

Bradford Level 2 SFRA - Appendix F

Level 2 SFRA Addendum

Final Draft

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This report describes work commissioned by City of Bradford Metropolitan District Council (CBMDC) by an instruction dated 19 July 2024. The Client's representative for the contract was Jonathan Dicken of CBMDC. Freya Nation of JBA Consulting carried out this work.

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Abbreviations

AEP	Annual Exceedance Probability
CBMDC	City of Bradford Metropolitan District Council
EA	Environment Agency
FMfP	Flood Map for Planning
FRA	Flood Risk Assessment
LLFA	Lead Local Flood Authority
NaFRA2	National Flood Risk Assessment 2
RoFSW	Risk of Flooding from Surface Water
SFRA	Strategic Flood Risk Assessment

1 Introduction

1.1 Context

JBA Consulting were commissioned to produce a Level 2 Strategic Flood Risk Assessment (SFRA) for City of Bradford Metropolitan District Council (CBMDC) to support their new Local Plan. This Level 2 SFRA was prepared between November 2024 and May 2026.

During the preparation of this Level 2 SFRA, the Environment Agency (EA) published the first outputs of their National Flood Risk Assessment 2 (NaFRA2), updating the national flood mapping for England.

An assessment of the changes to the mapping in the CBMDC administrative area shows generally minimal changes in risk to the sites assessed as part of the Level 2 SFRA. Given the time and cost implications of updating the Level 2 SFRA work within the Council's tight Local Plan timescales, the Council decided that the Level 2 SFRA would be published with the data available at the time of preparation and a short accompanying Addendum would be prepared.

This Addendum aims to provide a short overview of the new NaFRA2 mapping currently available, a summary of the risk shown at the sites assessed within the Level 2 SFRA with the new NaFRA2 mapping, and recommendations for developers.

The overview of fluvial flood risk to the sites (provided in Section 2.1) does not include sites where the source of fluvial risk is Bradford Beck as these sites have been assessed using the latest available information, which is the outputs from the Bradford Beck 2026 model. The sites where fluvial flood risk has been assessed using the Bradford Beck model are shown in Table 1-1.

Table 1-1: Sites assessed using Bradford Beck model

Site reference	Site name
E75	Former Site Of Dunoon House Newall Street Bradford West Yorkshire
E76	Land At Beckside Road Former Rushworth Works Bradford West Yorkshire BD7 2JX
E85	Ingleby Road
H1034	Land to rear of Aldi and McDonalds
H1046	Crag Road
H1047	Regent House
H1163	Between Clayton Lane and Lister Arms
H1250	Dirkhill Road

Site reference	Site name
H1272	All Saints Road
H1274	Cousen Road
H217	Fulton Street/Sunbridge Road
H221	George Street B
H222	Area West of Valley Road
H223	North Brook Street/Valley Road
H225	Former Bee Hive Mills, Smith Street
H229	Land West of Wharf Street
H231	Land and buildings east of Grattan Road
H232	Listerhills Road
H235	Midland Mills, Valley Road

1.2 NaFRA2

The EA updated their Risk of Flooding from Surface Water (RoFSW) dataset (gov.uk) on the 28 January 2025. This included extents and depths (based on probability bands).

The EA updated the Flood Map for Planning (FMfP) (gov.uk) on the 25 March 2025. The FMfP now shows updated extents for Flood Zone 2 (0.1% Annual Exceedance Probability (AEP)) and Flood Zone 3 (1% AEP) which incorporate new national modelling as well as local models where appropriate. In addition to the Flood Zones, the following information is now also provided in the FMfP:

- Rivers and sea with defences
 - Mapping for the 3.3% AEP, 1% AEP, and 0.1% AEP events for present day and climate change (using the Central allowance for the 2080s epoch) taking account the presence of flood defences (extents only).
- Rivers and sea without defences
 - Mapping for the 3.3% AEP, 1% AEP, and 0.1% AEP events for present day and climate change (using the Central allowance for the 2080s epoch) which ignores the presence and condition of flood defences (extents only).
- Surface water
 - Mapping for the 3.3% AEP, 1% AEP, and 0.1% AEP events for the present day only (extents only).

1.3 Recommendations for developers

It is recommended that developers use the Level 2 SFRA and this accompanying addendum as a starting point to assess the flood risk to their sites and identify the

requirements for site-specific Flood Risk Assessments (FRAs) and further work that might be required but refer to the EA's online datasets for the latest flood risk data for their site.

It should be noted that the EA intend to publish further NaFRA2 datasets over time, in particular, a new surface water climate change dataset is being added to the FMfP on the 28th of May 2026. This new dataset will show the upper end climate change allowance for peak rainfall. Given the timescale of CBMDC's Local Plan, there is not sufficient time to update the SFRA based on the new dataset. Developers should consult with the EA as early as possible to understand the requirements for their site-specific FRA and additional assessments they may need to undertake in the interim before publication of the full data.

2 Overview of implications of NaFRA2

2.1 Fluvial flood risk

The Level 2 SFRA identified 17 sites that are shown to be at fluvial flood risk based on the previous FMfP (last amended in 2024). This number does not include sites assessed using the 2026 Bradford Beck modelling which supersedes the FMfP.

A screening exercise was undertaken to assess how the percentage of each site at fluvial flood risk changed between the 2024 FMfP dataset and the March 2025 NaFRA2 FMfP.

The functional floodplain has also been updated based on the NaFRA2 Rivers and Sea 3.3% defended flood risk extents - present day mapping.

Table 2-1 shows the percentage changes of each site within the functional floodplain, as updated through this Level 2 SFRA, and the latest versions of Flood Zone 3a and Flood Zone 2. This compares the functional floodplain updated in 2024, which was used to assess risk to the Level 2 SFRA sites not within the vicinity of Bradford Beck, and the final version of the functional floodplain updated in 2026. The table also compared the flood zones used in the reporting to the NaFRA2 FMfP Flood Zones. There is a brief comment on the change in fluvial risk to the site within the last column of the table.

Table 2-1: Comparison of the extent of the site at fluvial flood risk between the previous (2024) mapping and new (2025) NaFRA2 FMfP mapping

Site reference	% of site in previous (2024) functional floodplain	% of site in updated functional floodplain	% of site in (2024) previous FMfP Flood Zone 3a (High)	% of site in NaFRA2 FMfP Flood Zone 3a (High)	% of site in previous (2024) FMfP Flood Zone 2 (Medium)	% of site in NaFRA2 FMfP Flood Zone 2 (Medium)	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
E118	0%	0%	0%	0	21%	21%	The updated mapping shows that the northeastern corner of the site remains in Flood Zone 2 of the FMfP.
H1010	4%	6%	58%	57%	38%	37%	The updated mapping shows a slight increase in functional floodplain along the eastern site boundary, adjacent to the River Aire.
H1059	1%	1%	1%	1%	1%	1%	The updated mapping shows that the northwestern corner of the site remains within the functional floodplain; as well as within Flood Zone 3a and Flood Zone 2 of the FMfP. The area of flood Zone 2 within the site is shown to have marginally increased.

Site reference	% of site in previous (2024) functional floodplain	% of site in updated functional floodplain	% of site in (2024) previous FMfP Flood Zone 3a (High)	% of site in NaFRA2 FMfP Flood Zone 3a (High)	% of site in previous (2024) FMfP Flood Zone 2 (Medium)	% of site in NaFRA2 FMfP Flood Zone 2 (Medium)	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
H1060	0%	0%	0%	0%	1%	1%	The updated mapping shows that the northwestern corner of the site remains within Flood Zone 2 of the FMfP.
H1090	0%	0%	0%	0%	8%	10%	The updated mapping shows that the area of the site within Flood Zone 2 of the FMfP has increased.
H1118	0%	0%	0%	0%	5%	49%	The updated mapping shows that the area of the site within Flood Zone 2 of the FMfP has significantly increased, impacting approximately half of the site.
H1258	21%	11%	0%	10%	5%	5%	The updated mapping shows that the area of functional floodplain within the site has decreased. However, the area of Flood Zone 3a of the FMfP has increased.

Site reference	% of site in previous (2024) functional floodplain	% of site in updated functional floodplain	% of site in (2024) previous FMfP Flood Zone 3a (High)	% of site in NaFRA2 FMfP Flood Zone 3a (High)	% of site in previous (2024) FMfP Flood Zone 2 (Medium)	% of site in NaFRA2 FMfP Flood Zone 2 (Medium)	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
H1353	20%	20%	0%	0%	6%	6%	The updated mapping shows that the area of the site within the functional floodplain and Flood Zone 2 of the FMfP remains unchanged.
H35	1%	0%	9%	7%	8%	53%	The updated mapping shows that the area of the site within Flood Zone 2 of the FMfP has significantly increased, impacting approximately half of the site. The area of the site within Flood Zone 3a has marginally decreased.
H382	31%	40%	4%	2%	9%	6%	The updated mapping shows that the area of the site within the functional floodplain has increased and now includes the Heber's Ghyll watercourse. Flood Zone 2 of the FMfP is also present along Heber's Ghyll through the centre of the site.

Site reference	% of site in previous (2024) functional floodplain	% of site in updated functional floodplain	% of site in (2024) previous FMfP Flood Zone 3a (High)	% of site in NaFRA2 FMfP Flood Zone 3a (High)	% of site in previous (2024) FMfP Flood Zone 2 (Medium)	% of site in NaFRA2 FMfP Flood Zone 2 (Medium)	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
H385	1%	1%	6%	6%	2%	2%	The updated mapping shows the area of the site in the functional floodplain remains largely similar. Additional areas of the southeastern corner of the site are shown within Flood Zone 3a and Flood Zone 2 of the FMfP.
H386	1%	1%	1%	1%	21%	20%	The updated mapping shows the areas of the site within the functional floodplain as well as Flood Zone 3a and Flood Zone 2 of the FMfP remain similar to previous mapping.
H420	5%	4%	1%	1%	41%	40%	The updated mapping shows the areas of the site within the functional floodplain as well as Flood Zone 3a and Flood Zone 2 of the FMfP remain similar to previous mapping.

Site reference	% of site in previous (2024) functional floodplain	% of site in updated functional floodplain	% of site in (2024) previous FMfP Flood Zone 3a (High)	% of site in NaFRA2 FMfP Flood Zone 3a (High)	% of site in previous (2024) FMfP Flood Zone 2 (Medium)	% of site in NaFRA2 FMfP Flood Zone 2 (Medium)	Comment on change in risk from previous FMfP to updated NaFRA2 FMfP
H58	0%	0%	2%	1%	3%	7%	The updated mapping shows the area of the site within Flood Zone 2 of the FMfP has slightly increased.
H636	7%	1%	0%	0%	1%	1%	The updated mapping shows the area of the site within the functional floodplain has decreased. The area of the site within Flood Zone 2 of the FMfP has also marginally decreased.
H798	0%	0%	0%	0%	1%	1%	The updated mapping shows the area of the site within Flood Zone 2 of the FMfP remains as was previously shown.
H834	12%	4%	0%	1%	4%	8%	The updated mapping shows the area of the site within the functional floodplain has decreased. The area within Flood Zone 3a and Flood Zone 2 of the FMfP has increased, particularly in the northeastern corner of the site.

2.2 Surface water flood risk

The RoFSW mapping was updated in January 2025 with the publication of NaFRA2.

Surface water flood risk is subdivided into the following four categories:

- **High:** An area has a chance of flooding greater than 3.3% AEP (1 in 30) each year.
- **Medium:** An area has a chance of flooding between 1% AEP (1 in 100) and 3.3% AEP (1 in 30) each year.
- **Low:** An area has a chance of flooding between 0.1% AEP (1 in 1,000) and 1% AEP (1 in 100) each year.
- **Very Low:** An area has a chance of flooding of less than 0.1% AEP (1 in 1,000) each year.

There are a number of key differences noted with the EA's updated NaFRA2 RoFSW mapping compared with the third-generation RoFSW mapping:

- Velocity and hazard information are not currently suitable for planning purposes.
- Within the NaFRA2 RoFSW mapping, any areas of surface water risk with a depth of less than 0.075m have been removed.
- In the third-generation mapping, areas of surface water risk with a hazard of less than 0.575 were removed (which is a factor of both depth and velocity).
- In areas where the new NaFRA2 RoFSW mapping overlaps the Risk of Flooding from Rivers and Sea (areas shown to be at fluvial risk), the flood risk extents have been removed from the RoFSW mapping, i.e. it no longer shows flow paths along any watercourses represented within the fluvial mapping.

Within the EA's RoFSW, a climate change dataset was also published with the 'Central' allowance for the 2050s epoch applied to the 3.3%, 1%, and 0.1% AEP events. However, as set out in the [EA's climate change guidance \(gov.uk\)](#), this allowance is only deemed suitable for development with a lifetime up to 2060, which is less than the lifetime of residential development (a minimum of 100 years). Further assessment of the potential impacts of climate change on surface water flood risk will need to be considered at the site-specific FRA stage. It should be noted that should the surface water risk to a site have changed considerably, the surface water climate change extents provided as part of the CBMDC Level 2 SFRA may no longer provide a suitable indication of the surface water risk with climate change and the developer may need to undertake further surface water modelling as part of a site-specific FRA.

The EA released new surface water data to the FMfP on 28 May 2026. The new data now includes for suitable banded depth information and the upper end climate change allowance for peak rainfall. Given the timescale of CBMDC's Local Plan, there is not sufficient time to update the SFRA based on the new datasets. Site-specific FRAs should always include for the latest information available.

Table 2-2 provides the extent of each site (which was assessed within the Level 2 SFRA) at risk from the 3.3%, 1%, and 0.1% AEP surface water events using both the third-generation

RoFSW mapping and the NaFRA2 mapping, with a brief comment on the change in risk shown with the NaFRA2 mapping. This should be used as a starting point to determine areas where the Level 2 SFRA information is likely to be outdated based on the mapping updates. Future assessments should use the updated surface water mapping as a starting point, as the NaFRA2 mapping supersedes the previous surface water mapping.

Table 2-2: Comparison of the extent of the site at surface water risk between the third-generation and NaFRA2 RoFSW mapping

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
E118	2%	15%	3%	14%	29%	10%	Increased extent of surface water flooding in the high and medium risk events. Decreased extent of flooding in low risk event. Ponding at south of site no longer present in updated NaFRA2 mapping.
E14	2%	8%	4%	7%	17%	20%	Increase in extent of surface water flooding within the site in high, medium and low risk events. Ponding along eastern site boundary no longer present in updated NaFRA2 mapping.
E16	3%	10%	8%	28%	14%	7%	Increase in extent of flooding to the site overall, particularly in the medium risk event. Significant ponding at the centre of the site in the medium risk event shown in updated NaFRA2 mapping.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
E40	8%	10%	6%	2%	17%	15%	Slight decrease in overall flood extent within the site, though there is an increase in extent of surface water flooding in the high risk event. Flood extent on Usher Street is decreased in low risk event in updated NaFRA2 mapping.
E41	2%	3%	1%	1%	5%	4%	Surface water flood extents are largely similar in updated NaFRA2 mapping. During the low risk event, the flow path on Cow Close Lane is no longer present, though additional flow paths within the northern half of the site are shown in updated NaFRA2 mapping.
E54	5%	5%	2%	1%	3%	3%	Surface water flood extents are largely similar in updated NaFRA2 mapping. During the low risk event, the ponding on Ing Street is no longer present. Decreased flood extent on Laisterdyke (A6177) also shown in updated NaFRA2 mapping.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
E58	3%	6%	6%	8%	10%	4%	Overall surface water flood extent is largely similar in updated NaFRA2 mapping however, flood extents in the high and medium risk events are greater and flood extent in the low risk event is decreased.
E59	10%	12%	12%	7%	15%	16%	Overall surface water flood extent is largely similar in updated NaFRA2 mapping however, flood extent in the medium risk event is slightly decreased.
H1010	16%	8%	13%	10%	9%	19%	Overall surface water flood extent remains largely similar in the updated NaFRA2 mapping, however, ponding at the southwestern corner of the site is no longer present.
H1044	0%	0%	11%	17%	8%	60%	The extent of surface water flooding is much greater in the updated NaFRA2 mapping. Much of the site is shown to flood during the low risk event.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
H1059	1%	1%	1%	1%	1%	1%	Overall surface water flood extent remains largely similar in the updated NaFRA2 mapping, however, the flow path at the eastern side of the site smaller than previously shown.
H1061	4%	2%	4%	1%	7%	5%	Surface water flood extent on site is shown to slightly decrease in the updated NaFRA2 mapping, particularly within the eastern side of the site, which is no longer impacted in the high and medium risk events.
H1090	1%	3%	1%	3%	13%	16%	Overall surface water flood extents are largely similar in the updated NaFRA2 mapping. However, more of the site is shown to be impacted in the high and medium risk events and a flow path is shown to flow through the western half of the site.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
H1092	10%	13%	7%	10%	20%	48%	The extent of surface water flooding is much greater in the updated NaFRA2 mapping. Much of the site is shown to flood during the low risk event.
H1243	0%	32%	12%	5%	17%	5%	The updated NaFRA2 mapping shows surface water flood risk to the site during the high risk event, impacting a large area at the north of the site. This appears to be where a building was previously present onsite.
H1254	1%	5%	3%	4%	9%	5%	The extent of surface water ponding within the site is shown to be largely similar in the updated NaFRA2 mapping. However, more of the site is impacted during the high risk event. The extent of flooding to Greaves Street and Park Lane is shown to decrease.
H1258	7%	0%	6%	1%	22%	5%	The updated NaFRA2 mapping has removed the channel of Pitty Beck from the surface water maps.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
							Surface water flooding is no longer shown to impact the site during the high risk event. In the medium and low risk events, ponding is confined to the northwestern corner of the site.
H1277	6%	0%	15%	0%	13%	22%	The updated NaFRA2 mapping shows the site only to be impacted by surface water flooding during the low risk event. The flow path through the site and along the southeastern site boundary remains.
H1337	25%	44%	5%	6%	34%	19%	The overall surface water flood extent within the site is shown to increase in the updated NaFRA2 mapping. The area of the site impacted during the high risk event is increased. Surface water risk appears to be constrained by the existing development present onsite.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
H1353	2%	5%	4%	3%	8%	5%	The overall surface water flood extent within the site, shown in the updated NaFRA2 mapping is largely similar. However, the area of the site impacted during the high risk event is increased.
H270	39%	6%	4%	6%	15%	11%	The updated NaFRA2 mapping shows a decrease in surface water flood extent within the site. The large flow path which was previously shown running through the centre of the site is no longer present. A smaller area of ponding is shown at the north of the site, and a larger area of ponding is shown at the south of the site.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
H382	5%	4%	5%	3%	22%	9%	The updated NaFRA2 mapping has removed the channel of Heber's Ghyll from the surface water maps. Surface water flooding is no longer shown to impact a large area at the north of the site. Flow paths shown within the eastern and western sides of the site are largely similar.
H385	1%	2%	1%	4%	8%	9%	The flow path previously shown adjacent to the eastern site boundary is shown to increase in extent in the updated NaFRA2 mapping. This area is also shown to be impacted in the high and medium risk events.
H386	0%	0%	0%	0%	7%	20%	Flood extent during the low risk event is shown to impact more of the northern half of the site in the updated NaFRA2 mapping.
H420	0%	0%	3%	3%	10%	7%	Surface water flood extent within the site is shown to slightly decrease in the updated NaFRA2 mapping. The flow path through the

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
							southeastern side of the site is no longer present.
H533	5%	10%	5%	26%	12%	7%	Surface water flood extent during the high and medium risk events is shown to significantly increase in the updated NaFRA2 mapping. A greater area at the centre of the site and along the northern site boundary are shown to be impacted.
H544	0%	0%	1%	0%	3%	0%	The site is no longer shown to be impacted by surface water flooding in the updated NaFRA2 mapping.
H560	8%	9%	8%	0%	13%	1%	The updated NaFRA2 mapping shows a smaller flood extent within the site during the low and medium risk events. The centre and eastern side of the site are no longer shown to be impacted by a surface water flow path. The area of ponding at the western site boundary remains.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
H569	3%	10%	2%	0%	6%	25%	Surface water flood extent within the site is shown to be greater in the updated NaFRA2 mapping. During the high risk event the south of the site is impacted. The flood extent shown in the low risk event is also greater than shown in previous mapping.
H636	1%	0%	1%	0%	2%	0%	The updated NaFRA2 mapping has removed the channel of Carr Beck from the surface water maps. Surface water flooding is no longer shown to impact the site.
H643	2%	1%	7%	1%	20%	12%	The extent of flooding is shown to decrease in the high, medium and low risk events in the updated NaFRA2 mapping. Ponding remains in the northeast and southwest of the site, along with a flow path through the southeastern corner of the site.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
H781	3%	10%	3%	3%	8%	12%	Overall, surface water flood risk within the site is shown to increase in the updated NaFRA2 mapping. The areas of ponding at the north, south and west of the site are shown to increase in size. There is also a greater area of flooding to the site in the high risk event.
H789	2%	3%	6%	7%	18%	15%	The updated NaFRA2 mapping shows surface water flood extent within the site remains similar to what was shown previously. The area at the southwestern site boundary is shown to flood during the high risk event.
H833	11%	8%	10%	8%	14%	13%	Overall, the surface water flood extents shown in the updated NaFRA2 mapping are similar to previous mapping.
H834	2%	3%	1%	1%	6%	9%	The updated NaFRA2 mapping shows an increase in surface water flooding along the northern site boundary during the low risk event.

Site reference	% of site in previous RoFSW 3.3% AEP (High)	% of site in NaFRA2 RoFSW 3.3% AEP (High)	% of site in previous RoFSW 1% AEP (Medium)	% of site in NaFRA2 RoFSW 1% AEP (Medium)	% of site in previous RoFSW 0.1% AEP (Low)	% of site in NaFRA2 RoFSW 0.1% AEP (Low)	Comment on change in risk from previous RoFSW to updated NaFRA2 RoFSW
							The flow path along Cross Lane, adjacent to the eastern site boundary is no longer present.
H9	9%	0%	3%	3%	22%	8%	The updated NaFRA2 mapping has removed the channel of Back Beck from the surface water maps. Surface water flooding is no longer shown to impact the southwestern and southeastern site boundaries. Ponding at the centre and north of the site remains.
H960	3%	6%	3%	2%	8%	9%	Overall, surface water flooding within the site is largely similar in the updated NaFRA2 mapping. The area of ponding at the centre of the site during the high risk event is slightly greater and flooding along the boundary of the site during the low risk event is decreased.

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