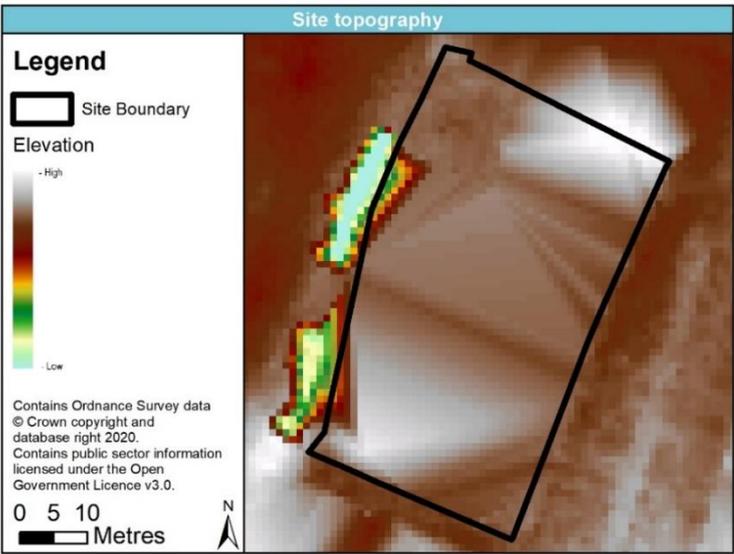


# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



<b>Site details</b>	<b>Site Code</b>	<b>PSH487</b>																						
	<b>Address</b>	Devonshire Square																						
	<b>Area</b>	0.22 ha																						
	<b>Current land use</b>	Commercial																						
	<b>Proposed land use</b>	Residential																						
<b>Sources of flood risk</b>	<b>Topography</b>	 <p>There is a slight downhill slope from east to west across the site. There is a topographic depression along the west site boundary where the Wood Brook is located.</p> <ul style="list-style-type: none"> <li>• There is an existing building which covers the majority of the site which has affected localised filtering of the LIDAR data.</li> <li>• The ground slope across the site generally has a gradient of less than 5%.</li> </ul>																						
	<b>Existing drainage features</b>	The Wood Brook watercourse flows directly next to the western site boundary, which is culverted several times with very short reaches of open channel.																						
	<b>Fluvial</b>	<table border="1"> <thead> <tr> <th colspan="4"><b>Proportion of site at risk</b></th> </tr> <tr> <th><b>FZ3b</b></th> <th><b>FZ3a</b></th> <th><b>FZ2</b></th> <th><b>FZ1</b></th> </tr> </thead> <tbody> <tr> <td>&lt;1%</td> <td>&lt;1%</td> <td>77%</td> <td>23%</td> </tr> <tr> <th colspan="4"><b>Highest zone of risk (Risk of Flooding from Rivers and Sea)</b></th> </tr> <tr> <td colspan="4">High</td> </tr> </tbody> </table> <p><i>The % Flood Zones quoted show the % of the site at flood risk from that particular Flood Zone/event, including the percentage of the site at flood risk at a higher risk zone, e.g. FZ2 includes the FZ3 %. FZ1 is the remaining area outside FZ2 (FZ2 + FZ1 = 100%)</i></p>				<b>Proportion of site at risk</b>				<b>FZ3b</b>	<b>FZ3a</b>	<b>FZ2</b>	<b>FZ1</b>	<1%	<1%	77%	23%	<b>Highest zone of risk (Risk of Flooding from Rivers and Sea)</b>				High		
<b>Proportion of site at risk</b>																								
<b>FZ3b</b>	<b>FZ3a</b>	<b>FZ2</b>	<b>FZ1</b>																					
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# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



Site details	Site Code	PSH487
	Address	Devonshire Square
	Area	0.22 ha
	Current land use	Commercial
	Proposed land use	Residential
		<p><b>Available data:</b> The site is covered by the latest 2021 Environment Agency Wood Brook hydraulic model. The extent of the Flood Zones predicted by the flood model are different to the extent of the actual flood risk, as there are flood risk management features that change the risk.</p> <p>It should be noted that these results are still draft format and that this same process (with additional EA quality assurance checks) will be undertaken by the EA and updated online Flood Zone mapping will be available later in 2021. Developers should contact the EA for latest information on the Wood Brook.</p> <p>The current EA online Flood Map for Planning shows a different picture of flood risk, as this is based on older outdated modelling, which is due to be updated in 2021 using latest Wood Brook results. This dataset has therefore not been used in this assessment.</p> <p><b>Flood characteristics:</b></p> <p>This site is located adjacent to the Wood Brook on its right bank, where the channel has two open channel reaches and 2 culverted sections along the site's western boundary. The site is at low fluvial risk in the 100-year undefended Wood Brook (Flood Zone 3a) scenario, with only minor encroachment into the site along the northern and north-western boundary from the out of bank flow path. The site is shown to be approximately three-quarters covered by Flood Zone 2, with a large 'dry island' in the southern half of the site.</p> <p>The defended 20-year (Flood Zone 3b) and defended 100-year extents do not affect the site; the water is still in-bank in these scenarios along the site boundary, with the main culvert running alongside the site, showing the 'actual' flood risk when flood risk management features are in place.</p> <p>As the defended 100-year extent does not affect the site, the maximum depth for the 100-year plus 30% (higher central) climate change event has been inspected, which encroaches into the northern edge of the site and north-eastern boundary. The deepest area of the site is along the northern boundary (excluding the Wood Brook channel itself to the west), with the highest depth of 0.14m. Velocity and hazard outputs were provided for the 100-year event, but as there is no risk to the site in this event, these should be interrogated in the climate change events at site-specific level. If velocities are also high in the areas of deepest water, this would result in a high hazard rating.</p>

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



<b>Site details</b>	<b>Site Code</b>	<b>PSH487</b>		
	<b>Address</b>	Devonshire Square		
	<b>Area</b>	0.22 ha		
	<b>Current land use</b>	Commercial		
	<b>Proposed land use</b>	Residential		
<b>Surface Water</b>	<b>Proportion of site at risk (RoFfSW)</b>			
	<b>30-year</b>	<b>100-year</b>	<b>1,000-year</b>	
	<1%	1%	31%	
	Max depths (m)			
	>1.2	>1.2	>1.2	
	Max velocity (m/s)			
	1-2	>2	>2	
	<p><i>The % SW extents quoted show the % of the site at surface water risk from that particular event, including the percentage of the site at flood risk at a higher risk zone (e.g. 100-year includes the 30-year %)</i></p>			
	<p><b>Description of surface water flow paths:</b>                      The area surrounding the site is at risk of surface water flooding in all events. The site itself only experiences surface water flooding during a 1,000-year event, though this covers a third of the site and bisects the site. The 100-year and 1,000-year extents completely surround the site, though these depths are shallow. The 30-year extent is restricted to Granby Street to the north and isolated reaches along bordering roads.                      Surface water depths are very high in all events, but this is due to part of the Wood Brook channel being captured along the western site boundary. Depths on site in the 1,000-year event are &lt;0.3m in the middle of the site and 0.3-0.9m in the north-western corner. Velocities are similarly high due to capturing the open channel, but on site themselves are quite low.                      Loughborough sees a very large overland flow route from surface water in all events, along the course and topography of the Wood Brook, though the Wood Brook itself is largely in culvert through Loughborough. RoFfSW takes account of building footprints so the flood risk may be affected by existing buildings on the site. It also only considers flood risk where the hazard rating is greater than 0.575. The surface water mapping does not account for culverts, structures, channel hydraulics or sewer capacity, and therefore this is deemed to overestimate risk in the Wood Brook valley, and therefore the confidence in this dataset is reduced. It is recommended that developers investigate surface water risk in more detail at the planning application stage and may need to consider undertaking integrated modelling. Therefore, it is recommended that further assessment is undertaken at the site-specific FRA stage.</p>			

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



<b>Site details</b>	<b>Site Code</b>	<b>PSH487</b>		
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	<b>Area</b>	0.22 ha		
	<b>Current land use</b>	Commercial		
	<b>Proposed land use</b>	Residential		
	<b>Groundwater</b>	<p>The Areas Susceptible to Groundwater Flooding dataset shows the site is located within a 1 km grid square where <math>\geq 50\%</math> &lt;75% of the area is predicted to be at risk of groundwater flooding.</p> <p>The AStGWF data should be used only in combination with other information, for example local data or historical data. It should not be used as sole evidence for any specific flood risk management, land use planning or other decisions at any scale. However, the data can help to identify areas for assessment at a local scale where finer resolution datasets exist. Ground investigations may be required at the site.</p>		
	<b>Reservoir</b>	<p>The available <a href="#">online</a> maps show that the maximum extent from reservoir flooding reaches across the entire proposed site. Reservoir risk is considered low, but this risk should be confirmed in a site-specific Flood Risk Assessment.</p>		
	<b>Flood history</b>	<p>Between 2018-2020, there have been 87 LLFA reports of internal flooding; 32 of which were in Loughborough. There are no records of historic flooding at this site from the Environment Agency. No recorded historical flood incidents occurred within 450m of the proposed development site.</p> <p>Records from Leicestershire County Council detail historical flood incidents from all sources, whereas the Environment Agency dataset only records incidents of fluvial, tidal or coastal flooding.</p> <p>Loughborough is also one of the 40 highlighted priority settlements for the purpose of the Local Flood Risk Management Strategy, coming in the top 5 settlements at risk from surface water, with most properties at risk.</p> <p>The Lead Local Flood Authority should be contacted to obtain further details.</p>		
<b>Flood risk management infrastructure</b>	<b>Defences</b>	<b>Defence Type</b>	<b>Standard of Protection</b>	<b>Condition</b>
		High ground	N/A	N/A
		This site is near high ground on either side of where Wood Brook enters and exits the site. The standard of protection and condition is unknown.		

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



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	<b>Current land use</b>	Commercial
	<b>Proposed land use</b>	Residential
	<b>Residual risk</b>	The Wood Brook is culverted in several locations in close proximity of the site and also upstream where a significant overland flow path exists. If the entrance to any of the culverted sections were to become blocked, water could back up and flood the site further. The site is therefore considered to be at a residual risk from the Wood Brook culverts. This should be investigated further in a site-specific FRA and blockage assessments undertaken.
<b>Emergency planning</b>	<b>Flood warning</b>	The site is situated within the Environment Agency's Leicester Wood Brook Flood Alert area (034WAF426) and the East Midlands Flood Warning area (034FWFWOLUFSOUTH).
	<b>Access and egress</b>	Dry access and egress is available for the site for fluvial events via Cattle Market Road to the east and south of the site. Wet access and egress could be available to the site for the 30-year and 100-year surface water event in this location as well. This is due to the hazard rating being between 0.50 and 0.75 and is considered safe. Safe wet access and egress may not be available for the 1,000-year surface water event due to the hazard rating being between 1.25 and 2.00 around the entire site boundary. Access to the north and west should be avoided and consideration given in the 1,000-year of the site being bisected by surface water risk. The depths, velocities, hazards, durations and speeds of onset of surface water and fluvial flooding along access/ egress routes should be investigated further in a site-specific assessment using the latest Wood Brook model results, to confirm whether access for emergency vehicles could still be obtained in the climate change events.

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



<b>Site details</b>	<b>Site Code</b>	<b>PSH487</b>
	<b>Address</b>	Devonshire Square
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	<b>Current land use</b>	Commercial
	<b>Proposed land use</b>	Residential
<b>Climate Change</b>	<b>Implications for the site</b>	<ul style="list-style-type: none"> <li>Increased storm intensities due to climate change may increase the extent, depth, velocity, hazard and frequency of both fluvial and surface water flooding.</li> <li>Detailed modelled outputs from the latest 2021 Wood Brook modelling have been used to assess the impact of climate change on fluvial risk. The 100-year 20%, 30% and 50% defended uplifts show an increase in flood risk in comparison to the 100-year defended event, as the defended 100-year extent does not affect the site. The +20% and +30% extents are similar to the undefended 100-year extent, around the northern periphery, with the +50% resembling more Flood Zone 2 covering over half the site.</li> <li>Climate change also needs to be considered for surface water events; at the site-specific stage, the 100-year +40% event is considered as part of surface water drainage strategies, or surface water modelling.</li> <li>The current day 1,000-year surface water extent provides an indication of the likely increase in extent of the more frequent events. This would require a detailed FRA to assess the site layout and design, and account for integrated modelling given the national surface water does not represent hydraulic structures.</li> <li>Developers should consider SuDS strategies to reduce the impacts of climate change from surface water in a detailed site-specific FRA.</li> </ul>
<b>Requirements for drainage control and impact mitigation</b>	<b>Bedrock Geology</b>	The entire site's bedrock geology consists of the mudstone, siltstone and sandstone.
	<b>Superficial Geology</b>	The site is underlain with Alluvium deposits, consisting of clay, silt and sand.
	<b>Soils</b>	Loamy soils with naturally high groundwater
	<b>Source Protection Zone</b>	The site is not located within any Environment Agency designated Source Protection Zone.
	<b>Historic Landfill Site</b>	The site is not designated by the Environment Agency as previously being a landfill site.

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



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	<b>Proposed land use</b>	Residential
	<b>Broad scale assessment of possible SuDS</b>	<p>Implementation of SuDS at the site could provide opportunities to deliver multiple benefits including volume control, water quality, amenity and biodiversity. This could provide wider sustainability benefits to the site and surrounding area. Proposals to use SuDS techniques should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints.</p> <p>Development at this site should not increase flood risk either on or off site. The design of the surface water management proposals should take into account the impacts of future climate change over the projected lifetime of the development.</p> <p>Proposed SuDS should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible opportunities and constraints.</p> <p>The following techniques are considered suitable for the site:</p> <ul style="list-style-type: none"> <li>• Most source control techniques are likely to be suitable. Mapping suggests that permeable paving may have to use non-infiltrating systems given the possible risk from groundwater.</li> <li>• Infiltration may be suitable. Mapping suggests a medium risk of groundwater flooding and underlying soils may be permeable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is &lt;1m.</li> <li>• Mapping suggests that the site slopes are suitable for all forms of detention. A liner maybe required due to the site potential groundwater flooding.</li> <li>• All filtration techniques are likely to be suitable. A liner maybe required to prevent the egress of groundwater.</li> <li>• All forms of conveyance are likely to be suitable. Where the slopes are &gt;5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.</li> </ul>

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



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	<b>Current land use</b>	Commercial
	<b>Proposed land use</b>	Residential
<b>NPPF and planning implications</b>	<b>Exception Test requirements</b>	<p>The Local Authority have carried out the Sequential Test in line with national guidance. The Sequential Test will need to be satisfied based on fluvial and other sources of flood risk before the Exception Test is applied. Residential development is classified as 'More Vulnerable'.</p> <p>The site is largely covered by Flood Zone 2 according to the EA's latest Wood Brook Flood Zones and undefended 100-year (FZ3a) risk encroaches slightly into the northern and north-western boundary. The Exception Test will need to be applied if the site is residential and in Flood Zone 3. However, the Exception Test is based on 'defended'/'actual' flood risk, and when using the defended 100-year extents, this shows no risk to the site; only the climate change extents and above affect the site, though these flood extents match more closely with the Flood Zones.</p> <ul style="list-style-type: none"> <li>• More Vulnerable and Essential Infrastructure development is located in FZ3a and for Highly Vulnerable development located in FZ2.</li> <li>• Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b.</li> <li>• More Vulnerable and Less Vulnerable Infrastructure should not be permitted within FZ3b.</li> </ul> <p>Development will not be permitted for the following scenario:</p> <ul style="list-style-type: none"> <li>• Highly vulnerable development within FZ3a.</li> <li>• Highly vulnerable, More vulnerable and / or Less vulnerable development within FZ3b.</li> </ul> <p>Consideration should be given to the surface water risk within Charnwood Borough, particularly within Loughborough with regards to the Exception Test. For example, a site may pass the test based on fluvial flood risk alone, but greater risk comes from surface water at the four Loughborough sites. However, the national surface water mapping does not account for culverts, structures, channel hydraulics or sewer capacity, and therefore this is deemed to overestimate risk in the Wood Brook valley, and therefore the confidence in this dataset is reduced. It is recommended that developers investigate surface water risk in more detail at the planning application stage and may need to consider undertaking integrated modelling.</p>

**Requirements and guidance for site-specific Flood Risk Assessment**

**Flood Risk Assessment:**

- At the planning application stage, a site-specific Flood Risk Assessment will be required for this site as development is located within Flood Zone 3 and may be subject to other sources of flooding and the development may introduce a more vulnerable use. It will also be required where development sites:
  - are 1 hectare or more in size;
  - contain land which has been identified by the Environment Agency as having critical drainage problems; or
  - contain land identified in the strategic flood risk assessment as being at increased flood risk in future.
- Consultation with the Local Authority, Local Lead Flood Authority and the Environment Agency should be undertaken at an early stage.
- All sources of flooding must be considered as part of any site-specific Flood Risk Assessment, including surface water and groundwater.
- Consideration should be given to the potential effects of climate change, particularly with respect to surface water. Proposals should consider the opportunity to include measures that provide for a reduction in the predicted surface water flood risk at existing development.
- Flood risk needs to be considered for the lifetime of the development, accounting for climate change.
- Latest modelled outputs from the Wood Brook Environment Agency study show the site is located in the Flood Zones, but not the 100-year defended/ actual risk. Risk to the site is more significant in the climate change events and is largely covered by Flood Zone 2.
- Consideration should be given to the surface water risk within Charnwood Borough, particularly within Loughborough with regards to the Exception Test. For example, a site may pass the test based on fluvial flood risk alone, but greater risk comes from surface water at the four Loughborough sites. However, the national surface water mapping does not account for culverts, structures, channel hydraulics or sewer capacity, and therefore this is deemed to overestimate risk in the Wood Brook valley, and therefore the confidence in this dataset is reduced. It is recommended that developers investigate surface water risk in more detail at the planning application stage and may need to consider undertaking integrated modelling.
- The site extents include a Main River (in culvert), where an easement of 8m is required from either side of the bank. In this site, the culvert runs along the western boundary, so a 8-10m easement area will be required from the channel. Developers will be required to apply for a permit and ensure the activity being carried out over this easement would not increase flood risk.
- Any FRA should be carried out in line with the National Planning Policy Framework, Flood Risk and Coastal Change Planning Practice Guidance, Charnwood Council's Local Plan policies and the LLFA's SuDS guidance.
- The development should be designed using a sequential approach. Development should be steered away from areas of fluvial flood risk and surface water flow routes. Development must be in line with Table 3: flood risk vulnerability and flood zone compatibility of the NPPG.

**Guidance for site design and making development safe:**

- The developer will need to show, through an FRA, that future users of the development will not be placed in danger from flood hazards throughout its lifetime. It is for the applicant to show that the development meets the objectives of the NPPF's policy on flood risk. For example, how the operation of any mitigation measures can be safeguarded and maintained effectively through the lifetime of the development. (Para 048 Flood Risk and Coastal Change PPG).
- Safe access and egress will need to be demonstrated in the 1 in 100-year plus climate change fluvial and rainfall events, using the depth, velocity and hazard outputs. Raising of access routes must not impact on surface water flow routes. Consideration should be given to the siting of access points with respect to areas of surface water flood risk.
- Resilience measures will be required if buildings are situated in the flood risk area. Raising Finished Floor Levels above the design event or existing ground levels may be needed. Residential development may need to be placed on higher levels. Any flow paths should not be obstructed so as to displace the risk elsewhere. Design should account for surface water with an element of climate change.
- The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy, to ensure that runoff from the development is not increased by placing development across any ephemeral surface water flow routes. A drainage strategy should help inform site layout and design to ensure there is no increase in runoff beyond the current greenfield rates.
- On site attenuation schemes would need to be tested against the watercourse to ensure flows are not exacerbated downstream within the catchment.
- New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff. Assessment for runoff should include allowance for climate change effects.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
  - Reducing volume and rate of runoff
  - Relocating development to zones with lower flood risk
  - Creating space for flooding.
- All development should adopt source control SuDS techniques to reduce the risk of frequent low impact flooding due to post development runoff.
- SuDS should be designed to deliver multiple benefits including water quality, biodiversity, amenity, green infrastructure etc. Example features include swales, attenuation features, green roofs, rainwater capture and reuse and permeable paving.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space.
- Efforts should be made to limit runoff to greenfield rates and discharge rates from the site should not increase downstream flood risk.
- The opportunity should be taken to store additional water on development sites in the Wood Brook to alleviate flooding in the wider area, in addition to long term storage requirements. Opportunities to complement and enhance

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



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		<p>the existing NFM scheme within the catchment should also be investigated. Such schemes may also improve the surface water risk in the catchment, by slowing the fluvial flows in the system allowing the surface water drainage to outfall to the channel.</p> <ul style="list-style-type: none"> <li>• Developers should enter into conversations with the Borough Council/ EA at pre-application stage to understand the latest position with regards to the Environment Agency led Wood Brook scheme. Betterment may be required: <ul style="list-style-type: none"> <li>○ In the form of additional storage for surface water runoff from development sites on site,</li> <li>○ In the form of 'in kind' works, such as additional floodplain storage on site, and/ or</li> <li>○ In the form of a contribution towards wider community flood alleviation works within the catchment.</li> </ul> </li> </ul>

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## Key messages

- The modelled defended 100-year shows the site to be developable, with no risk shown to the site; however, the climate change extents increase in the +50% to nearer the extent of Flood Zone 2, so consideration is needed for flood risk mitigation and safe access for the lifetime of the development.
  - Surface water is a low risk generally to the site, but the site is surrounded by the 100-year flood extents and is bisected in the 1,000-year event. However, the depths are fairly low and so access for vehicles should be possible.
  - Site-specific assessments should investigate surface water risk in more detail using integrated modelling to fully understand the interaction between fluvial and surface water risk and hydraulic structures.
  - The site extents include a Main River (in culvert), where an easement of 8m is required from either side of the bank. In this site, the culvert runs along the western boundary, so a 8-10m easement area will be required from the channel. Developers will be required to apply for a permit and ensure the activity being carried out over this easement would not increase flood risk.
  - If flood mitigation measures and flood resilient design are implemented, then they are tested to ensure that they will not displace water elsewhere.
- Refer to the 'detailed guidance for developers' section (above) for further information on the measures that are appropriate for this site.

## Mapping Information

The key datasets used to make planning recommendations regarding this site was the Environment Agency's Risk of Flooding from Surface Water mapping. More details regarding data used for this assessment can be found below.

# Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



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<b>Flood Zones</b>	<p>The EA Flood Map for Planning does not currently represent the latest Environment Agency's 2021 Wood Brook modelling, which was in progress at the time of the SFRA, and hence the current EA Flood Zones 3a and 2 largely overestimate flood risk along this watercourse, with them being based on the Lower Soar modelling. Due to the significant difference between the EA's current Flood Map for Planning in this area and new Wood Brook model results, the new model results have been used to derive the Flood Zones for the purpose of the L2 SFRA at the four Loughborough sites. The draft defended and undefended 100-year extents have been merged to form a composite Flood Zone 3a extent, and the defended and undefended 1,000-year flood extents have been merged with the Historic Flood Map to form a composite Flood Zone 2 extent. Flood Zone 3b has been derived from the 20-year defended modelled flood extent.</p> <p>It should be noted that these results are still draft format and that this same process (with additional EA quality assurance checks) will be undertaken by the EA and updated online Flood Zone mapping will be available later in 2021. Developers should contact the EA for latest information on the Wood Brook.</p>	
<b>Climate change</b>	<p>Climate change was based on the latest Environment Agency 2021 Wood Brook model and the 1,000-year surface water flood extent. It should be noted that these results are still draft format and that this same process (with additional EA quality assurance checks) will be undertaken by the EA. Developers should contact the EA for latest information on the Wood Brook.</p>	
<b>Fluvial depth, velocity and hazard mapping</b>	<p>The 100-year defended modelled outputs were used to assess depth, velocity and hazard are from the detailed 2021 Wood Brook hydraulic model. These do not affect the site, but the other modelled event outputs were not provided at the time of the study.</p> <p>It should be noted that these results are still draft format and that this same process (with additional EA quality assurance checks) will be undertaken by the EA. Developers should contact the EA for latest information on the Wood Brook.</p>	
<b>Surface Water</b>	<p>The Risk of Flooding from Surface Water has been used to define areas at risk from surface water flooding.</p>	

## Charnwood Borough Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary Tables



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	<b>Proposed land use</b>	Residential
<b>Surface water depth, velocity and hazard mapping</b>		The surface water depth, velocity and hazard mapping for the 1 in 30-year (high risk), 1 in 100-year (medium risk) and 1 in 1,000-year (low risk) events is taken from the Environment Agency's Risk of Flooding from Surface Water mapping.