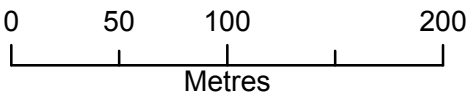


Detailed FRA centred on: 99 Roseville Road, Hayes, UB3 4QZ - 07/01/2022 - HNL 245307 JH



Environment Agency
Alchemy,
Bessemer Road,
Welwyn Garden City,
Hertfordshire,
AL7 1HE



Legend

- Main Rivers
- Site location

Defended Flood Outlines

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

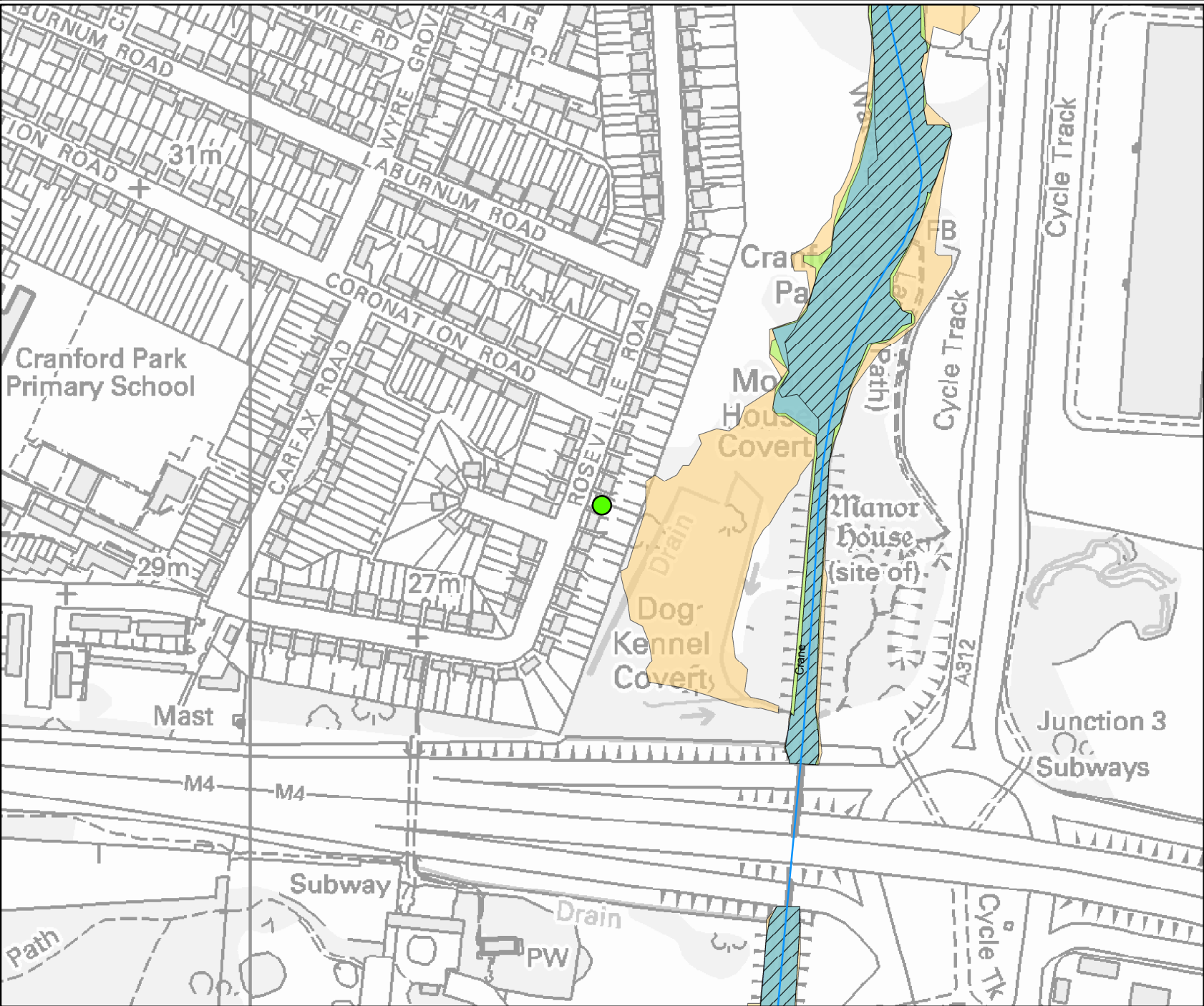
The data in this map has been extracted from the River Crane Mapping Study (Halcrow 2008). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment.

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>

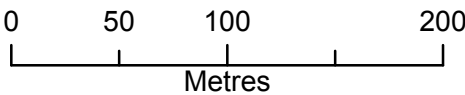
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Legend

- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 100 (1%) Defended
- 1 in 100+20% (*CC) Defended
- 1 in 100+25% (*CC) Defended
- 1 in 100+30% (*CC) Defended

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Modelled outlines take into account catchment wide defences.

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

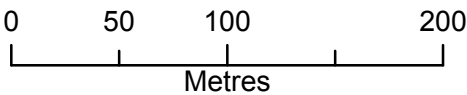
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Legend

- Main Rivers
- Site location

Defended Flood Outlines

- 1 in 100+70% (*CC) Defended
- 1 in 1000 (0.1%) Defended

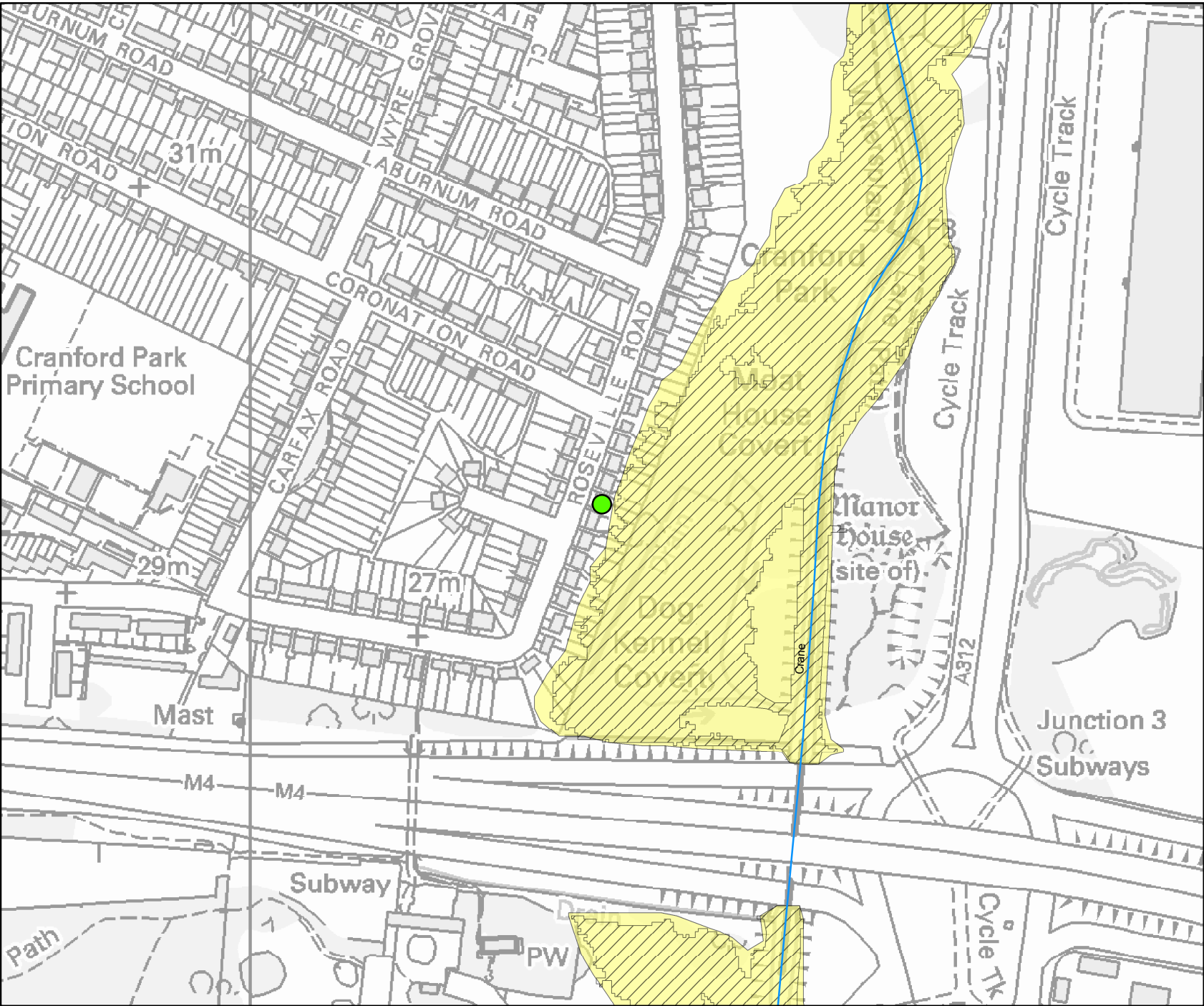
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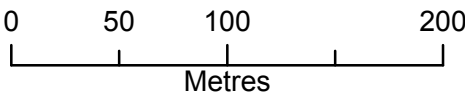
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Legend

- Main Rivers
- Site location

1D Nodes

- Node Results

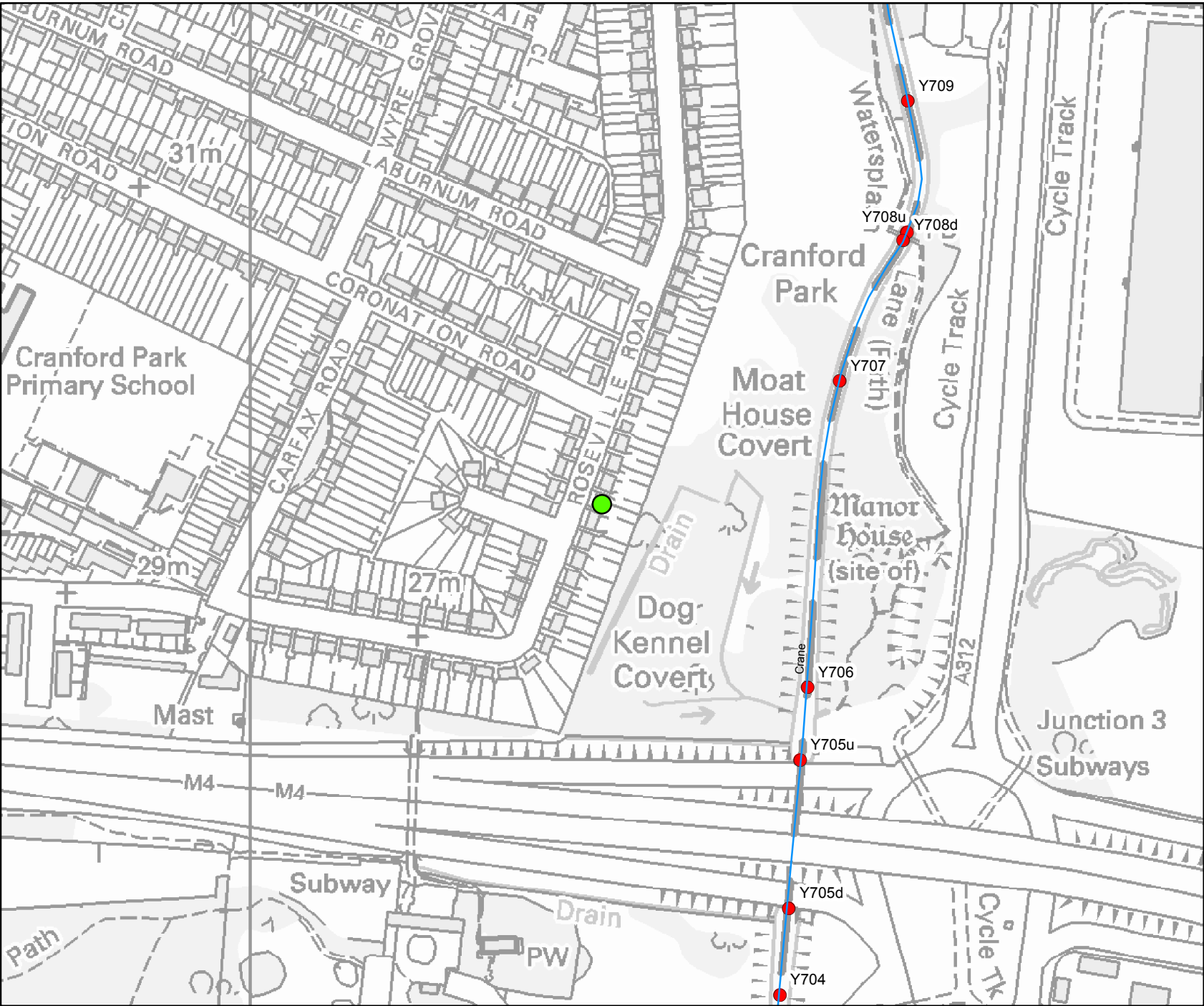
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The following information has been extracted from the River Crane Mapping Study (Halcrow 2008)

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:

The modelled flood levels and extents are appropriate for catchment wide strategic flood risk mapping. However, for more detailed flood risk assessment it is recommended that each of the underlying flood mapping, hydraulic modelling and hydrological assumptions are re-evaluated to determine the appropriateness in a more detailed analysis.

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									
			5 yr	10 yr	20 yr	50 yr	100 yr	100yr + 20%	100yr + 25%	100yr + 35%	100yr + 70%	1000yr
Y709	510422	178724	25.09	25.13	25.17	25.25	25.29	25.37	25.38	25.41	25.49	25.72
Y708u	510421	178641	24.96	25.01	25.06	25.14	25.20	25.28	25.30	25.34	25.43	25.66
Y708d	510419	178638	24.93	24.98	25.02	25.11	25.16	25.26	25.28	25.31	25.41	25.64
Y707	510383	178544	24.81	24.86	24.91	25.00	25.06	25.15	25.17	25.21	25.32	25.57
Y706	510362	178346	24.55	24.63	24.70	24.83	24.91	25.03	25.06	25.10	25.22	25.49
Y705u	510362	178298	24.52	24.59	24.66	24.79	24.87	25.00	25.02	25.07	25.19	25.48
Y705d	510352	178203	24.42	24.47	24.53	24.64	24.70	24.80	24.82	24.85	24.94	25.09
Y704	510344	178147	24.34	24.40	24.47	24.60	24.67	24.79	24.82	24.86	24.96	25.14

MODELLED FLOWS

Node Label	Easting	Northing	Return Period									
			5 yr	10 yr	20 yr	50 yr	100 yr	100yr + 20%	100yr + 25%	100yr + 35%	100yr + 70%	1000yr
Y709	510422	178724	16.06	17.40	18.86	21.58	23.38	26.28	26.92	28.07	31.77	42.74
Y708u	510421	178641	16.06	17.39	18.85	21.57	23.36	26.26	26.90	28.05	31.76	42.73
Y708d	510419	178638	16.06	17.39	18.85	21.57	23.36	26.26	26.90	28.05	31.76	42.73
Y707	510383	178544	16.06	17.39	18.84	21.55	23.34	26.23	26.87	28.03	31.75	42.73
Y706	510362	178346	16.05	17.37	18.82	21.52	23.29	26.17	26.82	27.99	31.74	42.73
Y705u	510362	178298	16.26	17.60	19.07	21.82	23.63	26.59	27.24	28.45	32.28	43.09
Y705d	510352	178203	16.25	17.59	19.06	21.82	23.63	26.58	27.24	28.44	32.28	43.09
Y704	510344	178147	16.25	17.59	19.06	21.81	23.62	26.57	27.23	28.43	32.27	43.09