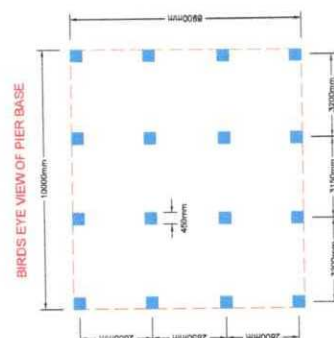
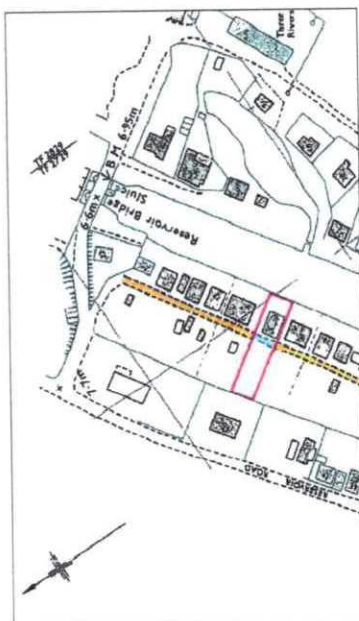


Site plan showing the existing layout of the property. The plan includes a river to the north, a road to the east, and a garden to the south. The existing building is a complex structure with multiple rooms and a central courtyard. The plan also shows a jetty, a grass area, a patio, and a garage/shed. Dimensions are provided for various areas and setbacks.

Key features and dimensions:

- RIVER**: Located to the north of the property.
- JETTY**: A small structure extending into the river.
- GRASS**: A large area of grass to the north of the main building.
- ROAD**: Located to the east of the property.
- PATIO**: A small outdoor area to the east of the main building.
- GARAGE/SHED**: A structure to the east of the main building.
- GARDEN**: A large area of garden to the south of the property.
- Dimensions**: Various setbacks and dimensions are marked, including 3.150m, 4.180.2m, 3850mm, 8500mm, 5000mm, 1000mm, 1400mm, 8540mm, 3250mm, 10990.2mm, 22360mm, and 560mm.

[illegible]

SCALE: 1:100 @ A1

[illegible]

Flood map for planning

Your reference

PE11 4DJ

Location (easting/northing)

527922/329269

Scale

1:2500

Created

20 Apr 2021 12:36



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



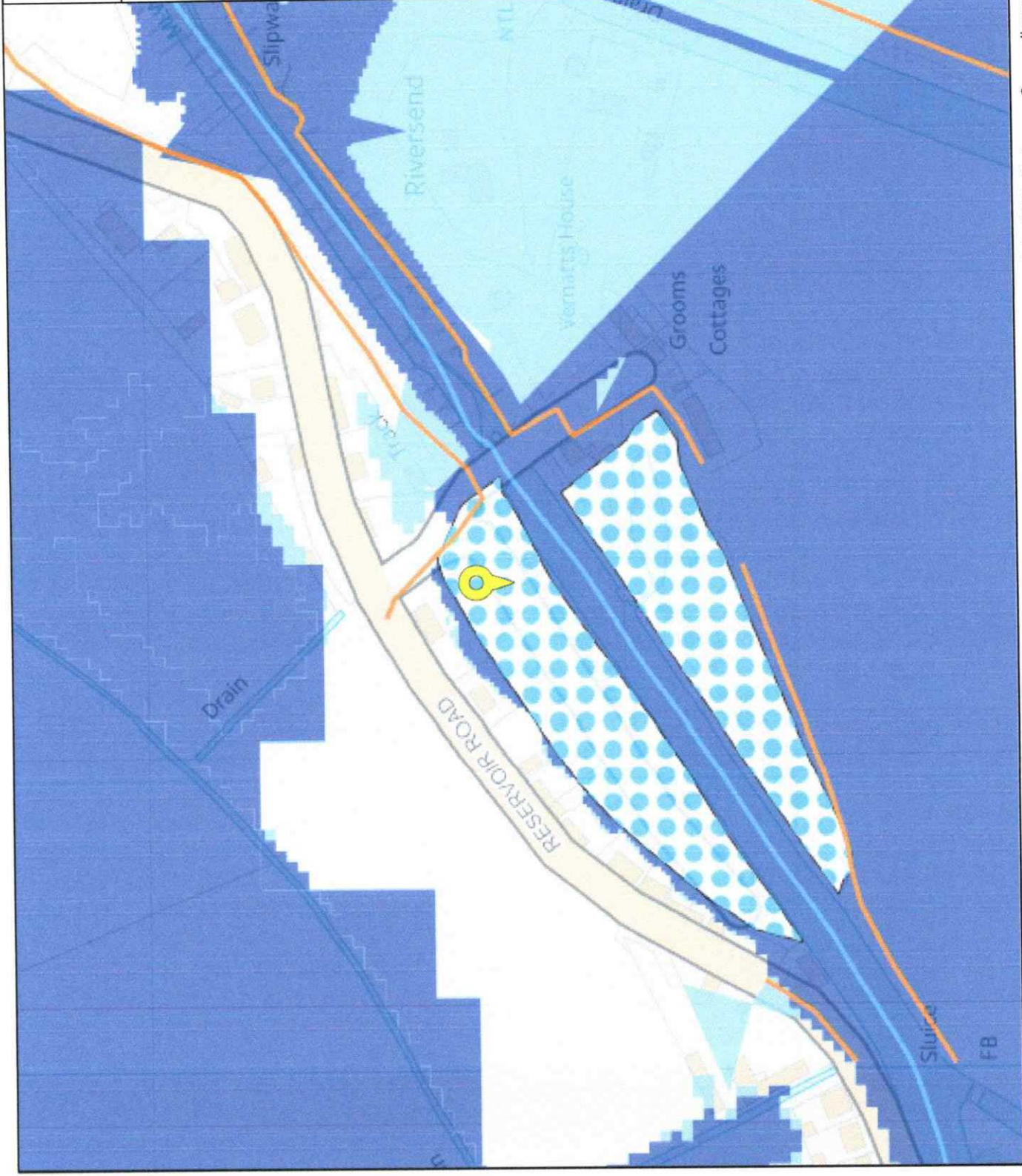
Main river



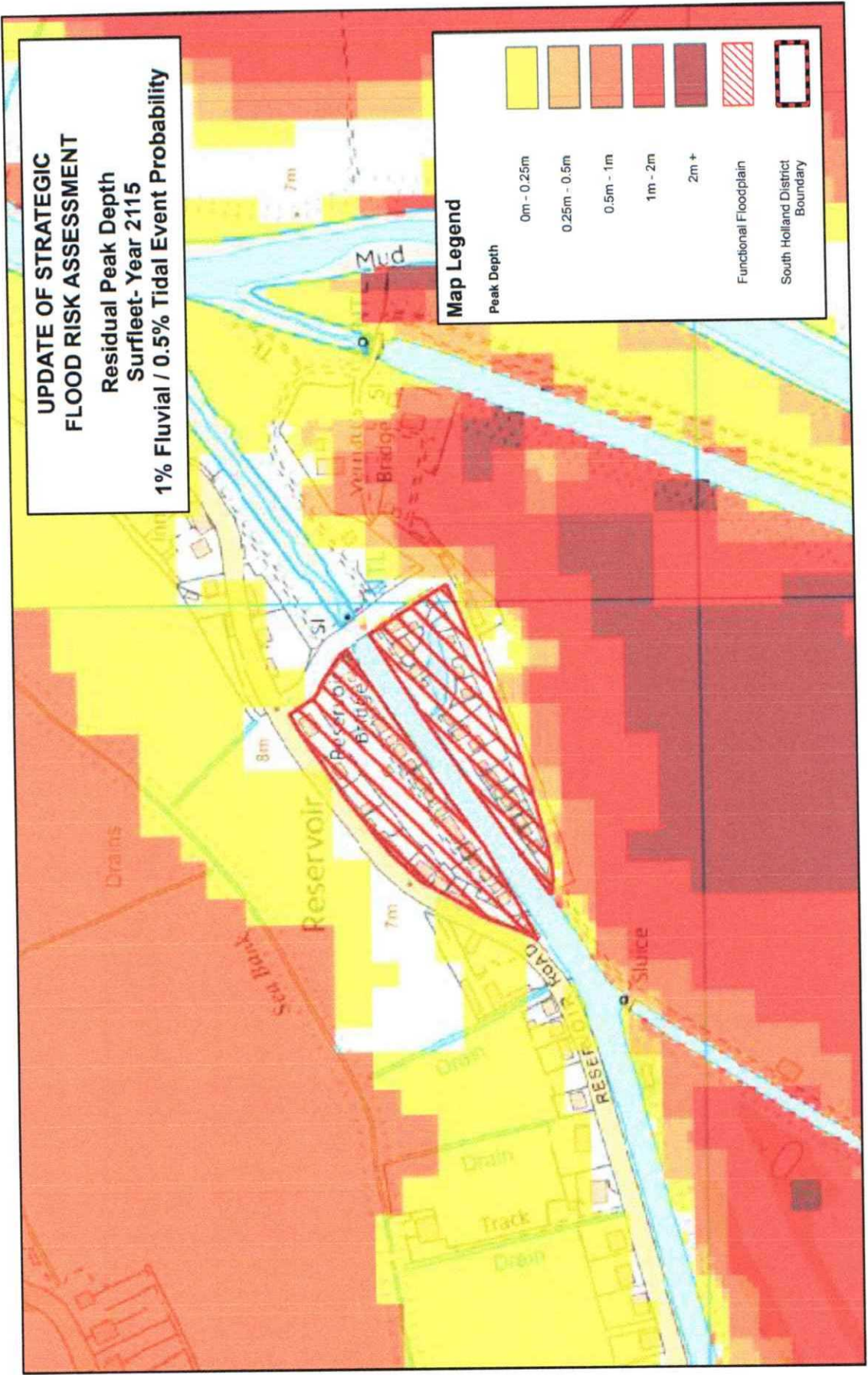
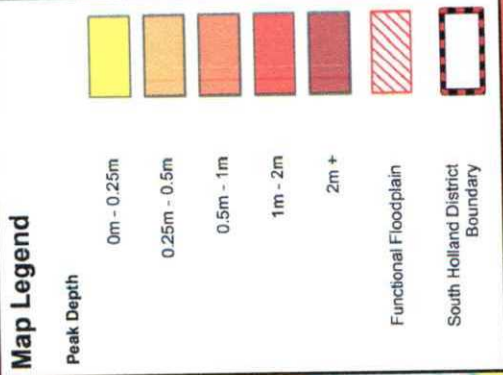
Flood storage area



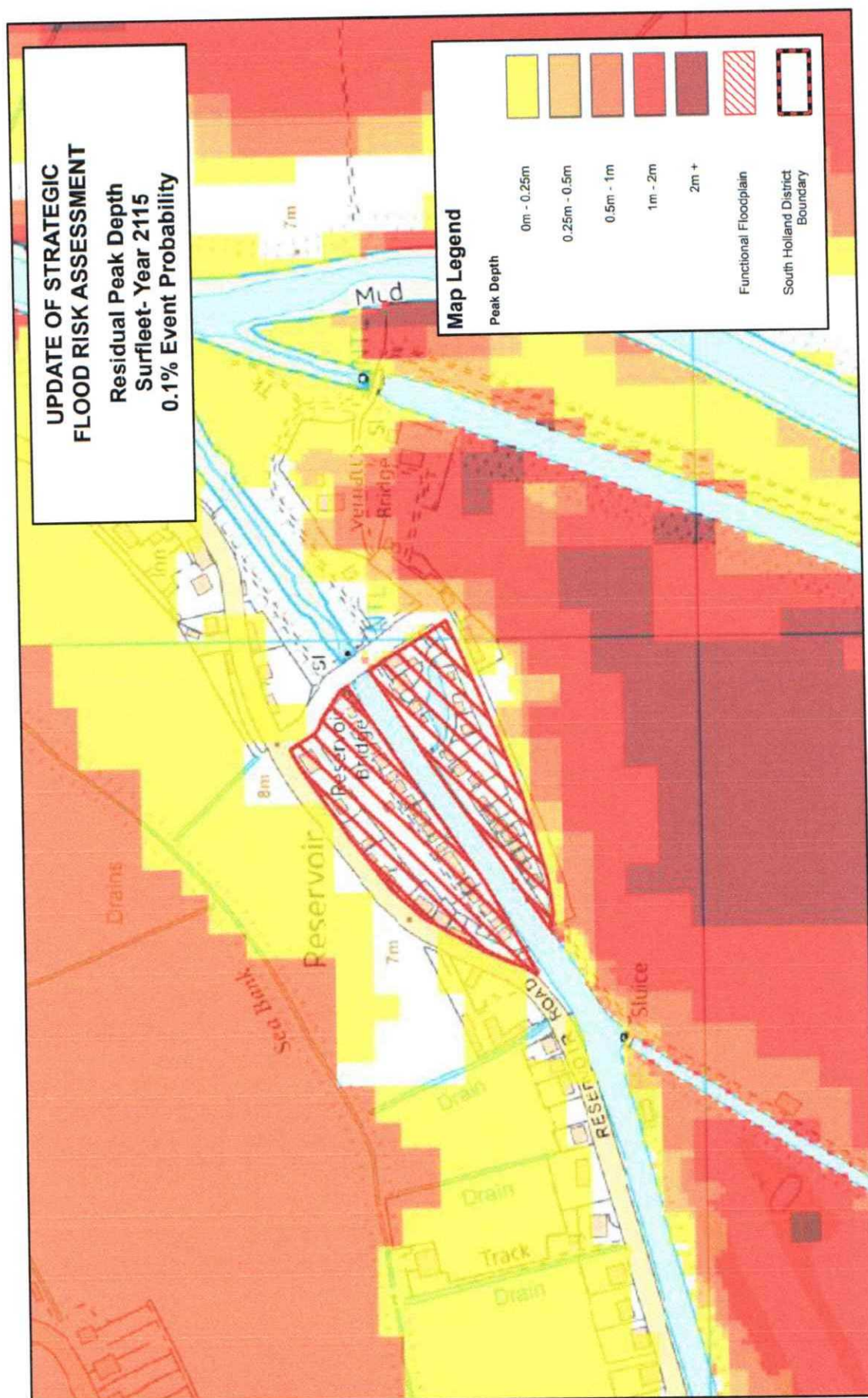
Page 2 of 2

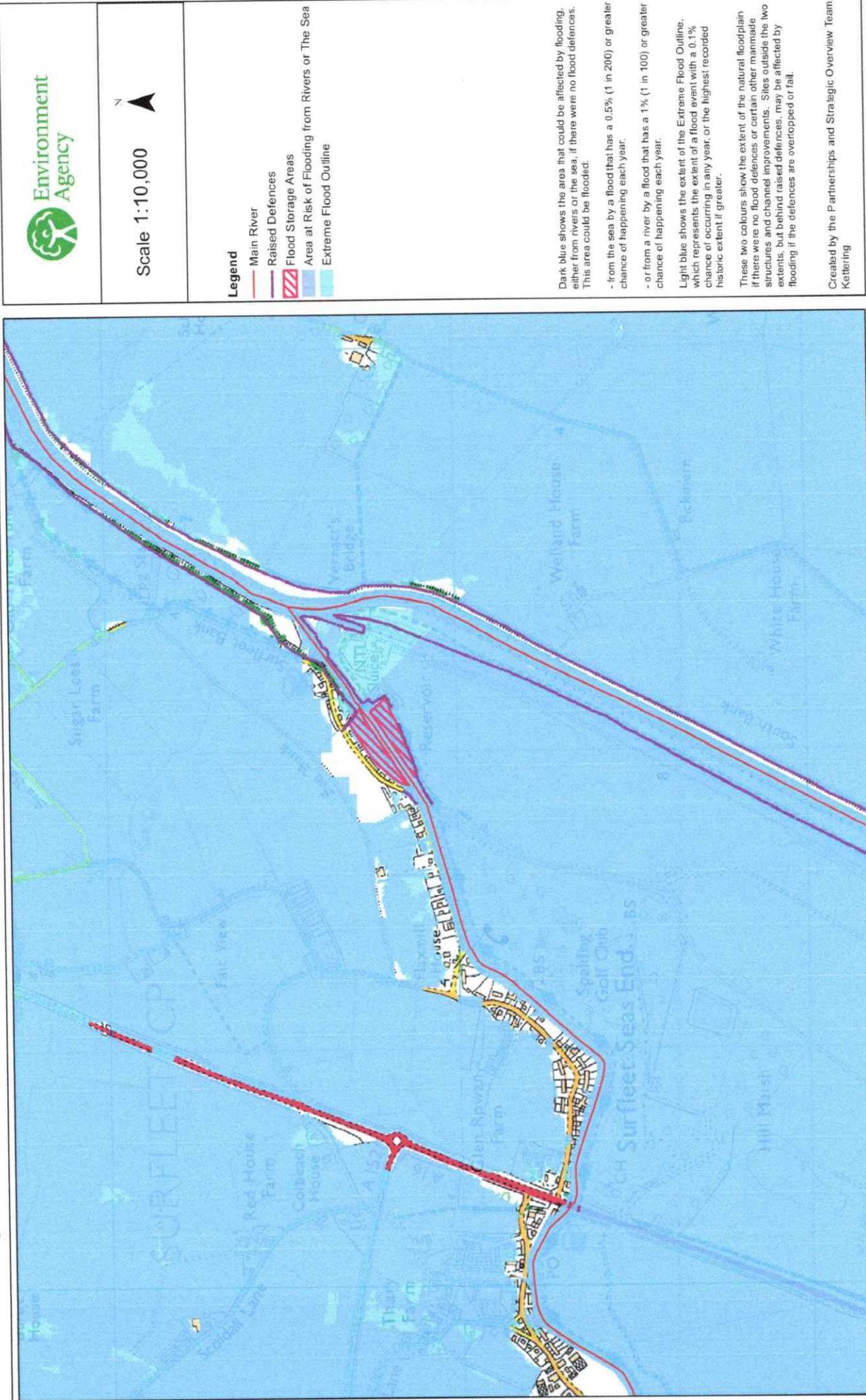


**UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT**
Residual Peak Depth
Surfleet- Year 2115
1% Fluvial / 0.5% Tidal Event Probability

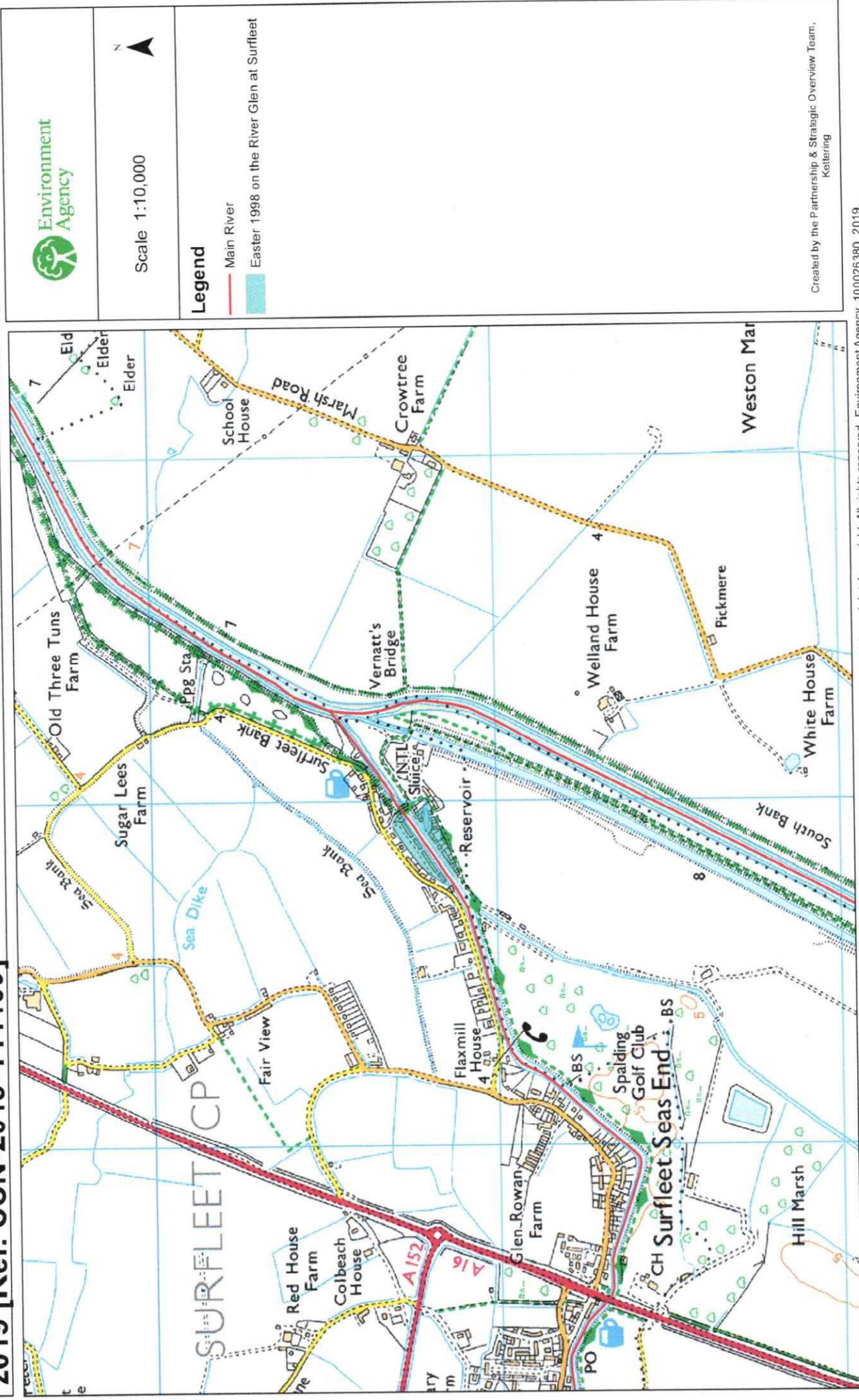


**Residual Peak Depth
Surfleet- Year 2115
0.1% Event Probability**

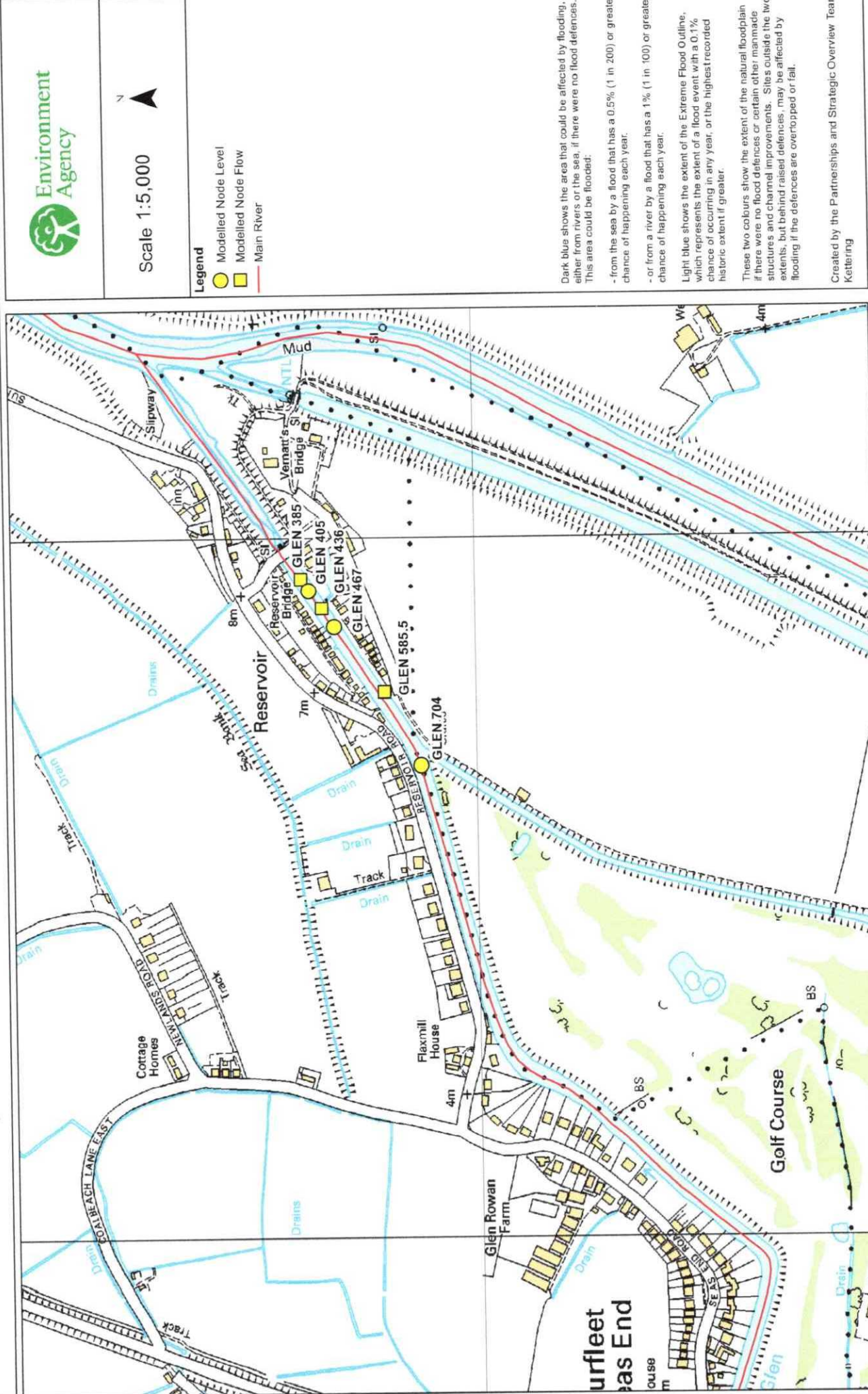




Historic Flood Map centred on TF 27832 29176 - created October 2019 [Ref: CCN-2019-144400]



Created by the Partnership & Strategic Overview Team, Kettering



Datasheet [Ref: CCN-2019-144400]

Model Name: Welland

Model Date: 2016

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

Annual Exceedance Probability - Maximum Water Levels (mODN)													
Node Label	Easting	Northing	50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
GLEN 405	527926	329235	3.90	4.04	4.13	4.19	4.16	4.17	4.17	4.78	4.22	4.30	4.83
GLEN 467	527875	329200	3.90	4.04	4.13	4.19	4.16	4.17	4.17	4.78	4.22	4.30	4.83
GLEN 704	527675	329079	3.91	4.04	4.13	4.19	4.17	4.18	4.18	4.78	4.22	4.31	4.83

Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Flows (m³/s)										
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (1 in 100) inc 20% Climate Change	0.5% (1 in 200)	0.1% (1 in 1000)	0.1% (1 in 1000) inc 20% Climate Change
GLEN 385	527942	329247	62.24	64.05	65.48	67.66	68.80	69.29	70.75	81.51	71.42	80.70	90.23
GLEN 436	527900	329218	61.17	63.09	64.30	66.85	67.27	68.12	70.35	80.17	70.69	79.46	88.86
GLEN 585.5	527780	329130	58.71	60.86	62.61	64.73	64.89	65.93	65.92	77.20	68.97	76.89	85.97

Modelled Flood Extents (with defences) **Map centred on TF 27832 29176 - created October 2019 [Ref: CCN-2019-144400]**

