Notes
1. Environment Agency Flood Zone 3: Land assessed, ignoring the presence of flood defences, as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding.
2. Environment Agency Flood Zone 2: Land assessed, ignoring the presence of flood defences, as having between a 1% and 0.1% annual probability of fluvial flooding or between a 0.5% and 0.1% annual probability of tidal flooding in any year.
Summary Map of Past Floods - Sewer Incidents

1. Sewer flood records relate to internal and external flooding of properties
2. Data supplied by Thames Water Ltd and is correct as at June 2010
Increased Potential for Elevated Groundwater in

- flooding of basements of buildings below ground level;
- flooding of buried services or other assets below ground level;
- inundation of farmland, roads, commercial, residential and amenity areas;
- flooding of ground floors of buildings above ground level; and
- overflowing of sewers and drains.

2. Incident records shown are generally unconfirmed and may include issues such as water main bursts or non-groundwater related problems.

3. Areas not shown to have increased potential for elevated groundwater should be considered to have a low potential for elevated groundwater – Lack of information does not imply ‘no potential’ of elevated groundwater in that area.