

Technical Note

Project	Mayfield Phase 1A			
Project Number	0070215			
Subject	Flood Risk Planning Statement			
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Revision	Description	Author	Date	Approved
P01	For issue	NV	08/05/26	CB

1 Introduction

This technical note provides a statement of conformity regarding flood risk in the Phase 1A area of Mayfield (Plot O, Poulton building and MSCP) to support the latest 2026 planning application. This is in response to the Environment Agency (EA) updating their flood maps in 2025 since the original assessment was undertaken in 2023.

2 Flood Risk Planning Statement

In 2025 the EA updated its national flood mapping as part of the National Flood Risk Assessment 2024 study (NaFRA2). The flood maps take into account the potential impact of climate change based on 2018 UK Climate Projections (UKCP18). The NaFRA2 model was developed based on a low topographic resolution with the aim of indicating potential areas at risk of flooding to inform future planning applications.

The EA NaFRA2 fluvial flood map shows the site partially in Flood Zone 1, 2 and 3 (low, medium and high risk of flooding respectively). As part of the 2019 outline planning application, hydraulic flood modelling was undertaken to ascertain the existing fluvial risk of flooding to the site, the impact of the proposed development and the flood mitigation measures required to ensure that development at the site was safe now and in the future and did not increase the risk of flooding to surrounding areas. The Mayfield hydraulic model was kept up to date with as-built information as the park was constructed and underwent numerous reviews and approvals by the EA. The last update and approval was granted in 2023. This model included the latest climate change requirements, the same as currently used in the NaFRA2 model as well as the as-built levels and the proposed levels around Plots O, N and M.

The two areas identified at high risk of flooding in the latest EA fluvial flood map are within 10m of the left bank of the River Medlock in the road and landscaping area close to Plot O and M. Interrogating available EA LiDAR topographic data indicates that the EA NaFRA2 flood model is likely to be based on LiDAR data created before the newly constructed road on the south side of the river. Levels along the road are approximately 2-3m higher than pre-development levels. The model also appears to include the culverted section of the River Medlock that has now been removed. It is therefore considered that the latest EA fluvial flood map is not based on the latest, most representative topography for the site. The EA surface water flood map has not changed in extents to previously assessed flood maps.

Although the newly proposed building alignments have altered slightly compared to the previous approved planning application in 2023, the proposed finished floor levels as well as the surrounding landscaping levels remain unchanged.

The results obtained from the 2023 Mayfield hydraulic flood model demonstrated that the proposed building uses are safe for users now and in the future, without increasing the risk of flooding to surrounding areas. The surface water drainage design that was updated and approved as part of the 2023 planning application to take into account the latest climate change requirements, remains unchanged as part of this planning application.

Therefore, although the EA fluvial flood mapping was updated in 2025, there is no material change to the risk of flooding at the site, now and in the future, for the latest site proposals since the approved planning application in 2023. As such, the requirements for the surface water drainage strategy remain as those approved as part of the 2023 planning application.