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Level 2 Strategic Flood Risk Assessment

Site CA004

Prepared for: Southend-on-Sea City Council

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1 Background

This is a Level 2 Strategic Flood Risk Assessment (SFRA) site screening report for CA004. The content of this Level 2 SFRA site screening report assumes the reader has already consulted the Southend-on-Sea City Council Level 1 SFRA and read the Southend-on-Sea City Council Level 2 SFRA Main Report and is therefore familiar with the terminology used in this report.

1.1 Site details

- Location: Directly west of Nestuda Way (B1013) and north of Prince Avenue (A127) in Eastwood, situated in the north-western part of Southend-on-Sea.
- Site area: 10.0 ha
- Existing site use: Greenfield
- Proposed site use: Mixed-use development

1.2 Topography

Figure 1-1 shows the topography of the site represented by the Environment Agency (EA) 1m resolution LiDAR.

The site slopes gradually downhill towards the northwest, with higher ground situated in the south. The site has a relief of 8.0mAOD, with a maximum elevation of 22.3mAOD by the southern boundary and a minimum elevation of 14.3mAOD by the northwest boundary.

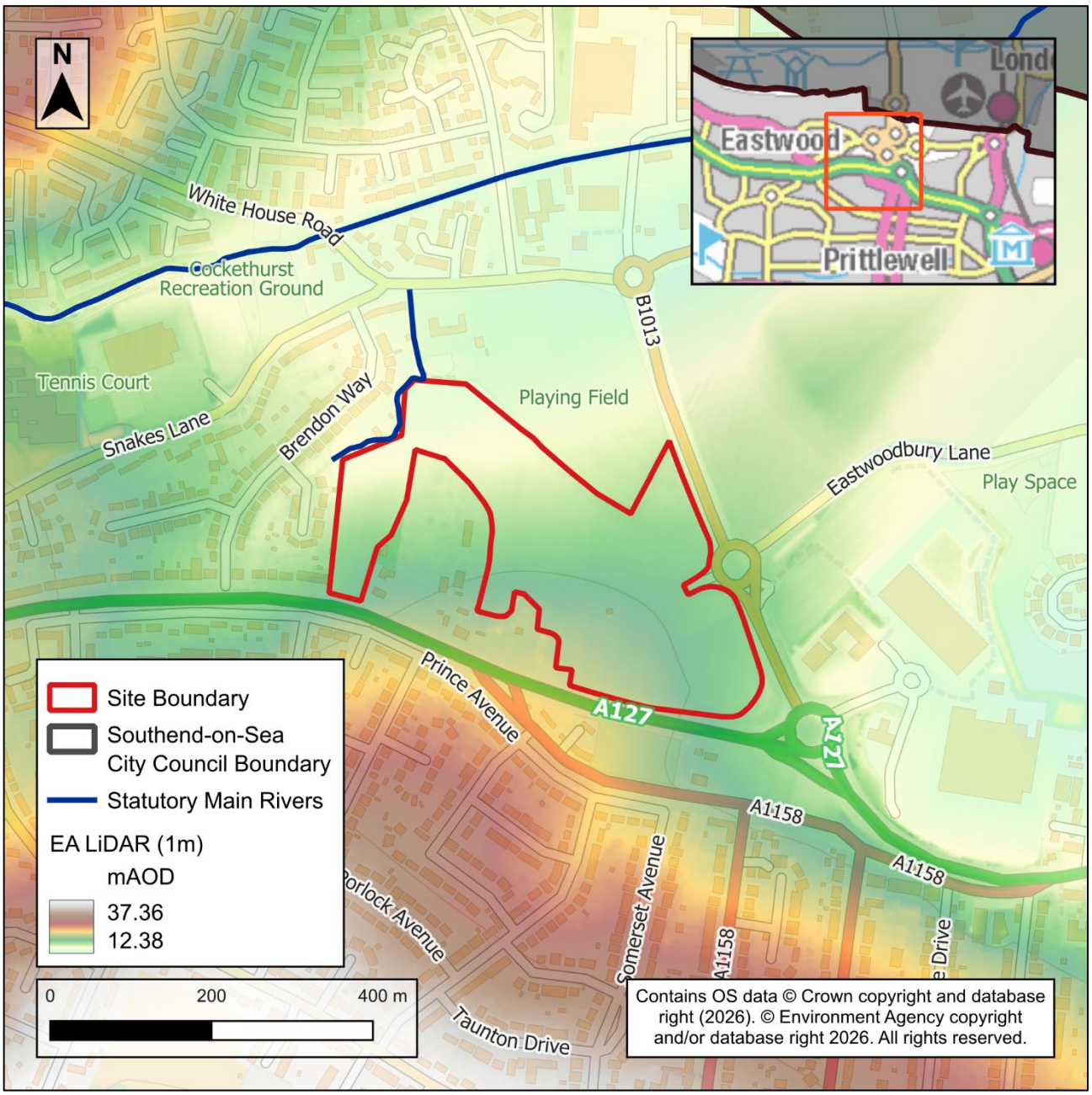


Figure 1-1: Topography of the site.

1.3 Geology and soils

Geology at the site consists of:

- Bedrock - London Clay Formation, comprised of clay, silt and sand.
- Superficial - Predominantly River Terrace Deposits, comprised of sand and gravel. A small area in the south of the site is underlain by head, comprised of clay and silt.

Soils at the site consist of freely draining slightly acid loamy soils.

The likely impact of the geology and soils on drainage within the site is discussed within Section 5.

2 Sources of flood risk

2.1 Location of site within the catchment

The site is located in the middle to lower reaches of the catchment of Eastwood Brook, a tributary of the tidal River Roach, within the upper reaches of the Crouch and Roach Operational Catchment. The watercourse originates south of Brook Road in Rochford District, approximately 4.5km west of the site. Eastwood Brook then flows in an easterly direction around 200m north of the site. Upstream of the site the catchment is heavily urbanised.

2.2 Existing drainage features

Based on online mapping, there are no existing drainage features within the site. However, immediately outside of the northwest boundary of the site is a tributary of Eastwood Brook. This watercourse flows northwards and is culverted underneath Eastwoodbury Lane 120m north of the site, before discharging into Eastwood Brook.

2.3 Fluvial and tidal

2.3.1 EA's Flood Map for Planning

Based on the EA's Flood Map for Planning (FMfP) Flood Zones (accessed 21 April 2026) and Flood Zone 3b (functional floodplain), defined in the Southend-on-Sea Level 1 SFRA, the percentage areas of the site within each Flood Zone are stated in Table 2-1 and can be viewed in Figure 2-1. The FMfP does not consider the benefits from flood defence infrastructure.

The FMfP shows that 'rivers' are the source of flooding to the site, from the tributary of Eastwood Brook. The majority of the site (97%) is not at risk of fluvial flooding, and the site is not located within Flood Zone 3b. However, Flood Zones 2 and 3 extend into the northwest of the site.

Table 2-1: Present day flood risk based on the EA's FMfP.

Flood Zones	Flood Zone 3b (%)	Flood Zone 3a (%)	Flood Zone 2 (%)	Flood Zone 1 (%)
Percentage of site at risk* (%)	0	3	3	97

**This shows the percentage of the site at flood risk from a particular flood zone or event, including the percentage of the site at flood risk at a higher risk zone, e.g. Flood Zone 2 includes the Flood Zone 3a and 3b percentage. Flood Zone 1 + Flood Zone 2 = 100%.*

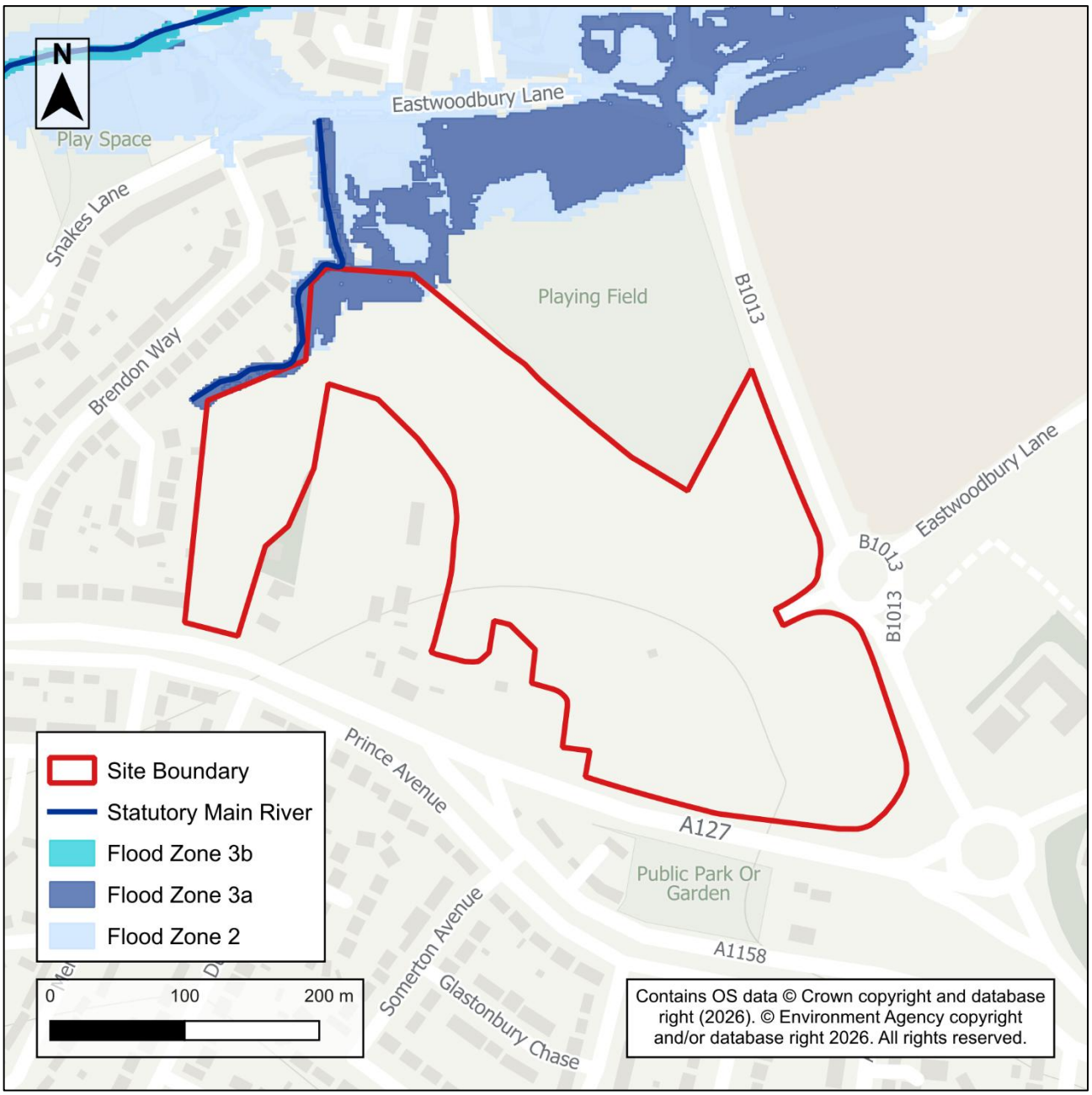


Figure 2-1: Present day fluvial flood risk, based on the EA FMfP and Rivers and Sea 3.3% AEP defended extent.

2.3.2 Fluvial - present day

The EA's 2017 Eastwood and Noblesgreen detailed hydraulic model has been used within this assessment. The 0.1% AEP model extent aligns with Flood Zone 2 in the EA FMfP, however, the 1% AEP model extent shows a smaller extent than the EA's FMfP Flood Zone 3.

Modelled outputs in this location are 2D only, meaning they only show out-of-bank flooding. As shown in Table 2-2, the site is not in Flood Zone 3b. Whilst 3% of the site is in Flood Zone 3a of the EA FMfP, for Flood Zones 3b and 3a, detailed modelling suggests the channel will remain wet in normal and flood conditions, with floodwater remaining in channel

within the site. As there is no out-of-bank flooding, there is no depth, hazard, or velocity information for these two events.

Flood Zone 2 (0.1% AEP event) also covers 3% of the site, with the extents increasing minorly (<1%) compared to Flood Zone 3a. Detailed modelling suggests that the tributary of Eastwood Brook overtops into the site, reaching a maximum depth of 0.17m at the northern boundary. The majority of the area of risk has depths below 0.15m. Velocities are between 0.5m/s and 0.7m/s, and the entire area of fluvial risk within the site has a 'Very Low Hazard' classification.

Depth, velocity, and hazard for the 0.1% modelled event are shown in Figure 2-2, Figure 2-3, and Figure 2-4 respectively.

Table 2-2: Present day fluvial flood risk based on the EA's FMfP/2017 Eastwood and Noblesgreen hydraulic model*.

Flood Zones	Flood Zone 3b (%)	Flood Zone 3a (%)	Flood Zone 2 (%)	Flood Zone 1 (%)
Percentage of site at risk* (%)	0	3	3	97
Maximum depth (m)	n/a	n/a	0.17	n/a
Maximum velocity (m/s)	n/a	n/a	0.70	n/a
Maximum hazard classification	n/a	n/a	Very Low Hazard	n/a

**This shows the percentage of the site at flood risk from a particular flood zone or event including the percentage of the site at flood risk at a higher risk zone, e.g. Flood Zone 2 includes the Flood Zone 3a and 3b percentage. Flood Zone 1 is the remaining area outside Flood Zone 2 (Flood Zone 1 + Flood Zone 2 = 100%).*

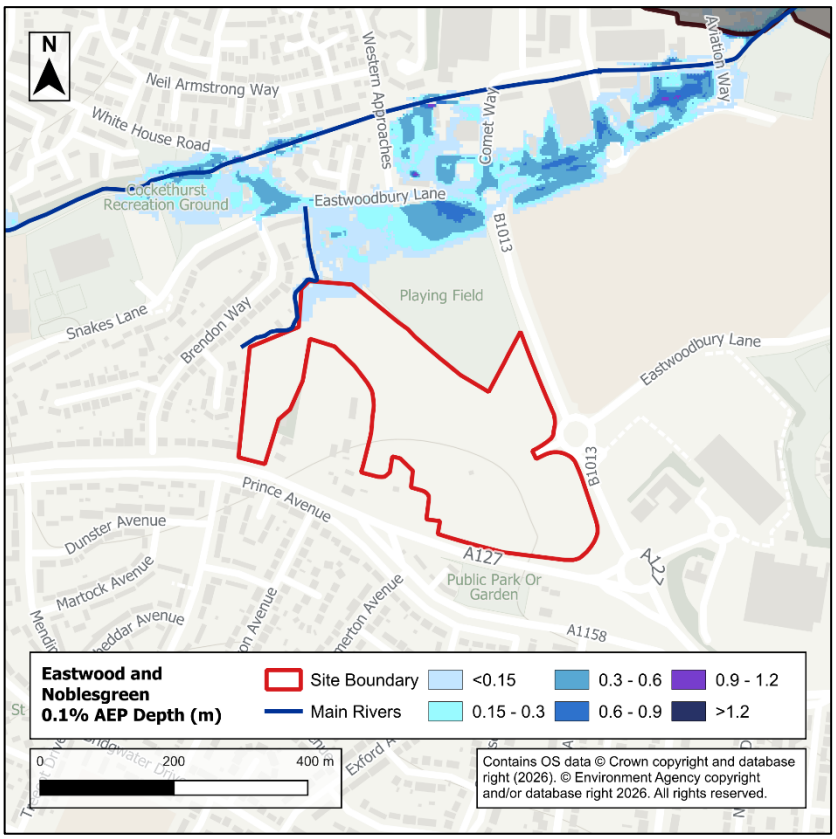


Figure 2-2: Eastwood and Noblesgreen 0.1% AEP depth across the site.

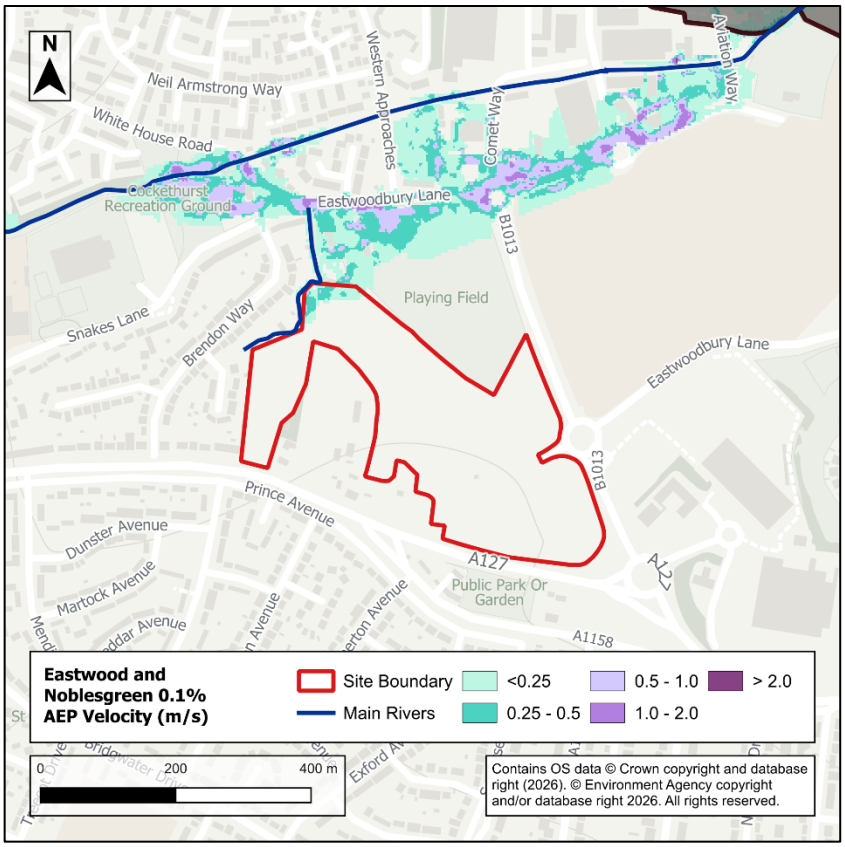


Figure 2-3: Eastwood and Noblesgreen 0.1% AEP velocity across the site.

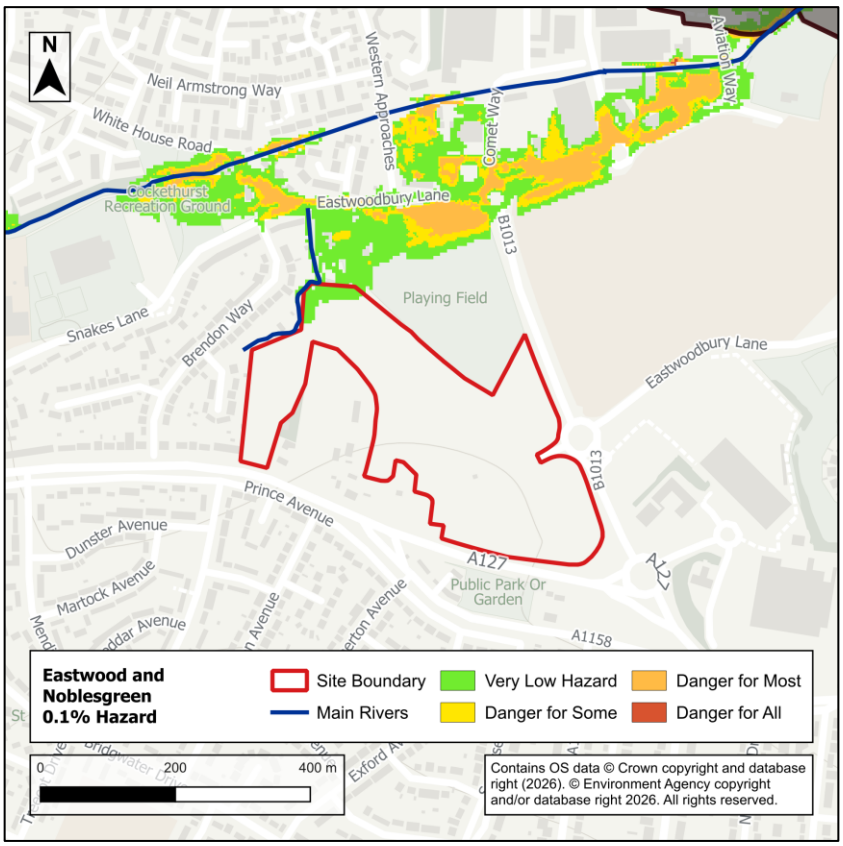


Figure 2-4: Eastwood and Noblesgreen 0.1% AEP hazard across the site.

2.3.3 Fluvial - climate change

The EA Rivers and Sea 3.3% AEP defended and 1% AEP and 0.1% AEP undefended extents plus climate change have been used to represent future Flood Zones using the Central 2080s allowance. There is currently no available depth, hazard, or velocity information available for these datasets, therefore, detailed hydraulic modelling is likely to be required during a site-specific Flood Risk Assessment including modelling of the latest climate change uplifts.

97% of the site remains in Flood Zone 1 in the climate change scenario. Just as in the present day, the site is not within Flood Zone 3b. Flood Zone 3a expands minorly (<1%) in the climate change scenario, and the extents are the same for Flood Zone 2.

2.3.4 Tidal

As part of this SFRA, the existing EA hydraulic models of Southend and the Crouch and Roach estuary developed as part of the 2014 Essex, Suffolk and Norfolk Coastal modelling project were combined to cover the study area and have been used to assess the tidal risk across the study area. The combined tidal hydraulic model created as part of this SFRA was uplifted for the 2126 epoch for the higher central and upper end climate change scenarios.

The site is not shown to be at risk from tidal flooding in the present day or in future, according to the FMfP and local flood modelling.

2.4 Surface water

2.4.1 Available data

The EA's FMfP Surface Water Spatial Planning Dataset, released in May 2026, has been used within this assessment to inform the extent and depth of the present day and future surface water risk. Climate change outputs are available for the 3.3%, 1%, and 0.1% AEP events with the Upper End climate change allowance for the 2070s epoch.

The Risk of Flooding from Surface Water (RoFSW) map has been used within this assessment to inform the velocity and hazard of the present day surface water risk. There is currently no available velocity or hazard information to use to assess future surface water risk.

Descriptions refer to the maximum depth, velocity, and hazard values experienced in each area of the site within a given event.

2.4.2 Present day

The majority of the site is not shown to be at surface water risk. However, in all events there is a significant surface water flow path travelling northeast that encroaches into the northwest of the site. There is also an area of isolated surface water ponding by the eastern boundary adjacent to Nestuda Way (B1013) roundabout in all events. As shown in Table 2-3 and mapped in Figure 2-5, these two main areas of risk expand incrementally (+2/3%) between each event. In the 0.1% AEP event, there is also a small new area of ponding near the northeastern boundary. There is an area of ponding outside of the site in the southeast, that encroaches minorly into the site in the 0.1% AEP event.

Considering first the significant flow path in the northwest of the site, in the 3.3% AEP and 1% AEP events, the maximum depths reach between 0.6m and 0.9m, but only in a very small area by the boundary. The depth here increases to between 0.9m and 1.2m in the 0.1% AEP event. The majority of the flow path has depths below 0.15m in the 3.3% AEP event, while most are between 0.15m and 0.3m in the 1% AEP event, and between 0.3m and 0.6m in the 0.1% AEP event. All the events have maximum velocities that exceed 1.0m/s but not 2.0m/s. The flow path also has a maximum hazard classification of 'Danger for Most' in all events. This is only found in a small number of areas in the 3.3% AEP and 1% AEP event but covers the majority of the flood risk in the 0.1% AEP event.

In all events the ponding near Nestuda Way (B1013) roundabout has a maximum depth between 0.15m and 0.3m, as well as maximum velocities that exceed 0.25m/s, but not 0.5m/s. The ponding near Nestuda Way (B1013) roundabout has a 'Very Low Hazard' classification in the 3.3% and 1% AEP events and is considered 'Danger for Some' in the 0.1% AEP event.

Table 2-3: Present day surface water flood risk based on the EA's FMfP Surface Water Spatial Planning dataset (extent, depth) and RoFSW dataset (velocity, hazard).

Event	3.3% AEP	1% AEP	0.1% AEP
Percentage of site at risk* (%)	3	5	8
Maximum depth (m)	0.6 - 0.9	0.6 - 0.9	0.9 - 1.2
Maximum velocity (m/s)	1.0 - 2.0	1.0 - 2.0	1.0 - 2.0
Maximum hazard classification	Danger for Most	Danger for Most	Danger for Most

** The percentage surface water extents quoted show the percentage of the site at surface water risk from that particular event, including the percentage of the site at flood risk at a higher risk zone (e.g. the 1% AEP includes the 3.3% AEP percentage).*

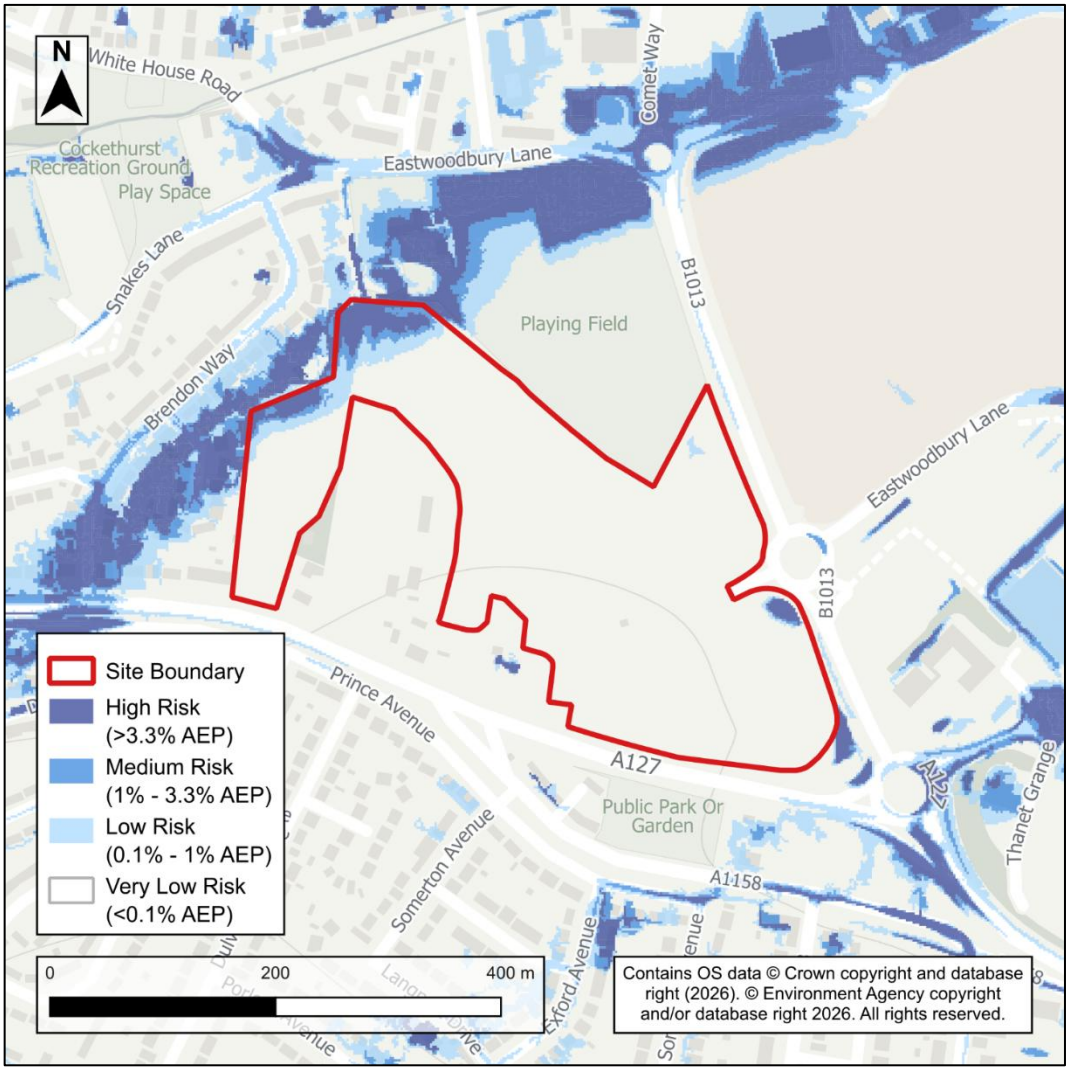


Figure 2-5: Present day surface water risk, based on the EA FMfP Surface Water Spatial Planning dataset.

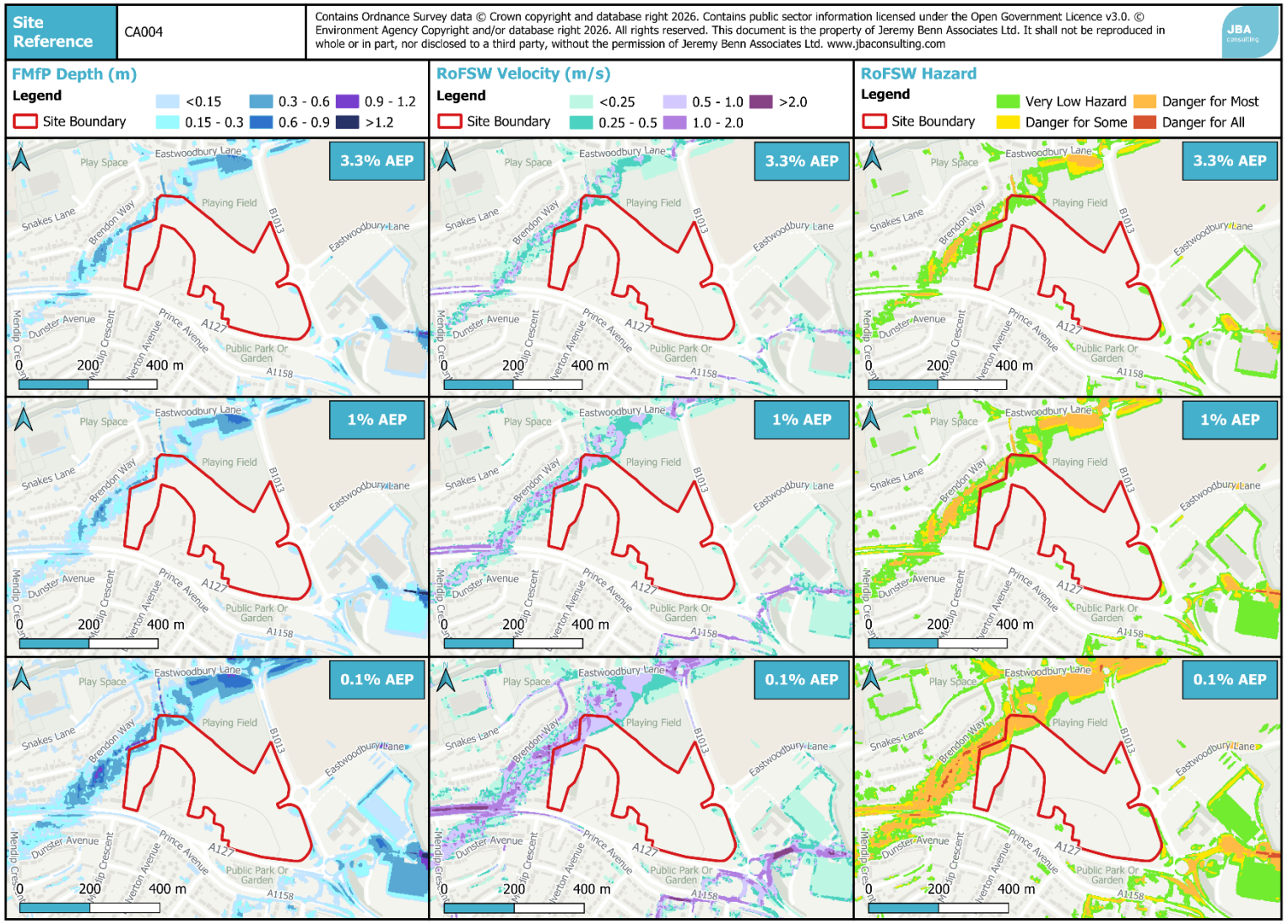


Figure 2-6: Present day surface water depth, velocity, and hazard for the 3.3%, 1%, and 0.1% AEP events.

2.4.3 Climate change - 2070s Upper End

The risk of surface water flooding with climate change is shown in Figure 2-7.

Between the present day 3.3%, 1%, and 0.1% events and their corresponding climate change scenarios, the proportion of the site at risk increases consistently by 2%. In the 3.3% and 1% events, the climate change events expand the existing areas of risk. In the 0.1% AEP, there is a new area of ponding that stretches over 100m parallel to the northern boundary.

Maximum depths remain between 0.6m and 0.9m in the 3.3% AEP present day and climate change events. Depths increase to between 0.9m and 1.2m in the 1% AEP climate change event, in a very small area by the northwestern boundary. In the 0.1% AEP event, the maximum depths remain the same between the present day and climate change scenarios, at 0.9m and 1.2m.

Table 2-4: Comparison of surface water flood risk between the present day and climate change scenarios based on the EA's FMfP Surface Water Spatial Planning.

Event	1% AEP	1% AEP plus 2070s Upper End Climate Change
Percentage of sites at risk* (%)	5	7
Maximum depth (m)	0.6 - 0.9	0.9 - 1.2

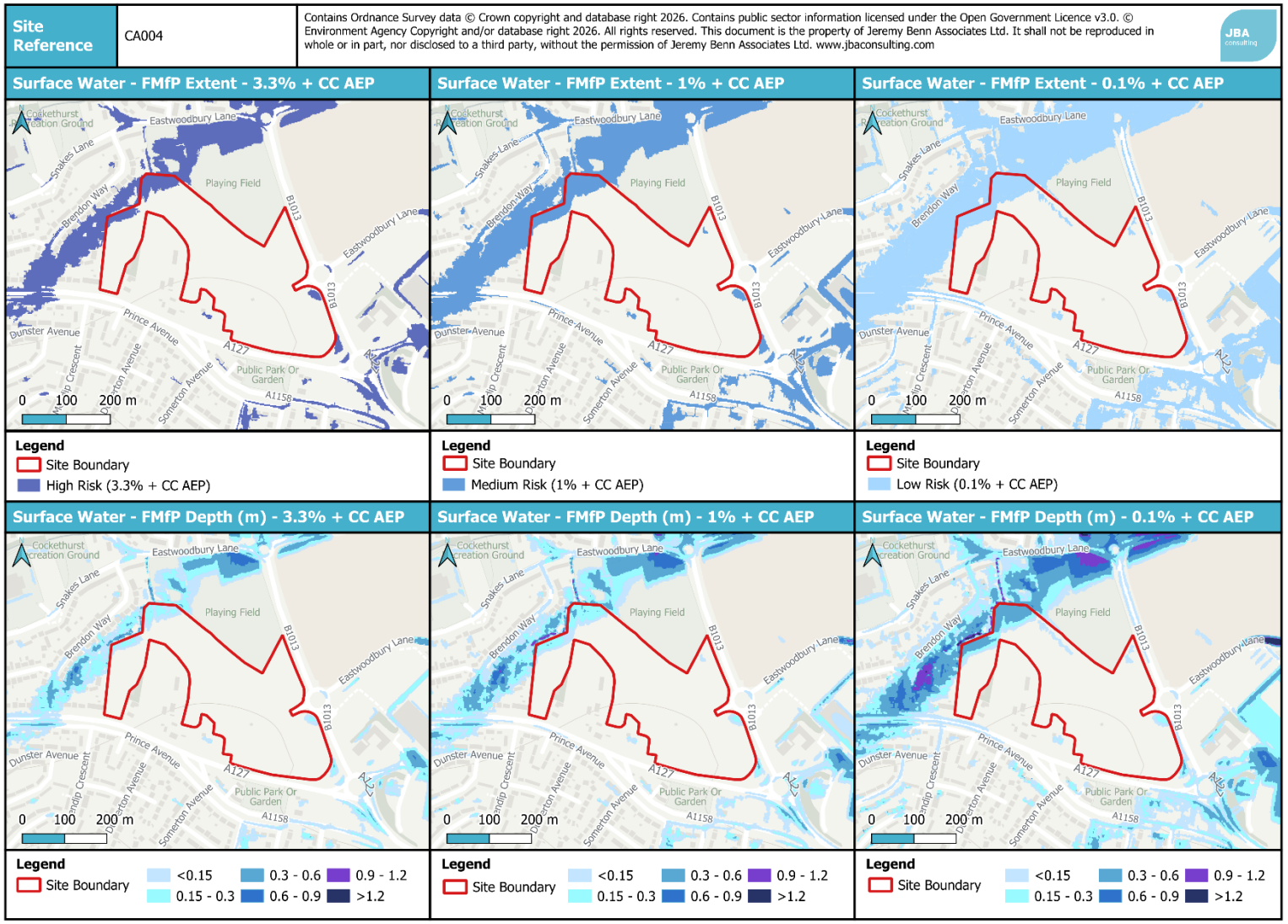


Figure 2-7: Surface water extents and depths for the 3.3%, 1%, and 0.1% AEP climate change events.

2.5 Groundwater

The JBA Groundwater Emergence Map, mapped in Figure 2-8, shows that the northwest of the site has groundwater levels either at or very near (within 0.025m of) the ground surface. In this area there is a risk of groundwater flooding to both surface and subsurface assets. Groundwater may emerge at significant rates and has the capacity to flow overland and/or pond within any topographic low spots. Based on the RoFSW and topography of the site, it is likely that any groundwater that emerges will flow northwards out of the site towards the tributary of Eastwood Brook.

The rest of the site has a negligible risk from groundwater flooding due to the nature of the local geological deposits.

This assessment does not negate the requirement that an appropriate assessment of the groundwater regime should be carried out at the site-specific Flood Risk Assessment (FRA) stage.

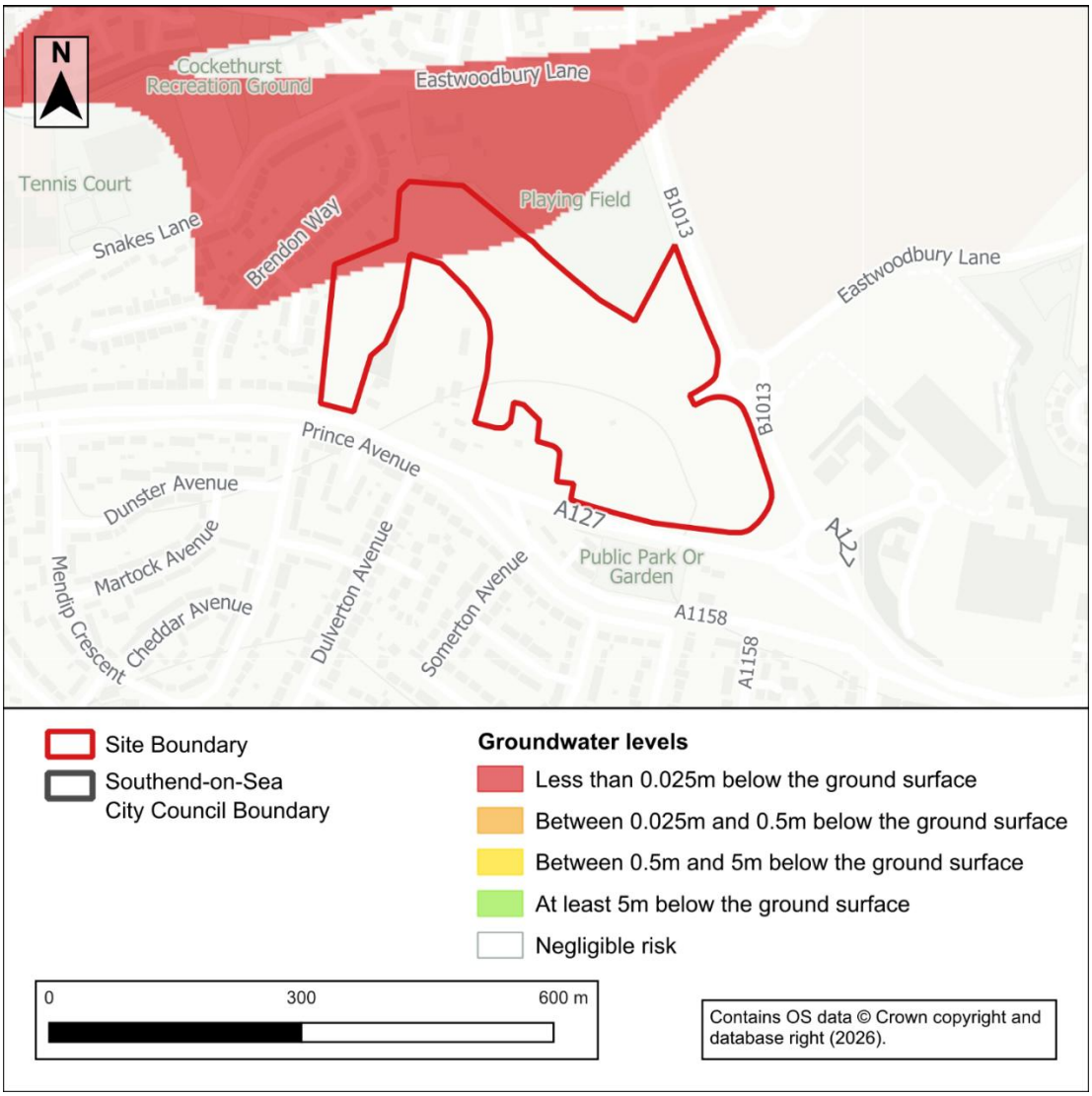


Figure 2-8: Predicted groundwater levels across the site in a 1% AEP groundwater flood event, based on the JBA Groundwater Emergence Map.

2.6 Sewers

Anglian Water provided a redacted GDPR compliant version of their DG5 dataset for the study area, which identifies internal and external historic sewer flooding records between 2022 and 2026.

There are no records of flooding at the site.

The available data should always be supplemented by direct consultation with Anglian Water to ascertain if there is any site-specific risk from a public sewer. This is because sewer flood risk information is not publicly available and would need to be considered on a site-specific basis.

2.7 Flood history

The EA's Historic Flood Map shows no records of flooding at the site.

Data provided by Essex County Fire and Rescue Service shows no records of flooding at the site.

3 Flood risk management infrastructure

3.1 Defences

The EA AIMS dataset shows that the site is not protected by any formal flood defences.

3.2 Residual risk

A tributary of Eastwood Brook is culverted underneath Eastwoodbury Lane, 120m north of the site. In the event of a blockage, this could cause water to back up into the north of the site.

4 Emergency planning

4.1 Flood warnings and alerts

The north of the site is located in the EA's 'The Eastwood Brook and Prittlewell Brook in the Southend area' (051FWFEF7B) Flood Warning Area and the EA's 'The River Roach, Prittle Brook and Eastwood Brook' (051WAFEF7B) Flood Alert Area.

4.2 Access and escape

Safe access and escape will need to be demonstrated in the 1% AEP plus climate change fluvial and surface water events. Site drainage proposals should address the requirements for access routes, avoid impeding surface water flows and preserve the storage of surface water to avoid exacerbation of flood risk elsewhere on the site and in the wider catchment.

4.2.1 Potential access

Nestuda Way (B1013) borders the eastern boundary of the site, and Prince Avenue (A127) runs along the southern boundary. These are both dual carriageways, with the lanes closest to the site travelling northwards along Nestuda Way (B1013), and eastwards along Prince Avenue (A127).

4.2.2 Fluvial

Access and escape are likely to be possible in all modelled events, including the 1% AEP plus climate change event. Access from the site to both Nestuda Way (B1013) and Prince Avenue (A127) are clear from fluvial flood risk. However, it should be noted that the route traveling north via Nestuda Way (B1013) may be obstructed, as there is flood risk around Eastwoodbury Lane. Here depths exceed 0.6m in the 0.1% AEP event. All other routes remain clear from fluvial flood risk.

4.2.3 Tidal

The site is not shown to be at tidal risk based on the EA's FMfP and local flood modelling.

4.2.4 Surface water

Safe access and escape may not be possible. There is significant surface water flood risk on the roads surrounding the site that may obstruct several of the routes. In 1% plus climate change event, as well as the 0.1% AEP event, all routes lead to ponding/flow paths with depths that exceed 0.3m.

In all events, there is ponding on Nestuda Way (B1013)/Prince Avenue (A127) roundabout. This junction is a critical access point. If it is not passable during flood conditions, it may restrict travel east or west via Prince Avenue (A127). While depths are below 0.3m on the roundabout escaping the site east in the 3.3% and 1% AEP events, there is ponding between 0.3m and 0.6m travelling to the site on the roundabout from the east. In the 1%

plus climate change and 0.1% AEP events, there is also ponding that exceeds 0.3m on the roundabout when escaping the site.

There is a significant flow path that extends northeast of the site to cover much of Eastwoodbury Lane and the roundabout to Nestuda Way (B1013). Depths here exceed 0.3m, and cover much of the roundabout and most of the road immediately travelling east. The same flow path also covers Prince Avenue (A127) southwest of the site. Depths are below 0.3m in the 3.3%, 1%, and 1% plus climate change events, but are between 0.3m and 0.6m along parts of the road in the 0.1% AEP event.

In all events, there is also ponding on Lawrence Way, which is a route east from the site via Nestuda Way (B1013). Depths here are between 0.9m and 1.2m in the 1% AEP plus climate change event, and between 1.2m and 2.3m in the 0.1% AEP event.

4.3 Dry islands

The site is not located on a dry island.

5 Requirements for drainage control and impact mitigation

5.1 Broadscale assessment of possible SuDS

Surface water at the site should be discharged in accordance with the drainage hierarchy as set out in the National standards for SuDS (gov.uk). SuDS that provide opportunities to deliver multiple benefits including volume control, water quality, amenity, and biodiversity should be prioritised. SuDS proposals should be discussed with relevant stakeholders (Local Planning Authority (LPA), Lead Local Flood Authority (LLFA), and the EA) at an early stage to understand possible constraints.

Surface water discharge rates should not exceed the existing greenfield runoff rates for the site. Opportunities to further reduce discharge rates should be considered and agreed with the LLFA.

The site is located within the Eastwood Brook and Prittle Brook Critical Drainage Areas (CDAs). The CDAs currently designated were identified in the Southend-on-Sea SWMP 2015 (southend.gov.uk). Any development within these CDAs will need demonstrate an adequate surface water drainage system which is maintainable for the lifetime of the development within a site specific FRA. Developers will need to provide details of the long term maintenance of the surface water drainage system. Developers should collaborate with the LLFA to identify all sources of flood risk, help reduce risk to existing communities, and explore grant funding opportunities for these wider improvements. Furthermore, growth allocations should take CDAs into account when assessing site suitability for development, ensuring that flood risk is properly managed and mitigated during planning.

Opportunities to incorporate source control techniques such as green roofs, permeable surfaces and rainwater harvesting must be considered in the design of the site.

The potential to utilise conveyance features such as swales to intercept and convey surface water runoff should be considered. Conveyance features should be located on common land or public open space to facilitate ease of access. Where slopes are >5%, features should follow contours or utilise check dams to slow flows.

The following factors should be considered when assessing whether infiltration is suitable at the site:

- In the northwest of the site, groundwater levels are indicated to be at or very near (within 0.025m) ground level and there is a risk of groundwater flooding at the surface during a 1% AEP event, which may flow to and pool within topographic low spots. Detention and attenuation features should be designed to prevent groundwater ingress from impacting hydraulic capacity and structural integrity. Additional site investigation work may be required to support the detailed design of the drainage system. This may include groundwater monitoring to demonstrate that a sufficient unsaturated zone has been provided above the highest occurring

groundwater level. Below ground development such as basements are not appropriate in this area of the site.

- BGS data indicates that the underlying geology is clay, silt and sand, which is likely to be with highly variable permeability. This should be confirmed through infiltration testing. Off-site discharge in accordance with the SuDS hierarchy may be required to discharge surface water runoff from the site.
- The site is not located within a Groundwater Source Protection Zone and there are no restrictions over the use of infiltration techniques with regard to groundwater quality.
- The site is not located within a historic landfill site.

If it is proposed to discharge runoff to a watercourse or sewer system, the condition and capacity or the receiving watercourse or asset should be confirmed through surveys and the discharge rate agreed with the asset owner.

The flow path in the northwest of the site should be integrated into the site drainage strategy as blue-green infrastructure and public open space.

5.2 Opportunities for wider sustainability benefits and integrated flood risk management

The following are opportunities for wider sustainability benefits and integrated flood risk management at the site:

- It may be possible to reduce site runoff by maximising the permeable surfaces on site using a combination of permeable surfacing and soft landscaping techniques.
- Opportunities to incorporate filtration techniques such as filter strips, filter drains and bioretention areas must be considered.
- Consideration should be made to the existing condition of Eastwood Brook and its Water Framework Directive objectives for water quality. The use of multistage SuDS treatment will improve water quality of surface water runoff discharged from the site and reduce the impact on receiving water bodies and can also contribute towards requirements for Biodiversity Net Gain. Eastwood Brook (GB105037028741) is considered to be of moderate ecological status.

6 NPPF and planning implications

6.1 Exception Test requirements

The Local Planning Authority will need to confirm that the Sequential Test has been carried out in line with national guidelines. The Sequential Test will need to be passed before the Exception Test is applied.

The NPPF classifies mixed-use development as 'More Vulnerable'.

The Exception Test will be required for this site if 'More Vulnerable' development is proposed within Flood Zone 3a. 'More Vulnerable' development is not permitted in Flood Zone 3b.

6.2 Requirements and guidance for site-specific Flood Risk Assessment

At the planning application stage, a site-specific FRA will be required as the proposed development site is:

- greater than one hectare
- within Flood Zones 2 and 3a
- within Flood Zones plus Climate Change
- in an area identified as having critical drainage problems
- at risk of flooding from surface water
- identified as being at increased flood risk in the future.

All sources of flooding should be considered as part of a site-specific FRA.

Consultation with the LPA, LLFA, Anglian Water, and the EA should be undertaken at an early stage.

Any FRA should be carried out in line with latest guidance including the National Planning Policy Framework (NPPF), Flood Risk and Coastal Change Planning Practice Guidance (PPG), and Southend-on-Sea City Council Local Plan Policies.

The development should be designed with mitigation measures in place where required.

6.3 Guidance for site design and making development safe

The site layout must adopt a sequential approach by steering more vulnerable aspects of the development outside of the fluvial risk and surface water flow path in the northwest of the site. Developers should consider utilising this area as a green corridor or as a location for SuDS.

A buffer of at least 8 metres should be maintained between the tributary of Eastwood Brook and any built development.

The Eastwood Brook hydraulic model has been used to assess the fluvial risk to the site. The hydrology for this model was completed in 2016 and may not be appropriate for site-specific flood risk assessment, although in agreement with the EA this has informed the

SFRA. For a site-specific FRA, the developer should undertake a review of the model hydrology compared with hydrological estimates based on latest data and methodologies. Should the hydrological inputs to the model be found to be under representative of current estimates, updates to the modelling with new hydrology may be required. Any updates to the modelling should also include latest climate change allowances and blockage scenarios for the culvert north of the site.

The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy, so runoff magnitudes from the development are not increased by development across any surface water flow routes. A drainage strategy should help inform site layout and design to ensure runoff rates are as close as possible to pre-development greenfield rates, with areas of surface water ponding used as open space and SuDS or water compatible/essential infrastructure uses only.

Arrangements for safe access and escape will need to be provided for the 1% AEP fluvial and surface events with an appropriate allowance for climate change, considering depth, velocity, and hazard. This assessment has not currently demonstrated safe access and escape for the 1% AEP plus climate change surface water event. This will need to be demonstrated through a site-specific FRA and may require detailed surface water modelling. Design and access arrangements will need to incorporate measures, so development and occupants are safe.

Provisions for safe access and escape should not impact on surface water flow routes or contribute to loss of floodplain storage. Consideration should be given to the siting of access points with respect to areas of surface water flood risk.

7 Conclusions

Summary of the key areas of flood risk across the site:

- **Fluvial:** A tributary of Eastwood Brook flows immediately outside of the northwest boundary of the site. The majority of the site (97%) is not at risk of fluvial flooding, and the site is not located within Flood Zone 3b. However, Flood Zones 2 and 3 extend into the northwest of the site.
- **Surface water:** In all events, there is a significant surface water flow path that encroaches into the northwest of the site, as well as an area of isolated surface water ponding by the eastern boundary adjacent to Nestuda Way (B1013) roundabout.
- **Groundwater:** The northwest of the site has groundwater levels either at or very near (within 0.025m of) the ground surface. In this area there is a risk of groundwater flooding to both surface and subsurface assets.
- **Residual:** A tributary of Eastwood Brook is culverted underneath Eastwoodbury Lane, 120m north of the site. In the event of a blockage, this could cause water to back up and overtop, potentially impacting the north of the site.

The following points should be considered in development of this site:

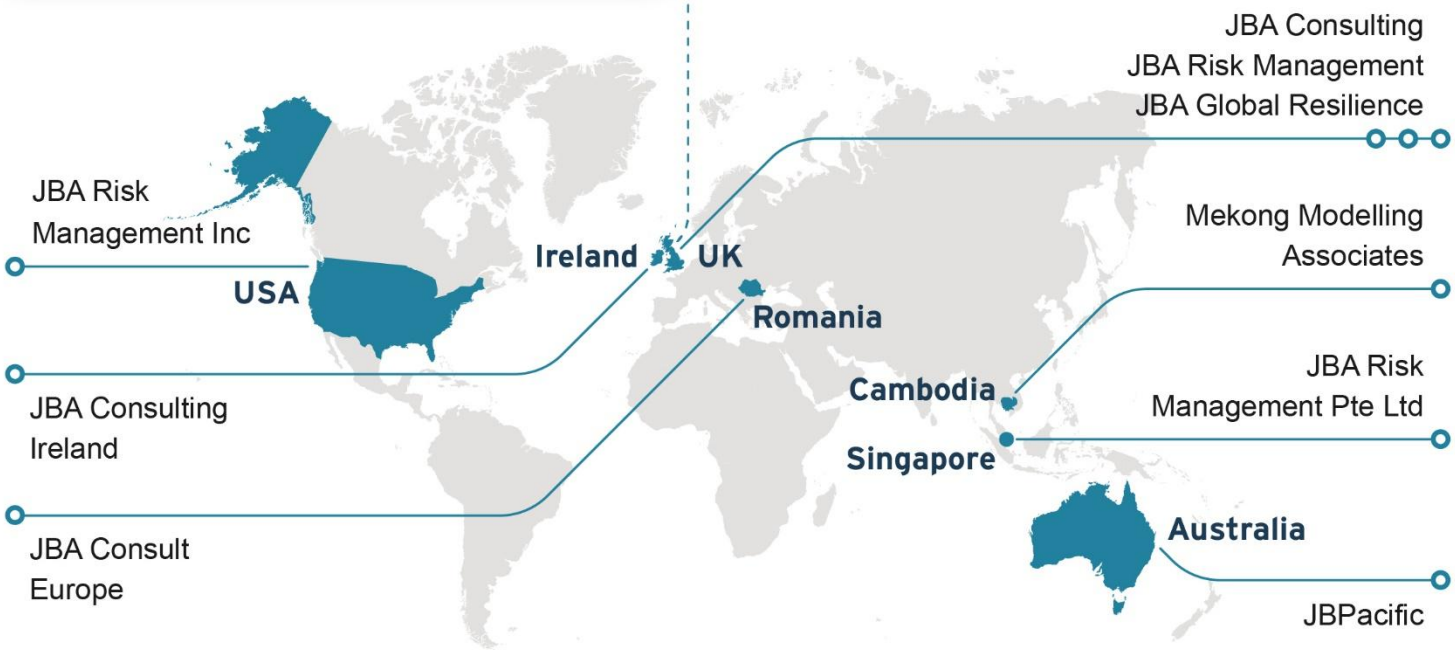
- The Exception Test will be required if 'More Vulnerable' development is proposed within areas of Flood Zone 3a.
- A site-specific FRA should be undertaken, which assesses all sources of flood risk. This may require updates to the Eastwood Brook hydraulic model and detailed surface water modelling.
- Safe access and escape routes should be demonstrated in the 1% AEP plus climate change surface water and fluvial events. This initial assessment has shown that access and escape will likely be possible in the fluvial event. However, safe access and escape have not currently been demonstrated for the surface water climate change event.
- A buffer of at least 8 metres should be maintained between the tributary of Eastwood Brook and any built development, with more vulnerable aspects of the development steered away from the area of highest risk in the northwest of the site.
- A carefully considered and integrated flood resilient and sustainable drainage design should be put forward, including a site-specific Surface Water Drainage Strategy, and SuDS maintenance and management plan and supported by detailed modelling.
- Anglian Water should be consulted at an early stage on drainage proposals for the site to identify any potential constraints or existing sewer flooding issues that may not have been identified through this high level assessment.

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