





Symbol & Abbreviation Key	
	BARBED WIRE FENCE
	POST & RAIL FENCE
	CLOSE BOARD FENCE
	RAILINGS
	CHAIN LINK FENCE
	OTHER FENCE
	KERB
	DROPPED KERB
	GULLY CHAMNELL
	TOP / BOTTOM OF BANK
	FOLIAGE
	DITCH
	VERGE
	OVERHEAD CABLES
	GATE
	HEEDGE
	TREE - BROAD LEAVED
	TREE - CONIFEROUS
	BUSH
	BUILDING
	BORERHOLE
	SURVEY STATION
	ORDNANCE SURVEY BENCH MARK
	A/C AIR CONDITIONING UNIT
	AV AIR VALVE
	BOL/BOLLARD
	BH BOREHOLE
	BL BED LEVEL
	BM BENCH MARK
	BT BRITISH TELECOM
	CTV CABLE TV
	CL COVER LEVEL
	CR CABLE RISER
	DP DOWN PIPE
	ER EARTH ROD
	EP ELECTRICITY POLE
	EM ELECTRICITY MARKER
	FB FUSE BOX
	FM FIRE HYDRANT
	FP FENCE POST
	FL FLOOR LEVEL
	GV GAS VALVE
	GM GAS MARKER
	GU GULLY
	HM HYDRANT MARKER
	IL INVERT LEVEL
	KD KERB OFFSET
	LC LIGHTING COLUMN
	LP LAMP POST
	NP NAME PLATE
	NB NOTICE BOARD
	PS PIPE RISER
	RP ROADING POINT
	RS ROAD SIGN
	SP SIGN POST
	SV STOP VALVE
	TL TRAFFIC LIGHT
	TP TELEGRAPH POLE
	TOF TOP OF FENCE
	TDH TOP OF DITCH
	TOR TOP OF RAILINGS
	TOW TOP OF WALL
	UFL UNABLE TO LIFT
	VMI VALVE MARKER
	VP VENT PIPE
	WL WATER LEVEL
	WM WATER MARKER
	WO WASH OUT

**Limit of Liability**  
 This survey has been carried out under the British Standard BS 5400. Specification for underground utility detection work and location.  
 The location and identification of a service will not necessarily indicate whether it is live or dead.  
 The fact that a service has not been located or identified and added as a U.S. does not necessarily imply that it does not exist or that the ground is not disturbed.  
 This survey is a guide, with digging practices and for use in conjunction with other utility information. It does not constitute a warranty.  
 An Interlocks Survey Ltd is an limited liability company and modern, professional equipment is used to the highest of standards. However, we cannot be held responsible for the accuracy of the information provided. We are not responsible for a 100% detection rate. As a result, these types of surveys are not 100%.

**Notes**  
 Coordinates related to OS National Grid from ST - by GPS (No scale factor added). Levels related to GPS.

**Interlocks Surveys PAS 128 Utility Survey Legend**

	High Voltage Electricity Cables (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	High Voltage Electricity Cables (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	High Voltage Electricity Cables (0.4-110kV) or <math>\pm 100\%</math> (Assumed Route)
	High Voltage Electricity Cables (0.4-110kV) (Taken From Records)
	Low Voltage Electricity Cables (0.4-240V) or <math>\pm 10\%</math> of detected depth or location
	Low Voltage Electricity Cables (0.4-240V) or <math>\pm 40\%</math> of detected depth or location
	Low Voltage Electricity Cables (0.4-240V) or <math>\pm 100\%</math> (Assumed Route)
	Low Voltage Electricity Cables (0.4-240V) (Taken From Records)
	Electricity Cables (0.4-240V) or <math>\pm 10\%</math> of detected depth or location
	Electricity Cables (0.4-240V) or <math>\pm 40\%</math> of detected depth or location
	Electricity Cables (0.4-240V) (Assumed Route)
	Electricity Cables (0.4-240V) (Taken From Records)
	BT Cables (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	BT Cables (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	BT Cables (0.4-110kV) (Assumed Route)
	BT Cables (0.4-110kV) (Taken From Records)
	Telecommunications Cables (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Telecommunications Cables (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Telecommunications Cables (0.4-110kV) (Assumed Route)
	Telecommunications Cables (0.4-110kV) (Taken From Records)
	Water (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Water (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Water (0.4-110kV) (Assumed Route)
	Water (0.4-110kV) (Taken From Records)
	Gas (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Gas (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Gas (0.4-110kV) (Assumed Route)
	Gas (0.4-110kV) (Taken From Records)
	Heating (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Heating (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Heating (0.4-110kV) (Assumed Route)
	Heating (0.4-110kV) (Taken From Records)
	Oil (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Oil (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Oil (0.4-110kV) (Assumed Route)
	Oil (0.4-110kV) (Taken From Records)
	Air (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Air (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Air (0.4-110kV) (Assumed Route)
	Air (0.4-110kV) (Taken From Records)
	Traffic Light Cables (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Traffic Light Cables (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Traffic Light Cables (0.4-110kV) (Assumed Route)
	Traffic Light Cables (0.4-110kV) (Taken From Records)
	Surface Water Drainage (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Surface Water Drainage (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Surface Water Drainage (0.4-110kV) (Assumed Route)
	Surface Water Drainage (0.4-110kV) (Taken From Records)
	Foul Water Drainage (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Foul Water Drainage (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Foul Water Drainage (0.4-110kV) (Assumed Route)
	Foul Water Drainage (0.4-110kV) (Taken From Records)
	Combined Water Drainage (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Combined Water Drainage (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Combined Water Drainage (0.4-110kV) (Assumed Route)
	Combined Water Drainage (0.4-110kV) (Taken From Records)
	Rising Main (0.4-110kV) or <math>\pm 10\%</math> of detected depth or location
	Rising Main (0.4-110kV) or <math>\pm 40\%</math> of detected depth or location
	Rising Main (0.4-110kV) (Assumed Route)
	Rising Main (0.4-110kV) (Taken From Records)
	Unknown Service
	Identified by Ground Penetrating Radar
	Unknown Service
	Identified by Ground Penetrating Radar
	Unknown Service Power Sleep
	Unknown Service Radio Sleep

**Utility Survey Abbreviations**

Est	East of Town	CAP	Cable Pipe/Out
B	Broadband	GPS	Ground Penetrating Radar
UFL	Unable To Lift	PF	Post Foot
UL	Unable To Lift	WL	Water Level from Marked Cover
CR	Cable Riser	FD	FD Depth from Marked Cover
CC	Cable Cover	OSA	Out of Survey Area
FE	Ful Top	SD	Site Depth
FE	Ful End Cables	0.00m	Depth below surface in metres

Rev	Details of Revision	Drawn	Date	Approved	Date
AN	AN	GD	11/04/22	GD	11/04/22

**Interlocks Surveys Limited**  
 St. Andrews House  
 Radford Semele  
 Leamington Spa  
 Warwickshire  
 CV31 1TF  
 T: 01926 330123  
 F: 01926 330120  
 E: info@interlocksurveys.co.uk

**Client:**  
 SAVILLS  
 83 MARGARET STREET  
 LONDON  
 W1G 0JD

**Title:**  
**UNDERGROUND UTILITY SURVEY**  
 WEYBROSE BUSINESS PARK  
 ADDLESTONE  
 KT15 2UP

**Dwg No. 220126** Sheet **3 of 3**

Scale 1:200 A0 Sheet Rev. -

**Surveyors Notes**

Site EM Quality - Medium - An area where conductors would be sometimes densely populated and may cross each other. Circular fields will merge in some instances, therefore EM results may vary in quality across the site

Site GPR Quality - Medium to poor GPR data quality  
 GPR anomalies may not be visible for objects with low reflectivity eg. PE water pipes or being obscured by larger/stronger/shallower anomalies

**APPENDIX E**

ENVIRONMENT AGENCY PRODUCT 4 DATA

## Product 4 (Detailed Flood Risk) for Addlestone Road, Addlestone, Surrey, KT15 2UL

Our Ref: THM248675

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

### Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;  
Flood Zone 2 and Flood Zone 3;  
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);  
Model extents showing *defended* scenarios;  
FRA site boundary (where a suitable GIS layer is supplied);  
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)  
Flood Map areas benefiting from defences (where available/relevant);  
Flood Map flood storage areas (where available/relevant);  
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;  
Statutory (Sealed) Main River (where available within map extents);

### A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

### Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please request our guidance which sets out the requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

## Defence information

Defence Location:

Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

## Model information

THM248675

Model: Wey Lower (Jacobs Well to Weybridge) 2019

Description: The information provided is taken from the Lower Wey (Byfleet/Weybridge) Baseline Modelling Report, September 2019 undertaken by Capita AECOM. The study was carried out using 1D-2D modelling software (Flood Modeller Pro-TUFLOW) along River Wey from Jacobs Well, Guildford and extends to the confluence with the Thames at Weybridge. This is part of a wider project to update the River Wey catchment models.

### Model design runs:

1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 50 / 2% AEP; 1 in 75 / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+10% / 1% AEP with 10% climate change; 1 in 100+15% / 1% AEP with 15% climate change; 1 in 100+25% / 1% AEP with 25% climate change; 1 in 100+35% / 1% AEP with 35% climate change; 1 in 100+70% / 1% AEP with 70% climate change; 1 in 200 / 0.5% AEP; and 1 in 1000 / 0.1% AEP.

### Mapped outputs:

1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 50 / 2% AEP; 1 in 75 / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+10% / 1% AEP with 10% climate change; 1 in 100+15% / 1% AEP with 15% climate change; 1 in 100+25% / 1% AEP with 25% climate change; 1 in 100+35% / 1% AEP with 35% climate change; 1 in 100+70% / 1% AEP with 70% climate change; 1 in 200 / 0.5% AEP; and 1 in 1000 / 0.1% AEP.

## Model information

THM248675

Model: Addlestone Bourne 2007

Description: The information provided is taken from the Addlestone/Hale Bourne Detailed Flood Risk Mapping Study completed in July 2007. The Addlestone/Hale Bourne catchments were modelled using ISIS 1D.

Accuracy of the final model in the Lightwater area (at node points L1.007 – L1.011) is less, due to simplification of the model in this area, but the topography at this location means that this increase (or decrease) in level will not significantly affect the flood extent.

Woburn Park Stream: There are larger inaccuracies in Woburn Park Stream, downstream of the Addlestone Gauging Station. The modelled Chertsey Bourne 100-year flood levels at this location are higher than those achieved in this study, as a precaution, the levels for this reach should be taken from the Chertsey model.

Model design runs:

1 in 5 / 20% Annual Exceedance Probability (AEP); 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; and 1 in 100+20% / 1% AEP plus 20% increase in flows

Mapped outputs:

1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 100 / 1% AEP

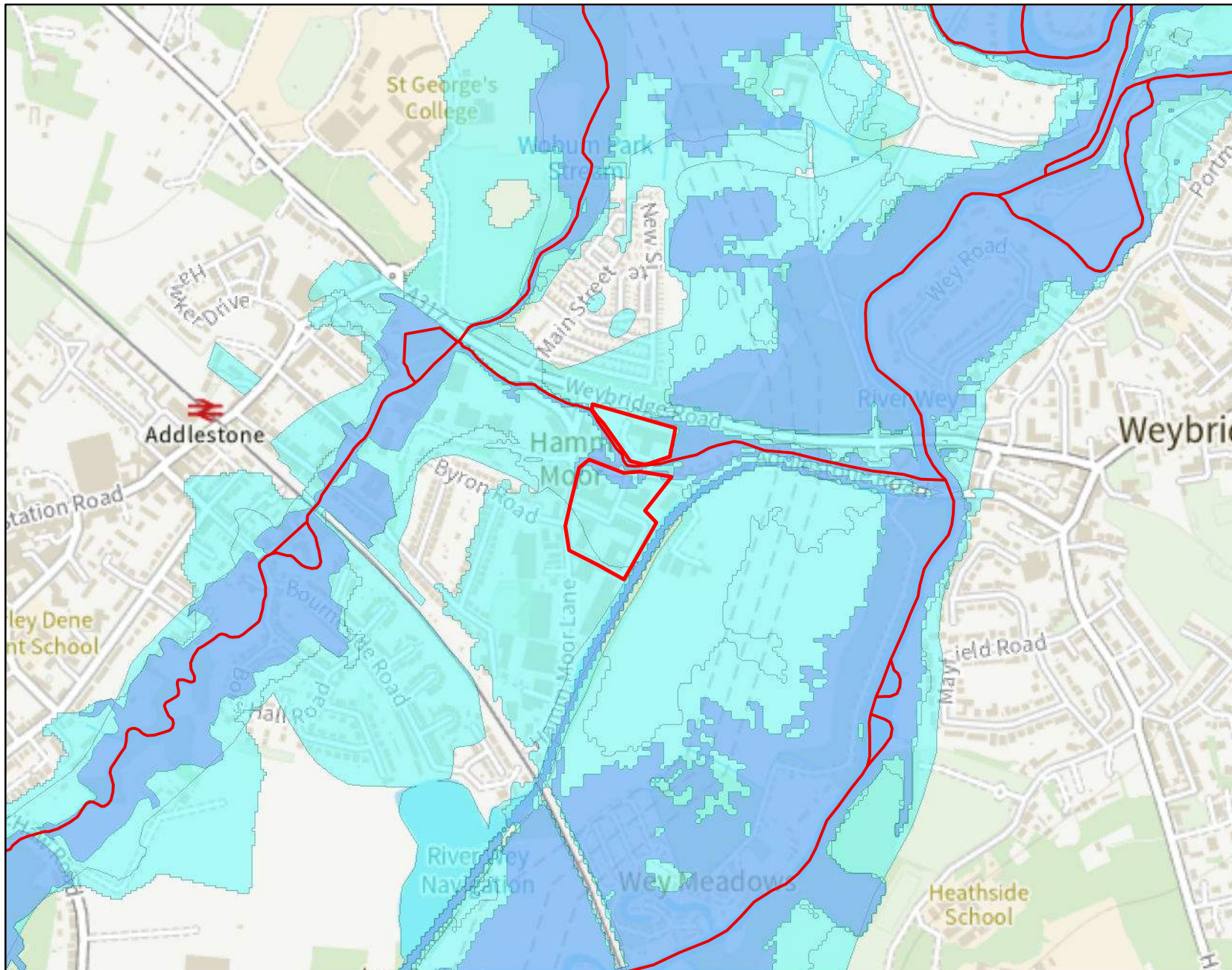
Model accuracy:

Levels  $\pm$  250mm (generally)

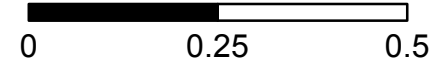
Levels  $\pm$  500mm (Lightwater area only see above)

# Flood Map for Planning centred on Addlestone Road, Addlestone, Surrey, KT15 2UL

Created on 06/04/2022 REF: THM248675



Kilometres



## Legend

- Main River
- Flood defences
- ▨ Areas benefiting from flood defences
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)
- ⋯ Flood Map - flood storage areas

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.



## Modelled in-channel flood flows and levels

THM248675

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

Node label	Model	Easting	Northing	Flood Levels (mAOD)							
				20% AEP	5% AEP	1% AEP	1% AEP (+20% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
061_30_2019_01_1.029	Wey Lower (Jacobs Well to Weybridge) 2019	506746	164995	11.54	78.08	12.15	0.00	12.26	12.30	12.44	12.47
061_30_2019_01_1.033u	Wey Lower (Jacobs Well to Weybridge) 2019	506905	164714	11.75	77.26	12.48	0.00	12.68	12.75	13.10	13.17
061_30_2019_01_1.035	Wey Lower (Jacobs Well to Weybridge) 2019	506850	164540	11.83	77.11	12.68	0.00	12.94	13.03	13.35	13.42
061_30_2019_01_1.037	Wey Lower (Jacobs Well to Weybridge) 2019	506763	164354	11.97	77.09	12.85	0.00	13.10	13.19	13.49	13.55
061_30_2019_01_1.041	Wey Lower (Jacobs Well to Weybridge) 2019	506561	164015	12.23	76.28	13.18	0.00	13.37	13.43	13.67	13.72
06330AB_MN_P1.007	Addlestone Bourne 2007	506241	165212	11.26	11.52	11.78	11.87	0.00	0.00	0.00	0.00
06330AB_MN_P1.009	Addlestone Bourne 2007	506127	165059	11.41	11.73	12.05	12.16	0.00	0.00	0.00	0.00
06330AB_MN_A1.002	Addlestone Bourne 2007	506000	164961	11.83	12.21	12.74	12.96	0.00	0.00	0.00	0.00
06330AB_MN_A1.005	Addlestone Bourne 2007	505849	164816	12.12	12.54	12.97	13.15	0.00	0.00	0.00	0.00

Node label	Model	Easting	Northing	Flood Flows (m3/s)							
				20% AEP	5% AEP	1% AEP	1% AEP (+20% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
061_30_2019_01_1.029	Wey Lower (Jacobs Well to Weybridge) 2019	506746	164995	55.81	0.74	92.18	0.00	109.35	116.10	139.82	144.36
061_30_2019_01_1.033u	Wey Lower (Jacobs Well to Weybridge) 2019	506905	164714	58.51	0.73	138.79	0.00	167.24	177.36	191.16	194.68
061_30_2019_01_1.035	Wey Lower (Jacobs Well to Weybridge) 2019	506850	164540	58.51	0.72	105.39	0.00	113.40	116.33	123.63	124.88
061_30_2019_01_1.037	Wey Lower (Jacobs Well to Weybridge) 2019	506763	164354	55.35	0.71	99.83	0.00	101.95	102.31	104.67	105.84
061_30_2019_01_1.041	Wey Lower (Jacobs Well to Weybridge) 2019	506561	164015	56.74	0.71	108.24	0.00	121.01	126.61	146.27	150.95
06330AB_MN_P1.007	Addlestone Bourne 2007	506241	165212	7.27	11.34	19.14	23.07	0.00	0.00	0.00	0.00
06330AB_MN_P1.009	Addlestone Bourne 2007	506127	165059	7.27	11.34	19.14	23.07	0.00	0.00	0.00	0.00
06330AB_MN_A1.002	Addlestone Bourne 2007	506000	164961	3.60	5.31	8.06	8.78	0.00	0.00	0.00	0.00
06330AB_MN_A1.005	Addlestone Bourne 2007	505849	164816	7.27	11.34	19.15	23.09	0.00	0.00	0.00	0.00

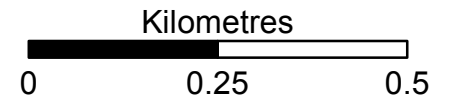
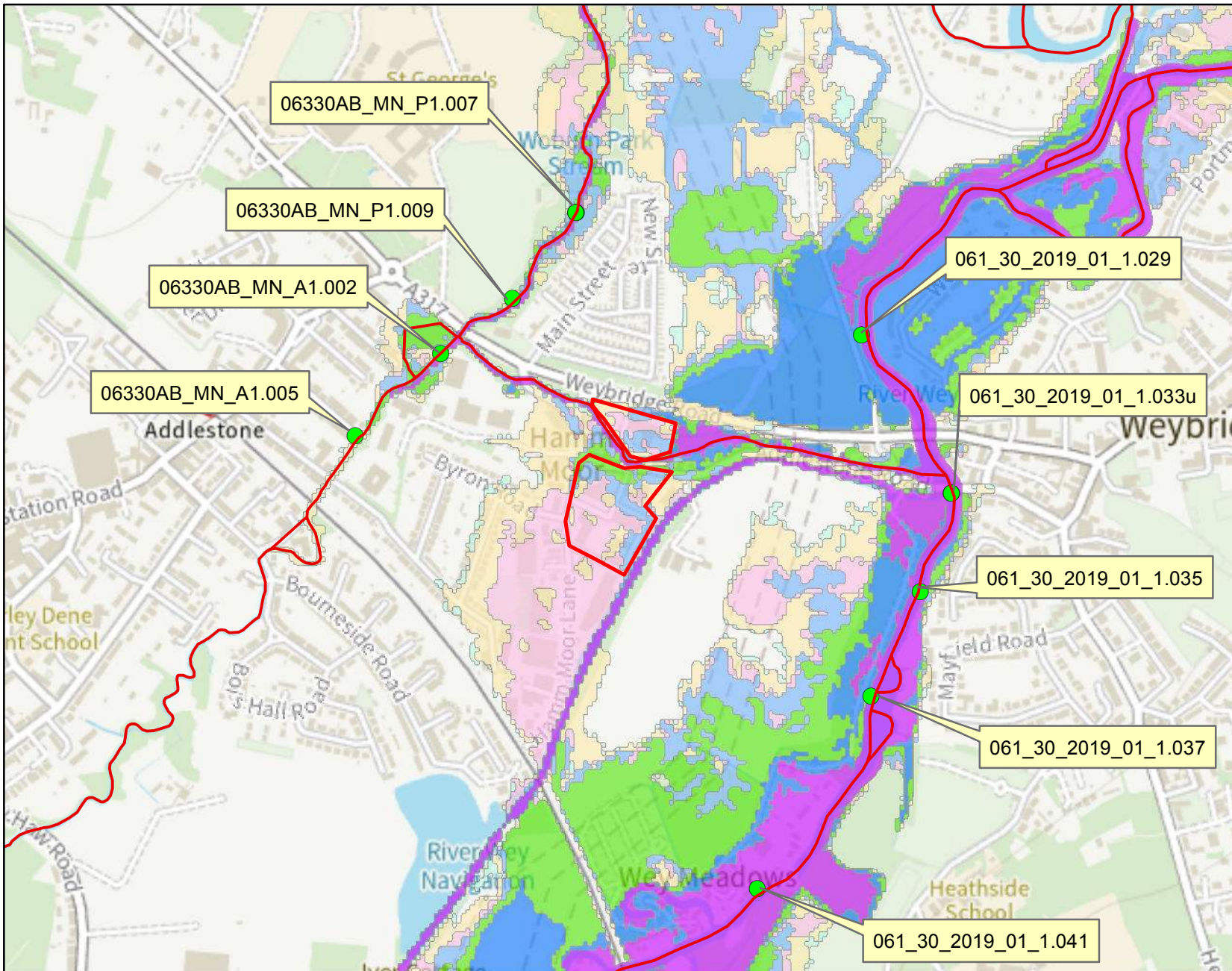
Note:

Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit  
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

# Detailed FRA Map (1) centred on Addlestone Road, Addlestone, Surrey, KT15 2UL

Created on 07/04/2022 REF: THM248675



### Legend

- Main River
- THM Model Node Data selection
- 20% AEP Defended Flood Outline
- 5% AEP Defended Flood Outline
- 1% AEP Defended Flood Outline
- 1%+25% CC AEP Defended Flood Outline
- 1%+35% CC AEP Defended Flood Outline
- 1%+70% CC AEP Defended Flood Outline
- 0.1% AEP Defended Flood Outline

AEP = Annual Exceedance Probability  
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

## Modelled floodplain flood levels

The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:

2D grid cell reference	Model	Easting	Northing	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
Floodplain 1	Wey Lower (Jacobs Well to Weybridge) 2019	506,314	164,852	No Data	12.55	12.93	12.97
Floodplain 2	Wey Lower (Jacobs Well to Weybridge) 2020	506,380	164,825	No Data	12.55	12.93	12.97
Floodplain 3	Wey Lower (Jacobs Well to Weybridge) 2021	506,499	164,854	No Data	No Data	12.81	12.84
Floodplain 4	Wey Lower (Jacobs Well to Weybridge) 2022	506,319	164,727	12.46	12.54	12.96	13.00
Floodplain 5	Wey Lower (Jacobs Well to Weybridge) 2023	506,314	164,619	No Data	No Data	13.08	13.13
Floodplain 6	Wey Lower (Jacobs Well to Weybridge) 2024	506,224	164,669	No Data	12.69	13.09	13.15
Floodplain 7	Wey Lower (Jacobs Well to Weybridge) 2025	506,171	164,796	No Data	No Data	12.92	12.97

This flood model has represented the floodplain as a grid.  
The flood water levels have been calculated for each grid cell.

**Note:**

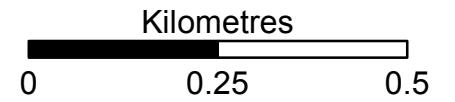
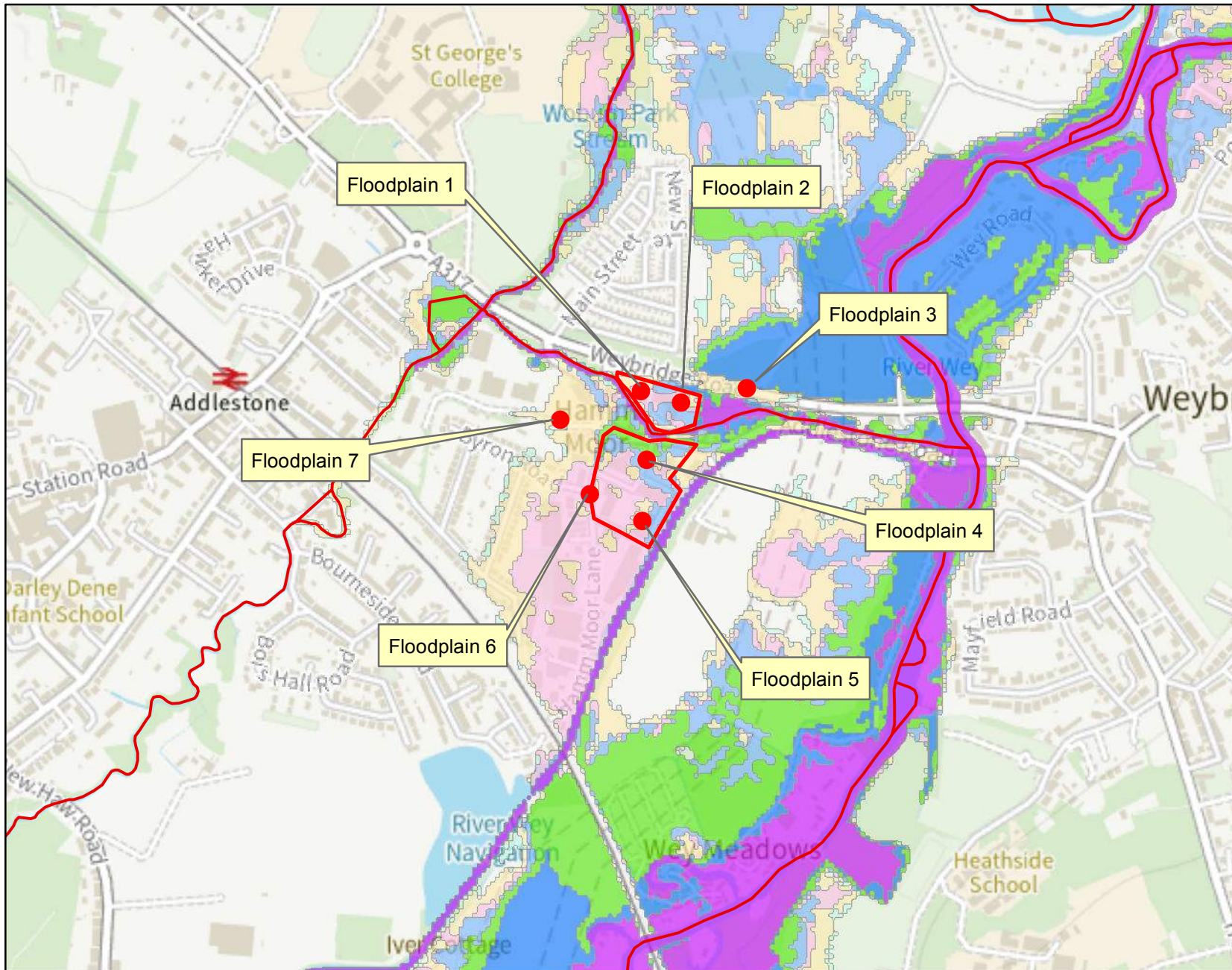
increase in river flows above should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit

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

# Detailed FRA Map (2) centred on Addlestone Road, Addlestone, Surrey, KT15 2UL

Created on 07/04/2022 REF: THM248675



### Legend

- Main River
- 20% AEP Defended Flood Outline
- 5% AEP Defended Flood Outline
- 1% AEP Defended Flood Outline
- 1%+25% CC AEP Defended Flood Outline
- 1%+35% CC AEP Defended Flood Outline
- 1%+70% CC AEP Defended Flood Outline
- 0.1% AEP Defended Flood Outline

AEP = Annual Exceedance Probability  
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

## Historic flood data

**THM248675**

Our records show that the area of your site has been affected by flooding.  
Information on the floods that have affected your site is provided in the table below:

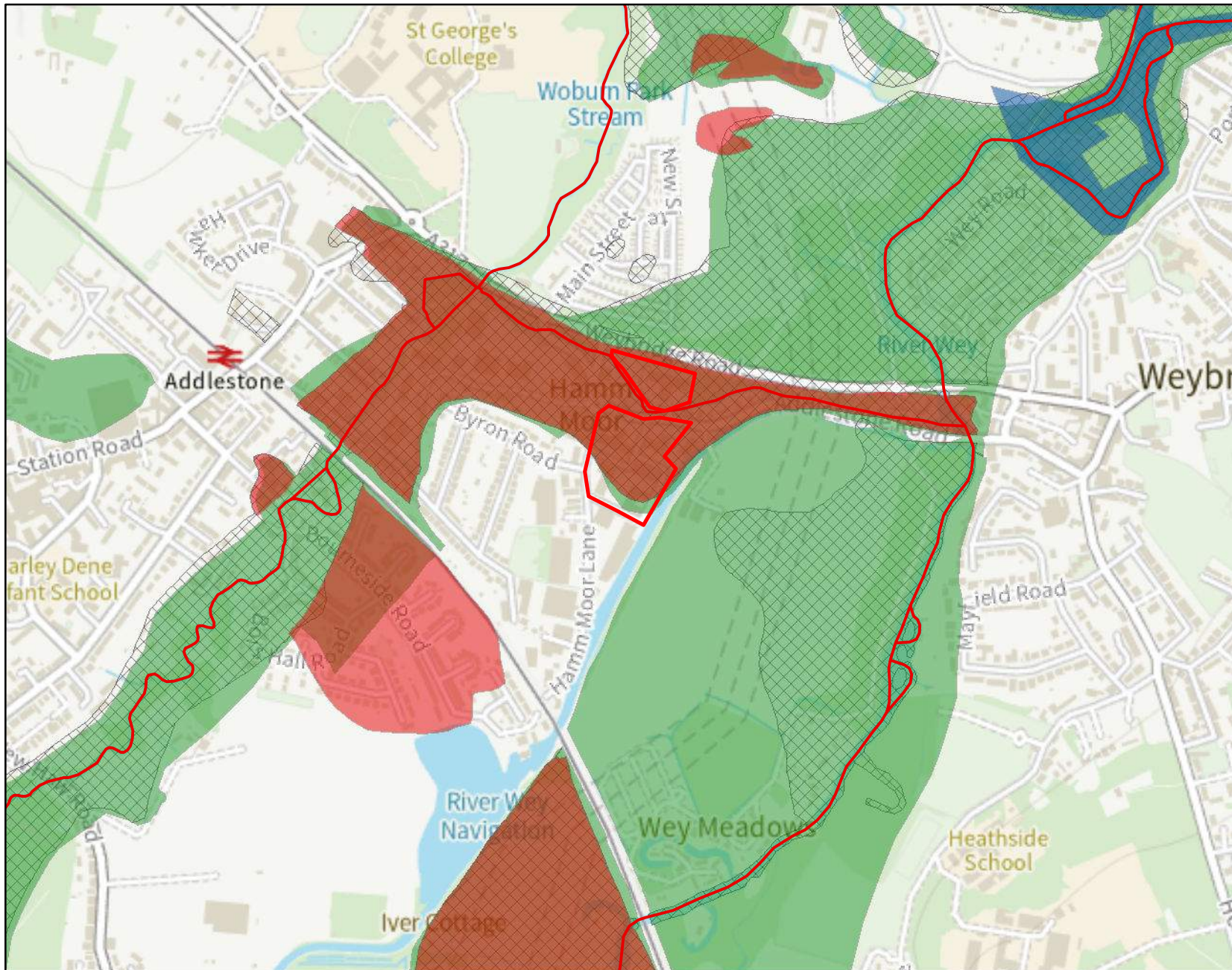
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0619470300433a	06MarchSpring1947	01/01/1947	12/12/1947	main river	channel capacity exceeded (no raised defences)
EA0619680900461c	06SeptemberAutumn1968	01/01/1968	12/12/1968	main river	channel capacity exceeded (no raised defences)
EA0619741100411	06NovemberAutumn1974	01/01/1974	12/12/1974	main river	channel capacity exceeded (no raised defences)
EA0619880500047	06MaySpring1988	01/01/1988	12/12/1988	other	unknown
EA0619900200228	06FebruaryWinter1990	01/01/1990	12/12/1990	main river	channel capacity exceeded (no raised defences)
EA0620001200326	06DecemberWinter2000	01/01/2000	12/12/2000	main river	channel capacity exceeded (no raised defences)
EA0620030100274	06JanuaryNewYear2003	23/12/2002	12/01/2003	sewer	channel capacity exceeded (no raised defences)

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

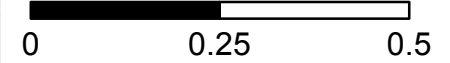
Start and End Dates shown above may represent a wider range where the exact dates are not available.

# Historic Flood Map(1) centred on Addlestone Road, Addlestone, Surrey, KT15 2UL

Created on 07/04/2022 REF: THM248675



Kilometres



## Legend

— Main River

### year

- 1947 (cross-hatched)
- 1968 (green)
- 1974 (red)
- 1988 (blue)

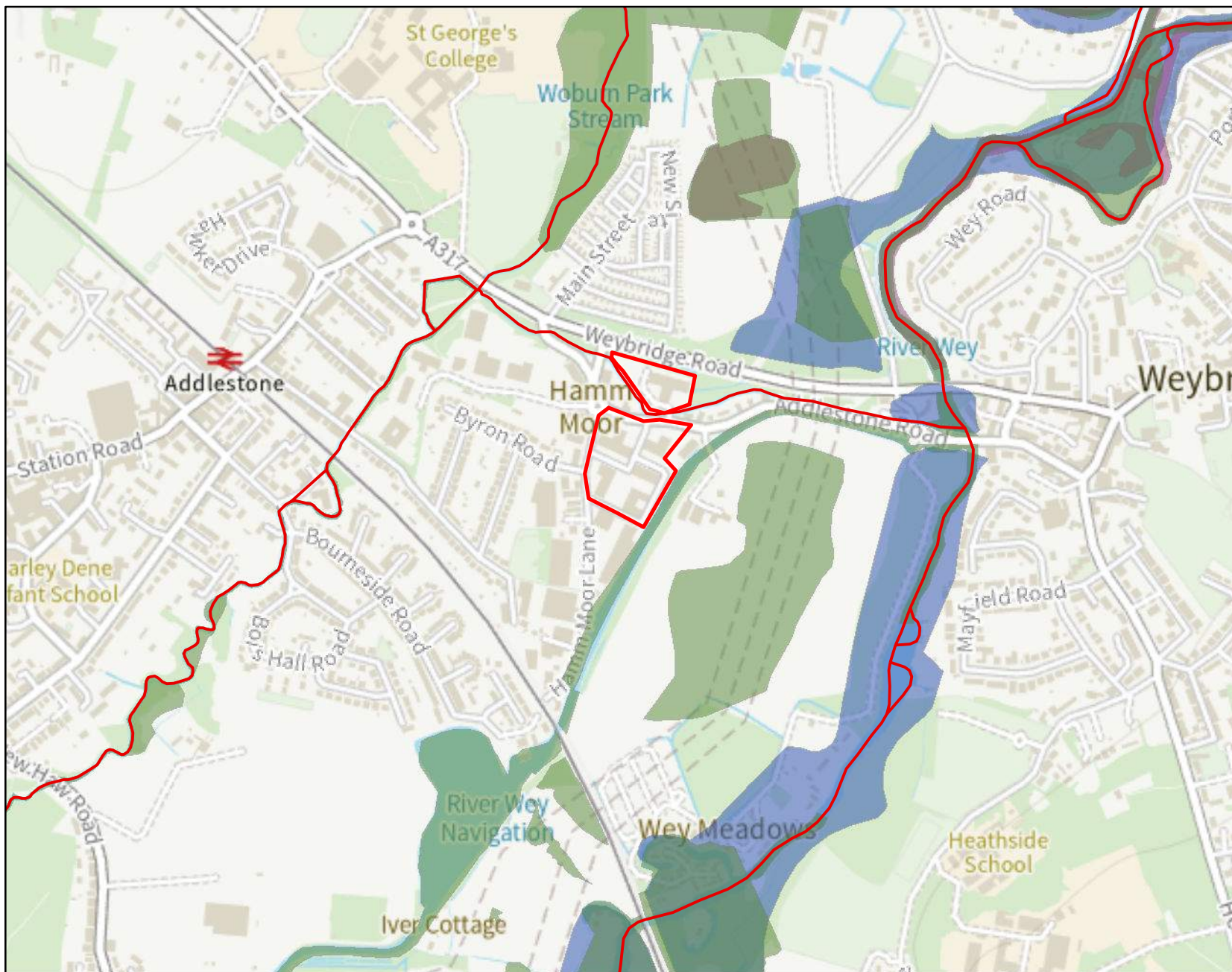
Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

# Historic Flood Map (2) centred on Addlestone Road, Addlestone, Surrey, KT15 2UL

Created on 07/04/2022 REF: THM248675



Kilometres

0 0.25 0.5

## Legend

— Main River

### year

■ 1990

■ 2000

■ 2002

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

## Hazard Mapping (for the 1%+35% climate change scenario)

THM248675

### Hazard Mapping methodology:

To calculate flood hazard with the debris factor we have used the supplementary note to Flood Risk to People Methodology (see below).

The following calculation is used:

$$HR = d \times (v+0.5) + DF$$

Where HR = flood hazard rating

d = depth of flooding (m)

v = velocity of floodwaters (m/sec)

DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

The resultant hazard rating is then classified according to:

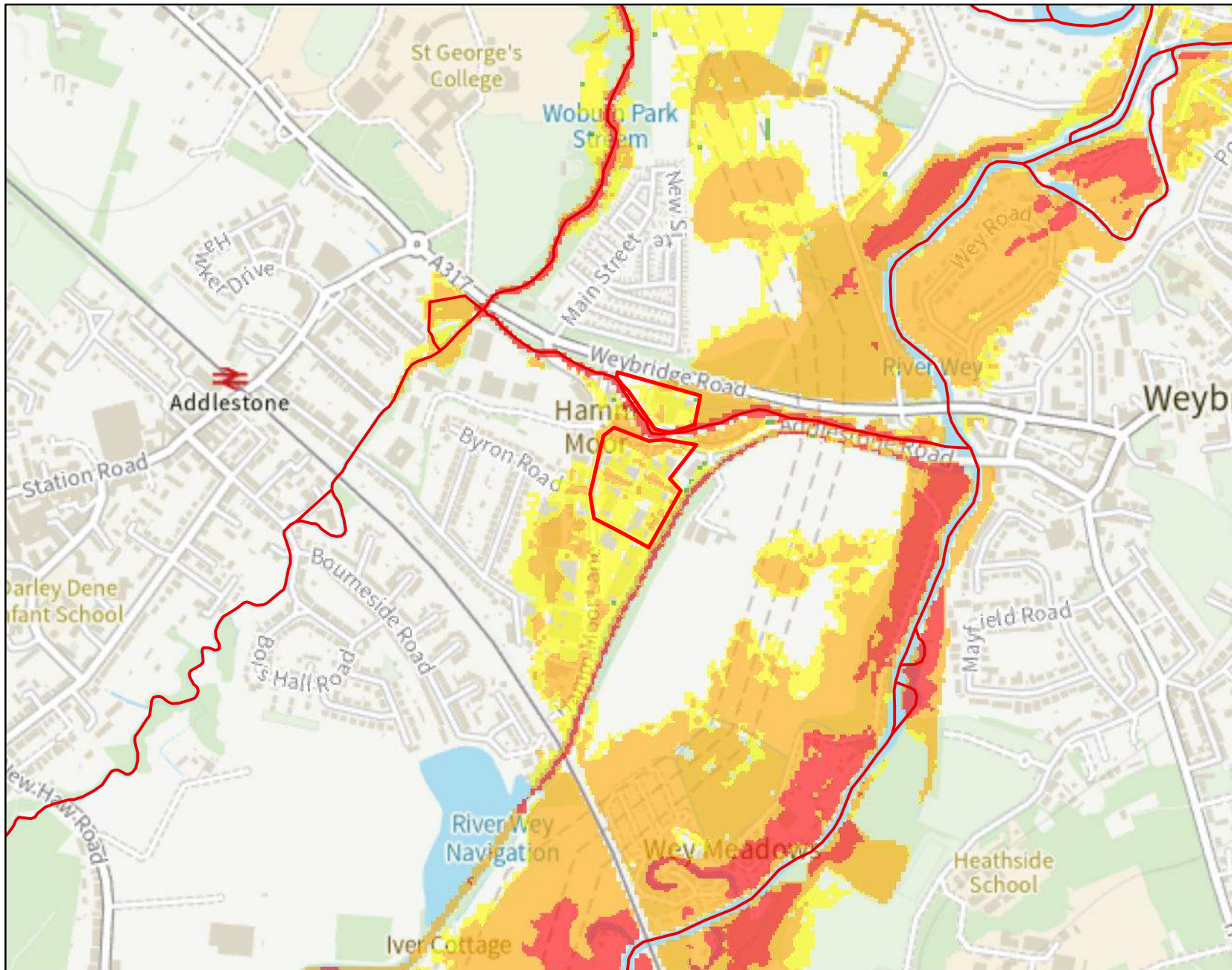
Flood Hazard	Colour	Hazard to People Classification
Less than 0.75	Green	Very low hazard - Caution
0.75 to 1.25	Yellow	Danger for some - includes children, the elderly and the infirm
1.25 to 2.0	Orange	Danger for most - includes the general public
More than 2.0	Red	Danger for all - includes the emergency services

REF: HR Wallingford and Environment Agency (May 2008) Supplementary note of flood hazard ratings and thresholds for development planning and control purpose – Clarification of the Table 113.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1

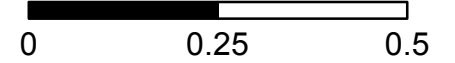


# Hazard Map centred on Addlestone Road, Addlestone, Surrey, KT15 2UL

Created on 07/04/2022 REF: THM248675



Kilometres



## Legend

- Main River
- Low hazard
- Hazard to some
- Hazard to most
- Hazard to all

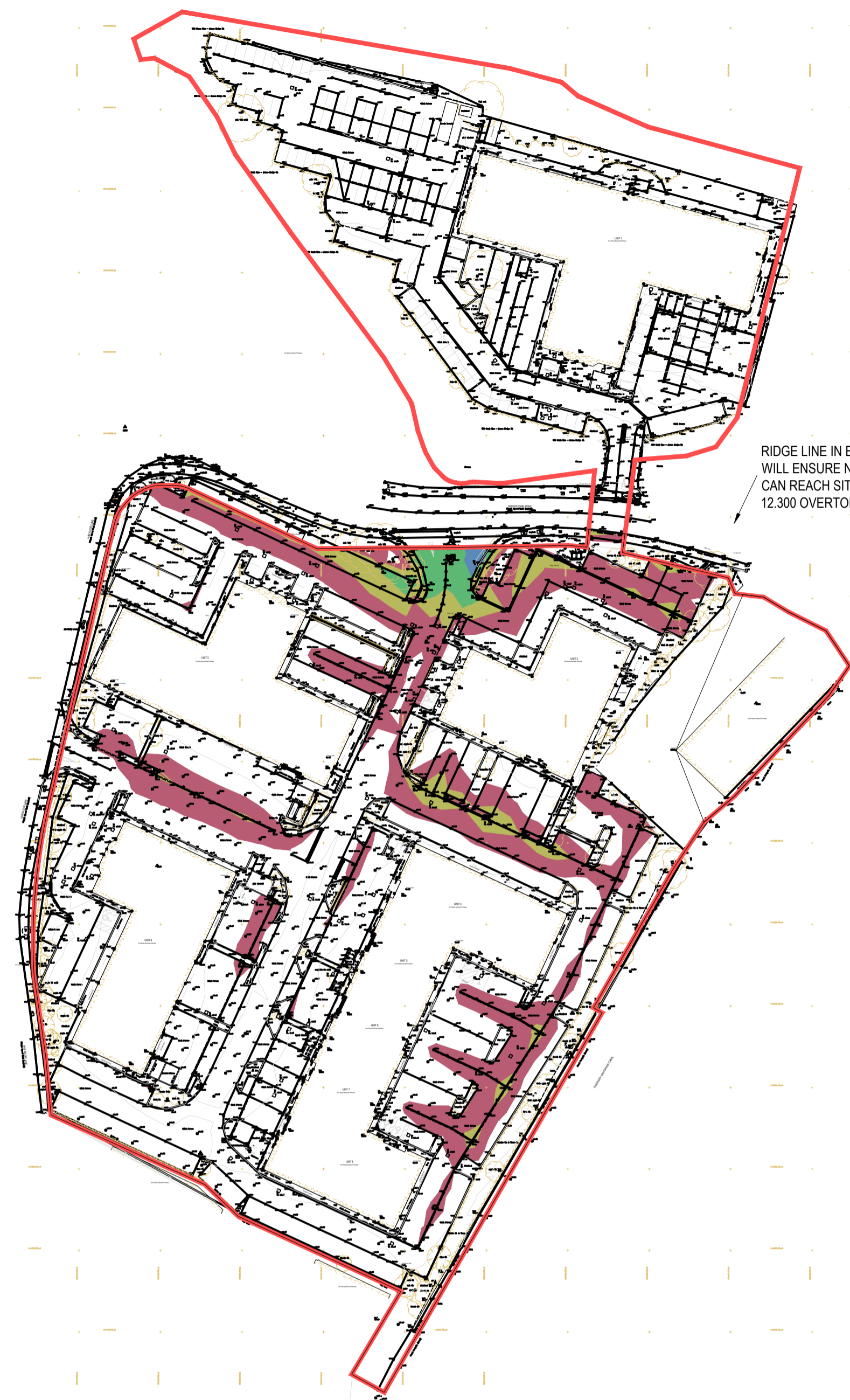
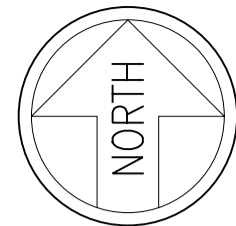
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$HR = d \times (v+0.5) + DF$$

HR = flood hazard rating  
d = depth of flooding (m)  
v = velocity of floodwaters (m/sec)  
DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

**APPENDIX F**

EXISTING FLOOD VOLUMES DRAWING



RIDGE LINE IN EXISTING HIGHWAY WILL ENSURE NO FLOOD WATER CAN REACH SITE UNTIL LEVEL OF 12.300 OVERTOPPED.

FLOOD VOLUME AT 12.380m AOD LEVEL = 300m<sup>3</sup>  
SCALE 1:1000



RIDGE LINE IN EXISTING HIGHWAY WILL ENSURE NO FLOOD WATER CAN REACH SITE UNTIL LEVEL OF 12.300 OVERTOPPED.

FLOOD VOLUME AT 12.460m AOD LEVEL = 750m<sup>3</sup>  
SCALE 1:1000

FLOOD VOLUMES	
FLOOD LEVEL (mAOD)	FLOOD VOLUME (m <sup>3</sup> )
12.380	300
12.460	750

**NOTES:**

- FLOOD LEVEL TAKEN FROM RAMBOLL FLOOD RISK APPRAISAL REPORT REF. 1620014229 DATED 05/04/2022.

**DRAWINGS:**

TOPOGRAPHICAL SURVEY - SURVEY SOLUTIONS DRAWING NUMBER 12615 se-01 REV - TITLED 'TOPOGRAPHICAL SURVEY'.

SURFACE ELEVATION DATA			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	0.00	0.10	Red
2	0.10	0.20	Yellow
3	0.20	0.30	Green
4	0.30	0.40	Blue
5	0.40	0.50	Purple

ISOPACHYTE BANDS REFER TO DEPTH FROM FLOOD LEVEL TO TOPOGRAPHICAL GROUND PROFILE THEREFORE REPRESENT FLOODING DEPTHS.

1 IN 100 YEAR + 24%  
FLOOD LEVEL = 12.460

Rev	Tech	Date	Description
P1	NDH	07.04.22	FIRST ISSUE



Berkhamsted Office  
Bourne House  
Prince Edward Street  
Berkhamsted  
Herts, HP4 3EJ  
United Kingdom  
T: +44 (0)20 8669 1903  
E: info@bradbrookconsulting.com  
W: www.bradbrookconsulting.com



Project Title  
**WEYBRIDGE BUSINESS PARK, WEYBRIDGE**

Drawing Title  
**EXISTING FLOOD VOLUMES DURING 1 IN 100 YEAR + 24%**

Purpose of Issue  
Information  Preliminary  Approval  Tender  Construction  Record Copy

First Issue Date: MARCH 22  
Drawn By: NDH  
Scale: 1:1000 @ A1  
Checked: NRB

Drawing Number: 10334617-HDR-XX-XX-DR-C-603  
Rev: P1

**APPENDIX G**

PROPOSED FLOOD VOLUMES DRAWING