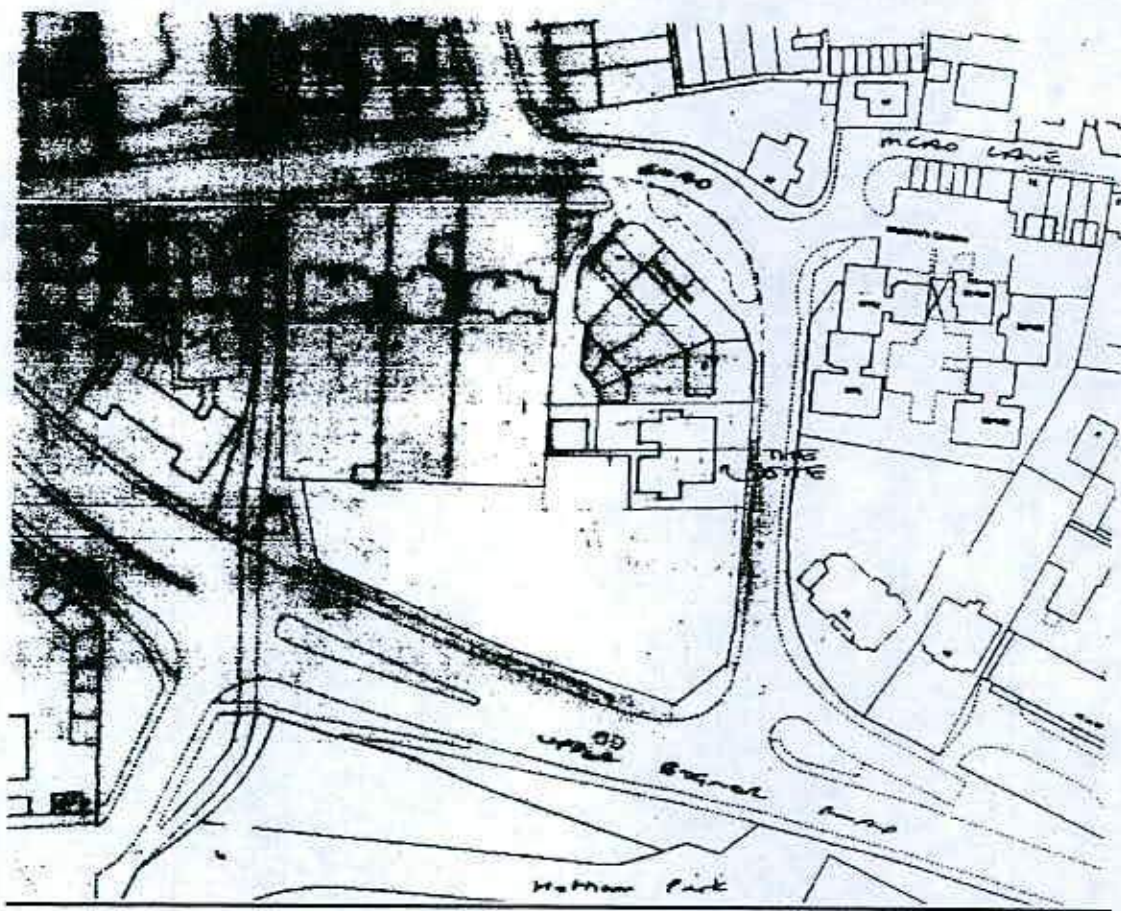


1. SITE PLAN



Scale 1:1250

See Environment Agency map for flood zones

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 = 1.575m

First floor level of existing property = 3.650m

There are no changes to levels due to the fact there is no additional construction proposed.

3. ASSESSMENTS

Existing surface water falls to existing guttering to existing rainwater pipes, which are assumed to be satisfactory. These then discharge into either soakaways or combined or surface water sewers.

No additional surface water to be generated due to the fact there is no additional construction proposed, only the replacement of cladding to two bay windows on the first and second floors.

There will be no alteration to the main footprint of the property.

For the above reasons, it is believed that the Environment Agency's consent should not be required for this proposal, as there is no proposed development or increase in area to be drained.



Environment
Agency

Flood map for planning

Your reference
Oakhurst

Location (easting/northing)
493886/99749

Created
7 Aug 2019 9:47

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

This means:

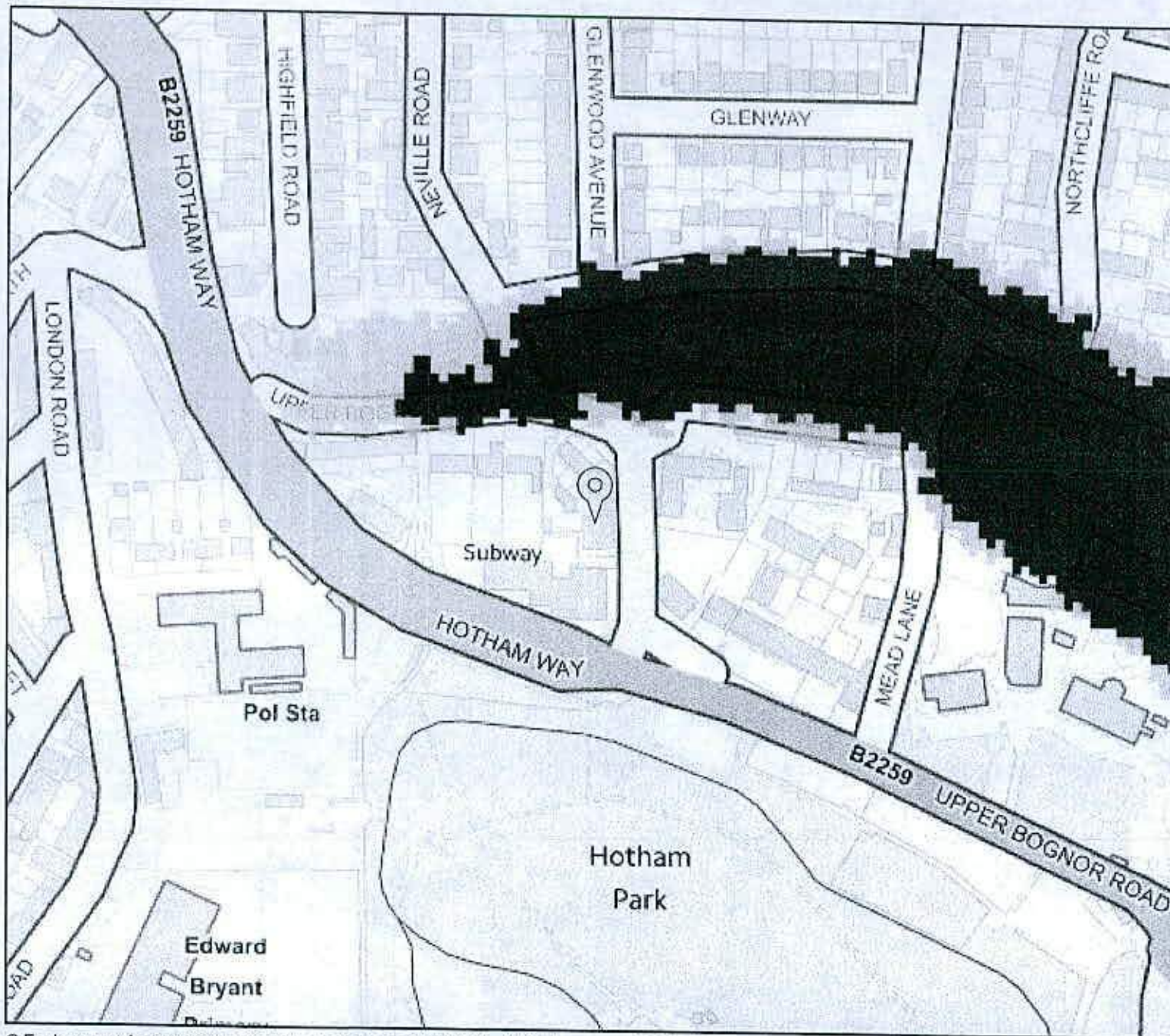
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage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

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Environment
Agency

Flood map for planning

Your reference

Oakhurst

Location (easting/northing)

493886/99749

Scale

1:2500

Created

7 Aug 2019 9:47



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



Page 2 of 2