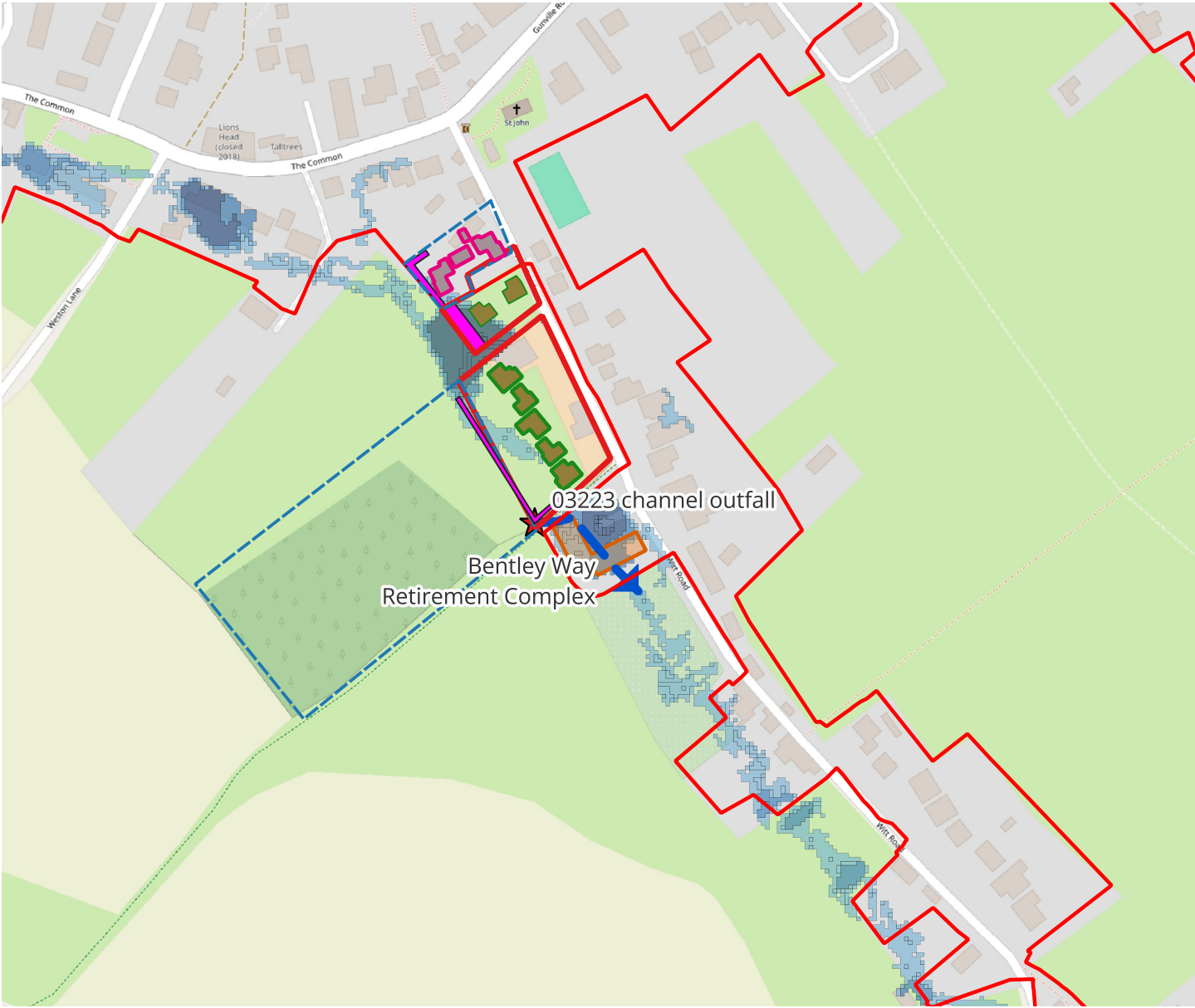


Legend

houses_10022

current_houses

Ownership boundary (10022)

Site boundary (10022)

drainage_area

buildings_03223

Ownership boundary

Site boundary

flow_path_03223

channel_outfall_03223

Bentley Way Retirement Complex

Surface-water flood risk (EA RoFSW)

High

Medium

Low

OpenStreetMap

Indicative flow path only — not a hydraulic model. The grassed channel ("new ditch") conveys pre-existing dry-valley overland flow (211 l/s, 1% AEP +CC per PL_2022_07116) through the site, exiting the SW corner ~20–30 m north of the Bentley Way Retirement Complex. Development runoff (roofs/driveways) infiltrates on-site to chalk (Tier 1) and is separate. Sources: PL_2026_03223 Drainage Strategy & FRA (ref 25168, 13/05/2026); EA Risk of Flooding from Surface Water; OpenStreetMap. CRS: OSGB36 / British National Grid (EPSG:27700).

