1. SITE PLAN



2. SURVEY

Site levels

No datum levels indicated on Land Registry plan, so datum assumed for road level adjoining property = 0.00m

Ground floor level of existing property = 0.6m approximately

3. ASSESSMENTS

Existing surface water on the main building falls to existing guttering to existing rainwater pipes, which are assumed to be satisfactory. This discharges into the combined sewer.

The extension is to have 100mm guttering falling to 63mm dia RWP's which will then discharge into a new soakaway.

The site lies partially within a zone 2/3 flood risk area (see attached Flood Risk plan) the extension is outside this area, and the floor levels will be set to match the existing, which are approx. 600mm above road level

For the above reasons, it is believed that the Environment Agency's consent should not be required for this proposal, as the surface water runoff will be contained within the site.

Flood map for planning

Your reference	Location (easting/northing)	Created
106 Fresh	**518627/104453**	**22 Mar 2022 9:27**

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

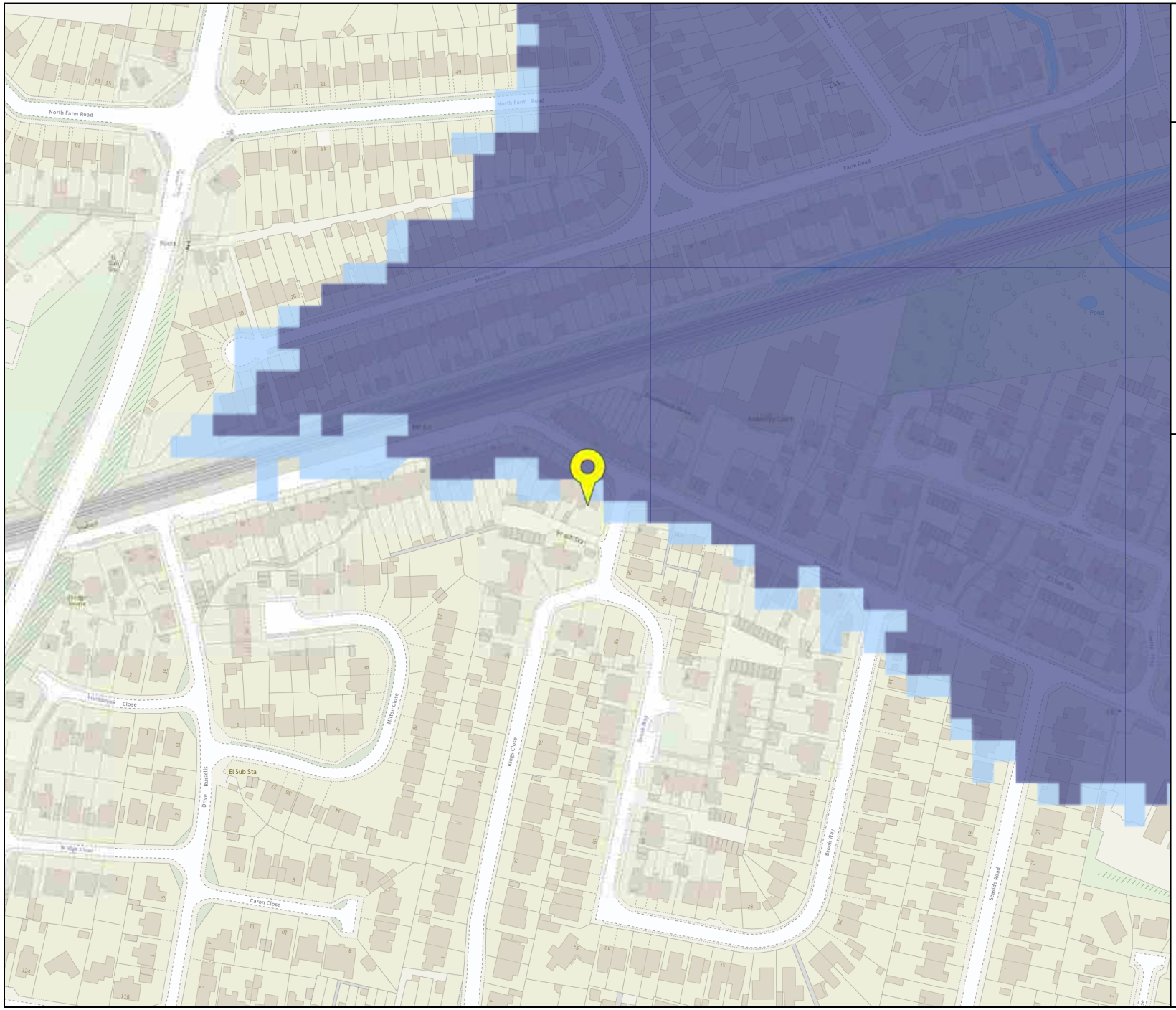
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
106 Fresh

Location (easting/northing)
518627/104453

Scale
1:2500

Created
22 Mar 2022 9:27

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 100024198.