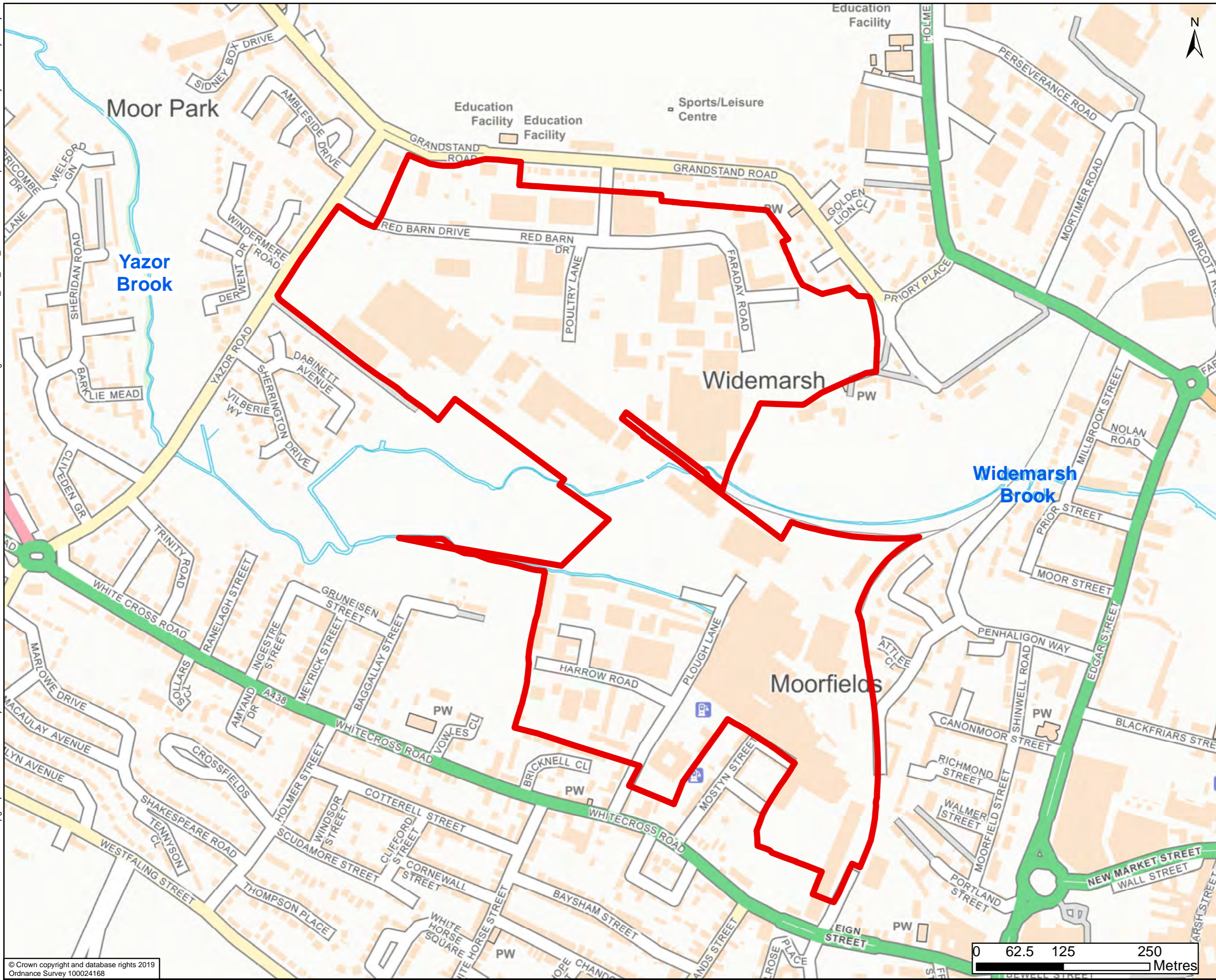


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Site Location



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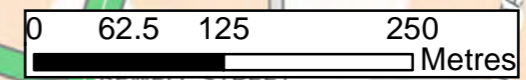
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Westfields Trading Estate

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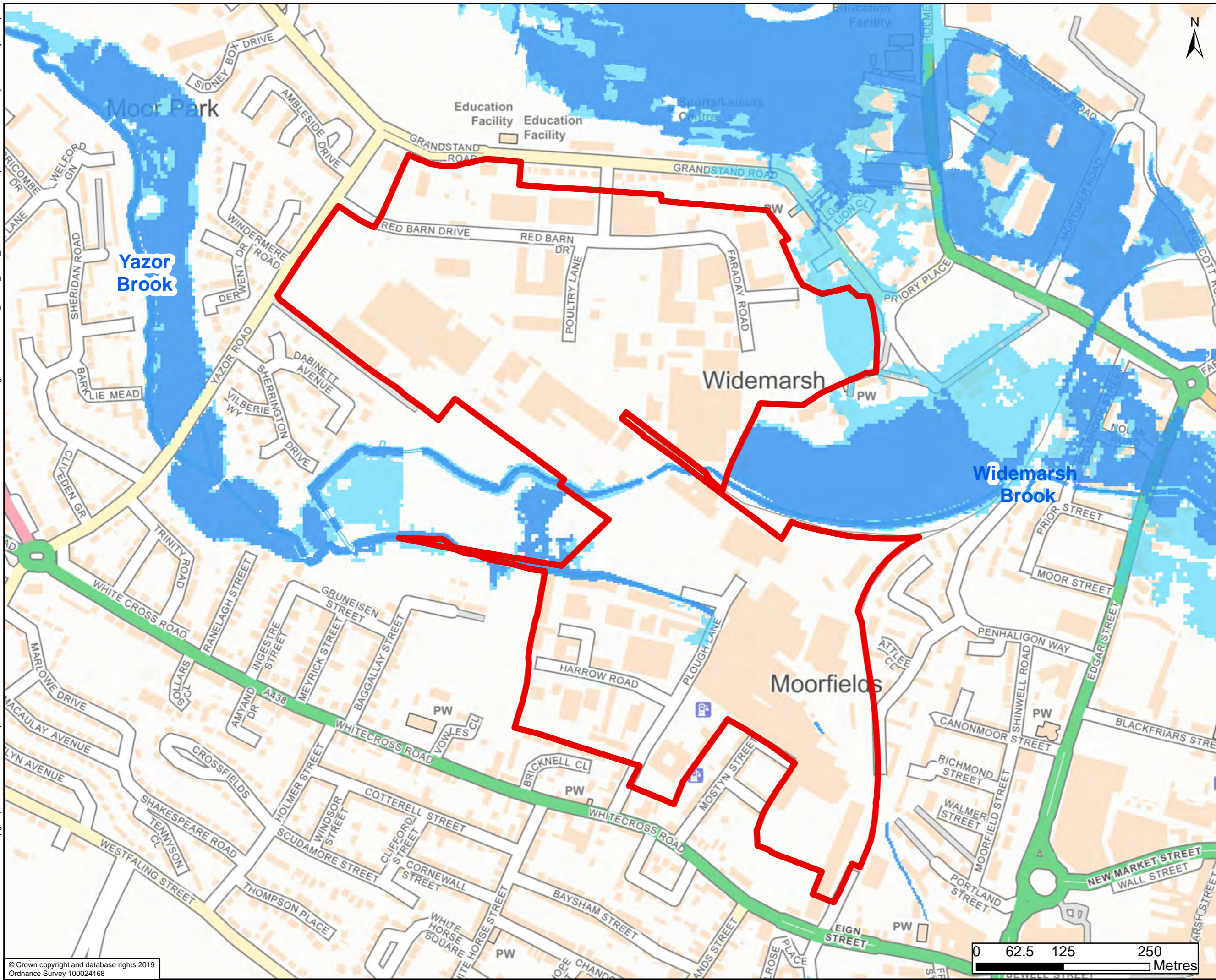
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- Site Location
- Flood Zone 2
- Flood Zone 3



The mapped Flood Zone 2 and Flood Zone 3 flood extents for the Yazor Brook and Widemarsh Brook are taken from the updated fluvial model of the Yazor Brook and its downstream bifurcations completed in 2019, with the Yazor Brook FAS in operation.

The mapped Flood Zone 2 and Flood Zone 3 extents of the Ayles Brook are taken from the EA's Flood Map for Planning as downloaded from [www.data.gov.uk](http://www.data.gov.uk) in October 2019.

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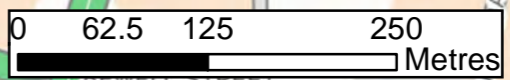
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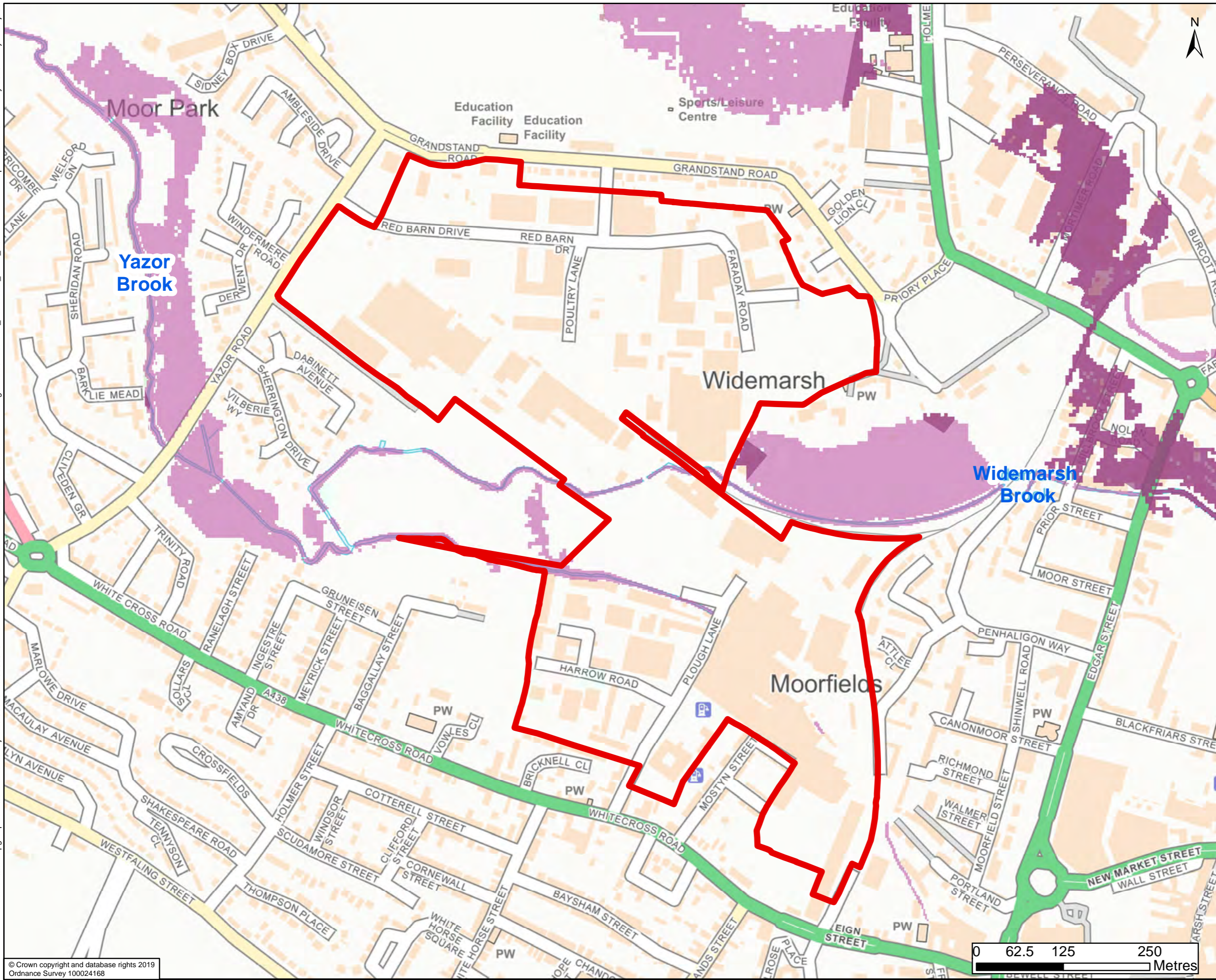
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TITLE:  
 Fluvial Flood Extents - Westfields Trading Estate

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PROJECT NO: 70060945	DESIGNED: CP	DRAWN: NG
DRAWING NO: Figure E.2		DATE: 31/01/2020
REV: P01		







- Site Location
- Flood Zone 3b - Urban or Defended
- Flood Zone 3b - Functional Floodplain

Flood Zone 3b is indicative only and indicates areas that may flood during the 1 in 20 (5%) annual probability event, however urban or defended areas are not usually classified as Functional Floodplain. Areas identified to be urban and not considered to be floodplain are based on a review of OS mapping to illustrate indicative extents. The EA's Area Benefiting from Flood Defences and the previous Level 1 SFRA (2009) have been used to inform the Flood Zone 3b - urban or defended areas.

The mapped flood extents for the Ayles Brook are taken from broadscale JFLOW mapping used in the previous Level 1 SFRA.

The mapped flood extents for the Yazor Brook and Widemarsh Brook are taken from the updated fluvial model of the Yazor Brook and its downstream bifurcations completed in 2019, with the Yazor Brook FAS in operation.

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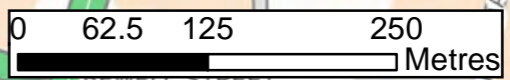
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 LEVEL 2 SFRA

TITLE:  
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 Westfields Trading Estate

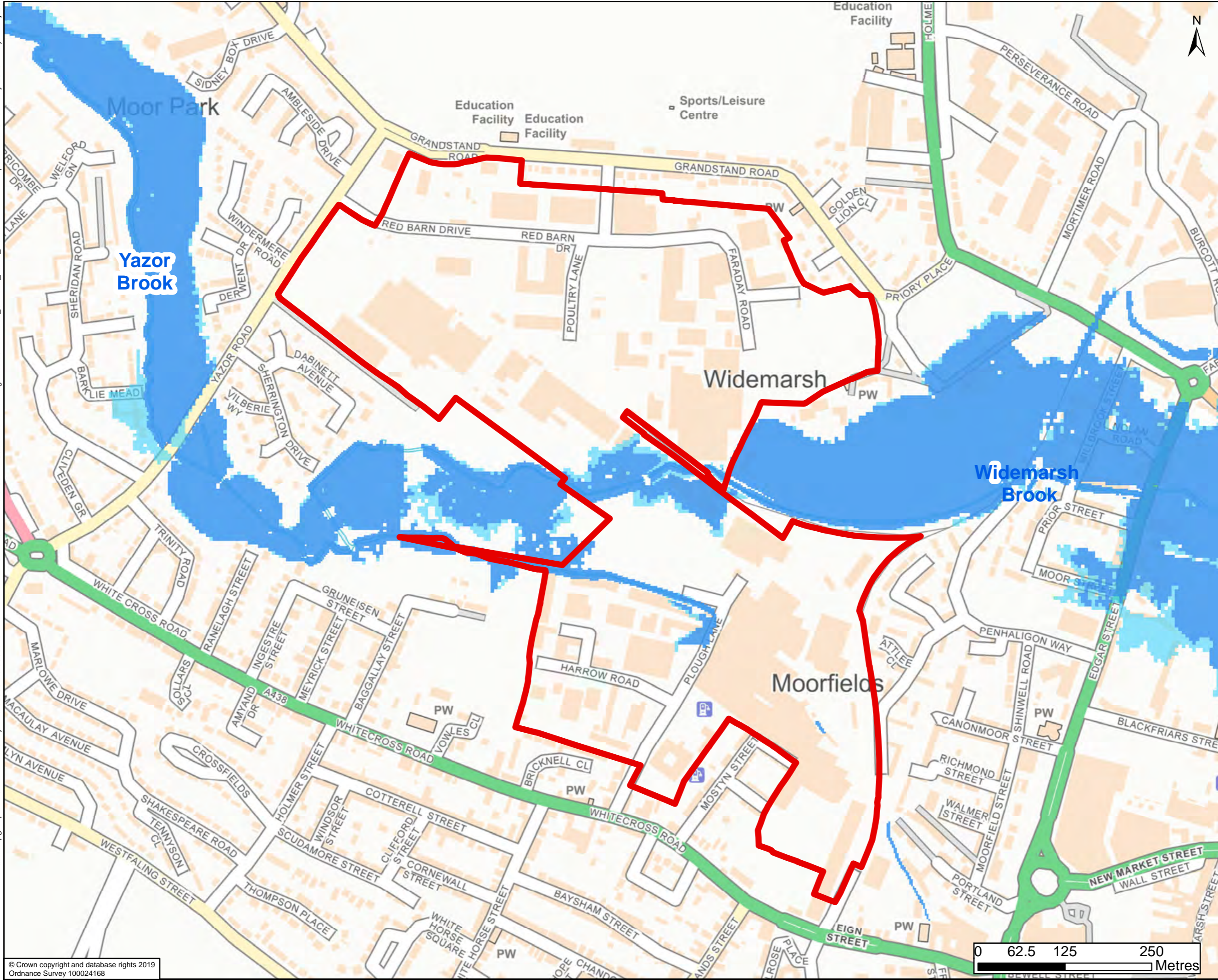
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DRAWING NO: Figure E.3 REV: P01





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- Site Location
- 1% (1 in 100) plus 70% CC annual probability of fluvial flooding without FAS
- 1% (1 in 100) plus 35% CC annual probability of fluvial flooding without FAS



The mapped flood extents for the Yazor Brook and Widemarsh Brook are taken from the updated fluvial model of the Yazor Brook and its downstream bifurcations completed in 2019, without the Yazor Brook FAS in operation. This map only shows the flood extents associated with the Yazor Brook.

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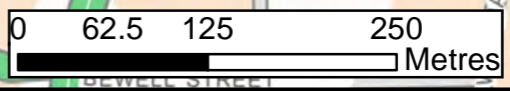
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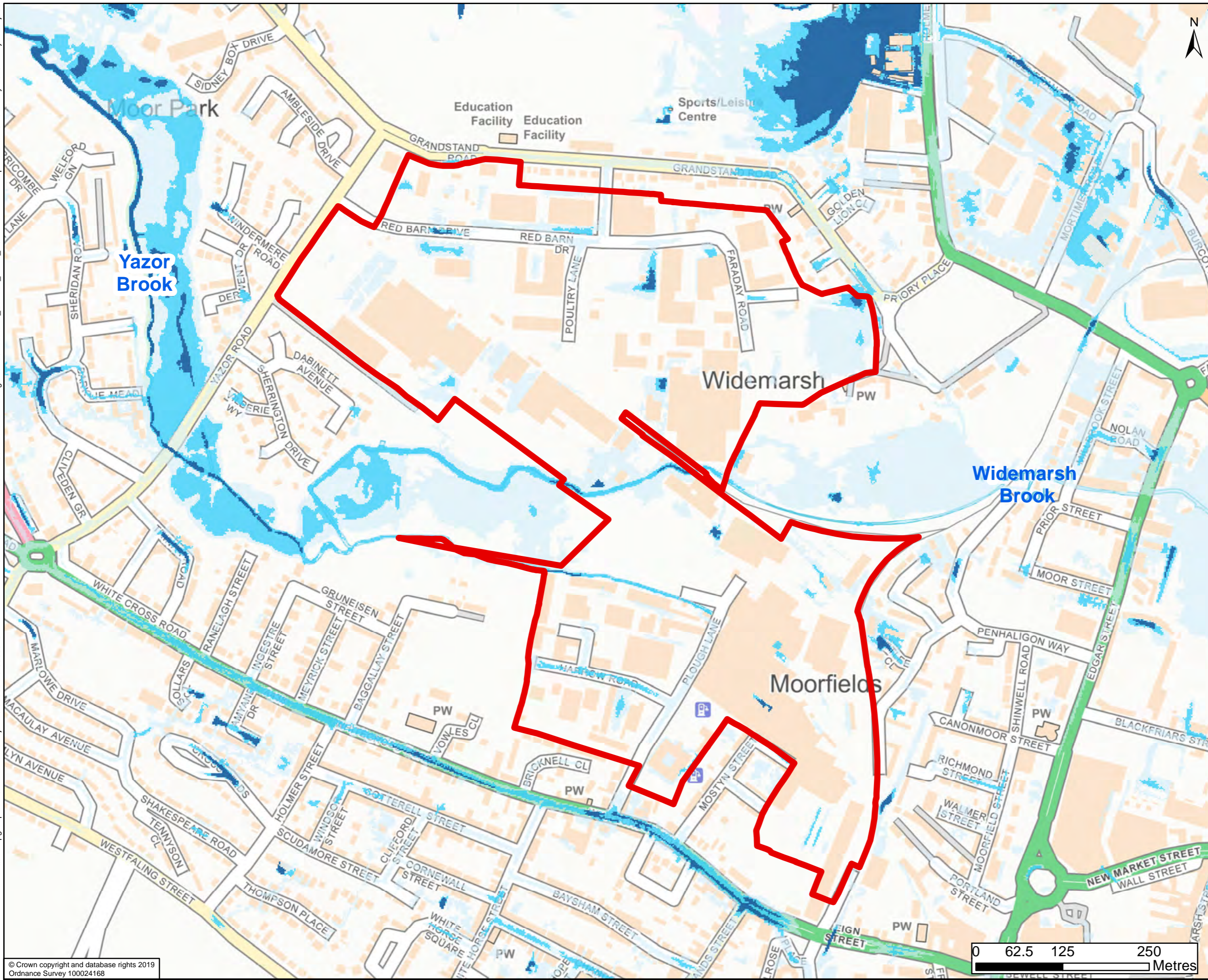
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DRAWING NO: Figure E.4		DATE: 31/01/2020
REV: P01		REV: P01





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Site Location

Low Risk

Medium Risk

High Risk



The mapped risk of flooding from surface water flood extents were downloaded from [www.data.gov.uk](http://www.data.gov.uk) in December 2019.

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TITLE: Surface Flood Extents - Westfields Trading Estate

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PROJECT NO: 70060945	DESIGNED: CP	DATE: 31/01/2020
DRAWING No: Figure E.5		REV: P01

