

Ceri Environmental Consulting Ltd
SAW MILLS COTTAGE, Sawmills, Kerry,
NEWTOWN, SY16 4LL

Groundsure Reference: GS-4200977

Client Reference: Paperback_Anglesey

Report Date 22 Aug 2017

Report Delivery Method: xml

Client Email: clare@cerienvronmental.co.uk

Flood Insight

Address: 226215 381132,

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Flood Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Floodinsight

Flood Insight

Address: 226215 381132,
Date: 22 Aug 2017
Reference: GS-4200977
Client: Ceri Environmental Consulting Ltd



Aerial Photograph Capture date: 18-Apr-2015
Grid Reference: 226272,381234
Site Size: 2.17ha

Contents Page

Contents Page	3
Overview of Findings.....	4
1. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea).....	6
1. Environment Agency/Natural Resources Wales Flood Zones.....	7
2. Environment Agency/Natural Resources Wales RoFRaS Flooding Map.....	12
2. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS).....	13
3. Environment Agency/Natural Resources Wales Historic Flooding Events Map.....	15
3. Environment Agency/Natural Resources Wales Historic Flooding Events.....	16
4. JBA Surface Water (Pluvial) Flood Map.....	17
4. JBA Surface Water (Pluvial) Flooding.....	18
5. Surface Water Features map.....	22
5. Surface Water Features	23
6. BGS Groundwater Flooding Map.....	24
6. Groundwater Flooding	25
7. BGS Geological Indicators of Flooding.....	27
8. JBA Canal Break map.....	28
8. JBA Reservoir and Canal Data.....	29

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed.

Section 1: Environment Agency/Natural Resources Wales Flood Zones

1.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
1.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site?	Yes
1.3 Are there any Flood Defences within 250m of the study site?	No
1.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
1.5 Are there any Proposed Flood Defences within 250m of the study site?	No
1.6 Are there any areas used for Flood Storage within 250m of the study site?	No

Section 2: Risk of Flooding from Rivers and the Sea (RoFRaS)

2.1 What is the Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
--	----------

Section 3: Historic Flood Events

3.1 Has the site been subject to past flooding as recorded by the Environment Agency/Natural Resources Wales?	No
---	----

Section 4: JBA Surface Water (Pluvial) Flood

4.1 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	Yes
---	-----

Section 5: Surface Water Features

5.1 Are there any surface water features within 250m of the study site?	Yes
---	-----

Section 6: Groundwater Flooding

6.1 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at Surface
6.2 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

Section 7: BGS Geological Indicators of historic flooding

7.1 Are there any geological indicators of historic flooding within 250m of the study site?	Yes
---	-----

Section 8: JBA Reservoir and Canal Data

8.1 Is the property located in an area identified as being at potential risk in the event of a reservoir failure?	No
8.2 Is the property located in an area identified as being at potential risk in the event of a canal break?	No

Additional Matters

Riparian ownership

If your land abuts a river, stream or ditch, you may have responsibility to maintain this watercourse, even if Title Deeds show the property boundary to be adjacent to the watercourse. This includes the responsibility for clearing debris and obstructions which may impede the free passage of water and fish, and also includes the responsibilities to accept flood flows through your land, even if these are caused by inadequate capacity downstream. There is no duty in common law for a landowner to improve the drainage capacity of a watercourse. Please contact Groundsure if you need further advice on riparian ownership issues relating to this property.

Sewerage Flooding

Extreme rainfall events may overwhelm sewerage systems and cause local flooding. The water and sewerage companies within the UK are required to maintain 'DG5 – At Risk Registers' which record properties that have flooded from sewers and/or are considered to be at risk of flooding from sewers in the future. If your property is on the 'At Risk' Register, this may be recorded within a standard CON29 Drainage and Water search.

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client.

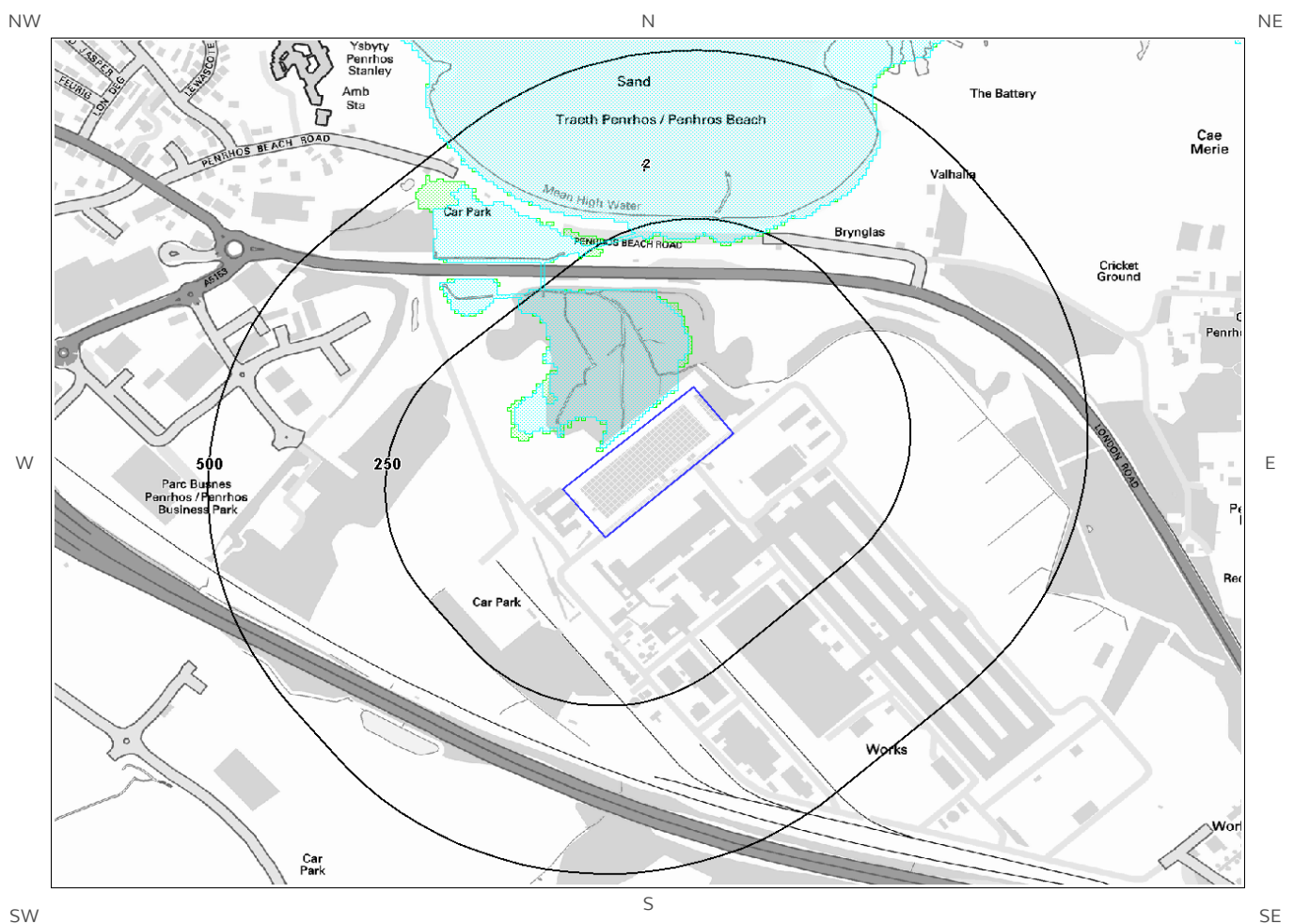
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



Environment Agency/Natural Resources Wales Flood Map for Planning Legend

© Crown copyright and database rights 2017.
Ordnance Survey license 100035207.



1. Environment Agency/Natural Resources Wales Flood Zones

1.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? Yes

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 1 – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	8.0	NW	19-Jun-2017	Zone 2 - (Fluvial /Tidal Models)

1.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? Yes

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 1 – Flood Map for Planning.

The following floodplain records are represented as green shading on the Flood Map (1):

ID	Distance (m)	Direction	Update	Type
2	8.0	NW	19-Jun-2017	Zone 3 - (Fluvial Models)

1.3 River and Coastal Flood Defences

Are there any Flood Defences within 250m of the study site ? No

This search consists only of flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Any relevant data is represented on Map 1 – Flood Map for Planning.

Database searched and no data found.

1.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

Any relevant data is represented on Map 1 – Flood Map for Planning.

1.5 Areas of Proposed Flood Defences

Are there any Proposed Flood Defences within 250m of the study site? No

* This illustrates the number of households that move from 'very significant' or 'significant' to 'moderate' or 'low' probability of flood risk bands if the proposed flood scheme is to be implemented.

Any relevant data is represented on Map 1 – Flood Map for Planning.

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site.

1.6 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. Technical Guidance to the National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 1 – Flood Map for Planning.

Notes on Flood Zone Data:

This data relates solely to flooding from rivers or the sea. The Environment Agency/Natural Resources Wales estimate that over 2.5 million properties are at risk of flooding within England and Wales. River flooding occurs when a watercourse cannot cope with the water draining into it from the surrounding land. This can happen, for example, when heavy rain falls on an already waterlogged catchment. Coastal flooding results from a combination of high tides and stormy conditions. If low atmospheric pressure coincides with a high tide, a tidal surge may happen which can cause serious flooding.

The Groundsure Flood Insight Report comments upon whether a property lies in proximity to Environment Agency/Natural Resources Wales Zone 2 and Zone 3 floodplains. The Government's Technical Guidance to the National Planning Policy Framework explains how flood risk should be considered at all stages of the planning and development process in order to reduce future damage to property and potential loss of life. The Government looks to planning authorities to ensure that flood risk is properly taken into account in the planning of developments to reduce the risk of flooding and the damage which floods cause.

Flood Zones enable planning authorities to apply the sequential test (see Technical Guidance to the National Planning Policy Framework) for development proposals and prevent inappropriate development.

Technical Guidance to the National Planning Policy Framework defines the flood zones as: -

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Flood Zone 3b/Flood Storage Areas - very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

The flood zones are the main constraint map underpinning decisions on development and flood risk.

Existing Flood Defences

Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year. For example, defences in urban areas may be built to provide protection against flood events of a size which might occur on average once in one hundred years or less.

Proposed Flood Defences

This information is taken from the Environment Agency/Natural Resources Wales's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency/Natural Resources Wales, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also, note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency/Natural Resources Wales and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency/Natural Resources Wales consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

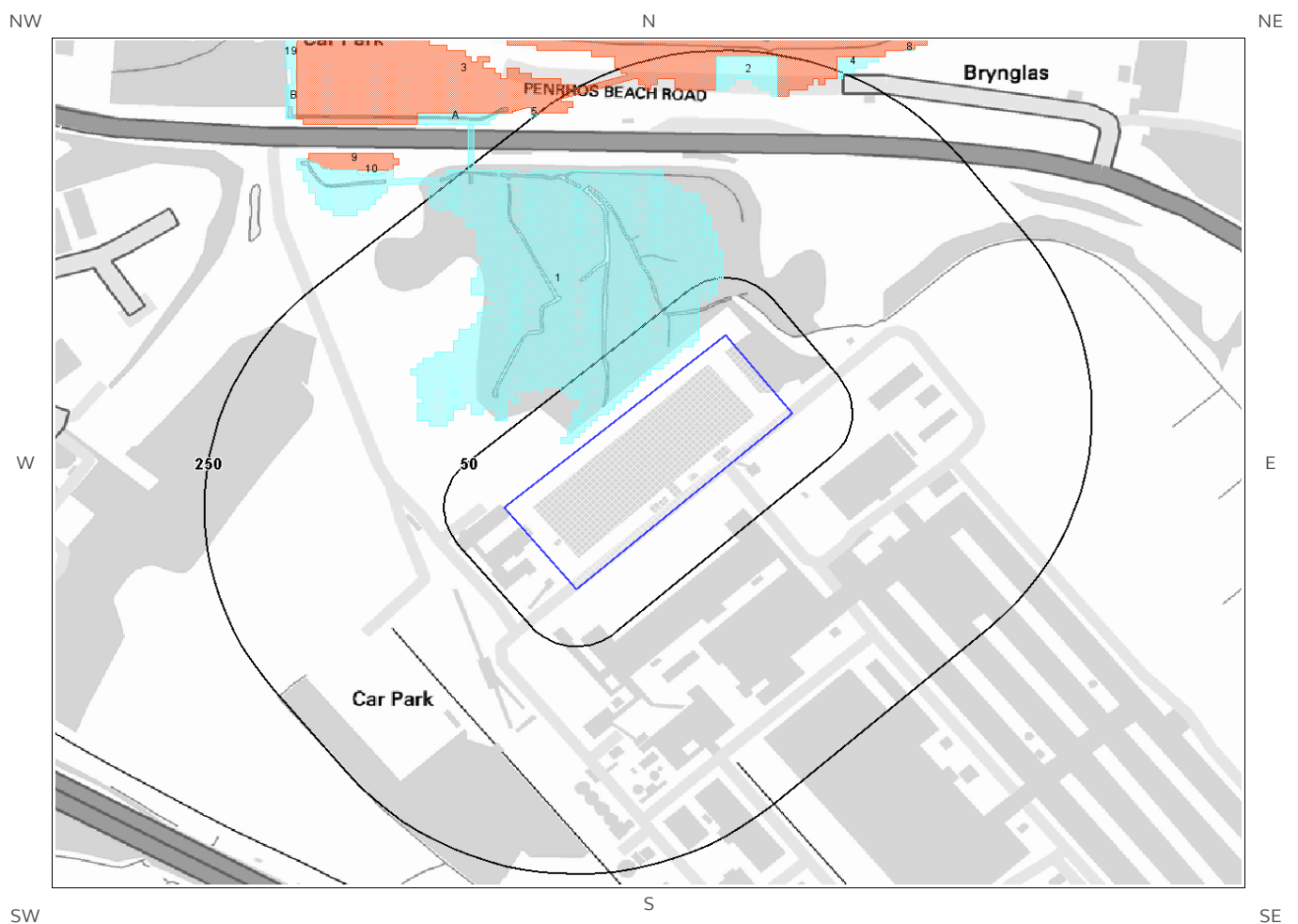
This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency/Natural Resources Wales's data in its geographical context. Ordnance Survey retains the copyright of this material and it can not be used for any other purpose.

Flood Storage Areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval.

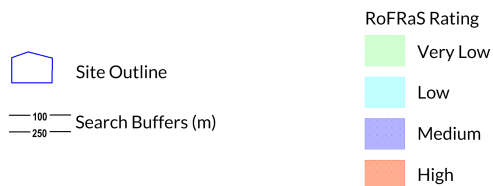
A flood storage area may take the form of a wet or dry reservoir. A wet reservoir is a water storage facility in which storage can be effected by allowing water levels to rise during flood times. A dry reservoir is typically adjacent to a river and comprises an enclosed area that accepts water only at peak times. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and the Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

2. Environment Agency/Natural Resources Wales RoFRaS Flooding Map



Environment Agency/Natural Resources
 Wales RoFRaS Flooding legend

© Crown copyright and database rights 2017.
 Ordnance Survey license 100035207.



2. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS)

2.1 Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

Any relevant data within 250m is represented on the RoFRaS Flood map. Data to 50m is reported in the table below.

ID	Distance (m)	Direction	RoFRaS Flood Risk
1	8.0	NW	Low

Notes on RoFRaS data:

This information is based on the very latest Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) data. This data has been created by dividing the flood plain into 50m squares, or smaller areas where a square is intersected by a river or coastline. These are called impact cells. The method then calculates the likelihood that the centre of each impact cell will start to flood using a number of different flood scenarios.

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a high risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme. The probability estimates for RoFRaS risk bands are as follows:

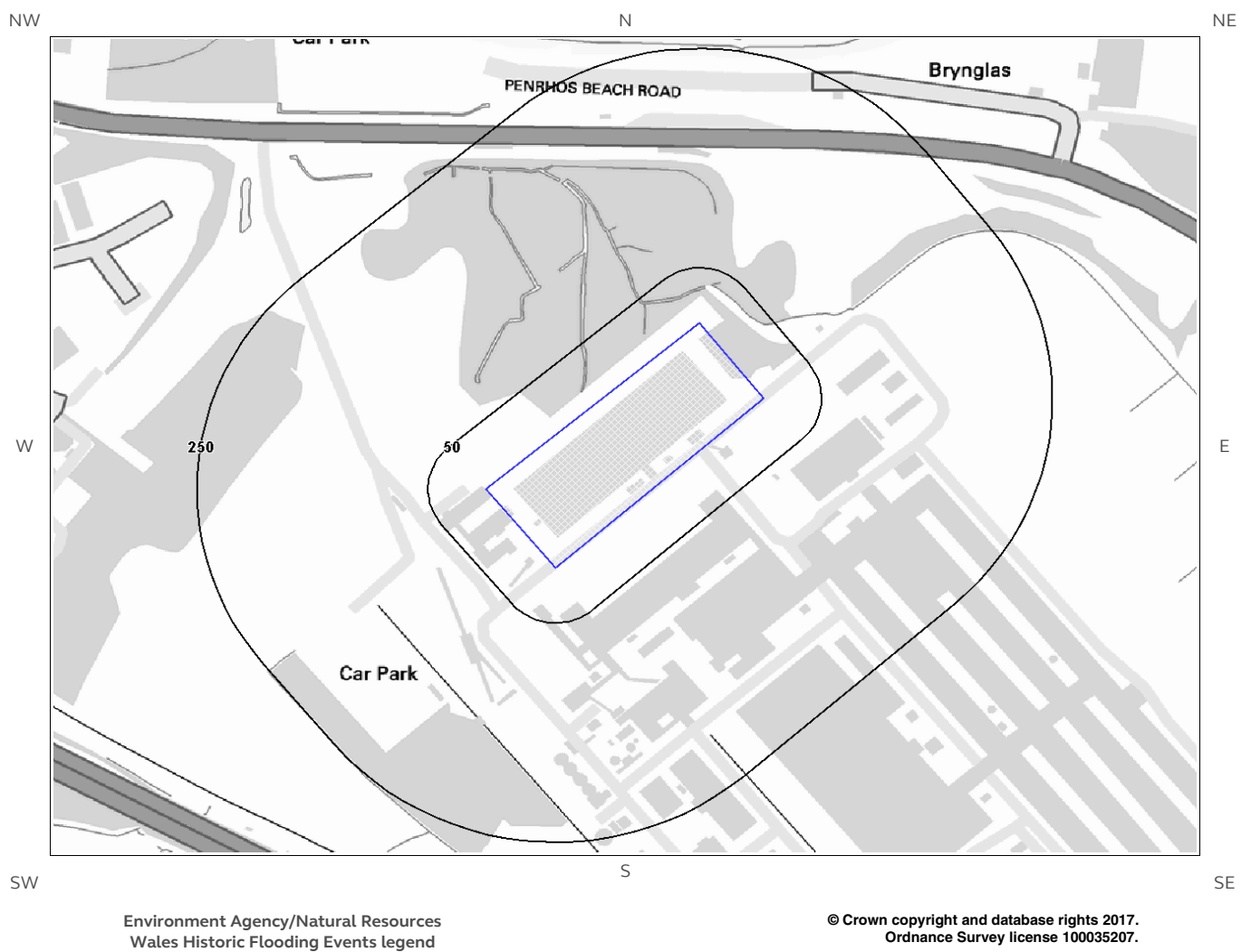
Very Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

3. Environment Agency/Natural Resources Wales Historic Flooding Events Map



3. Environment Agency/Natural Resources Wales Historic Flooding Events

3.1 Historic Flood Outlines

Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency/Natural Resources Wales? No

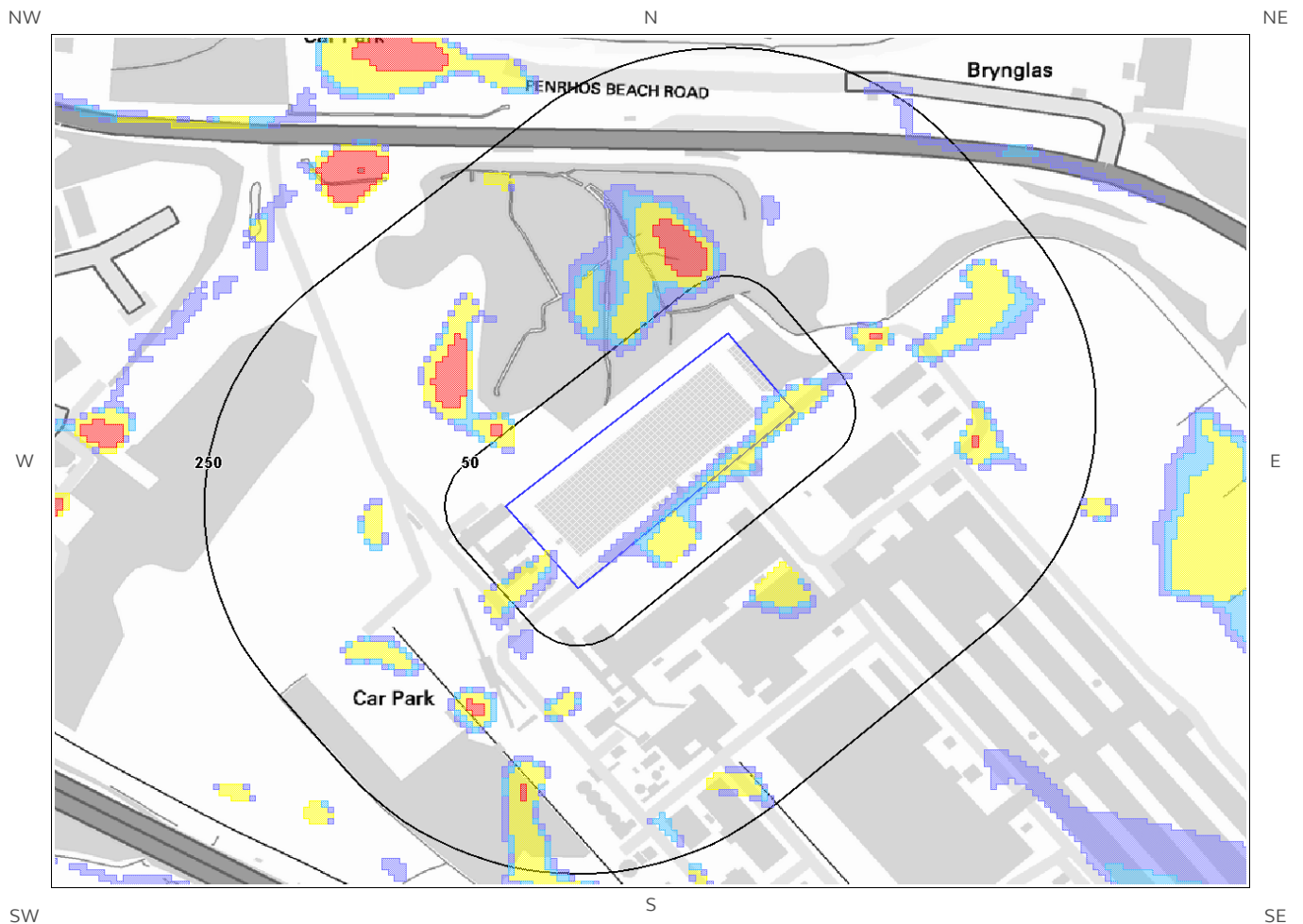
This database shows the individual footprint of every flood event recorded by the Environment Agency/Natural Resources Wales and previous bodies.

Any records found within the search radius are displayed on Map 3 – Historic Flooding Events.

Notes on Historic Flooding data:

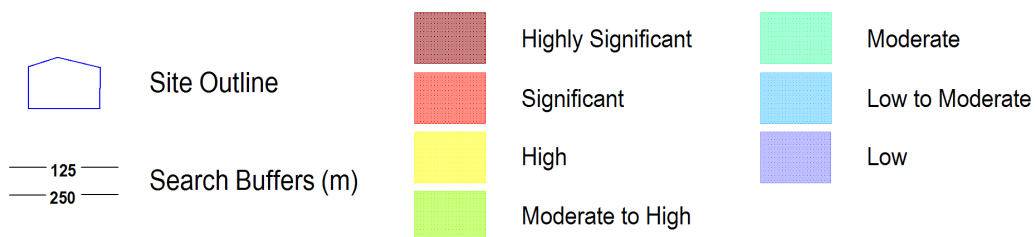
Over 21,000 separate events are recorded within this database, dating back to 1947. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that the Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

4. JBA Surface Water (Pluvial) Flood Map



JBA Surface Water (Pluvial) Flood
 Legend

© Crown copyright and database rights 2017.
 Ordnance Survey license 100035207.



4. JBA Surface Water (Pluvial) Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site? High

Guidance: The site or an area in close proximity has been assessed to be at High Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.1m to 0.3m

Flood data provided by JBA RISK MANAGEMENT LIMITED Copyright © JBA RISK MANAGEMENT LIMITED 2008-2017

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

Distance	Direction	Risk
0.0	On Site	High
0.0	On Site	High
0.0	On Site	High
0.0	On Site	High
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low
0.0	On Site	Low to Moderate

Distance	Direction	Risk
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	On Site	Low to Moderate
0.0	SE	Low to Moderate
1.0	SE	Low
1.0	SE	Low to Moderate
1.0	SE	Low to Moderate
2.0	SE	Low
2.0	SE	Low to Moderate
2.0	SE	Low to Moderate
3.0	SE	Low
3.0	SE	Low
3.0	SE	Low
3.0	SE	Low to Moderate
4.0	SE	Low
4.0	SE	Low to Moderate
5.0	SE	Low
5.0	SE	Low
6.0	NE	Low
6.0	SW	Low to Moderate
7.0	SW	Low
9.0	NE	Low to Moderate
10.0	SE	Low
10.0	SE	Low to Moderate
12.0	E	Low
12.0	SE	Low to Moderate
13.0	SW	Low to Moderate

Distance	Direction	Risk
14.0	SW	Low to Moderate
15.0	SE	Low
15.0	SE	Low to Moderate
17.0	E	Low
19.0	SE	Low
19.0	SE	Low to Moderate
20.0	NE	Low
22.0	SE	Low
24.0	E	Low to Moderate
24.0	NE	Low to Moderate
25.0	SW	Low
26.0	SE	Low to Moderate
26.0	SE	Low to Moderate
29.0	SE	Low
29.0	NE	Low
30.0	NE	Low
31.0	SE	Low
31.0	SE	Low
32.0	NW	Low
32.0	SW	Low
36.0	NW	High
38.0	NW	Low
38.0	NW	Low
39.0	NW	Low
39.0	NW	Low
39.0	SW	Low to Moderate
41.0	NW	Low
42.0	N	Low
42.0	NW	Low to Moderate
42.0	NW	Low to Moderate
44.0	NW	Low
44.0	NW	Low to Moderate
45.0	NW	High
45.0	NW	Low to Moderate
45.0	NW	Low to Moderate
47.0	NW	Low to Moderate
48.0	NW	Low to Moderate
48.0	SW	Low to Moderate
48.0	NW	Low to Moderate

Distance	Direction	Risk
50.0	SW	Low
50.0	NW	Significant

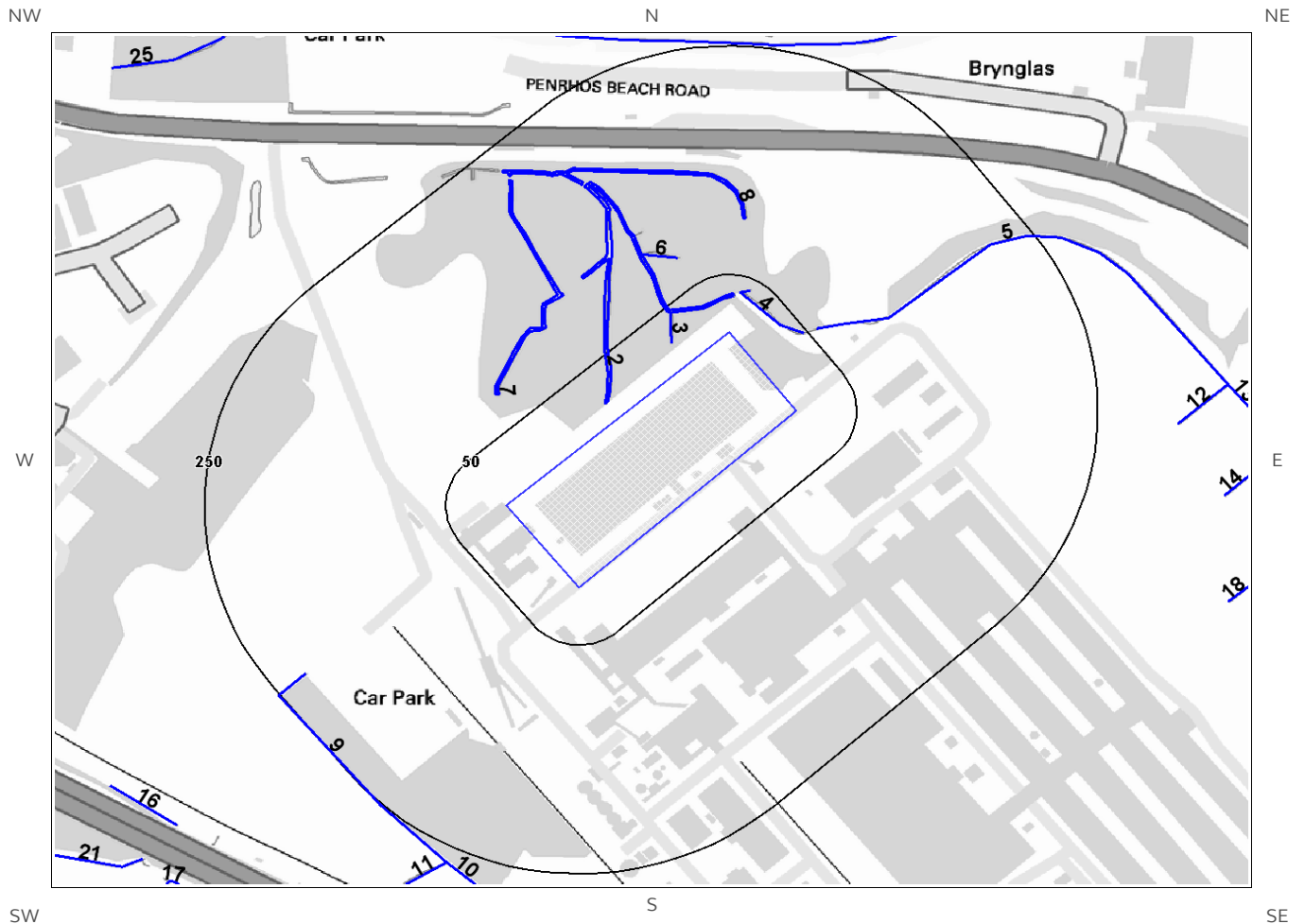
Notes on Surface water (Pluvial) Flooding data:

JBA Consulting surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

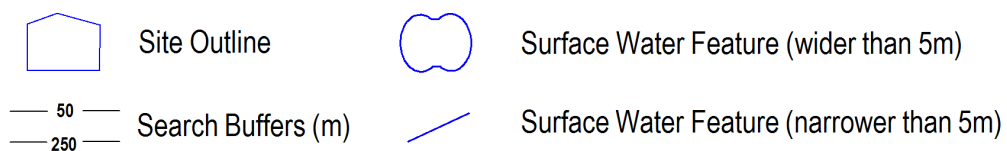
- **Less than 0.1m in a 1 in 1000 year rainfall event** - Negligible
- **Greater than 0.1m in a 1 in 1000 year rainfall event** - Low
- **Between 0.1m and 0.3m in a 1 in 200 year rainfall event** – Low to Moderate
- **Between 0.3m and 1m in a 1 in 200 year rainfall event** – Moderate
- **Greater than 1m in a 1 in 200 year rainfall event** – Moderate to High
- **Between 0.1m and 0.3m in a 1 in 75 year rainfall event** – High
- **Between 0.3m to 1m in a 1 in 75 year rainfall event** - Significant
- **Greater than 1m in a 1 in 75 year rainfall event** – Highly Significant

5. Surface Water Features map



Surface Water Features legend

© Crown copyright and database rights 2017.
Ordnance Survey license 100035207.



5. Surface Water Features

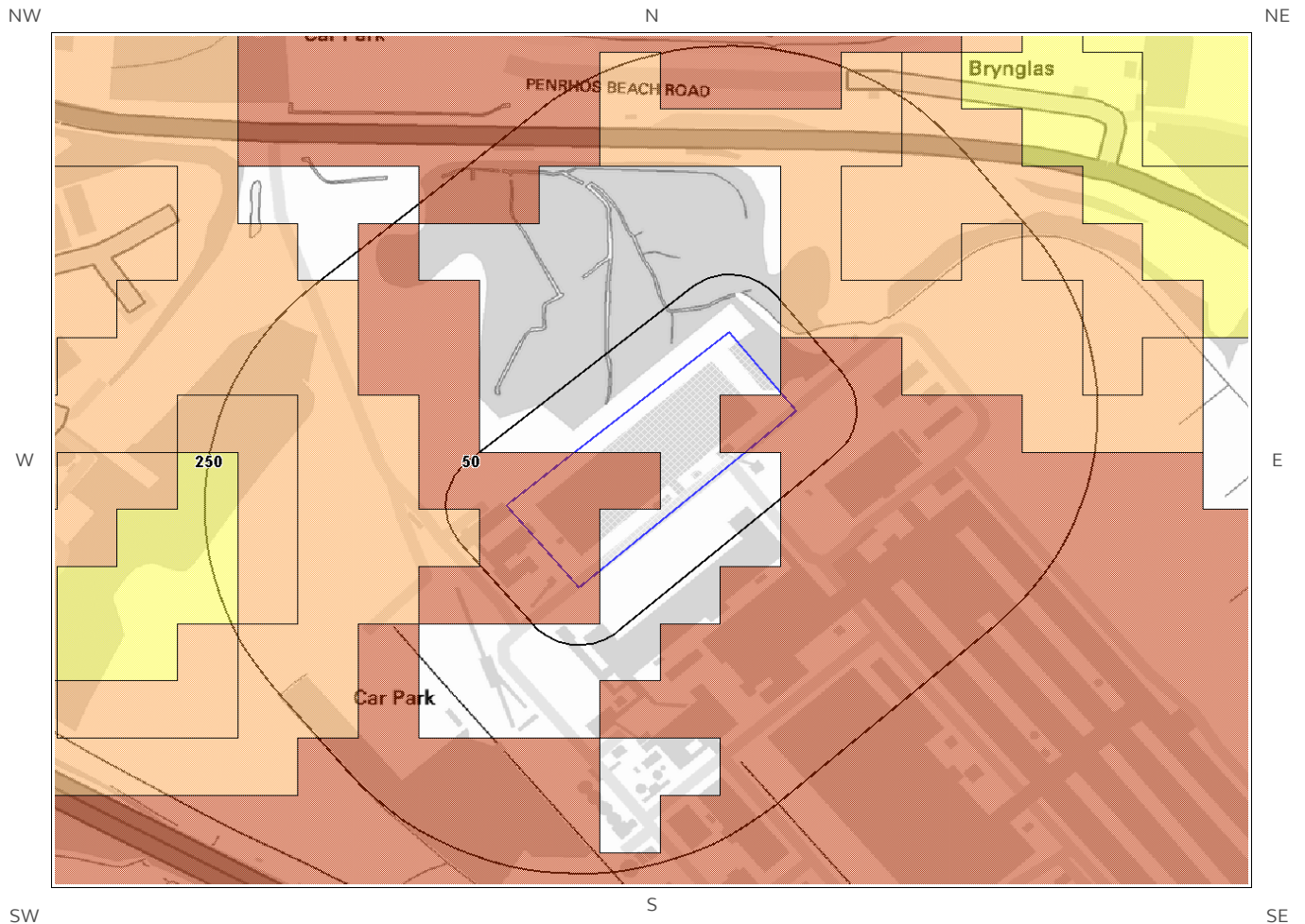
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are represented on mapping:



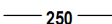
ID	Distance (m)	Direction
2	17.0	NW
3	23.0	NW
4	32.0	NE
5	58.0	NE
6	78.0	NW
7	80.0	NW
8	100.0	N
9	222.0	SW




6. BGS Groundwater Flooding Map



BGS Groundwater Flooding legend

© Crown copyright and database rights 2017.
 Ordnance Survey license 100035207.

 Site Outline
 50
 250 Search Buffers (m)

 Limited potential for groundwater flooding to occur
 Potential for groundwater flooding of property below ground level
 Potential for groundwater flooding to occur at surface

6. Groundwater Flooding

6.1 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site? Yes

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? Potential for groundwater flooding at surface

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

6.2 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Moderate

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

Notes on Groundwater Flooding data:

The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface.

Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7. BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site?

Yes

This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

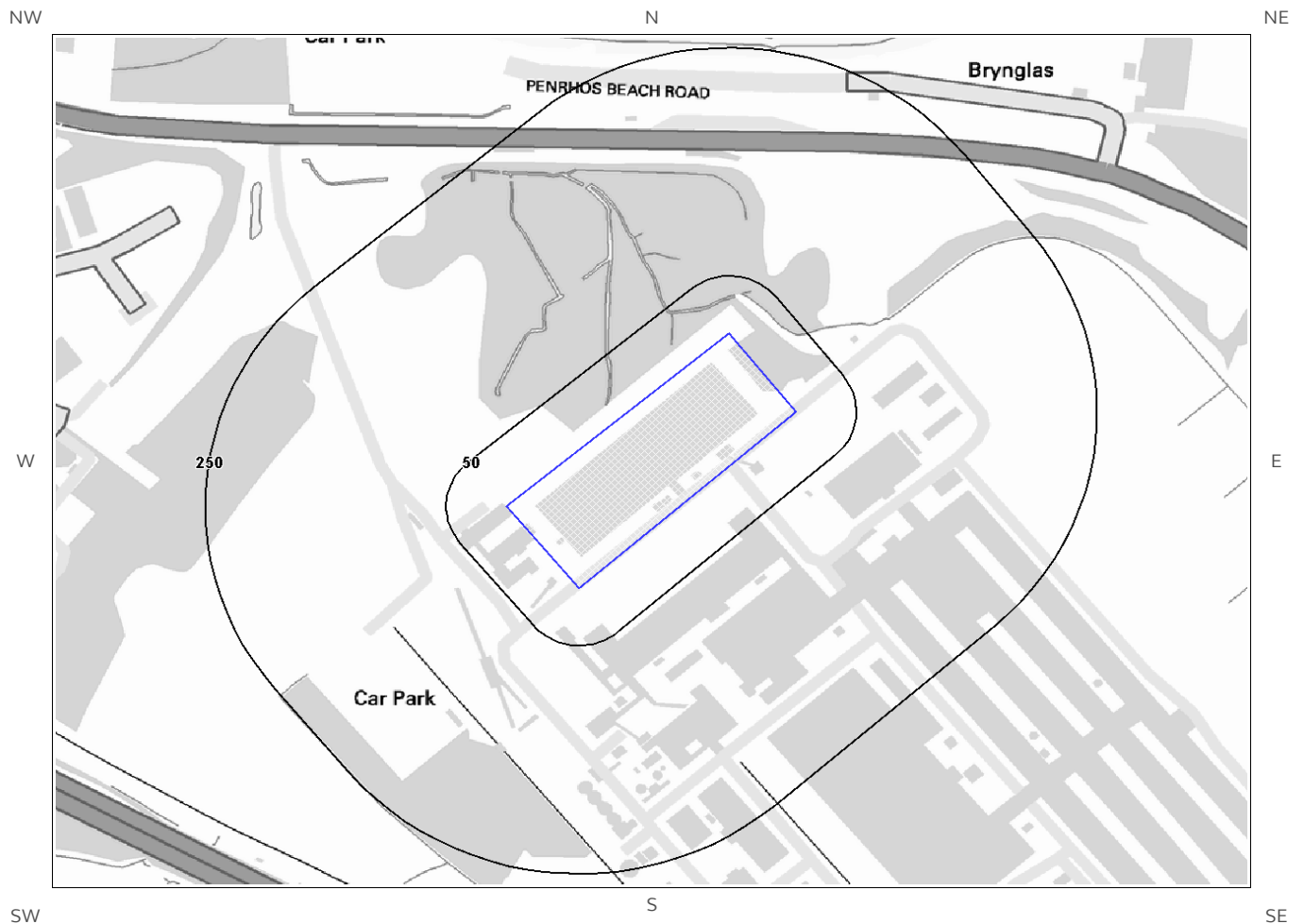
Distance	Direction	Description
0.0	On Site	Higher flood potential from the sea: the first areas to experience the effects of coastal flooding.
232.0	N	Higher flood potential from the sea: the first areas to experience the effects of coastal flooding.

Notes on BGS Geological Indicators of Flooding data:

The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow. These Superficial Deposits are considered 'recent' in geological terms, most having been formed in the later parts of the Quaternary geological period (i.e. within the last few tens of thousands of years). Observations made during recent major inland and coastal flooding events have demonstrated that the erosion and deposition of these recent geological sediments have produced subtle topographical variations, resulting in landforms such as fluvial and coastal floodplains. The mapping of these landforms, in conjunction with the fluvial and/or coastal deposits that underlie them, has in turn determined the extent of previous coastal and inland flooding.

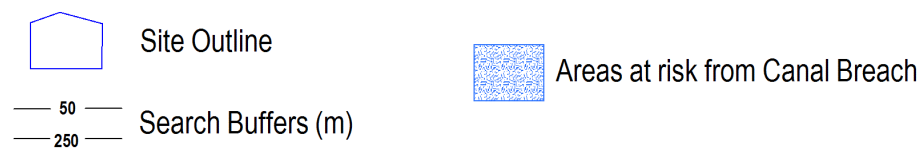
On this basis, the floodplains which are at greatest risk from flooding can be both visualised and defined by Superficial Deposits as depicted on geological maps. These include deposits such as river alluvium and lacustrine (lake) alluvium, as well as the First River Terrace or 'Floodplain terrace' (raised flat areas adjacent to or within floodplains, which represent the level of the floodplain prior to the most recent episode of down-cutting). Older and higher river terraces have been excluded as they lie outside the geologically defined floodplain. Areas at risk from coastal inundation are similarly characterised by a range of estuarine or marine deposits that include, for example, tidal flats.

8. JBA Canal Break map



JBA Canal Break legend

© Crown copyright and database rights 2017.
Ordnance Survey license 100035207.



8. JBA Reservoir and Canal Data

8.1 JBA Reservoir Failure Impact Modelling

Is the property located in an area identified as being at potential risk in the event of a reservoir failure? No

JBA consulting have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment. This data is not displayed on mapping.

Guidance: None required

Notes on Reservoir Failure Impact data:

This dataset identified areas that are most likely to flood following the sudden catastrophic failure of a reservoir and is provided by JBA Consulting. JBA has identified over 1,700 reservoirs that pose a risk to people and property. These maps identify properties that would flood in the unlikely event of the failure of the reservoir's dam or embankment. Empirical methods were used to predict the flow that would result from the failure which was then modelled onto high resolution Digital Terrain Models (DTM) using JBA's advanced 2D hydraulic modelling techniques. The model provides the maximum depth of flooding in each cell of the DTM.

8.2 JBA Canal Break Modelling

Is the property located within 500m of an area identified as being at potential risk in the event of a canal break? No

Database searched and no data found.

Notes on Canal Break modelling data

Canal failure mapping includes two types of failure:

- Breach of raised canal embankments - failure of the embankment due to weaknesses; these are typically caused by erosion or animal burrowing but can also arise from poor maintenance.
- Aqueduct failure - an aqueduct is where the canal passes over infrastructure such as roads, railways and subways, or over other canals and rivers. Failures of these are typically caused by the collapse of the underlying culvert.

A length of over 1,700km of canal covering England, Wales and Scotland was modelled. The canal modelling is restricted to the areas where LIDAR is available as the raised embankments are more defined in the LIDAR than in the Photogrammetry data. Each canal is categorised as part of the Merchant Shipping Notice (MSN 1776 (M)). The majority of the modelled canals are categorised as A, with a few exceptions, which fell under category B.

- Category A: narrow rivers and canals where the depth of water is generally less than 1.5m.
- Category B: wider rivers and canals where the depth of water is generally 1.5m or more and where the significant wave height could not be expected to exceed 0.6m at any time.
- Category C: tidal rivers and estuaries and large, deep lakes and lochs where the significant wave height could not be expected to exceed 1.2m at any time.
- Category D: tidal rivers and estuaries where the significant wave height could not be expected to exceed 2m at any time.

The canal map provides flood extent data only and show flooded areas with a depth greater than 0.1m.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com



British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

Natural Resources Wales

Ty Cambria
29 Newport Road
Cardiff
CF24 0TP
Tel: 0300 065 3000
Email: enquiries@naturalresourceswales.gov.uk



**Cyfoeth
Naturiol
Cymru
Natural
Resources**

JBA Risk Management

South Barn
Broughton Hall
Skipton
BD23 3AE
Tel: 01756 799919



Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505
Website: <http://www.ordnancesurvey.co.uk/>



Local Authority

Authority: Sir Ynys Mon - Isle of Anglesey County Council
Phone: 01248 750 057
Web: <http://www.anglesey.gov.uk>
Address: Council Offices, Llangefni, Anglesey, LL77 7TW

Getmapping PLC

Virginia Villas, High Street, Hartley Witney
Hampshire RG27 8NW
Tel: 01252 845444
Website: <http://www1.getmapping.com/>



Acknowledgements: Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].
This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-sept-2016/>