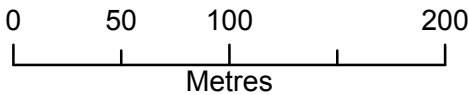


Detailed FRA centred on: 15 Elmbridge Close, Ruislip, HA4 7XA - 04/01/2021 - HNL 199039 BC



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Hertfordshire,
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Legend

- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 2 year (50%) Defended
- 1 in 5 year (20%) Defended
- 1 in 10 year (10%) Defended
- 1 in 20 year (5%) Defended

The data in this map has been extracted from the River Pinn Mapping Study (JBA, 2015). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment.

Modelled outlines take into account catchment wide defences.

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<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

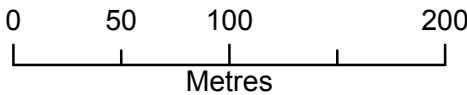
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Legend

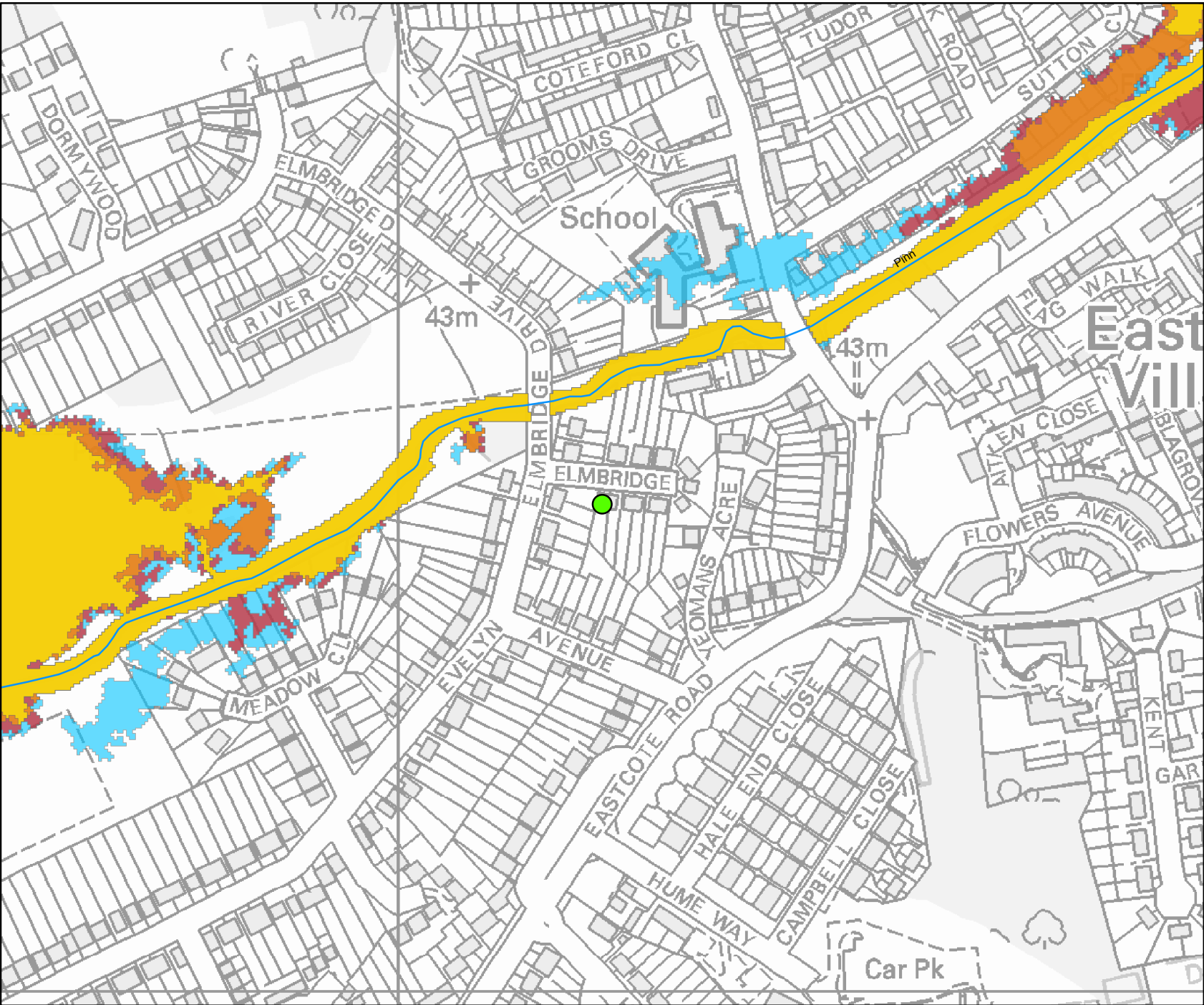
- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 30 year (3.33%) Defended
- 1 in 50 year (2%) Defended
- 1 in 75 year (1.33%) Defended
- 1 in 100 year (1%) Defended

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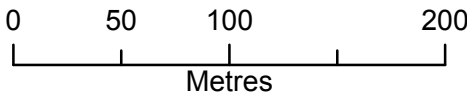
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Legend

- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 100 year + 20% (*CC) Defended
- 1 in 100 year + 25% (*CC) Defended
- 1 in 100 year + 35% (*CC) Defended
- 1 in 100 year + 70% (*CC) Defended

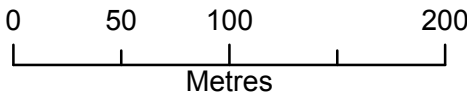
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Legend

- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 250 year (0.4%) Defended
- 1 in 1000 year (0.1%) Defended

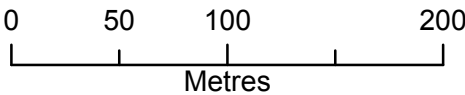
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Legend

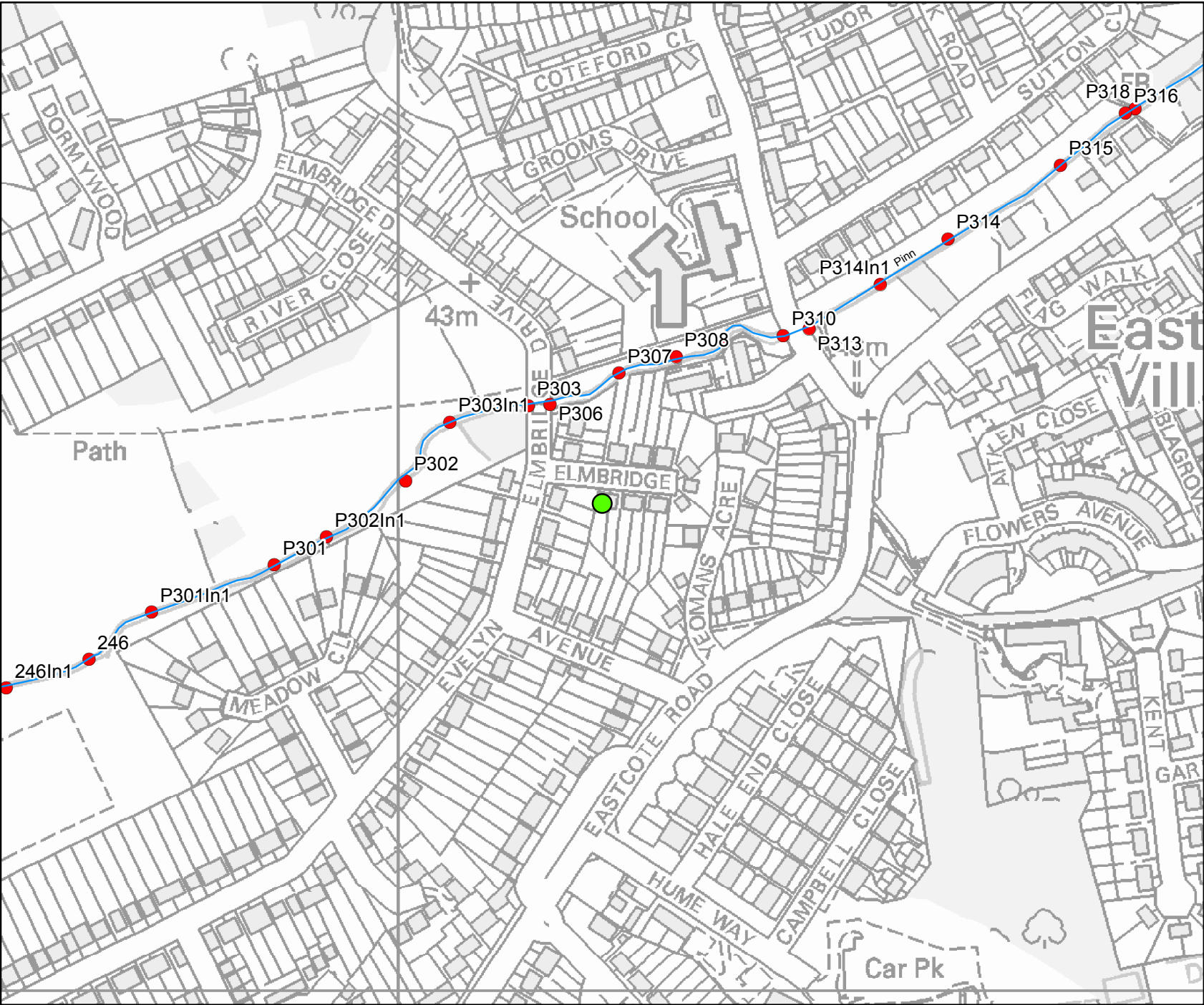
- Main Rivers
- Site location

1D Nodes

- Nodes

The data in this map has been extracted from the River Pinn Mapping Study (JBA, 2015). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences. Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence. <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

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The following information has been extracted from the River Pinn Mapping Study (JBA, 2015)

Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Caution:

This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites across the entire catchment.

All flood levels are given in metres Above Ordnance Datum (mAOD)
All flows are given in cubic metres per second (cumecs)

MODELLED FLOOD LEVEL

Node Label	Easting	Northing	Return Period													
			2 yr	5 yr	10 yr	20 yr	30 yr	50 yr	75 yr	100 yr	100yr + 20%	100yr + 25%	100yr + 35%	100yr + 70%	250 yr	1000yr
P318	510477	188569	42.61	42.87	42.98	43.09	43.18	43.28	43.37	43.45	43.58	43.61	43.67	43.82	43.65	43.93
P316	510471	188566	42.59	42.83	42.94	43.05	43.12	43.22	43.31	43.38	43.51	43.54	43.59	43.74	43.58	43.85
P315	510428	188533	42.50	42.74	42.85	42.96	43.04	43.14	43.22	43.30	43.43	43.46	43.52	43.67	43.51	43.77
P314	510356	188485	42.40	42.63	42.74	42.84	42.92	43.01	43.09	43.16	43.29	43.31	43.38	43.52	43.37	43.61
P314in1	510312	188456	42.33	42.56	42.66	42.76	42.83	42.92	43.00	43.07	43.19	43.22	43.30	43.46	43.29	43.54
P313	510266	188427	42.28	42.50	42.59	42.69	42.76	42.85	42.92	42.99	43.11	43.14	43.23	43.40	43.21	43.50
P310	510249	188423	42.27	42.49	42.59	42.68	42.75	42.83	42.91	42.97	43.08	43.11	43.19	43.36	43.18	43.44
P309	510210	188419	42.16	42.37	42.47	42.56	42.63	42.71	42.78	42.85	42.95	42.98	43.06	43.25	43.05	43.34
P308	510180	188409	42.11	42.32	42.41	42.51	42.57	42.65	42.72	42.78	42.87	42.90	42.98	43.18	42.96	43.28
P307	510143	188398	42.08	42.29	42.39	42.48	42.55	42.62	42.69	42.75	42.85	42.87	42.94	43.11	42.93	43.21
P306	510098	188378	41.92	42.12	42.21	42.30	42.36	42.43	42.50	42.55	42.64	42.66	42.71	42.84	42.70	42.93
P303	510084	188377	41.91	42.10	42.19	42.28	42.34	42.41	42.47	42.52	42.59	42.61	42.66	42.75	42.65	42.81
P303in1	510033	188366	41.85	42.04	42.13	42.21	42.27	42.33	42.38	42.43	42.49	42.50	42.54	42.61	42.54	42.65
P302	510005	188329	41.78	41.97	42.05	42.13	42.19	42.24	42.29	42.33	42.38	42.39	42.42	42.47	42.41	42.51
P302in1	509954	188292	41.68	41.87	41.96	42.04	42.09	42.15	42.20	42.23	42.28	42.29	42.32	42.36	42.31	42.39
P301	509920	188274	41.59	41.78	41.86	41.95	42.00	42.05	42.09	42.12	42.16	42.17	42.18	42.21	42.18	42.24
P301in1	509840	188244	41.48	41.67	41.76	41.84	41.89	41.94	41.98	42.01	42.05	42.07	42.12	42.07	42.16	
246	509800	188213	41.37	41.56	41.64	41.72	41.77	41.82	41.86	41.89	41.94	41.95	41.98	42.04	41.97	42.11
246in1	509747	188195	41.29	41.47	41.56	41.63	41.68	41.74	41.80	41.84	41.89	41.90	41.93	42.01	41.93	42.08

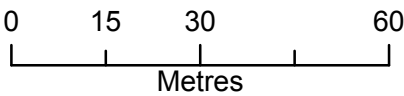
MODELLED FLOWS

Node Label	Easting	Northing	2 yr	Return Period												
				5 yr	10 yr	20 yr	30 yr	50 yr	75 yr	100 yr	100yr + 20%	100yr + 25%	100yr + 35%	100yr + 70%	250 yr	1000yr
P318	510477	188569	4.89	6.52	7.36	8.21	8.93	9.80	10.06	10.47	11.37	11.52	11.83	12.15	11.79	12.84
P316	510471	188566	4.89	6.52	7.36	8.21	8.93	9.80	10.06	10.47	11.37	11.52	11.83	12.15	11.79	12.84
P315	510428	188533	4.89	6.52	7.36	8.21	8.93	9.84	10.64	11.31	12.40	12.52	12.88	14.59	12.83	17.11
P314	510356	188485	4.89	6.52	7.36	8.21	8.93	9.84	10.71	11.53	12.95	13.21	13.63	15.33	13.59	18.17
P314In1	510312	188456	5.02	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.38	13.65	14.09	14.44	14.04	16.05
P313	510266	188427	5.03	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.38	13.66	14.15	14.88	14.08	15.10
P310	510249	188423	5.03	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.38	13.66	14.15	14.88	14.08	15.10
P309	510210	188419	5.02	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.39	13.71	14.31	15.48	14.22	17.12
P308	510180	188409	5.02	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.39	13.72	14.55	16.20	14.41	17.64
P307	510143	188398	5.02	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.39	13.81	15.01	17.48	14.79	18.86
P306	510098	188378	5.03	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.39	13.81	15.00	18.17	14.80	20.38
P303	510084	188377	5.03	6.72	7.59	8.50	9.21	10.16	11.05	11.89	13.39	13.81	15.00	18.17	14.80	20.38
P303In1	510033	188366	5.16	6.91	7.82	8.79	9.50	10.47	11.40	12.26	13.82	14.19	15.41	18.51	15.19	20.54
P302	510005	188329	5.16	6.91	7.82	8.79	9.50	10.47	11.40	12.26	13.72	14.04	15.04	17.22	14.86	18.57
P302In1	509954	188292	5.16	6.91	7.82	8.79	9.50	10.38	11.09	11.75	12.96	13.23	14.05	15.82	13.91	17.14
P301	509920	188274	5.16	6.91	7.82	8.78	9.50	10.44	11.29	12.05	13.22	13.48	14.31	15.81	14.15	16.77
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246	509800	188213	5.16	6.90	7.82	8.78	9.47	10.22	10.71	11.08	11.59	11.65	11.77	12.09	11.74	12.30
246In1	509747	188195	5.16	6.90	7.81	8.78	9.47	10.13	10.50	10.80	11.19	11.26	11.38	11.72	11.34	11.85

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Legend

- Main Rivers
- Site location

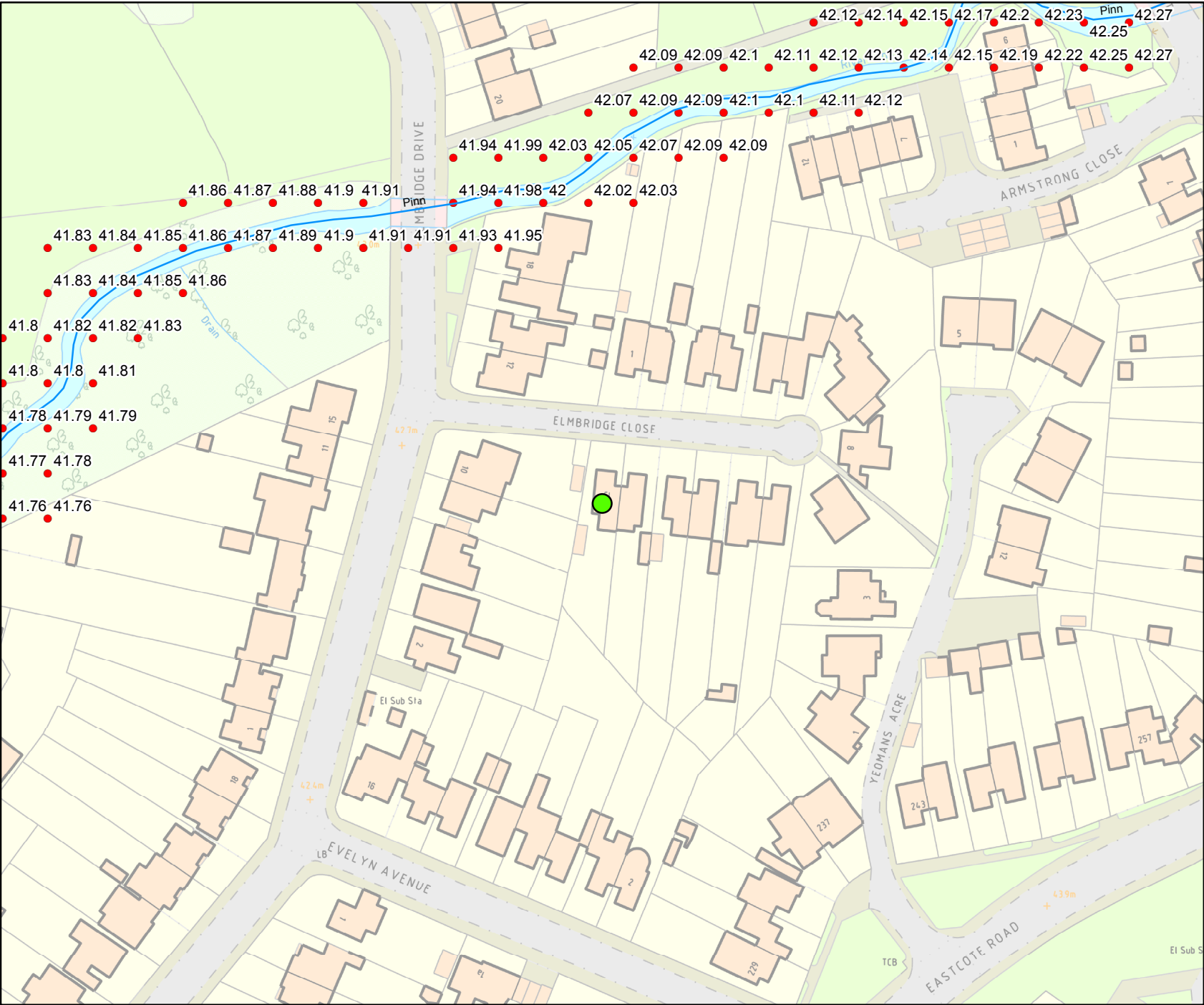
2D Node Results: Heights

- 1 in 2 year (50%) Defended

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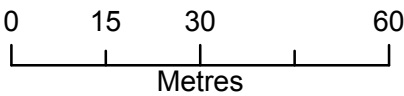


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Legend

- Main Rivers
- Site location

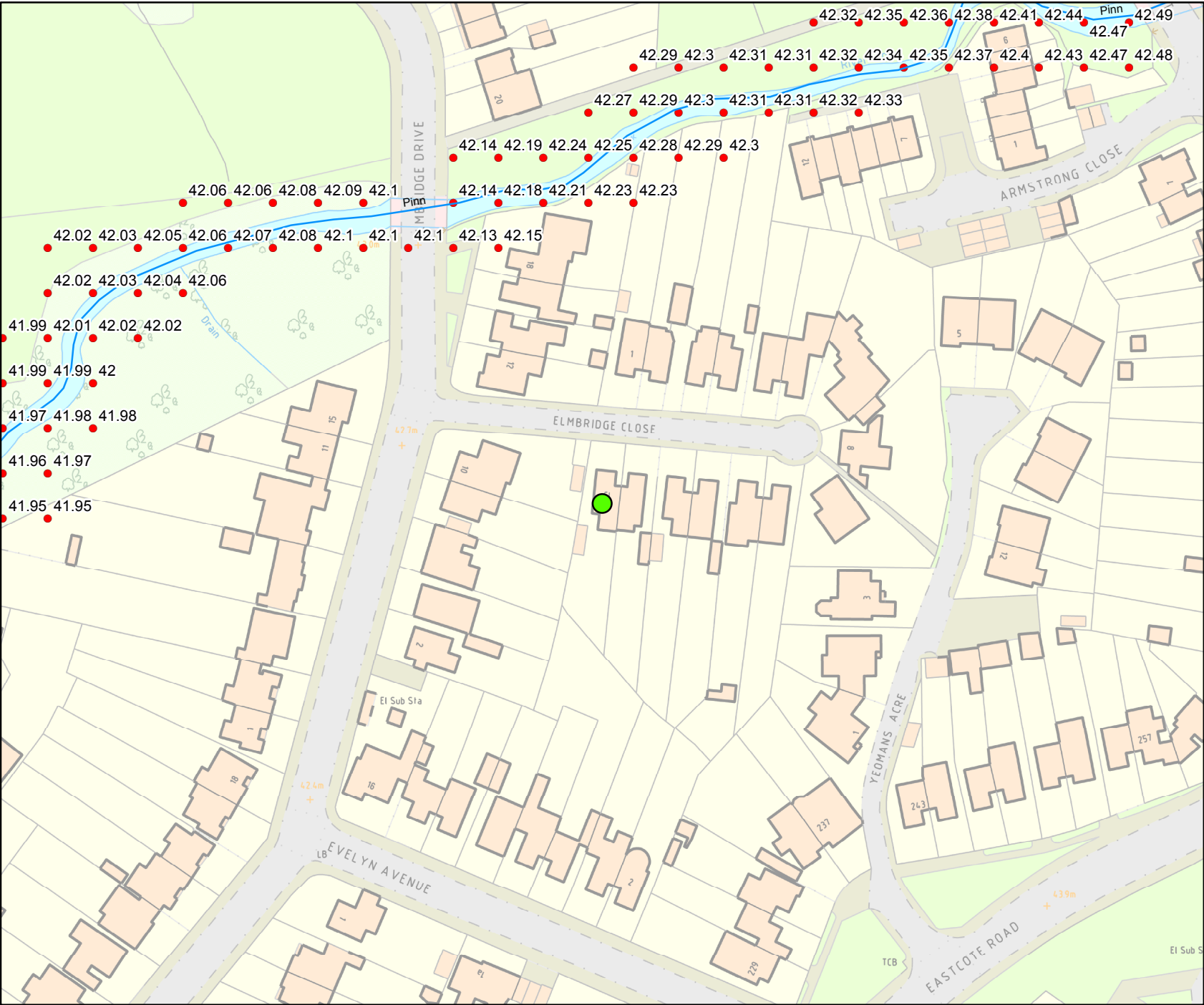
2D Node Results: Heights

- 1 in 5 year (20%) Defended

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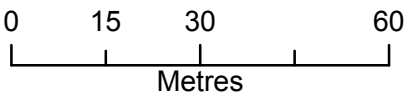
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Legend

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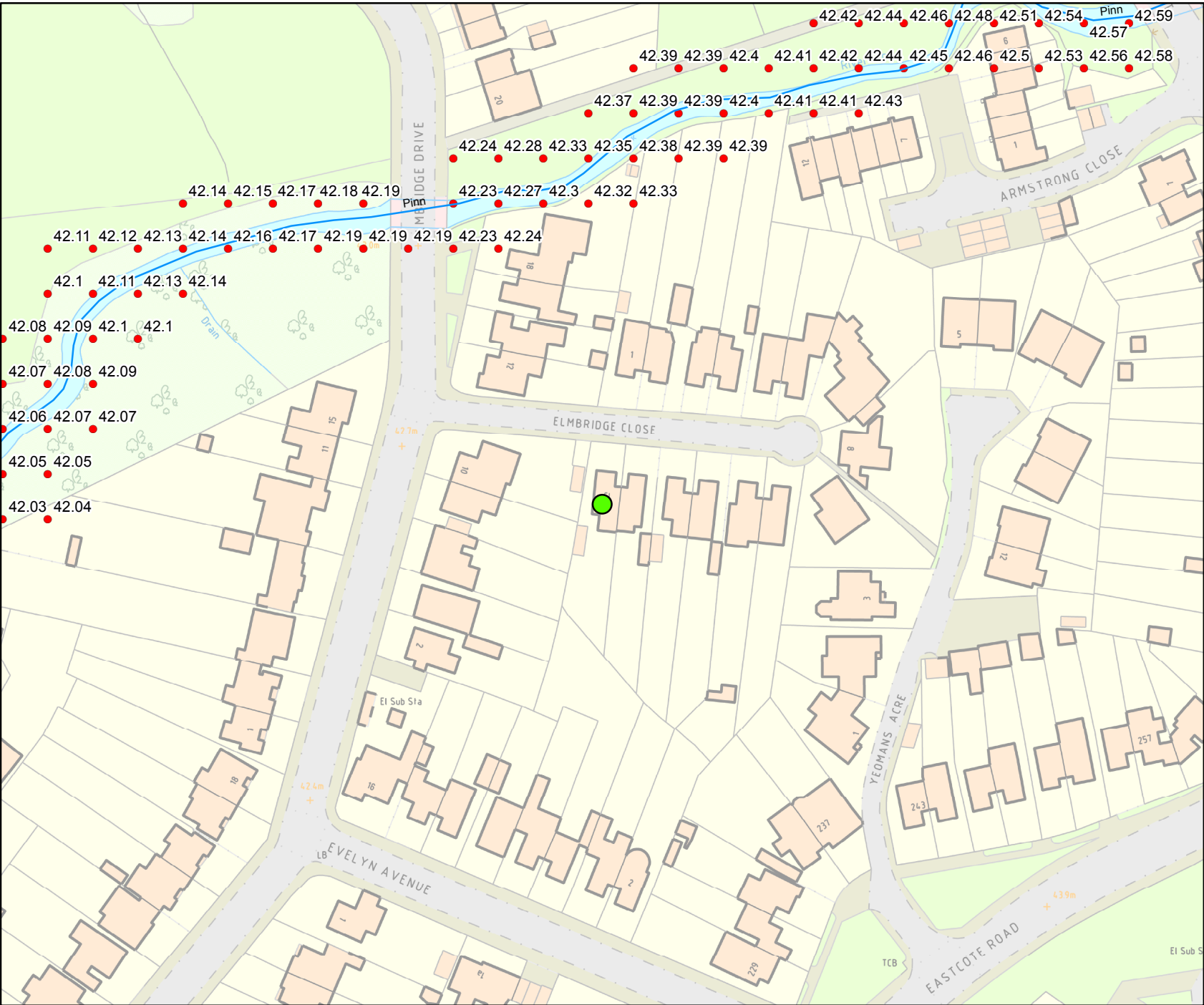
2D Node Results: Heights

- 1 in 10 year (10%) Defended

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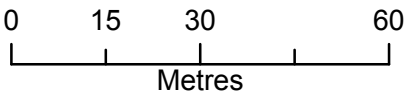


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Legend

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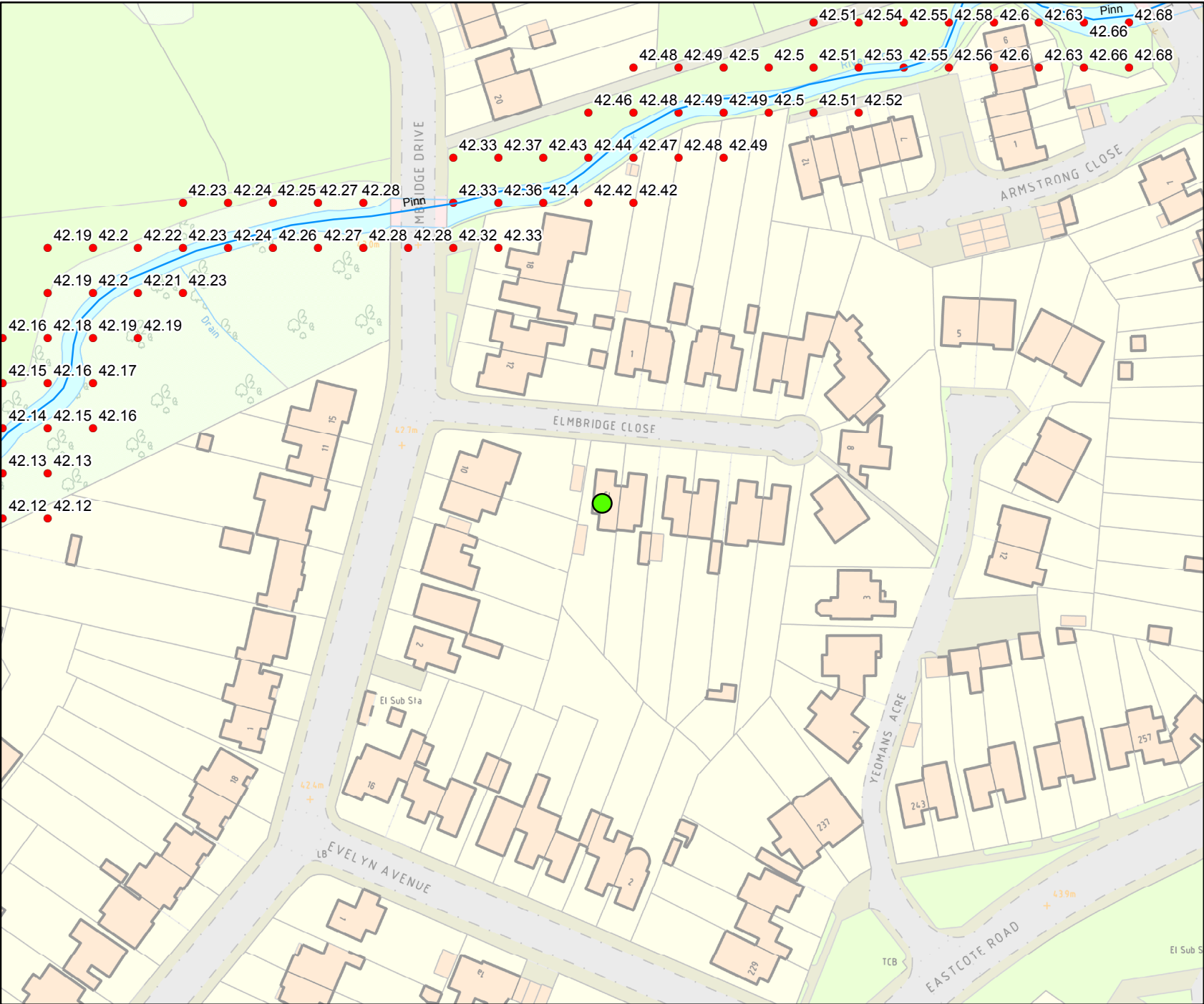
2D Node Results: Heights

- 1 in 20 year (5%) Defended

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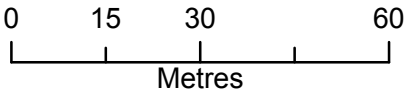


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Legend

- Main Rivers
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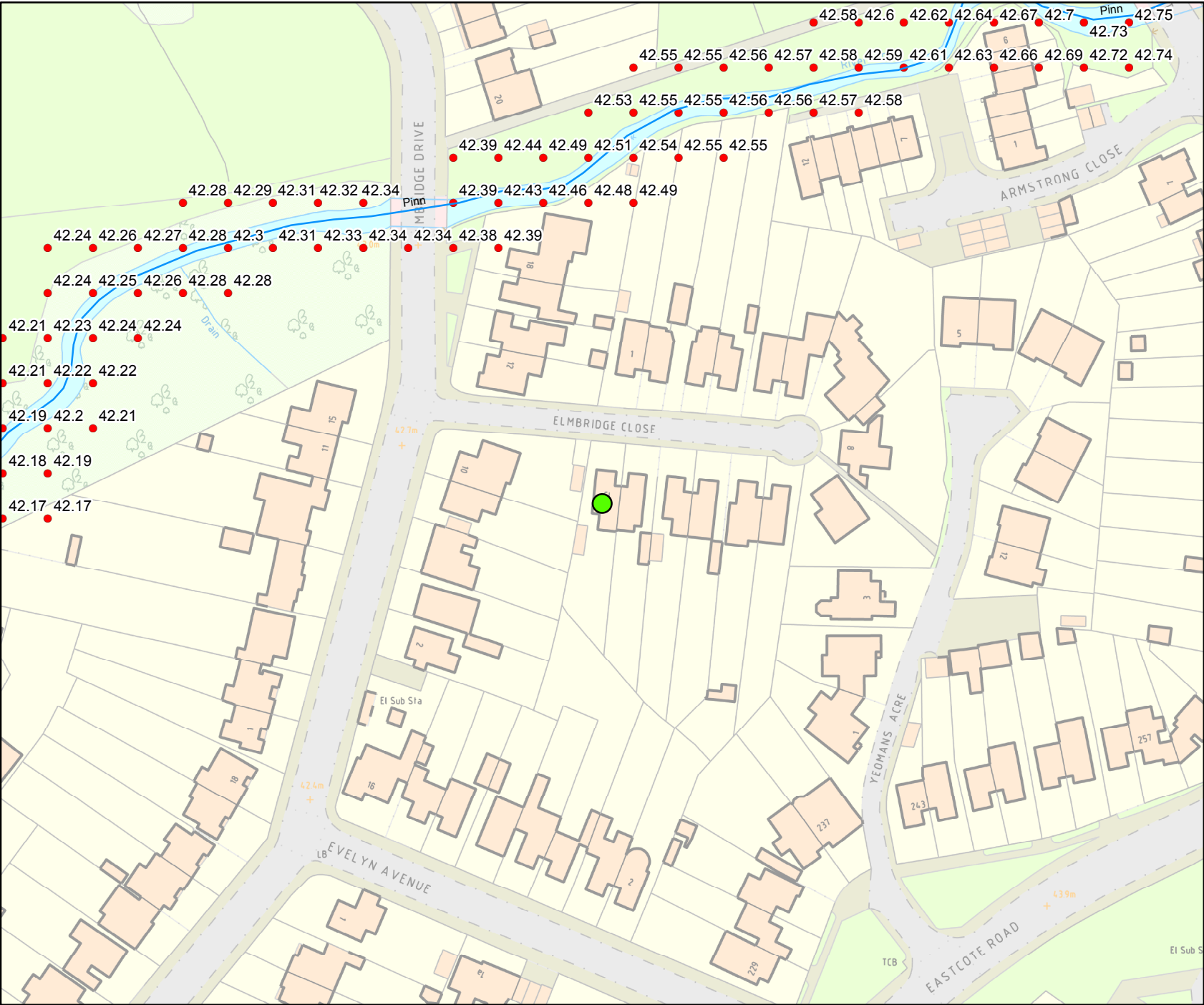
2D Node Results: Heights

- 1 in 30 year (3.33%) Defended

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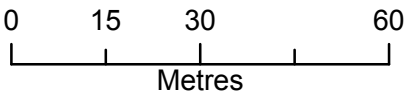


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Legend

- Main Rivers
- Site location

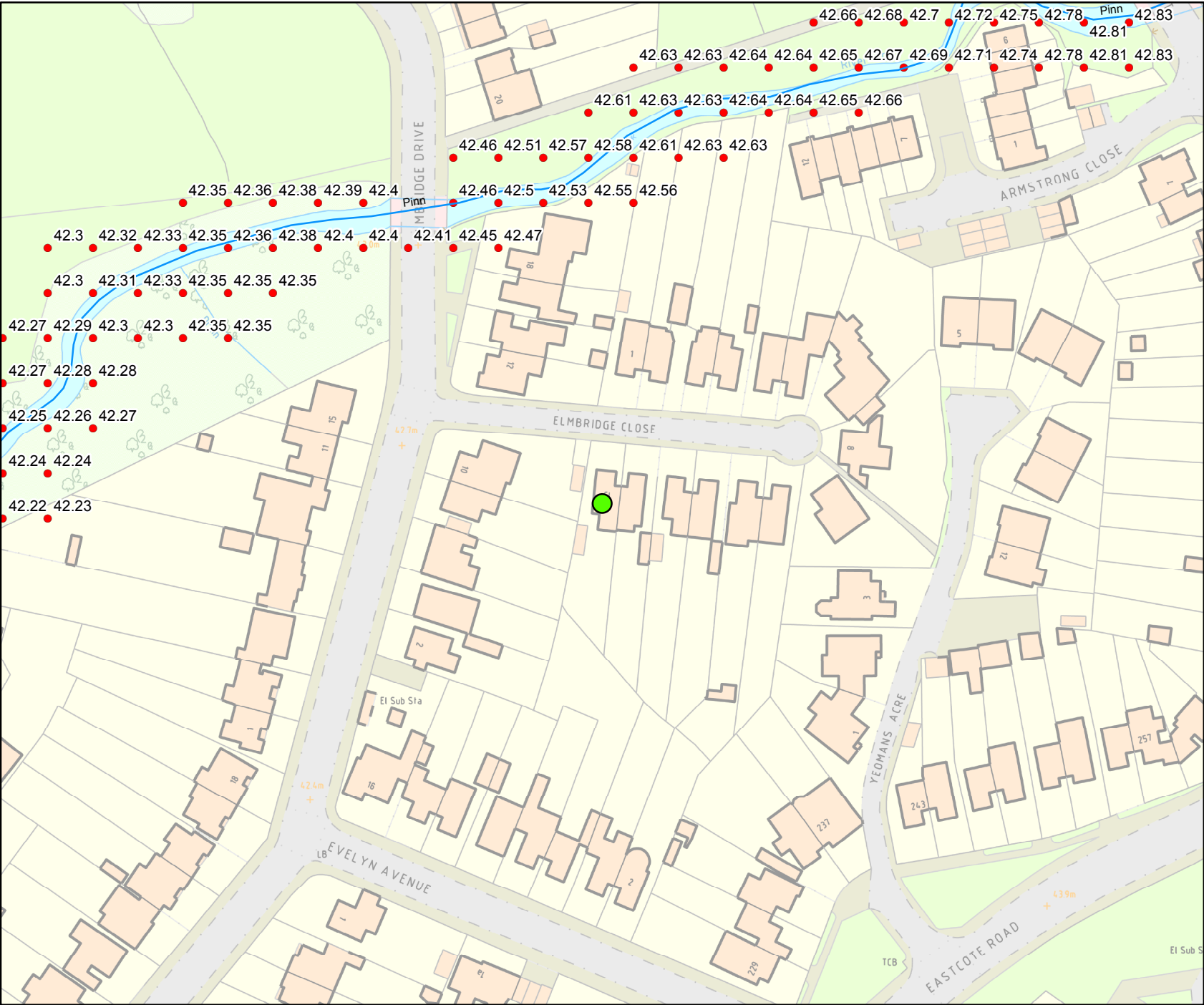
2D Node Results: Heights

- 1 in 50 year (2%) Defended

The data in this map has been extracted from the River Pinn Mapping Study (JBA, 2015). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

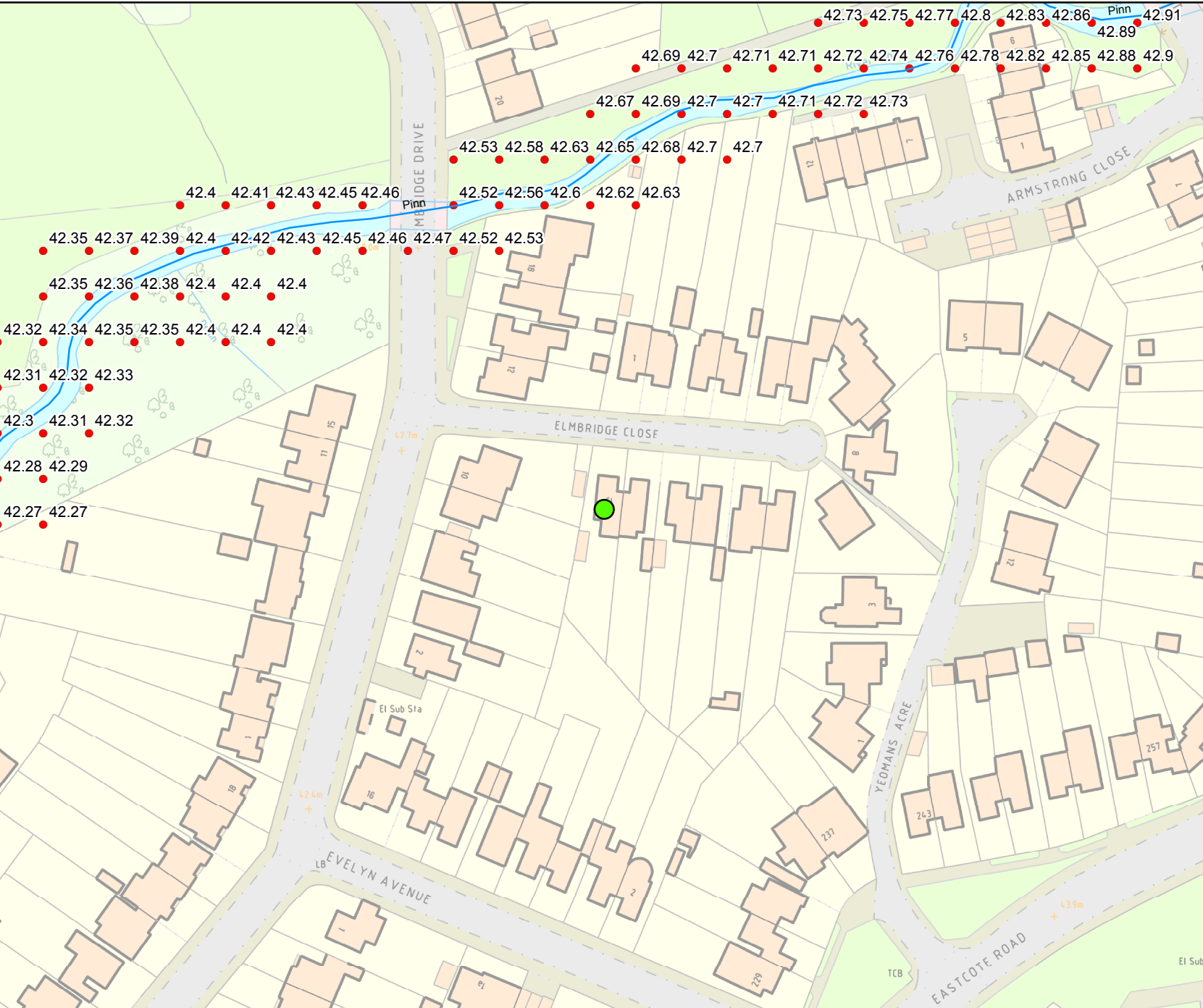
Flood risk data requests including an allowance for climate change will be based on the 1 in 100 flood plus 20% allowance for climate change, unless otherwise stated. You should refer to 'Flood risk assessments: climate change allowances' to check if this allowance is still appropriate for the type of development you are proposing and its location. You may need to undertake further assessment of future flood risk using different allowances to ensure your assessment of future flood risk is based on best available evidence.

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A horizontal number line with tick marks at 0, 15, 30, and 60. The word "Metres" is written below the line.

Legend

- Main Rivers
● Site location

2D Node Results: Heights

- 1 in 75 year (1.33%) Defended

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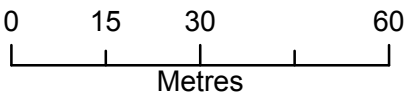
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Legend

- Main Rivers
- Site location

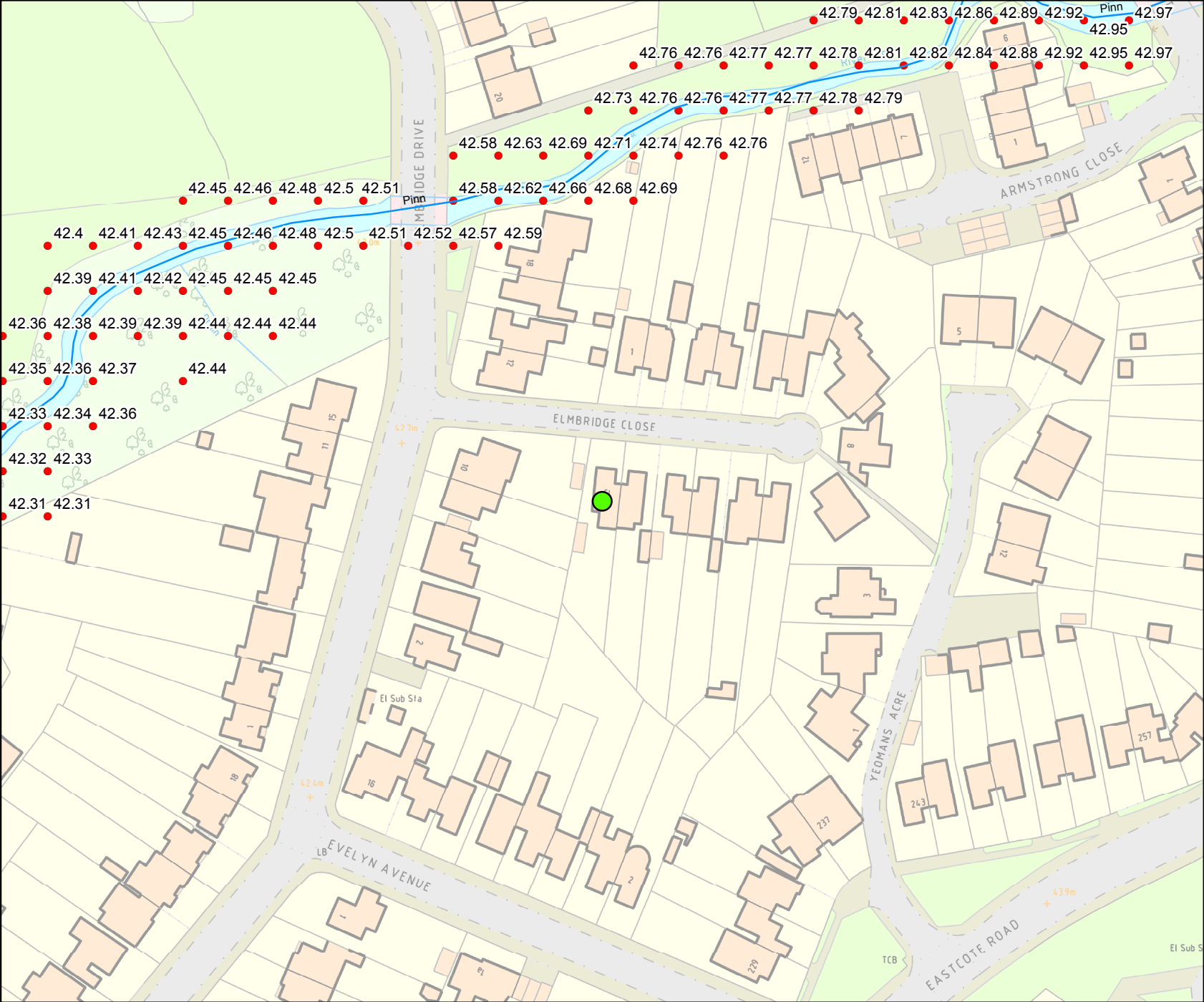
2D Node Results: Heights

- 1 in 100 year (1%) Defended

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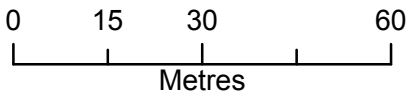


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Legend

- Main Rivers
- Site location

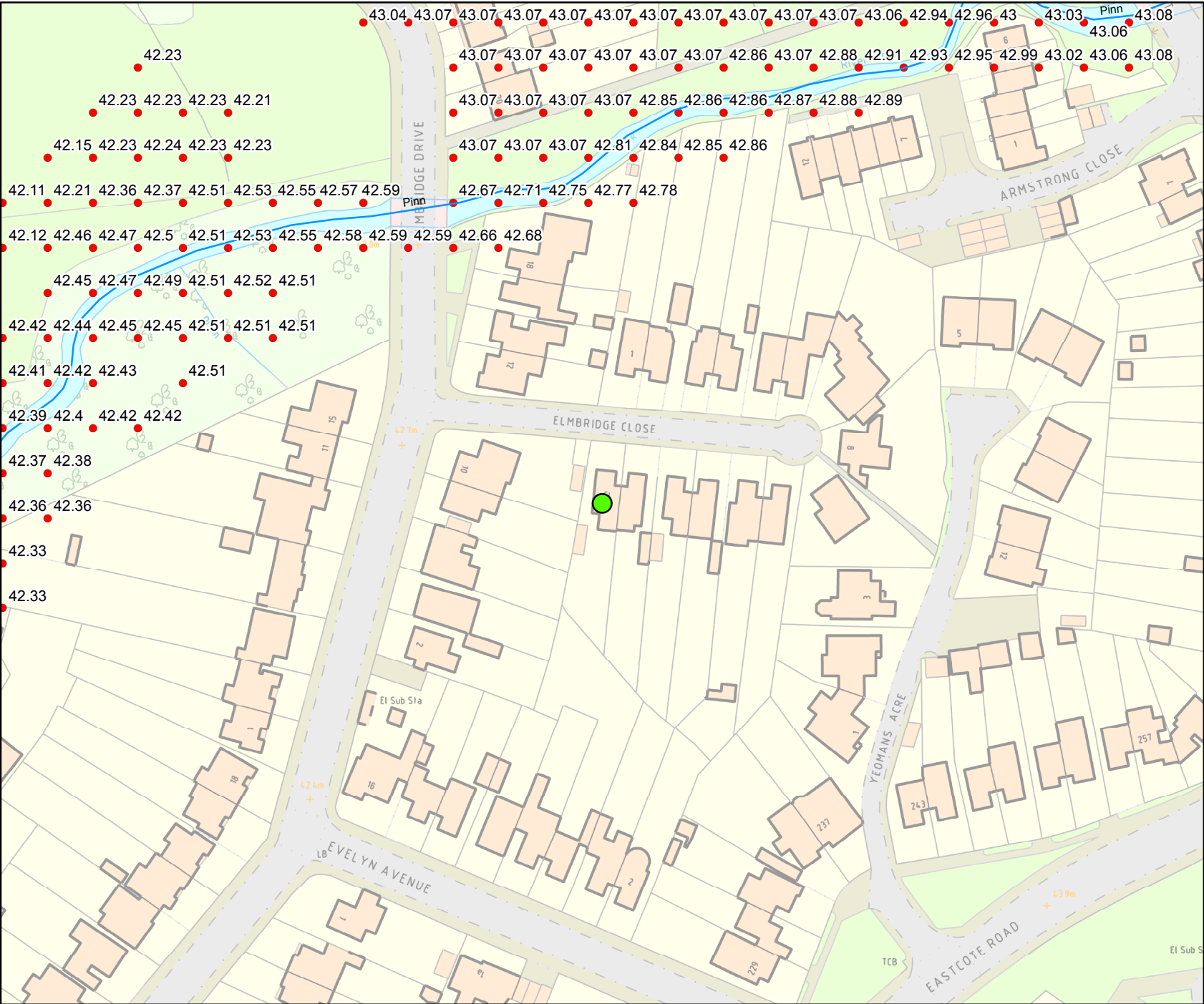
2D Node Results: Heights

- 1 in 100 year + 20% (*CC) Defended

The data in this map has been extracted from the River Pinn Mapping Study (JBA, 2015). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

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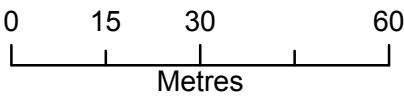


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Legend

- Main Rivers
- Site location

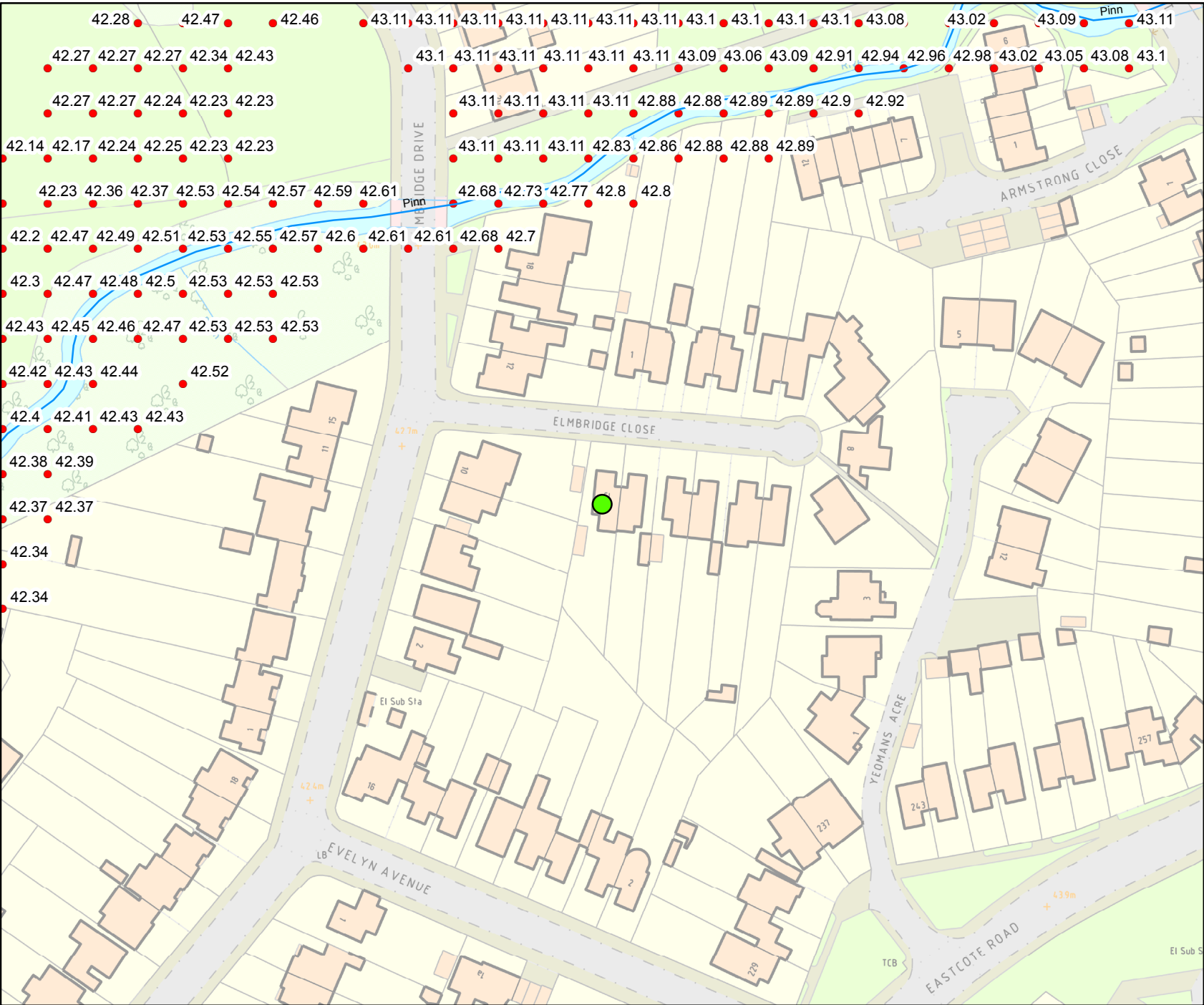
2D Node Results: Heights

- 1 in 100 year + 25% (*CC) Defended

The data in this map has been extracted from the River Pinn Mapping Study (JBA, 2015). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

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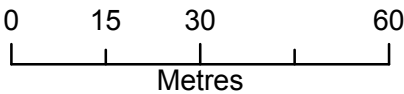
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Legend

- Main Rivers
- Site location

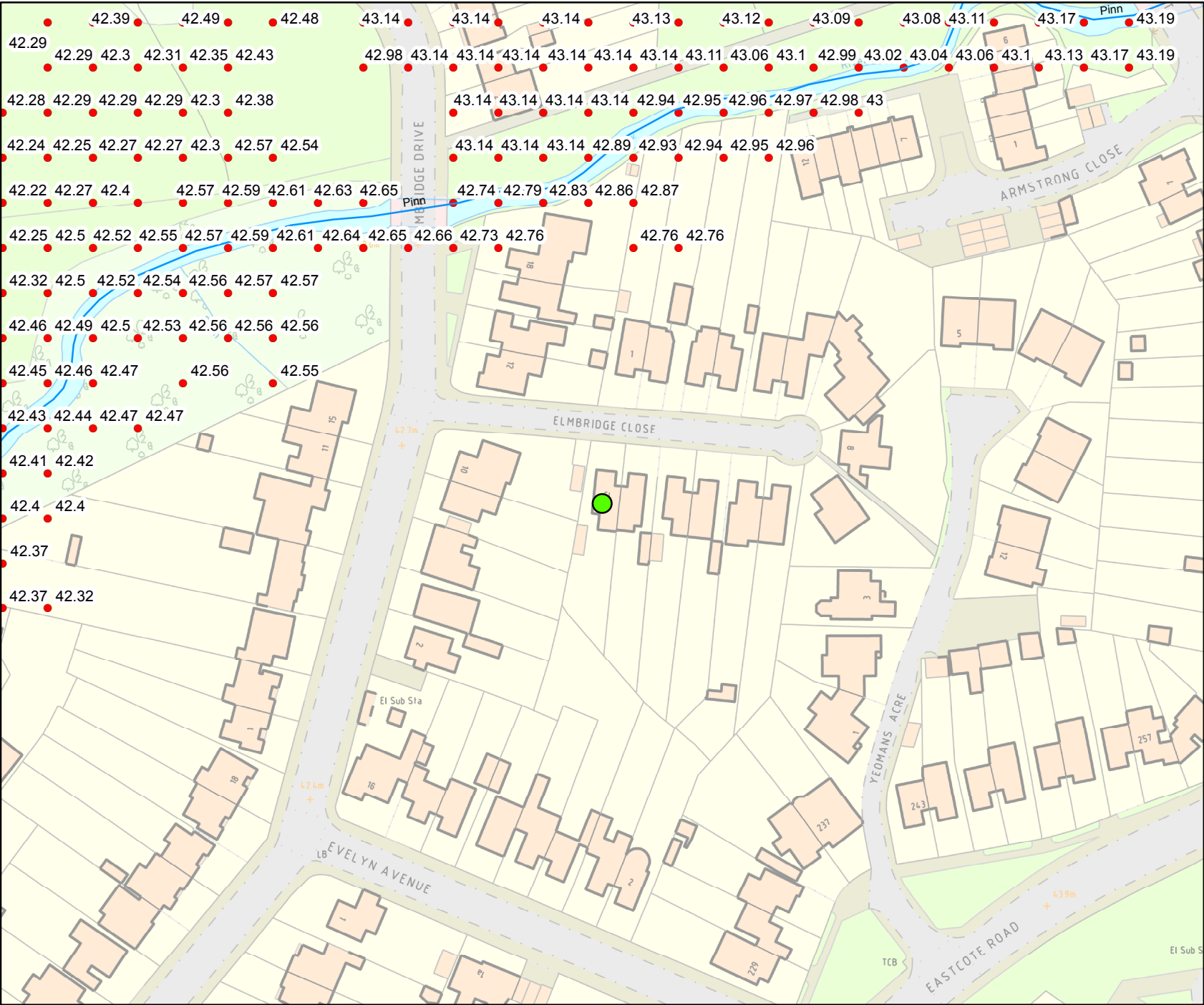
2D Node Results: Heights

- 1 in 100 year + 35% (*CC) Defended

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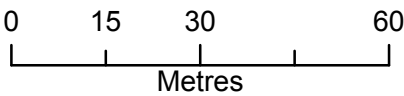


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Legend

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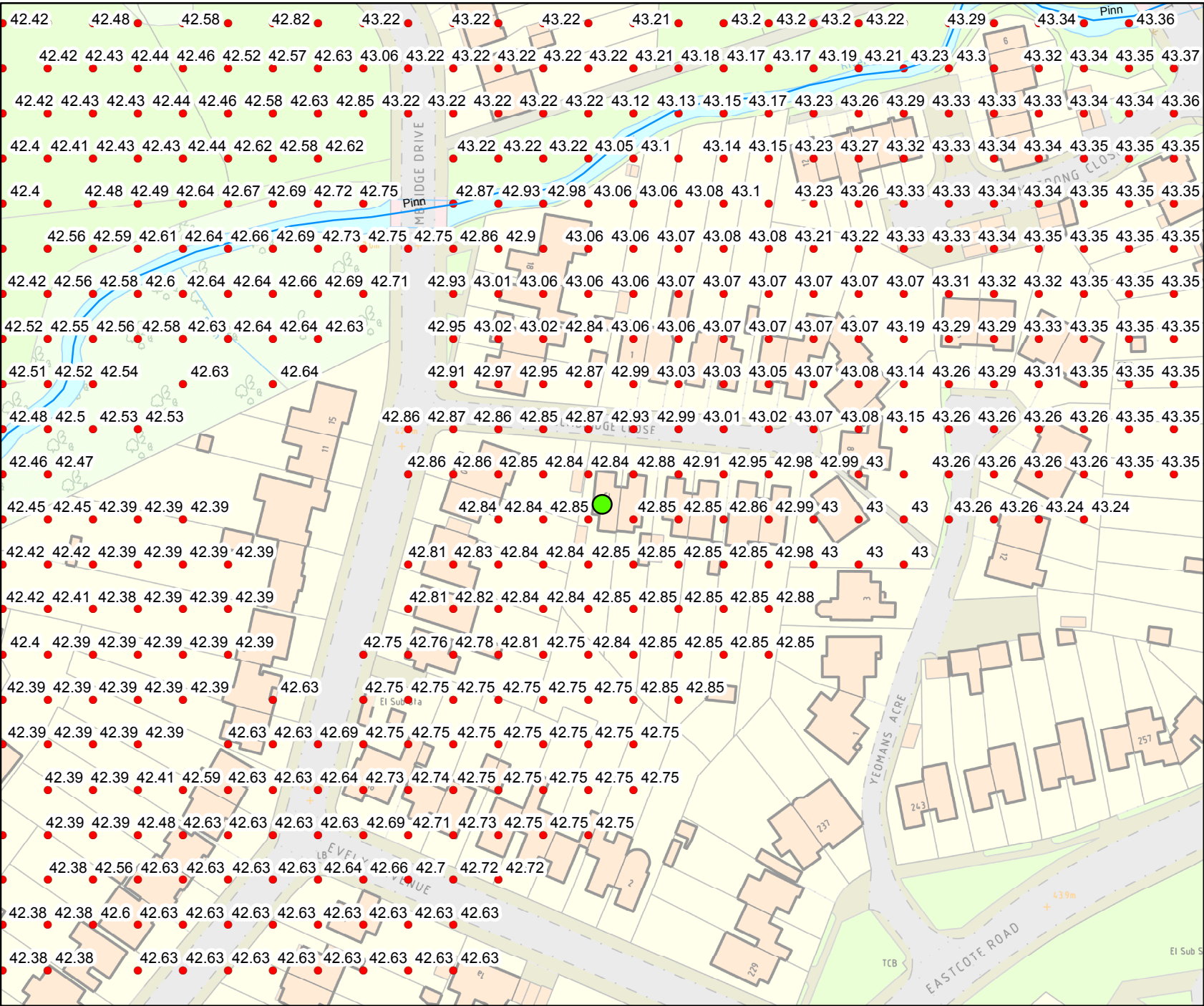
2D Node Results: Heights

- 1 in 100 year + 70% (*CC) Defended

The data in this map has been extracted from the River Pinn Mapping Study (JBA, 2015). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

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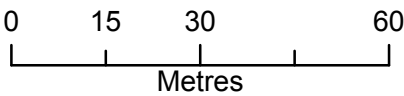
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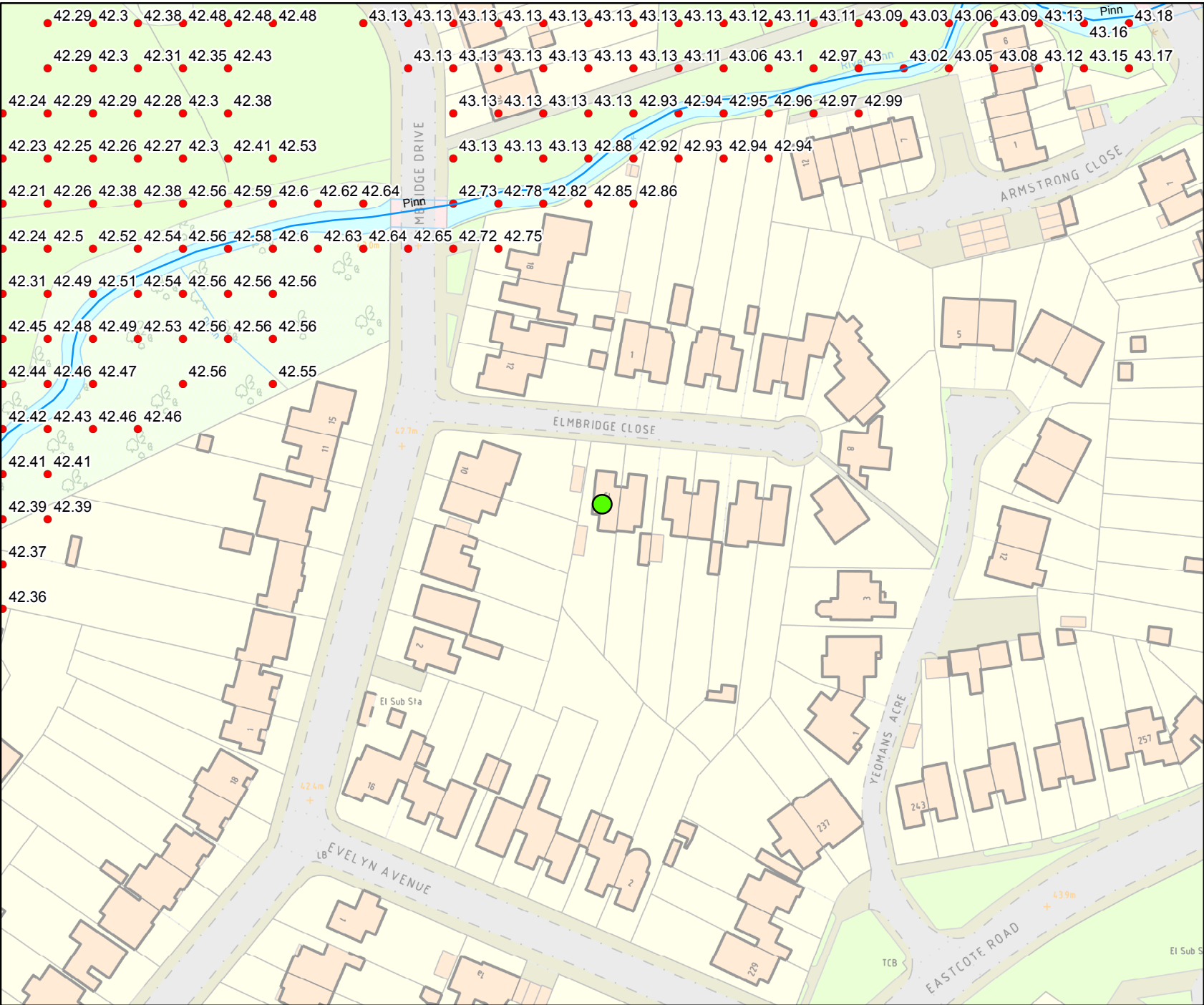
2D Node Results: Heights

- 1 in 250 year (0.4%) Defended

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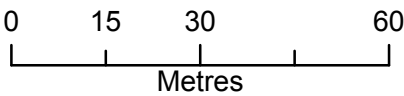
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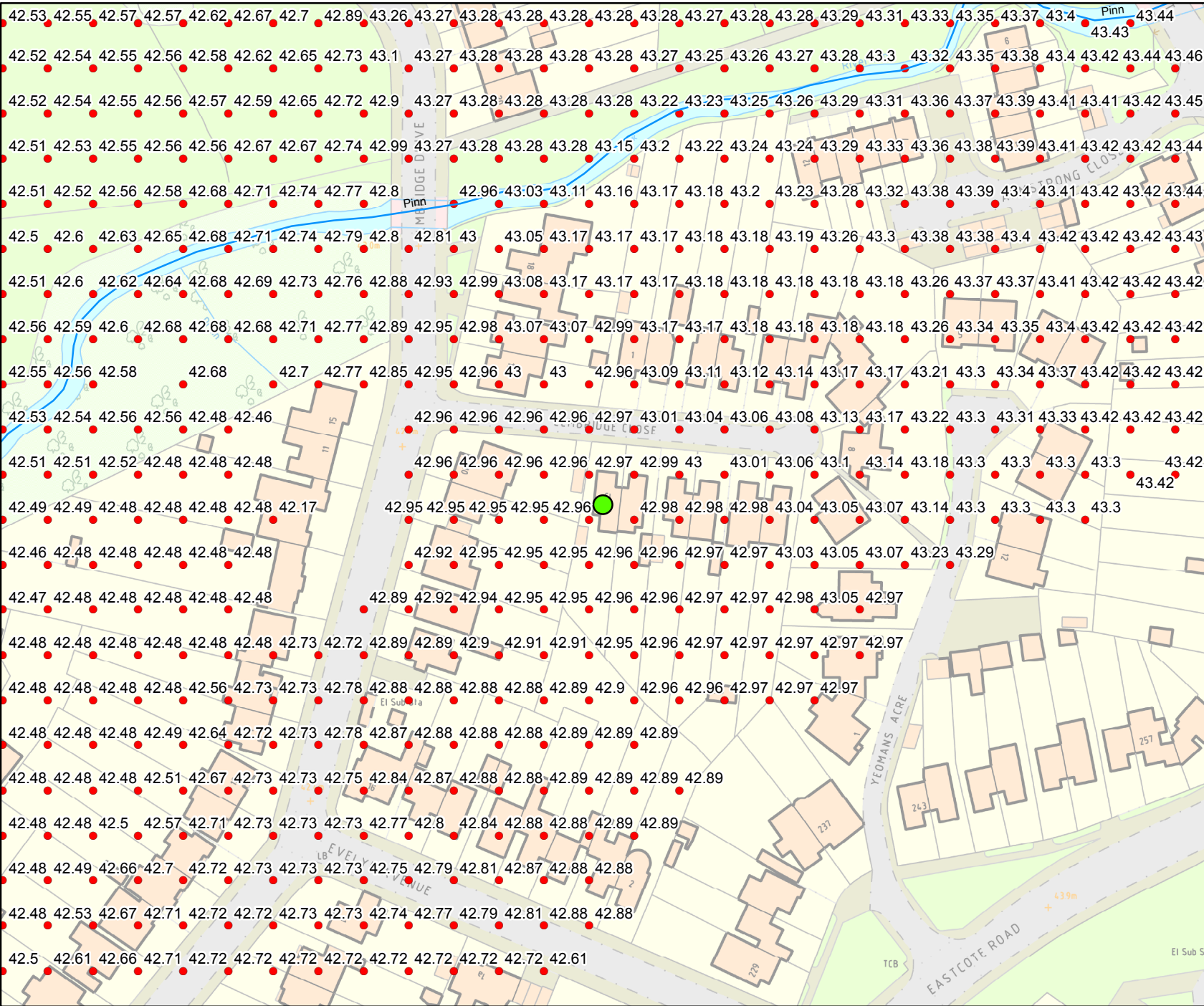
2D Node Results: Heights

- 1 in 1000 year (0.1%) Defended

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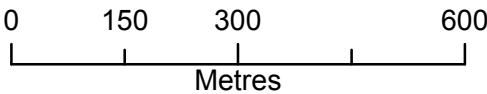
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Historic Flood Map centred on: 15 Elmbridge Close, Ruislip, HA4 7XA - 04/01/2021 - HNL 199039 BC



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Legend

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- Site location

Flood Event Outlines

- 1977
- 1988
- 1999
- 2009
- 2016

The historic flood event outlines are based on a combination of anecdotal evidence, Environment Agency staff observations and survey. Our historic flood event outlines do not provide a definitive record of flooding. It is possible that there will be an absence of data in places where we have not been able to record the extent of flooding. It is also possible for errors occur in the digitisation of historic records of flooding.

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