Essex County Council | Environment and Climate Action

Tendring District Council

Annex A

Level 2 Strategic Flood Risk Assessment

May 2026

Version Control

Issues	Date	Details	Prepared By	Reviewed By	Approved By
1.0	23rd Feb 2026	Working Draft for internal review and comments	**George Bartley,** TechCIWEM Green Infrastructure Delivery Officer	**Tom Palmer** Project Delivery Manager	**Douglas McNab,** MRTPI Head of Climate Adaptation and Mitigation
2.0	22nd April 2026	First Full Draft for Review	**George Bartley,** TechCIWEM Green Infrastructure Delivery Officer	**Tom Palmer** Project Delivery Manager	**Douglas McNab,** MRTPI Head of Climate Adaptation and Mitigation
0.3	15th May 2026	Removal of sites and assessments of new additions	**George Bartley,** TechCIWEM Green Infrastructure Delivery Officer	**Tom Palmer** Project Delivery Manager	**Douglas McNab,** MRTPI Head of Climate Adaptation and Mitigation
0.4	12th June 2026	Removal of site and re-addition of formally removed sites	**George Bartley,** TechCIWEM Green Infrastructure Delivery Officer	**Tom Palmer** Project Delivery Manager	**Douglas McNab,** MRTPI Head of Climate Adaptation and Mitigation

Essex County Council's Climate Adaptation & Nature Recovery Team has been procured to write this document for Tendring District Council to support their Local Plan.

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Executive Summary:

Purpose and Scope:

This Level 2 Strategic Flood Risk Assessment (SFRA) has been prepared by Essex County Council's Climate Adaptation & Mitigation Team on behalf of Tendring District Council to support the Local Plan. The SFRA builds upon the Level 1 assessment and provides a detailed appraisal of flood risk for allocated and potential development sites within the district. Its primary aim is to inform spatial planning decisions, ensure compliance with the National Planning Policy Framework (NPPF), and guide site-specific Flood Risk Assessments (FRAs) for future development proposals.

Methodology Overview:

The assessment follows the Environment Agency's SFRA guidance and applies the Sequential and Exception Tests to determine site suitability:

1. Flood Zone Analysis
   - Each site was assessed using GIS to calculate the percentage of land within Flood Zones 1, 2, and 3.
   - Sites with >95% in Flood Zone 1 were classified as 'low risk'; Exception Test not required.
   - Sites with >5% in Flood Zone 2 or 3 were classified as 'high risk' and subjected to the Exception Test.

2. Surface Water and Groundwater Risk
   - All sites were screened against Environment Agency NaFRA2 mapping for surface water flooding and groundwater susceptibility.
   - Sites with significant surface or groundwater risk, or those intersecting watercourses, were reclassified as 'medium risk' even if fluvial risk was low.

3. Risk Categorisation and Mapping
   - Sites were grouped into 'High', 'Medium', and 'Low' risk categories with corresponding symbology (Red, Orange, Green hatching) for mapping purposes.

Key Findings:

Total Sites Assessed: 62

Sites were distributed across three risk categories:

High Risk: Sites intersecting Flood Zone 3 or significant tidal/fluvial risk.

Medium Risk: Sites with partial Flood Zone 2/3 coverage or notable surface/groundwater risk.

Low Risk: Sites predominantly within Flood Zone 1.

All high-risk sites underwent the Exception Test, and site-specific recommendations were developed to inform planning decisions and future FRAs. Medium-risk sites, while not requiring the Exception Test, warrant additional consideration at the planning stage.

Exceptions Tests Outcomes:

Detailed tables and mapping in [Section 2] and [Section 3] provide:

- Percentage breakdown of Flood Zones per site.
- Surface water and groundwater risk ratings.

Site-specific recommendations for mitigation measures, including:

- Finished floor level adjustments.
- Sustainable Drainage Systems (SuDS).
- Safe access/egress routes.
- Flood resilience and resistance measures.

Planning Implications:

Development proposals in high-risk areas must demonstrate compliance with the Exception Test and incorporate robust mitigation strategies.

Medium-risk sites require site-specific FRAs to address residual risks.

Low-risk sites should still consider climate change allowances and sustainable drainage in design.

Next Steps:

Integrate SFRA findings into Tendring District Council's Local Plan policies.

Use risk mapping and recommendations to guide development allocations.

Ensure all planning applications in flood-affected areas include site-specific FRAs aligned with NPPF and Environment Agency guidance.

[End of Executive Summary]

Contents

1.0 Sequential Tests Methodology:

To determine the flood risk for the Tendring District Council Local Plan the following methodology was employed. Further details on the data utilised can be found in [Section 4] of Tendring District Council Local Plan Level 1 Strategic Flood Risk Assessment Report.

1. Determine the percentage of the site within each Flood Zone using GIS software. All sites that contain over 95% within Flood Zone 1 are considered to be low risk with an exception test not required.

2. All sites with over 5% within Flood Zone 2 or 3 are considered to be high risk and are subjected to the exception test.

3. All sites are assessed against surface water flood risk and groundwater flood risk mapping using GIS software. Risk bandings are assigned to each flood source based on the findings with comments provided summarising the risks and potential impacts to the site.

4. Low risk sites with high risks of surface or ground water flooding, or those containing a watercourse, are reclassified as medium risk sites.

1. 5. Surface Water Flood Risk has been rated through visual assessments to determine the overall site risk. Sites have been categorised by Very Low, Low, Medium and High via EA NaFRA2 mapping for flooding from Surface Water. This can be seen in [Annex B] this shows risks from Surface Water across TDC.

Following this approach all Tendring District Council Local Plan sites are given a flood risk classification, which has been used to visually represent the site on mapping to aid initial risk analysis. The Table below details the categories and symbology used.

Risk Category	Definition	Map Symbology
High	Sites containing Flood Zone 3	**Red Boarder and Hatching**
Medium	Sites containing that; contain smaller sections of Flood Zones 2 and 3; contain areas of significant surface water or ground water flooding; and/or sites containing a watercourse	**Orange Border and Hatching**
Low	Sites within Flood Zone 1	**Green Border and Hatching**

A total of **62 sites** were subjected to the assessment process with **11 found to be high risk**, **11 to be medium** risk and **40 to be low risk**.

The complete tabulated results of the assessment can be found In [Section 2.0] of this document.

The recommendations given for high-risk sites should be used to inform the site-specific Flood Risk Assessments for each site when they are considered for development through the planning process.

It should be noted that whilst sites classified as medium risk were not subjected to the exception test the risk of flooding has been deemed great enough to warrant more specific consideration at the planning stage.

[End of Section 1.0]

2.0 Tabulated Sequential Test Results:

ECC Ref	Site Name	TDC Ref	Application Number	Size (Ha)	Fluvial FZ %			SW Flood Risk	GW Flood Risk	Sequential Test Information and Flood Risk Comments
					1	2	3			
001	Tendring Colchester Borders Garden Community	SAMU1	n/a	704.53	96.5%	3.5%	2.8%	High	Very Low	**Fluvial Flood Risk:** SAMU1 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the western, eastern, and southern areas of the site. The site has multiple watercourses running through its perimeter. This risk is associated with the presence of multiple watercourses located within the site boundary, contributing to localised floodplain connectivity and supporting the medium-risk classification. **Surface Water Flood Risk:** SAMU1 is assessed as being at high risk of surface water flooding, with numerous patches of surface water accumulation distributed across the entire site. Flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events. Given the high-risk classification, any future development must incorporate robust surface water mitigation measures, including appropriate attenuation, exceedance routing, and drainage design to prevent increased pluvial flood risk both on-site and downstream. **Groundwater Flood Risk:** SAMU1 presents a very low risk of groundwater flooding, with only small, isolated patches along the eastern, south-western, and southern boundaries classified as Susceptibility Categories B and C. These areas are limited in extent and do not significantly influence overall site risk.
002	'Hartley Gardens' Land between St. John's and Little Clacton Rd	SAMU2	n/a	162.5	87.2%	12.8%	6%	High	Medium	**Fluvial Flood Risk:** SAMU2 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flood extents affect the central eastern to central western areas of the site, associated with Hartley Wood Brook, which flows directly through the middle of the site. This watercourse and its mapped floodplain justify the high-risk classification.

										Surface Water Flood Risk: SAMU2 is assessed as being at high risk of surface water flooding, with numerous patches of surface water accumulation across the entire site. The most significant concentrations occur in the central band, running from the western to eastern sections of the site. Surface water flooding is present during the 3.3%, 1%, and 0.1% AEP storm events. Given the high-risk classification, any future development must incorporate robust surface water mitigation measures, including exceedance routing, on-site attenuation, and careful site layout design to prevent increased pluvial flood risk. **Groundwater Flood Risk:** SAMU2 presents a medium risk of groundwater flooding, with the southern quarter of the site containing areas classified as Susceptibility Categories B and C, indicating moderate potential for groundwater emergence that should be addressed during ground investigations and drainage design.
003	'Oakwood Park' Land to the South of Holland Rd	SAMU3	n/a	48.98	100%	0%	0%	Very Low	Medium	**Fluvial Flood Risk:** SAMU3 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. There is However a watercourse running through the middle of the site which connects to Holland Brook to the east, so this site should be categorised as a medium-risk. **Surface Water Flood Risk:** SAMU3 is assessed as being at very low risk of surface water flooding, with isolated patches of surface water accumulation mapped: • across the central area, • in several southern locations, and • in parts of the northern section of the site. These areas are associated with the 3.3%, 1%, and 0.1% AEP storm events. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to surrounding areas. **Groundwater Flood Risk:** SAMU3 presents a medium risk of groundwater flooding, with the majority of the site classified as

										Susceptibility Category B, indicating a moderate potential for groundwater emergence that should be considered during site design and drainage planning.
004	Rouses Farm, Jaywick Ln	SAMU4	n/a	43.02	100%	0%	0%	Low	High	**Fluvial Flood Risk:** SAMU4 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** SAMU4 is assessed as being at low risk of surface water flooding, with small, isolated patches of surface water accumulation distributed across the site. The most notable area of surface water risk is located to the north of the site, adjacent to the B1027. Surface water flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events. Despite the low-risk classification, any future development should include effective surface water management and mitigation measures to prevent increasing pluvial flood risk on-site or downstream. **Groundwater Flood Risk:** SAMU4 presents a high risk of groundwater flooding, with the majority of the site classified as Susceptibility Category C, and additional areas classified as Category B. This widespread susceptibility indicates a significant potential for groundwater emergence, which will require careful consideration during site layout design, ground investigation, and drainage planning.
005	Land South of Oakley Rd, Harwich, Dovercourt	SAMU5	n/a	125.57	61%	39%	38.6%	High	High	**Fluvial Flood Risk:** SAMU5 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flood extents affect the southern, south-eastern, and south-western areas of the site. This risk is associated with multiple watercourses running through the site and the site's proximity to the North Sea, both of which significantly influence local floodplain connectivity and justify the high-risk classification.

										Surface Water Flood Risk: SAMU5 is assessed as being at high risk of surface water flooding, with widespread and variable patches of flooding occurring across several parts of the site. The southern, south-eastern, and south-western areas experience the most extensive flooding, primarily during the 3.3% AEP storm event, with additional risk during the 1% and 0.1% AEP events. There are also further isolated areas of surface water risk to the north of the site. Given the high-risk designation, any future development must incorporate proactive and robust surface water mitigation measures to reduce runoff, manage exceedance pathways, and prevent increased flood risk. **Groundwater Flood Risk:** SAMU5 presents a high risk of groundwater flooding. • The southern section of the site is classified as Susceptibility Category C, indicating elevated groundwater emergence potential. • Additional sections in the north contain a mix of Categories A, B, and C, further supporting the overall High-Risk classification. This level of susceptibility will require thorough ground investigation and careful integration into site design and drainage strategies.
006	Land South of Colchester Rd, Land bounded by A133, B1033, B1441	SAMU6	16/02131/OUT	52.87	97%	3%	2.2%	Medium	Low	**Fluvial Flood Risk:** SAMU6 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the south-eastern and south-western corners of the site. A watercourse is present in the northern middle quarter. This risk is associated with Weeley Brook, which flows along the southern boundary, and an additional watercourse within the central part of the site. These watercourse interactions justify the medium-risk classification.

										Surface Water Flood Risk: SAMU6 is assessed as being at medium risk of surface water flooding, with mapped ponding and flow paths located across the: • central area, and • southern sections of the site. Surface water flooding is present during the 3.3%, 1%, and 0.1% AEP storm events. Given the medium-risk classification, any future development must incorporate appropriate surface water management and mitigation measures to manage runoff and maintain safe access. **Groundwater Flood Risk:** SAMU6 presents a low risk of groundwater flooding, with a small portion of the north-eastern corner classified as Susceptibility Categories A and B, indicating limited potential for groundwater emergence.
007	Riverside Avenue East (Salting's Quarter)	SAMU7	Several Applications	3.72	0%	0%	100%	High	Very Low	**Fluvial Flood Risk:** SAMU7 lies entirely within Flood Zone 3, indicating a high risk of fluvial flooding. Flood extents cover the whole development site, associated with the neighbouring River Stour and Cattawade Creek, as well as additional minor watercourses adjacent to the site. These watercourse interactions and floodplain connectivity justify the High-Risk classification. **Surface Water Flood Risk:** SAMU7 is assessed as being at high risk of surface water flooding, with significant ponding and flow paths concentrated in the central part of the site, predominantly during the 0.1% and 1% AEP storm events. Additional areas of surface water risk are identified along the northern and western boundaries, during the 3.3% to 0.1% AEP events. Given the high-risk classification, any future development must incorporate proactive and robust surface water management measures to reduce runoff, manage exceedance, and prevent further flood risk. **Groundwater Flood Risk:** SAMU7 presents a very low risk of groundwater flooding, with only a small area on the western side intersected by Susceptibility Category C.

008	Tendring Central	SAMU8	n/a	496.91	98.2	1.8%	1.2%	Medium	Medium	**Fluvial Flood Risk:** SAMU8 lies partly within Flood Zones 2 and 3, indicating a medium fluvial flood risk. Flooding is associated with Tenpenny Brook along the western boundary and Bentley Brook, which flows through the central section of the site. The presence of these watercourses and their mapped flood extents supports the Medium-Risk classification. **Surface Water Flood Risk:** SAMU8 is assessed as medium risk of surface water flooding, with predicted flooding occurring at multiple points along the site's existing ditch network during the 3.3%, 1%, and 0.1% AEP storm events. This surface water hazard may pose restrictions to access and egress, particularly on: • the A120 to the north, and • Colchester Road to the east. Any future development must incorporate robust surface water management and mitigation measures to ensure safe access is maintained during extreme rainfall events. **Groundwater Flood Risk:** SAMU8 presents a medium risk from groundwater flooding. Areas in the south, west, and northeast are mapped as having Susceptibility Category C, while the southwest contains smaller areas of mixed Categories A, B, and C; a similar pattern is present in a small area in the northern part of the site. This indicates variable groundwater emergence potential across the site.
009	Land at Horsley Cross	SAMU9	n/a	453.00	99%	1%	0.5%	High	Low	**Fluvial Flood Risk:** SAMU9 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the south-western corner of the site, associated with the watercourse located along the central south-western boundary. This watercourse and the mapped extent of floodplain interaction support the medium-risk classification. **Surface Water Flood Risk:** SAMU9 is assessed as being at high risk of surface water flooding, with widespread patches of surface water accumulation occurring across the entire site. Most surface water flooding is associated with the 3.3% AEP storm event, with additional areas affected during the 1% and 0.1% AEP events.

										Given the high-risk classification, any future development must incorporate proactive and robust surface water management and mitigation measures to reduce runoff, manage exceedance pathways, and prevent further flood risk on-site and downstream. **Groundwater Flood Risk:** SAMU9 presents a low risk of groundwater flooding, with the site predominantly classified as Susceptibility Category B and small localized patches of Category C along the western side, indicating generally limited but present groundwater emergence potential.
010	Vicarage Farm Main Rd, Harwich	SAH1	17/01909/OUT	4.41	92%	8%	0.02%	Very Low	Low	**Fluvial Flood Risk:** SAH1 lies partly within Flood Zone 2, indicating a medium risk of fluvial flooding. Flooding affects the northern boundary, associated with the watercourse that runs adjacent to the site's northern edge. **Surface Water Flood Risk:** SAH1 is assessed as being at very low risk of surface water flooding. Minor areas of pooling are mapped in the north-eastern corner and along the south-western boundary. Although the overall risk is minimal, any future development must ensure surface water runoff is appropriately managed to avoid introducing or increasing pluvial flood risk. **Groundwater Flood Risk:** SAH1 presents a low risk of groundwater flooding, with the southern half of the site classified as Susceptibility Category A, indicating limited but present potential for groundwater emergence.
011	Land North of Thrope Rd, Kirby Cross	SAH2	n/a	32.84	99.6%	0.4%	0.2	Low	Medium	**Fluvial Flood Risk:** SAH2 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flooding affects the south-western corner of the site. An additional watercourse located in the central northern area contributes to the site's overall fluvial flood sensitivity, supporting the Medium-Risk classification. **Surface Water Flood Risk:** SAH2 is assessed as being at low risk of surface water flooding, with small, isolated patches of surface water accumulation located along the: • eastern boundary, and • southern boundary.

										Flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events. Despite the low-risk classification, any development should incorporate effective surface water management and mitigation measures to avoid increasing pluvial flood risk on-site or downstream. **Groundwater Flood Risk:** SAH2 presents a medium risk of groundwater flooding, with parts of the site classified as Susceptibility Categories B and C, indicating a moderate potential for groundwater emergence that should be considered during early site design and ground investigation.
012	Land off Cockaynes Ln, Alresford	SAH6	n/a	6.70	100%	0%	0%	Very Low	High	**Fluvial Flood Risk:** SAH6 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** SAH6 is assessed as being at very low risk of surface water flooding, with small, isolated patches of ponding identified along the: • southern boundary, • western boundary, and • eastern boundary. These areas are associated with the 3.3%, 1%, and 0.1% AEP storm events. Although the overall risk is minimal, future development should incorporate effective surface water management and mitigation measures to avoid increasing pluvial flood risk on-site or to neighbouring areas. **Groundwater Flood Risk:** SAH6 presents a high risk of groundwater flooding, with the majority of the site classified as Susceptibility Category B and a further portion as Category C. This combination indicates a notable potential for groundwater emergence, warranting careful consideration during site layout, drainage design, and ground investigations.

013	Land East of Admirals Green and North of Weeley Rd	SAH7	n/a	10.30	99.3%	0.7%	0.5%	Very Low	Very Low	**Fluvial Flood Risk:** SAH7 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the southern and eastern boundaries of the site, associated with the watercourse that runs adjacent to the eastern boundary, Weeley Brook. **Surface Water Flood Risk:** SAH7 is assessed as being at very low risk of surface water flooding, with minor areas of predicted flooding along the western and southern boundaries during the 3.3%–0.1% AEP storm events. Although the overall risk is low, development should incorporate appropriate surface water management and mitigation to avoid exacerbating local flood pathways. **Groundwater Flood Risk:** SAH7 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.
014	Land West of Grove Rd, East of Amerells Rd	SAH8	23/01707/OUT	4.58	100%	0%	0%	Medium	Medium	**Fluvial Flood Risk:** SAH8 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** SAH8 is assessed as being at medium risk of surface water flooding, with mapped flooding located in the: • north-western area, • north-eastern area, and • southern parts of the site. Surface water flooding is present during the 3.3%, 1%, and 0.1% AEP storm events. Given the medium-risk classification, any future development must incorporate appropriate surface water management and mitigation measures to manage runoff, exceedance pathways, and site access. **Groundwater Flood Risk:** SAH8 presents a medium risk of groundwater flooding, with a small area in the north-eastern corner classified as Susceptibility Category C, indicating an elevated potential for groundwater emergence.

015	Land South of Clacton Rd, St Osyth	SAH9	19/01946/OUT	7.27	93.6%	6.4%	3.6%	Low	Medium	**Fluvial Flood Risk:** SAH9 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents cover the southern boundary, associated with the watercourse flowing along this edge of the site to the south, which subsequently drains toward Mill Dam Lake. This watercourse and its mapped floodplain justify the medium-risk classification. **Surface Water Flood Risk:** SAH9 is assessed as being at low risk of surface water flooding, with small areas of ponding identified: • along the southern boundary, and • through the eastern to northern boundaries. These areas are associated with the 3.3%, 1%, and 0.1% AEP storm events. Although classified as low risk, any future development must ensure surface water management and mitigation are incorporated to prevent increases in pluvial flood risk. **Groundwater Flood Risk:** SAH9 presents a medium risk of groundwater flooding. The northern boundary features areas of Susceptibility Category C with some Category B sections, indicating elevated groundwater emergence potential. A small area along the southern boundary is also classified as Category C.
016	Lifehouse Spa & Hotel, Frinton Rd	SAH11	n/a	6.09	100%	0%	0%	Low	High	**Fluvial Flood Risk:** SAH11 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** SAH11 is assessed as being at low risk of surface water flooding, with small areas of surface water accumulation located in the: • north-western corner, and • southern quarter of the site. Flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events. Despite the low-risk classification, any future development should implement appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk on-site or to adjacent land.

										Groundwater Flood Risk: SAH11 presents a high risk of groundwater flooding, with the majority of the western side and southern section of the site classified as Susceptibility Category C, indicating elevated potential for groundwater emergence that must be considered in site layout, drainage design, and ground investigations.
017	Durite Works Valley Rd, Harwich	MSA1	14/01431/OUT	2.80	95.2%	4.8%	0%	Low	Medium	**Fluvial Flood Risk:** MSA1 lies partly within Flood Zone 2, indicating a medium risk of fluvial flooding. Flood extents are present along the northern boundary, associated with the nearby watercourse running close to this part of the site. **Surface Water Flood Risk:** MSA1 is assessed as being at low risk of surface water flooding. Mapped flooding occurs within the southern quarter of the site during the 0.1% AEP storm event. A small area of surface water pooling is also shown on the northern boundary during the 3.3% AEP event. Despite the low-risk classification, any future development should incorporate appropriate surface water management and mitigation measures to ensure runoff is controlled and local exceedance is safely managed. **Groundwater Flood Risk:** MSA1 presents a medium risk of groundwater flooding, with susceptibility varying across the site: • Category A in the southern extent, • a smaller Category B area to the east, and • Category C susceptibility in the northern part of the site. This variation indicates locally elevated potential for groundwater emergence in certain sections, which should be considered during future site investigation and design.
018	Land Adjacent Branscombe Cl	MSA2	n/a	2.18	100%	0%	0%	Low	Very Low	**Fluvial Flood Risk:** MSA2 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA2 is assessed as being at low risk of surface water flooding, with a small area of mapped flooding located just within the western site boundary during the 1% and 0.1% AEP storm events.

										Although the risk is limited in extent, any future development should still incorporate suitable surface water management and mitigation measures to avoid increasing runoff or affecting adjacent land. **Groundwater Flood Risk:** MSA2 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.
019	Affinity Water Site, Mill Hill	MSA3	n/a	2.13	100%	0%	0%	High	Low	**Fluvial Flood Risk:** MSA3 is located within Flood Zone 1, indicating a low probability of fluvial flooding and no identified fluvial flood risk to the site. **Surface Water Flood Risk:** MSA3 is at high risk of surface water flooding, primarily associated with the southern pond located within the site boundary. Modelled surface water flooding is present during the 3.3%, 1%, and 0.1% Annual Exceedance Probability (AEP) storm events. Access and egress via Mill Lane may become restricted during the 0.1% AEP event, and appropriate mitigation measures will be required to maintain safe access during extreme rainfall events. **Groundwater Flood Risk:** MSA3 is assessed as low risk from groundwater flooding. The western quarter of the site is classified as Susceptibility Category B, while the remainder of the site is unclassified, indicating generally limited groundwater flood potential.
020	Crisp Malting	MSA4	Several Applications	1.89	76%	24%	1.7%	Medium	Very Low	**Fluvial Flood Risk:** MSA4 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flooding affects the western boundary, associated with the watercourse that runs adjacent to the western edge of the site. **Surface Water Flood Risk:** MSA4 is assessed as being at medium risk of surface water flooding, with mapped flooding located within: • the western quarter, • the south-eastern corner, and • the central portion of the site.

										Most of the surface water flooding is associated with the 3.3% AEP storm event, although additional areas are also affected during the 1% and 0.1% AEP events. Any future development will require appropriate surface water management and mitigation measures to reduce runoff and manage exceedance flow routes. **Groundwater Flood Risk:** MSA4 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.
021	Brightlingsea Telephone Exchange	MSA5	n/a	0.09	100%	0%	0%	Very Low	Medium	**Fluvial Flood Risk:** MSA5 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA5 is assessed as being at very low risk of surface water flooding, with a small area of mapped flooding located along the southern boundary during the 0.1% AEP storm event. Although the risk is minimal, any future development should ensure surface water runoff is appropriately managed to avoid introducing or exacerbating pluvial flood risk. **Groundwater Flood Risk:** MSA5 presents a medium risk of groundwater flooding, with the majority of the site classified as Susceptibility Category B, indicating a moderate potential for groundwater emergence that should be considered during site investigation and design.
022	Land at Pannell Place, Brightlingsea	MSA6	n/a	1.24	100%	0%	0%	Very Low	Low	**Fluvial Flood Risk:** MSA6 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA6 is assessed as being at very low risk of surface water flooding. Although the mapped risk is minimal, any future development should ensure surface water runoff is effectively managed to avoid introducing or increasing pluvial flood risk on-site or to neighbouring areas. **Groundwater Flood Risk:** MSA6 presents a low risk of groundwater flooding, with the entire site classified as Susceptibility Category A, indicating limited potential for groundwater emergence across the site.

023	Land South-West side of Colchester Main Rd	MSA7	17/01761/OUT 19/00474/OUT	3.96	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA7 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA7 is assessed as being at very low risk of surface water flooding, with minor flooding mapped along the south-western boundary during the 1%–0.1% AEP storm events. Although the overall risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to prevent increased runoff or diversion of flows onto adjacent land. **Groundwater Flood Risk:** MSA7 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.
024	Land Adjacent Village Hall, Harwich Rd, Beaumont-cum-Moze	MSA8	n/a	0.90	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA8 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA8 is assessed as being at very low risk of surface water flooding, with a small area of surface water accumulation identified in the north-eastern corner of the site during the 0.1% AEP storm event. Although the overall risk is minimal, any future development should incorporate suitable surface water management and mitigation measures to avoid increasing pluvial flood risk. **Groundwater Flood Risk:** MSA8 presents no identified risk of groundwater flooding, with no significant susceptibility indicated across the site.
025	Land South of Windmill Rd and East of Straight Rd	MSA9	n/a	1.63	100%	0%	0%	Low	Low	**Fluvial Flood Risk:** MSA9 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA9 is assessed as being at low risk of surface water flooding, with a small area of surface water accumulation identified in the northern quarter, adjacent to Windmill Road. Although the risk is limited, any future development should implement appropriate surface water management and

										mitigation measures to prevent increases in pluvial flood risk on or off site. **Groundwater Flood Risk:** MSA9 presents no identified risk of groundwater flooding, with no significant susceptibility indicated across the site.
026	Land South of Weeley Rd	MSA10	n/a	5.41	82%	18%	14%	Medium	Very Low	**Fluvial Flood Risk:** MSA10 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flooding affects the northern and eastern boundaries, associated with the watercourse that runs adjacent to the eastern boundary, which forms part of the drainage network connected to Weeley Brook. **Surface Water Flood Risk:** MSA10 is assessed as being at medium risk of surface water flooding, with mapped flooding present along the southern, northern, and eastern boundaries during the 3.3%, 1%, and 0.1% AEP storm events. Appropriate surface water management and mitigation will be required for any future development to reduce localised flooding and manage exceedance flows. **Groundwater Flood Risk:** MSA10 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.
027	Land West of Parsons Hill	MSA11	n/a	2.26	71.3%	28.7%	23.8%	Low	High	**Fluvial Flood Risk:** MSA11 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flooding affects the northern quarter of the site and is associated with two watercourses that flow across the northern boundary, near the sewage works. These watercourses and their mapped flood extents justify the high-risk classification. **Surface Water Flood Risk:** MSA11 is assessed as being at low risk of surface water flooding, with isolated surface water accumulation located in the central northern quarter and along the eastern boundary. Flooding is shown during the 3.3%, 1%, and 0.1% AEP storm events. Although the risk is limited, future development should include appropriate surface water management and mitigation measures to prevent increased pluvial flood risk and safely manage exceedance flows.

										Groundwater Flood Risk: MSA11 presents a very low risk of groundwater flooding, with no significant susceptibility indicated across the site.
028	Land South of Hall Rd	MSA12	n/a	2.26	100%	0%	0%	Low	High	**Fluvial Flood Risk:** MSA12 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA12 is assessed as being at low risk of surface water flooding, with mapped flooding occurring in the northern quarter of the site during the 3.3%, 1%, and 0.1% AEP storm events. Despite the low-risk classification, any future development should include appropriate surface water management and mitigation measures to ensure runoff is controlled and does not increase pluvial flood risk. **Groundwater Flood Risk:** MSA12 presents a high risk of groundwater flooding. The majority of the site is classified as Susceptibility Category C, with an additional area along the southern boundary classified as Category B. This combination of widespread Category C susceptibility and supporting Category B areas justifies the high-risk classification and will require careful consideration during any future ground investigations or development design.
029	Land West of Main Rd	MSA13	n/a	1.77	100%	0%	0%	Low	Medium	**Fluvial Flood Risk:** MSA13 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA13 is assessed as being at low risk of surface water flooding, with mapped surface water accumulation primarily located along the northern and southern boundaries, and a smaller isolated area within the central part of the site. Most flooding occurs during the 3.3% AEP storm event, with additional limited areas affected during the 1% and 0.1% AEP events. Despite the low-risk classification, any future development should incorporate appropriate surface water management and mitigation measures to ensure runoff is controlled and does not exacerbate pluvial flood risk.

										Groundwater Flood Risk: MSA13 presents a medium risk of groundwater flooding, as the entire site is classified as Susceptibility Category B, indicating a moderate potential for groundwater emergence that should be considered during site design and ground investigations.
030	Land East of Kirby Rd	MSA14	n/a	1.38	100%	0%	0%	High	Very Low	**Fluvial Flood Risk:** MSA14 is located within Flood Zone 1, indicating a low probability of fluvial flooding and no identified fluvial flood risk. **Surface Water Flood Risk:** MSA14 is at high risk of surface water flooding, with significant ponding and flow routes affecting the southern and central sections of the site, particularly in the direction of Larges Farm Cottage. Surface water flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events. Additional overland flow is shown to the northeast adjacent to The Stile, with potential to encroach onto the site during the 0.1% AEP event. **Groundwater Flood Risk:** MSA14 presents a very low risk of groundwater flooding, with no significant susceptibility indicated across the site.
031	Land North-east of Wix Rd	MSA15	n/a	4.33	100%	0%	0%	Very Low	Low	**Fluvial Flood Risk:** MSA15 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA15 is assessed as being at very low risk of surface water flooding. Although the risk is minimal, any future development should ensure that surface water runoff is appropriately managed to avoid introducing or exacerbating pluvial flood risk on-site or downstream. **Groundwater Flood Risk:** MSA15 presents a low risk of groundwater flooding. The majority of the site is classified as Susceptibility Category A, with a small area along the north-western boundary identified as Category B, indicating slightly higher but still limited groundwater emergence potential.

032	Land South of Orchard Cl	MSA16	n/a	2.46	100%	0%	0%	Medium	Low	**Fluvial Flood Risk:** MSA16 is located within Flood Zone 1, indicating a low probability of fluvial flooding and no identified fluvial flood risk to the site. **Surface Water Flood Risk:** MSA16 is assessed as being at medium risk of surface water flooding, with mapped surface water flow routes affecting the north-western footpath and areas adjacent to the recreational ground. These pathways may pose access and egress constraints, and any future development will require appropriate surface water management and mitigation to address this risk. **Groundwater Flood Risk:** MSA16 presents a low risk of groundwater flooding, with the site classified predominantly as Susceptibility Category A, indicating limited potential for groundwater emergence across the entire site.
033	Land North of Walton Rd, Kirby-le-Soken	MSA17	n/a	0.86	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA17 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA17 is assessed as having no surface water flood risk within the site boundary. However, surface water accumulation is present off-site, affecting: • the B1034, and • the residential estate to the west. Although the site itself is unaffected, any future development should include appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk to surrounding areas. **Groundwater Flood Risk:** MSA17 presents no identified groundwater flood risk, with no mapped susceptibility across the site.
034	West of Manningtree Rd	MSA19	n/a	0.66	100%	0%	0%	High	Very Low	**Fluvial Flood Risk:** MSA19 lies within Flood Zone 1, indicating a low probability of fluvial flooding and no identified fluvial flood risk to the site. **Surface Water Flood Risk:** MSA19 is at high risk of surface water flooding, with mapped ponding located:

										• along the site boundary adjacent to Manningtree Road, • within the central portion of the site, and • across the northern quarter. Flooding is present during the 3.3%, 1%, and 0.1% AEP storm events. These areas of surface water accumulation may create access and egress constraints, and mitigation measures will be required to ensure safe access during extreme rainfall events. **Groundwater Flood Risk:** MSA19 presents no identified risk from groundwater flooding.
035	Land South of Shop Rd, Little Bromley	MSA20	19/00676/FUL	0.90	100%	0%	0%	High	Very Low	**Fluvial Flood Risk:** MSA20 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA20 is assessed as being at high risk of surface water flooding, with flooding affecting the entire site. The majority of mapped flooding occurs during the 0.1% AEP event, with additional areas also affected during the 1% and 3.3% AEP storm events. Given the high-risk classification, any future development must incorporate robust surface water management and mitigation measures to manage on-site exceedance flows and ensure safe access and drainage. **Groundwater Flood Risk:** MSA20 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.
036	Land East of Heckfords Rd	MSA 21	n/a	4.10	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA21 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA21 is assessed as being at very low risk of surface water flooding, with minor surface water accumulation mapped along the southeastern boundary during the 3.3%–0.1% AEP storm events. Despite the low-risk classification, any future development should incorporate suitable surface water management and mitigation measures to ensure runoff is appropriately controlled.

										Groundwater Flood Risk: MSA21 presents a very low risk of groundwater flooding, with no significant areas of susceptibility identified across the site.
037	Haulage Depot, Heath Rd	MSA22	n/a	0.77	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA22 is located entirely within Flood Zone 1 and is therefore considered to have a low probability of fluvial flooding. **Surface Water Flood Risk:** MSA22 is not itself affected by significant surface water flooding. While certain nearby properties are shown to be at risk, this does not directly impact the site; however, it may pose indirect risks to access and egress. Although classified as Low Risk, any future development should incorporate appropriate surface water management and mitigation measures. **Groundwater Flood Risk:** MSA22 is assessed as having no identified risk from groundwater flooding.
038	Land at Avocet Place, Thorrington	MSA23	n/a	4.18	100%	0%	0%	Low	Very Low	**Fluvial Flood Risk:** MSA23 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA23 is assessed as being at low risk of surface water flooding, with mapped surface water accumulation located in the: • north-western quarter, and • south-eastern boundary. Flooding is present during the 3.3%, 1%, and 0.1% AEP storm events. Despite the low-risk classification, any future development should incorporate appropriate surface water management and mitigation measures to ensure runoff is effectively controlled. **Groundwater Flood Risk:** MSA23 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.

039	Land East of Bentley Rd, Weeley Heath	MSA24	19/01201/OUT	4.75	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA24 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA24 is assessed as being at very low risk of surface water flooding. Minor areas of surface water accumulation are present: • along the south-western to north-western boundary, • along the south-eastern to north-eastern boundary, and • within the eastern corner of the site. These areas are limited in extent and are likely to have low impact, but any future development should still incorporate appropriate surface water management and mitigation measures. **Groundwater Flood Risk:** MSA24 presents a very low risk of groundwater flooding, with no significant susceptibility indicated across the site.
040	Land South of Mill Ln	MSA25	17/01912/OUT	1.37	100%	0%	0%	Medium	Very Low	**Fluvial Flood Risk:** MSA25 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA25 is assessed as being at medium risk of surface water flooding, with flooding primarily affecting the: • northern boundary (towards Oak Cottage), • north-eastern boundary, and • southern boundary. Surface water flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events. Given the medium-risk classification, any future development will require appropriate surface water management and mitigation measures to manage runoff and maintain safe access. **Groundwater Flood Risk:** MSA25 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.

041	Land South of Colchester Rd, Wix	MSA26	n/a	1.16	100%	0%	0%	Low	Very Low	**Fluvial Flood Risk:** MSA26 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA26 is assessed as being at low risk of surface water flooding, with flooding primarily affecting the western quarter of the site and the northern boundary adjacent to Colchester Road. Mapped surface water flooding occurs during the 3.3%–0.1% AEP storm events. Additional off-site surface water flow paths exist in the vicinity of Fredericks Close, which may influence local drainage patterns and should be considered in any future development. **Groundwater Flood Risk:** MSA26 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.
042	Land North Rectory Rd, Wrabness	MSA28	n/a	2.15	100%	0%	0%	Very Low	Low	**Fluvial Flood Risk:** MSA28 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA28 is assessed as being at very low risk of surface water flooding, with a small area of surface water accumulation located along the southern boundary during the 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate effective surface water management and mitigation measures to avoid introducing or increasing pluvial flood risk. **Groundwater Flood Risk:** MSA28 presents a low risk of groundwater flooding, with the entire site classified as Susceptibility Category A, indicating limited potential for groundwater emergence.
043	Land at Weeley Council Offices Thorpe Rd	MSA29	n/a	0.81	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA29 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA29 is assessed as being at very low risk of surface water flooding, with a small, isolated patch of surface water accumulation located in the north-eastern corner of the site.

										This flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events. Although the risk is minimal, any future development should include effective surface water management and mitigation measures to avoid increasing pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** MSA29 presents a very low risk of groundwater flooding, with only a small area along the north-western boundary classified as Susceptibility Category A, indicating a very limited potential for groundwater emergence.
044	Land off Waterworks Drive	MSA30	n/a	2.30	100%	0%	0%	High	High	**Fluvial Flood Risk:** MSA30 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA30 is assessed as being at high risk of surface water flooding, with widespread and varied patches of surface water accumulation across the site. The most significant areas of flooding are located in the: • south-western part of the site, and • eastern boundary, primarily associated with the 3.3% AEP storm event, with additional flooding present during the 1% and 0.1% AEP events. Further isolated areas of surface water risk are also identified towards the northern boundary. Given the high-risk classification, any future development must incorporate robust and proactive surface water mitigation measures, ensure safe exceedance management and prevent increased flood risk. **Groundwater Flood Risk:** MSA30 presents a high risk of groundwater flooding, with the entire site classified as Susceptibility Category C, indicating a significant potential for groundwater emergence that must be thoroughly considered during ground investigation, site layout, and drainage design.

045	Land adjoining Harwich & Parkeston Football Club, Main Rd	MSA31	21/00926/FUL	0.63	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA31 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA31 is assessed as being at very low risk of surface water flooding, with small, isolated patches of surface water accumulation mapped along the eastern boundary during the 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** MSA31 presents no identified risk of groundwater flooding, with no mapped susceptibility across the site.
046	Station Yard and Former Avon Works, off Station Rd	MSA32	n/a	1.17	100%	0%	0%	Low	Very Low	**Fluvial Flood Risk:** MSA32 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA32 is assessed as being at low risk of surface water flooding, with isolated areas of surface water accumulation identified along the: • southern boundary, • western boundary, and • north-eastern corner. These areas are mapped during the 1% and 0.1% AEP storm events. Although the risk is limited, any future development should incorporate appropriate surface water management and mitigation measures to prevent increases in pluvial flood risk. **Groundwater Flood Risk:** MSA32 presents no identified risk of groundwater flooding, with no areas of mapped susceptibility across the site.
047	Well House Site, Chestnut Way, Brightlingsea	MSA33	n/a	0.46	100%	0%	0%	Low	Low	**Fluvial Flood Risk:** MSA33 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA33 is assessed as being low risk of surface water flooding, with small, isolated patch in the

										northern half of the site, surface water accumulation can be seen during a 3.3% to 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** MSA33 presents a low risk of groundwater flooding with a small part of the northern boundary classified as Susceptibility Category B, indicating limited potential for groundwater emergence.
048	Vicarage Field, Church Rd, Brightlingsea	MSA34	n/a	1.41	100%	0%	0%	Very Low	Low	**Fluvial Flood Risk:** MSA34 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA34 is assessed as being low risk of surface water flooding, with small, isolated patch in the northeastern corner of the site, surface water accumulation can be seen during a 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** MSA34 presents a low risk of groundwater flooding with the whole site classified as Susceptibility Category A, indicating limited potential for groundwater emergence.
049	Land North of Robinson Rd, Brightlingsea	MSA35	n/a	1.31	100%	0%	0%	Low	Low	**Fluvial Flood Risk:** MSA35 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA35 is assessed as being low risk of surface water flooding, with small, isolated patch in the northeastern corner of the site, surface water accumulation can be seen during a 3.3% to 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land.

										Groundwater Flood Risk: MSA35 presents a low risk of groundwater flooding with the whole site classified as Susceptibility Category A, indicating limited potential for groundwater emergence.
050	Land North of Wix Rd, Bradfield	MSA36	n/a	1.46	100%	0%	0%	Low	Very Low	**Fluvial Flood Risk:** MSA36 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA36 is assessed as being low risk of surface water flooding, with small, isolated patch in the southwestern corner of the site, surface water accumulation can be seen during a 3.3% to 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** MSA36 presents no identified risk of groundwater flooding, with no areas of mapped susceptibility across the site.
051	Land East of The Street, Bradfield	MSA37	n/a	1.74	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** MSA37 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** MSA37 is assessed as being at very low risk of surface water flooding, with a minor, isolated intersection of surface water accumulation located in the southwestern corner of the site. This flooding is mapped during the 0.1% AEP storm events. Although the risk is minimal, any future development should include effective surface water management and mitigation measures to avoid increasing pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** MSA37 presents no identified risk of groundwater flooding, with no areas of mapped susceptibility across the site.
052	Carless Extension, Harwich	SEA1	n/a	4.4%	83.2%	16.8%	0%	Very Low	Medium	**Fluvial Flood Risk:** SEA1 the site falls within Flood Zone 2 indicating a medium risk of fluvial flooding across the site. Flood extents affect the southern and northeastern boundaries of the site, influenced by multiple adjacent watercourses such as

										Ramsay Creek and Bramble Creek. The site's falls mostly within a Flood Zone 2 which confirms its High-Risk classification. **Surface Water Flood Risk:** SEA1 is assessed as being at very low risk of surface water flooding, with small, isolated patch in the pond adjacent just north of the pond of surface water accumulation during a 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** SEA1 presents a Medium risk of groundwater flooding, with areas along the northern boundary classified as Susceptibility Category A and B, as well as areas to the east Categorised as C. This medium risk extent of susceptibility does not significantly elevate overall groundwater flood risk but should be closely monitored and investigated.
053	Freeport East, Bathside Bay and A120 Corridor	SEA2	n/a	135.54	12.6%	87.4%	85.3%	Medium	High	**Fluvial Flood Risk:** SEA2 is predominantly within Flood Zone 3 indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses, including Holbrok Creek and River Orwell. The site's majority coverage by Flood Zone 3 confirms its High-Risk classification. **Surface Water Flood Risk:** SEA2 is assessed as being at medium risk of surface water flooding, with multiple areas of surface water accumulation occurring across the entire site. Flooding is present during the 3.3%, 1%, and 0.1% AEP storm events. Given the high-risk classification, any future development must incorporate robust surface water management and mitigation measures, ensuring safe exceedance routing, on-site attenuation, and prevention of increased pluvial flood risk on or off site. **Groundwater Flood Risk:** SEA2 presents a high risk of groundwater flooding, with the majority of the site classified as Susceptibility Category C, with parts classified as B. This widespread susceptibility indicates a significant potential for

										groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.
054	Grovewood Business Park, Collierswood Farm, Land North of A120	SEA3	n/a	78.00	100%	0%	0%	High	Very Low	**Fluvial Flood Risk:** SEA3 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** SEA3 is assessed as being at high risk of surface water flooding, with multiple areas of surface water accumulation occurring across the entire site. Flooding is present during the 3.3%, 1%, and 0.1% AEP storm events. Given the high-risk classification, any future development must incorporate robust surface water management and mitigation measures, ensuring safe exceedance routing, on-site attenuation, and prevention of increased pluvial flood risk on or off site. **Groundwater Flood Risk:** SEA3 presents a very low risk of groundwater flooding, with only a small, isolated patch along the northern boundary classified as Susceptibility Category C. This limited extent of susceptibility does not significantly elevate overall groundwater flood risk.
055	Extension to Gorse Ln Industrial Estate, Telford Rd, Clacton	PP7a	n/a	6.91	100%	0%	0%	Very Low	Low	**Fluvial Flood Risk:** PP7a is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** PP7a is assessed as being at very low risk of surface water flooding, with small, isolated patches of surface water accumulation mapped along the northeastern, and southern boundary during the 3.3% to 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** PP7a presents a low risk of groundwater flooding, with only a small, isolated patch along the northern boundary classified as Susceptibility Category B. This

										limited extent of susceptibility does not significantly elevate overall groundwater flood risk.
056	Harwich Valley (Land East of Pond Hall Farm Dovercourt)	PP7b	n/a	8.43	1.3%	27.1%	98.7%	High	High	**Fluvial Flood Risk:** PP7b is predominantly within Flood Zone 3, and Flood Zone 2 indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses, including Ramsay Creek. The site's majority coverage by Flood Zone 3 confirms its High-Risk classification. **Surface Water Flood Risk:** PP7b is assessed as being at High risk of surface water flooding, with large, patches of surface water accumulation distributed across the site. The most notable surface water risk is located in the north-western and north-eastern quarters, with flooding present during the 3.3%, 1%, and 0.1% AEP storm events. Due to this surface water risk, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk. **Groundwater Flood Risk:** PP7b presents a high risk of groundwater flooding, with the majority of the site classified as Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.
057	Land at Stanton Europark, Parkeston	PP7c	n/a	3.59	0%	0%	100%	High	High	**Fluvial Flood Risk:** PP7c the site falls within Flood Zone 3 indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses. The site's falls wholly within a Flood Zone 3 confirms its High-Risk classification. **Surface Water Flood Risk:** PP7c is assessed as being at High risk of surface water flooding, with large, patches of surface water accumulation distributed across the site. The most notable surface water risk is located in the northern half and southern half, with flooding present mostly in 0.1% AEP and also the 3.3% and, 1%, storm events. Due to this surface water risk, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk.

										Groundwater Flood Risk: PP7c presents a high risk of groundwater flooding, with the whole site classified as Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.
058	Crown Business Centre, Old Ipswich Rd, Ardleigh/Colchester, Grovewood Business Park, Collierswood Farm, Land North of the A120	PP7d	n/a	2.76	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** PP7d is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** PP7d is assessed as being at very low risk of surface water flooding, with a small, isolated patch of surface water accumulation mapped in the southern quarter during the 1% to 0.1% AEP storm event. Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land. **Groundwater Flood Risk:** PP7d presents no identified risk of groundwater flooding, with no areas of mapped susceptibility across the site.
059	Land North of A120 Harwich	PP7e	n/a	5.33	0%	0%	100%	Low	High	**Fluvial Flood Risk:** PP7e lies entirely within Flood Zone 3, indicating a high risk of fluvial flooding across the site. Flood extents affect the western, eastern, and southern areas, influenced by multiple adjacent watercourses, including Ramsay Creek. The site's full coverage by Flood Zone 3 confirms its High-Risk classification. **Surface Water Flood Risk:** PP7e is assessed as being at low risk of surface water flooding, with small, isolated patches of surface water accumulation distributed across the site. The most notable surface water risk is located in the south-western quarter, with flooding present during the 3.3%, 1%, and 0.1% AEP storm events. Although the surface water risk is limited, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk. **Groundwater Flood Risk:** PP7e presents a high risk of groundwater flooding, with the entire site classified as

										Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.
060	Weeley Car Boot Site, Land to the North of Colchester Rd, Weeley	PP7f	n/a	2.03	100%	0%	0%	Low	Very Low	**Fluvial Flood Risk:** PP7f is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** PP7f is assessed as being at low risk of surface water flooding, with small, isolated patches of surface water accumulation identified along the: • north-eastern boundary, • eastern boundary, and • south-western boundary. These areas are mapped during the 3.3%, 1%, and 0.1% AEP storm events. Despite the limited extent of risk, any future development should incorporate effective surface water management and mitigation measures to ensure pluvial flood risk is not increased on-site or downstream. **Groundwater Flood Risk:** PP7f presents no identified risk of groundwater flooding, with no areas of mapped susceptibility across the site.
061	Land off Clacton Rd/ Dead Ln, Mistley	PP7g	n/a	1.69	100%	0%	0%	Very Low	Very Low	**Fluvial Flood Risk:** PP7g is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. **Surface Water Flood Risk:** PP7g is assessed as being at very-low risk of surface water flooding, with no recorded surface water accumulation distributed across the site. Although there are some isolated patches outside the site boundary. Despite the limited extent of risk, any future development should incorporate effective surface water management and mitigation measures to ensure pluvial flood risk is not increased on-site or downstream.

										Groundwater Flood Risk: PP7g presents no identified risk of groundwater flooding, with no areas of mapped susceptibility across the site.
062	Walton Mere	PP15	n/a	10.36	0%	0%	100%	High	High	**Fluvial Flood Risk:** PP15 lies entirely within Flood Zone 3, indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses, including Walton Channel and The Twizzle. The site's full coverage by Flood Zone 3 confirms its High-Risk classification. **Surface Water Flood Risk:** PP15 is assessed as being at High risk of surface water flooding, with moderate, patches of surface water accumulation distributed across the site. The most notable surface water risk is located in the south-western and western-middle quarters, with flooding present during the 3.3%, 1%, and 0.1% AEP storm events. Due to this surface water risk, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk. **Groundwater Flood Risk:** PP15 presents a high risk of groundwater flooding, with the entire site classified as Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.

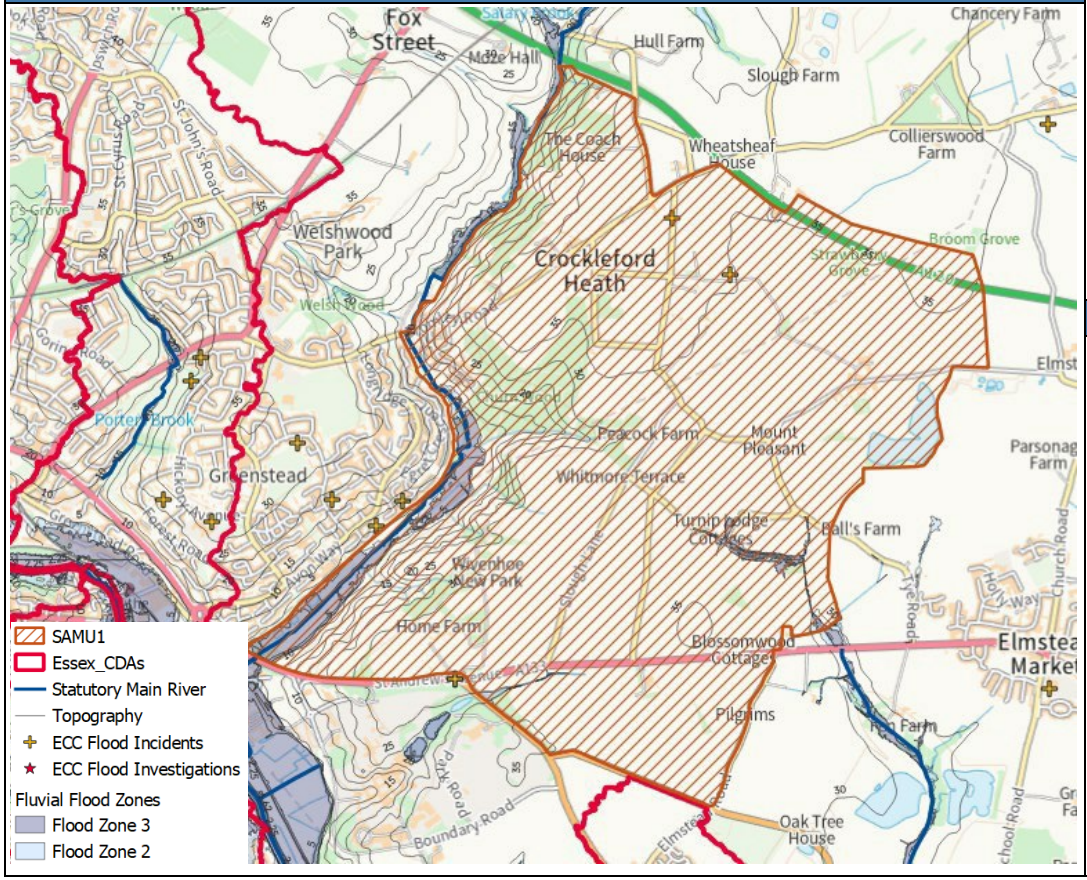
Table 2.0 | Summary Information for the Tendring Local Plan
Sites with High-Risk Sites Shown in Red, Medium-Risk in Orange, Low-Risk in Green

[End of Section 2.0]

3.0 Exceptions Tests:

TDC ID	Site Name			Planning Ref	Area (ha)
SAMU1	Tendring Colchester Borders Garden Community			n/a	704.53
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
96.5%	3.5%	2.8%	High	Very Low	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU1 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the western, eastern, and southern areas of the site. The site has multiple watercourse running through its perimeter.

This risk is associated with the presence of multiple watercourses located within the site boundary, contributing to localised floodplain connectivity and supporting the medium-risk classification.

Surface Water Flood Risk: SAMU1 is assessed as being at high risk of surface water flooding, with numerous patches of surface water accumulation distributed across the entire site.

Flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events.

Given the high-risk classification, any future development must incorporate robust surface water mitigation measures, including appropriate attenuation, exceedance routing, and drainage design to prevent increased pluvial flood risk both on-site and downstream.

Groundwater Flood Risk: SAMU1 presents a very low risk of groundwater flooding, with only small, isolated patches along the eastern, south-western, and southern boundaries classified as Susceptibility Categories B and C. These areas are limited in extent and do not significantly influence overall site risk.

Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

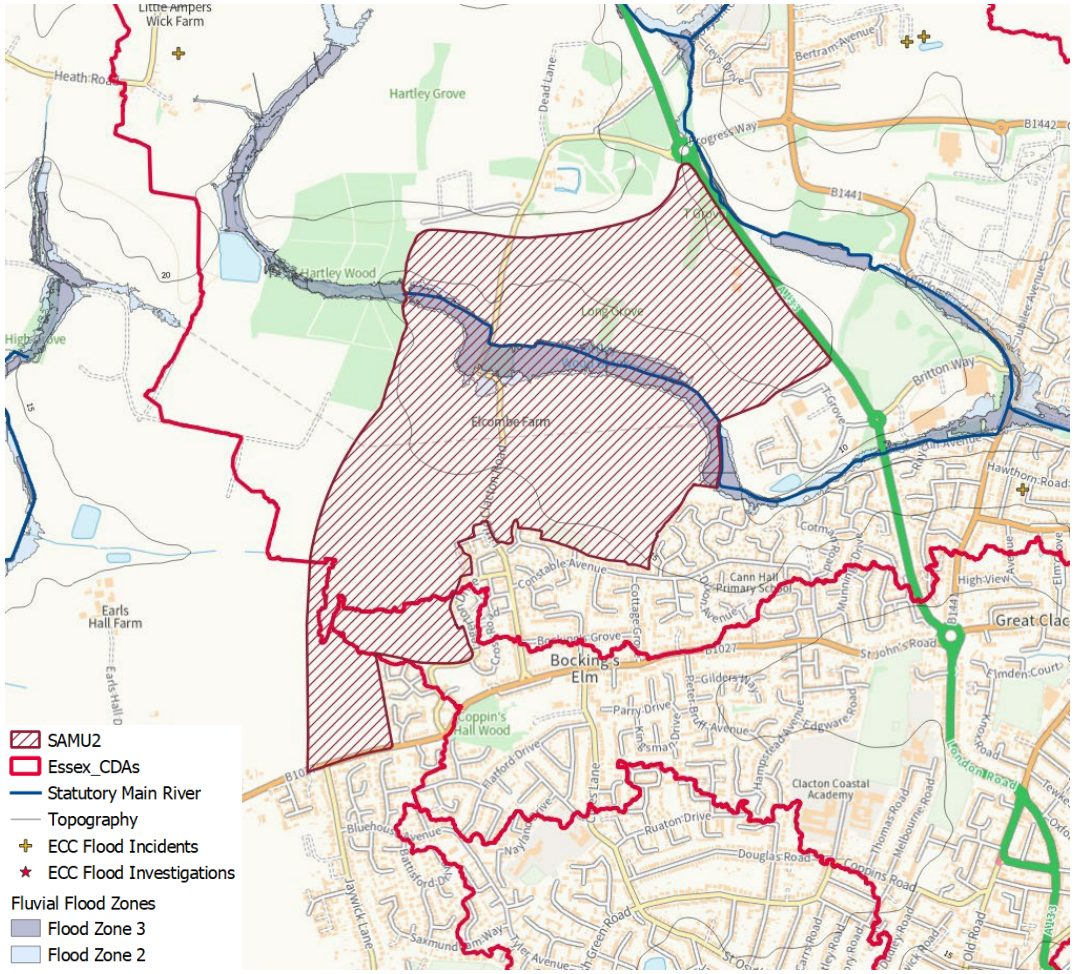
- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.

  Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name	Planning Ref	Area (ha)
SAMU2	Hartley Gardens Land Between St. John's and Little Clacton Rd	n/a	162.5

Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
87.2%	12.8%	6%	High	Medium	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU2 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flood extents affect the central eastern to central western areas of the site, associated with Hartley Wood Brook, which flows directly through the middle of the site. This watercourse and its mapped floodplain justify the high-risk classification.

Surface Water Flood Risk: SAMU2 is assessed as being at high risk of surface water flooding, with numerous patches of surface water accumulation across the entire site.

The most significant concentrations occur in the central band, running from the western to eastern sections of the site.

Surface water flooding is present during the 3.3%, 1%, and 0.1% AEP storm events.

Given the high-risk classification, any future development must incorporate robust surface water mitigation measures, including exceedance routing, on-site attenuation, and careful site layout design to prevent increased pluvial flood risk.

Groundwater Flood Risk: SAMU2 presents a medium risk of groundwater flooding, with the southern quarter of the site containing areas classified as Susceptibility Categories B and C, indicating moderate potential for groundwater emergence that should be addressed during ground investigations and drainage design.

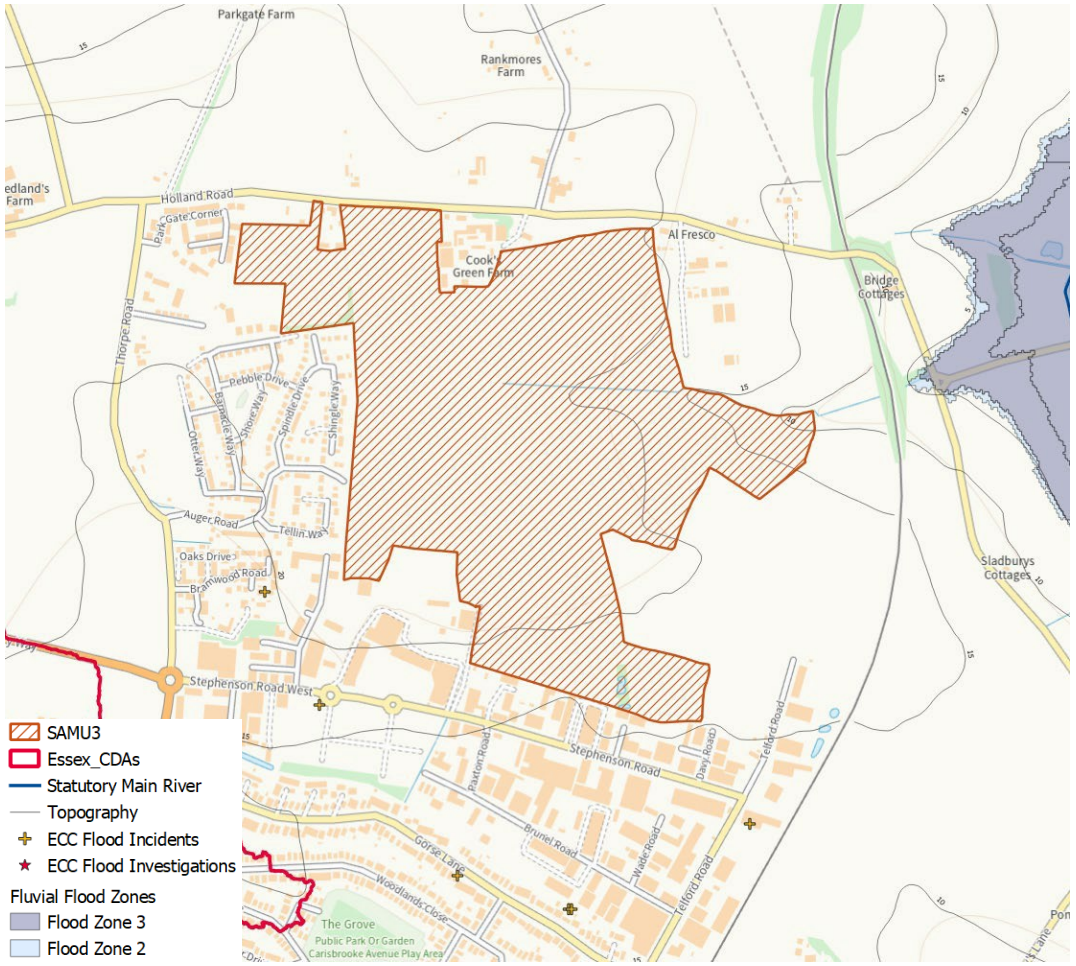
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name		Planning Ref	Area (ha)
SAMU3	Oakwood Park Land to the South of Holland Rd		n/a	48.98
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
100%	0%	0%	Very Low	Medium	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU3 is located within Flood Zone 1, indicating a low probability of fluvial flooding and therefore no identified fluvial flood risk. There is However a watercourse running through the middle of the site which connects to Holland Brook to the east, so this site should be categorised as a medium-risk.

Surface Water Flood Risk: SAMU3 is assessed as being at very low risk of surface water flooding, with isolated patches of surface water accumulation mapped:

- across the central area,
- in several southern locations, and
- in parts of the northern section of the site.

These areas are associated with the 3.3%, 1%, and 0.1% AEP storm events.

Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to surrounding areas.

Groundwater Flood Risk: SAMU3 presents a medium risk of groundwater flooding, with the majority of the site classified as Susceptibility Category B, indicating a moderate potential for groundwater emergence that should be considered during site design and drainage planning.

Site Specific Recommendations

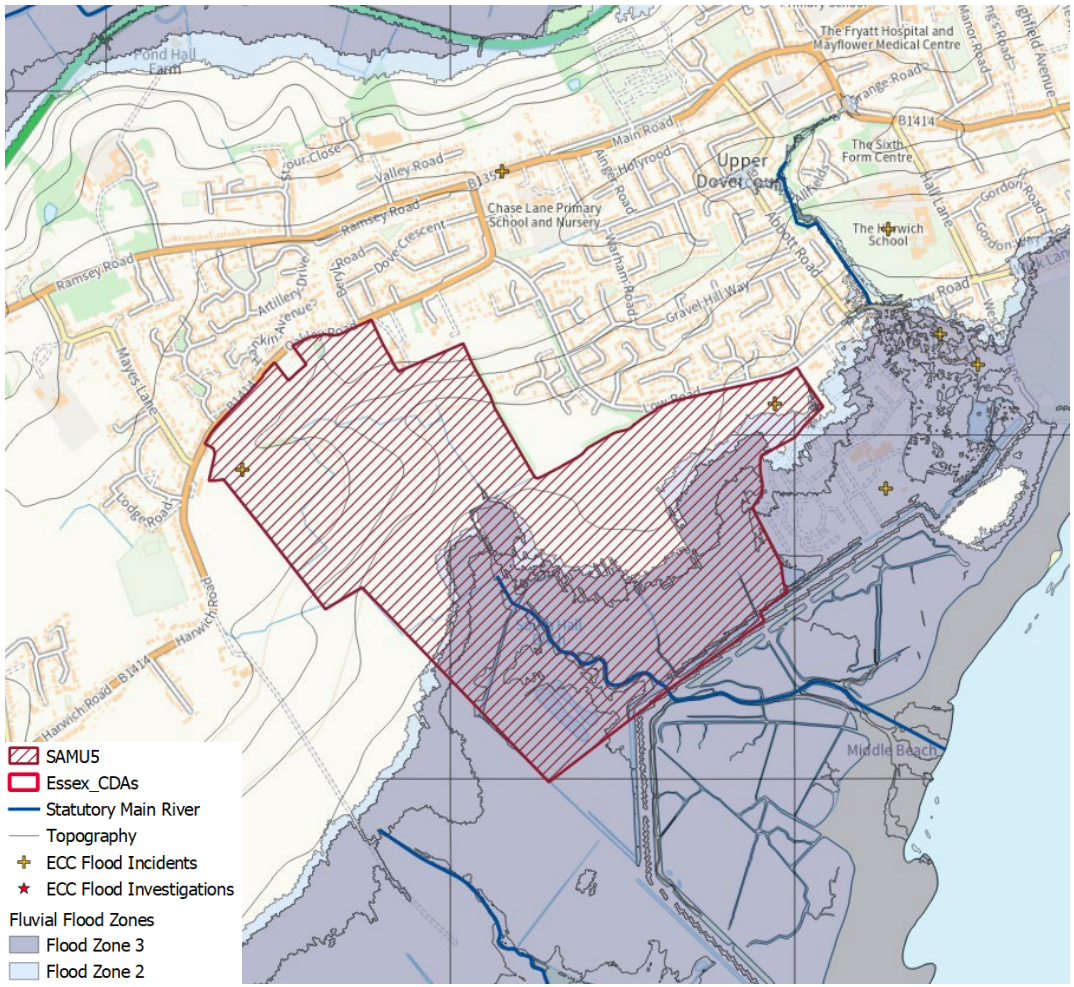
The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.

  Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name		Planning Ref	Area (ha)
SAMU5	Land South of Oakley Rd, Harwich, Dovercourt		n/a	125.57
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
61%	39%	38.6%	High	High	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU5 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flood extents affect the southern, south-eastern, and south-western areas of the site.

This risk is associated with multiple watercourses running through the site and the site's proximity to the North Sea, both of which significantly influence local floodplain connectivity and justify the high-risk classification.

Surface Water Flood Risk: SAMU5 is assessed as being at high risk of surface water flooding, with widespread and variable patches of flooding occurring across several parts of the site.

The southern, south-eastern, and south-western areas experience the most extensive flooding, primarily during the 3.3% AEP storm event, with additional risk during the 1% and 0.1% AEP events.

There are also further isolated areas of surface water risk to the north of the site.

Given the high-risk designation, any future development must incorporate proactive and robust surface water mitigation measures to reduce runoff, manage exceedance pathways, and prevent increased flood risk.

Groundwater Flood Risk: SAMU5 presents a high risk of groundwater flooding.

• The southern section of the site is classified as Susceptibility Category C, indicating elevated groundwater emergence potential.
• Additional sections in the north contain a mix of Categories A, B, and C, further supporting the overall High-Risk classification.

This level of susceptibility will require thorough ground investigation and careful integration into site design and drainage strategies.

Site Specific Recommendations

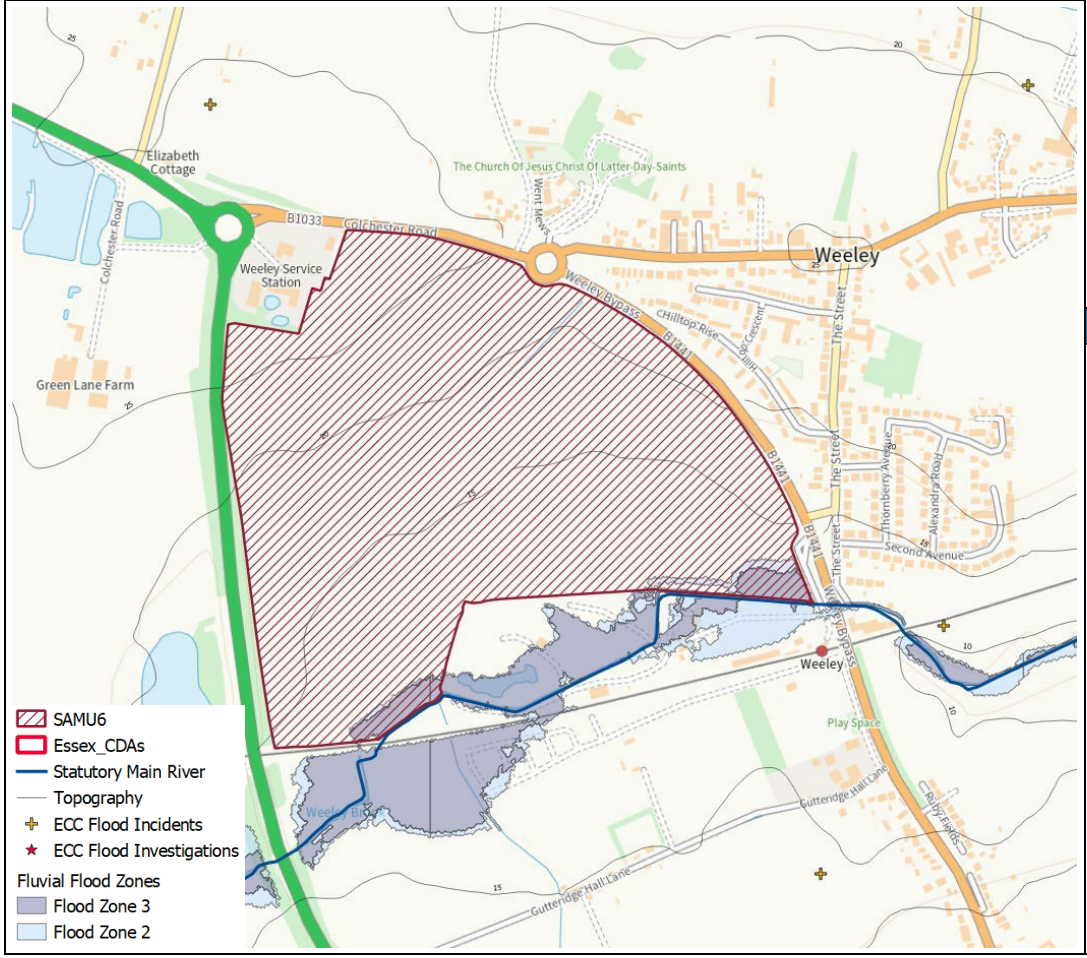
The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name	Planning Ref	Area (ha)
SAMU6	Land South of Colchester Rd, Land bounded by A133, B1033, B1441	16/02131/OUT	52.87

Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
97%	3%	2.2%	Medium	Low	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU6 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the south-eastern and south-western corners of the site. A watercourse is present in the northern middle quarter.

This risk is associated with Weeley Brook, which flows along the southern boundary, and an additional watercourse within the central part of the site. These watercourse interactions justify the medium-risk classification.

Surface Water Flood Risk: SAMU6 is assessed as being at medium risk of surface water flooding, with mapped ponding and flow paths located across the:

- central area, and
- southern sections of the site.

Surface water flooding is present during the 3.3%, 1%, and 0.1% AEP storm events.

Given the medium-risk classification, any future development must incorporate appropriate surface water management and mitigation measures to manage runoff and maintain safe access.

Groundwater Flood Risk: SAMU6 presents a low risk of groundwater flooding, with a small portion of the north-eastern corner classified as Susceptibility Categories A and B, indicating limited potential for groundwater emergence.

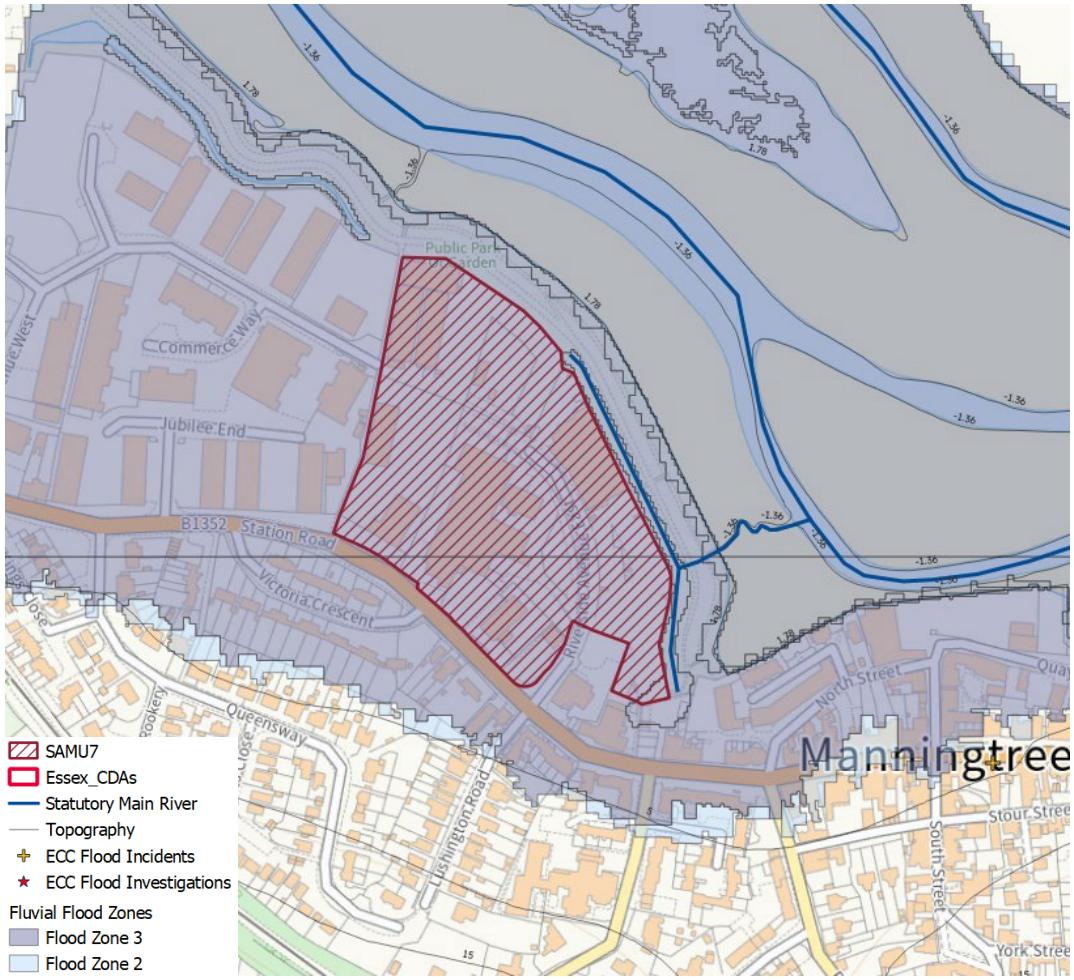
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
  Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
SAMU7	Riverside Avenue East (Saltings Quarter)			Several	3.72
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
0%	0%	100%	High	Very Low	High

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU7 lies entirely within Flood Zone 3, indicating a high risk of fluvial flooding. Flood extents cover the whole development site, associated with the neighbouring River Stour and Cattawade Creek, as well as additional minor watercourses adjacent to the site. These watercourse interactions and floodplain connectivity justify the High-Risk classification.

Surface Water Flood Risk: SAMU7 is assessed as being at high risk of surface water flooding, with significant ponding and flow paths concentrated in the central part of the site, predominantly during the 0.1% and 1% AEP storm events.

Additional areas of surface water risk are identified along the northern and western boundaries, during the 3.3% to 0.1% AEP events.

Given the high-risk classification, any future development must incorporate proactive and robust surface water management measures to reduce runoff, manage exceedance, and prevent further flood risk.

Groundwater Flood Risk: SAMU7 presents a very low risk of groundwater flooding, with only a small area on the western side intersected by Susceptibility Category C.

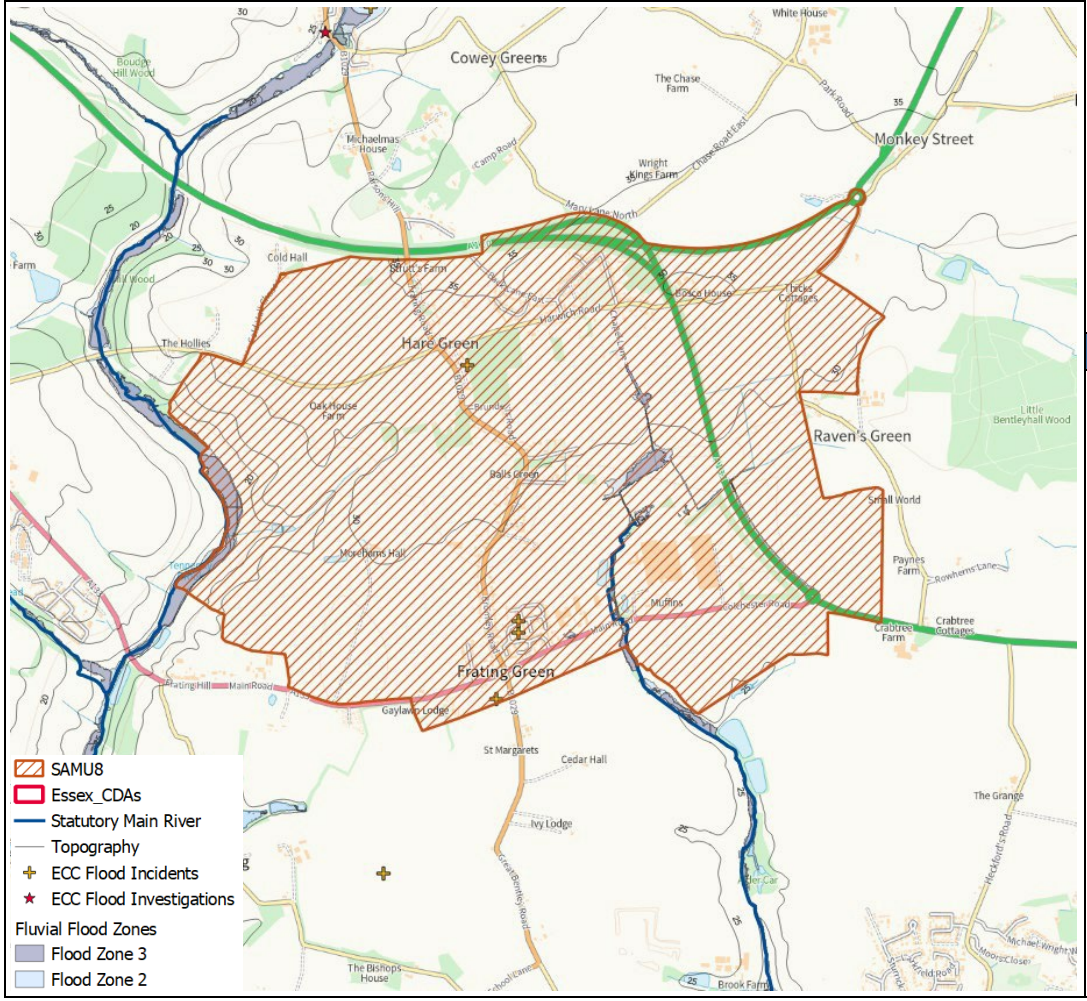
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
SAMU8	Tendring Central			n/a	496.91
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
98.2%	1.8%	1.2%	Medium	Medium	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU8 lies partly within Flood Zones 2 and 3, indicating a medium fluvial flood risk. Flooding is associated with Tenpenny Brook along the western boundary and Bentley Brook, which flows through the central section of the site. The presence of these watercourses and their mapped flood extents supports the Medium-Risk classification.

Surface Water Flood Risk: SAMU8 is assessed as medium risk of surface water flooding, with predicted flooding occurring at multiple points along the site's existing ditch network during the 3.3%, 1%, and 0.1% AEP storm events.

This surface water hazard may pose restrictions to access and egress, particularly on:

- the A120 to the north, and
- Colchester Road to the east.

Any future development must incorporate robust surface water management and mitigation measures to ensure safe access is maintained during extreme rainfall events.

Groundwater Flood Risk: SAMU8 presents a medium risk from groundwater flooding. Areas in the south, west, and northeast are mapped as having Susceptibility Category C, while the southwest contains smaller areas of mixed Categories A, B, and C; a similar pattern is present in a small area in the northern part of the site. This indicates variable groundwater emergence potential across the site.

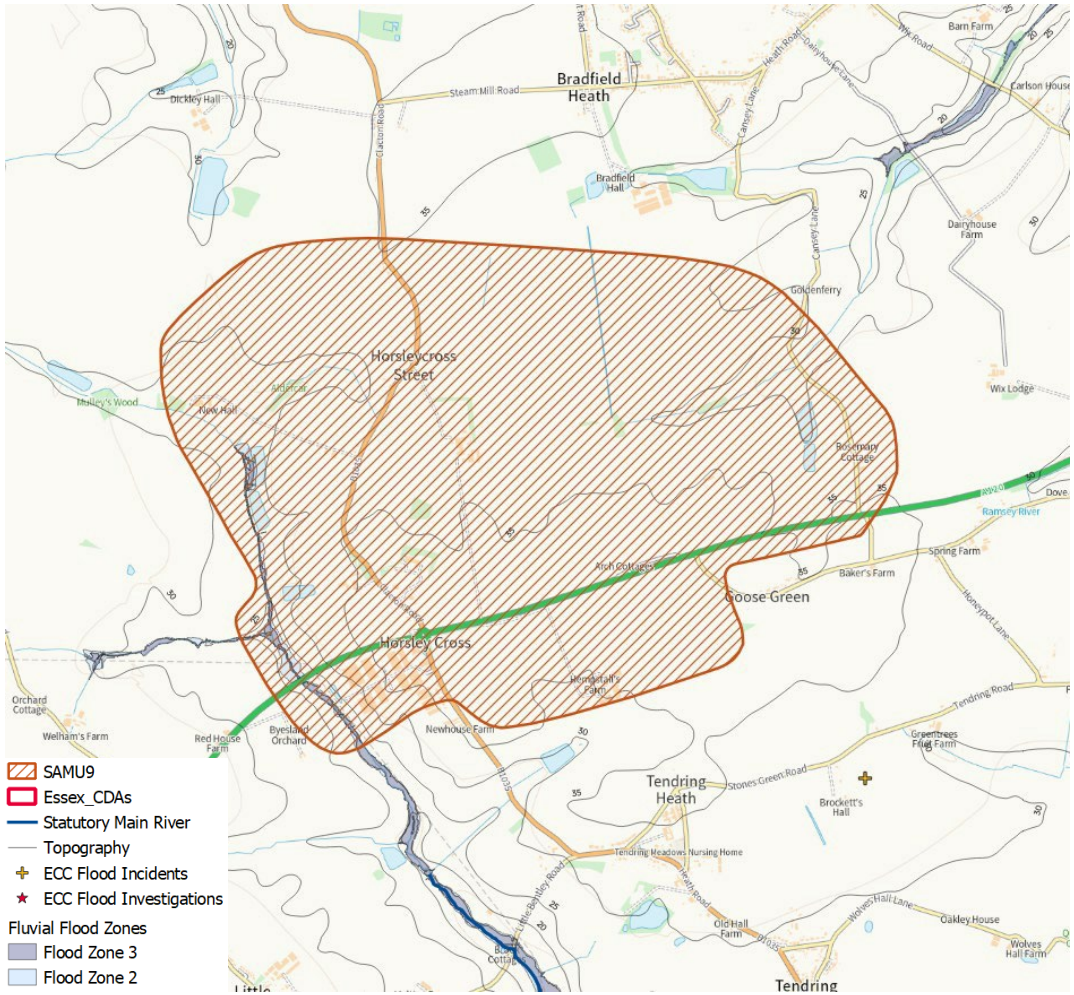
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
SAMU9	Land at Horley Cross			n/a	453.00
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
99%	1%	0.5%	High	Low	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAMU9 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the south-western corner of the site, associated with the watercourse located along the central south-western boundary. This watercourse and the mapped extent of floodplain interaction support the medium-risk classification.

Surface Water Flood Risk: SAMU9 is assessed as being at high risk of surface water flooding, with widespread patches of surface water accumulation occurring across the entire site.

Most surface water flooding is associated with the 3.3% AEP storm event, with additional areas affected during the 1% and 0.1% AEP events.

Given the high-risk classification, any future development must incorporate proactive and robust surface water management and mitigation measures to reduce runoff, manage exceedance pathways, and prevent further flood risk on-site and downstream.

Groundwater Flood Risk: SAMU9 presents a low risk of groundwater flooding, with the site predominantly classified as Susceptibility Category B and small localized patches of Category C along the western side, indicating generally limited but present groundwater emergence potential.

Site Specific Recommendations

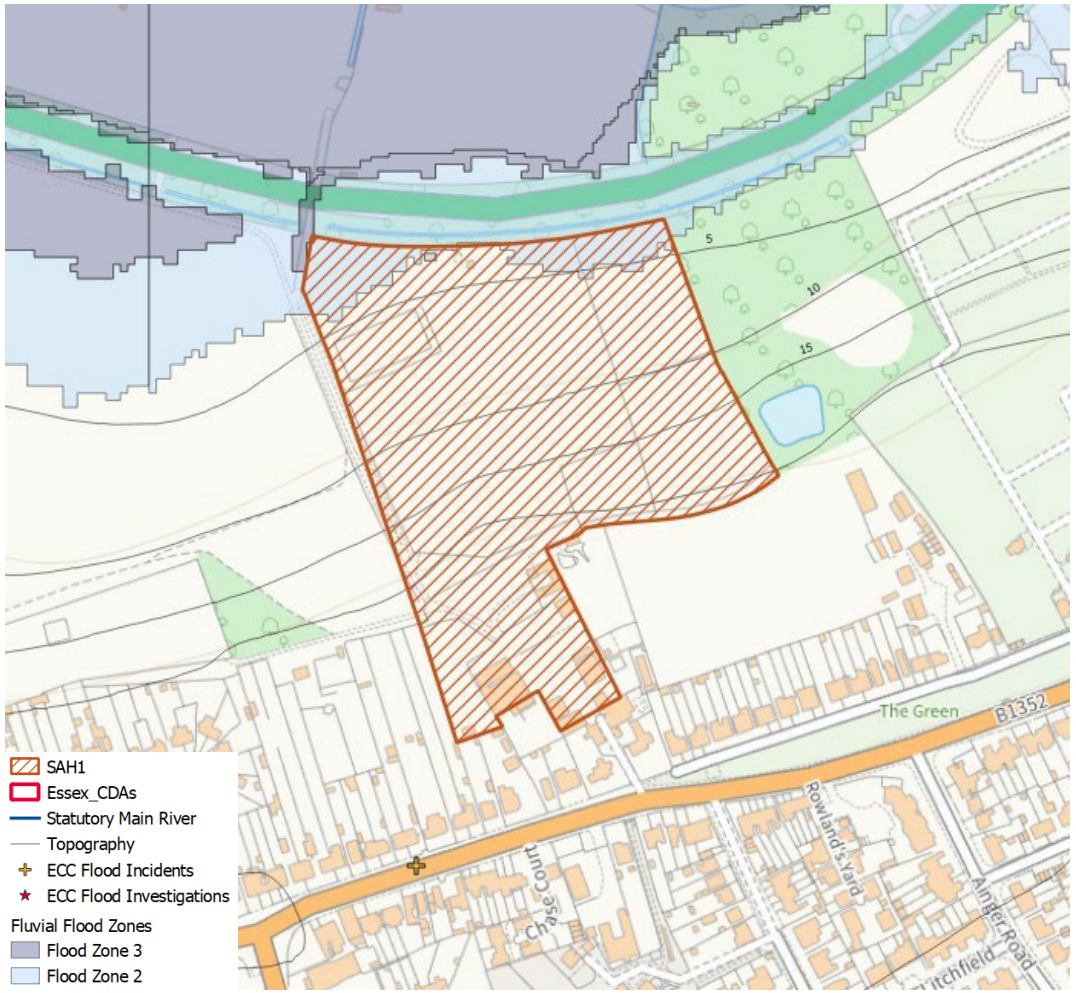
The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name		Planning Ref	Area (ha)
SAH1	Vicarage Farm Main Rd, Harwich		17/01909/OUT	4.41

Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
92%	8%	0.02%	Very Low	Low	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAH1 lies partly within Flood Zone 2, indicating a medium risk of fluvial flooding. Flooding affects the northern boundary, associated with the watercourse that runs adjacent to the site's northern edge.

Surface Water Flood Risk: SAH1 is assessed as being at very low risk of surface water flooding. Minor areas of pooling are mapped in the north-eastern corner and along the south-western boundary.

Although the overall risk is minimal, any future development must ensure surface water runoff is appropriately managed to avoid introducing or increasing pluvial flood risk.

Groundwater Flood Risk: SAH1 presents a low risk of groundwater flooding, with the southern half of the site classified as Susceptibility Category A, indicating limited but present potential for groundwater emergence.

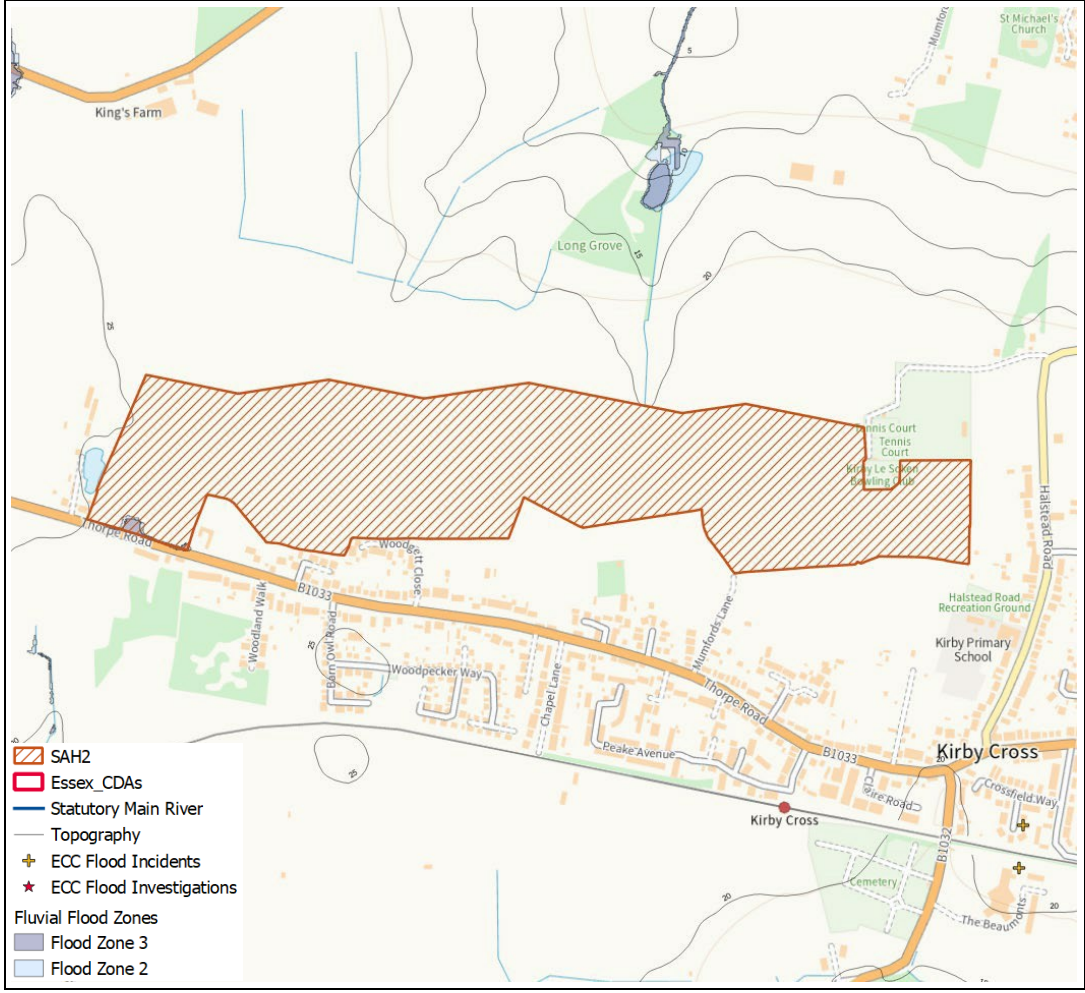
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
SAH2	Land North of Thrope Rd, Kirby Cross			n/a	32.84
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
99.6%	0.4%	0.2%	Low	Medium	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAH2 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flooding affects the south-western corner of the site.

An additional watercourse located in the central northern area contributes to the site's overall fluvial flood sensitivity, supporting the Medium-Risk classification.

Surface Water Flood Risk: SAH2 is assessed as being at low risk of surface water flooding, with small, isolated patches of surface water accumulation located along the:

- eastern boundary, and
- southern boundary.

Flooding is mapped during the 3.3%, 1%, and 0.1% AEP storm events.

Despite the low-risk classification, any development should incorporate effective surface water management and mitigation measures to avoid increasing pluvial flood risk on-site or downstream.

Groundwater Flood Risk: SAH2 presents a medium risk of groundwater flooding, with parts of the site classified as Susceptibility Categories B and C, indicating a moderate potential for groundwater emergence that should be considered during early site design and ground investigation.

Site Specific Recommendations

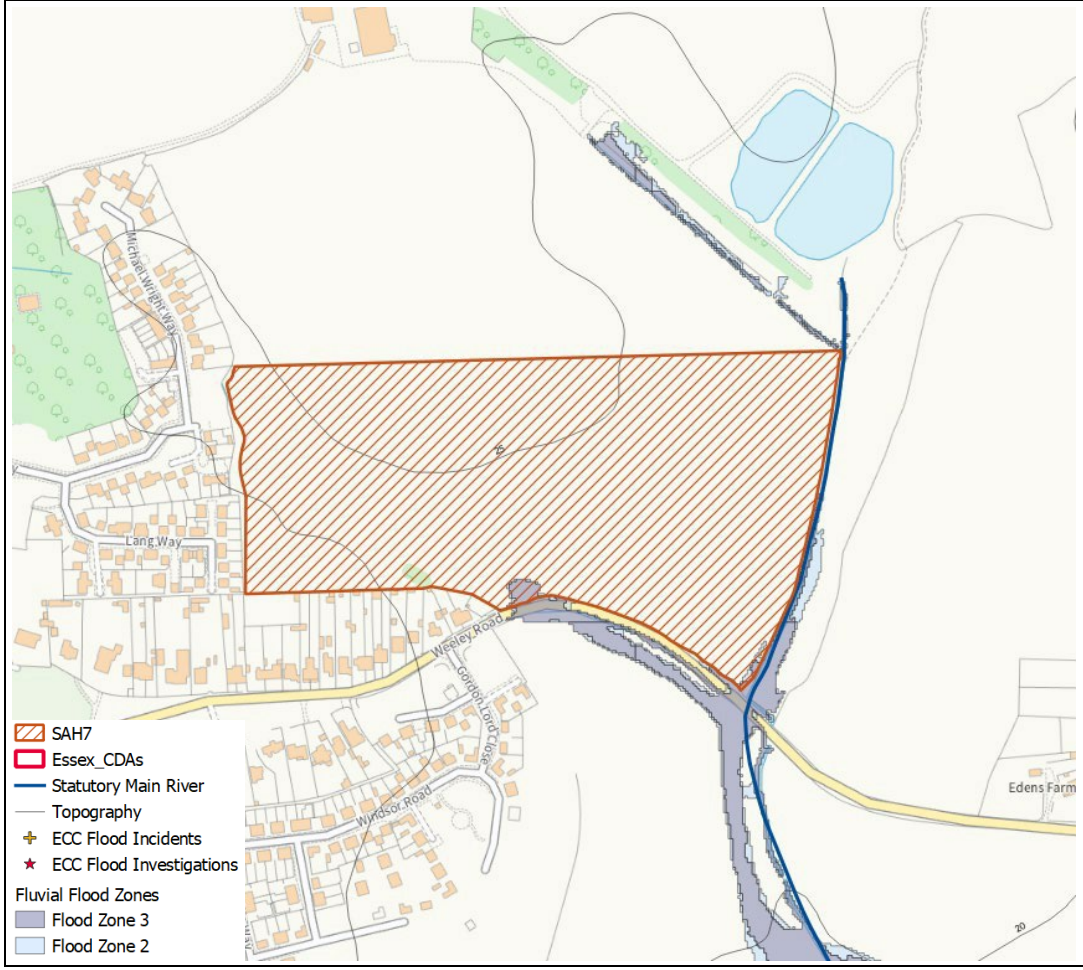
The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name	Planning Ref	Area (ha)
SAH7	Land East of Admirals Green and North of Weeley Rd	n/a	10.30

Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
99.3%	0.7%	0.5%	Very Low	Very Low	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAH7 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents affect the southern and eastern boundaries of the site, associated with the watercourse that runs adjacent to the eastern boundary, Weeley Brook.

Surface Water Flood Risk: SAH7 is assessed as being at very low risk of surface water flooding, with minor areas of predicted flooding along the western and southern boundaries during the 3.3%–0.1% AEP storm events.

Although the overall risk is low, development should incorporate appropriate surface water management and mitigation to avoid exacerbating local flood pathways.

Groundwater Flood Risk: SAH7 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.

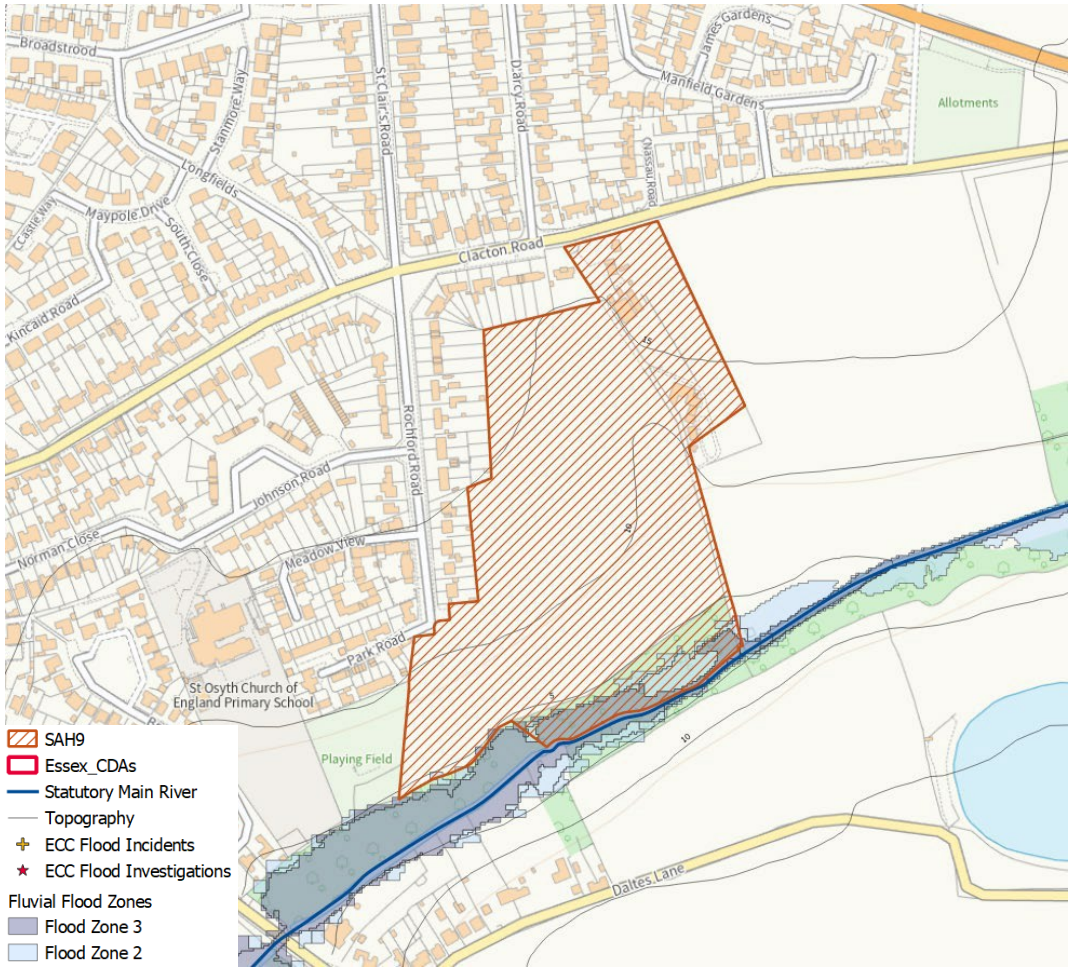
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
SAH9	Land South of Clacton Rd, St Osyth			19/01946/OUT	7.27
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
93.6%	6.4%	3.6%	Low	Medium	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SAH9 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flood extents cover the southern boundary, associated with the watercourse flowing along this edge of the site to the south, which subsequently drains toward Mill Dam Lake. This watercourse and its mapped floodplain justify the medium-risk classification.

Surface Water Flood Risk: SAH9 is assessed as being at low risk of surface water flooding, with small areas of ponding identified:

- along the southern boundary, and
- through the eastern to northern boundaries.

These areas are associated with the 3.3%, 1%, and 0.1% AEP storm events.

Although classified as low risk, any future development must ensure surface water management and mitigation are incorporated to prevent increases in pluvial flood risk.

Groundwater Flood Risk: SAH9 presents a medium risk of groundwater flooding. The northern boundary features areas of Susceptibility Category C with some Category B sections, indicating elevated groundwater emergence potential. A small area along the southern boundary is also classified as Category C.

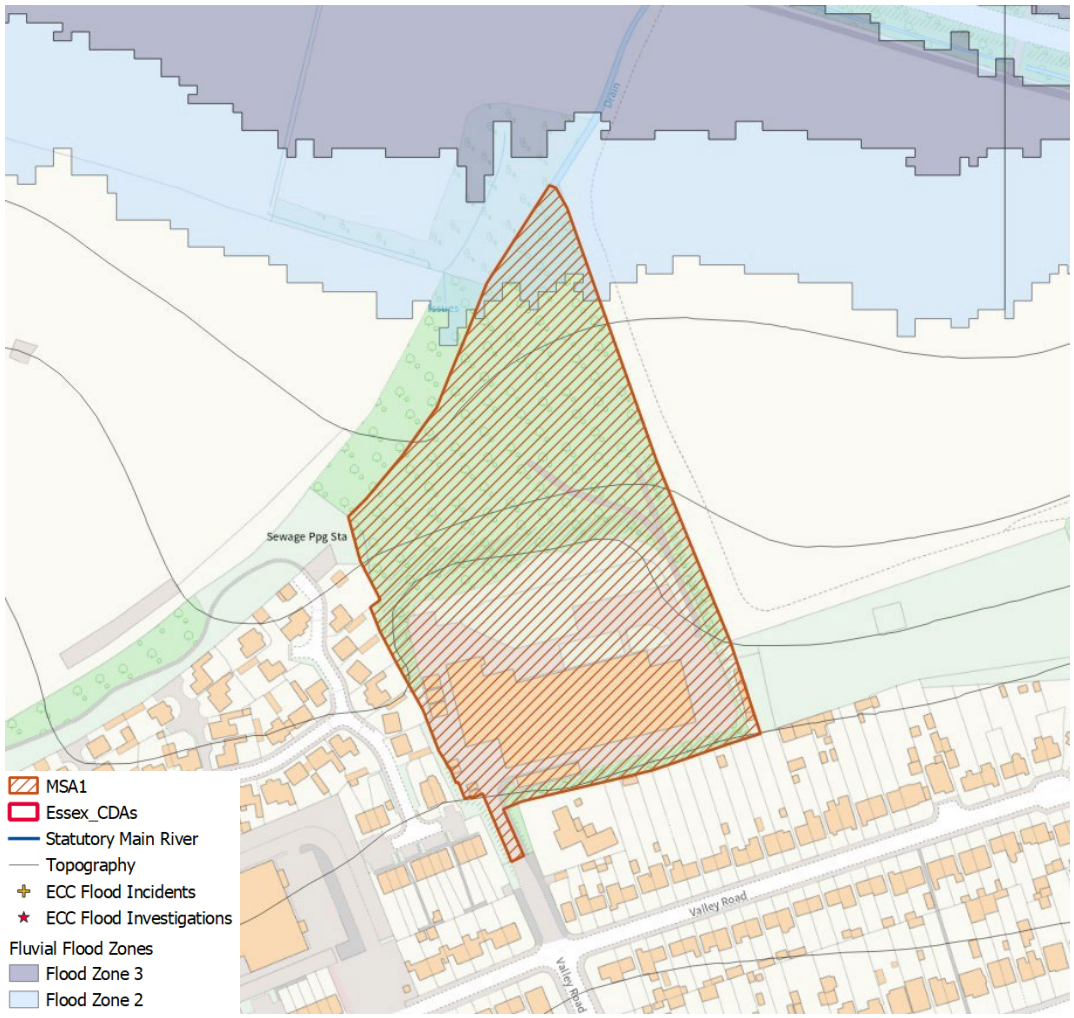
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
MSA1	Durite Work Valley Rd, Harwich			14/01431/OUT	2.80
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
95.2%	4.8%	0%	Low	Medium	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: MSA1 lies partly within Flood Zone 2, indicating a medium risk of fluvial flooding. Flood extents are present along the northern boundary, associated with the nearby watercourse running close to this part of the site.

Surface Water Flood Risk: MSA1 is assessed as being at low risk of surface water flooding. Mapped flooding occurs within the southern quarter of the site during the 0.1% AEP storm event.

A small area of surface water pooling is also shown on the northern boundary during the 3.3% AEP event.

Despite the low-risk classification, any future development should incorporate appropriate surface water management and mitigation measures to ensure runoff is controlled and local exceedance is safely managed.

Groundwater Flood Risk: MSA1 presents a medium risk of groundwater flooding, with susceptibility varying across the site:

- Category A in the southern extent,
- a smaller Category B area to the east, and
- Category C susceptibility in the northern part of the site.

This variation indicates locally elevated potential for groundwater emergence in certain sections, which should be considered during future site investigation and design.

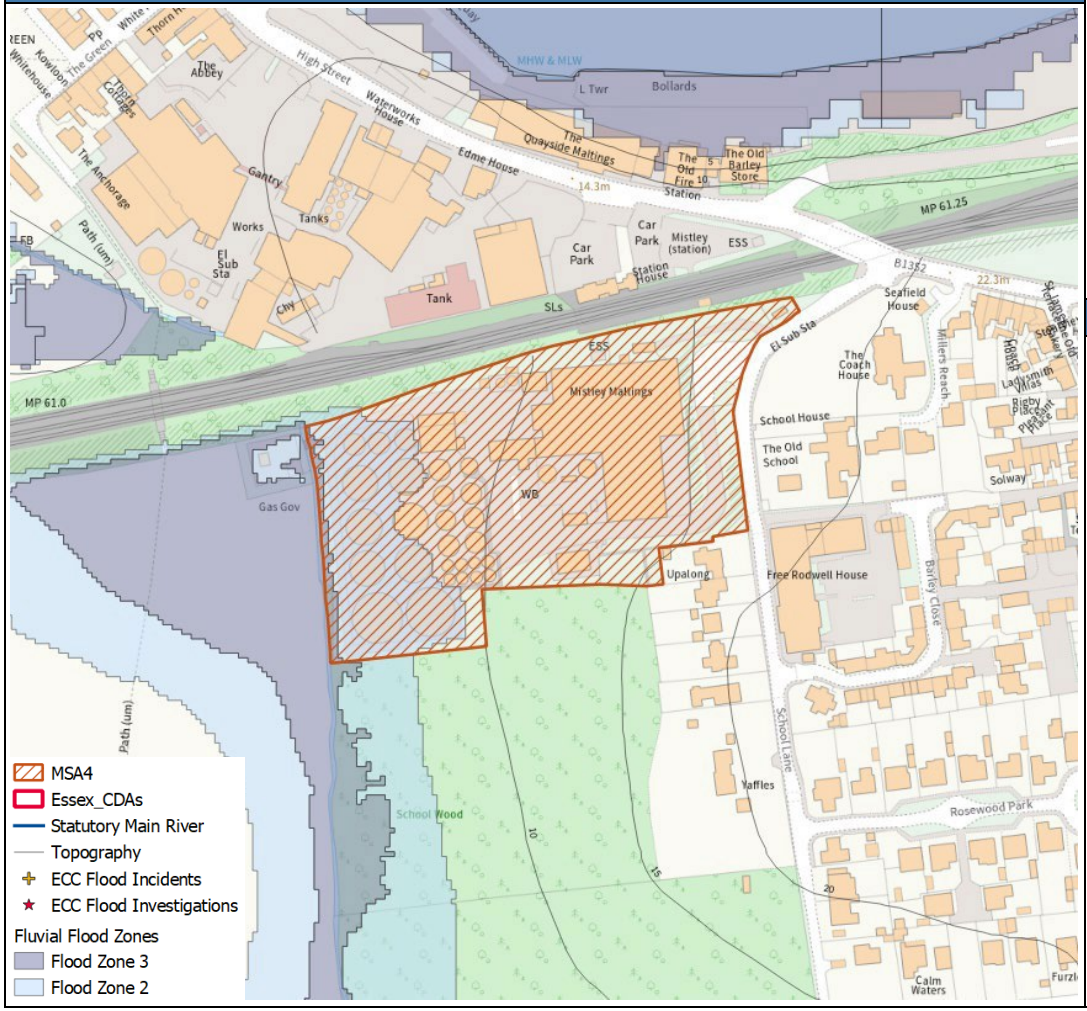
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
MSA4	Crisp Malting			Several	1.89
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
76%	24%	1.7%	Medium	Very Low	Medium

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: MSA4 lies partly within Flood Zones 2 and 3, indicating a medium risk of fluvial flooding. Flooding affects the western boundary, associated with the watercourse that runs adjacent to the western edge of the site.

Surface Water Flood Risk: MSA4 is assessed as being at medium risk of surface water flooding, with mapped flooding located within:

- the western quarter,
- the south-eastern corner, and
- the central portion of the site.

Most of the surface water flooding is associated with the 3.3% AEP storm event, although additional areas are also affected during the 1% and 0.1% AEP events.

Any future development will require appropriate surface water management and mitigation measures to reduce runoff and manage exceedance flow routes.

Groundwater Flood Risk: MSA4 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.

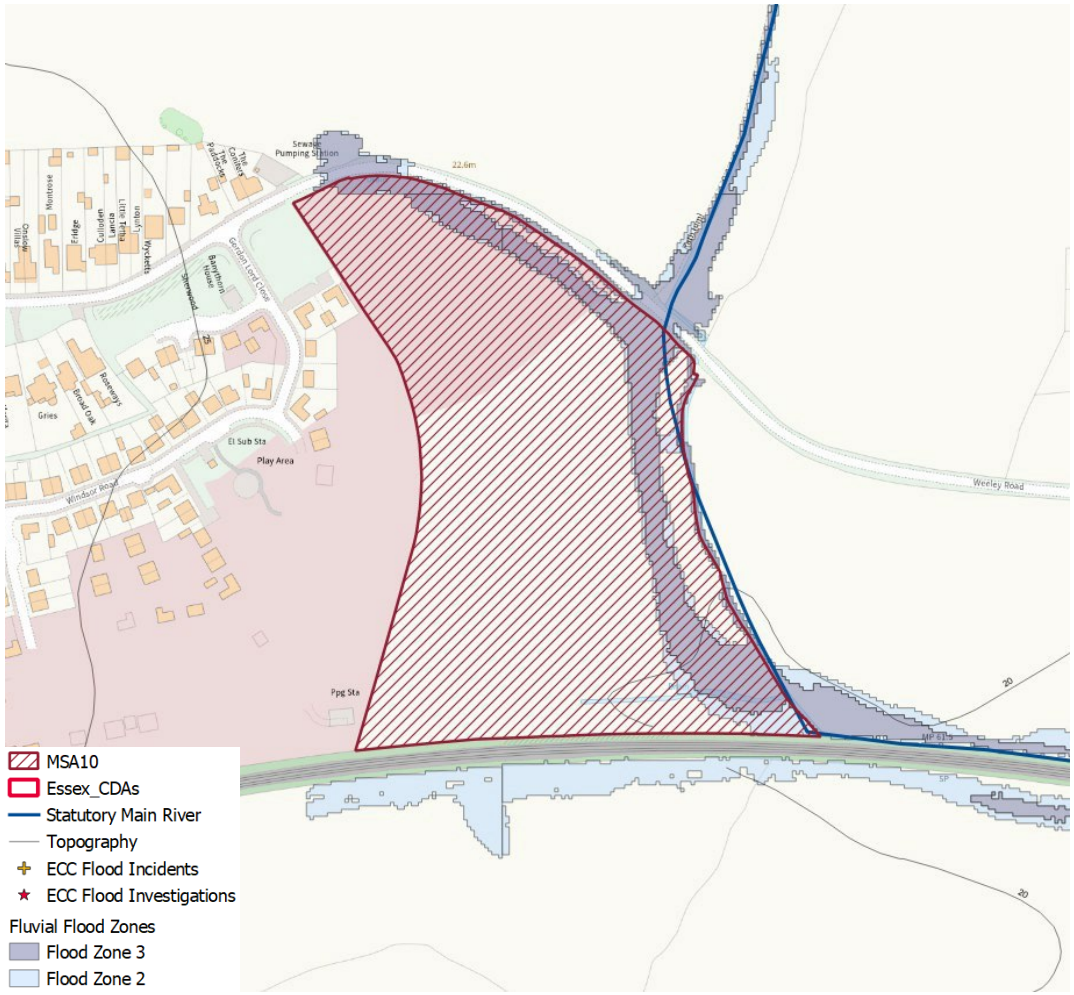
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
MSA10	Land South of Weely Rd			n/a	5.41
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
82%	18%	14%	Medium	Very Low	High

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: MSA10 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flooding affects the northern and eastern boundaries, associated with the watercourse that runs adjacent to the eastern boundary, which forms part of the drainage network connected to Weeley Brook.

Surface Water Flood Risk: MSA10 is assessed as being at medium risk of surface water flooding, with mapped flooding present along the southern, northern, and eastern boundaries during the 3.3%, 1%, and 0.1% AEP storm events.

Appropriate surface water management and mitigation will be required for any future development to reduce localised flooding and manage exceedance flows.

Groundwater Flood Risk: MSA10 presents a very low risk of groundwater flooding, with no significant susceptibility identified across the site.

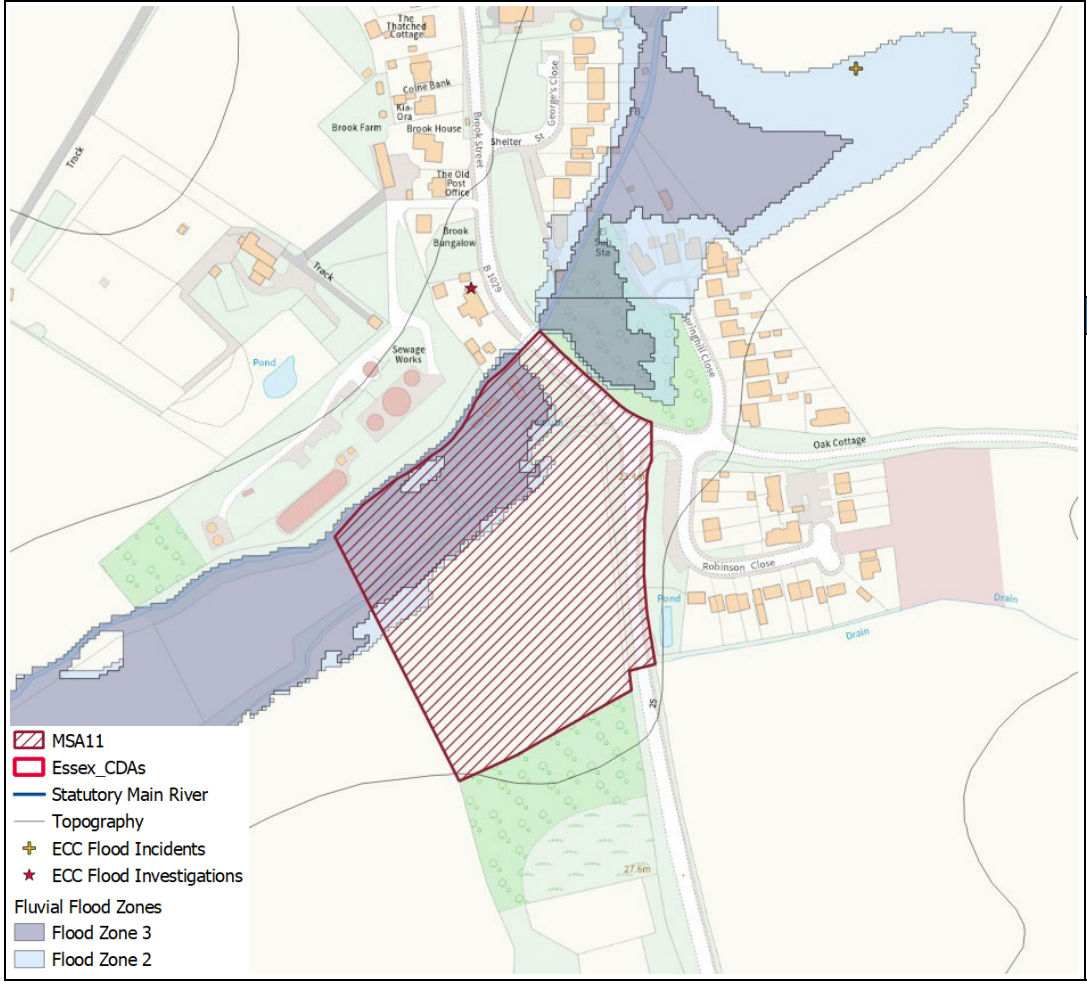
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
MSA11	Land West of Parsons Hill			n/a	2.26
Fluvial/Tidal Flood Risk			**Surface Water Flood Risk**	**Ground Water Flood Risk**	**Overall Flood Risk**
FZ1%	**FZ2%**	**FZ3%**			
71.3%	28.7%	23.8%	Low	High	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: MSA11 lies partly within Flood Zones 2 and 3, indicating a high risk of fluvial flooding. Flooding affects the northern quarter of the site and is associated with two watercourses that flow across the northern boundary, near the sewage works. These watercourses and their mapped flood extents justify the high-risk classification.

Surface Water Flood Risk: MSA11 is assessed as being at low risk of surface water flooding, with isolated surface water accumulation located in the central northern quarter and along the eastern boundary. Flooding is shown during the 3.3%, 1%, and 0.1% AEP storm events.

Although the risk is limited, future development should include appropriate surface water management and mitigation measures to prevent increased pluvial flood risk and safely manage exceedance flows.

Groundwater Flood Risk: MSA11 presents a very low risk of groundwater flooding, with no significant susceptibility indicated across the site.

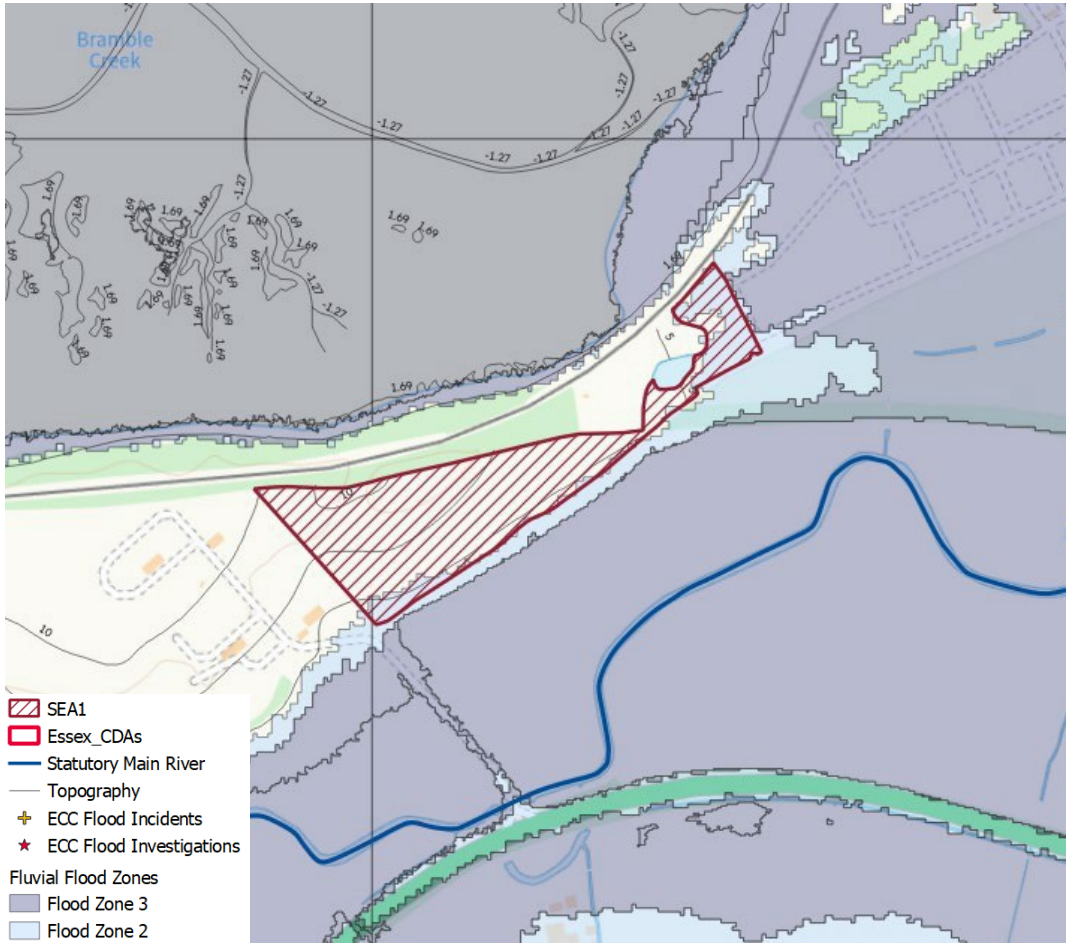
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name		Planning Ref	Area (ha)
SEA1	Carless Extension, Harwich		n/a	4.4
Fluvial/Tidal Flood Risk			**Surface Water Flood Risk**	**Ground Water Flood Risk**	**Overall Flood Risk**
FZ1%	**FZ2%**	**FZ3%**			
83.2%	16.8%	0%	Very Low	Medium	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SEA1 the site falls within Flood Zone 2 indicating a medium risk of fluvial flooding across the site. Flood extents affect the southern and northeastern boundaries of the site, influenced by multiple adjacent watercourses such as Ramsay Creek and Bramble Creek. The site's falls mostly within a Flood Zone 2 which confirms its High-Risk classification.

Surface Water Flood Risk: SEA1 is assessed as being at very low risk of surface water flooding, with small, isolated patch in the pond adjacent just north of the pond of surface water accumulation during a 0.1% AEP storm event.

Although the risk is minimal, any future development should incorporate appropriate surface water management and mitigation measures to ensure it does not increase pluvial flood risk on-site or to neighbouring land.

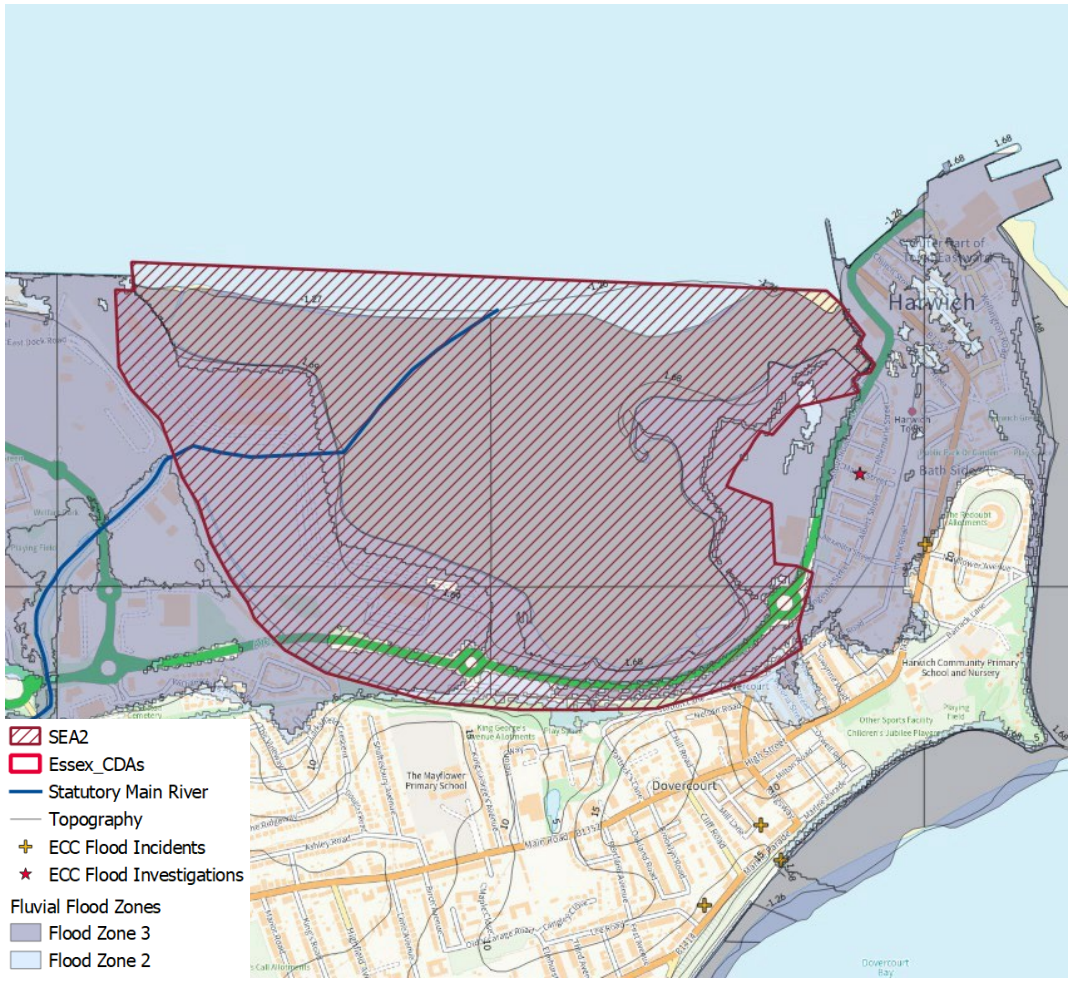
Groundwater Flood Risk: SEA1 presents a Medium risk of groundwater flooding, with areas along the northern boundary classified as Susceptibility Category A and B, as well as areas to the east Categorised as C. This medium risk extent of susceptibility does not significantly elevate overall groundwater flood risk but should be closely monitored and investigated.

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name		Planning Ref	Area (ha)
SEA2	Freeport East, Bathside Bay and A120 Corridor		n/a	135.54
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
12.6%	87.4%	85.3%	Medium	High	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: SEA2 is predominantly within Flood Zone 3 indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses, including Holbrok Creek and River Orwell. The site's majority coverage by Flood Zone 3 confirms its High-Risk classification.

Surface Water Flood Risk: SEA2 is assessed as being at medium risk of surface water flooding, with multiple areas of surface water accumulation occurring across the entire site.

Flooding is present during the 3.3%, 1%, and 0.1% AEP storm events.

Given the high-risk classification, any future development must incorporate robust surface water management and mitigation measures, ensuring safe exceedance routing, on-site attenuation, and prevention of increased pluvial flood risk on or off site.

Groundwater Flood Risk: SEA2 presents a high risk of groundwater flooding, with the majority of the site classified as Susceptibility Category C, with parts classified as B. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

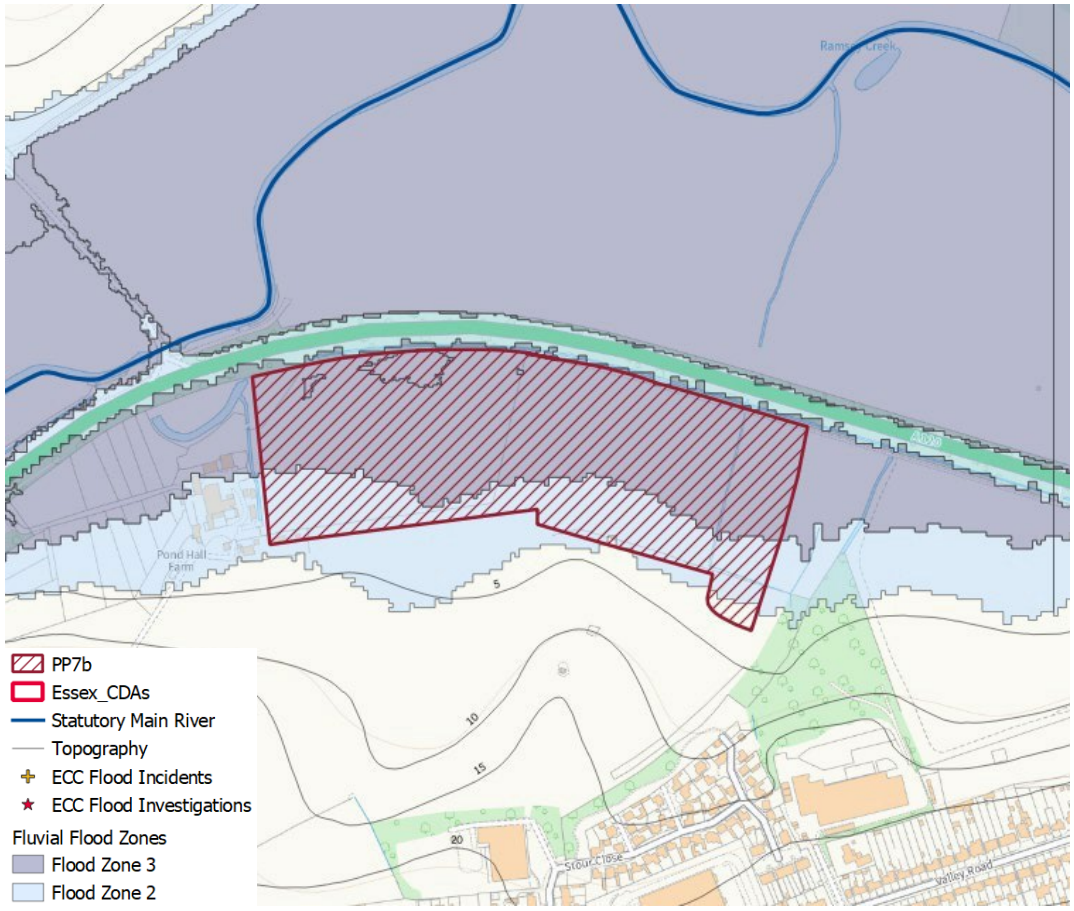
- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.

Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name	Planning Ref	Area (ha)
PP7b	Harwich Valley (Land East of Pond Hall Farm Dovercourt)	n/a	8.43

Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
1.3%	27.1%	98.7%	High	High	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: PP7b is predominantly within Flood Zone 3, and Flood Zone 2 indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses, including Ramsay Creek. The site's majority coverage by Flood Zone 3 confirms its High-Risk classification.

Surface Water Flood Risk: PP7b is assessed as being at High risk of surface water flooding, with large, patches of surface water accumulation distributed across the site.

The most notable surface water risk is located in the north-western and north-eastern quarters, with flooding present during the 3.3%, 1%, and 0.1% AEP storm events.

Due to this surface water risk, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk.

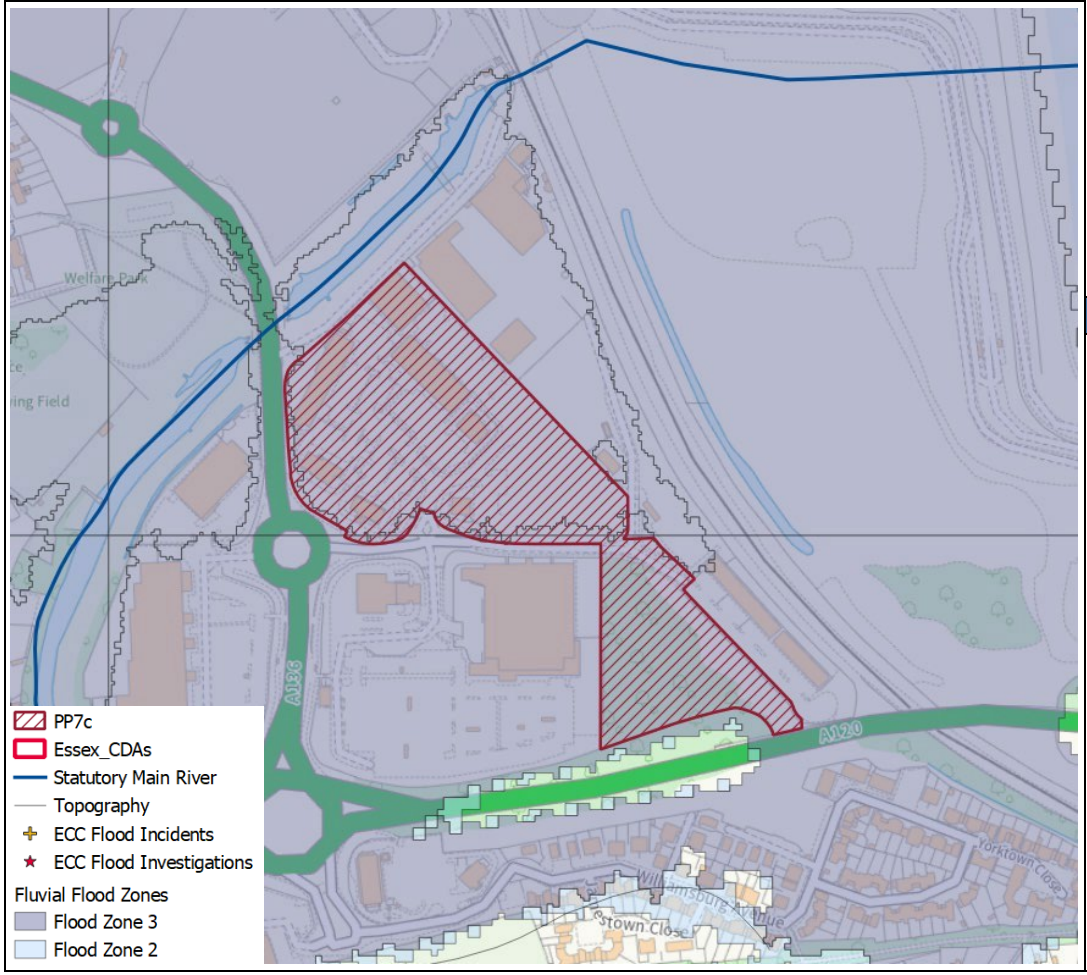
Groundwater Flood Risk: PP7b presents a high risk of groundwater flooding, with the majority of the site classified as Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
PP7c	Land at Stanton Europark, Parkeston			n/a	3.59
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
0%	0%	100%	High	High	High

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: PP7c the site falls within Flood Zone 3 indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses. The site's falls wholly within a Flood Zone 3 confirms its High-Risk classification.

Surface Water Flood Risk: PP7c is assessed as being at High risk of surface water flooding, with large, patches of surface water accumulation distributed across the site.

The most notable surface water risk is located in the northern half and southern half, with flooding present mostly in 0.1% AEP and also the 3.3% and, 1%, storm events.

Due to this surface water risk, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk.

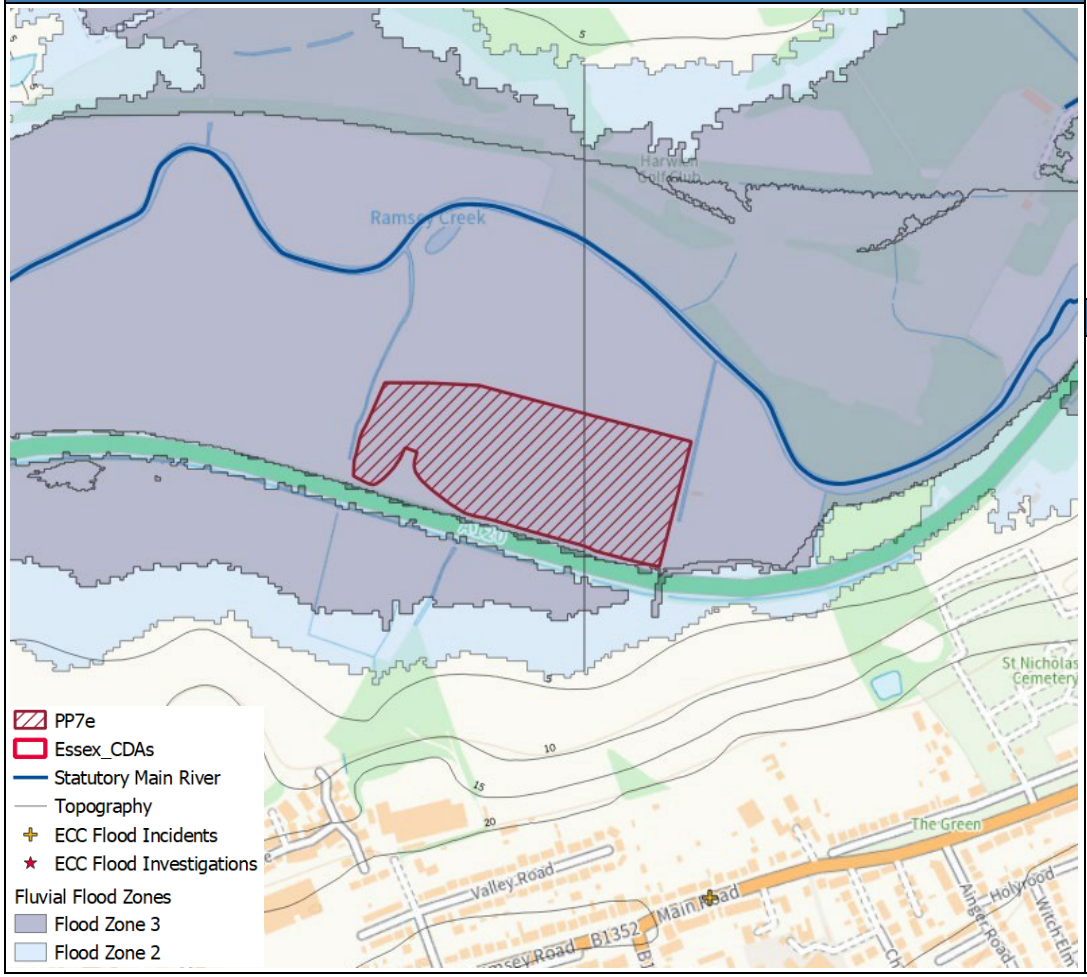
Groundwater Flood Risk: PP7c presents a high risk of groundwater flooding, with the whole site classified as Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
PP7e	Land North of A120 Harwich			n/a	5.33
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
0%	0%	100%	Low	High	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: PP7e lies entirely within Flood Zone 3, indicating a high risk of fluvial flooding across the site. Flood extents affect the western, eastern, and southern areas, influenced by multiple adjacent watercourses, including Ramsay Creek. The site's full coverage by Flood Zone 3 confirms its High-Risk classification.

Surface Water Flood Risk: PP7e is assessed as being at low risk of surface water flooding, with small, isolated patches of surface water accumulation distributed across the site.

The most notable surface water risk is located in the south-western quarter, with flooding present during the 3.3%, 1%, and 0.1% AEP storm events.

Although the surface water risk is limited, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk.

Groundwater Flood Risk: PP7e presents a high risk of groundwater flooding, with the entire site classified as Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.

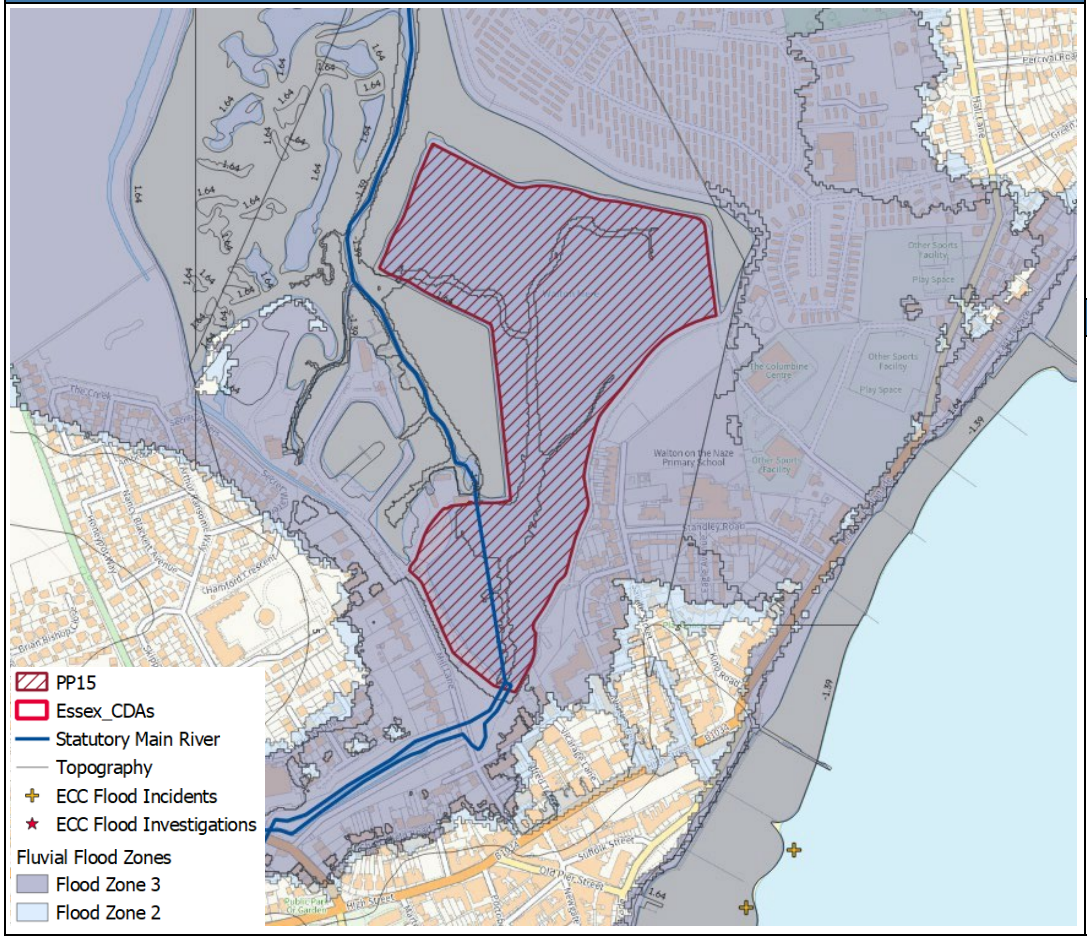
Site Specific Recommendations

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

TDC ID	Site Name			Planning Ref	Area (ha)
PP15	Walton Mere			n/a	10.36
Fluvial/Tidal Flood Risk			Surface Water Flood Risk	Ground Water Flood Risk	Overall Flood Risk
FZ1%	FZ2%	FZ3%			
0%	0%	100%	High	High	**High**

Site Map



Summary of Flood Risk to Site

Fluvial Flood Risk: PP15 lies entirely within Flood Zone 3, indicating a high risk of fluvial flooding across the site. Flood extents affect the whole site, influenced by multiple adjacent watercourses, including Walton Channel and The Twizzle. The site's full coverage by Flood Zone 3 confirms its High-Risk classification.

Surface Water Flood Risk: PP15 is assessed as being at High risk of surface water flooding, with moderate, patches of surface water accumulation distributed across the site.

The most notable surface water risk is located in the south-western and western-middle quarters, with flooding present during the 3.3%, 1%, and 0.1% AEP storm events.

Due to this surface water risk, future development should incorporate appropriate surface water management and mitigation measures to avoid increasing pluvial flood risk.

Groundwater Flood Risk: PP15 presents a high risk of groundwater flooding, with the entire site classified as Susceptibility Category C. This widespread susceptibility indicates a significant potential for groundwater emergence, requiring thorough consideration during site layout, drainage design, and ground investigations.

The following considerations must be made for a site-specific FRA during the planning process (if permission has not yet been granted) and during development of the site;

- Any potential changes to ground levels and the impact these may have on flood risk to the site and surrounding area from the watercourse.
- Any potential changes to ground levels and the impact these may have on surface water flood risk to the site and surrounding area.
- Any changes to the flow or routing of the watercourse will require Consent from the LLFA.
- Any changes to the main river or adjacent land may need Consent from the EA
- A 3m buffer strip should be retained adjacent to the main river to allow access for maintenance
- Safe access and egress should be ensured to all areas during a time of flood.
- The location for storing machinery, equipment, welfare units and offices etc. during development should be outside of flood risk areas.
- Development sites should take account of the Essex Green Infrastructure Strategy.
- Development sites should take account of the Essex SuDS Design Guide for any sustainable drainage features.
- Development sites closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.

[End of Section 3.0]

4.0 Concluding Statement:

This Level 2 Strategic Flood Risk Assessment provides Tendring District Council with a robust and evidence-based appraisal of flood risk across 62 allocated and potential development sites. Through detailed analysis of fluvial, tidal, surface water, and groundwater flood sources supported by GIS mapping, Environment Agency datasets, and the application of the Sequential and Exception Tests the assessment establishes a clear and defensible understanding of flood risk within the district.

The findings demonstrate that while the majority of sites fall within low-risk areas, a significant number contain areas of Flood Zone 2 or 3, or present notable surface water or groundwater constraints. As shown in the assessment, *"a total of 62 sites were subjected to the assessment process with 12 found to be high risk, 11 to be medium risk and 39 to be low risk"* . High-risk sites have been subject to the Exception Test, and detailed site-specific recommendations have been provided to ensure that any future development can be made safe for its lifetime without increasing flood risk elsewhere.

This SFRA reinforces the importance of integrating flood risk considerations into the Local Plan and future planning decisions. It highlights the need for site-specific Flood Risk Assessments, the incorporation of Sustainable Drainage Systems (SuDS), the safeguarding of watercourse corridors, and the adoption of climate-resilient design principles. As the document notes, *"development proposals in high-risk areas must demonstrate compliance with the Exception Test and incorporate robust mitigation strategies"* .

By providing a consistent, transparent, and technically sound evidence base, this Level 2 SFRA ensures that Tendring District Council can plan for growth while managing flood risk responsibly. The outputs of this assessment should now be embedded into Local Plan policy, used to guide site allocations, and applied to all relevant planning applications to ensure that development across the district is safe, sustainable, and resilient in the face of current and future flood risk.

[End of Section 4.0]

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Essex County Council

This information is issued by:
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The information contained in this document can be translated, and/or made available in alternative formats, on request.

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