



Flood Risk Assessment

Prepared By: Hampton Design Contractors

The Marl Pits

9 Camp Mount

Pontefract

WF8 4BY

Prepared for: OSI Properties LTD

444 Huddersfield Road

Dewsbury

WF13 3EP

Surface Water: Medium Risk

Medium risk means that this area has a chance of flooding of between 1% and 3.3% **each year**.

This information is suitable for identifying:

- which parts of towns or streets are at risk, or have the most risk
- the approximate extent and depth of flooding

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Mitigation measures: Engineer designed attenuation tanks to manage and disperse waste water gradually so not to increase stress on mains systems

Rivers and Sea: Low risk

Reservoirs: Extremely unlikely

Ground Water: Unlikely