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Date: 26 August 2025**Eliot Baker**

Head of Planning

MCR Property Group

Eliot.Baker@mcrproperty.com

Subject: Surface Water Flood Risk Assessment – St. Martin's Road, Talke

Dear Eliot Baker,

A preliminary review of surface water flood risk at the site has been undertaken. A minor surface water flow path has been identified, originating in the western portion of the site and flowing south-west towards a nearby topographic depression.

Under both present and future climate change scenarios, no areas have been identified where surface water depths exceed 300 mm. A small area has been noted with a low probability of depths exceeding 200 mm.

With regard to the proposed development, it has been observed that some of the western units may be located within the area of potential risk. Given the shallow depth and limited projected increase due to climate change, it is recommended that finished floor levels be raised by a minimum of 200 mm above surrounding ground levels to reduce the likelihood of surface water ingress.

If raising land by 200 mm is deemed impractical, it is advised that finished floor levels be elevated as much as is reasonably achievable. This should be supplemented with flood resistance and resilience measures.

Further clarification or discussion of these recommendations can be provided upon request.

Yours sincerely,

Oliver Eglington

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