

Thanks for your call earlier today to discuss the above site. Key to the concerns raised by local residents is the difference in Fluvial Flood Zone mapping since 2022 - with a change from FZ3 to FZ1 in places. Importantly, the EA issued updated Flood Mapping in 2025 based on the revised NaFRA2 dataset - we have summarised below why there is a change in flood zone in some places.

Why Flood Zones Have Reduced in Some Locations

- Higher-resolution national modelling:
NaFRA2 replaces older, lower-resolution national datasets with a new, state-of-the-art national model and much more detailed mapping. In areas where previous national modelling was coarse or incomplete, the updated modelling better represents topography and flow routes, resulting in smaller Flood Zone 2/3 extents in some locations.
- Integration of detailed local hydraulic models:
NaFRA2 incorporates outputs from many existing local EA/LLFA models. These capture channels, structures, and flow behaviours more accurately than older national layers. Where such models indicate lower hazard or reduced extents, the new national mapping reflects this, leading to localised reductions in mapped flood risk.
- Replacement of outdated data:
Earlier versions of the Flood Map for Planning were built partly on data that was almost 20 years old. NaFRA2 replaces this with modern datasets and modelling techniques. In some cases, the older datasets had overestimated risk, and updated modelling now shows reduced theoretical floodplain coverage.
- Improved representation of hydraulic behaviour:
Although Flood Zones remain based on *undefended* scenarios, NaFRA2 improves the underlying hydrodynamics. This includes more accurate routing of flows and a clearer understanding of how water interacts with natural and built features. This refinement has reduced Flood Zones in areas previously generalised as higher risk.

The current EA Flood Maps for Fluvial Flooding are shown here:



It is acknowledged from local residents reports that flooding of the watercourse occurred during October 2023 (Storm Babet) leading to flooding on the High Street as demonstrated from the residents photos and videos. Flood Risk Mapping is based primarily on statistical risk of flooding, and modelled flooding, calibrated against actual observations. Although the extent of flooding can not be determined through the residents photos and videos, from photos submitted of the application site it appears that there is correlation with the flood maps on flood extent predicted. We note that based on the photos submitted that the area closest to the watercourse is flooded whereas the majority of the site is dry. It is correct that the applicant does not specifically mention the Storm Babet flooding within their report, however based on the photos and the overlay of the development plan against the EA Flood Maps we would still hold the view that the proposed dwellings are located within Flood Zone 1. You could request an update to the FRA to specifically consider and comment on the Storm Babet flooding for completeness, however we do not believe this will change the outcome here.

With regards to whether the Storm Babet flooding was used within the NaFRA2 dataset / calibration is not something that we can comment on as this is an EA information source - we do note that the EA have not objected to the development.



The submitted FRA overlaying the development layout on top of the EA's flood maps shows that safe access & egress (to the west on High Street) could be achieved from the site in line with PPG.

Our suggested position remains as no objection subject to condition, noting that the detailed drainage design needs to be provided (and this must comply in full with the National Standards for SuDS).

Kind Regards

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