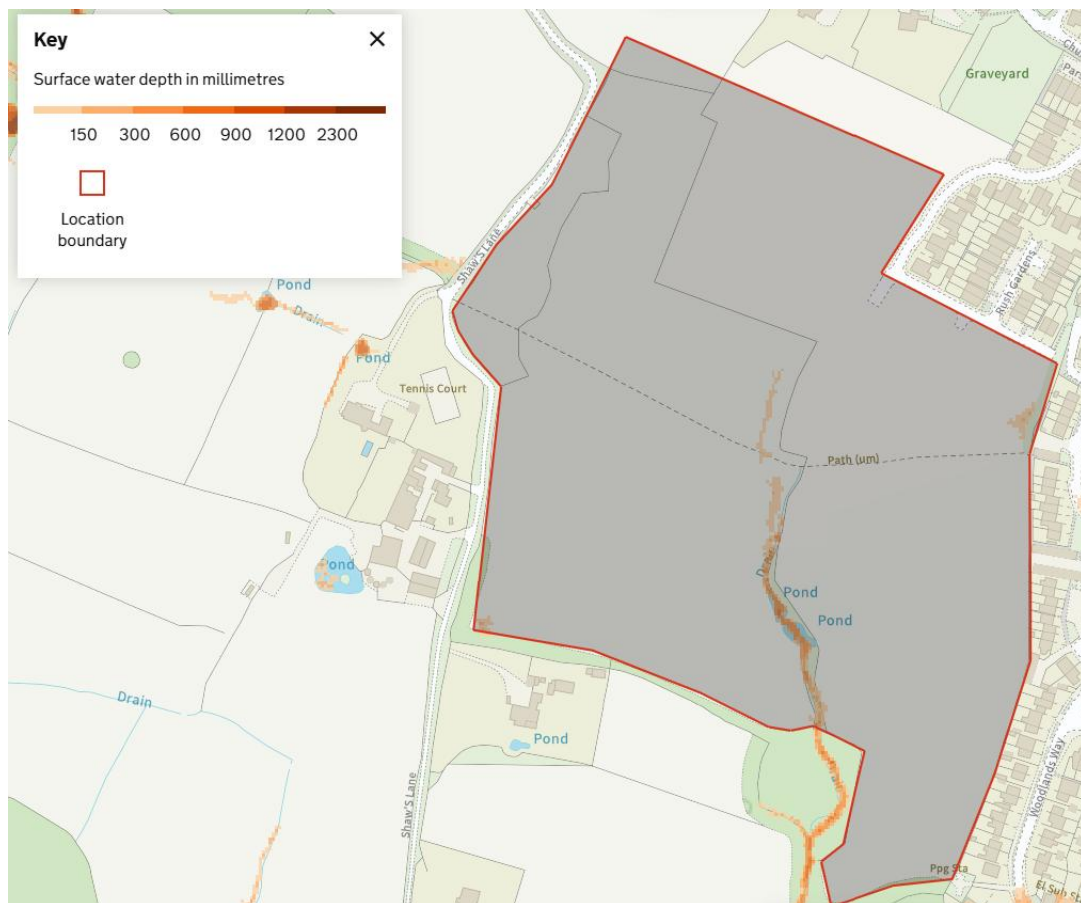


Technical Note

Project:	Phases 4 & 5, Southwater	SMA Ref:	7324.TN01
Subject:	Response to Revised Flood Map Data	Revised:	—
Prepared by:	Tyler Andrews	Date:	02.06.2026
Checked by:	Mark Smyth	Date:	02.06.2026

- 1.0. This Technical Note (TN) has been prepared by Stuart Michael Associates Limited (SMA) on behalf of Berkeley Homes to clarify what impact the revised 'EA Flood Map for Planning: May 28th, 2026, Update — Surface Water Climate Change Data' could have on Phases 4 & 5 of the Southwater development. Application ref No's: **DC/24/1158 & DC/19/2464**.
- 2.0. Following the release of the revised EA Flood Mapping, this has been reviewed against the latest layout & drainage strategy proposals for the site, and we can confirm there is a marginal increase of surface water flood risk, but the impact of this revised data on the development & drainage strategy is negligible.
- 3.0. The main source of potential flooding is located through the centre of the phases, where there are existing ponds & ditch networks. These ponds and ditches are to remain as existing, so do not interfere with any development proposals.
- 4.0. Climate change allowances also remain the same as part of the latest data release, so the capacity of the onsite drainage strategy is not affected. In the small areas around the site which are shown as potentially vulnerable to flood risk, the levels are to be adjusted to prevent this flood risk having a negative impact on any development proposals.
- 5.0. The latest copy of the EA Flood Mapping is available as **Appendix A**.



Appendix A

UPDATED EA FLOOD MAPPING

Flood map for planning

Your reference	Location (easting/northing)	Created
Southwater Phase 4 & 5	515126/126054	3 June 2026 15:51

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

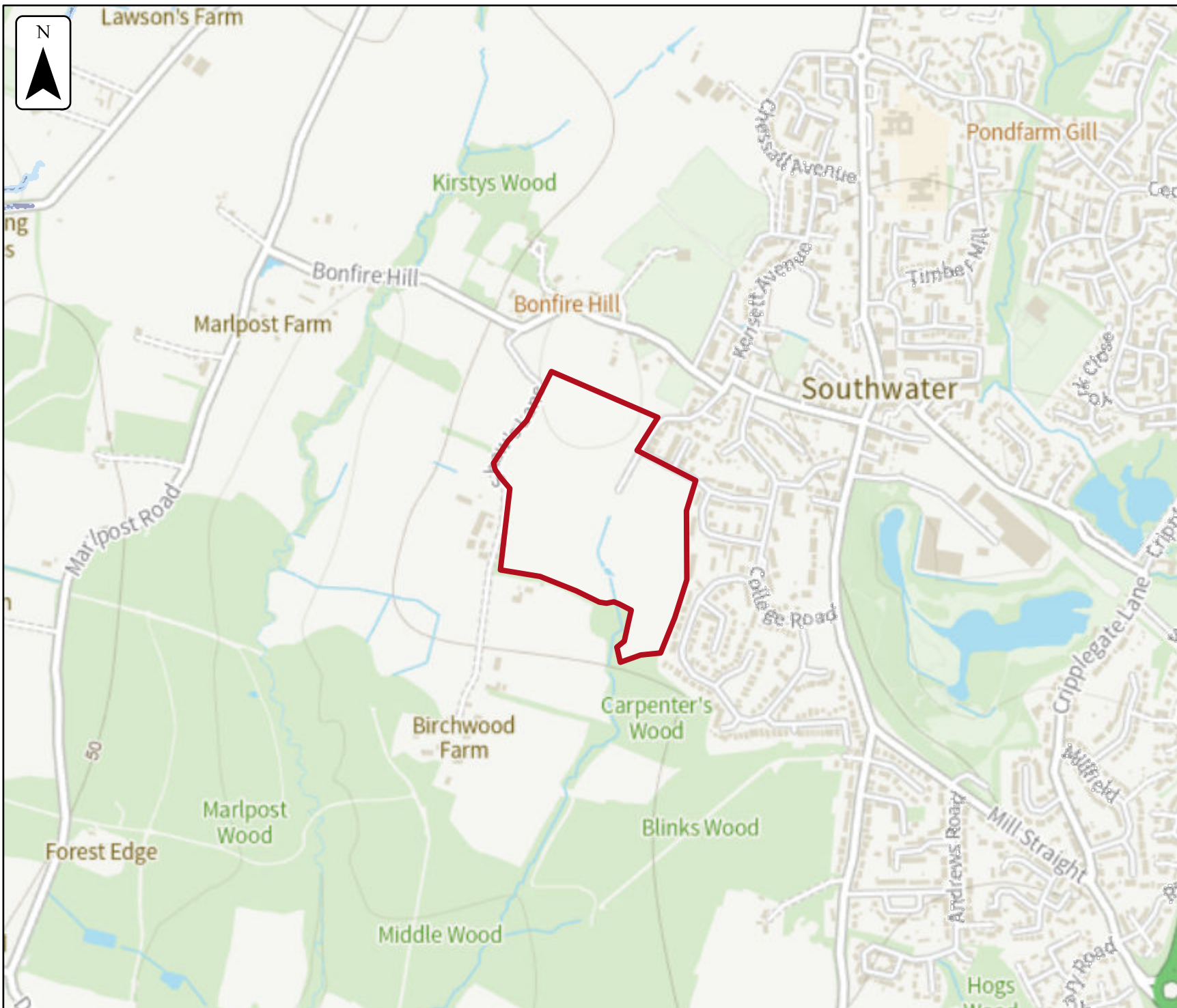
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

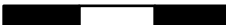
Southwater Phase 4 & 5

Location (easting/northing)
515126/126054

Scale
1:10,000

Created
3 Jun 2026 15:51

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area


0 100 200 300m