FLOOD RISK ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT AT 115 BATTLEFIELDS LANE NORTH, HOLBEACH, LINCS.

FINAL REPORT

GEOFF BEEL CONSULTANCY

FEBRUARY 2020

GCB/WALLER

DISCLAIMER

This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development at Swepstones Factory, 115 Battlefields Lane North, Holbeach, Lincolnshire. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr & Mrs Swepstone" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Geoff Beel Consultancy" during the necessary investigative process, and the conclusions and recommendations could therefore, differ in the event of material subsequently being found erroneous, incomplete or misleading. "Geoff Beel Consultancy" therefore, accepts no liability should this prove to be the case.

CONTENTS

1.0 INTRODUCTION

2.0 LOCATION

3.0 THE SITE AND SEQUENTIAL TEST

4.0 EXISTING FLOOD ALLEVIATION MEASURES

5.0 POTENTIAL SOURCE OF FLOODING

6.0 EXTENT OF KNOWN FLOODING

7.0 PROBABILITIES AND TRENDS OF FLOODING

8.0 IMPACTS OF FLOODING

9.0 RESIDUAL RISKS – EXTREME EVENTS

10.0 CONCLUSIONS AND RECOMMENDATIONS

Fig 1 - Location Plan – Argento drg. no. 185_PL00

Fig 2 - Block Plan – Argento drg. no. 185_PL01

Fig 3 - Existing Site Topo. Plan – Argento drg. no. 185_PL02

Fig 4 - Proposed Ground Floor Plan – Argento drg. no. 185_PL11A

Fig 5 - Proposed First Floor Plan – Argento drg. no. 185_PL12A

Fig 6 - Proposed Factory Roof Plan – Argento drg. no.185_PL13A

Fig 7 - Proposed Portacabin Plans – Argento drg. no. 185_PL14A

Fig 8 - Proposed Site Plan – Argento drg. no. 185_PL15A

Fig 9 - Proposed Sections – Argento drg. no. 185_ PL16A

Fig 10 Proposed Elevations 1/4 - Argento drg, no, 185_17A

Fig 11 Proposed Elevations 2/4 – Argento drg. no. 185_18A

Fig 12 Proposed Elevations 3/4 – Argento drg. no. 185_PL19A

Fig 13 - Proposed Elevations 4/4 – Argento drg. no. 185_ PL20A

Fig 14 - Proposed 3D Views – Argento drg. no. 185_PL21A

Fig 15 - Proposed 3D Views – Argento drg. no. 185_PL22A

Fig 16 - Proposed 3D Views – Argento drg. no. 185_PL23A

Fig 17 - Environment Agency Flood Map for Planning

Fig 18 - South East Lincs. Strategic Flood Risk Assessment (2017) Residual Flood Depth Map – 2115

Fig 19 - South East Lincs, Strategic Flood Risk Assessment (2017) Residual Hazard Map – 2115

Fig 20 - South Holland Internal Drainage Board district plan

1.0 INTRODUCTION

1.1 A full planning application is to be submitted by Waller Planning for proposed residential development at Swepstones Factory, 115 Battlefields Lane North, Holbeach, Spalding, Lincs.

1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site however is also shown in an area identified as "Danger for Some" on the Council's South East Lincs. Strategic Flood Risk Assessment Maps (2017).

The site is also located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 18th February 2020 to undertake a Flood Risk Assessment.

2.0 LOCATION

2.1 The development site is located immediately north of Washway Road, at Swepstones Factory, 115 Battlefields Lane North, Holbeach.

2.2 The position and extent of the site is shown on Fig 1 - Location Plan. The National Grid Reference for the site is TF 37072562.

2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning and in an area identified as "Danger for Some" on the Council's South East Lincs. Strategic Flood Risk Assessment Maps (2017) as defended by the Agency's tidal defences and the Internal Drainage Board system.

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is currently brownfield land with the existing factory premises to be converted to residential development.

3.2 The area of development is approximately 0.54 hectare.

3.3 The proposed site layout consists the conversion of the existing factory premises to 8 two-storey residential dwellings. Existing land level varies between 3.20m and 3.47m aOD.

3.4 The Sequential Test is met as whilst the site is located in an area identified as "Danger to Some" of the Council's South East Lincs. Strategic Flood Risk Assessment Maps (2017) it is protected against both the 1 in 100 year fluvial event and the 1 in 200 year tidal event. The proposed development is for conversion of existing disused factory premises which with appropriate flood mitigation measures outweigh the flood risk and provide wider sustainable benefits to the local community to meet the requirements of the Exception Test.

4.0 EXISTING FLOOD ALLEVIATION MEASURES

4.1 The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy for the Protection of Floodplains' and is considered to be passive until such time as a flood greater than that for which the defences were designed occurs. The likelihood of flooding due to overtopping or failure of a flood defence embankment is considered to be small.

The development site within the South Holland Internal Drainage Board is protected by the Wash tidal defences to the Holbeach Marsh frontage with embankment levels of a minimum of 7.00m aOD.

4.2 The site and the surrounding land drains by gravity to the nearby IDB main drain on the north western boundary of the site and hence in a northerly direction to the Holbeach River Sluice to discharge into the tidal River Welland.

4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.

4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. However, bank slips, blocked culverts etc may occur from time to time and these matters are usually dealt with promptly.

5.0 POTENTIAL SOURCES OF FLOODING

5.1 Four potential sources of flooding have been identified as a result of this assessment:

a) local blockages to IDB main drain system.
b) storm return period of 1 in 50 years being exceeded
c) failure of Holbeach River Sluice
d) overtopping and breaching of defences of the Wash tidal defences

5.2 The probability of flooding from source a) is low due to the maintenance standards already achieved and managed by the IDB.

The probability of flooding from b) is also low due to the South Holland IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years.

Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage".

5.3 Failure of Holbeach River Sluice may occur due to long term mechanical breakdown or power supply being disrupted. However, in these circumstances, if conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

5.4 The flood embankments to the Wash tidal defences provide a 1 in 200 year return period level of protection. The 1 in 200 year tidal event to the Holbeach Marsh frontage inclusive of climate change to 2115 is estimated to be 7.20m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences. However, the site is further protected by second line defences with embankment levels of 6.00m aOD. Any overtopping/breaching could reach the development site.

More recent Tidal Hazard Mapping produced by the Environment Agency and included in the Council's South East Lincs. Strategic Flood Risk Assessment (2117) shows that the development site could be affected by floodwaters between 0.25 – 0.50m deep as a result of a breach occurring to the Wash Coastal Defences.

It is necessary to mitigate against this remote risk and finished floor levels should be raised between 500 mm and 800 mm above ground levels to a minimum of 4.00m aOD with an additional 300mm of flood resilient construction above finished floor level.

5.5 The Environment Agency has recently published The Wash Shoreline Management Plan 2 from Gibraltar Point to Old Hunstanton. The summary of the plan between Gibraltar Point and Wolferton Creek is as follows:-

The intent of management for this Policy Development Zone (PDZ) is to sustain flood defence for the communities and their hinterland on the low-lying areas around The Wash. This includes an increase of management as needed to sustain the current level of flood risk in the face of climate change.

5.6 Surface water drainage from the development site will be to soakaways designed to BRE365 requirements and Building Regulations approval.

6.0 EXTENT OF KNOWN FLOODING

6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

7.1 The probability of this development flooding from localised drainage systems is very low.

7.2 The probability of the site flooding with water from any South Holland IDB main drain is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.

7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.

7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains or arterial systems rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.

7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the proposed floor levels at between 500 mm and 800 mm above ground level to a minimum of 4.00m aOD with an additional 300mm of flood resilient construction will be appropriate for the design life of the development (i.e. 100 years). Safe refuge would be available at first floor level of all the residential units.

8.0 IMPACTS OF FLOODING

8.1 No significant impacts of flooding are anticipated.

8.2 Floor levels of the development will be between 500 mm and 800 mm above ground levels at a minimum of 4.00m aOD with an additional 300mm of flood resilient construction which together with the proposed soakaway drainage system will offer additional protection against impacts arising from any extreme short duration, localised events.

8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.

8.4 No displacement of water from the site will affect any adjoining properties as proposed soakaways to BRE 365 design requirements will be implemented with Building Regulations approval.

8.5 The developer should ensure that the eventual occupiers of the residential units are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency provides a Flood Warning Service, which includes Flood Warning Codes and uses direct warning methods where the risks and impacts of flooding are high. Indirect warnings are provided to all flood risk areas, even those at low risk of flooding. The main method is media broadcasts via local radio and also by television.

In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding, contact tel no: 0345 988 1188 and the occupiers of the new residential units should register with the Floodline Direct Warning Service to receive future flood warnings.

9.0 RESIDUAL RISK – EXTREME EVENTS

9.1 The residual risk from extreme events is very low on this site, because of its location, within the South Holland IDB area and its location 8.00kms from The Wash tidal defences with secondary defences between the marsh frontage and the site.

9.2 The site is within an area identified as “Danger for Some” according to NPPF classification with a very low risk of flooding due to the current standards of drainage and flood defence and land levels. The site is not located within a Functional Flood Plain of any ‘main river’ or ‘main drain’. The Environment Agency Flood Map for Planning has been produced irrespective of existing flood defences and standards of protection.

9.3 South Holland District Council and Boston Borough Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out the South Lincs. Strategic Flood Risk Assessment (2017) of the whole District by appointed Consulting Engineers.

The South East Lincs. Strategic Flood Risk Assessment (2017) has produced definitive Flood Risk Maps similar to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the South East Lincs. Strategic Flood Risk Assessment (2017) the site is in an area identified as "Danger for Some" but flood mitigation measures have been incorporated in the proposals to ensure the safety of the occupants during the lifetime of development.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain of The Wash Coastal Defences and South Holland IDB protected to a 1 in 200 year return period.

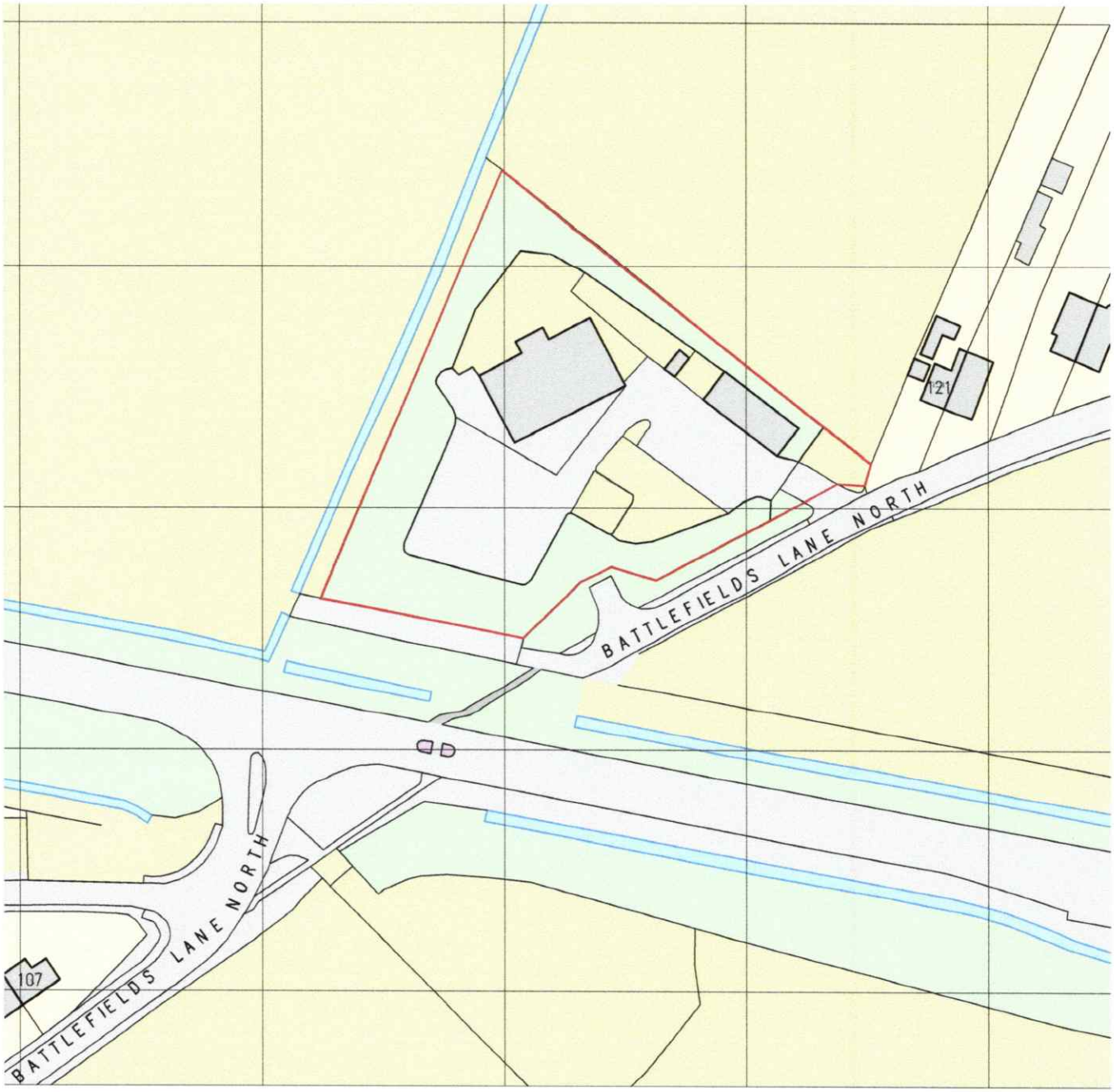
- The site is in an area identified as "Danger for Some" with the actual risk of the site flooding from any Environment Agency river system being very low (less than 0.5%).

- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.

- On site surface water run-off from the development will be discharged to soakaways to BRE365 design requirements and Building Regulations approval.

- Floor levels of the development will be between 500 mm and 800 mm above ground level at a minimum of 4.00m aOD with an additional 300mm of flood resilient construction above finished floor level and safe refuge at first floor level.

- No development will be permitted within 9.00m of the IDB main drain on the north western boundary without prior Lane Drainage Byelaw Consent from the South Holland IDB.



APPROX APPLICATION SITE AREA:
5416 sqm
0.5416 Hectares
1.33 Acres

Scale 1:1250 0 10 30 60 120m

N

this drawing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

the contractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO DESIGN STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with current building regulations, british standards, code of practice and local authority requirements. this drawing must be read together with the specification, bill of quantities and related drawings.

ARGENTO
P: 67 Daisy Drive,
Hatfield, Herts. AL10 9FR
T: 07739 353248

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North
Holbeach. PE12 7PF

PLANNING

Aug '19 1:1250@A4

LOCATION PLAN

185 PL00

this drawing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

the contractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO DESIGN STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with current building regulations, british standards, code of practice and local authority requirements.
this drawing must be read together with the specification, bill of quantities and related drawings



Scale 1:500 0 5 12.5 25 50m

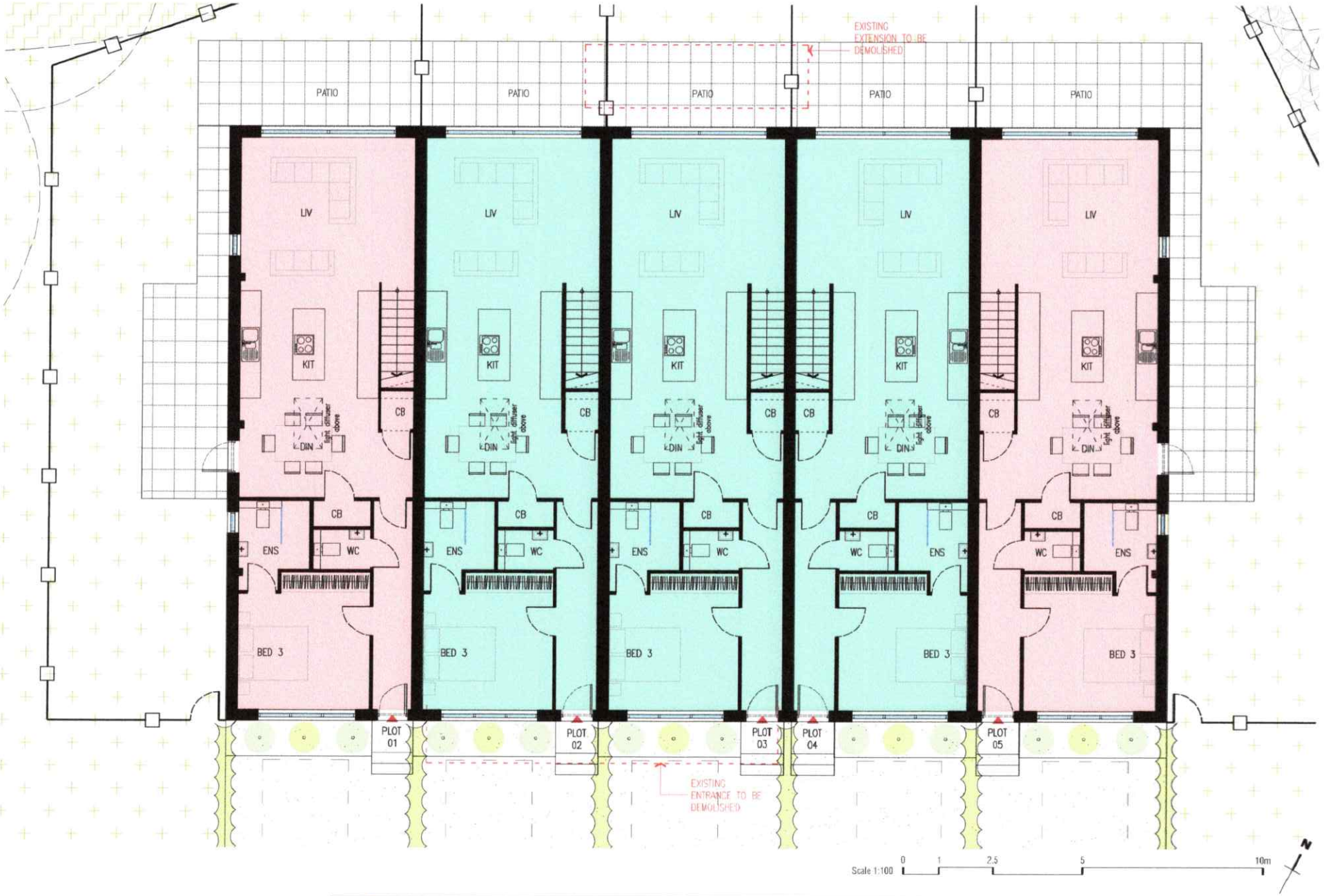
N

ARGENTO
P: 67 Daisy Drive,

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North
Holbeach, PE12 7PE

PLANNING


KEY LEGEND
= APPLICATION SITE BOUNDARY
00 = SITE PHOTO MARKER
Dense Trees
Grass
Concrete
FACTORY
OFFICES
Tarmac
Bank with nettles/scrub
Tarmac footpath
Battlefields Lane North
01
02
03
04
05
06
07
08
09
10
11
12
Scale 1:200
0
2
5
10
20m
N



ng is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

ractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with ilding regulations, british standards, code of practice and local authority requirements. This drawing must be read together with the specification, bill of quantities and related drawings.

ARGENTO
DESIGN STUDIO LTD

P: 67 Daisy Drive,
Hatfield, Herts, AL10 9FR
T: 07739 353248
E: les@argento-ds.co.uk

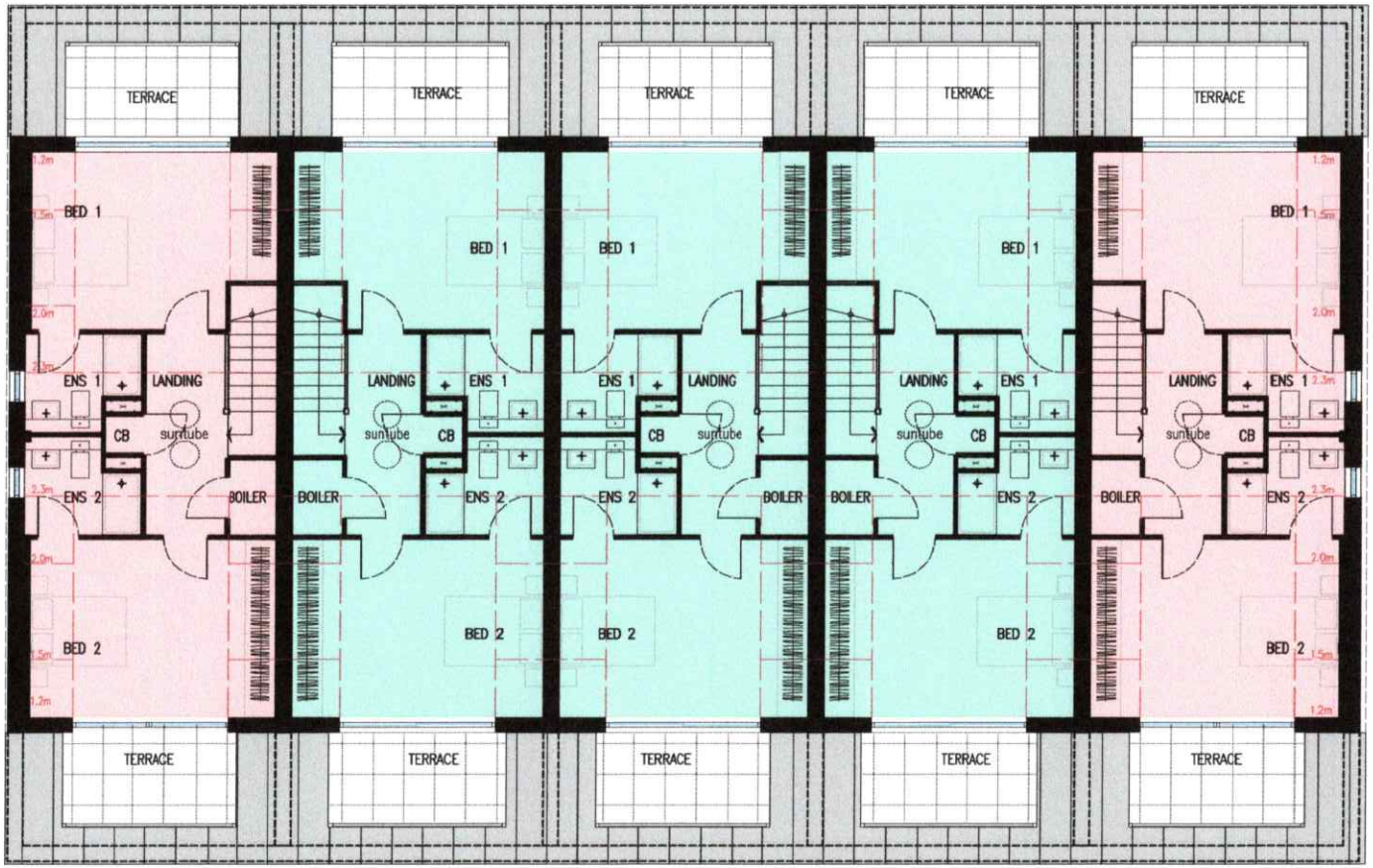
Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North
Holbeach. PE12 7PF

PROPOSED GF FACTORY PLAN

PLANNING

1:100@A3
Aug '19

185_PL11A



Scale 1:100 0 1 2.5 5 10m

N

ng is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

ractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with lding regulations, british standards, code of practice and local authority requirements. This drawing must be read together with the specification, bill of quantities and related drawings.

ARGENTO
DESIGN STUDIO LTD

P: 67 Daisy Drive,
Hatfield, Herts. AL10 9FR
T: 07739 353248
E: les@argento-ds.co.uk

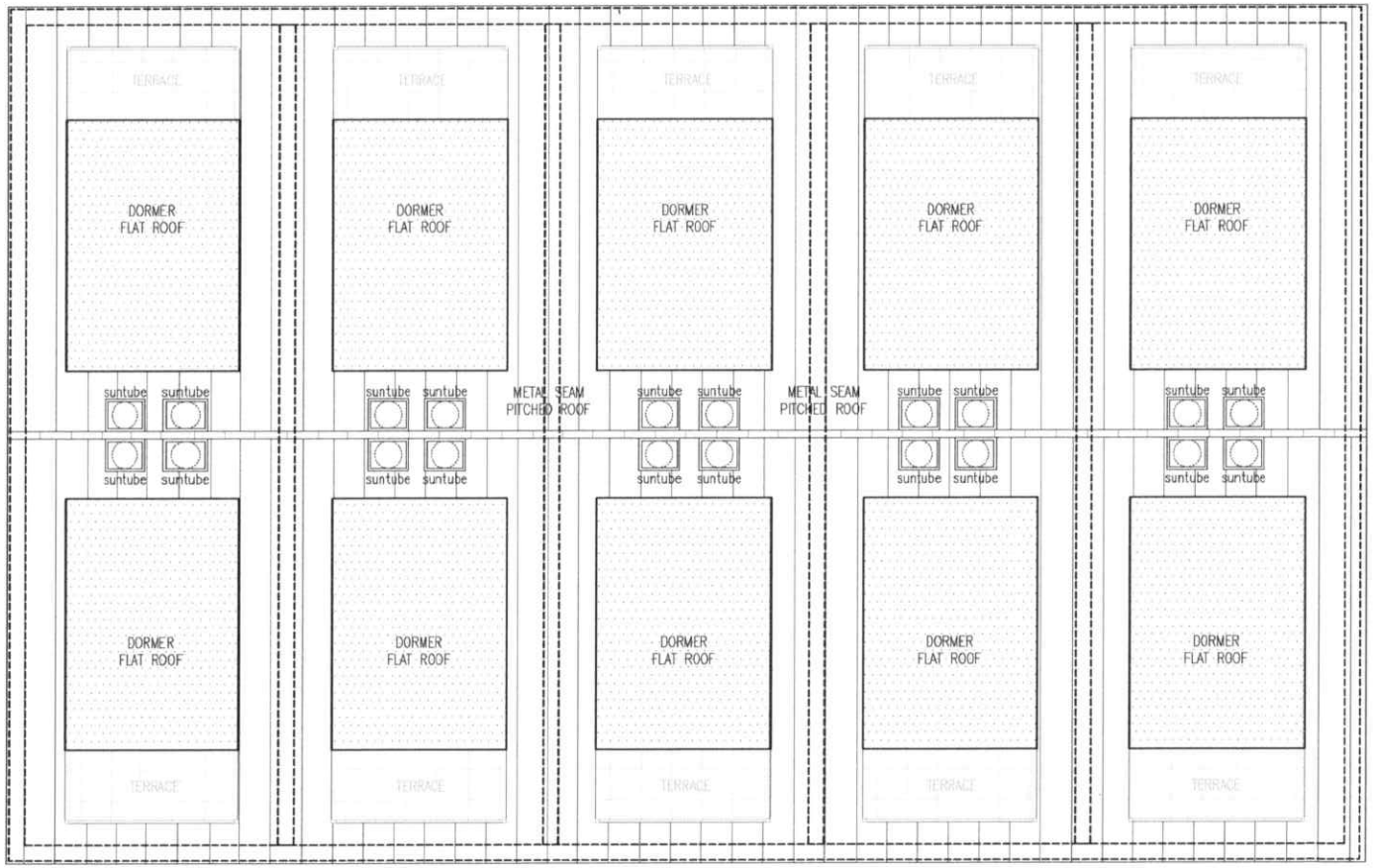
Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North
Holbeach. PE12 7PF

PROPOSED 1F FACTORY PLAN

1:100@A3
Aug '19

PLANNING

185_PL12A



Scale 1:100 0 1 2.5 5 10m

N

ing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

tractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO STUDIO immediately upon discovery of any errors, omissions or discrepancies, all works are to be carried out in accordance with uilding regulations, british standards, code of practice and local authority requirements. This drawing must be read together with the specification, bill of quantities and related drawings.

ARGENTO DESIGN STUDIO LTD

P: 67 Daisy Drive, Hatfield, Herts. AL10 9FR
T: 07739 353248
E: les@argento-ds.co.uk

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North
Holbeach. PE12 7PF

PROPOSED FACTORY ROOF PLAN

1:100@A3
Aug '19

PLANNING

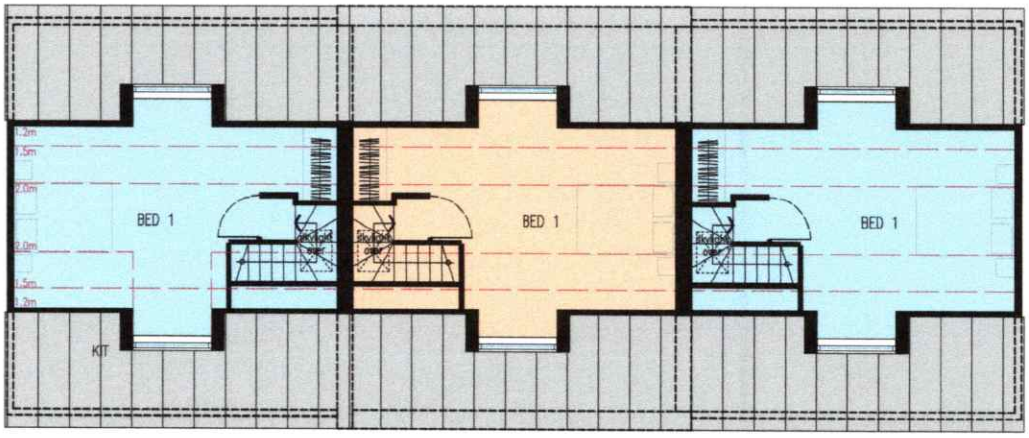
185_PL13A

this drawing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person, in whole or part without prior written consent.

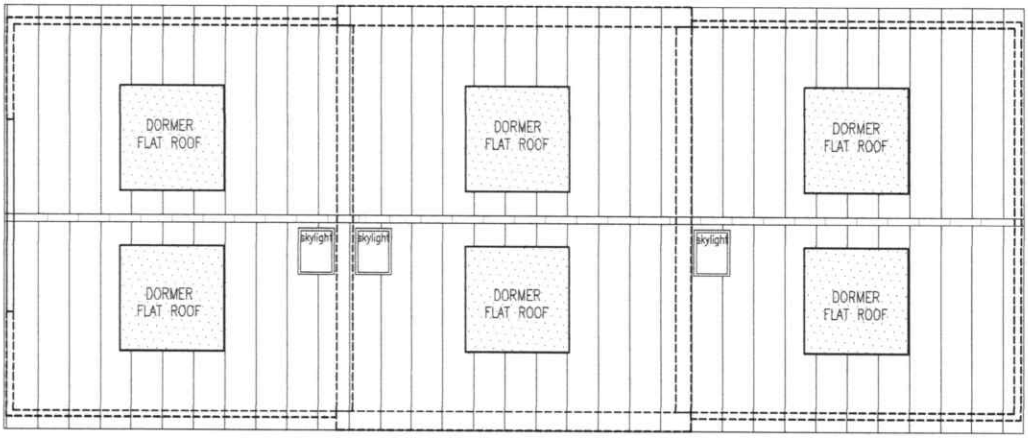
the contractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO DESIGN STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with current building regulations, british standards, code of practice and local authority requirements. this drawing must be read together with the specification, bill of quantities and related drawings.



[01] PROPOSED GROUND FLOOR PLAN



[02] PROPOSED 1F PLAN



[03] PROPOSED ROOF PLAN

Scale 1:100 — 0 1 2.5 5 10m

N

ARGENTO
P: 67 Daisy Drive,

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North
Holbeach, PE12 7PF

PLANNING



ARGENTO DESIGN STUDIO LTD

Proposed Factory Conversion At
Sweyntaness, Battlefields Lane North,
Holbeach, PE12 7PF

PROPOSED SITE PLAN

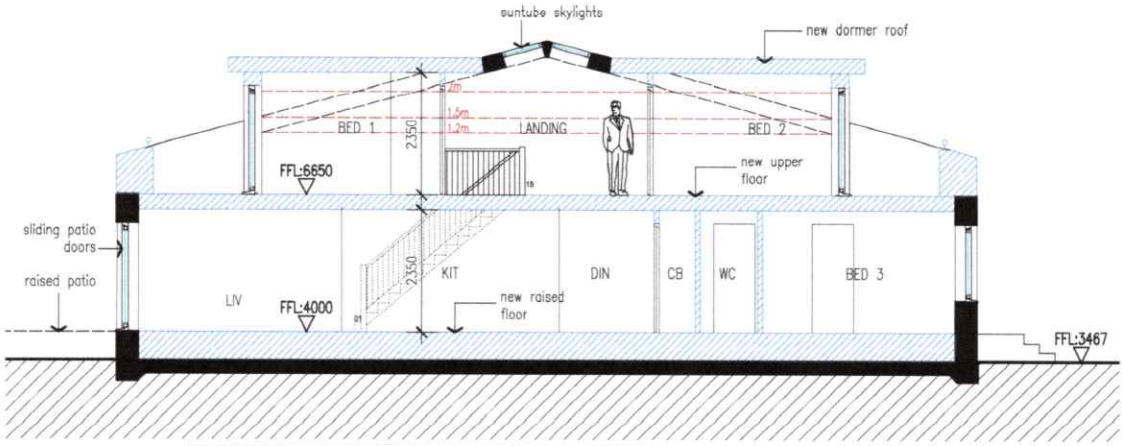
1:200@A1 Aug '19

PLANNING

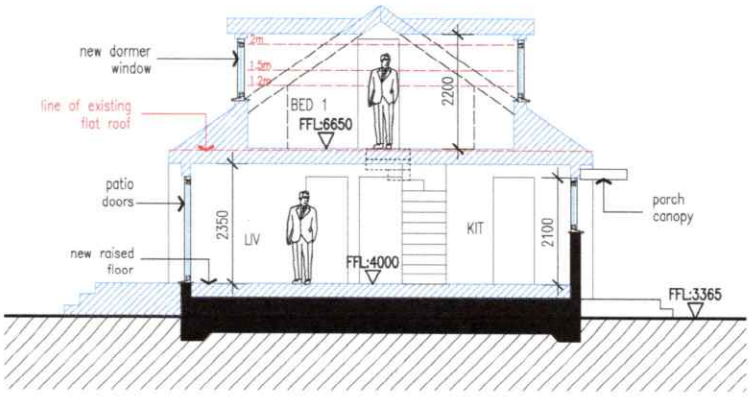
185_PL15A

this drawing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

the contractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO DESIGN STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with current building regulations, british standards, code of practice and local authority requirements.
this drawing must be read together with the specification, bill of quantities and related drawings.



[01] TYPICAL FACTORY BUILDING SECTION



[02] TYPICAL PORTACABIN BUILDING SECTION

Scale 1:100 0 1 2.5 5 10m

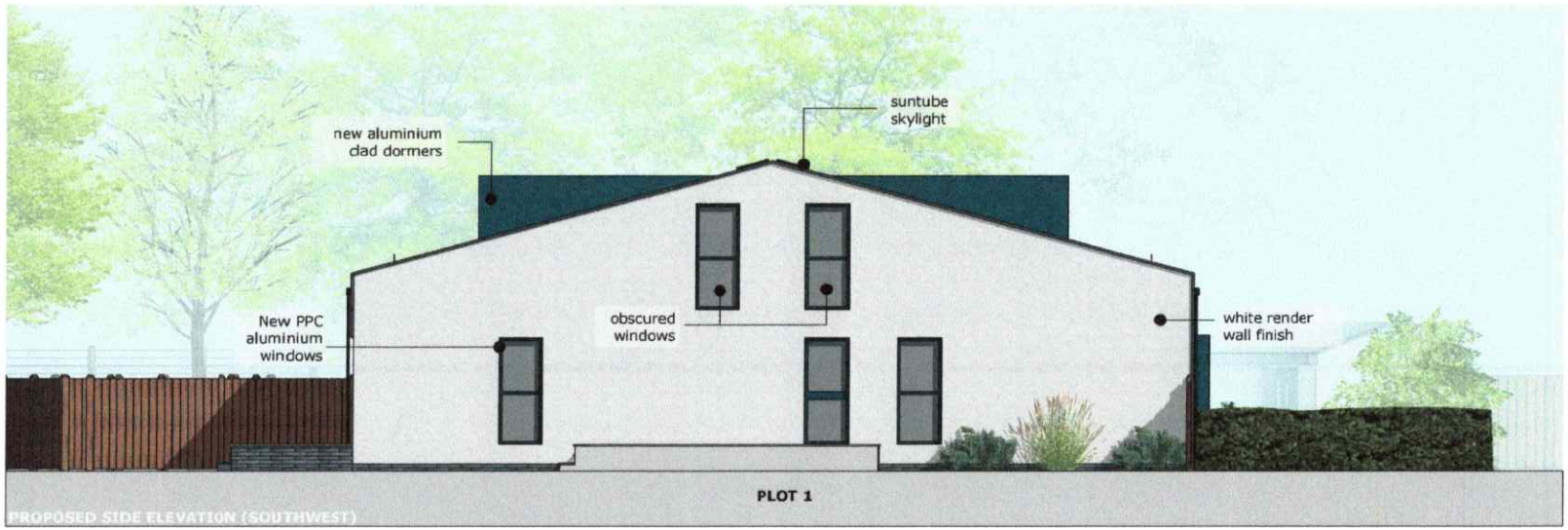
ARGENTO
P: 67 Daisy Drive, Hatfield, Herts, AL10 9FB

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North
Holbeach, PE12 7PE

PLANNING



PROPOSED FRONT ELEVATION (SOUTHEAST)



PROPOSED SIDE ELEVATION (SOUTHWEST)

1 2 4 10 | 2.5 5 10 25 | 5m 10m 20m 50m

ARGENTO DESIGN STUDIO LTD
P 67 Daisy Drive, Hatfield, Herts AL10 9FR
T 07739 353 248
E Les@argento-ds.co.uk
W www.argento-ds.co.uk

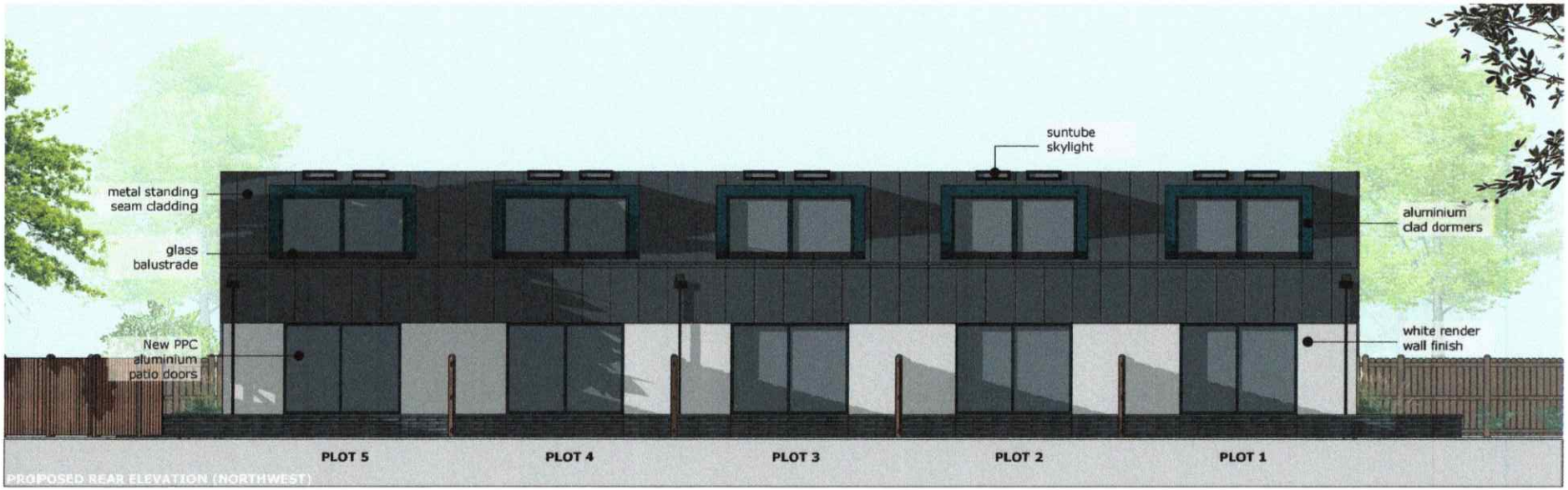
Proposed Factory Conversion At:
Swepstones, Battlefields Lane North,
Holbeach. PE12 7PF

PROPOSED ELEVATIONS 1/4

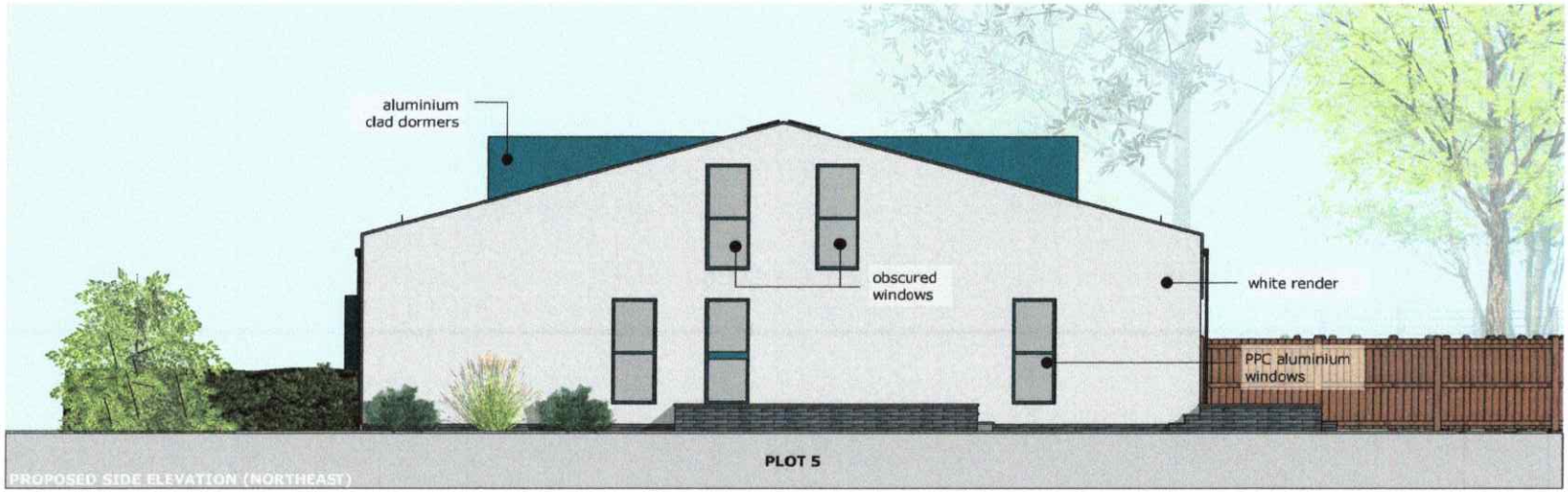
PLANNING

1:100@A3 LF Aug '19

185_PL17A



PROPOSED REAR ELEVATION (NORTHWEST)



PROPOSED SIDE ELEVATION (NORTHEAST)

1 2 4 10 | 2.5 5 10 25 | 5m 10m 20m 50m

ARGENTO DESIGN STUDIO LTD
P. 67 Daisy Drive, Hatfield, Herts AL10 9FR
T. 07739 353 248
E. Les@argento-ds.co.uk
W www.argento-ds.co.uk

Proposed Factory Conversion At:
Swepstones, Battlefields Lane North,
Holbeach. PE12 7PF

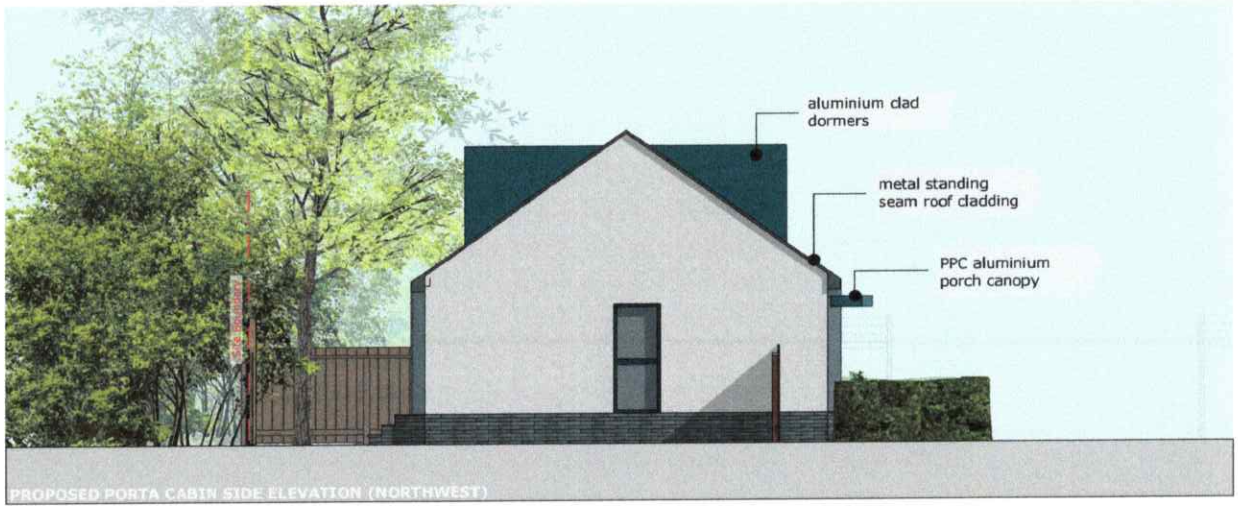
PROPOSED ELEVATIONS 2/4

1:100@A3 LF Aug '19

PLANNING

185_PL18A





1 2 4 10 | 2.5 5 10 25 | 5m 10m 20m 50m

ARGENTO DESIGN STUDIO LTD
P 67 Daisy Drive, Hatfield, Herts AL10 9FR
T 07739 353 248
E Les@argento-ds.co.uk
W www.argento-ds.co.uk

Proposed Factory Conversion At:
Swepstones, Battlefields Lane North,
Holbeach. PE12 7PF

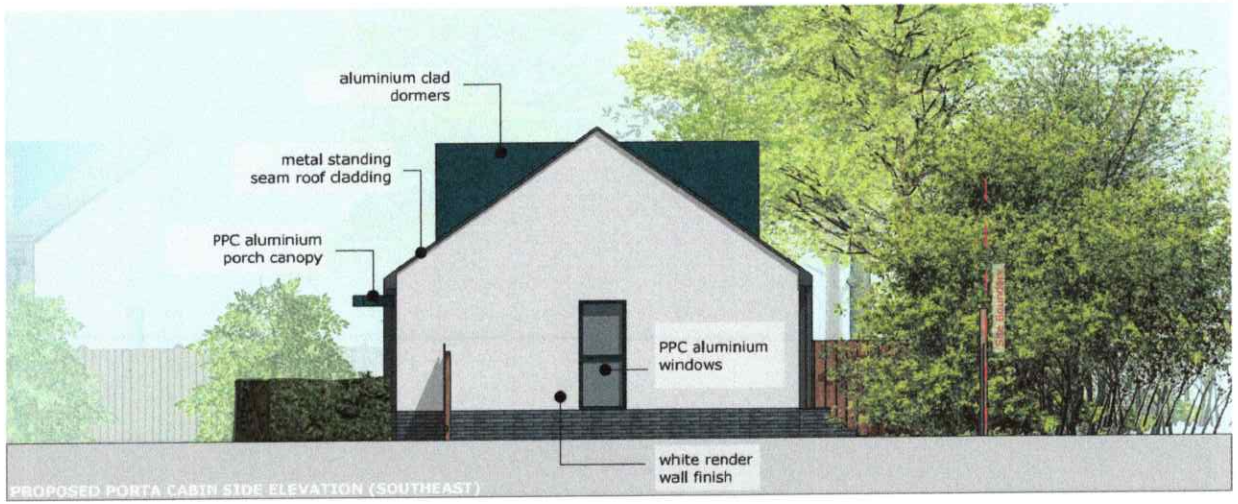
PROPOSED ELEVATIONS 3/4

1:100@A3 LF Aug '19

PLANNING

185_PL19A





1 2 4 10 | 2.5 5 10 25 | 5m 10m 20m 50m

ARGENTO DESIGN STUDIO LTD
P 67 Daisy Drive, Hatfield, Herts AL10 9FR
T 07739 353 248
E Les@argento-ds.co.uk
W www.argento-ds.co.uk

Proposed Factory Conversion At:
Swepstones, Battlefields Lane North,
Holbeach. PE12 7PF

PROPOSED ELEVATIONS 4/4

1:100@A3 LF Aug '19

PLANNING

185_PL20A

this drawing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

the contractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO DESIGN STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with current building regulations, british standards, code of practice and local authority requirements.
this drawing must be read together with the specification, bill of quantities and related drawings.





P. 67 Daisy Drive,

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North

PLANNING

this drawing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

the contractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO DESIGN STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with current building regulations, british standards, code of practice and local authority requirements. this drawing must be read together with the specification, bill of quantities and related drawings.





P. 67 Daisy Drive,

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North

PLANNING

this drawing is the property of ARGENTO DESIGN STUDIO and is issued on the condition that it is not reproduced, disclosed or copied to any unauthorised person in whole or part without prior written consent.

the contractors are to check all dimensions, drain runs and general conditions on the site before works commence, and inform ARGENTO DESIGN STUDIO immediately upon discovery of any errors, omissions or discrepancies. all works are to be carried out in accordance with current building regulations, british standards, code of practice and local authority requirements.
this drawing must be read together with the specification, bill of quantities and related drawings.

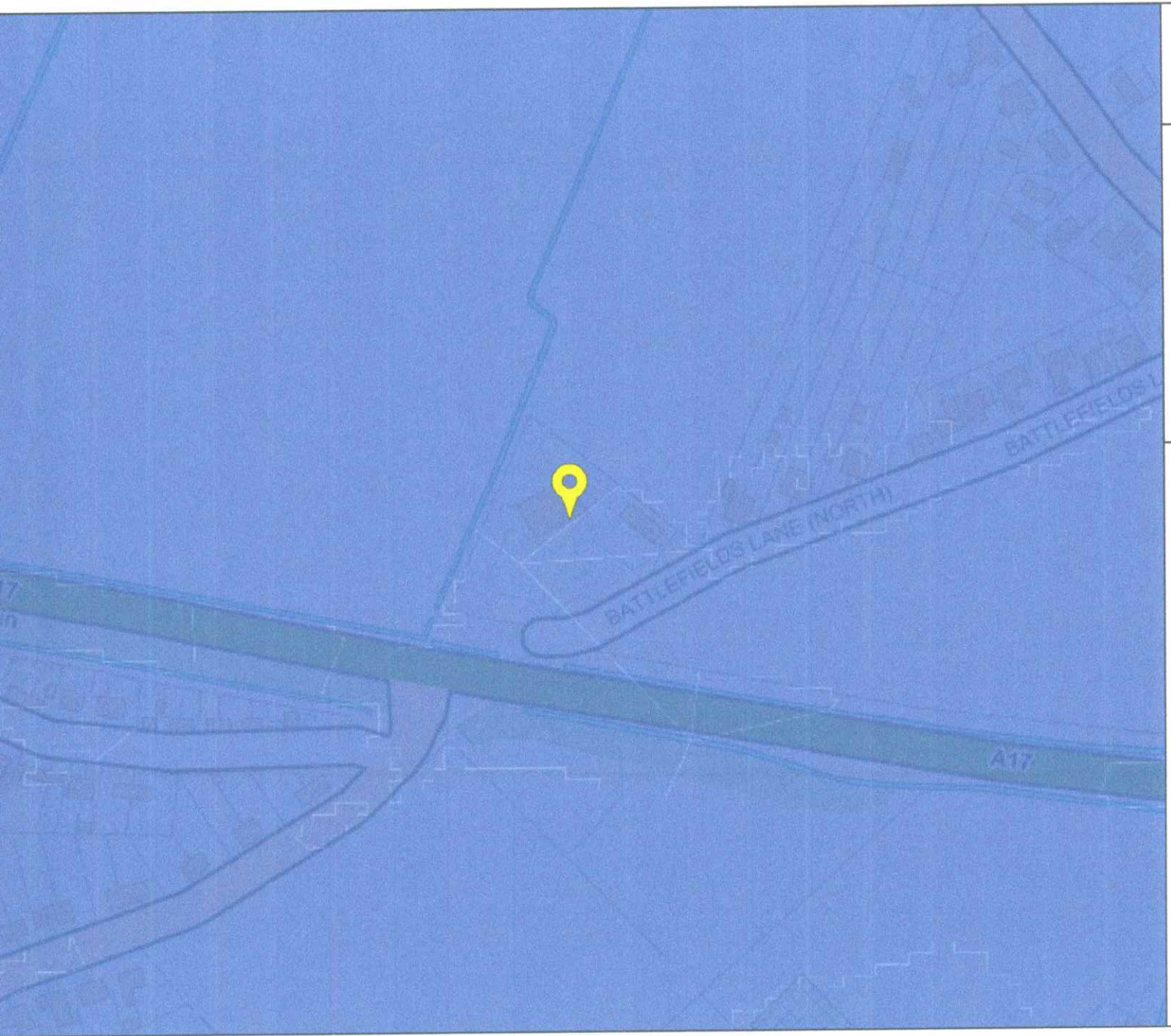




P. 67 Daisy Drive,

Proposed Factory Conversion At:
Swepstoness, Battlefields Lane North

PLANNING



Environment Agency

Flood map for planning

Your reference
PE12 7PF

Location (easting/northing)
537067/325622

Scale
1:2500

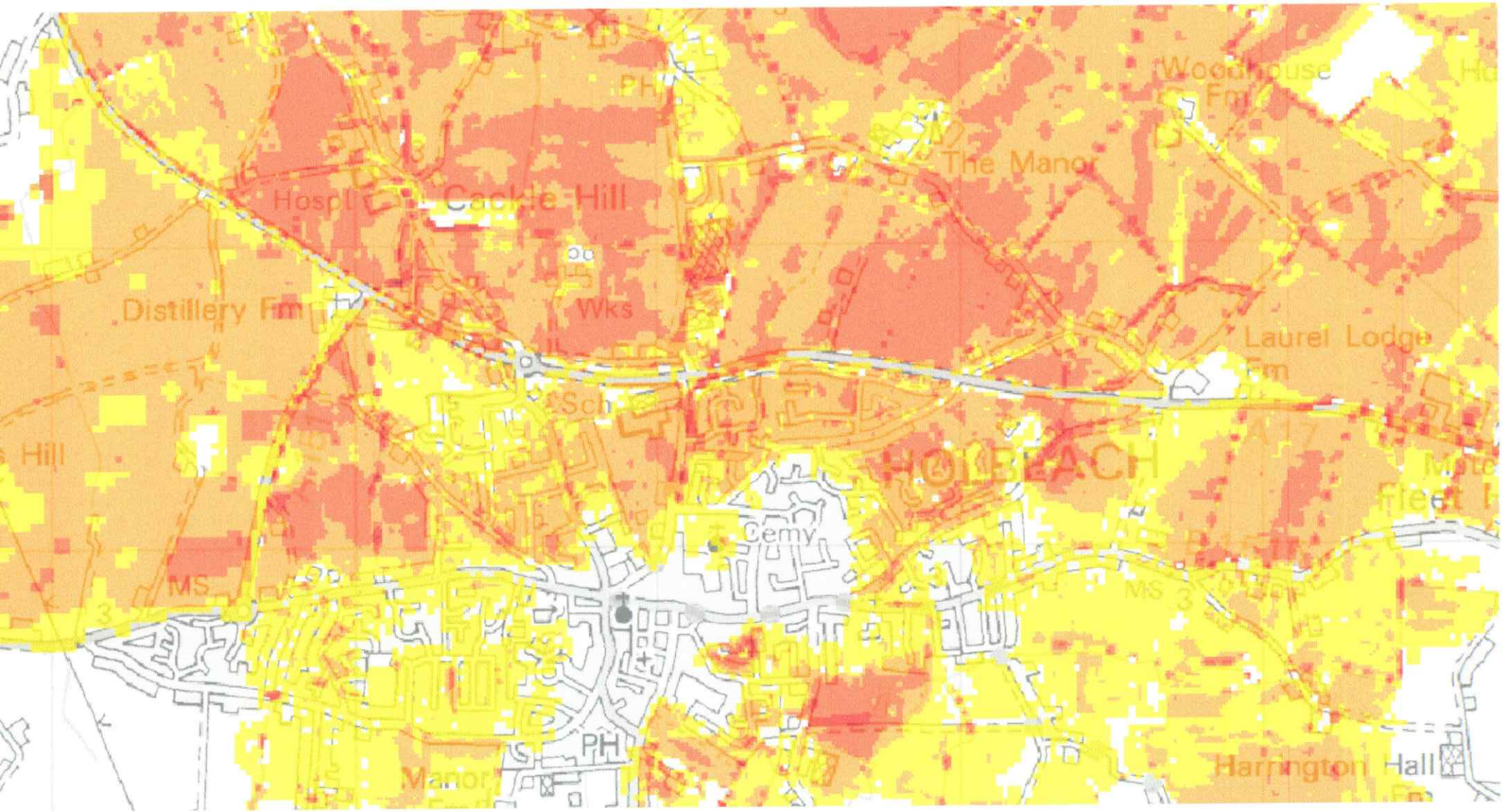
Created
21 Feb 2020 10:00

- 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

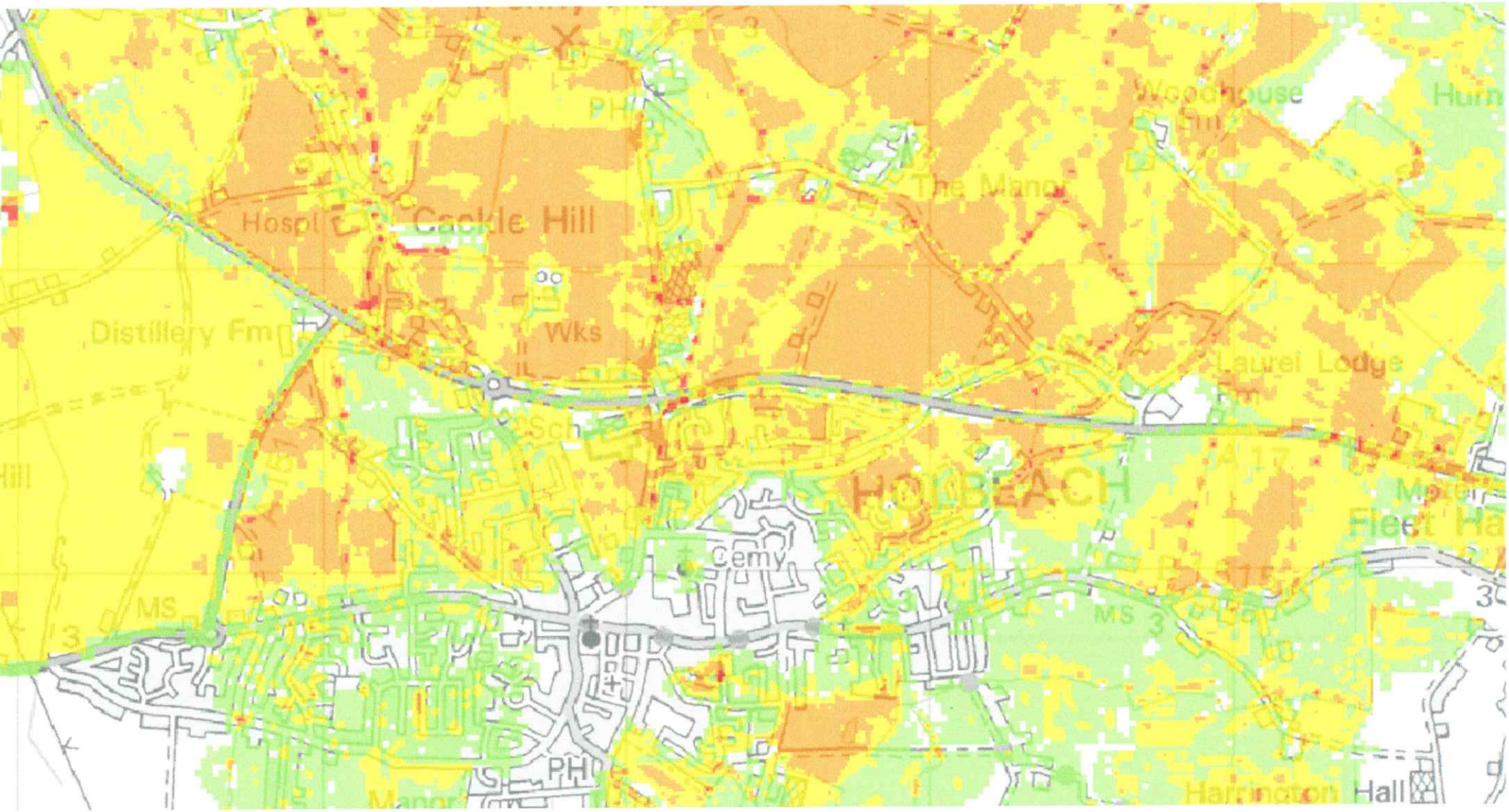
0 20 40 60m

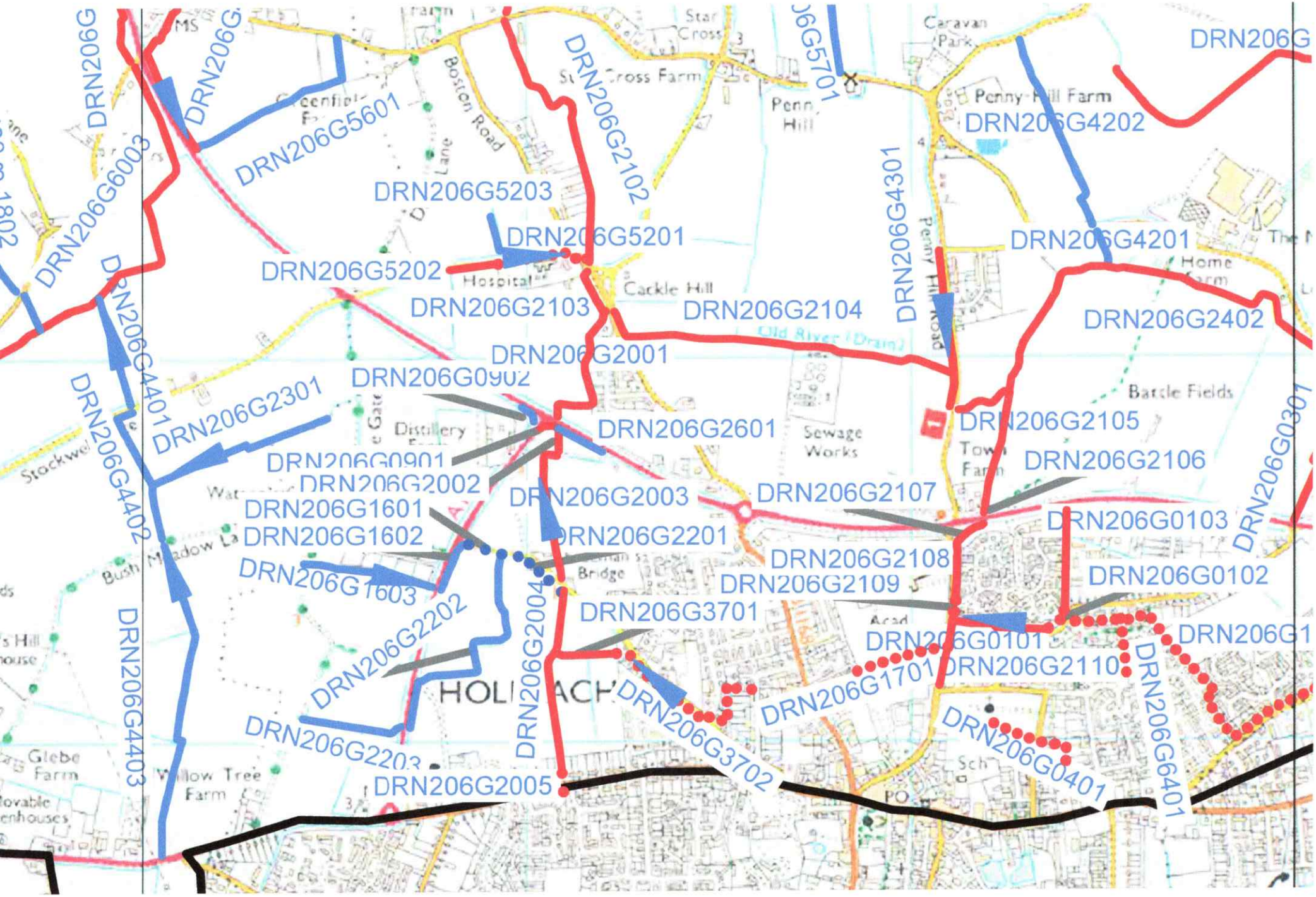
Environment Agency copyright and / or database rights 2018. All rights reserved. © Crown Copyright and database right 2018. Ordnance Survey licence number 100024198.

Residual Flood Depth



Residual Hazard




DRN206G
DRN206G6003
DRN206G5601
DRN206G5203
DRN206G5201
DRN206G5202
DRN206G2102
DRN206G5701
DRN206G4202
DRN206G4301
DRN206G4201
DRN206G2103
DRN206G2104
DRN206G2402
DRN206G2001
DRN206G0902
DRN206G2301
DRN206G4401
DRN206G2601
DRN206G2105
DRN206G0901
DRN206G2106
DRN206G2002
DRN206G2003
DRN206G2107
DRN206G1601
DRN206G1602
DRN206G2201
DRN206G0103
DRN206G0301
DRN206G2108
DRN206G1603
DRN206G2109
DRN206G0102
DRN206G4402
DRN206G3701
DRN206G2202
DRN206G2004
DRN206G0101
DRN206G1701
DRN206G2110
DRN206G3702
DRN206G0401
DRN206G6401
DRN206G2203
DRN206G2005
DRN206G4403
Boston Road
Penny Hill Farm
Penny Hill Road
Cackle Hill
Old River (Drain)
Battle Fields
Sewage Works
Distillery
Bridge
Glebe Farm
Willow Tree Farm