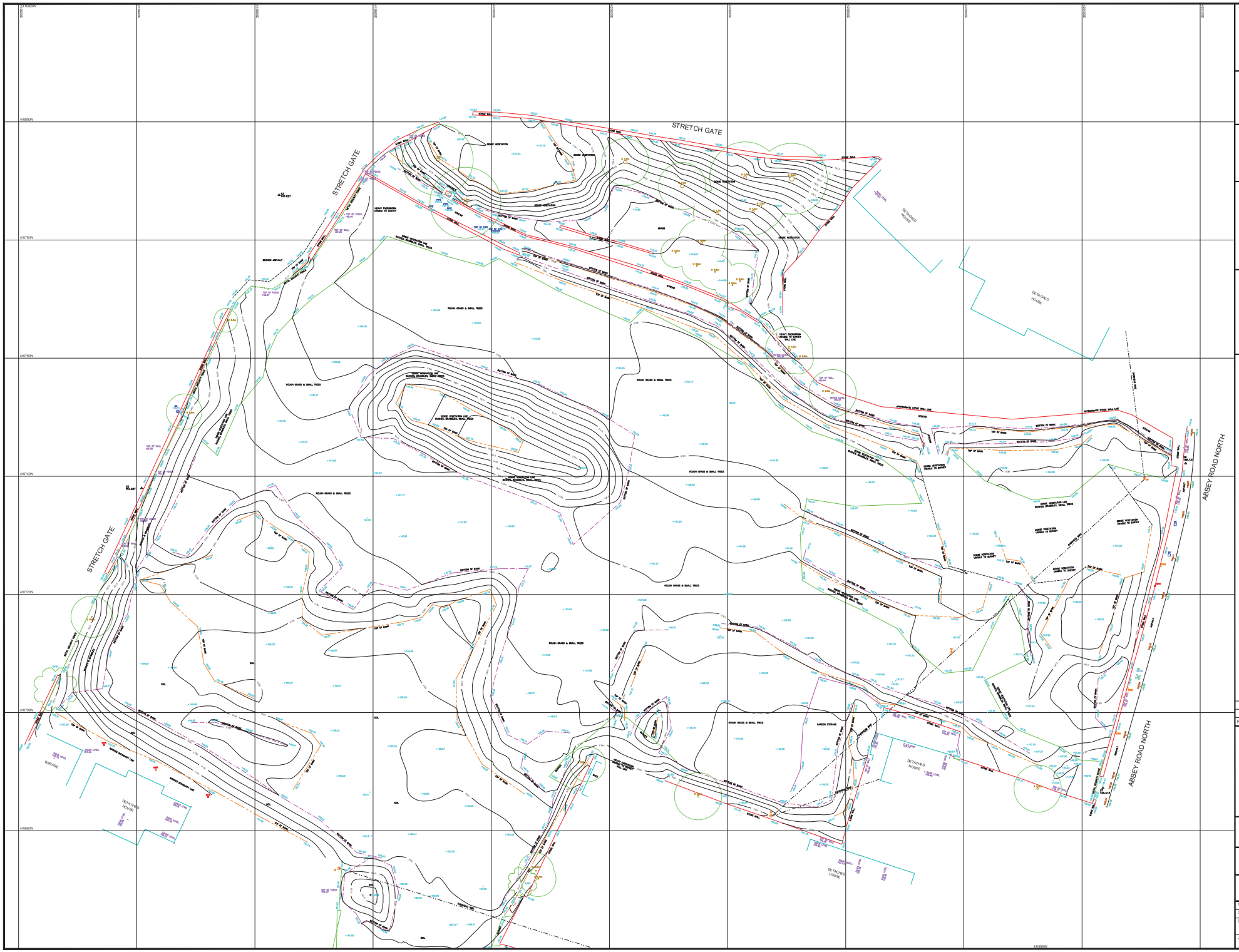
Project: Abbey Road, Shepley
-
Drawing: Indicative Proposed Site Layout
-
Client: Savills

BIM Suitability Description: SUITABLE FOR INFORMATION
BIM Suitability Code: S2

Status: -
Date: April 17
Drawn: WC
Checked: GE
Scale (A3): 1:1000

2 Riverside Way, Whitehall Waterfront, LEEDS, LS1 4EH, t 0113 819 8041
175-185 Grays Inn Rd, Bloomsbury, LONDON, WC1X 8UE, t 020 781 20677
w edwardarchitecture.co.uk
e info@edwardarchitecture.co.uk
edward architecture

Project 0615 - Originator EA - Discipline A - Drawing No S001 - Rev -



Notes

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Direction of North

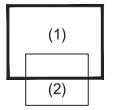
Grid : OS National Grid.
Using the OS GPS Network and applying OSTN02 transformation and then removing the scale factor for true distances with a one-step transformation centred on S1

Datum : OS Level Datum.
Using the OS GPS Network and applying OSGM02 National Geoid Model to obtain local area corrections.

Station Listing

Station	Easting	Northing	Level
S1	419966.314	410651.719	151.726
S2	419940.823	410737.999	151.287
S3	419964.087	410787.621	147.027
S6	420117.537	410742.198	148.737
S7	420103.541	410687.261	148.473
S10	420084.748	410620.867	149.831

Layout Key



KEY

AIR VALVE	AV	KERB OUTLET	KO
BENCH MARK	BM	LAMP POST	LP
BIN	BIN	MANHOLE (CIRCULAR)	MH
BOLLARD	BO	MANHOLE (RECTANGULAR)	MH
BORE HOLE	BH	MANHOLE (TRIANGULAR)	MH
BRITISH TELECOM COVER	BT	MARKER POST	MP
BUS STOP	BUS	GULLY	G
CABLE TV COVER	CATV	RODDING EYE	RE
CABLE TV SUPPLY	CATV	SIGN POST	SP
COLUMN	C	TELECOM COVER	BT
DROPPED KERB	DK	TELEGRAPH POLE	TP
EARTHING POST	EP	THRESHOLD LEVEL	TH
ELECTRICITY COVER	ELEC	TRAFFIC LIGHT	TL
ELECTRICITY POLE	EP	TRIAL PIT	TP
FIRE HYDRANT	FH	WASH OUT	WO
GAS VALVE	GV	WATER METER	WM
GATE		WATER STOP COCK	WS
INSPECTION COVER (CIRCULAR)	IC	WATER STOP VALVE	WS
INSPECTION COVER (RECTANGULAR)	IC		
COVER LEVEL	CL	CHAMBER BASE LEVEL	CHA
INVERT LEVEL	IL	WATER SURFACE LEVEL	WL
UNABLE TO RAISE	UTR	UNABLE TO MEASURE	UTM
GIRTH OF TREE TRUNK	G	DIAMETER OF TREE TRUNK	D
HEIGHT TO TOP OF TREE CANOPY	H	MULTI BOLE TREE	MB

Rev	Date	Drawn	Description	Check
-	-	-	-	-

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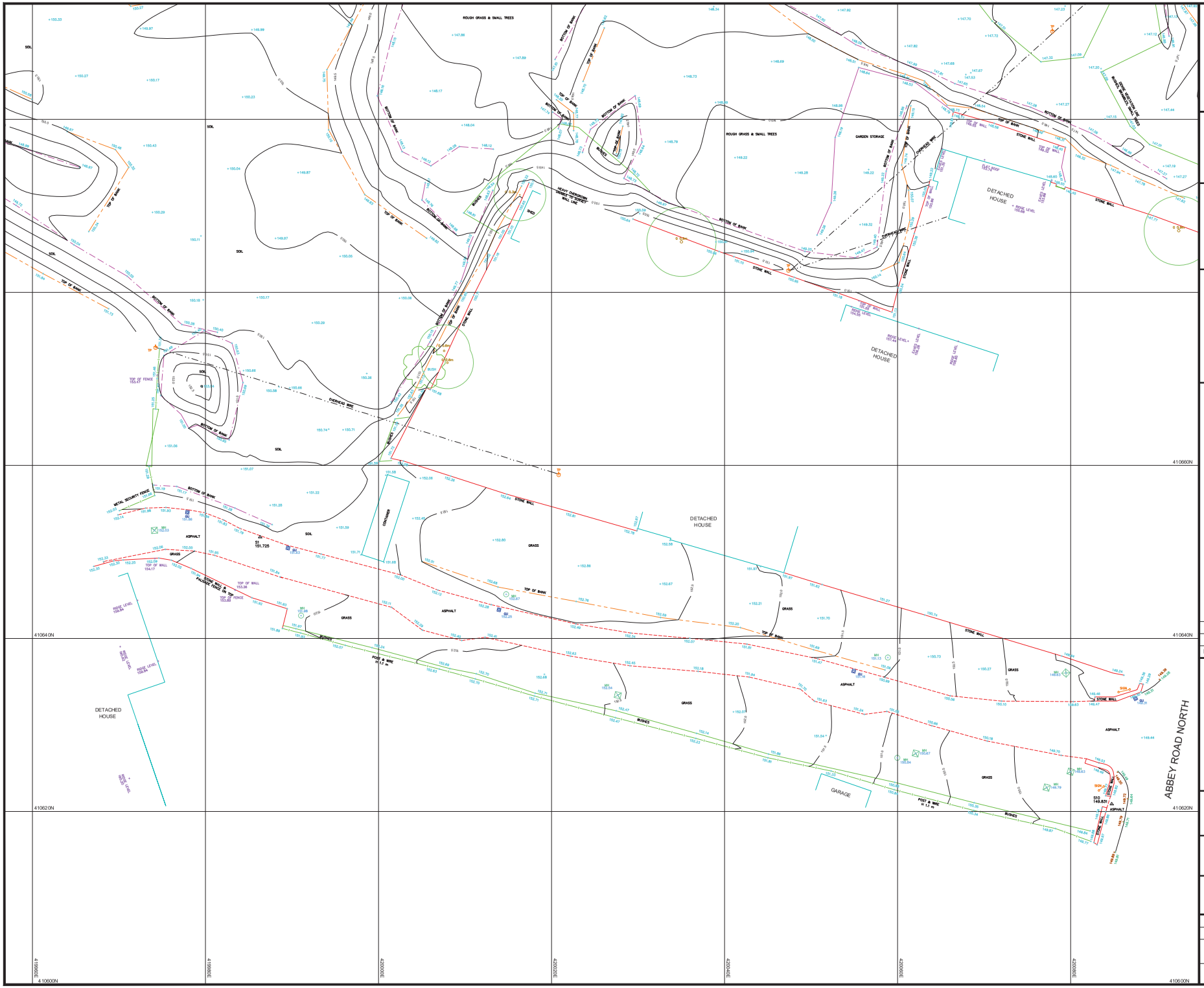
Client
SAVILLS

Site
LAND WEST OF ABBEY ROAD NORTH
SHEPLEY, HD8 8DY

Title
TOPOGRAPHICAL SURVEY
2d

Surveyed	LM, GS	Drawn	LM
Chk	DA	Date	29/03/2017
Scale	(A0 Sheet) 1/200	DWG Ref (Layout No) 12517-131_2dT (1)	Status FINAL
Job No	12517-131		Rev Ø



Notes

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Direction of North

Layout Key

(1)

(2)

Grid : OS National Grid.
Using the OS GPS Network and applying OSTN02 transformation and then removing the scale factor for true distances with a one-step transformation centred on S1

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KEY

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BUS STOP	BUS	GULLY	GU
CABLE TV COVER	CATV	RODDING EYE	RE
CABLE TV SUPPLY	CA	SIGN POST	SIGN
COLUMN	COL	TELECOM COVER	TEL
DROPPED KERB	DK	TELEGRAPH POLE	TP
EARTHING POINT	ER	THRESHOLD LEVEL	THL
ELECTRICITY COVER	ELEC	TRAFFIC LIGHT	TL
ELECTRICITY POLE	EP	TRIAL PIT	PIT
FIRE HYDRANT	FH	WASH OUT	WO
GAS VALVE	GAS	WATER METER	WM
GATE		WATER STOP COCK	SC
INSPECTION COVER (CIRCULAR)	IC	WATER STOP VALVE	SV
INSPECTION COVER (RECTANGULAR)	IC		
COVER LEVEL	CL	CHAMBER BASE LEVEL	ChLL
INVERT LEVEL	IL	WATER SURFACE LEVEL	WL
UNABLE TO RAISE	UTR	UNABLE TO MEASURE	UTM
GIRTH OF TREE TRUNK	G	DIAMETER OF TREE TRUNK	D
HEIGHT TO TOP OF TREE CANOPY	H	MULTI BOLE TREE	MB

Rev	Date	Drawn	Description	Check
-	--/--/----	--	--	--

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Client
SAVILLS

Site
LAND WEST OF ABBEY ROAD NORTH
SHEPLEY, HD8 8DY

Title
TOPOGRAPHICAL SURVEY
2d

Surveyed	LM, GS	Drawn	LM
Chk.	DA	Date	29/03/2017
Scale [A1 Sheet]	DWG Ref (Layout No)		Status
1/200	12517-131_2dT (2)		FINAL
Job No	12517-131		Rev Ø

APPENDIX C

Flood Data

FAIRHURST

Envirocheck® Report:

Flood Screening Report Datasheet

Order Details:

Order Number:
119830894_3_1

Customer Reference:
119607

National Grid Reference:
420030, 410710

Slice:
A

Site Area (Ha):
1.74

Search Buffer (m):
1000

Site Details:

177, Abbey Road
Shepley
HUDDERSFIELD
HD8 8DY

Client Details:

Mr O Gwilym
Fairhurst
51a St Pauls Street
Leeds
LS1 2TE

FAIRHURST

Contents

Report Section and Details	Page Number
Summary	-
The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer(s) selected. For ease of reference, the report is broken down into seven sections of data.	
EA / NRW / CEH Flood Data	1
This section details data from the Environment Agency/Natural Resources Wales and the Centre for Ecology and Hydrology. The EA/NRW data is reported to a distance of 250m from the edge of the site polygon and details both Zone 2 (extreme) and Zone 3 flood extents, as well as flood defences, flood water storage areas and areas benefiting from flood defences. The CEH data is reported to a distance of 250m from the edge of the site polygon and covers flood data for Scotland, divided into levels based on the frequency and magnitude of a predicted 100 year term. All data sets within this section are plotted and feature on the EA / NRW / CEH Flood Data (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.	
JBA Flood Data	2
This section contains the Comprehensive Flood Map ("CFM") data from JBA Risk Management Limited. The data is based upon the likelihood of a flood occurrence for up to 4 flood return periods depending on the type of flooding; these being 75 years, 100 years, 200 years and 1000 years. Each layer being modelled at a 5m cell resolution. Each return period is depicted on a separate 1:10,000 scale map and reports features to a distance of 250m in the datasheet from the edge of the site polygon. For each return period the following three sources of flooding are identified, surface water or pluvial flooding, undefended river flooding or fluvial flooding and undefended coastal flooding. In each case the extent of the flooding source is displayed with the associated depth range. In addition, a 1:10,000 scale map depicting flooding from a Canal Failure and a coverage check for this dataset is included. Where coverage exists, information is reported in the datasheet where the site could be affected by flooding that results from a dam breach. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.	
BGS Flood Data	17
This section contains two BGS data sets; namely Geological Indicators of Flooding and Groundwater Flooding Susceptibility, both of which report features out to a possible 1000m, with coverage in England, Wales and Scotland. Each data set is plotted on a seperate BGS Flood Data (1:50,000) map.	
GeoSmart Information Groundwater Flood Data	23
This section contains data provided by GeoSmart Information who, building on their expertise, have developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in Great Britain. The resulting map, classifies groundwater flood risk for each 5m x 5m into four categories, negligible, low, moderate and high. These classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.	
EA/NRW Detailed River Network Data	32
This section details 3 sources of data that depict and detail the river network of England and Wales, captured primarily from the water features theme of Ordnance Survey's OS MasterMap Topography Layer. The DRN Lines data set details all the types of rivers, drains and streams which can be found in England and Wales. The DRN Nodes data set details the river, drain and stream node intersections which divide the detailed river network data. All nodes are defined as being one of the following: A source, sink, junction, or pseudo node, interactions or not assigned. The DRN Offline Drainage dataset details water features from OS MasterMap that do not connect into the river network and are generally limited in length. All data sets within this section are plotted and feature on the EA/NRW Detailed River Network (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.	

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Contents

EA/NRW Historic Flood Events Data	**-**

This section details Historic Flood data sourced from the Environment Agency/Natural Resources Wales and from data held by Landmark. The EA/NRW Historic Flood Events data is reported to a distance of 1000m from the edge of the site polygon and details recorded historic flood events from 1703 to October 2008. The data also contains information on the source and cause of the flood, and how the flood outline was established.

Also included in this section is Landmark's Historical Flood Liabilities data set, which identifies areas that are liable to flood based on systematic analysis of historical mapping dating back to the mid 19th century.

Both data sets within this section are plotted and feature on the EA/NRW Historical Flood (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.

EA/NRW RoFRS Data	**44**

This section details the Risk of Flooding from Rivers and Sea (RoFRS) data sourced from the Environment Agency/Natural Resources Wales and is reported to a distance of 1000m from the edge of the site polygon. The RoFRS data provides an indication of areas of land at risk of flooding from rivers and the sea. These areas of land, called impacted cells, are represented as 50 metre squares, or smaller areas where a square is intersected by a river or coastline.

The average height information of the impacted cell, modelled river and sea levels and information about over 200,000 flood defences are used as inputs to a computer flood model run by the Environment Agency/Natural Resources Wales. The model compares the probability that the flood defences will overtop or breach and the distance of the impact cell from the river or the sea for 40 scenarios for probabilities of between 100% to 0.1%.

The results are then consolidated to calculate a single probability category for each impacted cell. These results have been validated by local staff using their local knowledge and expertise. RoFRS is a national flood risk assessment and does not contain information about property thresholds. Due to variations in the input data and the performance of the computer flood model at particular locations, the resulting category of an impacted cell should only be used at a specific study scale. In certain areas it would only be appropriate to compare risks between towns and counties whereas in other areas they would be more suitable for understanding risk at a street level. The level of suitability for a particular cell is indicated by the cell's suitability scale.

The data within this section is plotted and feature on the EA/NRW RoFRS Data (1:50,000) map. This dataset is not available in Scotland.

Flood Insurance Risk Data	**53**

This section contains flood risk data from Crawford and Company. This dataset is not plotted on any of the associated Flood maps.

Crawford & Co have generated an Insurance Claims rating for Flood Risk. The risk is determined by comparing the number of flood insurance claims made to the number of properties in the postcode sector. The data will also include flood claims from domestic accidents or blocked drains, as well as flooding from river or tidal events. Flood insurance claim ratings are reported for the site only.

Data Currency	**54**
Data Suppliers	**57**
Useful Contacts	**58**

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
EA / NRW / CEH Flood Data					
Extreme Flooding from Rivers or Sea without Defences	pg 1	1		n/a	n/a
Flooding from Rivers or Sea without Defences	pg 1	1		n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
JBA Flood Data					
JBA 75 Year Return (undefended) - Pluvial	pg 2	17	66	n/a	n/a
JBA 75 Year Return (undefended) - Fluvial				n/a	n/a
JBA 75 Year Return (undefended) - Coastal				n/a	n/a
JBA 100 Year Return (undefended) - Fluvial				n/a	n/a
JBA 100 Year Return (undefended) - Coastal				n/a	n/a
JBA 200 Year Return (undefended) - Pluvial	pg 5	23	78	n/a	n/a
JBA 200 Year Return (undefended) - Fluvial				n/a	n/a
JBA 200 Year Return (undefended) - Coastal				n/a	n/a
JBA 1000 Year Return (undefended) - Pluvial	pg 10	30	95	n/a	n/a
JBA 1000 Year Return (undefended) - Fluvial				n/a	n/a
JBA 1000 Year Return (undefended) - Coastal				n/a	n/a
JBA Canal Failure					
JBA Dam Break					
BGS Flood Data					
BGS Geological Indicators of Flooding	pg 17	2			
BGS Groundwater Flooding Susceptibility	pg 17	4	37	19	52
GeoSmart Information Groundwater Flood					
GeoSmart Information Groundwater Flood Risk	pg 23	3	22	6	101
EA/NRW Detailed River Network Data					
Detailed River Network Lines	pg 32	3	3	5	46
Detailed River Network Nodes	pg 41	1	2	5	39
Detailed River Network Offline Drainage	pg 43		1		2
EA/NRW Historic Flood Events Data					
Historic Flood Events					
Historical Flood Liabilities					
EA/NRW RoFRS Data					
RoFRS - Risk of Flooding from Rivers and Sea	pg 44	8	19	32	63
Flood Insurance Risk Data					
Postcode Sector Flood Insurance Claim Ratings	pg 53	1	n/a	n/a	n/a

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EA / NRW / CEH Flood Data

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	0	1	420025 410720
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	0	1	420025 410725
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	0	2	420015 410785
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420035 410780
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	0	2	420050 410750
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	0	2	420015 410770
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (N)	0	2	420035 410770
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420025 410765
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420030 410760
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420040 410755
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420045 410750
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420055 410745
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420060 410740
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	0	2	420105 410715
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (E)	0	2	420115 410740
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (E)	0	2	420080 410705
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	0	2	420100 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	0	2	420080 410635
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	0	2	420075 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	13	2	420065 410765
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	18	2	420130 410720
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	21	2	420075 410600
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	28	2	420070 410595
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	32	2	419955 410810

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	37	2	420070 410585
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	38	2	419935 410800
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	38	2	419930 410795
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	39	2	420065 410585
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	40	2	419940 410805
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NW (NW)	42	2	419935 410805
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	42	2	419925 410795
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (E)	46	2	420160 410715
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	49	2	420160 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	50	2	419940 410820
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	52	2	420055 410575
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	54	2	419935 410820
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	55	2	420165 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	61	2	419930 410825
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	67	2	419895 410795
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	68	2	419925 410830
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	70	2	420185 410730
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	71	2	419920 410830
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	74	2	420185 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	74	2	419890 410800
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	83	2	420060 410540
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (E)	84	2	420200 410725

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	85	2	419880 410805
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	92	2	420205 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	94	2	420210 410750
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	104	2	420220 410750
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	104	2	420215 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	105	2	419860 410810
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	107	2	419870 410830
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	108	2	419865 410825
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	108	2	420205 410805
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	110	2	419860 410820
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	114	2	420230 410755
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	120	2	420235 410760
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	121	2	419840 410805
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	124	2	420205 410830
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	126	2	419840 410815
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	127	2	420240 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	131	2	420245 410765
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	137	2	420250 410710
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	137	2	419820 410800
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	142	2	419820 410810
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	149	2	420215 410855
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	149	2	419805 410795

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Equal to 0.1m	A13SE (S)	152	2	420060 410470
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	158	2	419800 410805
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	166	2	420280 410715
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	169	2	419780 410790
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	169	2	419785 410800
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	175	2	420290 410720
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	176	2	419770 410785
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	185	2	420300 410765
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	192	2	419750 410780
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	194	2	419755 410795
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (W)	208	2	419735 410785
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	215	2	419725 410780
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	223	2	420240 410930
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	230	2	420245 410935
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	242	2	419700 410790
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	243	2	420035 410380
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A14NW (E)	244	2	420360 410760
	JBA 75 Year Return (undefended) - Fluvial None				
	JBA 75 Year Return (undefended) - Coastal None				
	JBA 100 Year Return (undefended) - Fluvial None				
	JBA 100 Year Return (undefended) - Coastal None				
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	0	2	420000 410790
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420020 410785

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420040 410780
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	0	2	420000 410775
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	0	2	420040 410775
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420050 410775
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (NE)	0	2	420060 410750
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	0	2	420010 410770
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	0	2	420050 410770
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420020 410765
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420025 410760
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420030 410755
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420040 410750
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420050 410745
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420055 410740
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420080 410740
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420065 410735
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	0	2	420045 410750
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420070 410730
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (E)	0	2	420080 410705
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	0	2	420070 410635
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	0	2	420075 410635
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	0	2	420075 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Equal to 0.1m	A13SE (E)	1	2	420110 410710

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	6	2	420085 410755
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	8	2	420060 410770
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	14	2	420070 410765
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	19	2	420130 410715
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	21	2	420070 410600
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	22	2	419970 410810
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	29	2	419955 410805
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	31	2	420075 410590
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	32	2	419960 410815
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	35	2	419950 410810
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	35	2	419940 410800
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	38	2	419935 410800
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	38	2	419930 410795
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (E)	39	2	420155 410715
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	40	2	419940 410805
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NW (NW)	42	2	419935 410805
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	42	2	420070 410580
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	43	2	419945 410815
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	44	2	420155 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	44	2	420055 410585
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	47	2	419940 410815
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	51	2	420050 410580

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	54	2	419910 410795
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	55	2	420165 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	57	2	419935 410825
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	58	2	420035 410575
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	61	2	419930 410825
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	64	2	420180 410735
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	66	2	420055 410560
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	68	2	419925 410830
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	70	2	420030 410565
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	72	2	420045 410555
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	73	2	420035 410560
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	74	2	419890 410800
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	78	2	420190 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	82	2	420195 410715
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	83	2	419880 410800
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	89	2	420205 410750
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	90	2	419875 410805
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	93	2	420205 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	96	2	419870 410810
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	99	2	420210 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	101	2	419865 410810
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	103	2	419865 410815

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	105	2	420210 410790
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	107	2	419870 410830
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	114	2	419855 410820
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	114	2	420230 410755
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	117	2	419845 410805
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	120	2	420200 410830
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (E)	124	2	420240 410735
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	126	2	420240 410765
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	127	2	420240 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	130	2	419835 410815
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	133	2	419825 410800
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	144	2	419810 410795
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	146	2	419815 410810
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	157	2	420270 410710
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	158	2	419800 410805
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	166	2	420280 410715
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	169	2	419780 410790
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	176	2	419770 410785
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	183	2	419760 410780
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	185	2	419770 410805
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	190	2	420305 410720
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	192	2	419760 410800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	196	2	420310 410770
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	199	2	420315 410725
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	209	2	420325 410730
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	236	2	420065 410385
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (E)	239	2	420355 410755
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	239	2	420040 410385
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	240	2	420035 410385
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	246	2	420030 410380
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	246	2	420065 410375
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	247	2	419690 410780
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	248	2	419695 410795
	JBA 200 Year Return (undefended) - Fluvial None				
	JBA 200 Year Return (undefended) - Coastal None				
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	0	2	419990 410795
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (N)	0	2	420005 410790
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	0	2	420010 410790
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	0	2	419995 410775
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	0	2	420025 410785
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420025 410785
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	0	2	420030 410780
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (NE)	0	2	420050 410750
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	0	2	419975 410770
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	0	2	420055 410770

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	0	2	419995 410760
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	0	2	420015 410750
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	0	2	420025 410745
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420045 410740
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	0	2	420080 410740
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420085 410740
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	0	2	420110 410740
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420055 410735
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420080 410735
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	0	2	420050 410740
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	0	2	420090 410745
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	0	2	420060 410730
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	0	2	420070 410725
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	0	2	420080 410700
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	0	2	420015 410715
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (E)	0	2	420080 410705
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	0	2	419985 410680
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	0	2	420070 410635
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	0	2	420080 410640
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	0	2	420070 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	1	2	420075 410640
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	1	2	420075 410625

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (E)	5	2	420120 410735
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	5	2	420075 410620
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	6	2	420085 410755
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	8	2	419980 410800
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	9	2	420075 410760
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	12	2	420125 410720
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	13	2	420065 410765
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	14	2	420130 410740
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	15	2	419975 410805
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	17	2	420070 410605
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (E)	18	2	420130 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	19	2	420135 410745
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	21	2	420130 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	25	2	419970 410815
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	25	2	420140 410750
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	26	2	420080 410595
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	27	2	420135 410705
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	29	2	419955 410805
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	31	2	420140 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	35	2	419940 410800
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	36	2	420075 410585
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NW (NW)	38	2	419935 410800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	38	2	419930 410795
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	39	2	419955 410820
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	40	2	420155 410755
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	40	2	420055 410590
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	46	2	420050 410585
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	47	2	419915 410790
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	50	2	419940 410820
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (E)	52	2	420165 410720
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	52	2	420045 410580
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	52	2	420070 410570
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	56	2	420165 410705
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	57	2	419935 410825
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	59	2	420175 410750
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	60	2	420035 410575
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	64	2	419930 410830
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	66	2	420030 410570
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	67	2	419895 410795
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	68	2	419925 410830
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	72	2	419890 410795
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	79	2	419885 410800
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	80	2	420190 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	84	2	420045 410545

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	90	2	419875 410805
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	91	2	419895 410835
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	95	2	420210 410755
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	96	2	419870 410810
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (NE)	100	2	420205 410790
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	100	2	420210 410705
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NE (E)	101	2	420215 410720
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	103	2	419875 410830
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	108	2	419865 410825
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	110	2	419860 410820
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	112	2	419850 410805
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NW (NW)	117	2	419845 410805
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	119	2	419850 410820
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13NW (NW)	119	2	419845 410810
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	124	2	420235 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	128	2	419830 410800
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	132	2	420055 410490
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	135	2	419830 410815
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	140	2	419815 410795
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	148	2	420260 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	155	2	419805 410810
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	156	2	419795 410790

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	167	2	419790 410805
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	167	2	420280 410710
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	171	2	419810 410855
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	171	2	420040 410455
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	172	2	419775 410785
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	179	2	419765 410780
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	186	2	420300 410715
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	194	2	419760 410805
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (NE)	196	2	420235 410900
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	196	2	420310 410775
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	200	2	420315 410720
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	201	2	420035 410425
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	205	2	419745 410800
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	209	2	420325 410725
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	214	2	420330 410730
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (NW)	216	2	419790 410905
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	216	2	420325 410690
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	219	2	420335 410735
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	229	2	420345 410740
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	231	2	420060 410390
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	233	2	420335 410655
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	234	2	420350 410745

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (E)	237	2	420350 410780
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	246	2	420030 410380
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13SE (S)	248	2	420040 410375
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A14NW (E)	249	2	420365 410750
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	250	2	419695 410800
	JBA 1000 Year Return (undefended) - Fluvial None				
	JBA 1000 Year Return (undefended) - Coastal None				
	JBA Canal Failure Coverage Coverage: This area has not been mapped for risk of flooding from canal or aqueduct failure or breach.	A13SE (E)	0	2	420025 410710
	JBA Canal Failure None				
	JBA Dam Break Coverage Coverage: This area has been mapped for flooding from dam or reservoir embankment failure or breach.	A13SE (E)	0	2	420025 410710
	JBA Dam Break None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	A13NE (N)	0	3	420048 410769
	BGS Geological Indicators of Flooding Flooding Type: Inland Flooding Flood Potential Code: Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.	A13NW (N)	0	3	420000 410776
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	0	3	420000 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (E)	0	3	420025 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	0	3	420000 410650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (N)	0	3	420025 410750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	21	3	420025 410600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	21	3	419900 410700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (NW)	31	3	419950 410800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (E)	34	3	420150 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	46	3	419900 410650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	63	3	419950 410600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	71	3	419850 410700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	82	3	419850 410650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	96	3	420150 410550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	101	3	420200 410800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	104	3	420200 410650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	117	3	420200 410600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	121	3	419800 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	122	3	420100 410500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	135	3	420200 410550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	137	3	420150 410500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	140	3	420000 410500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (N)	149	3	420000 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	149	3	420025 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	167	3	420200 410500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	171	3	419750 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	171	3	420250 410850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	192	3	420300 410800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	199	3	420000 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	199	3	420025 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (N)	204	3	419950 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	204	3	420050 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	212	3	420300 410850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (S)	221	3	420050 410400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	225	3	420150 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	228	3	419700 410750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (E)	234	3	420350 410750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	241	3	420300 410900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (E)	241	3	420350 410800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	244	3	420250 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	245	3	419750 410900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	249	3	420000 411050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	253	3	419950 411050

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	261	3	420100 411050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	267	3	419700 410850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	271	3	420050 410350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	276	3	419750 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	289	3	419700 410900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	289	3	420400 410800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (W)	292	3	419650 410800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	303	3	420400 410850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (W)	312	3	419650 410850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	323	3	420025 410300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	332	3	420000 410300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (W)	397	3	419550 410550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	430	3	419500 410600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	438	3	420550 410800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	444	3	419500 410550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (NW)	446	3	419550 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (SW)	485	3	419500 410450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (W)	497	3	419450 410850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SE (SW)	529	3	419450 410450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	534	3	420650 410750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14SW (E)	536	3	420650 410700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NE (SW)	542	3	419500 410350

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (SW)	553	3	419450 410400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (W)	581	3	419400 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NE (SW)	581	3	419450 410350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NE (E)	584	3	420700 410750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14SE (E)	584	3	420700 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (W)	608	3	419350 410900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NE (SW)	612	3	419450 410300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	620	3	419350 410450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SE (S)	621	3	420025 410000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (W)	627	3	419350 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SW (S)	627	3	420000 410000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NE (E)	634	3	420750 410750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (NW)	648	3	419350 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	650	3	420750 410600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NE (SW)	651	3	419400 410300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	684	3	420800 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NE (SW)	692	3	419350 410300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NE (SE)	718	3	420700 410250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (W)	719	3	419250 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	734	3	420850 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (W)	738	3	419250 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NE (SW)	753	3	419350 410200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NW (W)	766	3	419200 410950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	772	3	419150 410650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NW (W)	784	3	419200 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	785	3	420900 410700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NE (SE)	787	3	420750 410200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NW (SW)	792	3	419300 410200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NW (SW)	797	3	419200 410350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SW (W)	805	3	419200 411050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SW (W)	821	3	419100 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SW (W)	822	3	419100 410650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NW (W)	823	3	419100 410750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (W)	830	3	419150 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SE (E)	834	3	420950 410710
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SE (E)	835	3	420950 410700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NW (SW)	845	3	419200 410250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SW (W)	872	3	419050 410650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NW (W)	877	3	419100 411000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SW (W)	882	3	419050 410550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SW (W)	918	3	419050 410400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A11SE (W)	931	3	419000 410550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SW (W)	962	3	419050 411100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7SW (SW)	963	3	419250 410000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A11SE (W)	966	3	419000 410400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A6NE (W)	982	3	419000 410350
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A16SE (W)	988	3	419000 411050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A6NE (W)	1000	3	419000 410300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A13NW (NW)	0	2	420015 410725
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SW (S)	0	2	420015 410640
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SE (E)	0	2	420025 410710
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SE (S)	3	2	420025 410660
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A13NE (NE)	9	2	420070 410760
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SW (W)	11	2	419910 410700
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SW (W)	29	2	419895 410710
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	69	2	419865 410735
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	80	2	419855 410740
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	103	2	419830 410740
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	110	2	419820 410735
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	116	2	419815 410740
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	132	2	419800 410745
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SE (S)	157	2	420060 410465
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SE (S)	179	2	420045 410445
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (NW)	190	2	419825 410905

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (NW)	194	2	419845 410930
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	203	2	419725 410745
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (NW)	205	2	419825 410925
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SE (S)	206	2	420035 410420
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SE (S)	216	2	420035 410410
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (W)	233	2	419695 410750
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (NW)	239	2	419765 410910
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13SE (S)	240	2	420035 410385
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (NW)	241	2	419755 410900
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A13NW (NW)	251	2	419790 410955
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	259	2	419670 410755
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8NE (S)	306	2	420025 410320
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8NE (S)	321	2	420025 410305
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	332	2	419635 410865
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	344	2	419625 410870
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (W)	501	2	419455 410505

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (W)	555	2	419410 410475
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	561	2	419425 410955
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	572	2	419415 410960
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7NE (SW)	573	2	419450 410365
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (SW)	575	2	419440 410375
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	583	2	419405 410965
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (W)	591	2	419360 410505
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	599	2	419390 410970
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (SW)	601	2	419410 410375
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (W)	605	2	419350 410490
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12SE (W)	607	2	419350 410485
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NE (W)	610	2	419380 410975
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12SE (W)	617	2	419345 410470
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SE (W)	624	2	419345 410450
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	646	2	419330 410430
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (SW)	652	2	419335 410405

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	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A12SW (SW)	659	2	419325 410410
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (SW)	663	2	419320 410410
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	664	2	419325 410985
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	664	2	419315 410420
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	671	2	419295 410935
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	684	2	419305 410990
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	687	2	419280 410940
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	694	2	419275 410945
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	696	2	419275 410950
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	698	2	419295 411000
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	706	2	419270 410965
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	712	2	419265 410970
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	713	2	419280 411005
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	714	2	419240 410475
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	719	2	419260 410975
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	720	2	419255 410965

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	724	2	419235 410460
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	726	2	419250 410970
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	729	2	419265 411010
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	731	2	419225 410465
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	735	2	419215 410485
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	743	2	419205 410490
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	753	2	419225 410980
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	756	2	419240 411020
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	760	2	419185 410500
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	764	2	419215 410985
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	767	2	419180 410490
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7NW (SW)	768	2	419275 410275
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	772	2	419225 411025
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	775	2	419205 410990
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	779	2	419165 410500
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	787	2	419210 411030

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	798	2	419200 411035
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	805	2	419195 411040
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	823	2	419160 411005
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	829	2	419155 411010
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	830	2	419175 411055
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	836	2	419090 410595
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	836	2	419170 411060
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	838	2	419090 410580
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	839	2	419090 410570
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	840	2	419145 411015
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	843	2	419165 411065
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	847	2	419140 411020
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	851	2	419085 410530
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	852	2	419080 410555
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	854	2	419155 411070
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	855	2	419080 410535

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	856	2	419080 410530
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	860	2	419065 410600
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	860	2	419070 410565
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	861	2	419150 411075
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	864	2	419065 410570
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	864	2	419070 410540
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	865	2	419065 410565
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	867	2	419145 411080
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	873	2	419060 410545
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	874	2	419140 411085
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	878	2	419115 411040
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	879	2	419055 410540
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12NW (W)	884	2	419110 411045
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	888	2	419055 410495
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	889	2	419050 410510
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	890	2	419070 410430

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	891	2	419105 411050
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	892	2	419125 411095
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	892	2	419055 410475
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	898	2	419100 411055
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A12SW (W)	899	2	419065 410415
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	909	2	419090 411060
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	910	2	419110 411105
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	920	2	419080 411065
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (W)	929	2	419075 411075
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	934	2	419090 411120
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7NW (W)	937	2	419040 410370
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	941	2	419085 411125
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7NW (W)	951	2	419025 410370
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	959	2	419060 411115
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	963	2	419070 411145
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	963	2	419065 411135

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	970	2	419050 411120
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	976	2	419060 411155
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	981	2	419040 411125
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A17SW (NW)	997	2	419025 411130

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A13SE (E)	0	1	420063 410710
2	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A13NE (NE)	0	1	420056 410754
3	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A13NE (NE)	0	1	420064 410751
4	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A13SE (S)	138	1	420059 410485
5	**Detailed River Network Lines** River Type: Tertiary River River Name: Drain Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SW (E)	245	1	420360 410699
6	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14NW (E)	245	1	420361 410753

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NE (S)	328	1	420026 410298
8	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NW (S)	328	1	419975 410306
9	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NW (S)	356	1	419920 410297
10	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NW (S)	415	1	420002 410214
11	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NW (S)	469	1	419958 410170
12	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NW (S)	553	1	419798 410129

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NW (S)	556	1	419795 410127
14	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A12NE (W)	564	1	419372 410823
15	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14NW (E)	565	1	420681 410720
16	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SW (E)	565	1	420645 410528
17	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A12NE (W)	574	1	419377 410874
18	**Detailed River Network Lines** River Type: Secondary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8NW (SW)	621	1	419738 410080

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Other Rivers Management Status: Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	641	1	420755 410699
20	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Other Rivers Management Status: Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	641	1	420755 410699
21	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Other Rivers Management Status: Water Course Name: Not Supplied Water Course Reference: Not Supplied	A7SE (SW)	707	1	419661 410021
22	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Other Rivers Management Status: Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	710	1	420778 410468
23	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Other Rivers Management Status: Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	710	1	420783 410485
24	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Other Rivers Management Status: Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	715	1	420818 410610

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	**Detailed River Network Lines** River Type: Secondary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	715	1	420818 410610
26	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8SE (S)	762	1	420331 409900
27	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8SE (S)	769	1	420351 409899
28	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8SE (S)	769	1	420351 409899
29	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9SW (SE)	772	1	420408 409920
30	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8SE (S)	779	1	420304 409873

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
31	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8SE (S)	779	1	420304 409873
32	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8SW (S)	780	1	419871 409871
33	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A7SE (SW)	803	1	419570 409963
34	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9NE (SE)	812	1	420753 410159
35	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9NE (SE)	812	1	420753 410159
36	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	829	1	420940 410646

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A14SE (E)	829	1	420940 410646
38	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9NE (SE)	830	1	420752 410127
39	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A12NW (W)	834	1	419089 410754
40	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A18NW (N)	844	1	420003 411645
41	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9NE (SE)	860	1	420744 410068
42	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A12NW (W)	864	1	419109 410987

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
43	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A12NW (W)	871	1	419082 410929
44	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A17SW (W)	873	1	419130 411061
45	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A17SW (NW)	874	1	419162 411133
46	**Detailed River Network Lines** River Type: Secondary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9NE (SE)	878	1	420742 410039
47	**Detailed River Network Lines** River Type: Secondary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A7SE (SW)	879	1	419504 409916
48	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9SE (SE)	890	1	420744 410023

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
49	**Detailed River Network Lines** River Type: Secondary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A9SE (SE)	890	1	420744 410023
50	**Detailed River Network Lines** River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A17SW (NW)	891	1	419133 411111
51	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A8SW (S)	912	1	419842 409742
52	**Detailed River Network Lines** River Type: Secondary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A17SW (NW)	936	1	419082 411106
53	**Detailed River Network Lines** River Type: Tertiary River River Name: Box Ings Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A23SE (N)	943	1	420159 411731
54	**Detailed River Network Lines** River Type: Tertiary River River Name: Shepley Dike Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A15SW (E)	972	1	421073 410574

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
55	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A7SE (SW)	996	1	419422 409830
56	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A3NE (S)	997	1	420179 409628
57	**Detailed River Network Lines** River Type: Tertiary River River Name: Not Supplied Hydrographic Area: B04 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk Management Status: Other Rivers Water Course Name: Not Supplied Water Course Reference: Not Supplied	A3NE (S)	997	1	420179 409628
58	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A13NE (NE)	0	1	420064 410751
59	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A13SE (S)	138	1	420059 410485
60	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A14NW (E)	245	1	420361 410753
61	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A13SE (SE)	279	1	420353 410544
62	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A8NE (S)	328	1	420026 410298
63	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A8NW (S)	356	1	419920 410297
64	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A8NW (S)	415	1	420002 410214
65	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A8NW (S)	469	1	419958 410170
66	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A8NW (S)	553	1	419798 410129
67	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A8NW (S)	556	1	419795 410127

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
68	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A12NE (W)	565	1	419370 410818
69	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A14NW (E)	565	1	420681 410720
70	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A12NE (W)	574	1	419377 410874
71	**Detailed River Network Nodes** River Node Type: Pseudo (OS MasterMap polygon boundary) Hydrographic Area: D004	A8NW (SW)	621	1	419738 410080
72	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A14SE (E)	641	1	420755 410699
73	**Detailed River Network Nodes** River Node Type: Pseudo (OS MasterMap polygon boundary) Hydrographic Area: D004	A7SE (SW)	707	1	419661 410021
74	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A14SE (E)	710	1	420778 410468
75	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A14SE (E)	715	1	420818 410610
76	**Detailed River Network Nodes** River Node Type: Pseudo (OS MasterMap polygon boundary) Hydrographic Area: D004	A14SE (E)	716	1	420817 410596
77	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A8SE (S)	769	1	420351 409899
78	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A9SW (SE)	772	1	420408 409920
79	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A8SE (S)	779	1	420304 409873
80	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A8SW (S)	780	1	419871 409871
81	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A8SE (S)	796	1	420282 409849
82	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A7SE (SW)	803	1	419570 409963
83	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A9NE (SE)	812	1	420753 410159
84	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A9NE (SE)	818	1	420758 410155
85	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A14SE (E)	829	1	420940 410646
86	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A9NE (SE)	830	1	420752 410127
87	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A18NW (N)	844	1	420003 411645
88	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A9NE (SE)	860	1	420744 410068

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
89	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A12NW (W)	871	1	419082 410929
90	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A17SW (W)	873	1	419130 411061
91	**Detailed River Network Nodes** River Node Type: Pseudo (OS MasterMap polygon boundary) Hydrographic Area: D004	A9NE (SE)	878	1	420742 410039
92	**Detailed River Network Nodes** River Node Type: Pseudo (OS MasterMap polygon boundary) Hydrographic Area: D004	A7SE (SW)	879	1	419504 409916
93	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A17SW (NW)	882	1	419197 411215
94	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A12NW (W)	885	1	419066 410923
95	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A9SE (SE)	890	1	420744 410023
96	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A17SW (NW)	891	1	419133 411111
97	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A9SW (S)	901	1	420402 409777
98	**Detailed River Network Nodes** River Node Type: Pseudo (general) Hydrographic Area: D004	A8SW (S)	912	1	419842 409742
99	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A9SE (SE)	918	1	420760 409998
100	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A17SW (NW)	936	1	419082 411106
101	**Detailed River Network Nodes** River Node Type: Source Hydrographic Area: D004	A23SE (N)	943	1	420159 411731
102	**Detailed River Network Nodes** River Node Type: Pseudo (OS MasterMap polygon boundary) Hydrographic Area: D004	A15SW (E)	972	1	421073 410574
103	**Detailed River Network Nodes** River Node Type: Pseudo (OS MasterMap polygon boundary) Hydrographic Area: D004	A7SE (SW)	996	1	419422 409830
104	**Detailed River Network Nodes** River Node Type: Junction Hydrographic Area: D004	A3NE (S)	997	1	420179 409628
105	**Detailed River Network Offline Drainage** River Type: Tertiary River Hydrographic Area: D004	A13NW (NW)	111	1	419851 410805
106	**Detailed River Network Offline Drainage** River Type: Tertiary River Hydrographic Area: D004	A14NE (E)	845	1	420925 410990
107	**Detailed River Network Offline Drainage** River Type: Tertiary River Hydrographic Area: D004	A14NE (E)	899	1	420975 411011

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (E)	0	1	420060 410710
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (E)	0	1	420095 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (N)	0	1	420000 410784
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	0	1	420000 410750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (E)	0	1	420050 410710
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (E)	0	1	420066 410710
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	0	1	420058 410757
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (N)	0	1	420025 410720
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	2	1	420100 410752
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (NE)	2	1	420112 410750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	31	1	419950 410800
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (E)	33	1	420140 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	42	1	419950 410820
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	68	1	419900 410805

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	110	1	419850 410800
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	112	1	419861 410825
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	121	1	419850 410825
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	144	1	419813 410800
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (W)	153	1	419800 410795
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (W)	159	1	419796 410800
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (E)	188	1	420301 410710
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (E)	196	1	420312 410727
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (W)	201	1	419747 410795
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (E)	202	1	420318 410728
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (E)	205	1	420320 410715
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (E)	234	1	420350 410743
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NE (E)	234	1	420350 410725
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	284	1	420400 410750

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	287	1	420400 410786
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	291	1	419662 410825
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	297	1	419656 410827
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	300	1	419655 410830
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	304	1	419650 410830
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	306	1	420422 410750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	308	1	419650 410840
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	314	1	420430 410745
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	317	1	419637 410835
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	325	1	419632 410840
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	327	1	420442 410758
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	330	1	419629 410845
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	333	1	420448 410759
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	333	1	419630 410857

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	356	1	419610 410868
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	359	1	420475 410745
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	369	1	419595 410867
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	384	1	420500 410750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	385	1	420500 410775
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	392	1	419567 410860
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	409	1	419550 410865
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	413	1	420528 410780
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	417	1	419550 410882
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	434	1	420550 410753
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	459	1	419500 410875
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	462	1	419497 410875
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	465	1	420580 410772
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	466	1	419490 410870

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	474	1	419495 410900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	484	1	420600 410750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	484	1	420600 410735
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	504	1	420619 410775
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	507	1	419450 410880
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	508	1	419450 410883
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	515	1	419450 410900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	528	1	420643 410770
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	539	1	420655 410760
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	546	1	420660 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	554	1	420670 410745
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	562	1	420678 410740
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	564	1	420680 410735
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NW (E)	568	1	420683 410716

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SW (E)	572	1	420685 410673
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14NE (E)	584	1	420700 410722
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	585	1	420700 410710
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	586	1	420700 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	587	1	420695 410650
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	631	1	420740 410650
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	631	1	419345 410950
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	635	1	420750 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	641	1	420750 410650
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	645	1	420760 410697
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	674	1	419300 410955
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	681	1	420795 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	687	1	420797 410650
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	690	1	420805 410710

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	690	1	420800 410650
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	690	1	420805 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	693	1	420799 410626
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	696	1	420800 410614
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	707	1	420810 410608
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	715	1	420830 410710
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	718	1	420821 410607
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	719	1	419258 410970
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	729	1	419250 410977
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	734	1	419244 410975
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	735	1	420850 410700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A14SE (E)	748	1	420853 410615
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	762	1	419225 411003
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	774	1	419215 411010

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	784	1	419200 411000
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	785	1	419205 411013
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	790	1	419200 411015
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	795	1	419195 411017
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	807	1	419185 411024
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	813	1	419180 411028
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	826	1	419170 411035
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	836	1	419150 411015
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	851	1	419149 411050
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	862	1	419140 411058
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	870	1	419135 411064
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	875	1	419126 411059
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	875	1	419122 411050
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	887	1	419120 411072

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NW (W)	892	1	419100 411040
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	893	1	419115 411076
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	896	1	419100 411050
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	899	1	419110 411080
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	912	1	419100 411090
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	918	1	419095 411094
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	935	1	419080 411100
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (NW)	936	1	419080 411104
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (W)	966	1	419050 411110
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SW (NW)	996	1	419030 411138

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Postcode Sector Flood Insurance Claim Ratings Insurance Rating: Medium Flood Insurance Claim Rating Postcode Sector: HD8 8	A13SE (E)	0	2	420025 410710

EA / NRW / CEH Flood Data	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2017	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2017	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2017	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2017	Quarterly
Flood Defences Environment Agency - Head Office	February 2017	Quarterly
EA / NRW Surface Water Flood Data	**Version**	**Update Cycle**
Surface Water 1 in 30 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified

JBA Flood Data	Version	Update Cycle
JBA 75 Year Return (undefended) - Pluvial JBA Risk Management Limited	November 2016	Annually
JBA 75 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 75 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA 100 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 100 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA 200 Year Return (undefended) - Pluvial JBA Risk Management Limited	November 2016	Annually
JBA 200 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 200 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA 1000 Year Return (undefended) - Pluvial JBA Risk Management Limited	November 2016	Annually
JBA 1000 Year Return (undefended) - Fluvial JBA Risk Management Limited	November 2016	Annually
JBA 1000 Year Return (undefended) - Coastal JBA Risk Management Limited	November 2016	Annually
JBA Canal Failure JBA Risk Management Limited	September 2016	Annually
JBA Dam Break JBA Risk Management Limited	September 2016	Annually
BGS Flood Data	**Version**	**Update Cycle**
BGS Geological Indicators of Flooding British Geological Survey - National Geoscience Information Service	February 2011	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
GeoSmart Information Groundwater Flooding Data	**Version**	**Update Cycle**
GeoSmart Information Groundwater Flood Risk GeoSmart Information Ltd	September 2016	Bi-Annually
EA/NRW Detailed River Network Data	**Version**	**Update Cycle**
Detailed River Network Lines Environment Agency - Head Office	September 2014	Annually
Detailed River Network Nodes Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually
EA/NRW Historic Flood Events Data	**Version**	**Update Cycle**
Historic Flood Events Environment Agency - Head Office	January 2017	Quarterly
Historical Flood Liabilities Landmark Information Group Limited	December 1999	Not Applicable

EA/NRW Risk of Flooding from Rivers and Sea (RoFRS)	Version	Update Cycle
RoFRS - Risk of Flooding from Rivers and Sea Environment Agency - Head Office	September 2016	Annually
Flood Insurance Risk Data	**Version**	**Update Cycle**
Postcode Sector Flood Insurance Claim Ratings Crawford and Company	January 2017	Quarterly

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
Environment Agency	Environment Agency
Natural Resources Wales	Cyfoeth Naturiol Cymru Natural Resources Wales
Centre for Ecology and Hydrology	CEH Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
British Geological Survey	BGS 1835 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
GeoSmart Information	GeoSmart Information
JBA Risk Management	JBA risk management

Useful Contacts

Contact	Name and Address	Contact Details
1	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
2	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9966 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
3	**British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409

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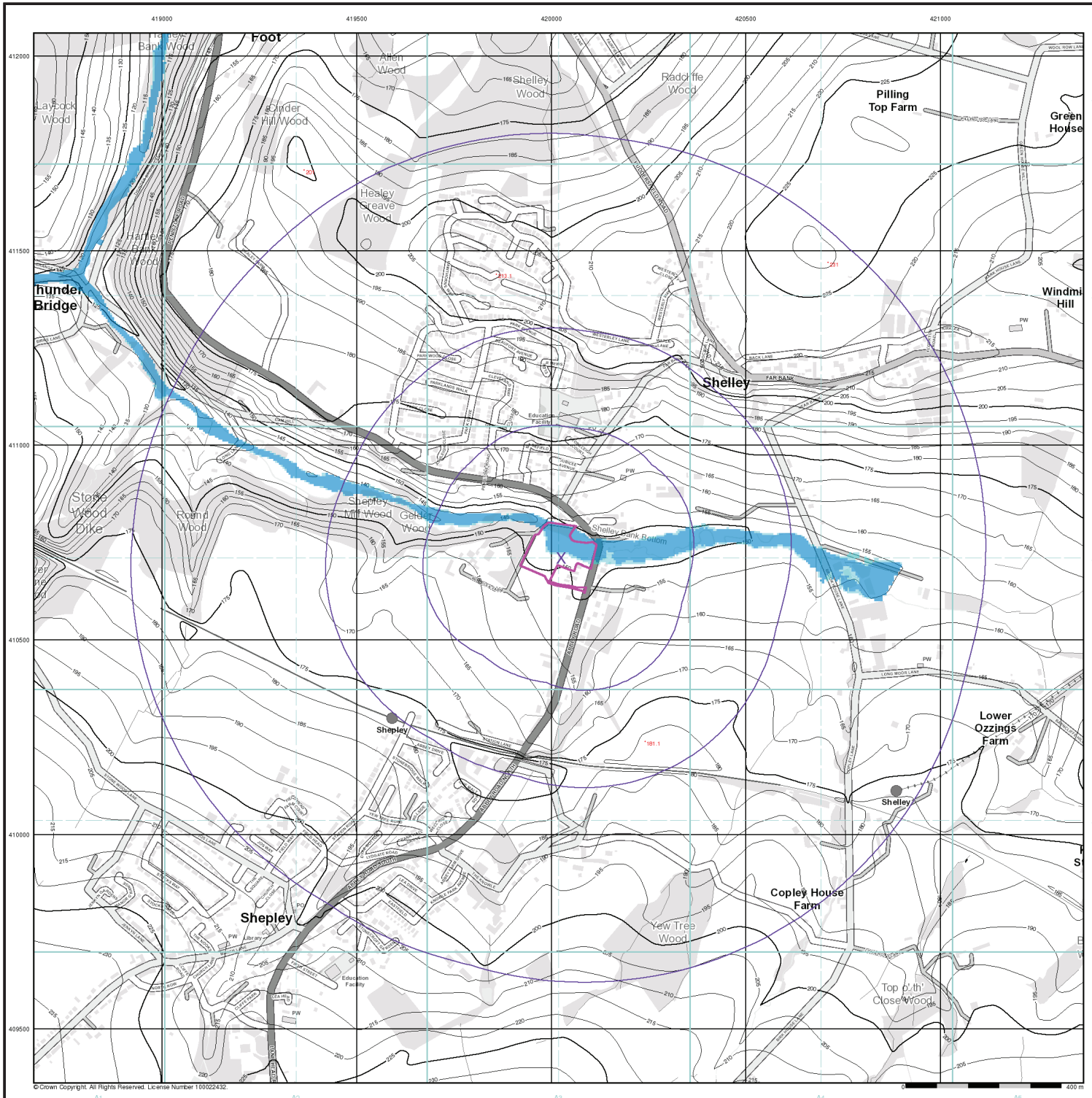

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FAIRHURST

EA/NRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

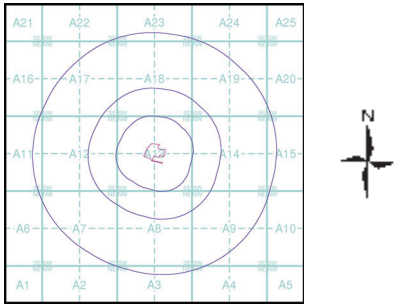
Contours (height in metres)

Standard Contour 105 100 95 — MLW — Mean Low Water

Master Contour — MHW — Mean High Water

Spot Height 167.8

EA/NRW Flood Data Map - Slice A



Order Details

Order Number:	119830894_3_1
Customer Ref:	119607
National Grid Reference:	420030, 410710
Slice:	A
Site Area (Ha):	1.74
Search Buffer (m):	1000

Site Details

177, Abbey Road, Shepley, HUDDERSFIELD, HD8 8DY

Landmark INFORMATION GROUP

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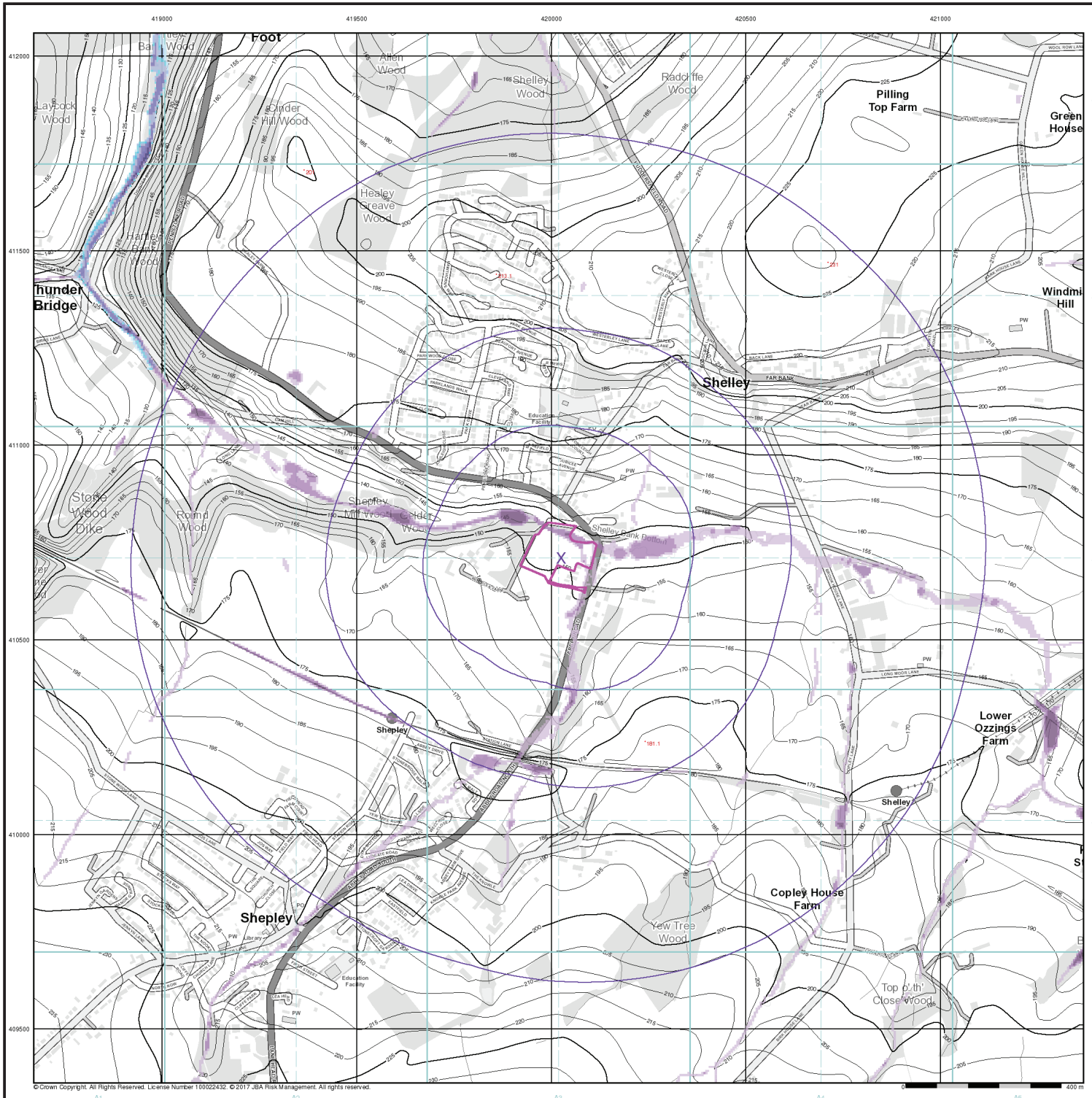

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FAIRHURST

JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

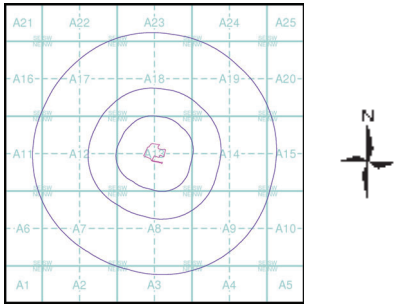
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

Standard Contour 105
Master Contour 100 95
Spot Height 157.8
MLW Mean Low Water
MHW Mean High Water

JBA 75 Year Return Flood Map (Undefended) - Slice A



Order Details

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Customer Ref:	119607
National Grid Reference:	420030, 410710
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Site Details

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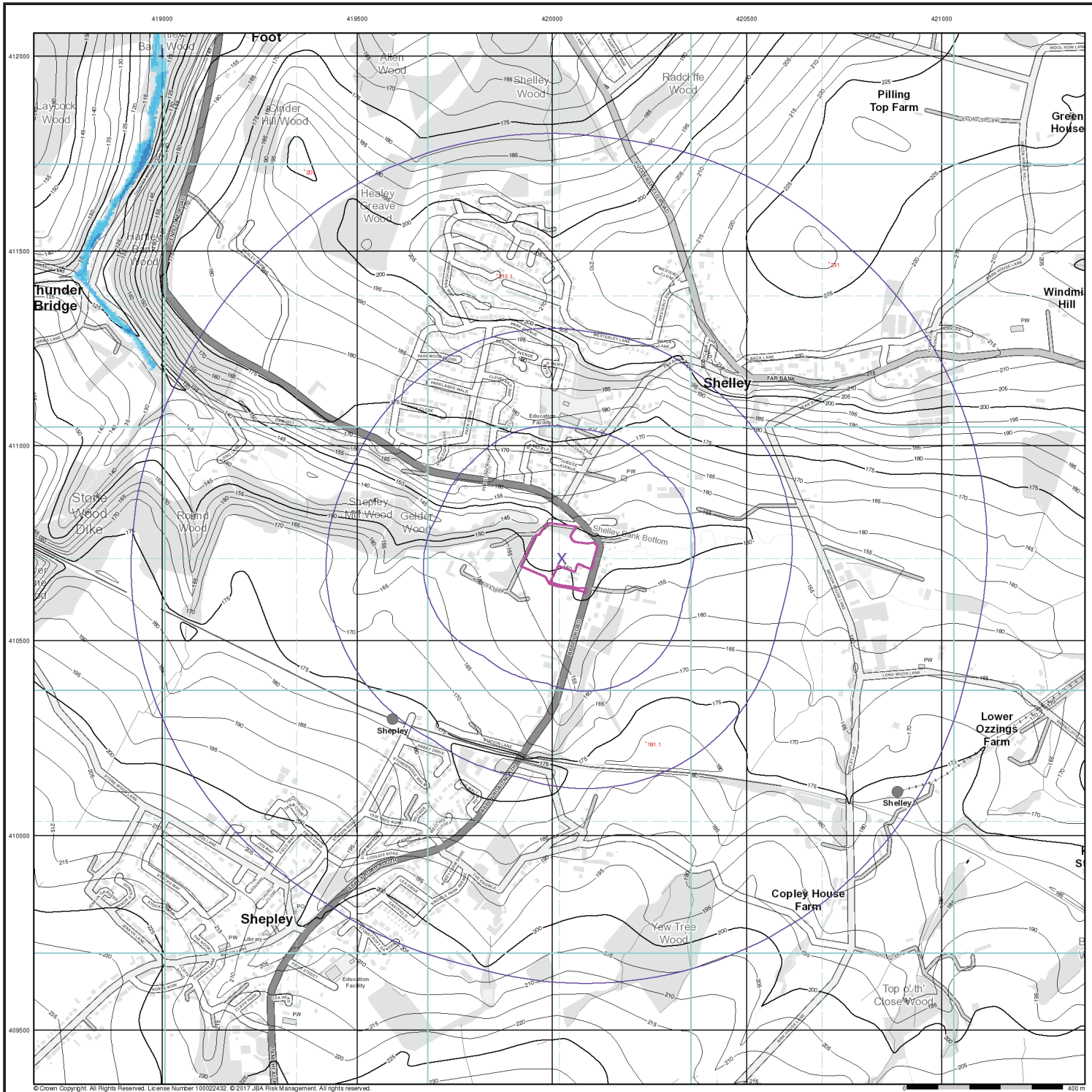


FAIRHURST

JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

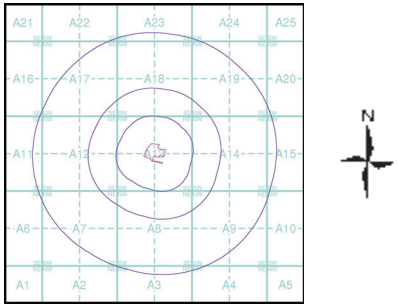
Modelled Flood Depth

Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

Standard Contour 105
Master Contour 100
Spot Height 167.8
MLW Mean Low Water
MHW Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A

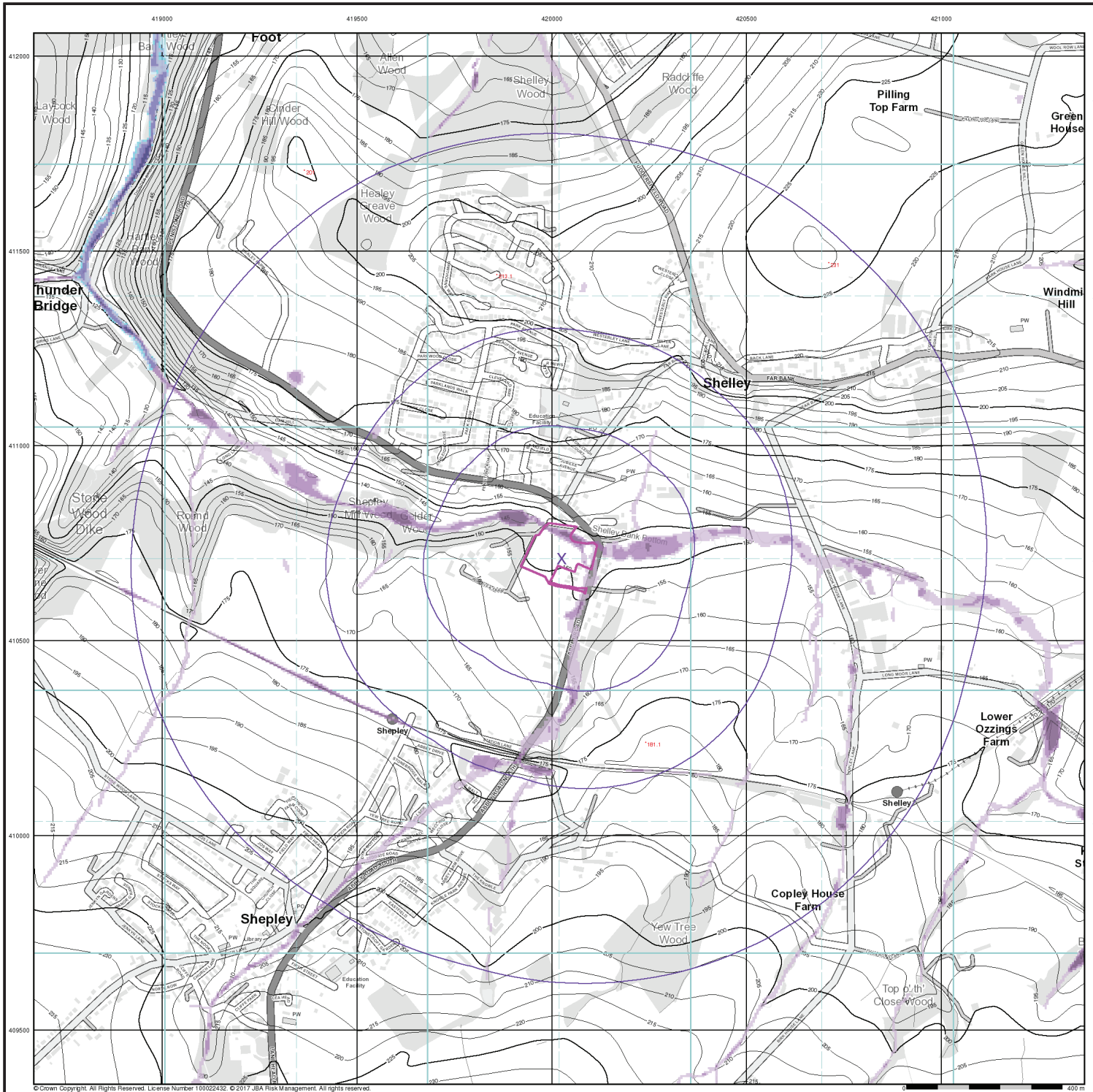


Order Details

Order Number:	119830894_3_1
Customer Ref:	119607
National Grid Reference:	420030, 410710
Slice:	A
Site Area (Ha):	1.74
Search Buffer (m):	1000

Site Details

177, Abbey Road, Shepley, HUDDERSFIELD, HD8 8DY



FAIRHURST

JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

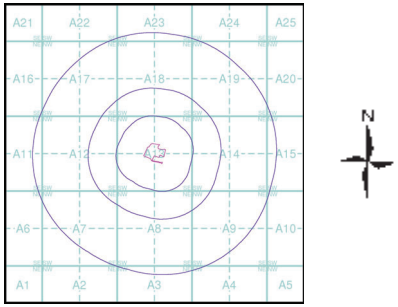
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

Standard Contour 105
Master Contour 100 95
Spot Height 157.8
MLW Mean Low Water
MHW Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A



Order Details

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Customer Ref:	119607
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Slice:	A
Site Area (Ha):	1.74
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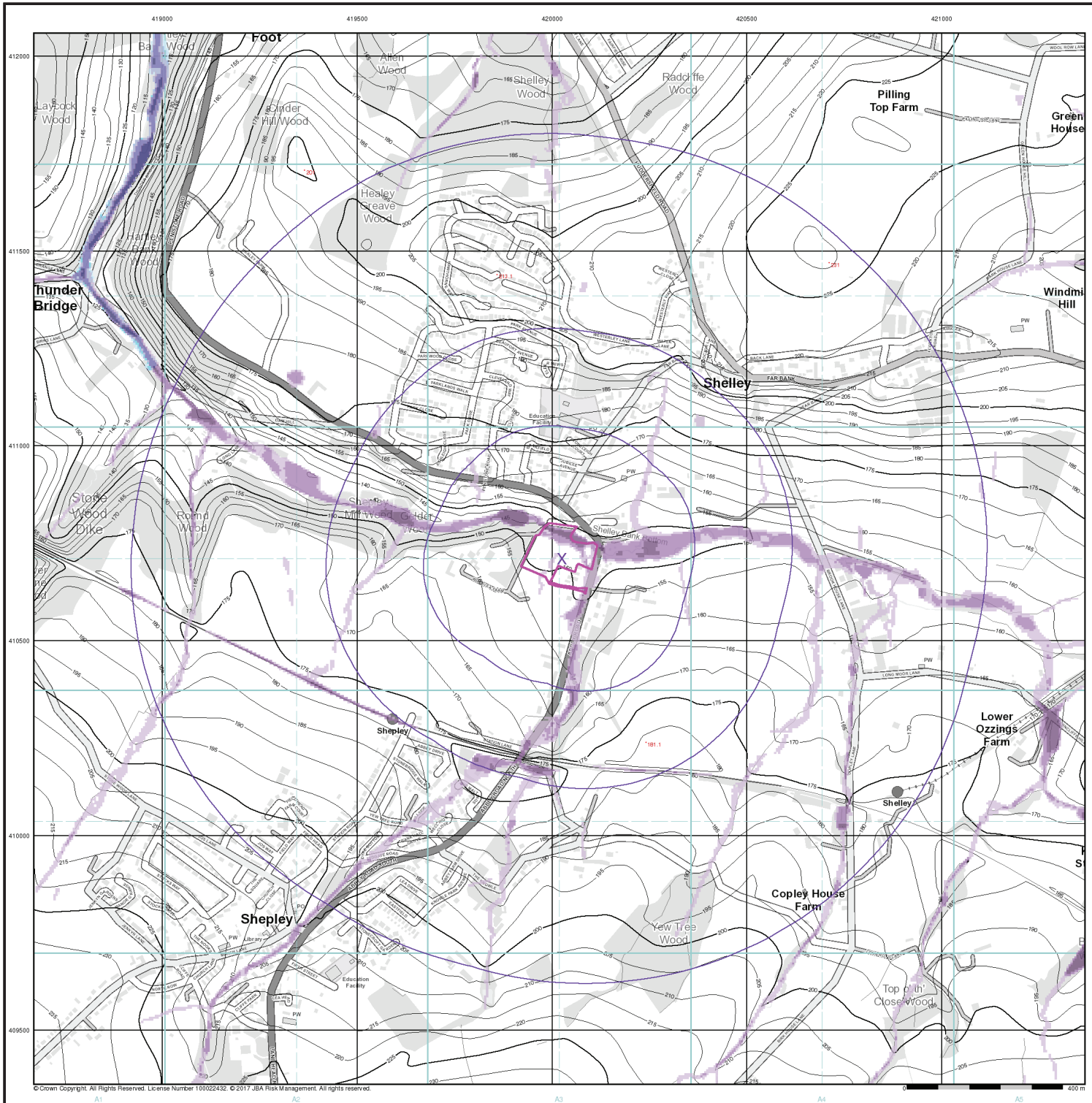

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FAIRHURST

JBA 1000 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

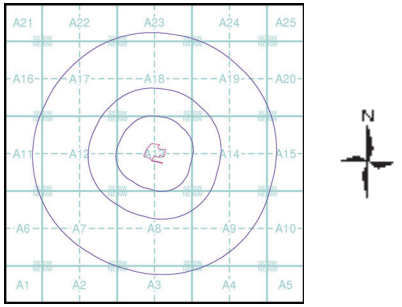
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
0.1m	0.01m - 0.05m	0.01m - 0.05m
0.1m - 0.3m	0.05m - 0.1m	0.05m - 0.1m
0.3m - 1m	0.1m - 0.3m	0.1m - 0.3m
>1m	0.3m - 1m	0.3m - 1m
	>1m	>1m

Contours (height in metres)

Standard Contour 105
Master Contour 100 95
Spot Height 157.8
MLW Mean Low Water
MHW Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number:	119830894_3_1
Customer Ref:	119607
National Grid Reference:	420030, 410710
Slice:	A
Site Area (Ha):	1.74
Search Buffer (m):	1000

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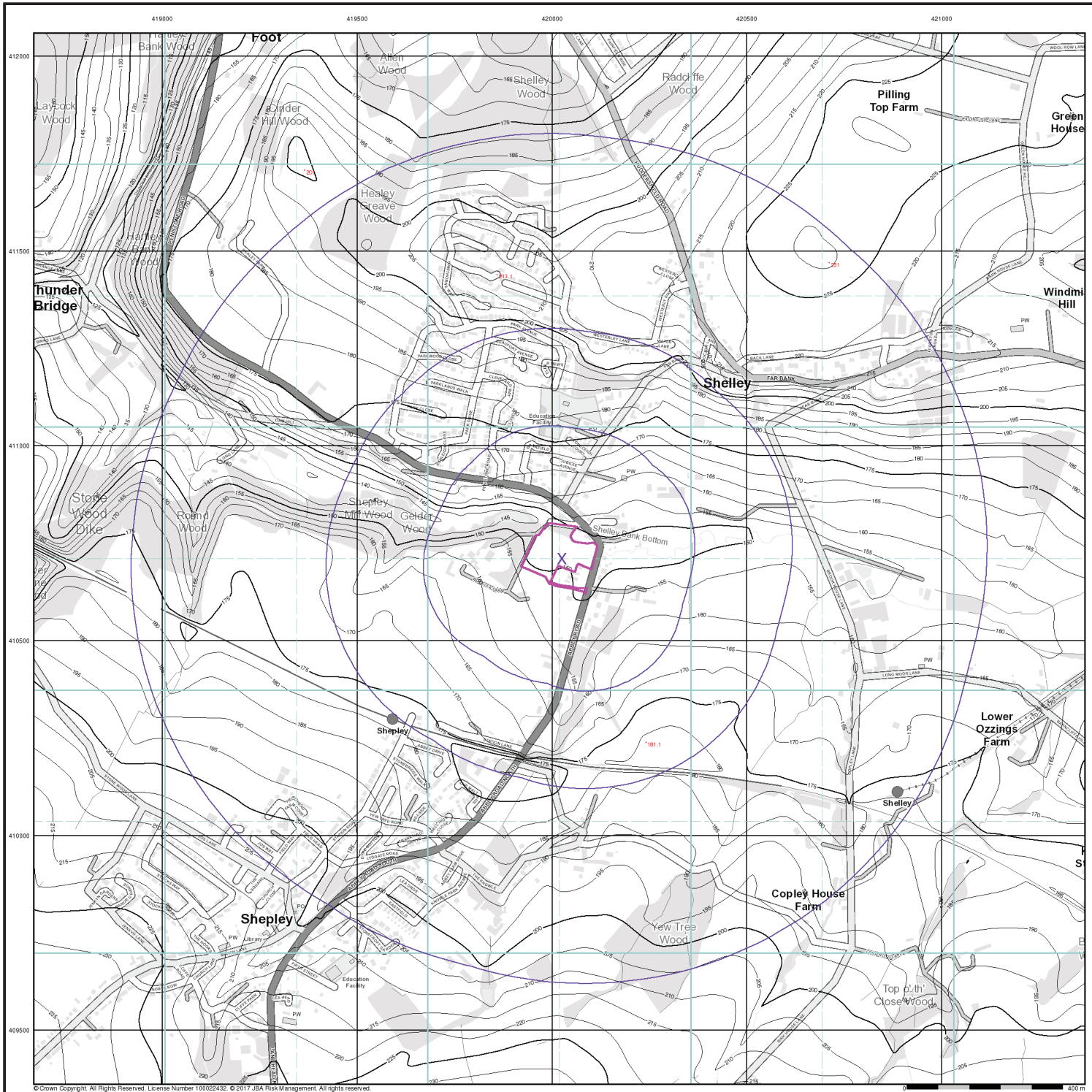


FAIRHURST

JBA Canal Failure Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

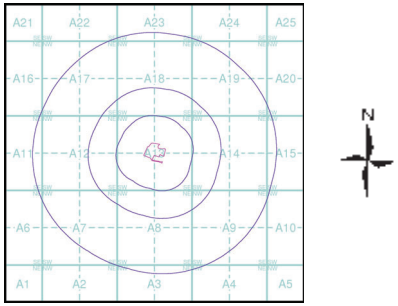
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height 167.8
- MLW Mean Low Water
- MHW Mean High Water

JBA Canal Failure Flood Map - Slice A



Order Details

Order Number:	119830894_3_1
Customer Ref:	119607
National Grid Reference:	420030, 410710
Slice:	A
Site Area (Ha):	1.74
Search Buffer (m):	1000

Site Details

177, Abbey Road, Shepley, HUDDERSFIELD, HD8 8DY

Landmark INFORMATION GROUP

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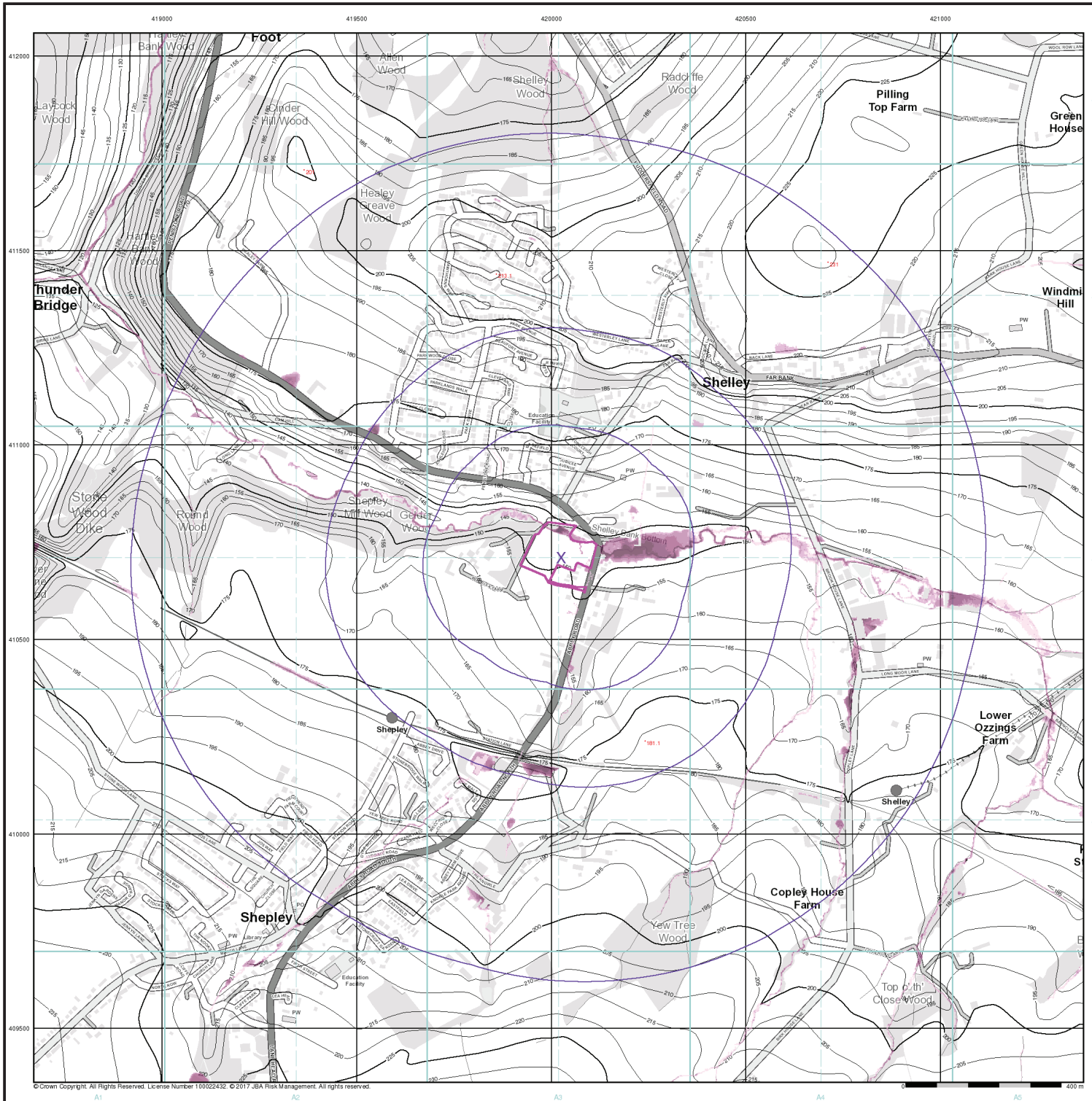
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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FAIRHURST

EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

Standard Contour 105 | Master Contour 100 95 | Spot Height *167.8

MLW Mean Low Water

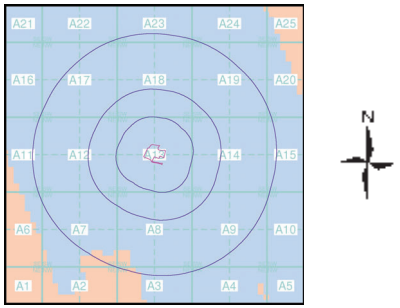
MHW Mean High Water

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



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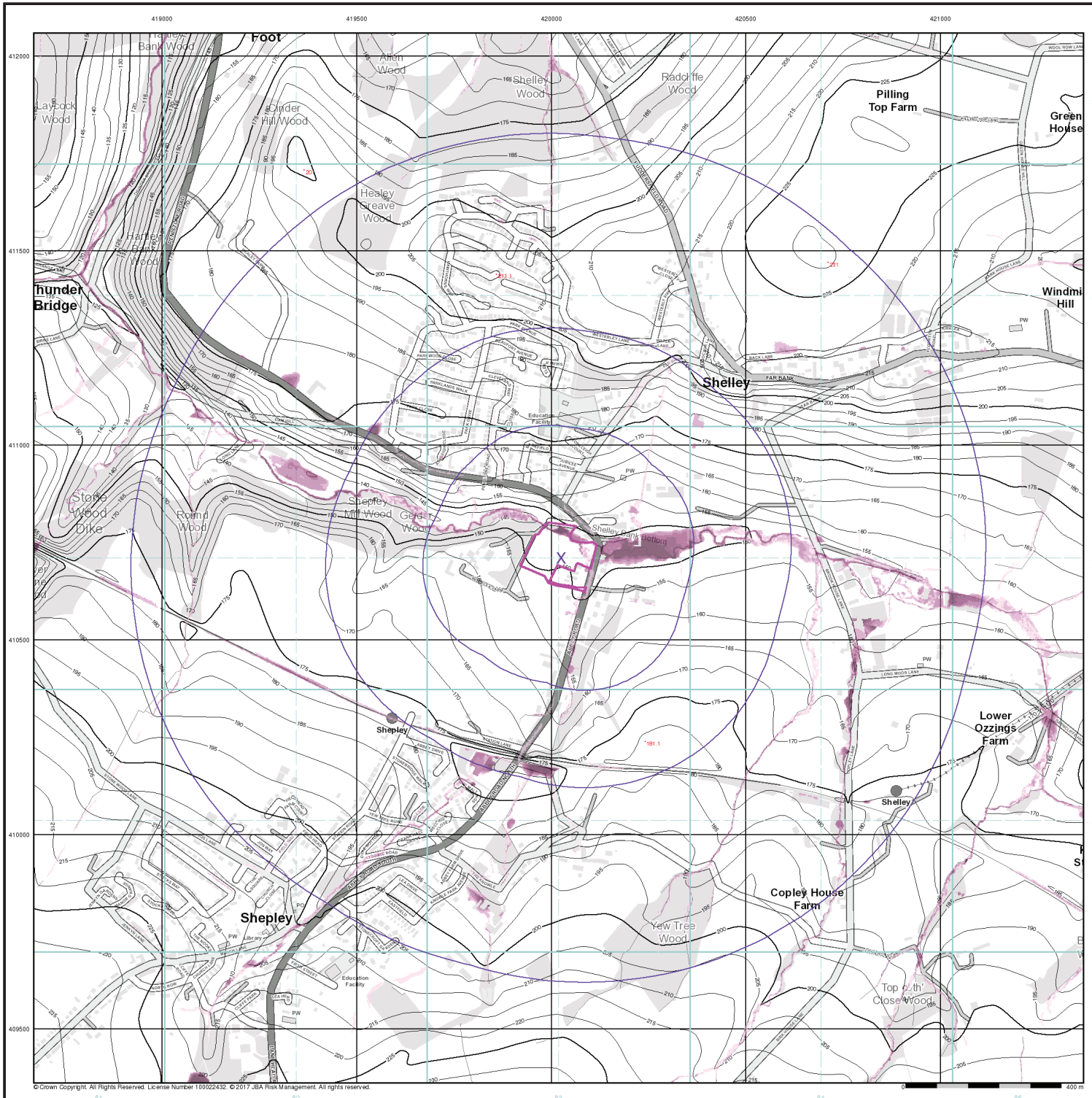

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FAIRHURST

EA/NRW Surface Water 100 Year Return Depth Map

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Depth

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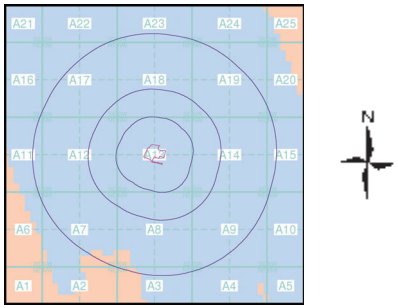

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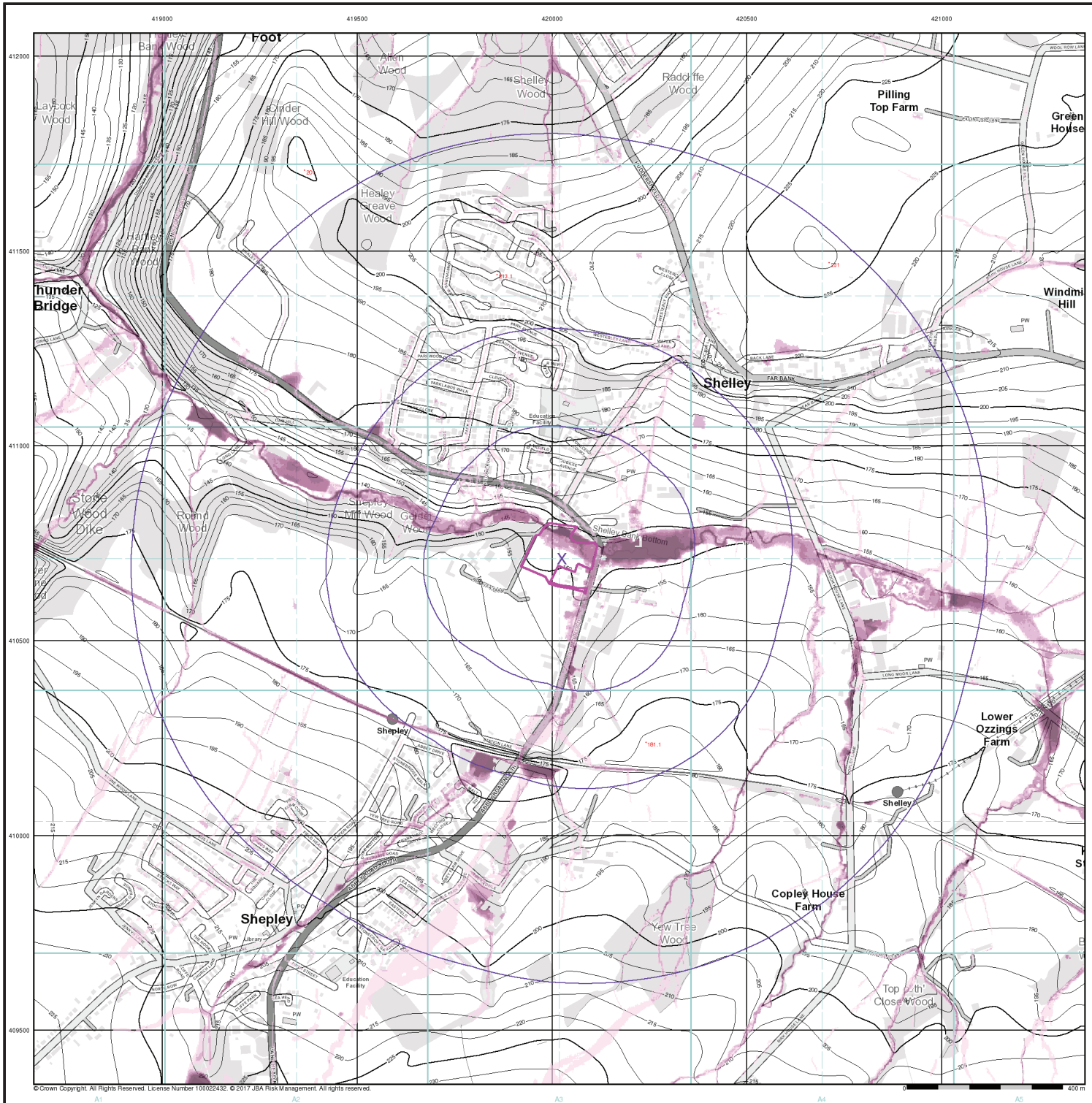

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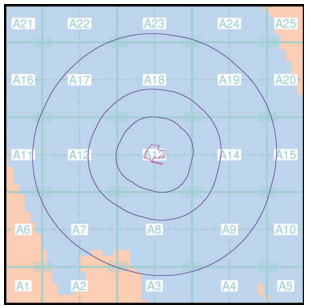

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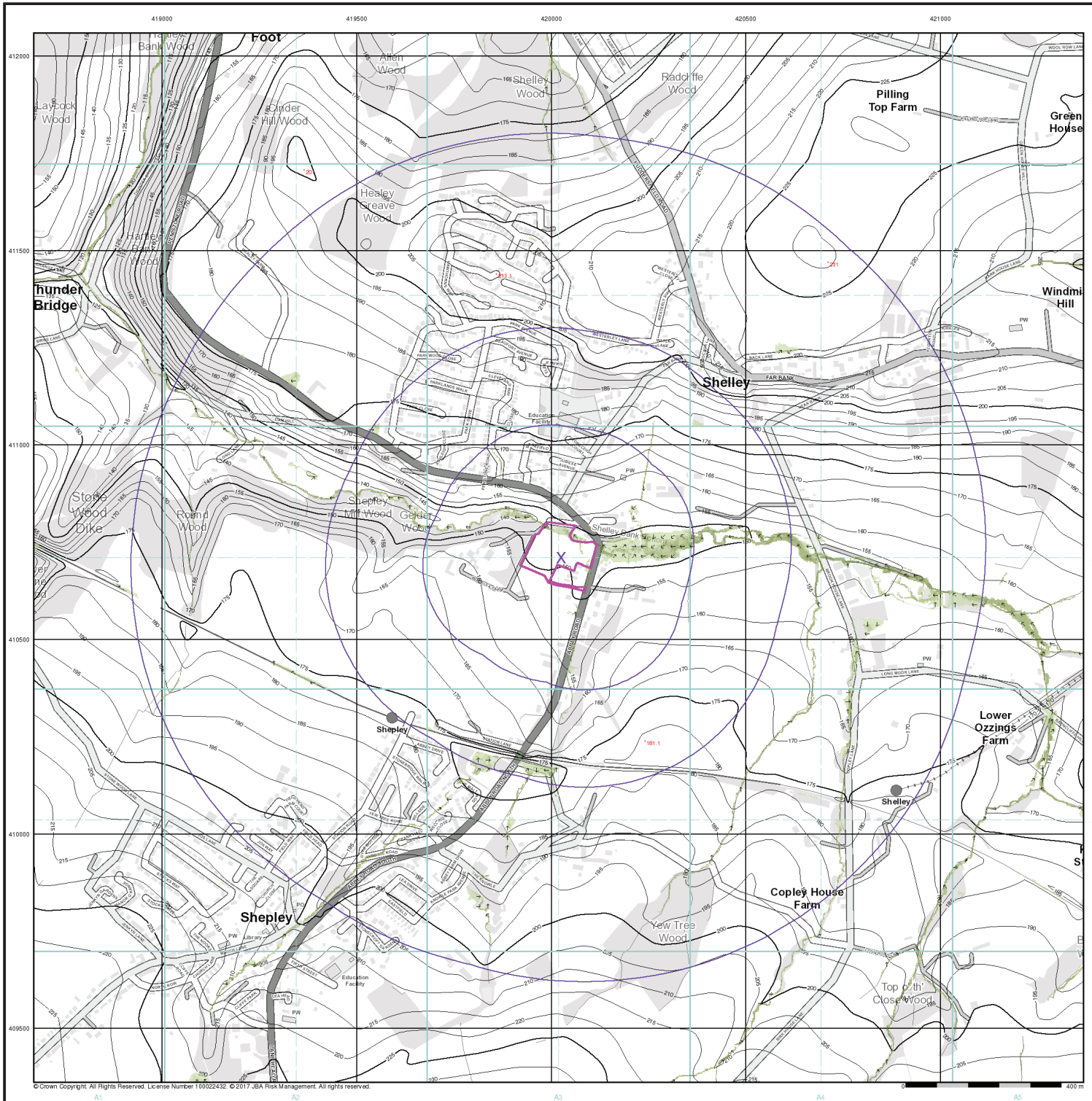

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FAIRHURST

EA/NRW Surface Water 30 Year Return Velocity and Flow Direction Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Velocity and Direction

- 0.00 - 0.25m/s
- 0.25 - 0.50m/s
- 0.50 - 1.00m/s
- 1.00 - 2.00m/s
- > 2.00m/s

Flow Direction at maximum velocity

Contours (height in metres)

Standard Contour 105 | Master Contour 100 | 95

Spot Height *167.8

MLW Mean Low Water

MHW Mean High Water

Suitability

See the suitability map below

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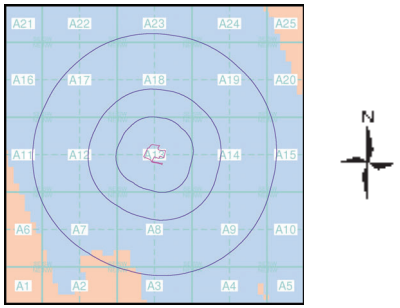
EA/NRW Suitability Map - Slice A



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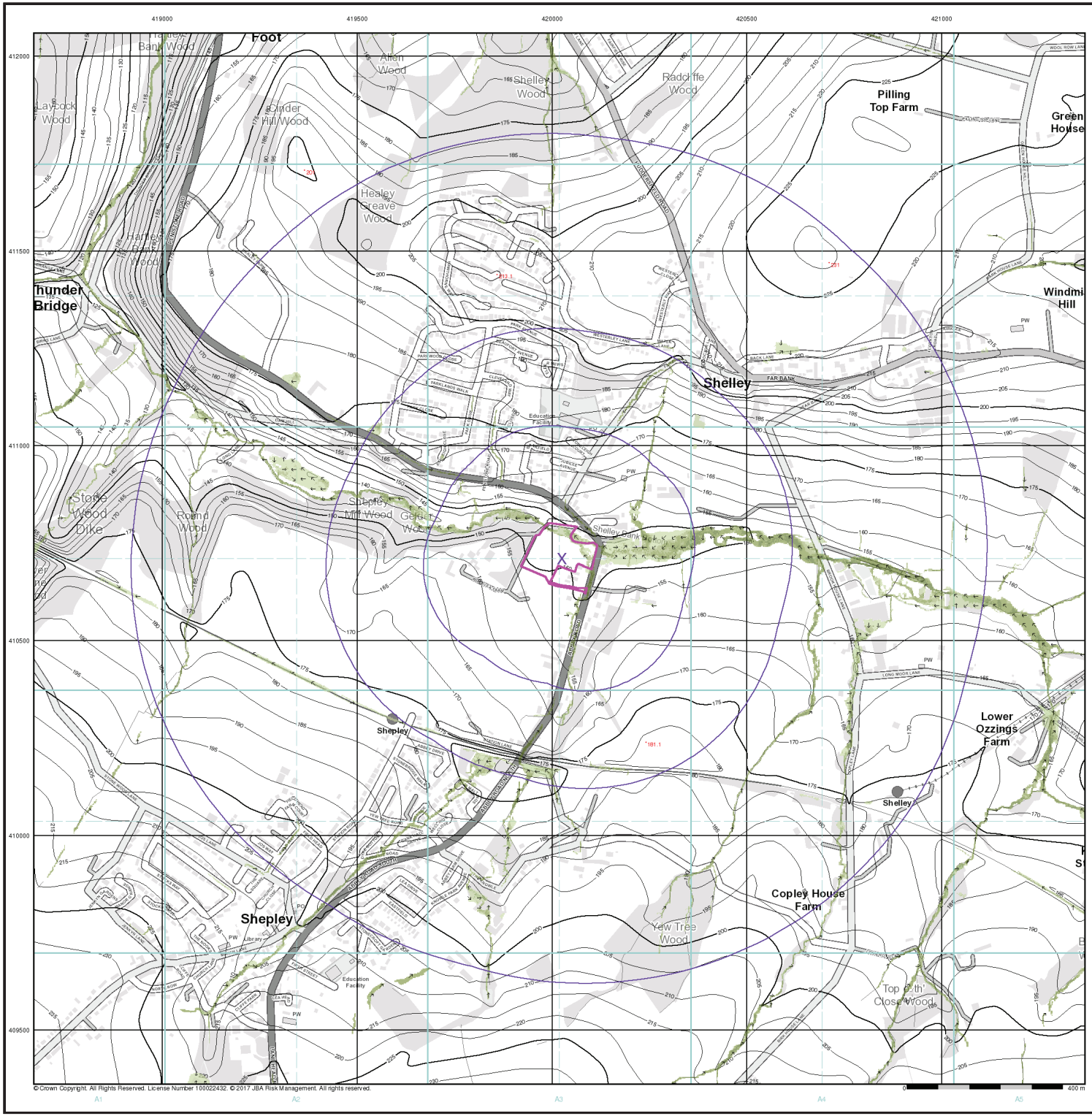

FAIRHURST

EA/NRW Surface Water 100 Year Return Velocity and Flow Direction Map (1:10,000)

General

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Surface Water Velocity and Direction

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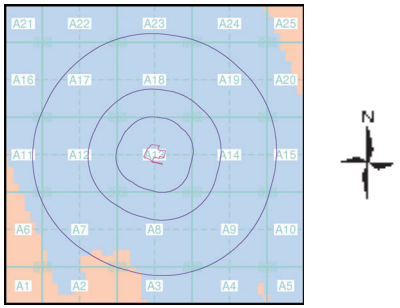

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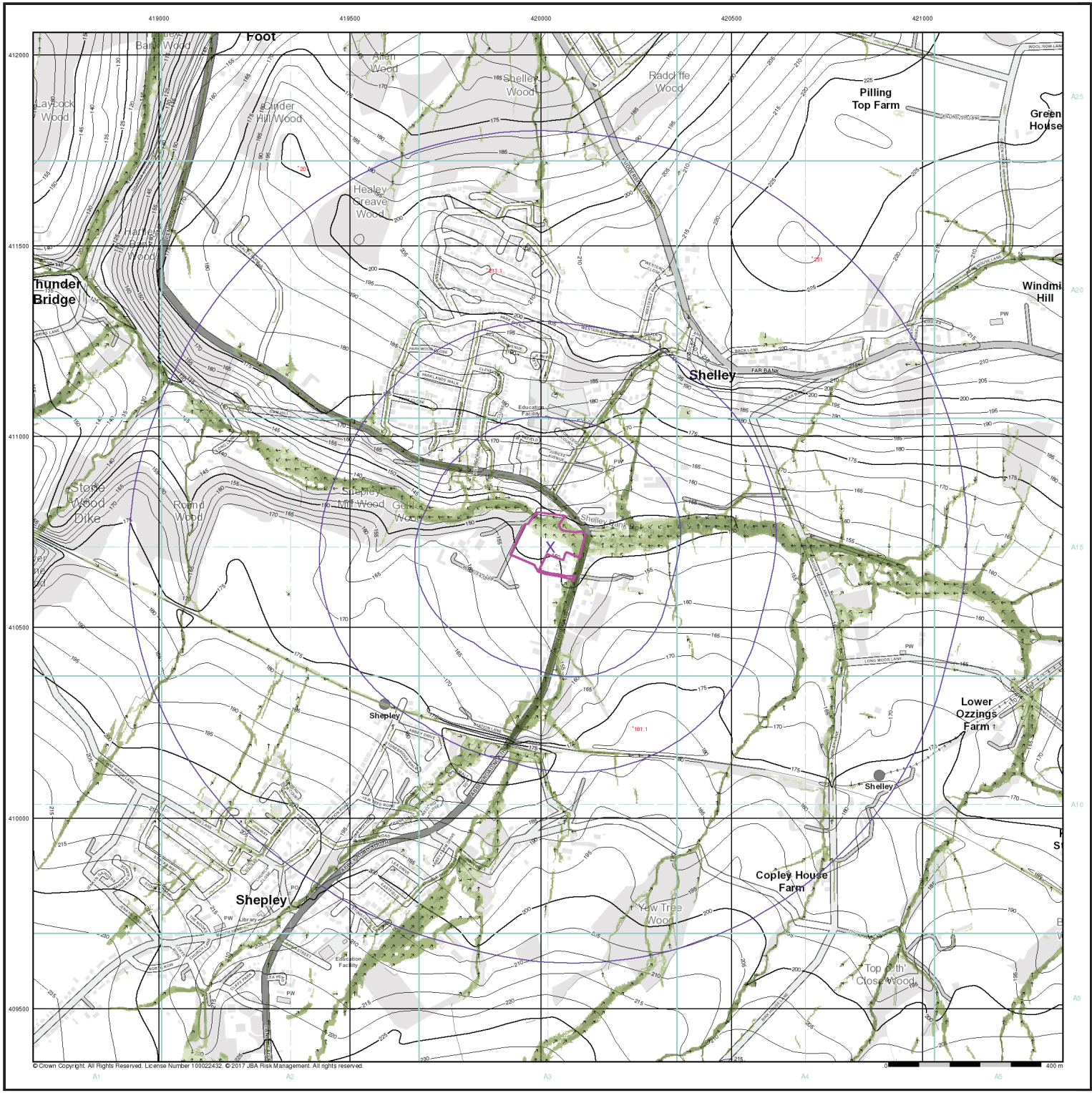

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FAIRHURST

EA/NRW Surface Water 1000 Year Return Velocity and Flow Direction Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Velocity and Direction

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- 0.25 - 0.50m/s
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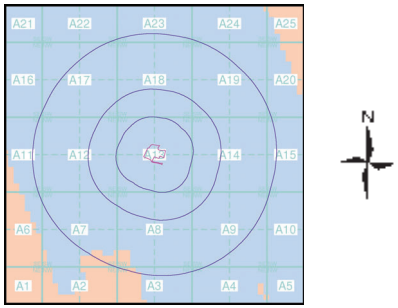
EA/NRW Suitability Map - Slice A



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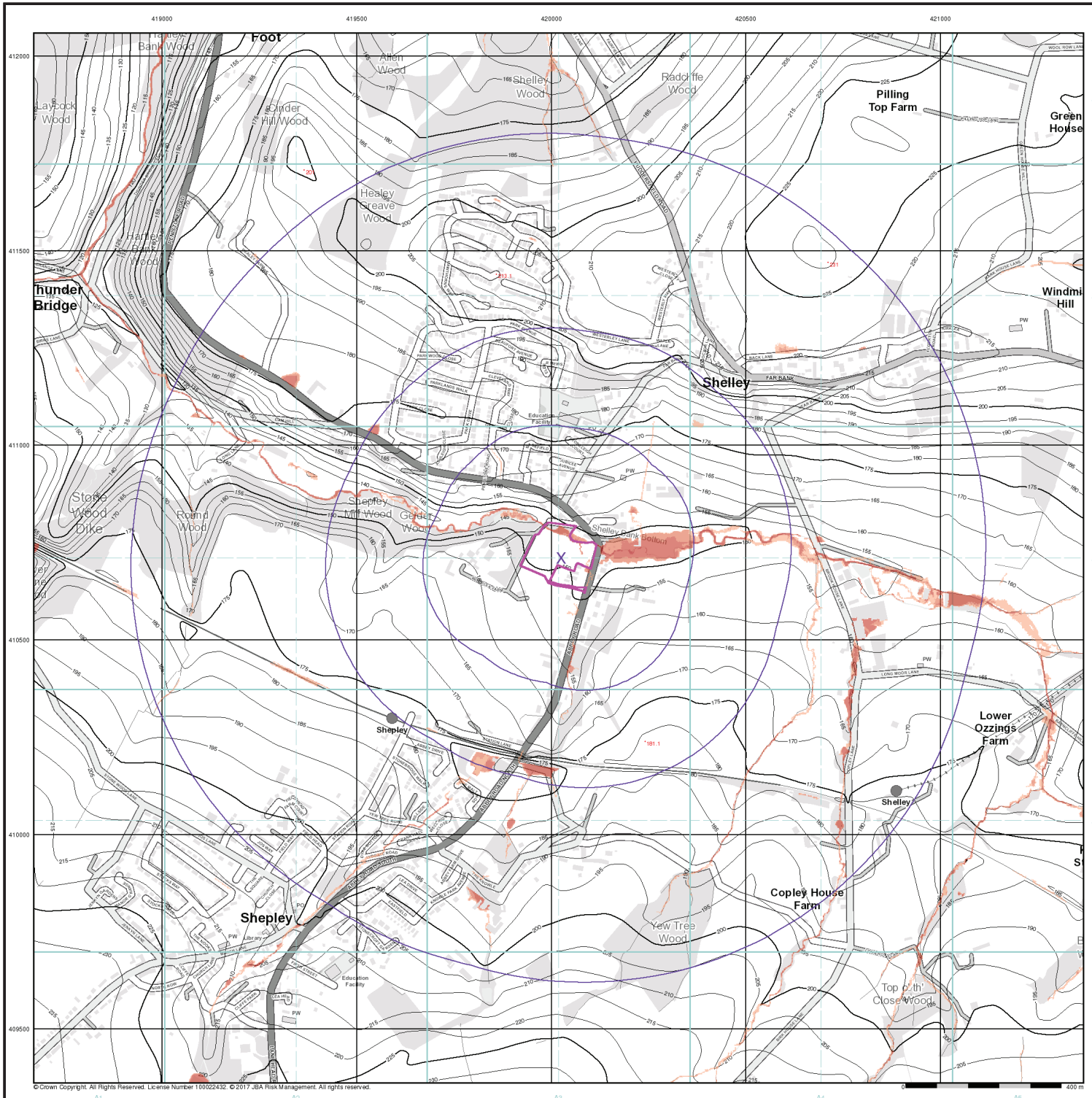

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FAIRHURST

EA/NRW Surface Water 30 Year Return Hazard Rating Map (1:10,000)

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

Contours (height in metres)

Standard Contour 105 | Master Contour 100 95 | Spot Height *167.8

MLW Mean Low Water

MHW Mean High Water

Suitability

See the suitability map below

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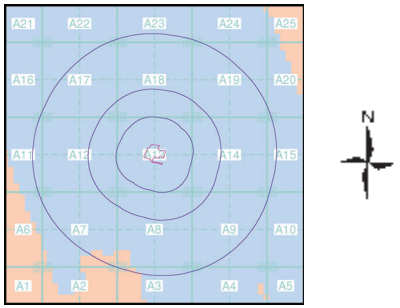
EA/NRW Suitability Map - Slice A



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