

- Civil Engineering
- Structural Engineering

Our Ref: 585/Q/08082016

Kier Living Northern,  
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Century Way  
Thorpe Park  
Leeds  
South Yorkshire  
LS15 82B

For the attention of Mr Dean Cutts.

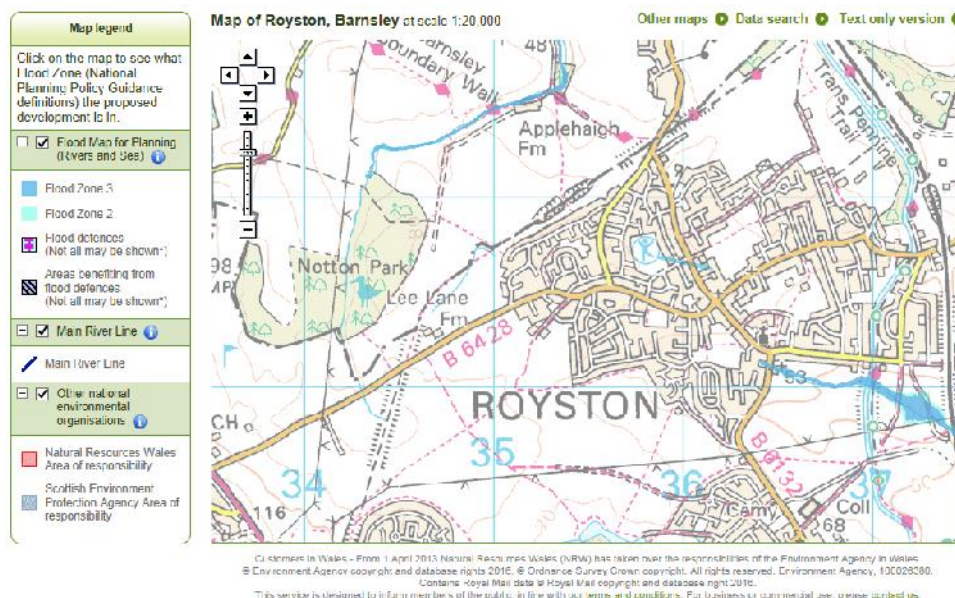
Date: 8<sup>th</sup> August 2016

Dear Dean

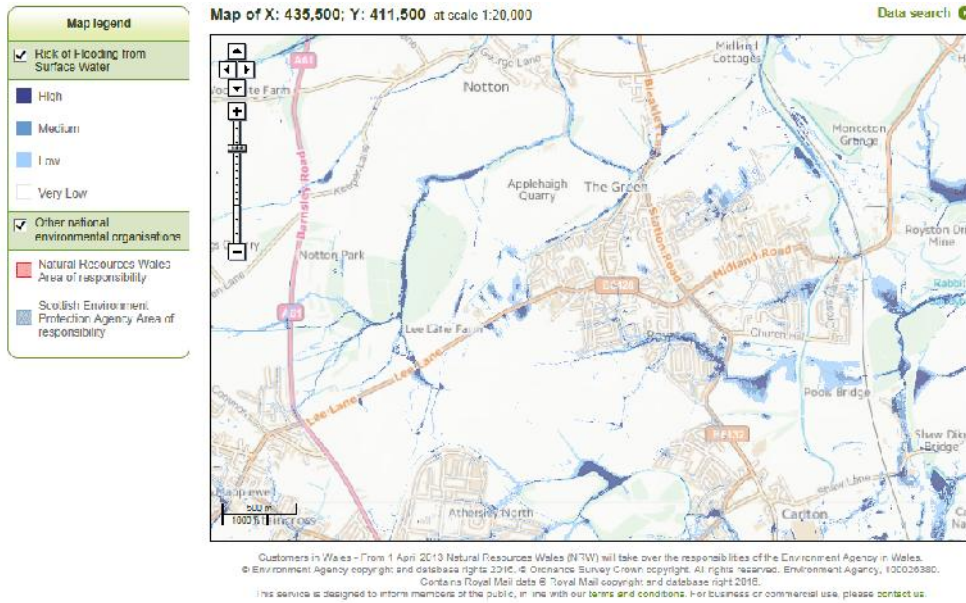
**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT MIDLANDS ROAD, ROYSTON**

Kier Northern are proposing a new development at Midlands Road, Royston S71 4FR (Grid Reference: 436334, 411706). The proposed development is for 80 units. Below are our findings in regards to flooding:

- The Kier Northern has requested that the risk of flooding be formally assessed through a Flood Risk Statement.
- According to the SFRA there is no history of flooding.
- The site lies within Flood Zone 1 and is at low risk.



- Redevelopment of the site will not be expected to displace any flood waters.
- According to the EA surface water maps, the site is at low risk of surface water flooding.



- The proposed site is a greenfield site and the discharge will be set at greenfield discharge rates.
- The full details of the drainage will be explained in the drainage statement.
- No mitigation measures are considered necessary to mitigate the risk from infrastructure failure.
- Based on the information provided to ELLUC Projects Ltd to accompany this Flood Statement, the development of the site would be considered sustainable in terms of Flood Risk as per the existing site.

I trust this is satisfactory but if you have any queries please do not hesitate to contact me.

Yours sincerely

Charles Townsend  
 Senior Hydrologist  
 For ELLUC Projects