# Flood Risk Assessment - Level 1 Screening Study

at
**Upper Farm Barn, Wexcombe, Wiltshire SN8 3SQ**

for
**Sherborne Wexcombe Ltd**

Reference: 21004/FRA_Rev1.0
July 2023

## Control Document

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

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## Commission

Sherborne Wexcombe Ltd commissioned Soils Limited to undertake a Flood Risk Assessment (FRA) Level 1 Screening Study at Upper Farm Barn, Wexcombe, Wiltshire SN8 3SQ. The scope of the investigation was outlined in the Soils Limited quotation reference Q27863 dated 19th June 2023.

## Caveats, Limitations and Disclaimers

Whilst reasonable skill and care has been taken to prepare this report within the time and other constraints applied by the project, it should be appreciated that uncertainties may occur owing to factors including return period of events, seasonal fluctuations in groundwater level and inherent uncertainty of the effect of climate change.

Without a drainage survey it is not possible to establish if the surface water drainage is to the main drainage system or soakaways. If there are soakaways on-site, they could act as a potential source. The geology on-site to an extent may determine if soakaways were likely to have been adopted.

This Report relates to the site located at Upper Farm Barn, Wexcombe, Wiltshire SN8 3SQ and was prepared for the sole benefit of Sherborne Wexcombe Ltd (The “Client”) for the brief described in the Commission of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in Quotation Q27863 dated 19th June 2023 and accepted by the Client.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

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This report does not purport to provide definitive legal advice, nor can it be used to demonstrate that the site will never be subject to flood events in the future.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given

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# Section 1 General

## 1.1 Scope

This Flood Risk Assessment (FRA) Level 1 Screening Study provides an overview of the potential risks of flooding on a site known as Upper Farm Barn, Wexcombe, Wiltshire SN8 3SQ and the risks that the development of the site poses to surrounding areas. Given the nature of this assessment and the timeframe for delivery, the EA could not be consulted as part of the works. This would be required as part of a Level 2 FRA.

The assessment follows the principles of National Planning Policy Framework as updated and revised in 2021. This assessment highlights the potential flood risk posed to and by the site, and recommends likely further action required.

The report provides the following information:

1. An assessment of the flood risk posed to the site based on flood information and mapping provided by the EA and local Strategic Flood Risk Assessments (SFRA).

The Flood Risk Assessment is a live document to be updated as additional information becomes available and the evolving detailed design progresses.

# Section 2 Introduction and Regulatory Background

## 2.1 Introduction

Sherborne Wexcombe Ltd commissioned Soils Limited in February 2023 to undertake an FRA for the proposed development at Upper Farm Barn Wexcombe, Wiltshire SN8 3SQ, referred to as 'the site' in this report.

This report has been prepared for Sherborne Wexcombe Ltd and must not be relied upon by any other party without the explicit written permission of Soils Limited.

All parties to this report do not intend any of the terms of the Contracts (Right of Third Parties Act 1999) to apply to this report.

Please note this report does not purport to provide definitive legal advice nor can it be used to demonstrate that the site will never be subject to flood events in the future.

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## 2.2 Regulatory Background

This FRA has been carried out in accordance with the 2021 National Planning Policy Framework (NPPF), elements of Planning Policy Statement (PPS) 25 Appendix B of the PPS25 Development and Flood Risk-Practice Guide (withdrawn), Planning Practice Guidance and Flood risk and coastal change (https://www.gov.uk/guidance/flood-risk-and-coastal-change, accessed July 2023 . It is to be used to assist the Local Planning Authority (LPA) and Environment Agency (EA) when considering the flooding issues of the proposed development as part of a planning application.

This FRA considers the impact of the proposed development in addition to the common ways in which flooding can occur. The conditions currently existing in the location of the site are described, together with the methods used to identify and assess potential impacts caused from the development proposals.

The EA has produced guidance notes for different development scenarios, based on the size of the development and the location of the site. This assessment has been produced in accordance with; "Preparing a flood risk assessment: standing advice" https://www.gov.uk/guidance/flood-risk-assessment-standing-advice accessed 03/07/2023.

## 2.3 National Planning Policy

The NPPF was revised and updated in July 2021. The 2019 version superseded all Planning Policy Statements (PPS's) and remaining Planning Policy Guidance (PPG's). However, Flood Risk is retained as a key development consideration and is incorporated

within Section 14: “Meeting the challenge of climate change, flooding and coastal change”: In essence inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

The Sequential and Exception Tests are retained as part of the NPPF to assist with flood risk vulnerability classifications and development suitability.

The definition for each flood zone designation is presented in Table 2.1.

**Table 2.1 Flood Zones Definitions**

| Flood Zone | Definition |
|---|---|
| Zone 1<br>Low Probability | Land having a less than 0.1% annual probability of river or sea flooding. |
| Zone 2<br>Medium Probability | Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. |
| Zone 3a<br>High Probability | Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. |
| Zone 3b<br>High Probability | This zone comprises land where water must 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) |

A sequential, risk-based approach should be adopted, taking account of all sources of flood risk, including current and future impacts of climate change. The aim of the sequential test is to steer new development to areas of lowest risk of flooding from any source. Where it is not possible to locate the development in areas of lower risk of flooding, the exception test is undertaken.

## 2.4 Local Policy

Local planning practice guidance considers flood risk through relevant environmental and climate change policies, which enforce the requirements of the NPPF as noted above including site specific documentation produced in compliance with planning.

The documents noted and referenced below were accessed online from Wiltshire Council’s website: https://www.wiltshire.gov.uk.

The site lies within the boundaries of Wiltshire Council. In the production of this report the following reference document has been reviewed and considered.

1. Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA) (May 2019)

This document expands on the basic information contained within the Environment Agency Flood Maps, providing a more detailed review of flood risks and local recommendations for ensuring developments can be constructed and operated safely in

accordance with NPPF and Environment Agency requirements as well as certain specialist developments which have been separately assessed.

### 2.5 Additional Report Information Sources

In addition to the above noted documents the following additional information sources have been accessed:

1. British Geological Survey Website (accessed July 2023).
2. Flood risk assessments: climate change allowances (https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#types-of-allowances) (accessed July 2023).
3. Google Earth™ (accessed July 2023).
4. Magic Map Application (defra.gov.uk) (accessed July 2023).
5. Wiltshire Interactive Map (arcgis.com) (accessed July 2023).

# Section 3 Site Details and Background Information

## 3.1 Site Details

The site comprised a large barn in generally poor condition, gravelled access tracks and surrounding vegetation, including mature trees to the north and west boundaries. A chapel was also present along the north-eastern boundary.

The surrounding area comprised mainly green fields and farmland with occasional residential properties, including adjacent to the northeast. The site was set on a moderate slope, dipping down to the east.

The site was located at or around SU 27177 59063. The main access point was from the road to the north.

Figure 1 details the site location and Figure 2 the site boundary as provided by the Client.

## 3.2 Proposed Development

It is understood the proposal includes the demolition of the existing farm buildings on site and the construction of a single dwelling and restoration of the chapel. The dwelling comprises a one to two-storey structure with full height basement across part of the footprint in the central part of the site, partially cut into the natural slope. There is a terrace and lawned garden to the rear (south), and driveway and photovoltaic panels to the north.

In compiling this report reliance was placed on drawings 4270 – 003 to 007 E., dated September 2022, prepared by Llewellyn Harker Lowe Architects. The recommendations provided within this report are made exclusively in relation to the scheme outlined above and must not be applied to any other scheme without further consultation with Soils Limited. Soils Limited must be notified about any change or deviation from the scheme outlined.

## 3.3 Anticipated Geology

The 1:50,000 BGS map showed the site to be located on bedrock of the Zig Zag Chalk Formation with no overlying superficial deposits.

### 3.3.1 Zig Zag Chalk Formation

The Zig Zag Chalk Formation comprises mostly firm, pale grey to off-white blocky chalk with a lower part characterised by rhythmic alternations of marls and marly chalks with firm white chalk. Thin gritty, silty chalk beds act as markers in the sequence.

Occasional erosional features, such as pipes, swallow holes and solution cavities, usually in-filled with drift deposits, are found in the chalk. The features sometimes manifest themselves at the surface as shallow circular depressions. Solution features

may be reactivated by the concentrated ingress of water from leaking drains or soakaways. Reactivation may lead to surface collapse.

### 3.4 Hydrogeology

Information presented by the Environment Agency classifies the Zig Zag Chalk Formation as a Principal Aquifer. It would be anticipated that groundwater will therefore be present within and flow through the bedrock Zig Zag Chalk Formation.

### 3.5 Hydrology

The nearest surface water feature is located 861m northeast of the site, a tributary of Wilton Water, which is located to the north.

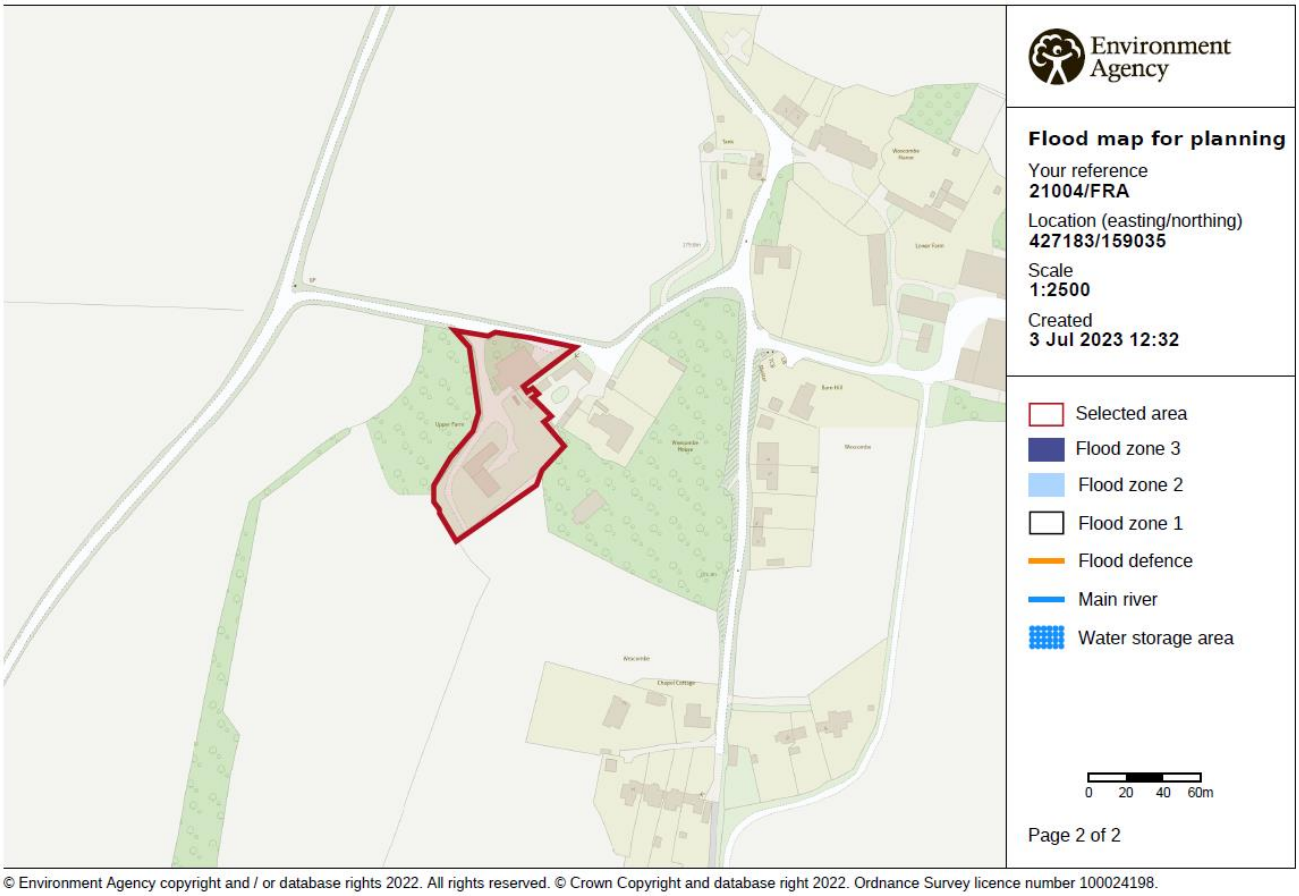
# Section 4 Flood Risk

## 4.1 Introduction

The risk of flooding to the site is discussed in the following sections. In assessing the potential risk from flooding plans included in the Landmark Envirocheck Flood Screening Report (FSR, Appendix A) have been reviewed in concert with the available data from the Local Authority. The Wiltshire Council SFRA confirms many of the points noted in the FSR which will be referenced where relevant in the following sections.

The EA Flood Map for Planning shown in Figure 1 indicates that the site is in Flood Zone 1. The nearest higher risk flood zone is a Flood Zone 3, located approximately 1.6km northeast of the site, related to another tributary of Wilton water, located around the village of Marten.

**Figure 1 – EA Flood Map for Planning**

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## 4.2 Flood Maps

The Environment Agency/Natural Resources Wales (EA/NRW/CEH) flood data provided as part of the Envirocheck FSR data identifies the following:

- The site is located in an area that will not be impacted by extreme flooding from Rivers or Sea without Defences.

- The site and surrounding area up to 1000m from the site boundaries do not benefit from flood defences.
- The site and surrounding area up to 1000m from the site boundaries do not contain any flood defences or any flood water storage areas.
- The site does not constitute a 'dry island' and exits lead directly to the public highway within a Flood Zone 1.

### 4.3 Surface Water Flooding

Intense rainfall, often of short duration, that is unable to soak into the ground or enter drainage systems, can run quickly off land and result in local pluvial flooding. Increased run-off from developed areas consisting of impermeable surfaces can also increase overland flows. If the flow paths of these overland flows are not carefully considered during detailed design and planning of the drainage and building design, they may become an additional potential source of flooding.

The EA/NRW surface water mapping sourced from the Envirocheck FSR identifies the following:

- The 30, 100 and 1000-year return depth maps all indicate that the site is not at direct risk from surface water.
- The nearest area with any impact recorded from pluvial flooding is approximately 500m east (1000-year return only).
- The 30, 100 and 1000-year Return Velocity and Flow Direction Map record no flow on site.
- The 1000-year Return Velocity and Flow Direction Map shows flows in surrounding areas are limited, at significant distance (>250m) and generally away from site.
- The Historic Flood Map does not show any flooding on site or within 1000m of the site.

The Wiltshire Council SFRA considers the surface water flooding risk to various areas within the county, based on catchment and urbanisation and ranks areas accordingly. Given this site is located in a remote rural part of the county it is not specifically referenced but can be considered at the lower end of the risk spectrum based on the above factors.

### 4.4 Groundwater Flooding

Groundwater flooding can occur when water levels in the ground rise above surface elevations. Severe storm events or prolonged rainfall could cause groundwater levels to rise above ground level. Underlying geology is the principal factor that affects groundwater flooding. Groundwater flooding most commonly occurs in low-lying areas that are underlain by permeable rocks and/or aquifers, potentially more likely where underlain by impermeable strata limiting storage capacity.

- The BGS groundwater flooding susceptibility map records a limited potential for groundwater flooding to occur on site.
- The GeoSmart Information Groundwater Flood Map (1:50,000) indicated a negligible (<1%) probability of groundwater flooding risk on site.

Combined Pluvial, Fluvial and Groundwater Flood Risk from BGS/EA/CEH data is therefore calculated as **Negligible** overall with even a 1000-year event being considered unlikely to have any effects directly over the site.

However, the Wiltshire Council SFRA includes a Groundwater Flood Map (Appendix G) providing a detailed assessment of the risk of groundwater emergence in a 1 in 100-year event at 5m resolution. The risk is scaled between 0 and 4, with 0 indicating no risk and 4 identifying groundwater levels either at or very near (within 0.025m of) the ground surface. Most of the site is shown as being in zone 2 across the northwest portion, where groundwater levels of between 0.50m and 5.00m below ground level (bgl) are expected. The south-eastern margin of the site is in zone 3, where groundwater levels are expected to be 0.025m and 0.50m bgl. On that basis the risk of groundwater flooding on site is likely to be **low to moderate**.

### 4.5 JBA Risk Management Limited Data

This information is provided in the Comprehensive Flood Map (CFM) data from JBA Risk Management Limited, as part of the Envirocheck FRS. The data is based upon the likelihood of a flood occurrence for flood return periods of 75 years, 100 years, 200 years and 1000 years (all undefended). For each return period the following three sources of flooding are identified: Pluvial, fluvial and coastal flooding, the latter not being relevant to this site. The data indicates:

- The site is not at risk of Fluvial or Pluvial flooding across any return periods.

Further information including Canal Failure is also covered within the report but are not applicable as none have been identified within 1km of the site.

### 4.6 Local Infrastructure and Flood Defences

Flooding from reservoirs is unlikely in the area of the site in accordance with government data sources (Your long term flood risk assessment - GOV.UK (check-long-term-flood-risk.service.gov.uk)).

No flood defences are noted within 1km of the site, nor are any areas around the site noted to benefit from flood defences, according to the EA/NRW/CEH flood data provided as part of the Envirocheck FSR.

### 4.7 Historic Flooding

The datasheet provided as part of the Envirocheck FRS does not record any Historic Flood events affecting the site, or within 1000m of the site.

### 4.8 Climate Change

The climate change allowances are predictions of anticipated change for:

- peak river flow by river basin district
- peak rainfall intensity
- sea level rise
- offshore wind speed and extreme wave height

DEFRA data sourced from Climate change allowances for peak rainfall in England (data.gov.uk) provides the following:

**Table 4.1 Peak Rainfall Allowances Kennet and tributaries Management Catchment**

| River Basin District | Allowance Category | Peak Rainfall Allowances (annual exceedance rainfall event) | | | |
|---|---|---|---|---|---|
| | | 3.3% | | 1% | |
| | | 2050's | 2070's | 2050's | 2070's |
| Kennet and tributaries | Central | 20% | 25% | 20% | 25% |
| | Upper | 35% | 35% | 40% | 40% |

EA guidance Flood Risk Assessments – Climate Change Allowance Climate change allowances for peak river flow in England (data.gov.uk) Updated May 2022. Accessed July 2023 notes the following data.

**Table 4.2 Peak Flow Allowances Kennet and tributaries Management Catchment**

| River Basin District | Allowance Category | Thames Peak Catchment Allowances | | |
|---|---|---|---|---|
| | | 2020's | 2050's | 2080's |
| Kennet and tributaries | Central | 10% | 8% | 21% |
| | Higher | 16% | 16% | 35% |
| | Upper | 32% | 35% | 76% |

The effects of climate change must be considered in the design of flood risk mitigation and drainage schemes for the proposed development.

### 4.9 Off-Site Impact

Given the rural and remote nature of the site, and the absence of fluvial or pluvial flood risk on or in the vicinity of the site, the potential for off-site impact from any flooding on site is considered negligible.

As the development will be designed in accordance with current guidance for surface water management as noted in several of the more recent references above, it is likely to

provide a betterment over the existing situation and should reduce the potential risk from Pluvial and Fluvial events.

Ordinary watercourses (OWs) are defined as rivers (which are not designated as main rivers), streams, ditches, drains, culverts, cuts and sewers (other than public sewers). This includes all OWs that are not mapped. Ordinary watercourse consent (OWC) is required from the Lead Local Flood Authority (LLFA) when changing/adapting/adding to the cross sections of OWs. Installations of any structure or obstruction into an OW that impedes the flow without consent is prohibited by the Land Drainage Act 1991 Section 23.

Failure to remove obstructions may result in legal action by the LLFA with powers under Section 25 of the Land Drainage Act 1991.

We suggest surveying the site for OW usually seen in rural areas as boundary ditches in order to avoid potential impacts to residents downstream and prosecution. OWC can be applied for from your LLFA, if required.

# Section 5 Site Drainage Strategy

## 5.1 Wastewater Drainage Strategy

Given the remote rural location of the site, it is considered unlikely that mains sewers are available in the vicinity of the site. As such, the wastewater drainage strategy is likely to comprise either septic tank or a small-scale effluent management system discharged to ground via treatment plant and drainage field, subject to necessary approvals and assessments.

## 5.2 Surface Water Drainage

One of the overarching and core planning principles in the NPPF is to encourage sustainable development, taking into account all sources of flood risk, and the impacts of climate change. This is re-iterated in the Wiltshire SFRA (May 2019).

NPPF paragraph 169 states:
Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

a) take account of advice from the lead local flood authority;

b) have appropriate proposed minimum operational standards;

c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and

d) where possible, provide multifunctional benefits.

A major development is currently classified by the Town and Country Planning Order (2015) as being the of one of the following.

- A site involving mining or processing mineral materials
- Waste or sewage collection or processing facilities
- Housing developments with more than 10 intended dwellings
- Housing developments larger than 0.5 hectares, if the number of intended dwellings is not known
- Any site where the total floor space created by the development is 1000 square metres or more
- Any site with a total area of 1 hectare or more, regardless of the number or type of buildings

The overall site area is understood to be approximately 0.41ha. On this basis and given the development proposals, the site is not considered to fall within the scope of a major development and therefore SuDS may not need to be considered further in relation to this development. However, reference can be made to the Wiltshire SFRA document for further guidance, particularly with regard to groundwater mitigation (Section 6.5.5), if required.

On this site the underlying strata comprises the Zig Zag Chalk Formation, classified as a Principal Aquifer. In theory, these ground conditions are likely to be suitable for the use of SuDS on site, subject to an assessment of their depth, characteristics and suitability as a receiver; as well as groundwater levels and providing that it is acceptable to the regulator in light of local policies.

# Section 6 Conclusions and Residual Risk

## 6.1 Scoping Summary

This Flood Risk Assessment - Level 1 Screening Study has been undertaken in accordance with National Planning Policy Framework and the Technical Guidance to the NPPF following the principles outlined in the Flood Risk and Coastal Change guidance, Site Specific Flood Risk Assessment checklist.

The FRA Level 1 Scoping has established the following:

1. The whole site area is located within Flood Zone 1, with the nearest higher flooding risk area located greater than 1km from site.
2. The overall site area is 0.41ha (Source: Landmark Information Group) and below the 1ha threshold, or 0.5ha threshold for residential development for 'major development'.
3. Confirmation is required from the LAP that they do not consider the proposals to constitute a major development.
4. Consultation with the EA is required to obtain their view as to whether the proposed development requires a Surface Water Management Policy.
5. The JBA Risk Management Limited Data indicated the site is not at risk of Pluvial or Fluvial flooding across any return periods.
6. The site is situated in area where the BGS consider there is limited potential for groundwater flooding to occur. The information supplied by GeoSmart indicated that there was a negligible risk from groundwater flooding. The SFRA provides a grading system for the risk of groundwater flooding, recording a level 2 and 3 on site (0 being no risk, 4 being maximum risk). As such, the risk of groundwater flooding on site is considered to be low to moderate with groundwater levels as high as 0.025m bgl anticipated on site.
7. The Flood Risk Assessment undertaken by Soils Limited based on the available data has demonstrated that there is a very low risk from Pluvial and Fluvial flooding over time across the site. Whilst the BGS records limited potential and GeoSmart data indicate negligible risk from groundwater flooding the Wiltshire SFRA indicates up to moderate risk, which subject to confirmation of long-term groundwater levels on site, may impact building design and the use of SuDs (ref: Section 6.5.5: Groundwater Mitigation). No historical flooding is recorded on site and the effects on adjacent sites are likely to be negligible.

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**Appendix A Landmark Flood Screening Report**

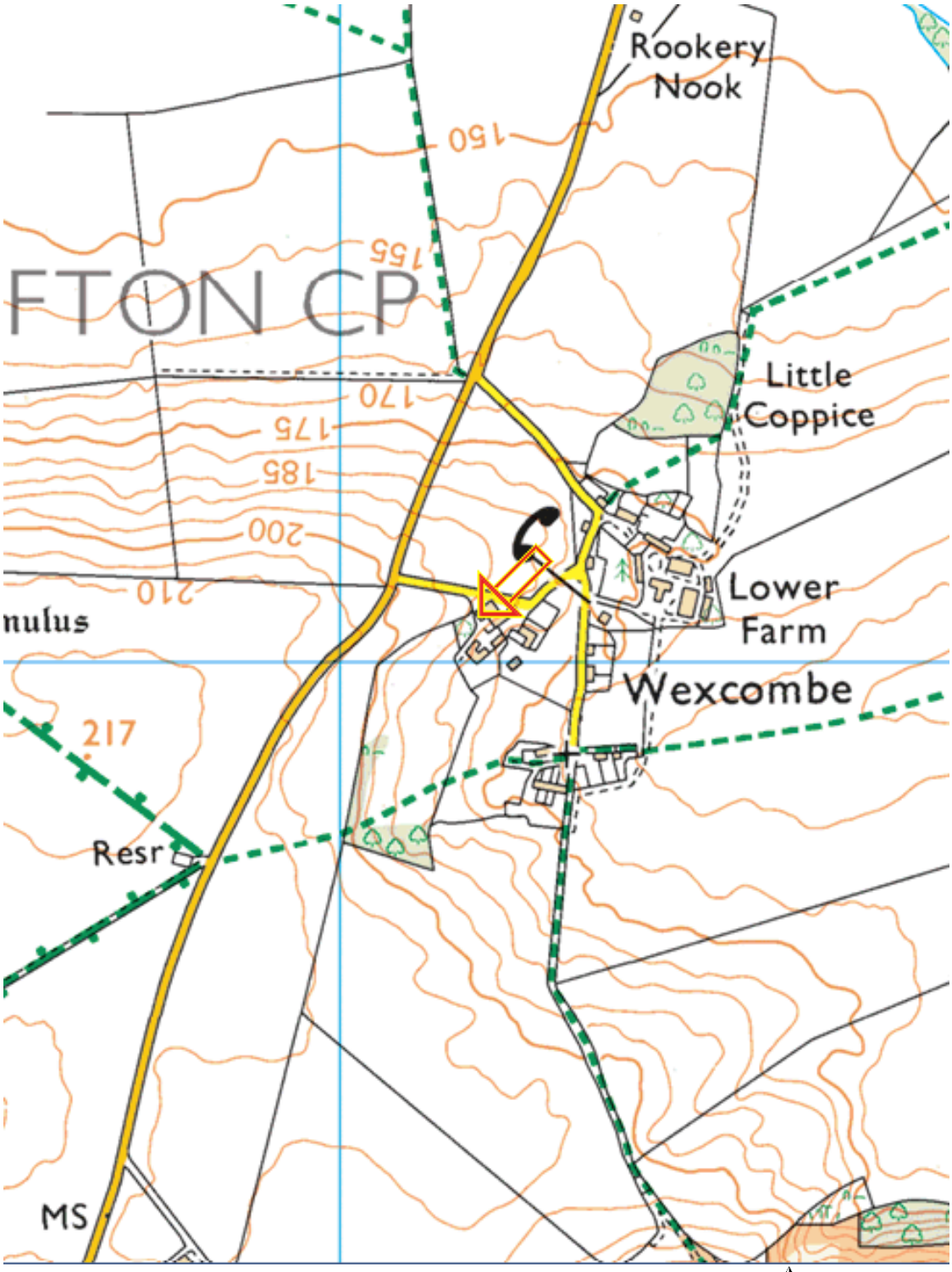


**Figure 2 – Site Location Map**

| | |
|---|---|
| **Job Number**<br>21004 | **Project**<br>Upper Farm Barn, Wexcombe, Wiltshire SN8 3SQ |
| **Client**<br>Sherborne Wexcombe Ltd | **Date**<br>July 2023 |




**Figure 3 – Site Plan**

**Project**
Upper Farm Barn, Wexcombe, Wiltshire SN8 3SQ

**Client**
Sherborne Wexcombe Ltd

**Date**
July 2023

**Job Number**
21004

## Appendix A Landmark Flood Screening Report

# Envirocheck® Report:

# Flood Screening Report Datasheet

## Order Details:

**Order Number:**
313661867_1_1

**Customer Reference:**
21004

**National Grid Reference:**
427180, 159040

**Slice:**
A

**Site Area (Ha):**
0.41

**Search Buffer (m):**
1000

## Site Details:

Barn Hill, Wexcombe
MARLBOROUGH
SN8 3SQ

## Client Details:

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Soils Ltd
Newton House
Cross Road
Tadworth
Surrey
KT20 5SR

soils LIMITED
Geotechnical & Environmental Consultants

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| Report Section and Details | Page Number |
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| **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** | - |
| This section details data from the Environment Agency/Natural Resources Wales and the Centre for Ecology and Hydrology.<br><br>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.<br><br>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.<br><br>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** | 1 |
| 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.<br><br>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.<br><br>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.<br><br>In addition, a 1:10,000 scale map depicting flooding from a Canal Failure and a coverage check for this dataset is included.<br><br>Where coverage exists, information is reported in the datasheet where the site could be affected by flooding that results from a dam breach.<br><br>For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries. | |
| **BGS Flood Data** | 2 |
| 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.<br><br>Each data set is plotted on a seperate BGS Flood Data (1:50,000) map. | |
| **GeoSmart Information Groundwater Flood Data** | 3 |
| 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. | |
| **OS Water Network Data** | 4 |
| This section details the MasterMap Water Network data sourced from the Ordnance Survey. The OS MasterMap Water Network data details a network representing the watercourse within Great Britain.<br><br>The OS Water Network Lines data set details the approximate central alignment of a watercourse, including rivers, lakes and canals.<br><br>The OS Water Network Nodes data set details features that represent a river's source, end, a junction where three of more links meet, and places where the real world related attribution changes; for example a watercourse becoming tidal.<br><br>The data sets within this section are plotted and feature on the OS Water Network Map (1:10,000) . 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** | **-** |

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** | **5** |

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** | **6** |
| **Data Suppliers** | **9** |
| **Useful Contacts** | **10** |


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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 | | | | n/a | n/a |
| Flooding from Rivers or Sea without Defences | | | | 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 | | | | 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 | | | | 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 | | | | 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 | | | | | |
| BGS Groundwater Flooding Susceptibility | pg 2 | 1 | | | 3 |
| **GeoSmart Information Groundwater Flood** | | | | | |
| GeoSmart Information Groundwater Flood Risk | pg 3 | 1 | | | 2 |
| **OS Water Network Data** | | | | | |
| OS Water Network Lines | pg 4 | | | | 3 |
| OS Water Network Nodes | pg 4 | | | | 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 | | | | | |
| **Flood Insurance Risk Data** | | | | | |
| Postcode Sector Flood Insurance Claim Ratings | pg 5 | 1 | n/a | n/a | n/a |

**Report Version v53.0**

# JBA Flood Data

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|---|---|---|---|---|---|
| | **JBA 75 Year Return (undefended) - Pluvial**<br>None | | | | |
| | **JBA 75 Year Return (undefended) - Fluvial**<br>None | | | | |
| | **JBA 75 Year Return (undefended) - Coastal**<br>None | | | | |
| | **JBA 100 Year Return (undefended) - Fluvial**<br>None | | | | |
| | **JBA 100 Year Return (undefended) - Coastal**<br>None | | | | |
| | **JBA 200 Year Return (undefended) - Pluvial**<br>None | | | | |
| | **JBA 200 Year Return (undefended) - Fluvial**<br>None | | | | |
| | **JBA 200 Year Return (undefended) - Coastal**<br>None | | | | |
| | **JBA 1000 Year Return (undefended) - Pluvial**<br>None | | | | |
| | **JBA 1000 Year Return (undefended) - Fluvial**<br>None | | | | |
| | **JBA 1000 Year Return (undefended) - Coastal**<br>None | | | | |
| | **JBA Canal Failure Coverage**<br>Coverage: This area has not been mapped for risk of flooding from canal or aqueduct failure or breach. | A13NW (N) | 0 | 1 | 427179 159042 |
| | **JBA Canal Failure**<br>None | | | | |
| | **JBA Dam Break Coverage**<br>Coverage: This area has been mapped for flooding from dam or reservoir embankment failure or breach. | A13NW (N) | 0 | 1 | 427179 159042 |
| | **JBA Dam Break**<br>None | | | | |

# BGS Flood Data

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|---|---|---|---|---|---|
| | **BGS Groundwater Flooding Susceptibility**<br>Flooding Type: Limited Potential for Groundwater Flooding to Occur | A13NW (N) | 0 | 2 | 427179 159042 |
| | **BGS Groundwater Flooding Susceptibility**<br>Flooding Type: Limited Potential for Groundwater Flooding to Occur | A18NW (N) | 908 | 2 | 427179 160000 |
| | **BGS Groundwater Flooding Susceptibility**<br>Flooding Type: Limited Potential for Groundwater Flooding to Occur | A15NW (E) | 978 | 2 | 428200 159150 |
| | **BGS Groundwater Flooding Susceptibility**<br>Flooding Type: Limited Potential for Groundwater Flooding to Occur | A23SE (N) | 985 | 2 | 427400 160050 |

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|---|---|---|---|---|---|
| | **GeoSmart Information Groundwater Flood Data**<br>Risk: Negligible Risk<br>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 (N) | 0 | 1 | 427179 159042 |
| | **GeoSmart Information Groundwater Flood Data**<br>Risk: Low Risk<br>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. | A18NE (N) | 936 | 1 | 427375 160005 |
| | **GeoSmart Information Groundwater Flood Data**<br>Risk: Low Risk<br>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. | A14NE (E) | 973 | 1 | 428195 159140 |

# OS Water Network Data

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|---|---|---|---|---|---|
| 1 | **OS Water Network Lines**<br>Watercourse Name: Not Supplied<br>Watercourse Form: Inland river<br>Watercourse Length: 304.6<br>Watercourse Level: On ground surface<br>Primacy: 1<br>Permanent: True<br>Catchment Name: Thames | A19NW (NE) | 892 | 3 | 427799 159762 |
| 2 | **OS Water Network Lines**<br>Watercourse Name: Not Supplied<br>Watercourse Form: Inland river<br>Watercourse Length: 584.5<br>Watercourse Level: On ground surface<br>Primacy: 1<br>Permanent: True<br>Catchment Name: Thames | A19NW (NE) | 946 | 3 | 427763 159858 |
| 3 | **OS Water Network Lines**<br>Watercourse Name: Not Supplied<br>Watercourse Form: Inland river<br>Watercourse Length: 77.9<br>Watercourse Level: On ground surface<br>Primacy: 1<br>Permanent: True<br>Catchment Name: Thames | A19NW (NE) | 979 | 3 | 427600 159985 |
| 4 | **OS Water Network Nodes**<br>Hydronode Category: Source | A19NW (NE) | 892 | 3 | 427799 159762 |
| 5 | **OS Water Network Nodes**<br>Hydronode Category: Junction | A19NW (NE) | 979 | 3 | 427600 159985 |

# Flood Insurance Risk Data

| Map ID | Details | Quadrant Reference (Compass Direction) | Estimated Distance From Site | Contact | NGR |
|---|---|---|---|---|---|
| | **Postcode Sector Flood Insurance Claim Ratings**<br>Insurance Rating: Low Flood Insurance Claim Rating<br>Postcode Sector: SN8 3 | A13NW (N) | 0 | 1 | 427179 159042 |

# Data Currency

| EA / NRW / CEH Flood Data | Version | Update Cycle |
|---|---|---|
| **Extreme Flooding from Rivers or Sea without Defences**<br>Environment Agency - Head Office | February 2023 | Quarterly |
| **Flooding from Rivers or Sea without Defences**<br>Environment Agency - Head Office | February 2023 | Quarterly |
| **Areas Benefiting from Flood Defences**<br>Environment Agency - Head Office | February 2023 | Quarterly |
| **Flood Water Storage Areas**<br>Environment Agency - Head Office | February 2023 | Quarterly |
| **Flood Defences**<br>Environment Agency - Head Office | August 2022 | Quarterly |
| **EA / NRW Surface Water Flood Data** | **Version** | **Update Cycle** |
| **Surface Water 1 in 30 year Flood Depth**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 100 year Flood Depth**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 1000 year Flood Depth**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 30 year Flood Velocity**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 100 year Flood Velocity**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 1000 year Flood Velocity**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 30 year Flood Flow Direction 25m**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 100 year Flood Flow Direction 25m**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 1000 year Flood Flow Direction 25m**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 30 year Flood Hazard**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 100 year Flood Hazard**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water 1 in 1000 year Flood Hazard**<br>Environment Agency - Head Office | May 2018 | Annually |
| **Surface Water Suitability**<br>Environment Agency - Head Office | February 2016 | Annually |

| JBA Flood Data | Version | Update Cycle |
|---|---|---|
| **JBA 75 Year Return (undefended) - Pluvial**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 75 Year Return (undefended) - Fluvial**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 75 Year Return (undefended) - Coastal**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 100 Year Return (undefended) - Fluvial**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 100 Year Return (undefended) - Coastal**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 200 Year Return (undefended) - Pluvial**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 200 Year Return (undefended) - Fluvial**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 200 Year Return (undefended) - Coastal**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 1000 Year Return (undefended) - Pluvial**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 1000 Year Return (undefended) - Fluvial**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA 1000 Year Return (undefended) - Coastal**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA Canal Failure**<br>JBA Risk Management Limited | November 2022 | As notified |
| **JBA Dam Break**<br>JBA Risk Management Limited | November 2022 | As notified |
| **BGS Flood Data** | **Version** | **Update Cycle** |
| **BGS Geological Indicators of Flooding**<br>British Geological Survey - National Geoscience Information Service | October 2013 | As notified |
| **BGS Groundwater Flooding Susceptibility**<br>British Geological Survey - National Geoscience Information Service | May 2013 | As notified |
| **GeoSmart Information Groundwater Flooding Data** | **Version** | **Update Cycle** |
| **GeoSmart Information Groundwater Flood Risk**<br>GeoSmart Information Ltd | October 2020 | As notified |
| **OS Water Network Data** | **Version** | **Update Cycle** |
| **OS Water Network Lines**<br>Ordnance Survey | April 2023 | Quarterly |
| **OS Water Network Nodes**<br>Ordnance Survey | April 2023 | Quarterly |
| **EA/NRW Historic Flood Events Data** | **Version** | **Update Cycle** |
| **Historic Flood Events**<br>Environment Agency - Head Office | February 2023 | Quarterly |
| **Historical Flood Liabilities**<br>Landmark Information Group Limited | December 1999 | Not Applicable |

# Data Currency

| EA/NRW Risk of Flooding from Rivers and Sea (RoFRS) | Version | Update Cycle |
|---|---|---|
| **RoFRS - Risk of Flooding from Rivers and Sea**<br>Environment Agency - Head Office | February 2023 | Annually |
| **Flood Insurance Risk Data** | **Version** | **Update Cycle** |
| **Postcode Sector Flood Insurance Claim Ratings**<br>Crawford and Company | March 2023 | Quarterly |

# Data Suppliers

A selection of organisations who provide data within this report

| Data Supplier | Data Supplier Logo |
|---|---|
| **Ordnance Survey** | |
| **Environment Agency** | |
| **Natural Resources Wales** | |
| **Centre for Ecology and Hydrology** | |
| **British Geological Survey** | |
| **GeoSmart Information** | |
| **JBA Risk Management** | |

# Useful Contacts

| Contact | Name and Address | Contact Details |
|---|---|---|
| 1 | **Landmark Information Group Limited**<br>Imperium, Imperial Way, Reading, Berkshire, RG2 0TD | Telephone: 0844 844 9966<br>Fax: 0844 844 9951<br>Email: helpdesk@landmark.co.uk<br>Website: www.landmark.co.uk |
| 2 | **British Geological Survey - Enquiry Service**<br>British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG | Telephone: 0115 936 3143<br>Fax: 0115 936 3276<br>Email: enquiries@bgs.ac.uk<br>Website: www.bgs.ac.uk |
| 3 | **Ordnance Survey**<br>Adanac Drive, Southampton, Hampshire, SO16 0AS | Telephone: 03456 05 05 05<br>Email: customerservices@ordnancesurvey.co.uk<br>Website: www.ordnancesurvey.gov.uk |
| 4 | **Environment Agency - National Customer Contact Centre (NCCC)**<br>PO Box 544, Templeborough, Rotherham, S60 1BY | Telephone: 03708 506 506<br>Email: enquiries@environment-agency.gov.uk |
| 5 | **Environment Agency - Head Office**<br>Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD | Telephone: 01454 624400<br>Fax: 01454 624409 |

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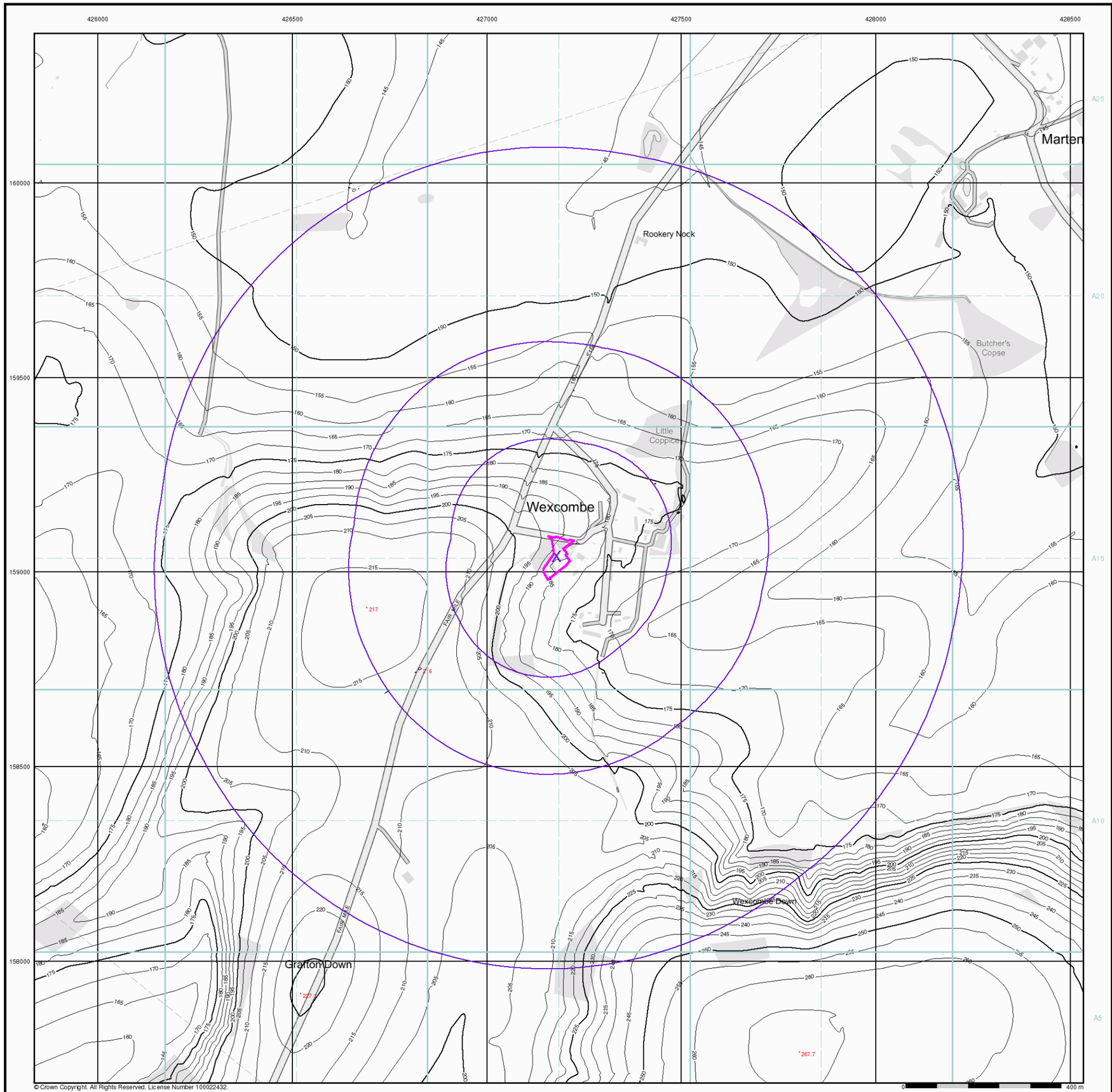


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# EA/NRW Flood Data Map (1:10,000)

## General

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

## Flood Data

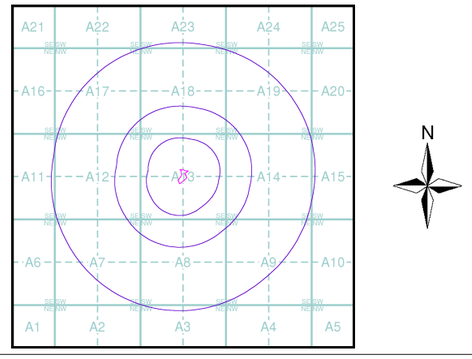
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

## Contours (height in metres)

Standard Contour 105
Master Contour 100
Spot Height 167.8

MLW Mean Low Water
MHW Mean High Water

## EA/NRW Flood Data Map - Slice A



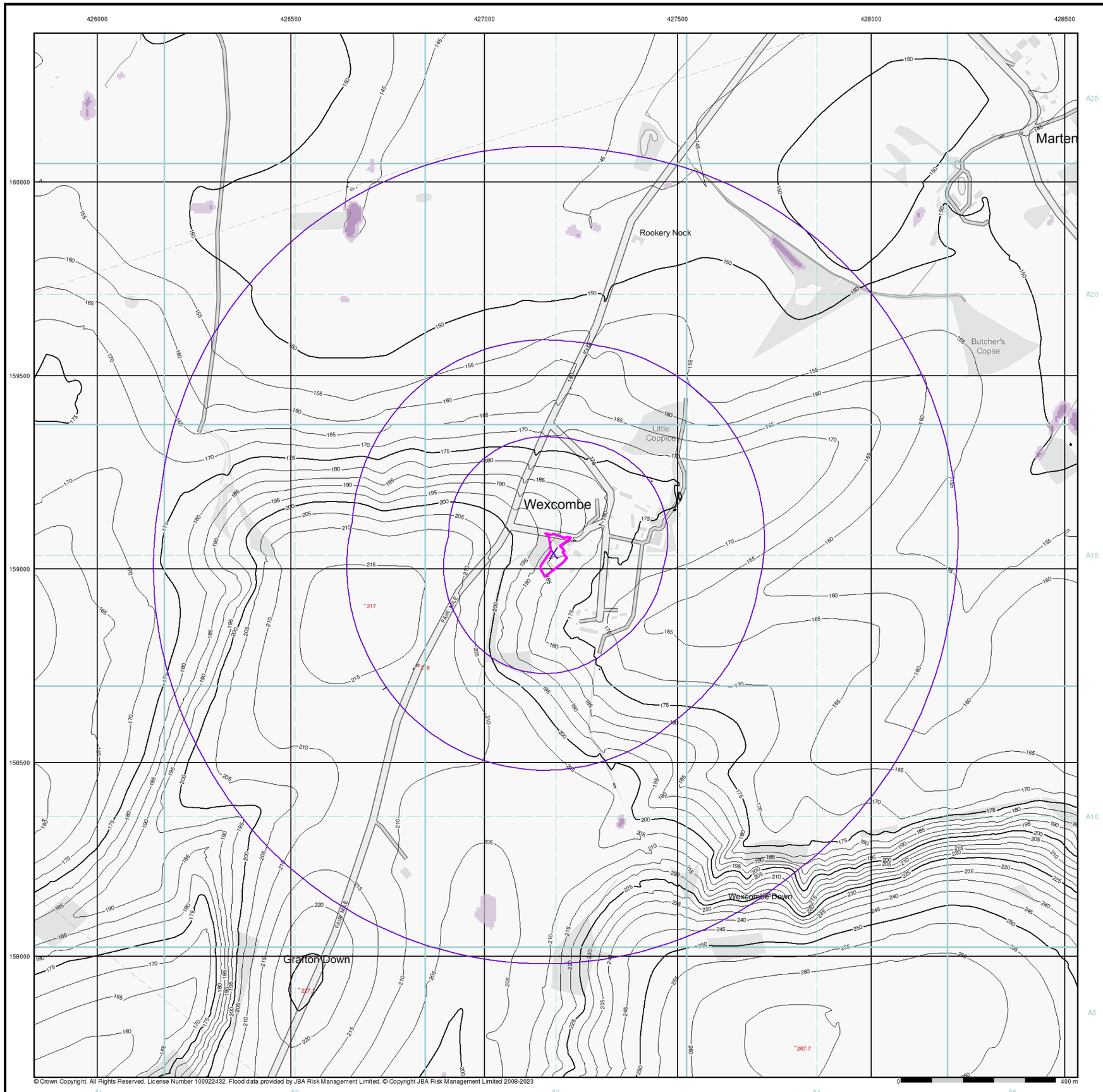

## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

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

## General

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

## Modelled Flood Depth

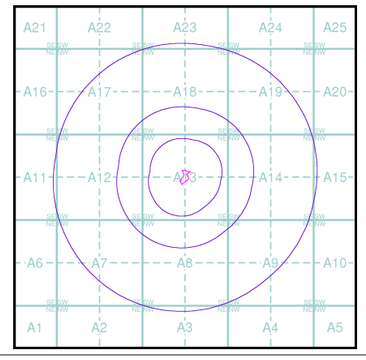
| Pluvial Depth | Fluvial Depth | Coastal Depth |
|---|---|---|
| 0.1m | 0.01m - 0.05m | 0.01m - 0.05m |
| 0.1m - 0.3m | 0.05m - 0.1m | 0.05m - 0.1m |
| 0.3m - 1m | 0.1m - 0.3m | 0.1m - 0.3m |
| >1m | 0.3m - 1m | 0.3m - 1m |
| | >1m | >1m |

## Contours (height in metres)

Standard Contour
Master Contour
Spot Height 157.8

MLW Mean Low Water
MHW Mean High Water

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




## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

Landmark INFORMATION GROUP
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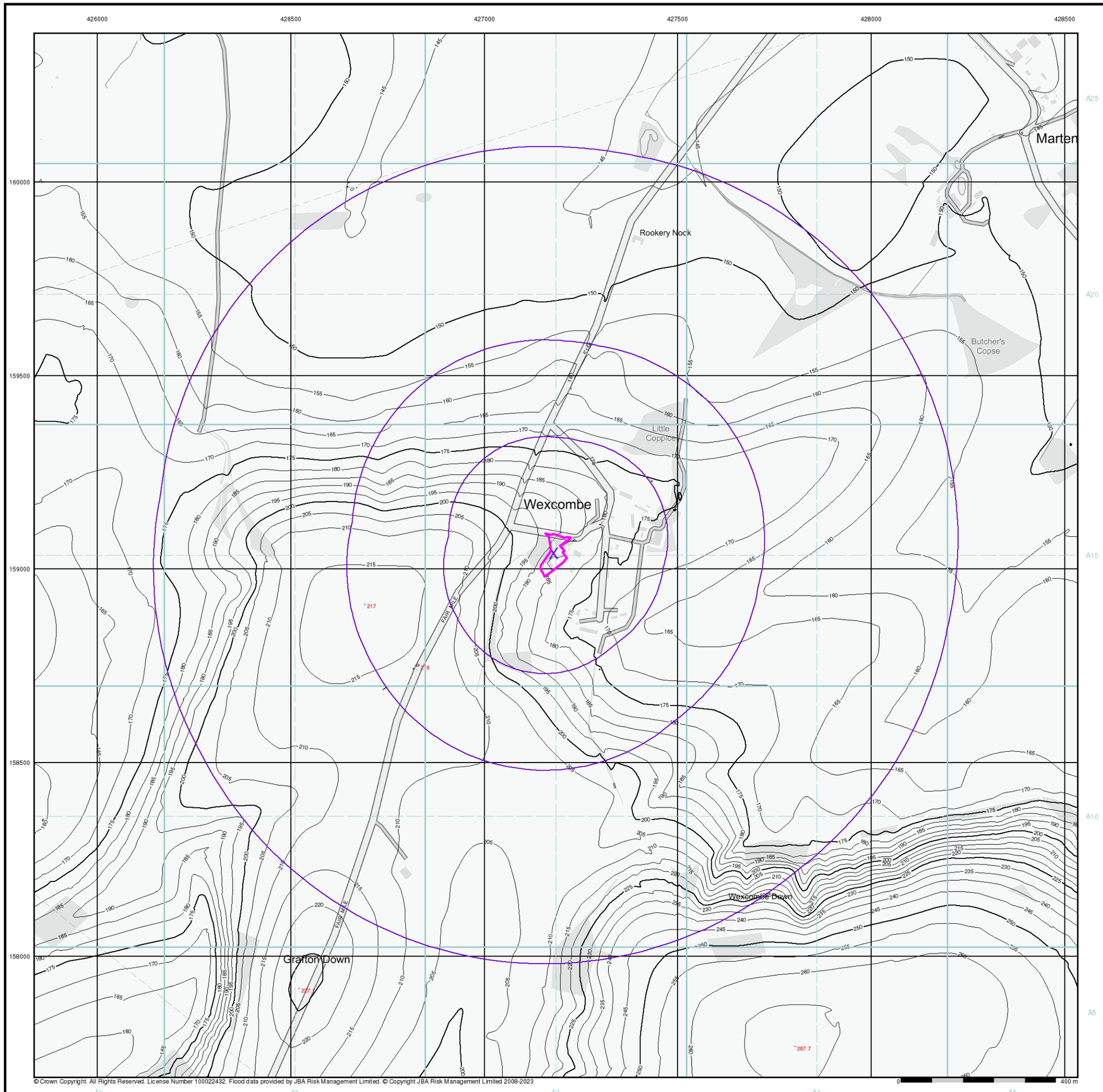
Web: www.envirocheck.co.uk

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

## General

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

## Modelled Flood Depth

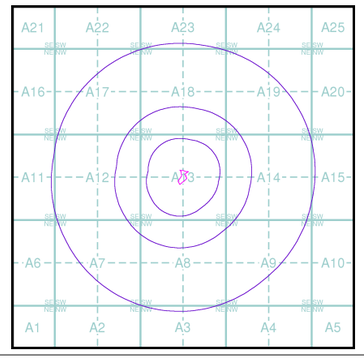
| Fluvial Depth | Coastal Depth |
|---|---|
| 0.01m - 0.05m | 0.01m - 0.05m |
| 0.05m - 0.1m | 0.05m - 0.1m |
| 0.1m - 0.3m | 0.1m - 0.3m |
| 0.3m - 1m | 0.3m - 1m |
| >1m | >1m |

## Contours (height in metres)

Standard Contour 105
Master Contour 100 95
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: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

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Fax: 0844 844 9951
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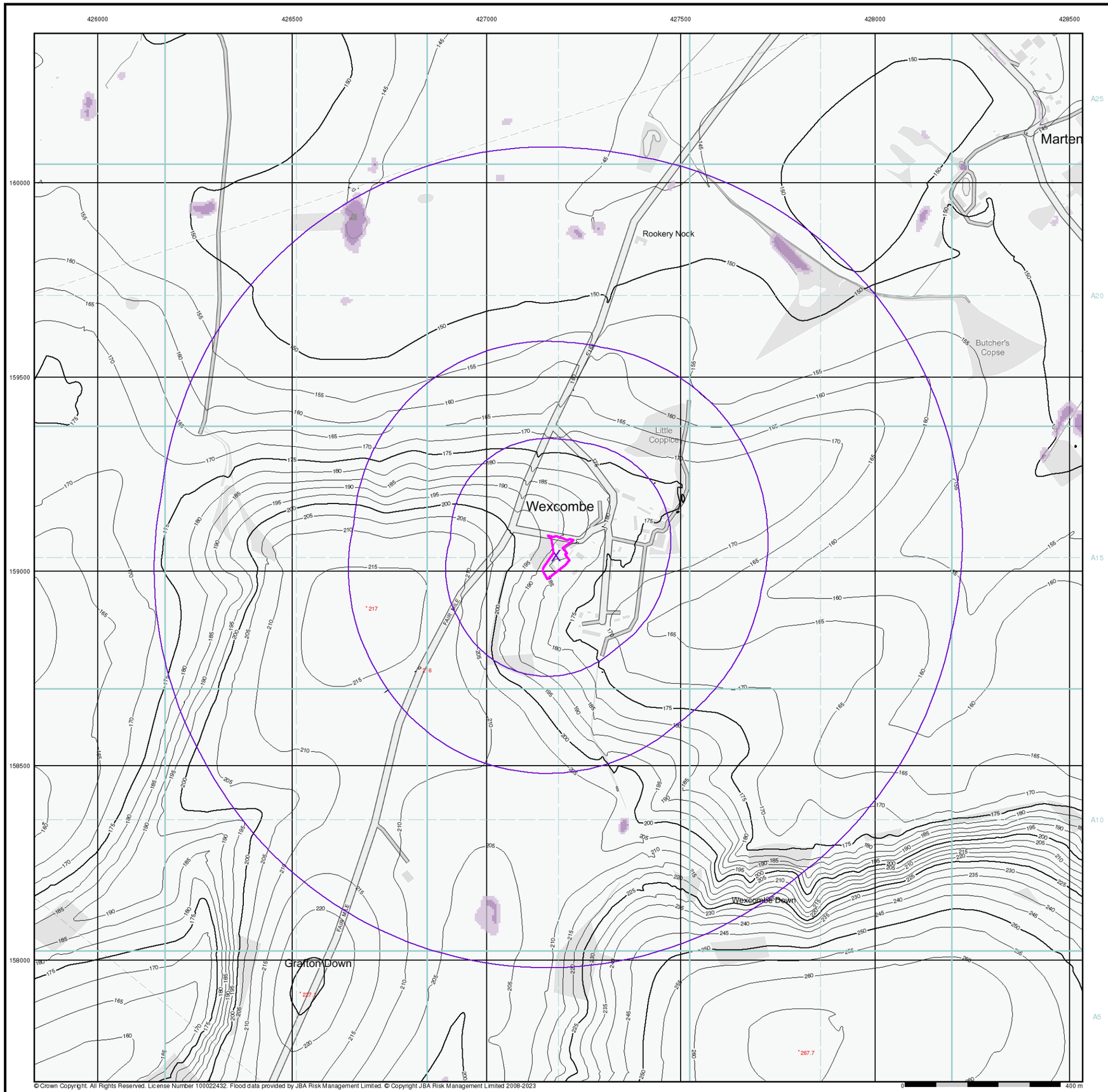


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# JBA 200 Year Return Flood Map (Undefended) (1:10,000)

## General

- Specified Site
- Specified Buffer(s)
- 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 |

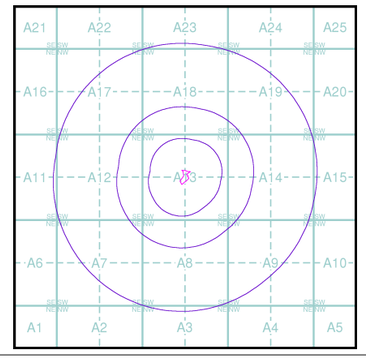
## Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height 157.8

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



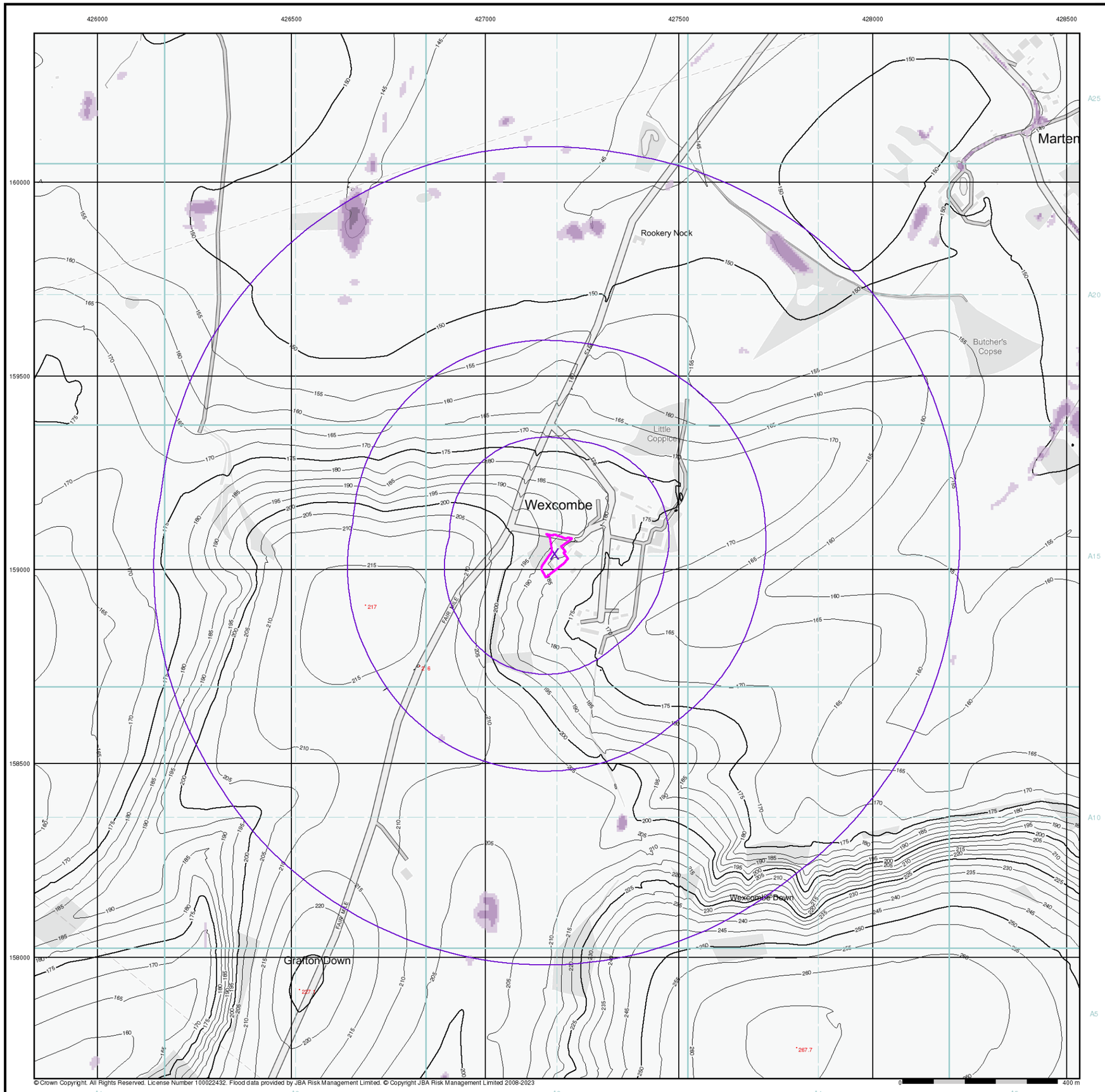

## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

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

## General

- Specified Site
- Specified Buffer(s)
- 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 |

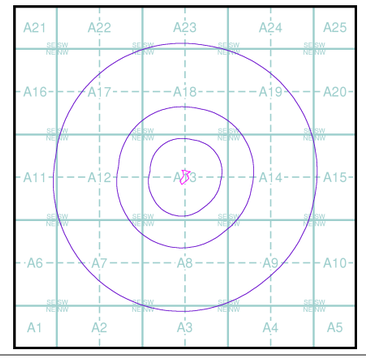
## Contours (height in metres)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height 157.8

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




## Order Details

| | |
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| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

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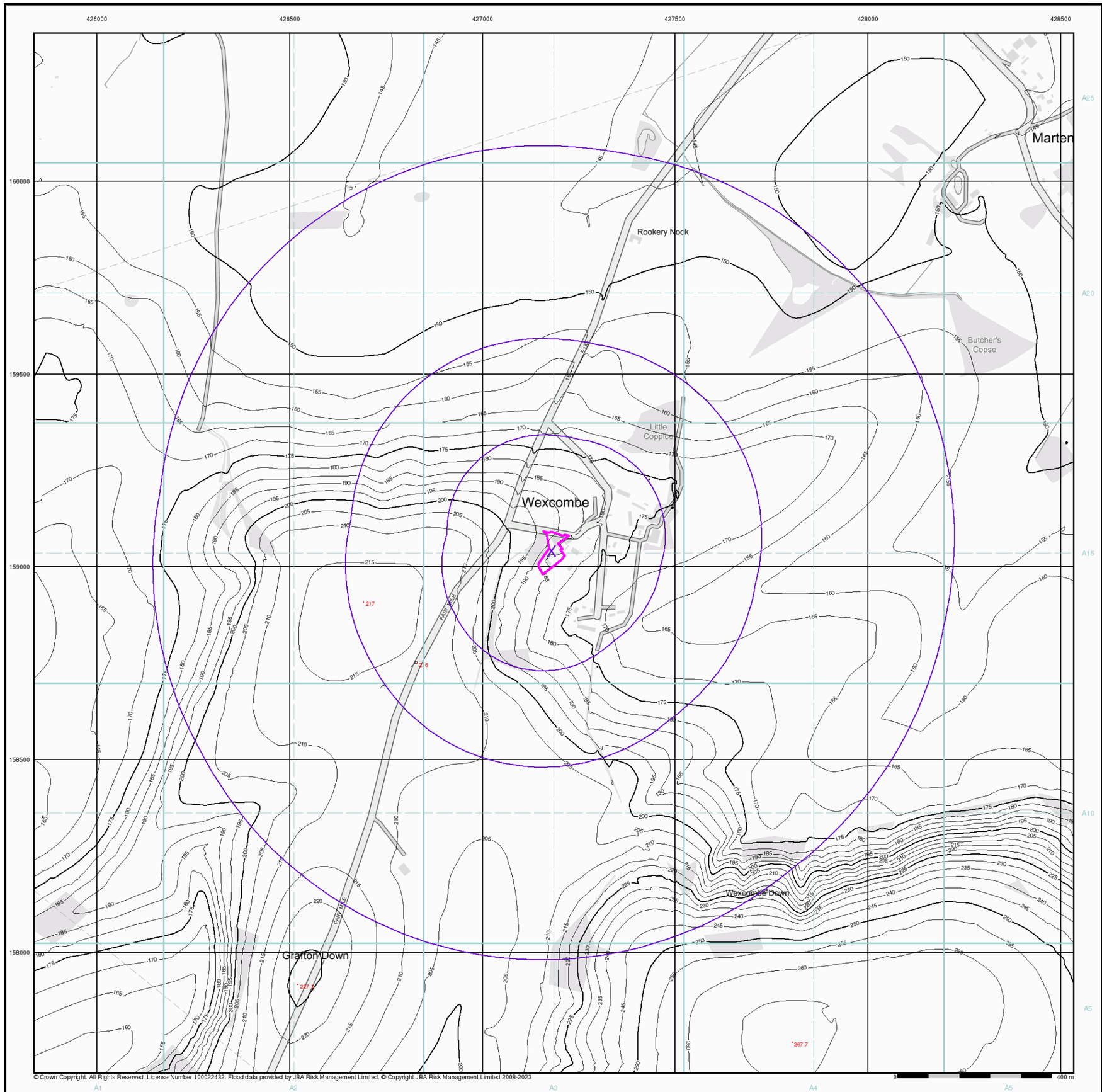


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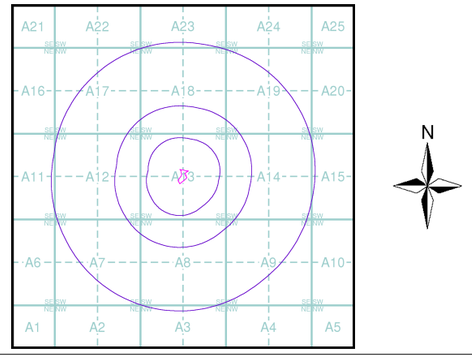
## JBA Canal Failure Map (1:10,000)

### General
- Specified Site
- Specified Buffer(s)
- 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: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
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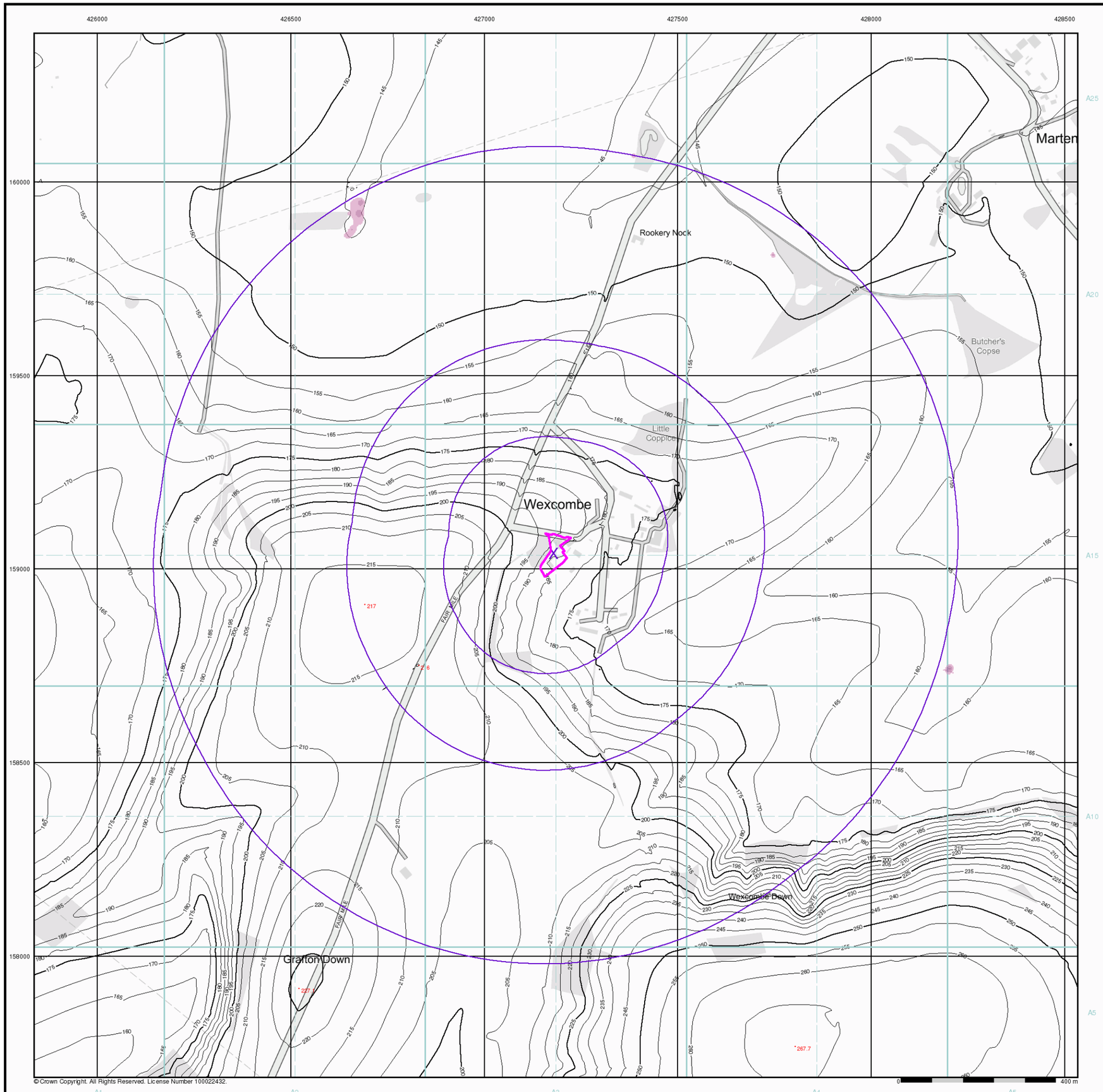


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# EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

## 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 | Master Contour | Spot Height 167.8

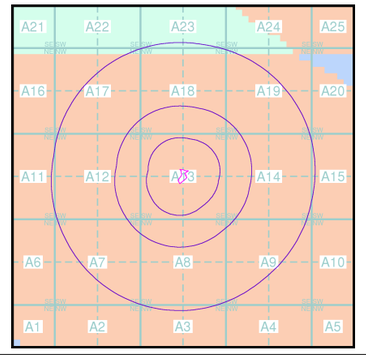
MLW Mean Low Water
MHW Mean High Water

## 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




## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

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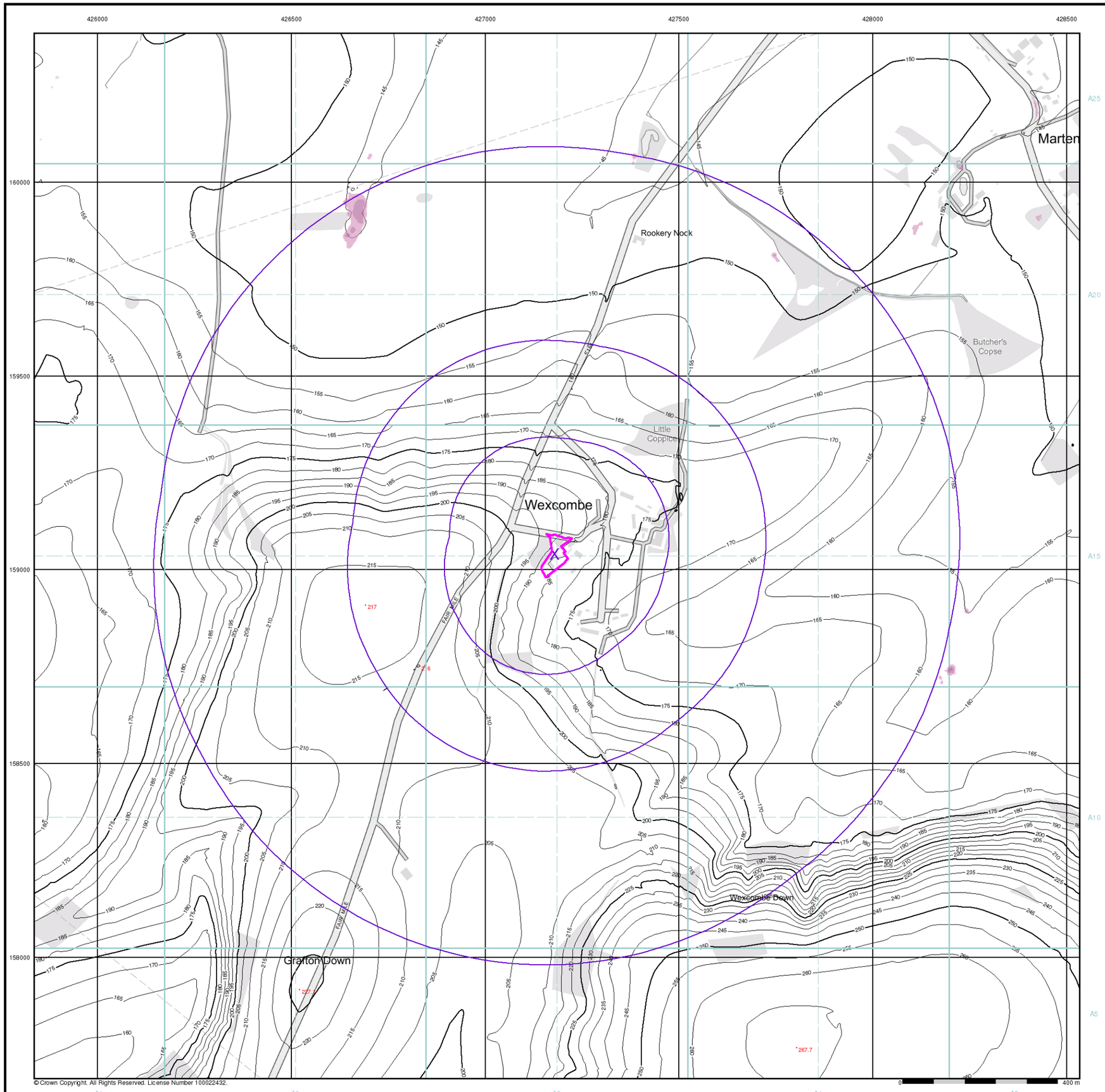


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# EA/NRW Surface Water 100 Year Return Depth Map

## 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 | Master Contour | Spot Height 167.8

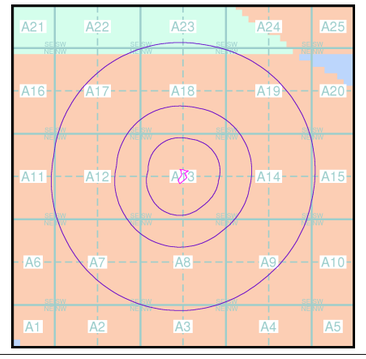
MLW Mean Low Water
MHW Mean High Water

## 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




## Order Details

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| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
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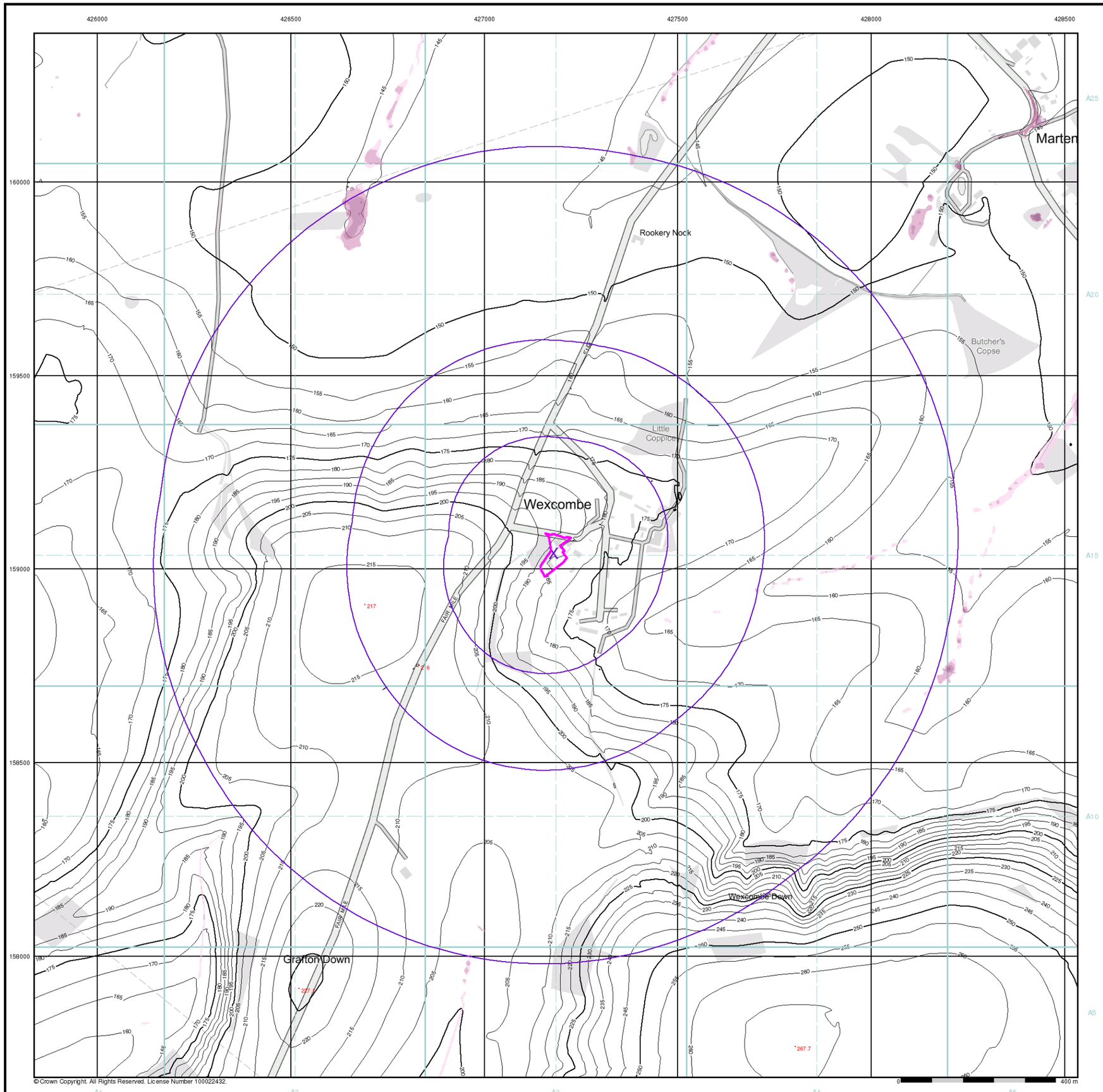


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# EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

## 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 | Master Contour | Spot Height 167.8

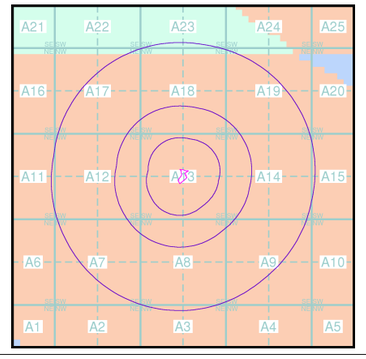
MLW Mean Low Water
MHW Mean High Water

## 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




## Order Details

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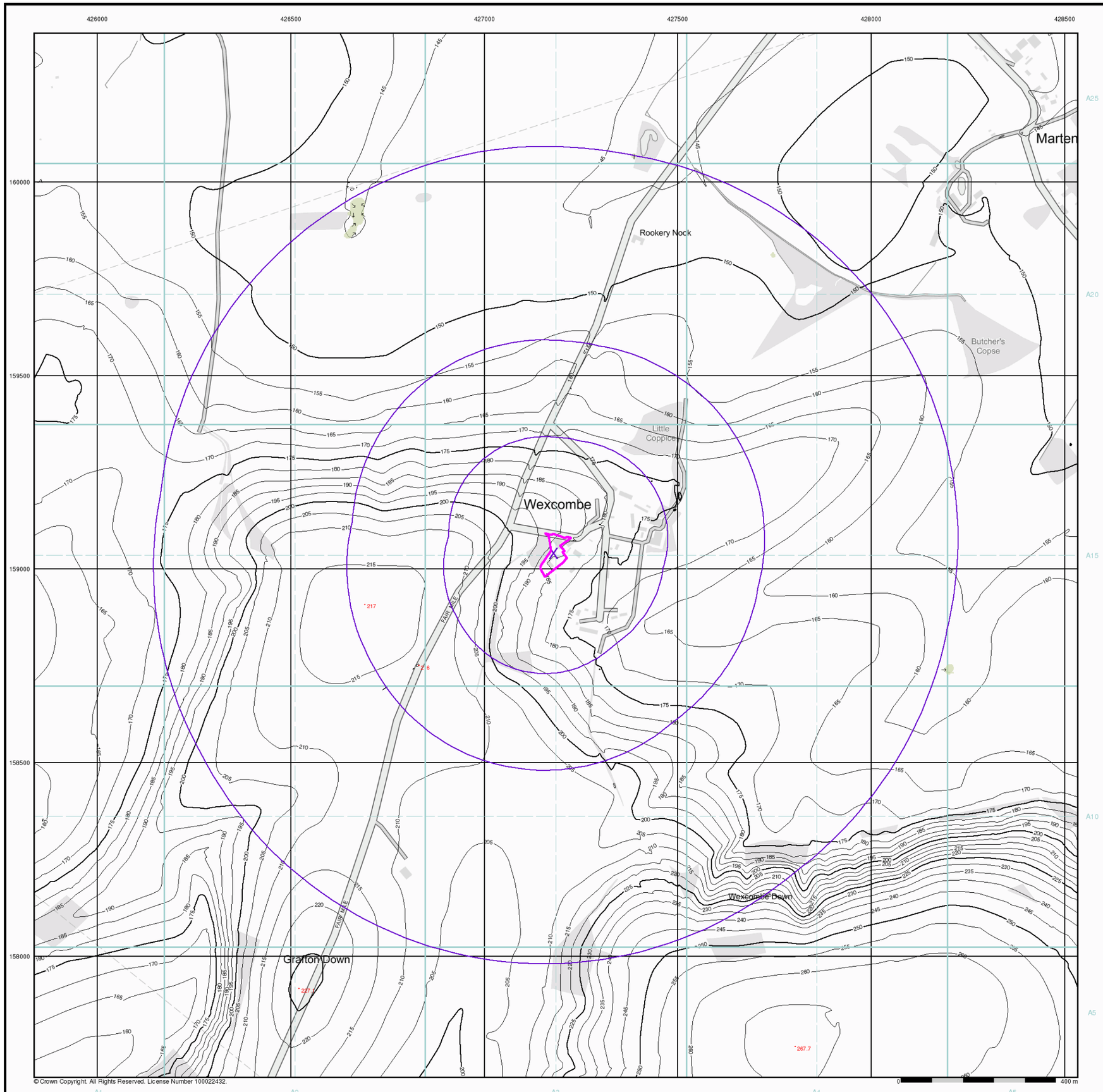
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

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

## General

Specified Site | Specified Buffer(s) | 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 | Master Contour | Spot Height (*167.8)

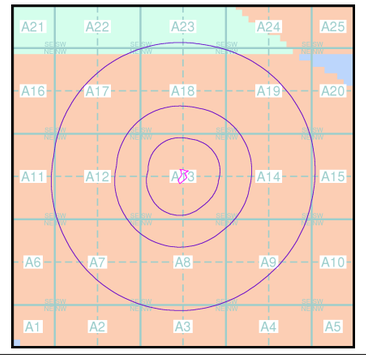
MLW Mean Low Water
MHW Mean High Water

## 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




## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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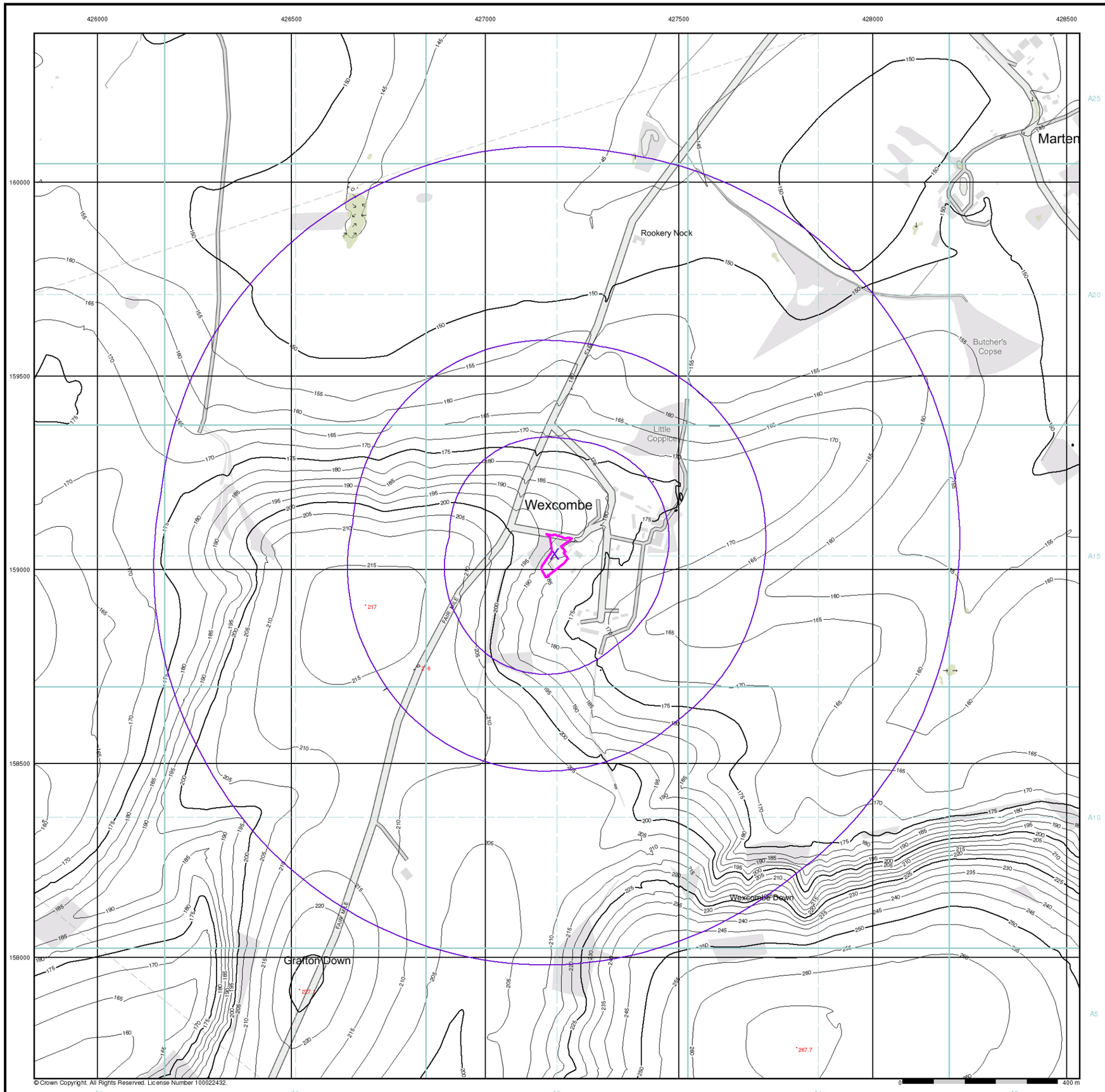


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# EA/NRW Surface Water 100 Year Return Velocity and Flow Direction Map (1:10,000)

## General

Specified Site | Specified Buffer(s) | 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 | Master Contour | Spot Height (*167.8)

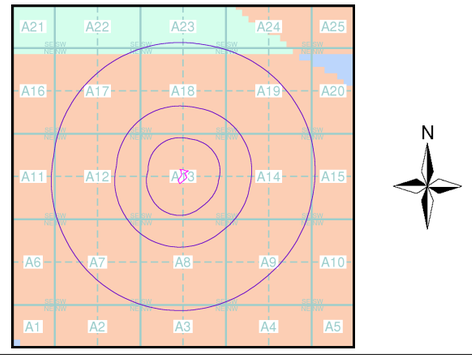
MLW Mean Low Water
MHW Mean High Water

## 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




## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
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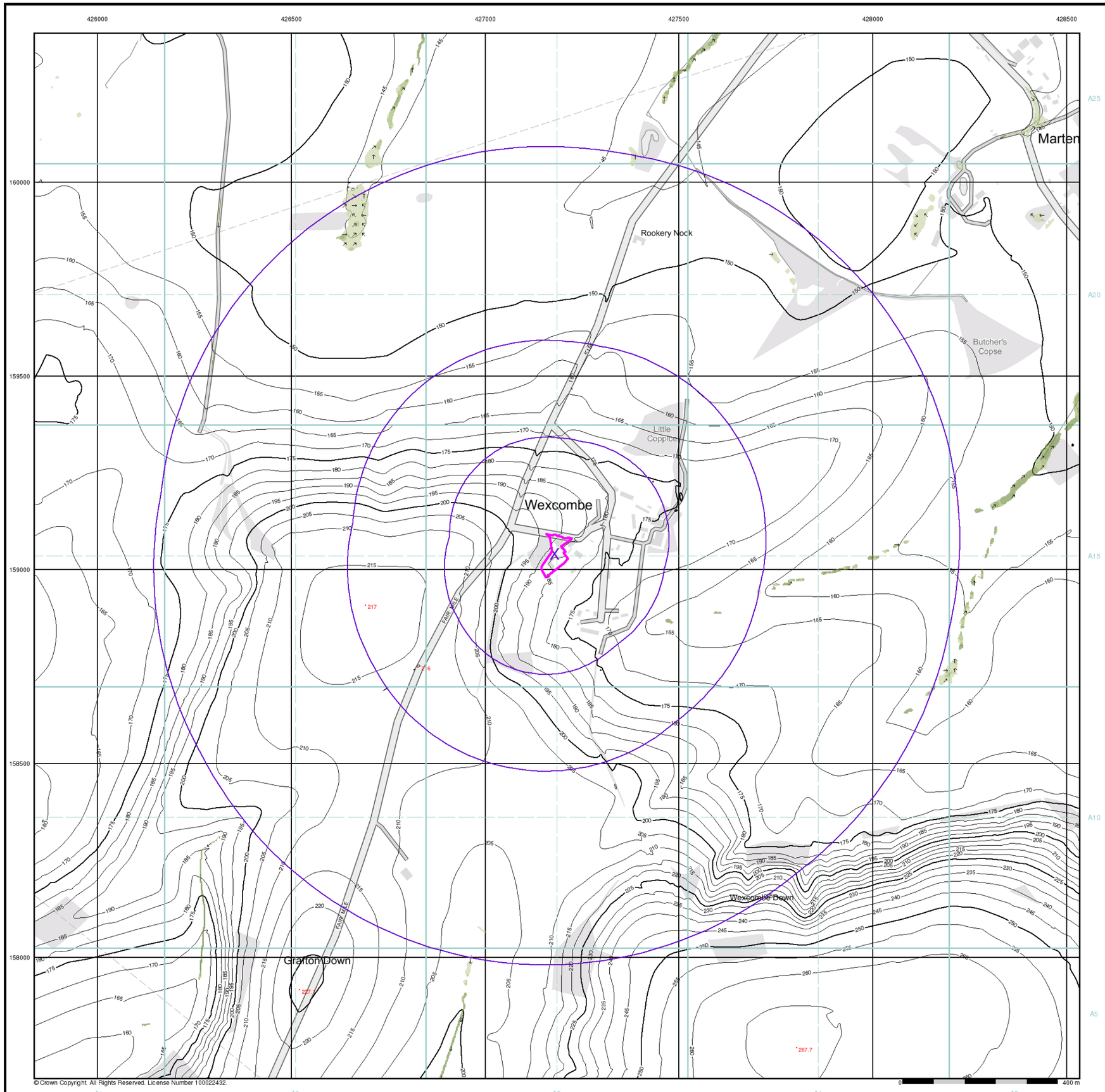


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# EA/NRW Surface Water 1000 Year Return Velocity and Flow Direction Map (1:10,000)

## General

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

## Surface Water Velocity and Direction

- 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 | Master Contour | Spot Height (*167.8)

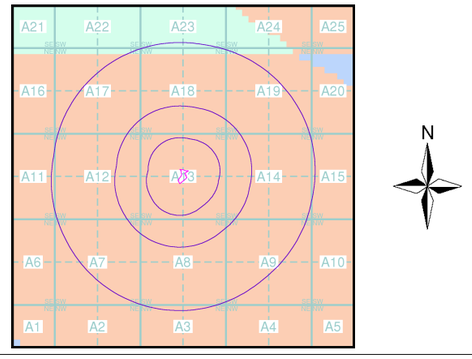
MLW Mean Low Water
MHW Mean High Water

## 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




## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
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## Site Details

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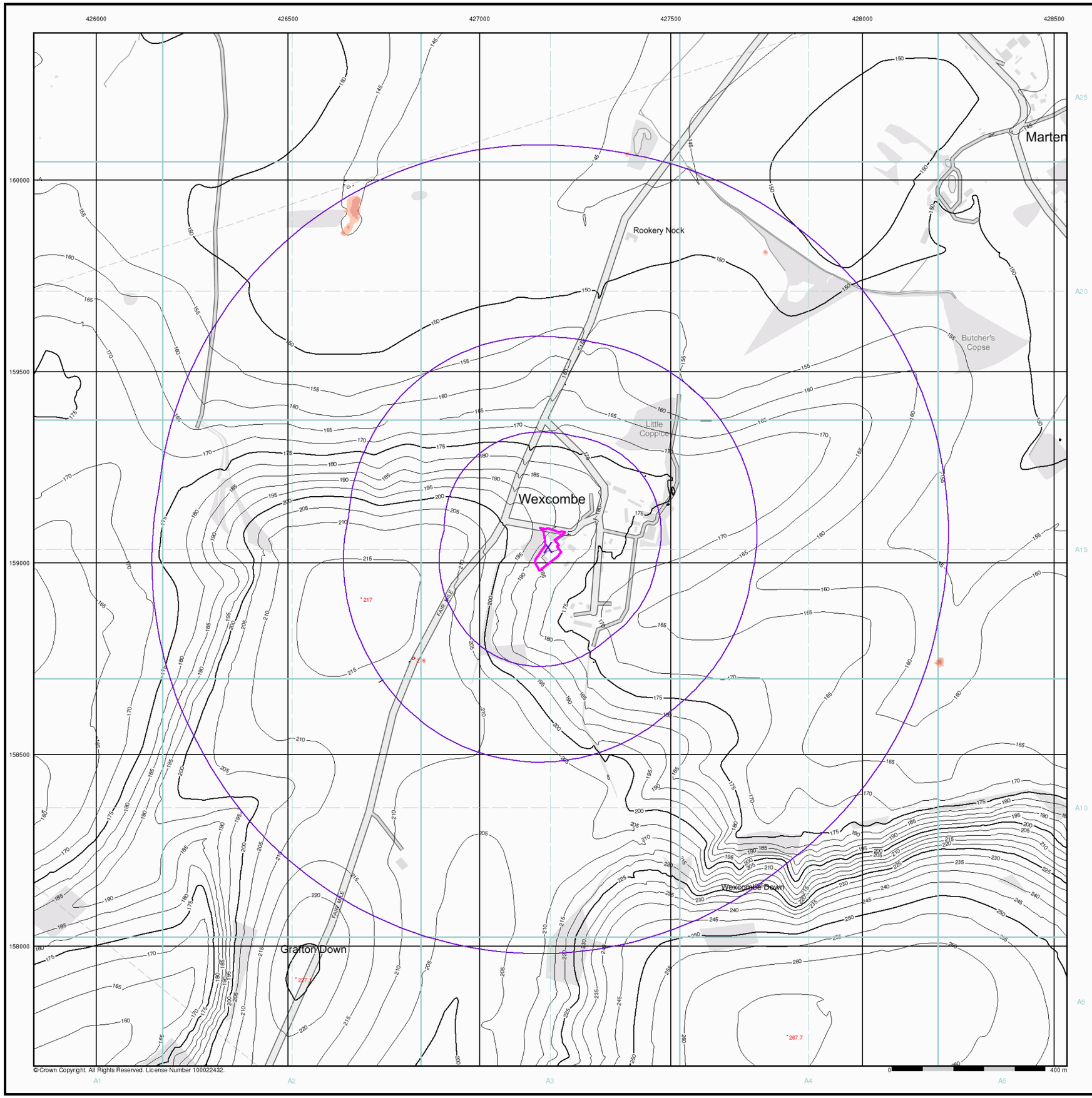


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0 400 m

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# 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)

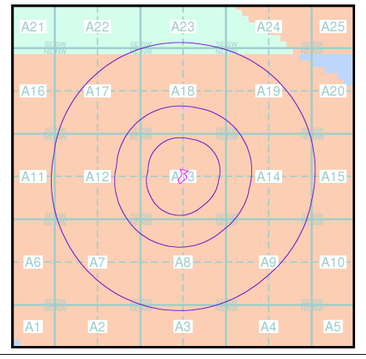
Standard Contour
Master Contour
Spot Height 167.8
MLW Mean Low Water
MHW Mean High Water

## 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




N

## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
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## Site Details

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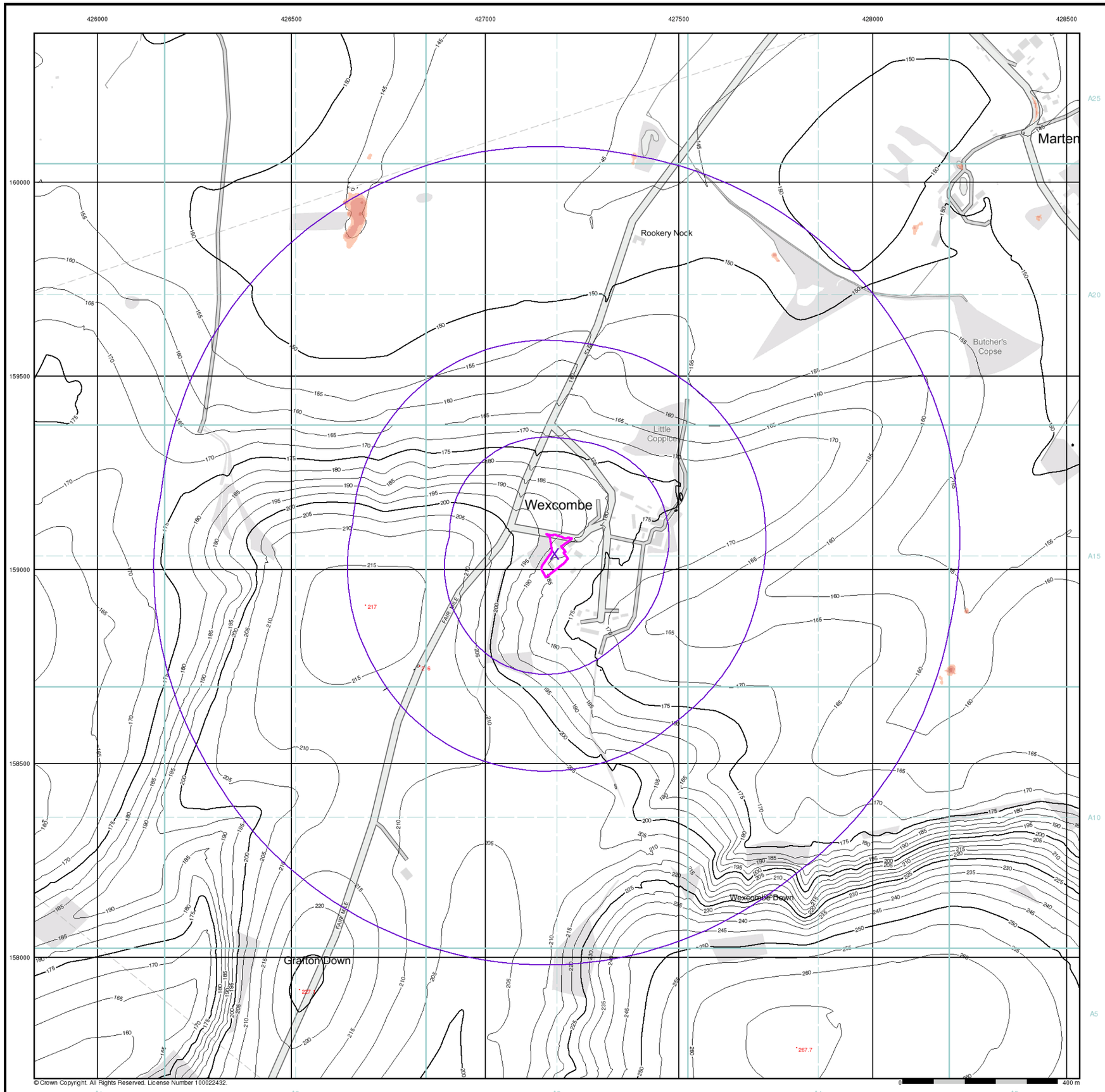


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# EA/NRW Surface Water 100 Year Return Hazard Rating Map (1:10,000)

## 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 | Master Contour | Spot Height *167.8

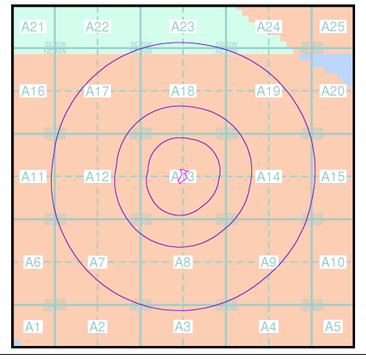
MLW Mean Low Water
MHW Mean High Water

## 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




## Order Details

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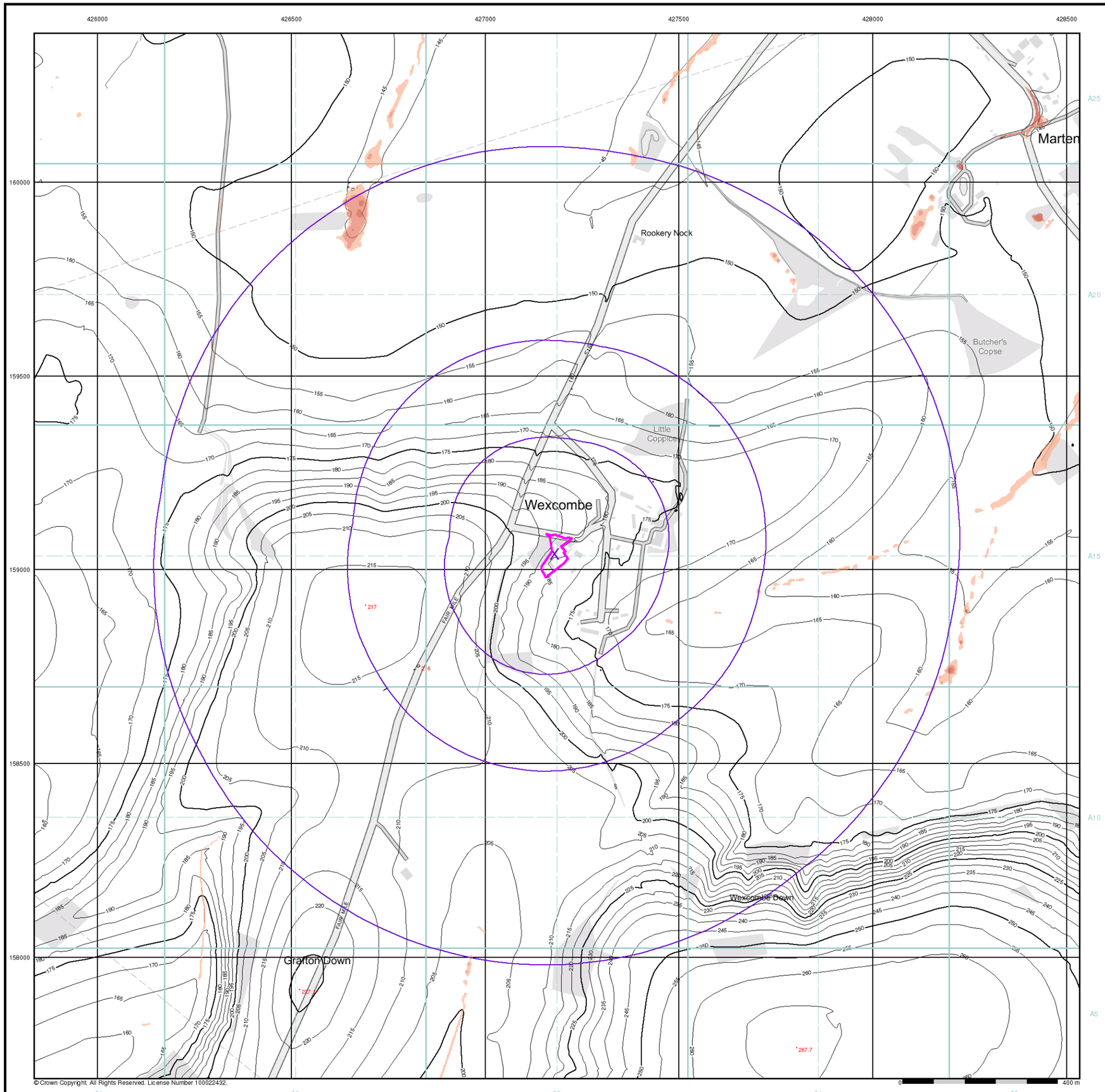


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# EA/NRW Surface Water 1000 Year Return Hazard Rating Map (1:10,000)

## 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 | Master Contour | Spot Height *167.8

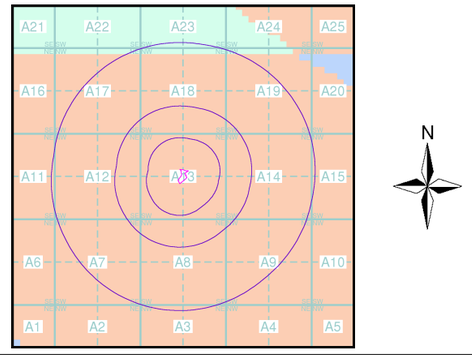
MLW Mean Low Water
MHW Mean High Water

## 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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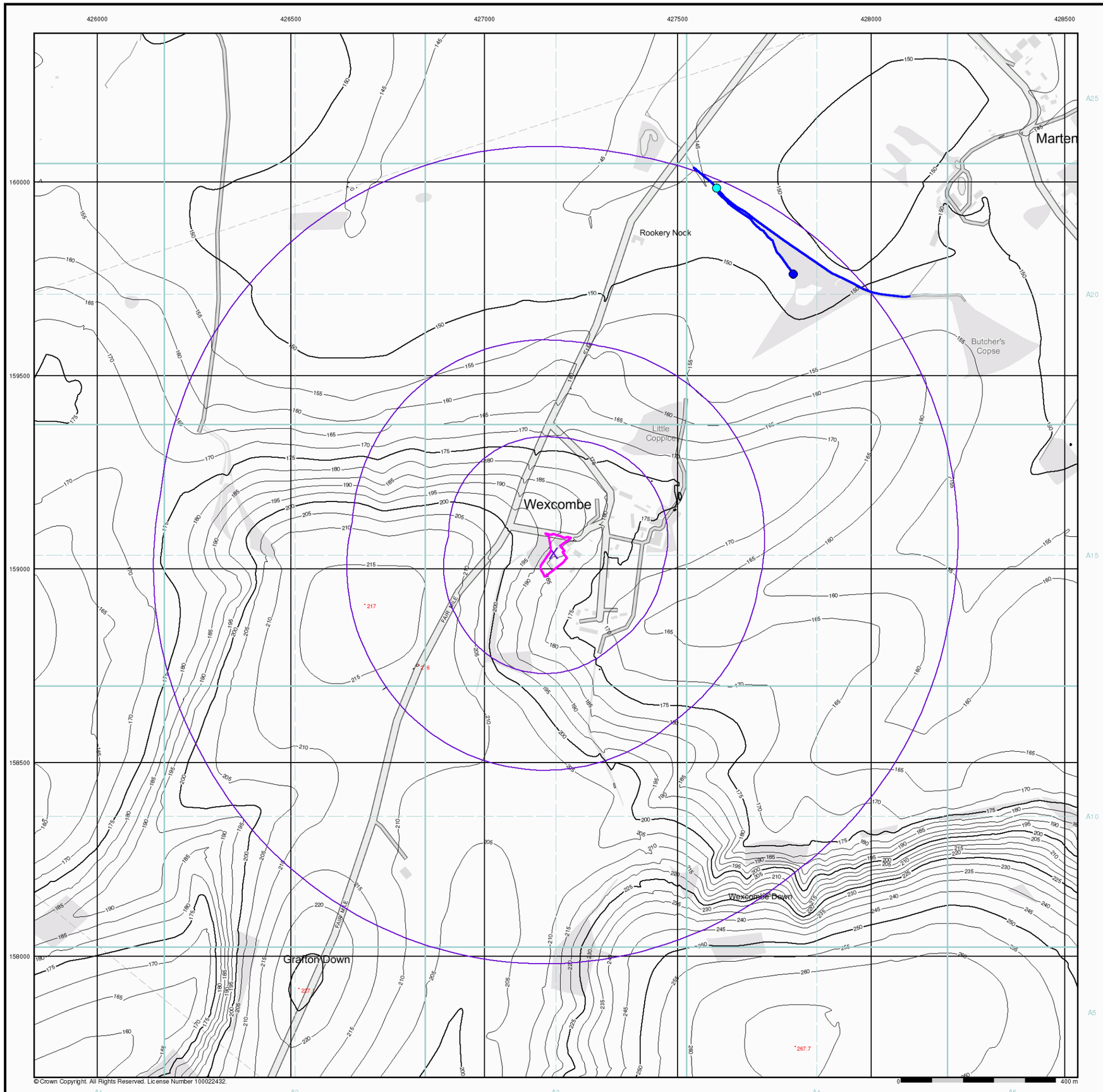


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# OS Water Network Lines Map (1:10,000)

## General

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

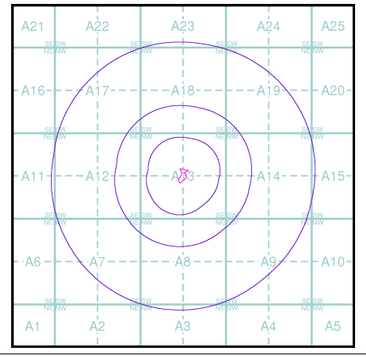
## OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea
- Junction
- Outlet
- Pseudo
- Source
- Other

## Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

## OS Water Network Map - Slice A




## Order Details

| | |
|---|---|
| Order Number: | 313661867_1_1 |
| Customer Ref: | 21004 |
| National Grid Reference: | 427180, 159040 |
| Slice: | A |
| Site Area (Ha): | 0.41 |
| Search Buffer (m): | 1000 |

## Site Details

Barn Hill, Wexcombe, MARLBOROUGH, SN8 3SQ

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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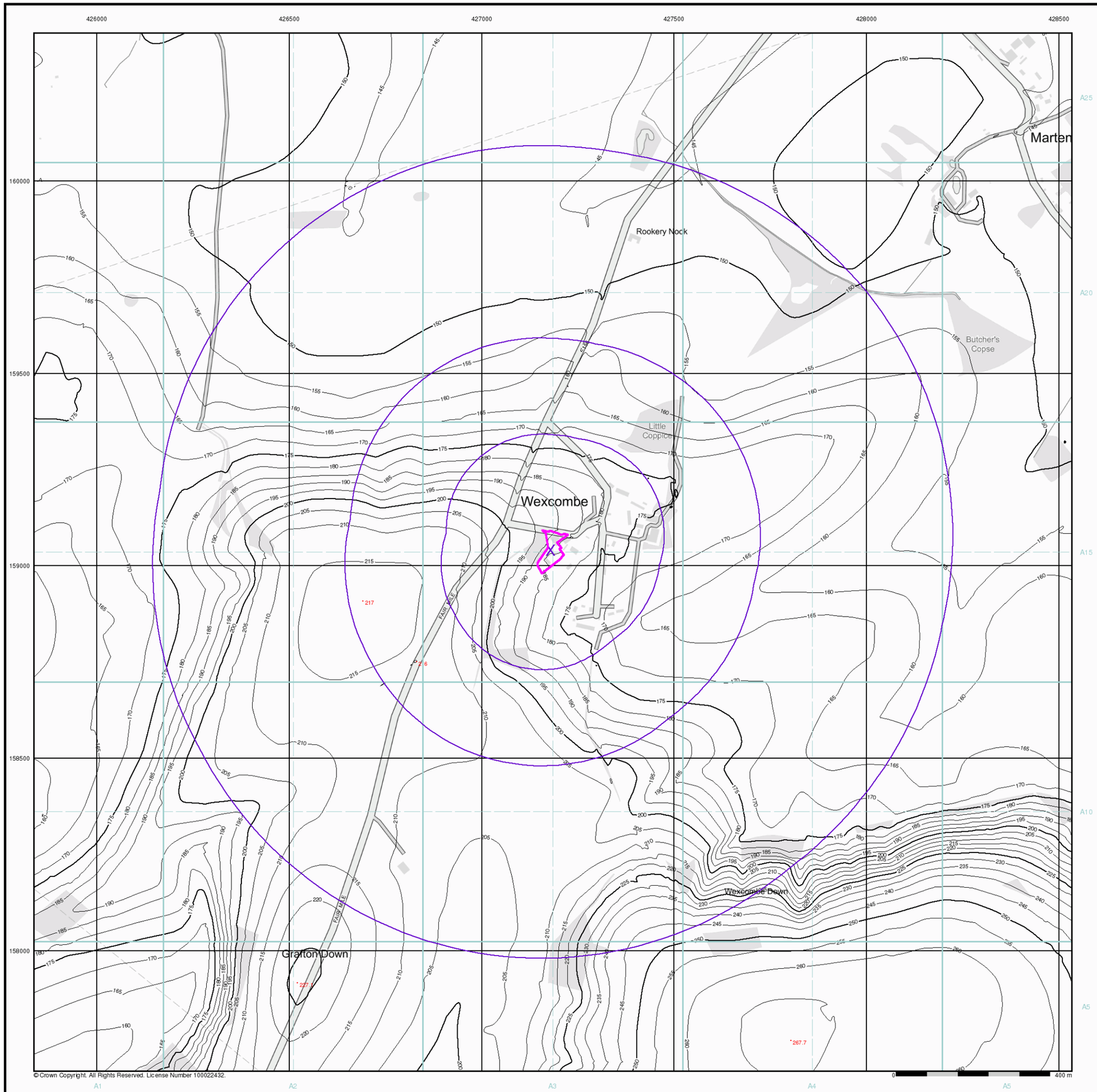
Web: www.envirocheck.co.uk

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

## General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

## Historic Flood Events Data

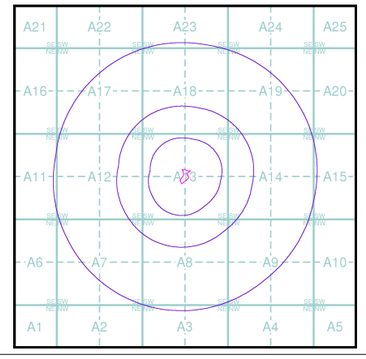
- Channel Capacity Exceeded (no raised defences)
- Channel Capacity Exceeded /Surface Water
- Groundwater/High Water Table
- Local Drainage/Surface Water
- Mechanical Failure
- Obstruction/Blockage - Bridge
- Obstruction/Blockage - Channel
- Historical Flood Liabilities
- Obstruction/Blockage - Culvert
- Obstruction/Blockage - Debris Screen
- Operational Failure/ Breach of Defence
- Other
- Overtopping of Defences
- Surface Water
- Unknown

## Contours (height in metres)

Standard Contour 105 100 95
Master Contour
Spot Height 167.8

MLW Mean Low Water
MHW Mean High Water

## EA/NRW Historic Flood Map - Slice A

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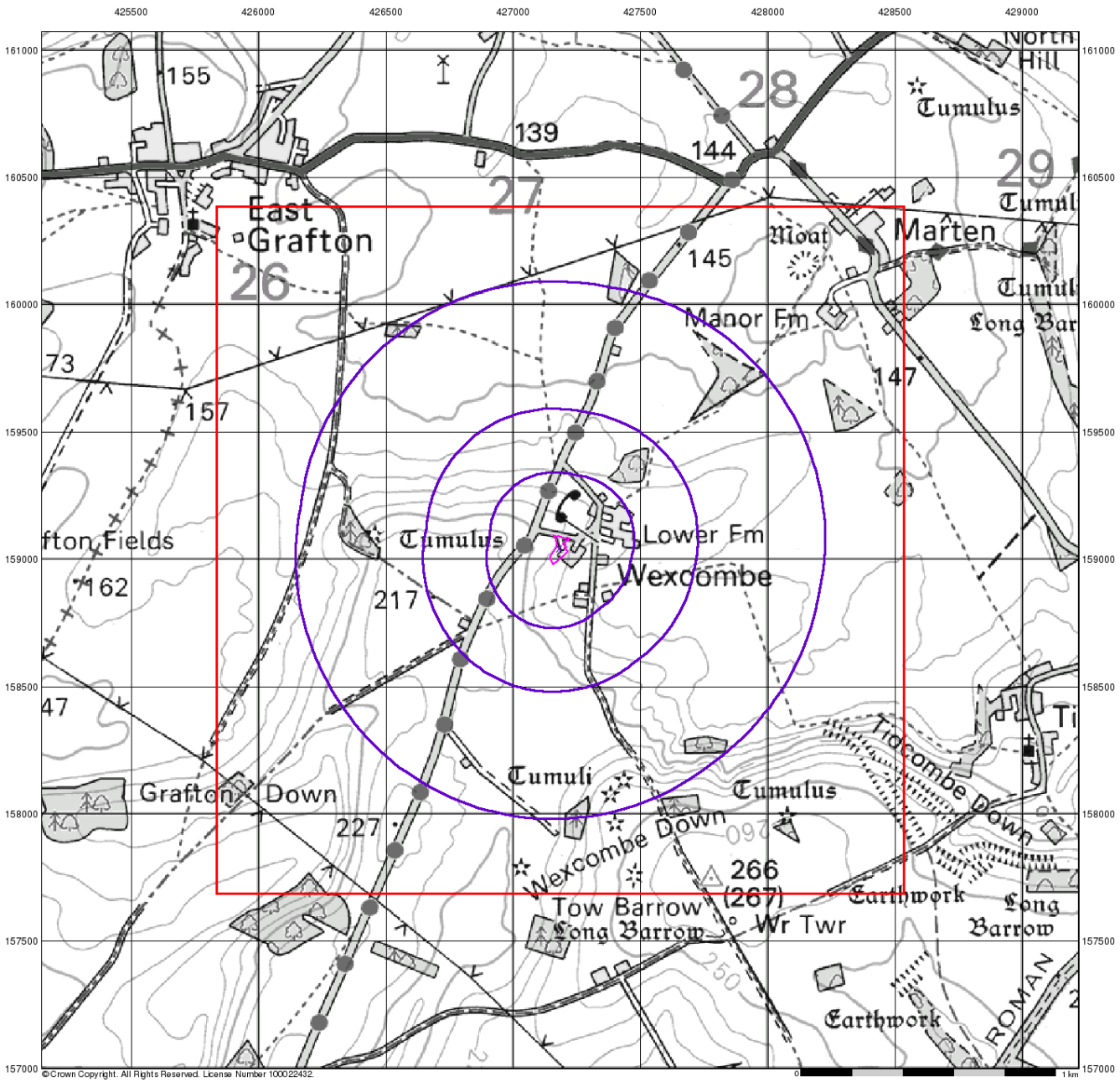


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# BGS Flood Data (1:50,000)

## General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

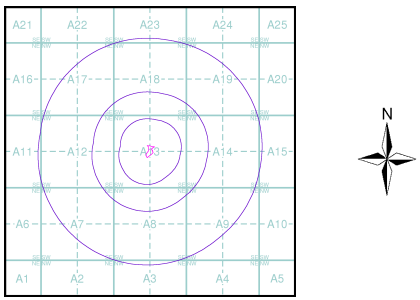
## BGS Geological Indicators of Flooding

Coastal

Inland

Bodies of Water

## BGS Flood Data Map - Slice A

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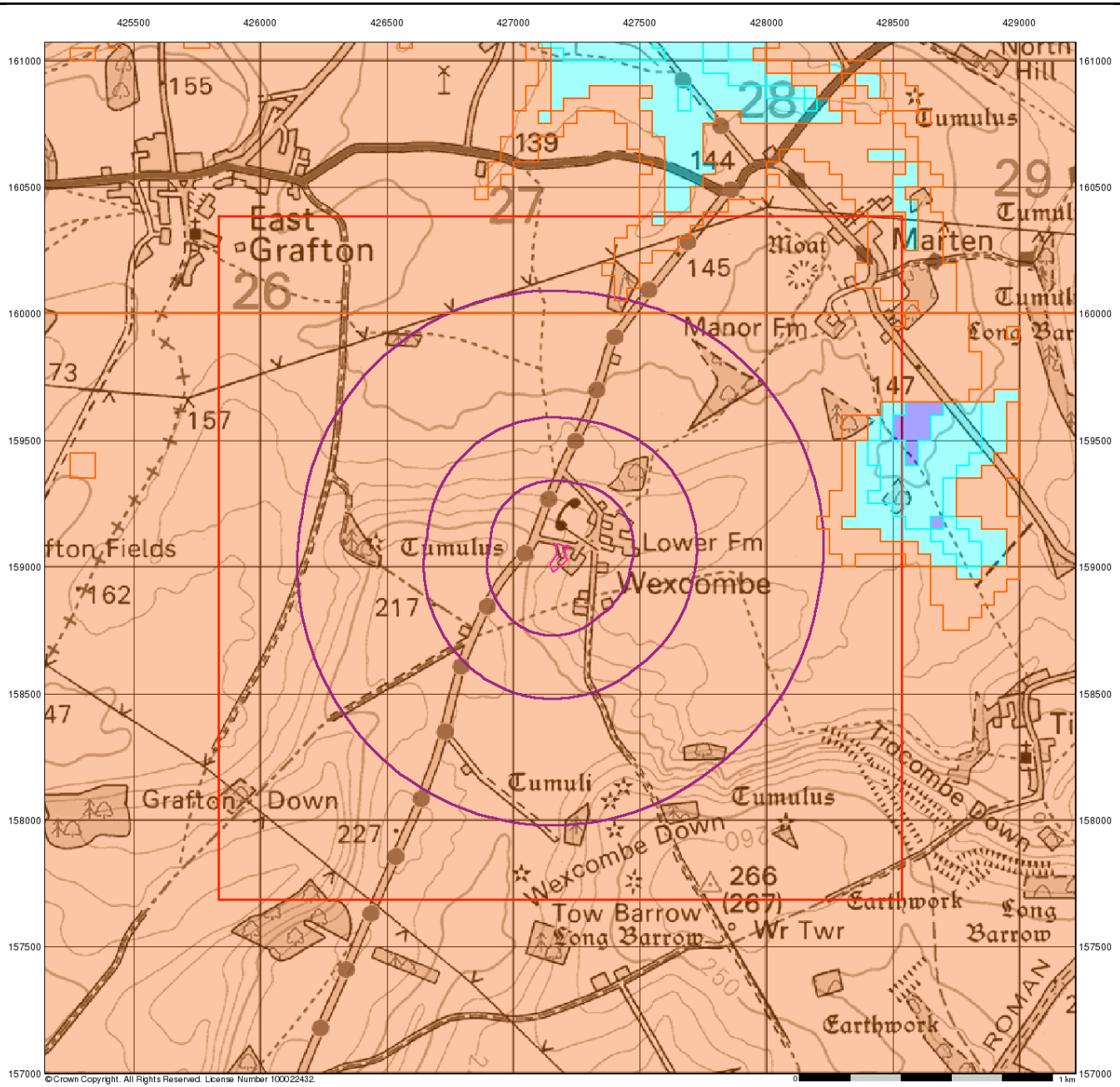


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# BGS Flood Data (1:50,000)

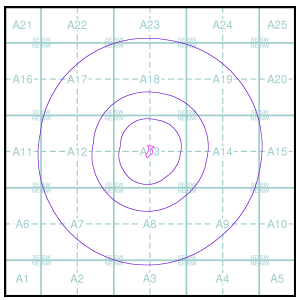
## General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

## BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur

## BGS Flood Data Map - Slice A

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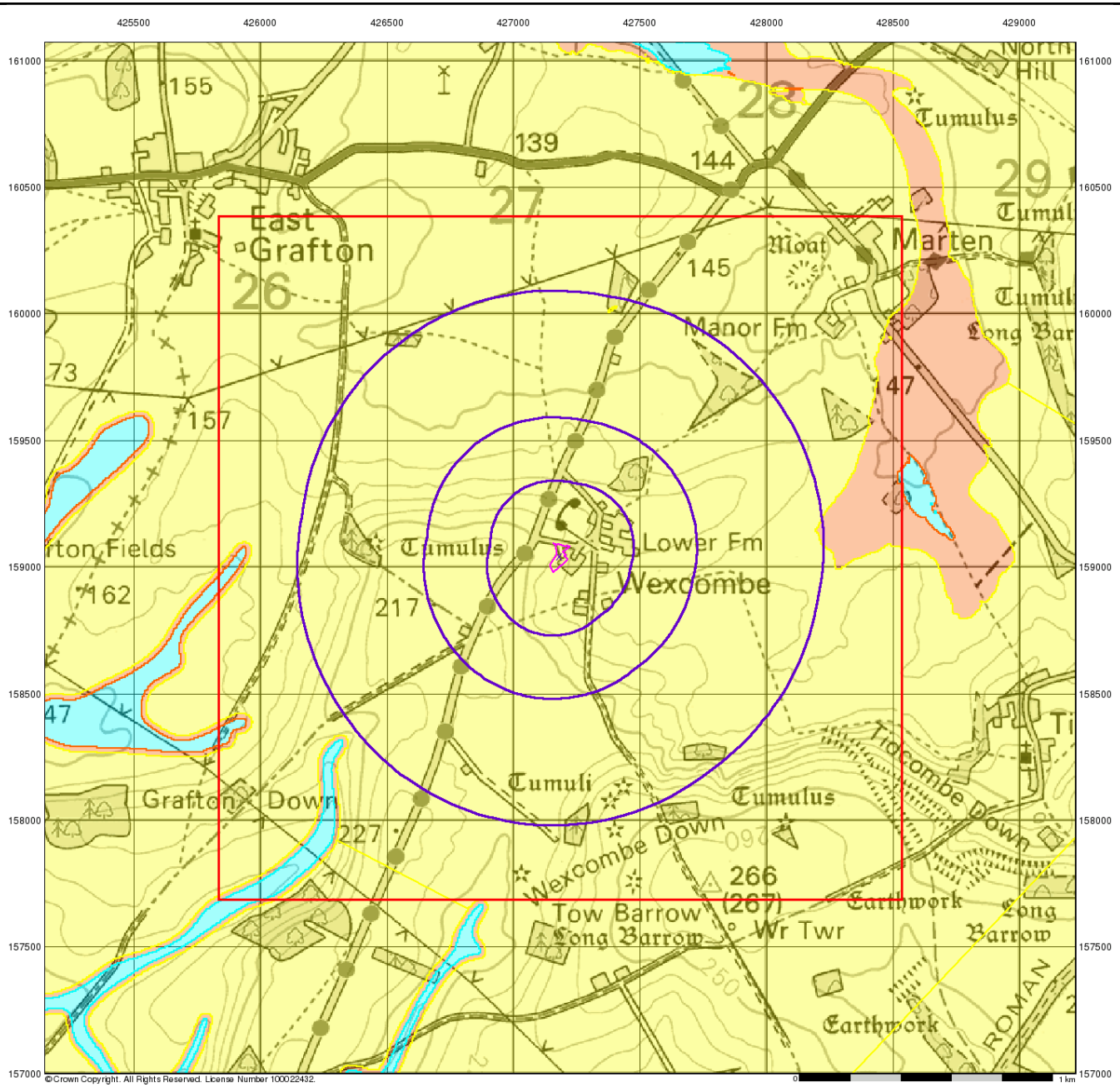


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## GeoSmart Information Groundwater Flood Map (1:50,000)

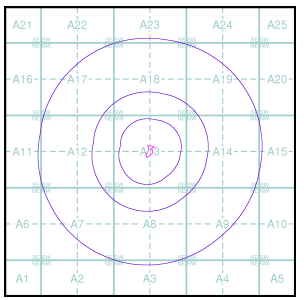
### General

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

### GeoSmart Information Groundwater Flooding Risk

- High Risk
- Moderate Risk
- Low Risk
- Negligible Risk

## GeoSmart Information Groundwater Flood Map - Slice A

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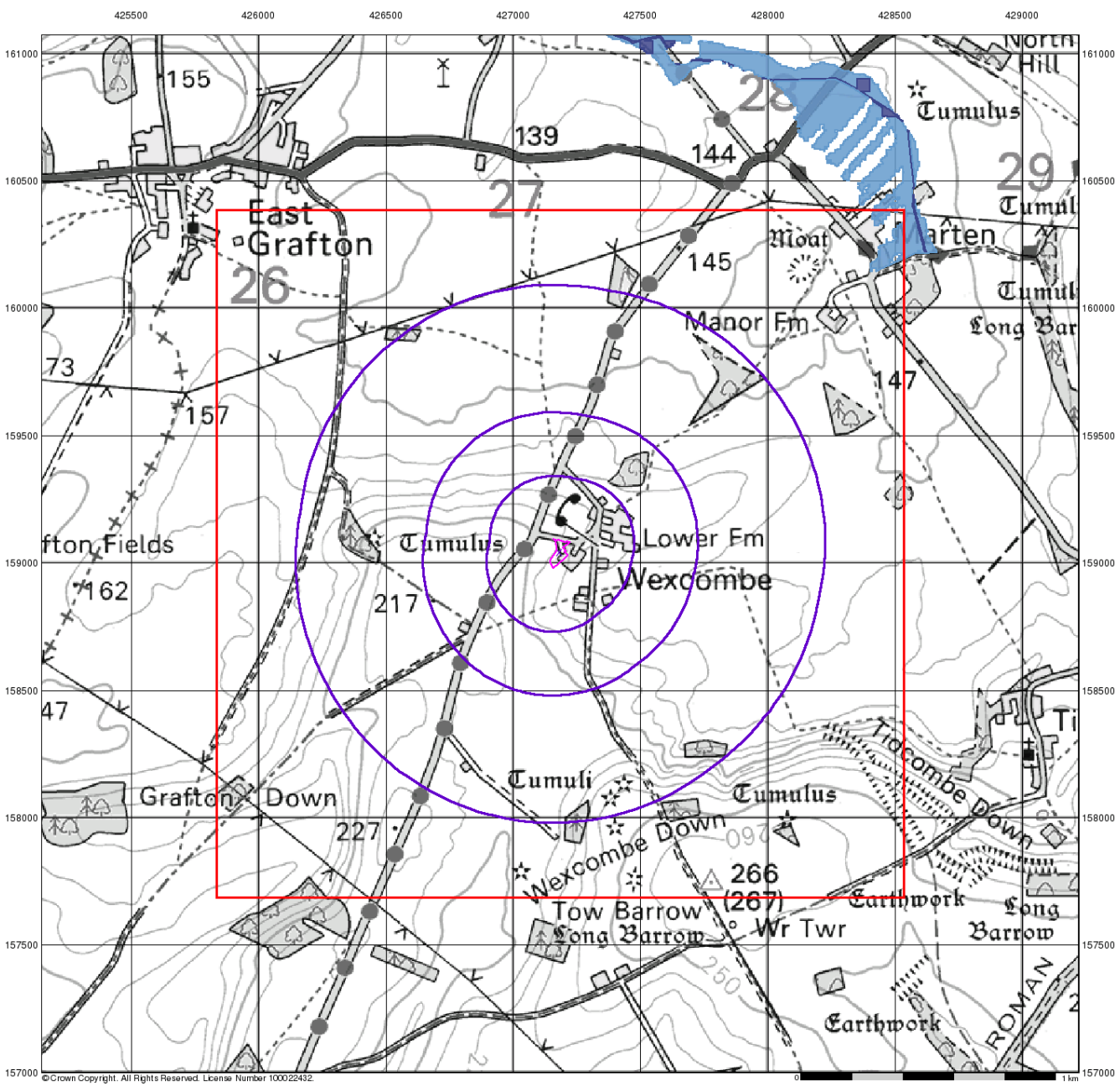


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# EA/NRW RoFRS Data (1:50,000)

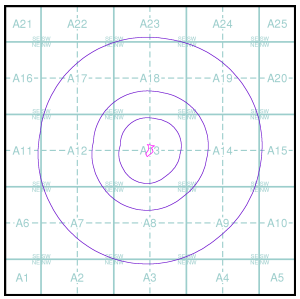
## General

Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

## Risk of Flooding from Rivers and Sea (RoFRS)

- High Risk
- Medium Risk
- Low Risk
- Very Low Risk

## EA/NRW RoFRS Data Map - Slice A

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