

Flood Risk Assessment

Risk of Flooding From Surface Water

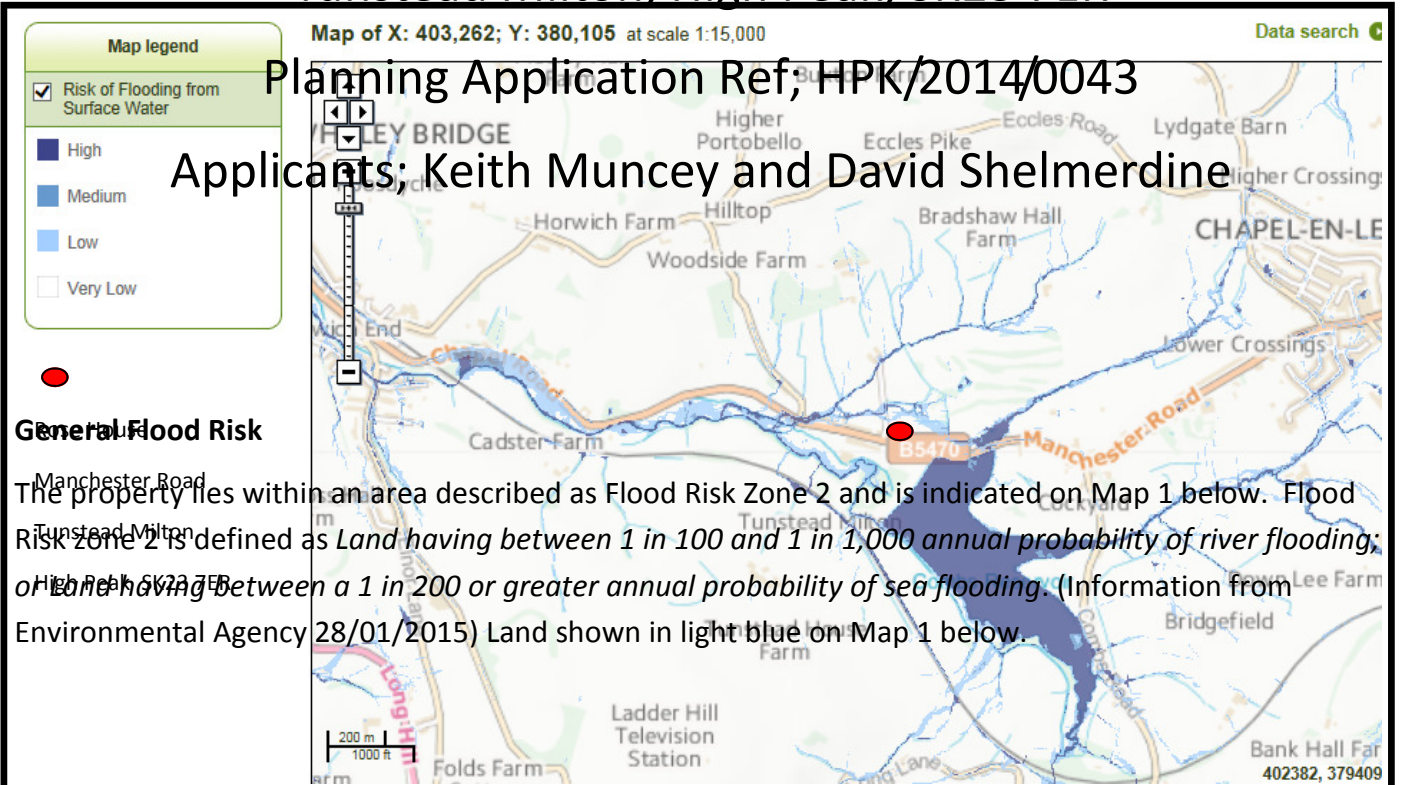
Rose House, Manchester Road,

The property lies in an area that is rated as very low risk of flooding from surface water and is indicated as white (or no shading) on Map 2 below:

Tunstead Milton, High Peak, SK23 7ER

Planning Application Ref; HPK/2014/0043

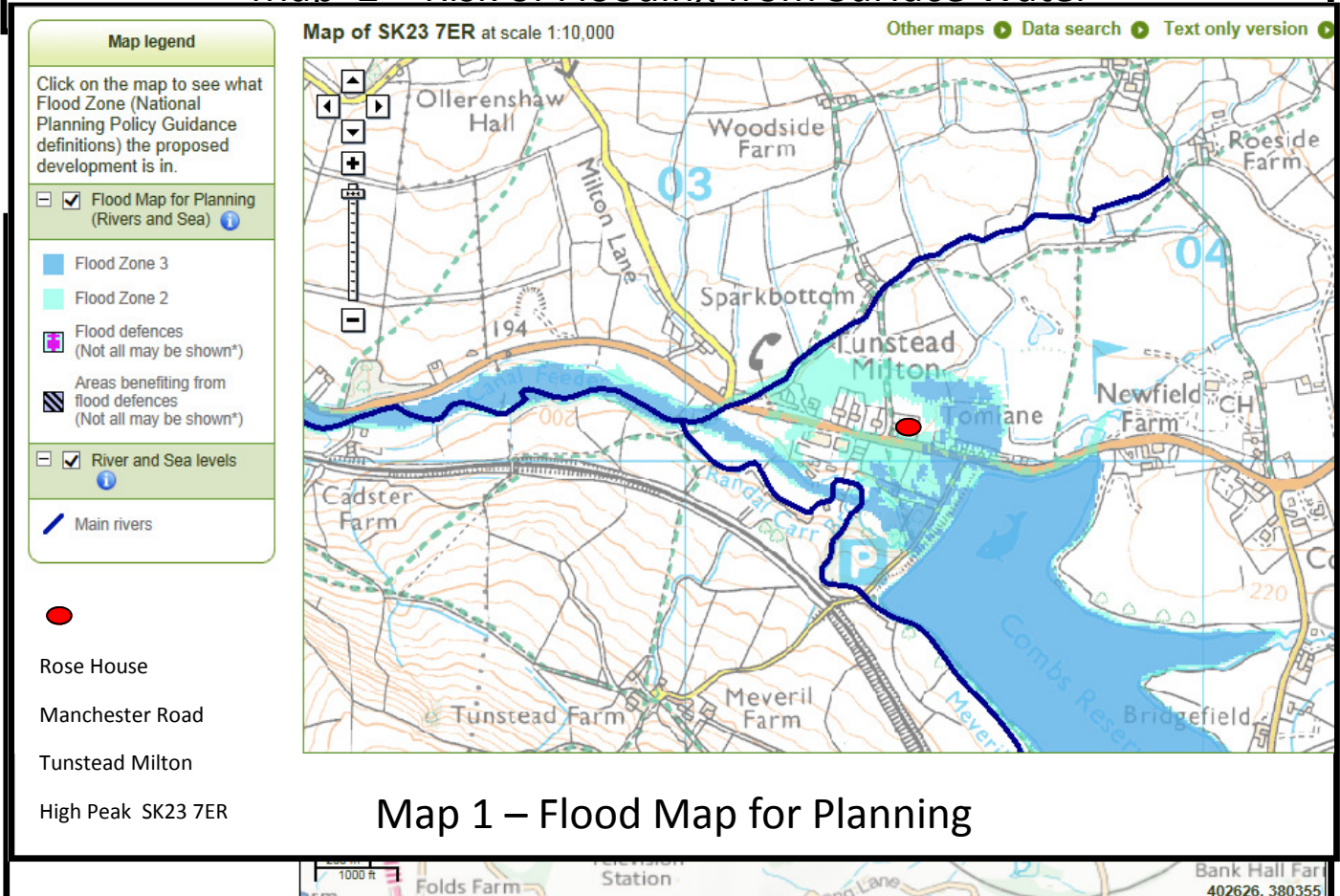
Applicants; Keith Muncey and David Shelmerdine



General Flood Risk

The property lies within an area described as Flood Risk Zone 2 and is indicated on Map 1 below. Flood Risk Zone 2 is defined as Land having between 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 or greater annual probability of sea flooding. (Information from Environmental Agency 28/01/2015) Land shown in light blue on Map 1 below.

Map 2 – Risk of Flooding from Surface Water

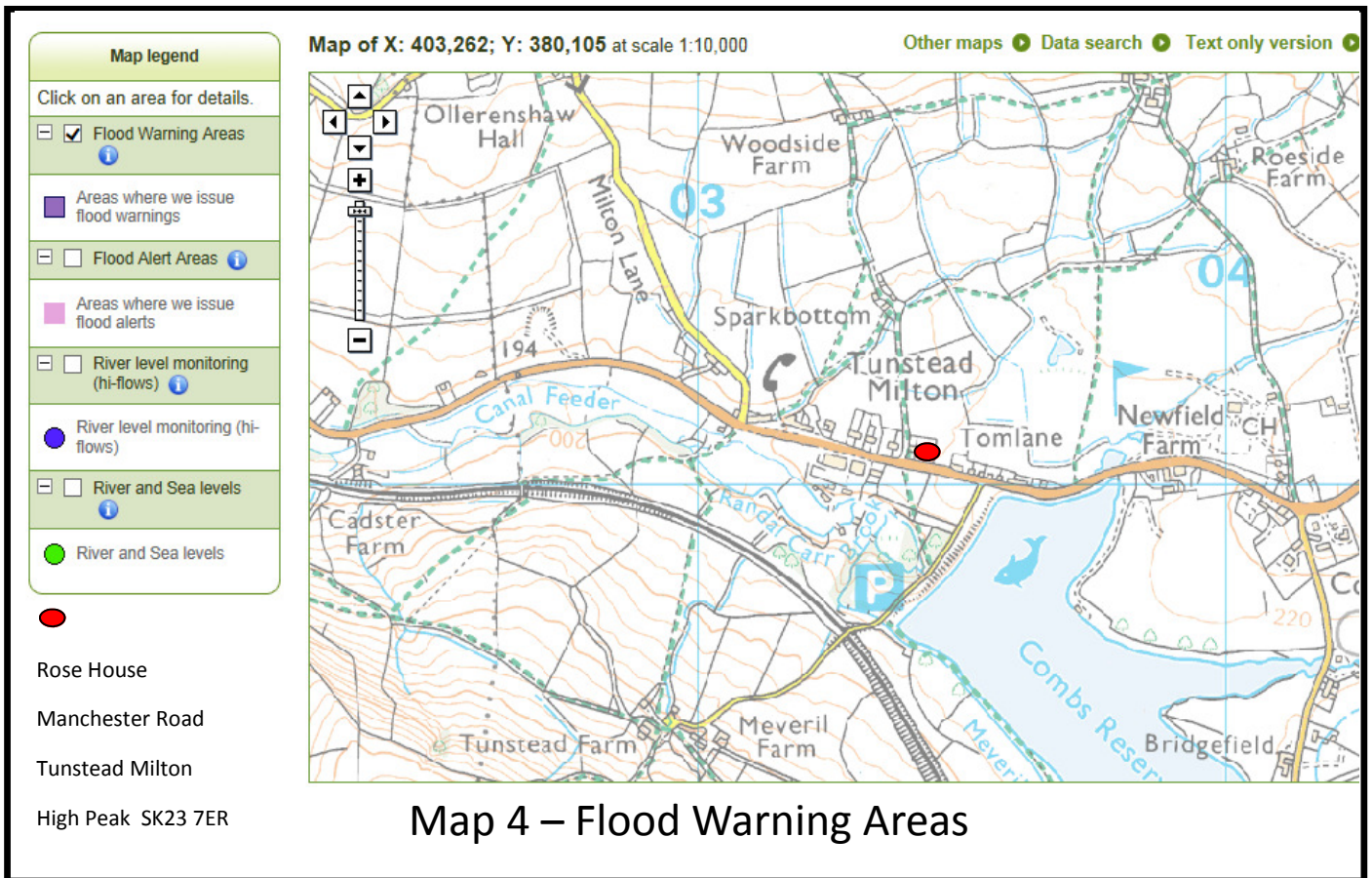


Map 1 – Flood Map for Planning

Map 3 – Risk of Flooding from Reservoirs

Flood Warning Areas

The property does not lie in an area where flood warnings are issued.



Conclusion

The above informative maps are issued by the Environment Agency and are considered to be up to date as of 28th January 2015.

The findings suggest that the property does not lie in an area that is considered to be at high risk of flooding.