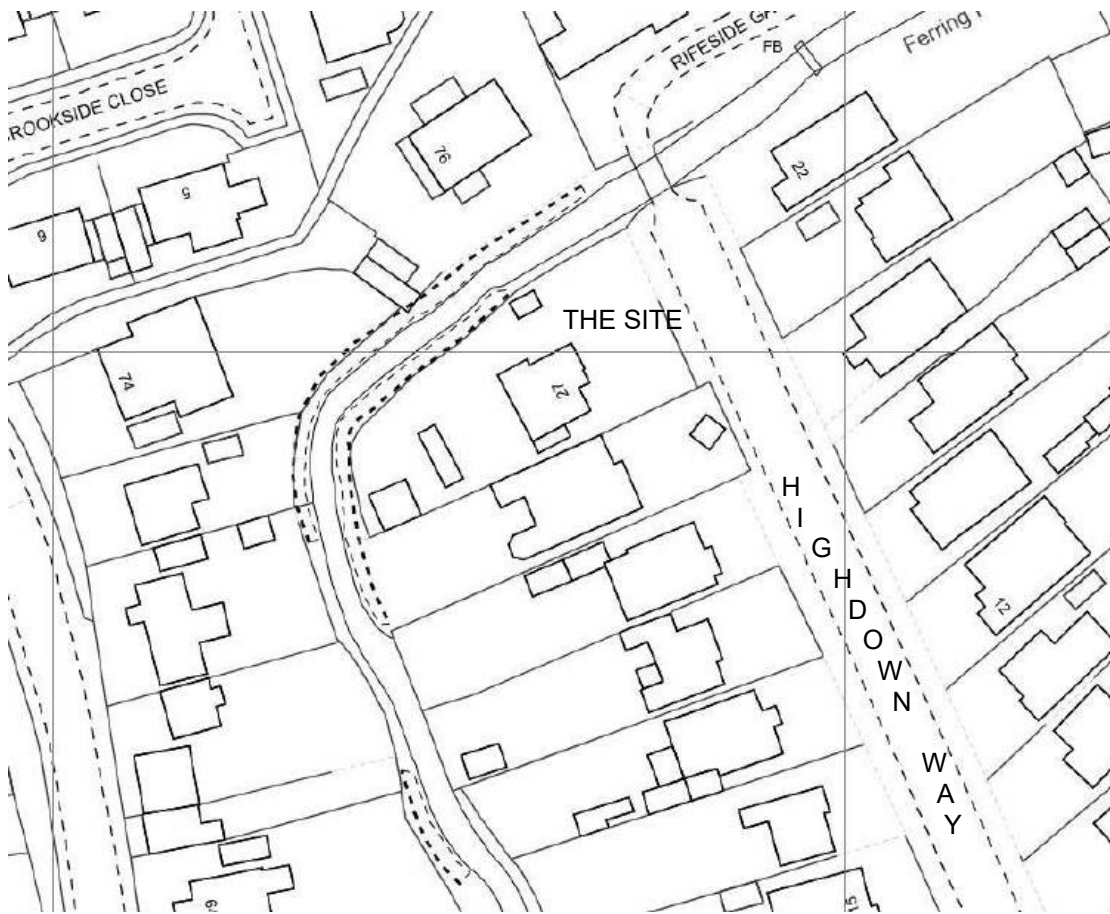


1. SITE PLAN – 27 Highdown Way



2. SURVEY

Site levels

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

First floor level of proposed property = 3.2m
(Proposal is at first floor level)

3. ASSESSMENTS

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

The new dormers to have 100mm guttering falling to 63mm dia RWP's which will then discharge into existing guttering over existing roof.

The site lies within flood zones 2&3 risk area (see attached Flood Risk plan) but these proposals are for a first floor addition

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 only be increased by 7m².

Flood map for planning

Your reference
highdown

Location (easting/northing)
509170/103308

Created
29 Jun 2021 15:36

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Flood map for planning

Your reference
highdown

Location (easting/northing)
509170/103308

Scale
1:2500

Created
29 Jun 2021 15:36

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

0 20 40 60m

Page 2 of 2

