

ALBERT BRIDGE HOUSE

Project number: 5222

06.10.2025

REVIEW OF THE LATEST ENVIRONMENT AGENCY FLOOD MAPPING

This technical note has been prepared in light of the latest updates to the Environment Agency flood mapping. The purpose of this document is to confirm that the recent changes to the Environment Agency flood mapping do not impact or alter the findings or outcomes of the previously submitted Flood Risk Assessment (FRA) produced by AKT II, dated May 2025.

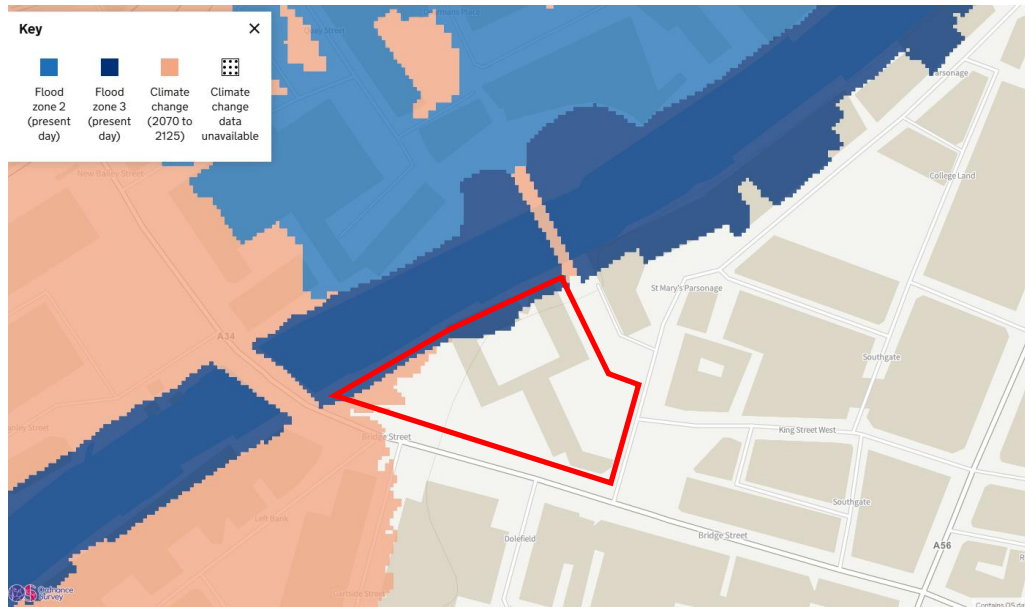
1. Review of Flood Zones

The image below presents the Environment Agency indicative flood map included in the FRA report and therefore represents the Environment Agency guidance in May 2025.



Figure 7.1 Environment Agency indicative flood map

The current Environment Agency indicative flood map (obtained in October 2025) is presented below and now incorporates a climate change assessment of flood extents between 2070 and 2125.



The extent of Flood Zone 3 appears to remain unchanged.

When accounting for the potential impacts of climate change (2070 to 2125), the combined extent of Flood Zones 2 and 3 is projected to increase marginally in the north-western corner of the site, as illustrated in orange.

The inclusion of the climate change mapping does not alter the outcome of the Exception Test undertaken as part of the Flood Risk Assessment (FRA).

The conclusions and recommendations set out in the original FRA submitted in May 2025 therefore remain valid.

2. Review of EA Surface Water Flood Maps

The Environment Agency's indicative flood map included within the FRA May 2025, showing a flood depth of approximately 20 cm, is presented on the left in the images below.

The most recent Environment Agency flood map October 2025 is provided on the right, in the images below, for comparison.



Figure 7.15 Environment Agency's Flooding from Surface Water Map (20 cm depth of water)



The Environment Agency's indicative flood map included within the FRA May 2025, showing a flood depth of approximately 30 cm, is presented on the left in the images below.

The most recent Environment Agency flood map October 2025 is provided on the right, in the images below, for comparison.



Figure 7.16 Environment Agency's Flooding from Surface Water Map (30 cm depth of water)



The Environment Agency's indicative flood map included within the FRA May 2025, showing a flood depth of approximately 60 cm, is presented on the left in the images below.

The most recent Environment Agency flood map October 2025 is provided on the right, in the images below, for comparison.



Figure 7.17 Environment Agency's Flooding from Surface Water Map (60 cm depth of water)



The Environment Agency's indicative flood map included within the FRA May 2025, showing a flood depth of approximately 90 cm, is presented on the left in the images below.

The most recent Environment Agency flood map October 2025 is provided on the right, in the images below, for comparison.



Figure 7.18 Environment Agency's Flooding from Surface Water Map (90 cm depth of water)



Across all four scenarios, the extent of predicted flooding remains unchanged.

The conclusions and recommendations set out in the original FRA May 2025 therefore remain valid.