Part 1 For Completion by LPA

LPA Reference No.	Allocation in Local Plan YES/NO	Regeneration Site YES/NO	Flood Zone (PPG25) 1 2 3* (Please circle) *State whether Developed or Undeveloped	Sequential Test supplied YES/NO	Outline/Full Application
.....					

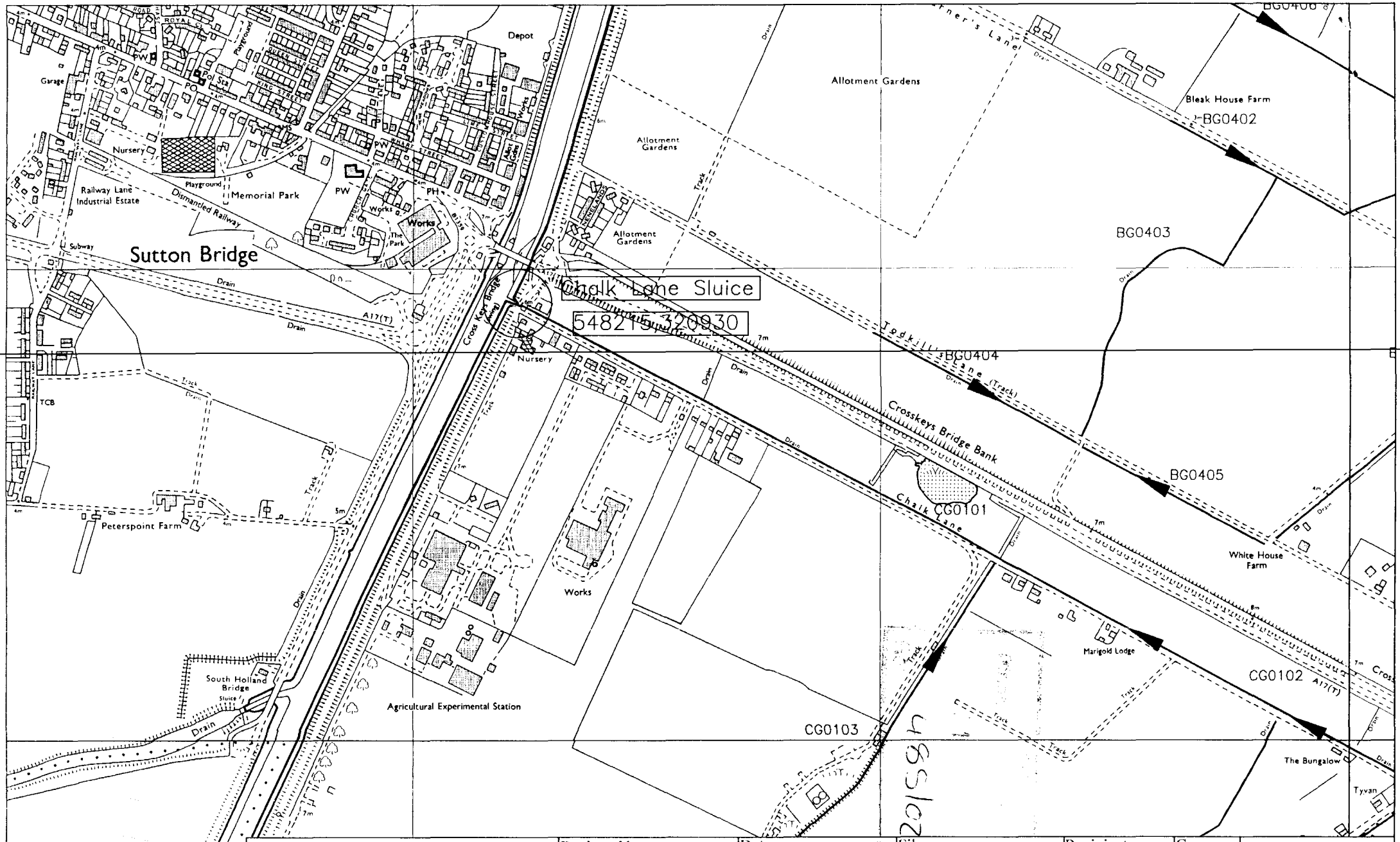
Part 2 For Completion by Applicant

	PPG 25 Ref.	How does this comply with Planing Policy Guidance 25	Environment Agency use only
	F1	This is a Flood Risk Assessment study for....Geest..Prepared..Foods..Sutton' Bridge	
*	F2	Approximate size of Development:.....04.....Hectares Type of Development:...office.development.....	
*	F3.1	Please supply a location plan at an appropriate scale that includes geographical features, street names and identifies all watercourses or other bodies of water in the vicinity. This should include drainage outfalls[2] Drg. nos. 3631.24 & 25A Is any part of the development within 9 meters measured horizontally from the foot of any bank of the landward side or where there is no bank with 9 meters measured horizontally from the top edge of the batter enclosing the river: YES/NO	
*	F3.2	A plan of the site showing levels related to Ordnance Datum, both current and following development[2] levels are related to O.D	
	F3.3	A detailed indication, if appropriate, of flood alleviation measures already in place, of their state of maintenance and their performance[2,3] ▲	
	F3.4	Does this site lie in the: Indicative Fluvial Flood Plain: YES/NO[3] Indicative Tidal Flood Plain: YES	
	F3.5	Is there a History of flooding on site: YES/NO[3] If yes, please supply with details of Flooding History e.g. Date/Depth/Duration of flood Flood history not known	
	F3.6	Are you aware of any structures that might effect flooding, such as Bridges, Embankments, etc: YES/NO If yes, please provide plan	
	F3.7	Is the site currently protected: 100 Years Fluvial (0.1%) YES/NO[3] 200 Years Tidal (0.5%) YES/NO Will the development be protected and will mitigation be maintained to the same standard for the Design Life of Development YES/NO	
	F3.8	Height of proposed floor level above general surrounding land...0.28m... Height of finished floor level above potential flood level on site (1 in 100).....[2,3] ▲	
	F3.9	How soon would flood water affect your site: Duration:....12.....Hours.....Minutes Is there a risk to life: YES/NO Is there a risk to the interior of buildings: YES/NO Is there a risk to external areas, e.g. garden, road: YES/NO	
	F3.10	In an extreme rainfall event would the development over load the capacity of the existing sewers: YES/NO[2] ▲	
	F3.11	Will the Development give an overall: Reduction of run off: YES/NO ▲ Flood Plain Loss: YES/NO ▲ Flood Plain Gain: YES/NO ▲	
	F3.12	General impact on Flood Risk elsewhere: INCREASED EQUAL DECREASED (Please circle) ▲	
	F3.13	Is there an Impact on the Natural Water Course or Coast Line: YES/NO ▲	
	F3.14	Have you considered the effect of Climate Change: YES/NO ▲	
	F3.15	How would your development be affected in a more extreme flood than currently defended to? ▲ Increased depth and duration of flood.	

Part 3 For Completion By E.A.	Approved	Advice	Conditions	Objection	E.A. Comments:

[1] Attach site location plan and National Grid reference
[2] May be necessary depending upon risk
[3] Check Indicative Floodplain Maps www.environment-agency.gov.uk Contact Environment Agency on Tel: 01522 513100

4851/02



Key:

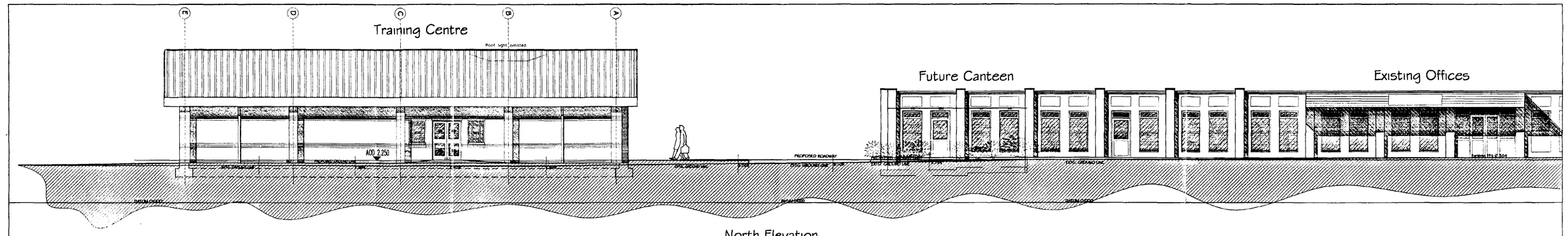
- IDB boundary
- IDB main drain.
- Pumping station
- SSSI
- WCS - Water control structure.
- pWCS - Proposed water control structure.
- Guage board
- P - Proposed guage board

Designed by:	Date:	Filename:	Recipient:	Copy:
F. Bligh	24th June '02	c:\54 2002\Geest		1/1

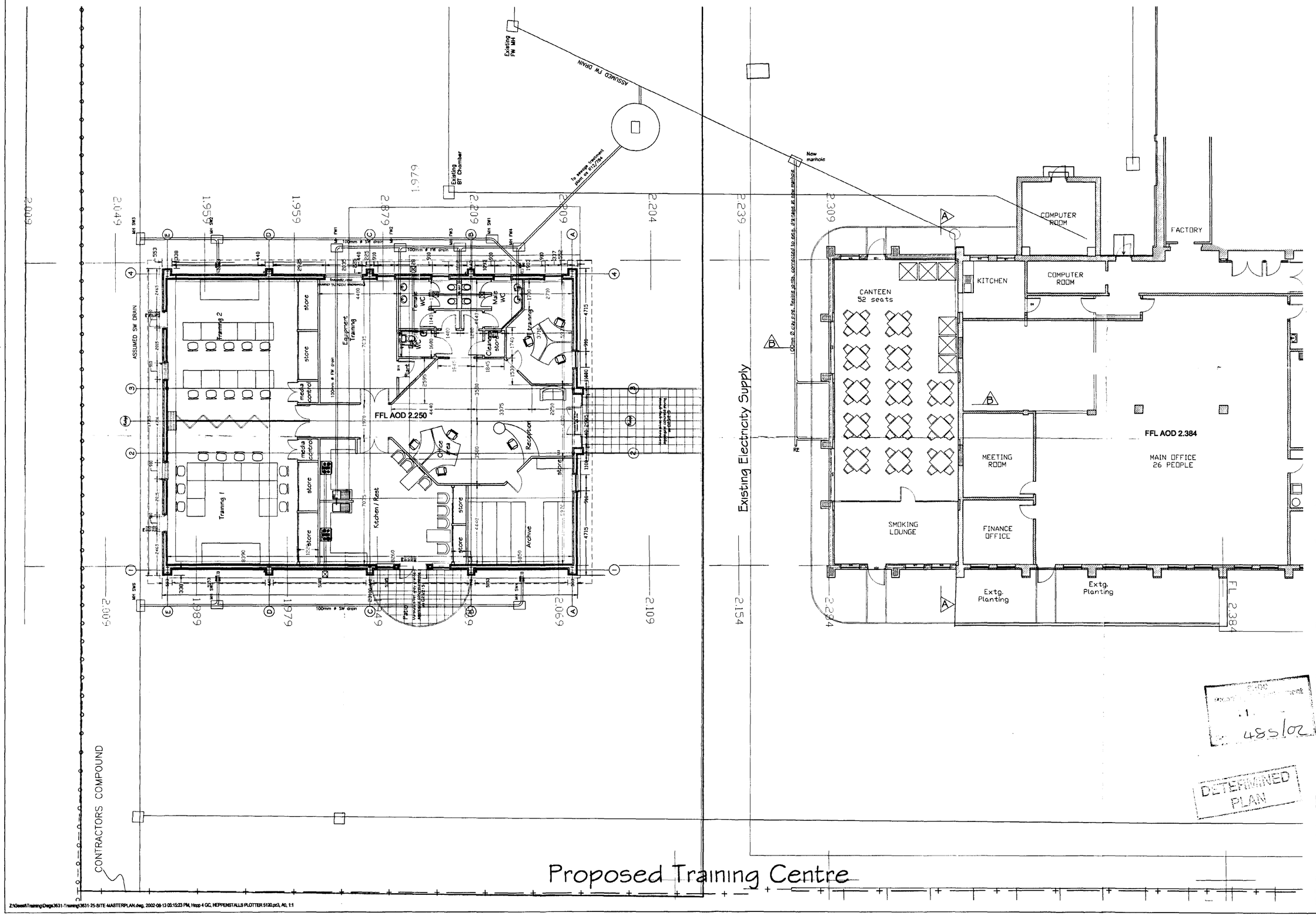
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Wingland IDB

A map of the Boards main drains in the area of the development site.



North Elevation



Proposed Training Centre

GEEST

Revisions A (12-08-02) : Drainage reorganised

Client Geest Sutton Bridge Ltd

Project Training Centre
Site Context

Drawing General arrangement

Scale 1:200

Date August 2002

485/02
RECEIVED
20 AUG 2002
DETERMINED
PLAN

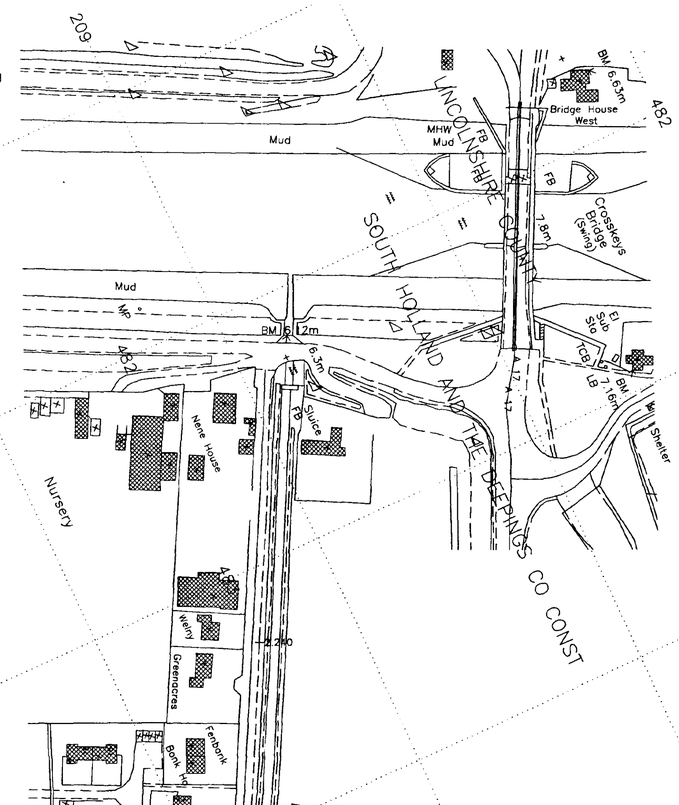
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Email hrpps@globalnet.co.uk

Dwg 3631-25 Rev A

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GEEST SUTTON BRIDGE SITE MASTERPLAN SCALE 1.1250

GEEST

Client: Geest Sutton Bridge Ltd

Project: Training Centre

Drawing: Site Master Plan
Flood Risk Assesment

485/02

Scale: 1:1250

Date: August 2002

RECEIVED
20 AUG 2002

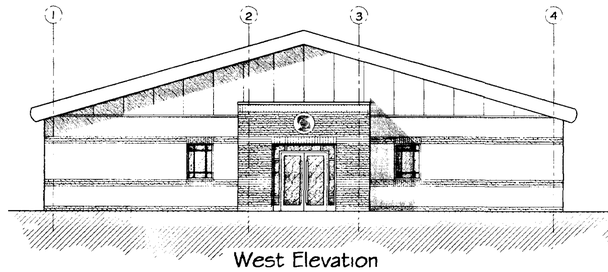
DETERMINED PLAN

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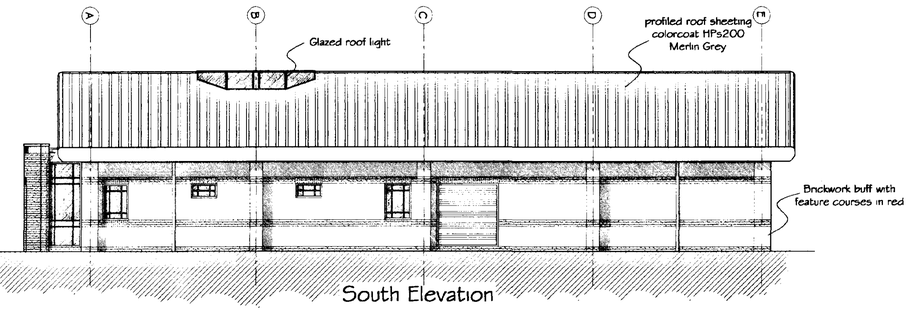
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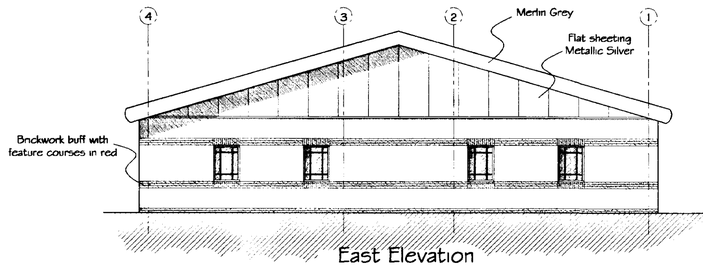
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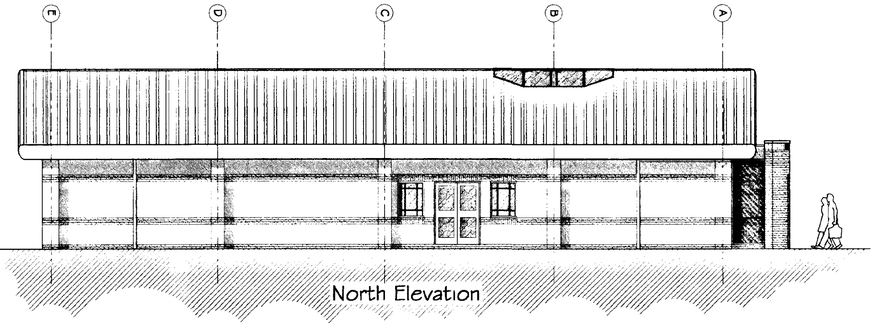
West Elevation



South Elevation

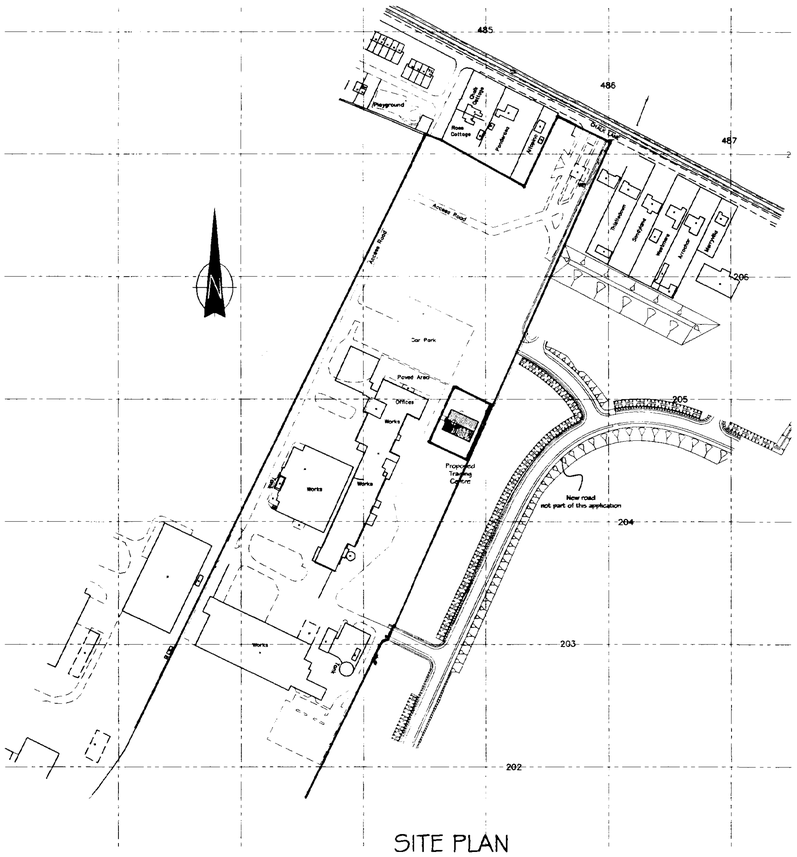


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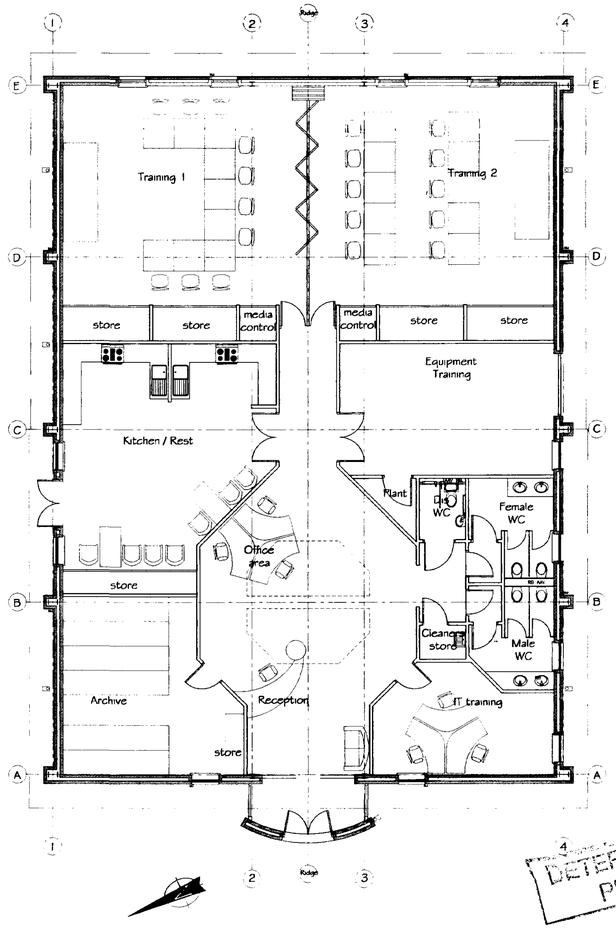


North Elevation

Proposed Training Centre



SITE PLAN
1:2500



GEEST

Client Geest Sutton Bridge Ltd

Project Training Centre

Drawing General proposals for Planning submission

Scale 1:100 & 1:1000

Date April 2002

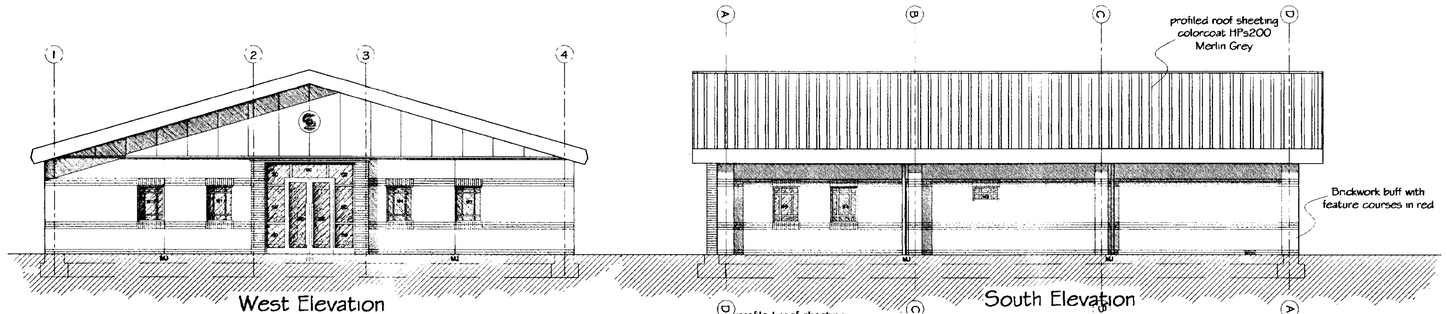
Planning & Development
25 APR 2002
Ref 0485/02

DETERMINED PLAN

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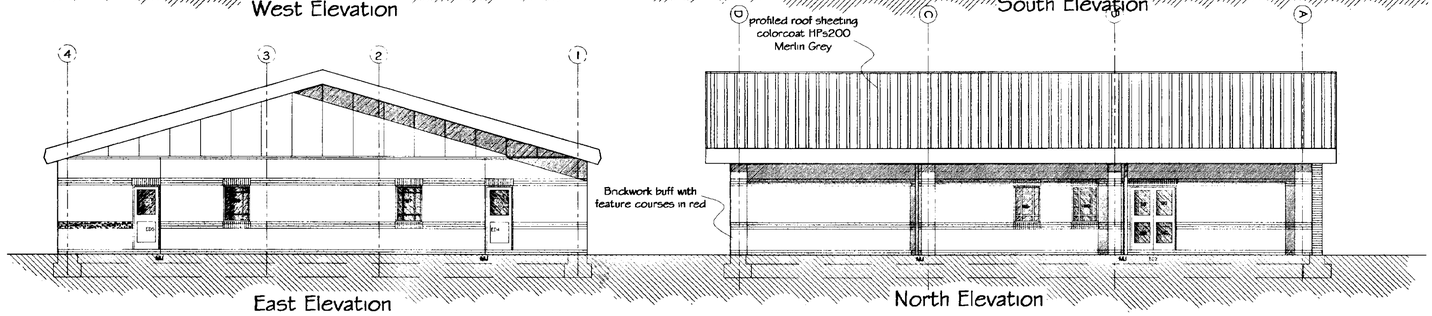
Dwg 3631-22 Rev -

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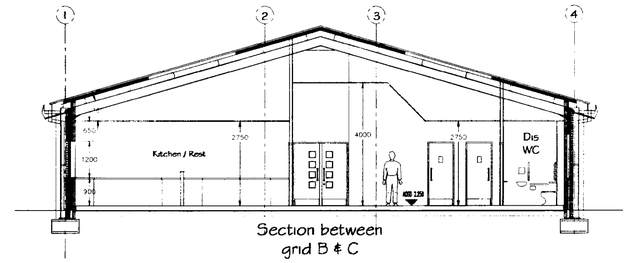
West Elevation

South Elevation

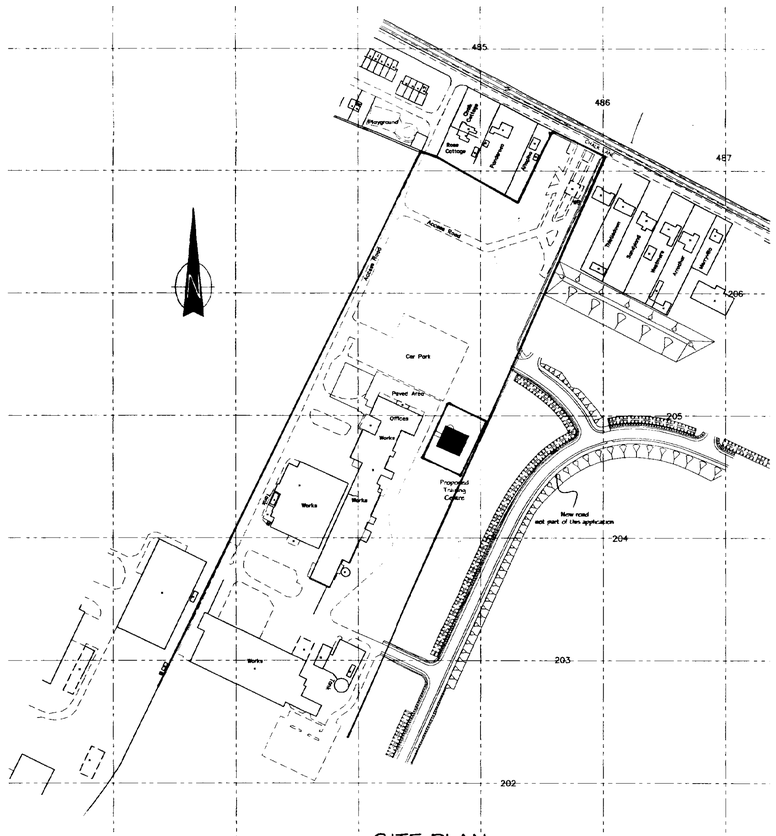


East Elevation

North Elevation

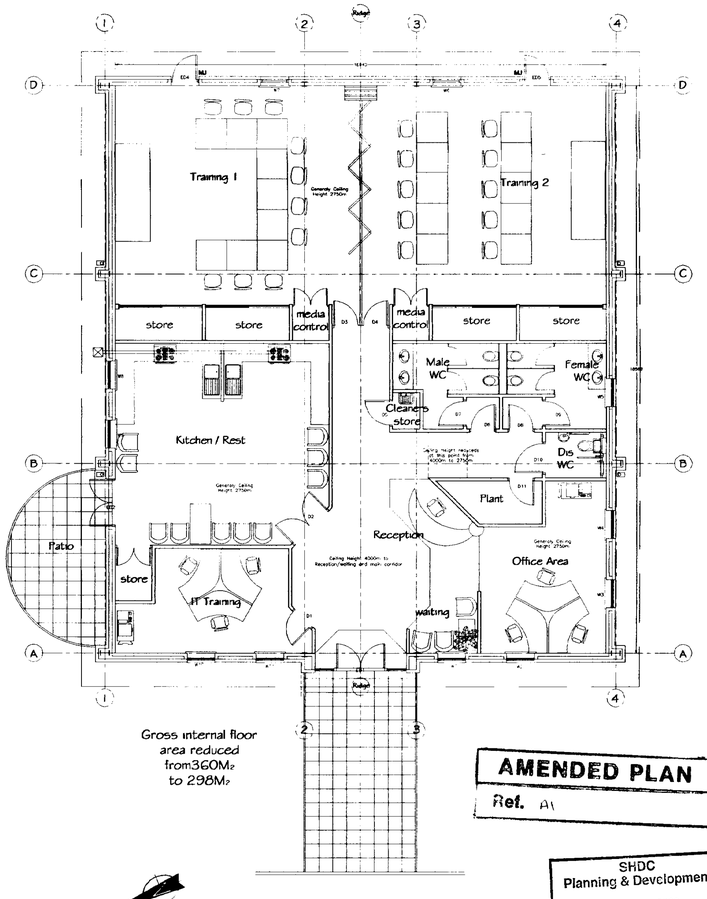


Section between grid B & C



SITE PLAN
1:2500

Proposed Training Centre



Gross internal floor area reduced from360M² to 298M²

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
2 NOV 2002
Ref 04/85/02

GEEST

Client: Geest Sutton Bridge Ltd

Project: Training Centre

Drawing: Planning Amendment (Reduced size. Scheme A)

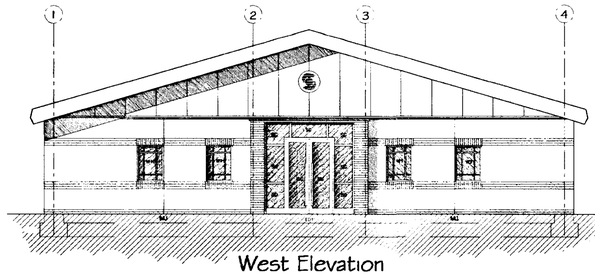
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Date: November 2002

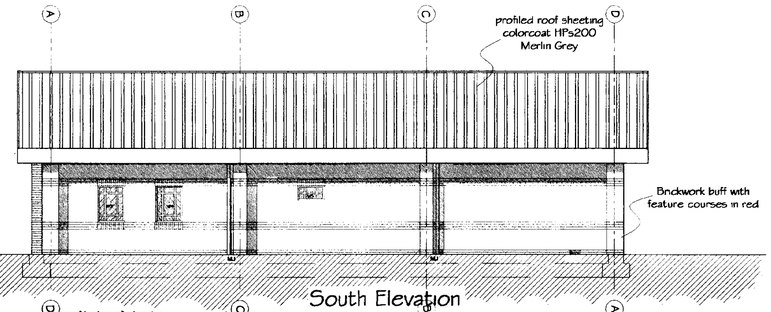
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Dwg 3631-27 | Rev .

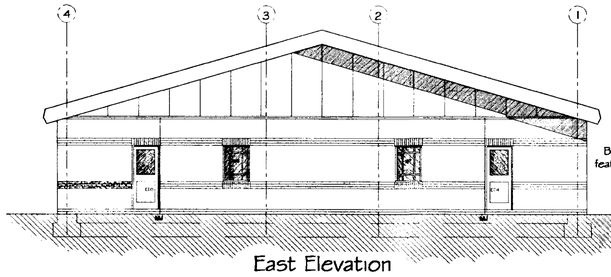
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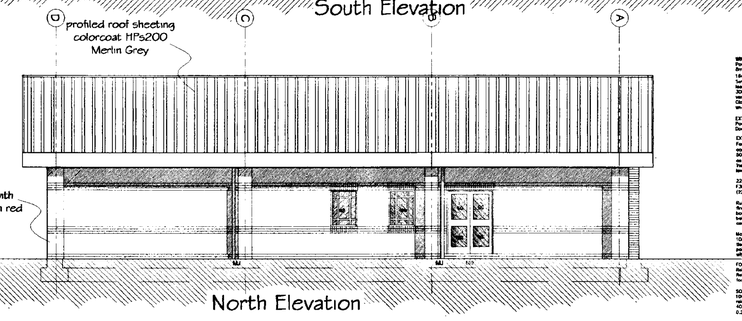
West Elevation



South Elevation



East Elevation



North Elevation

WINDOWS: As 110/280
Powder coated aluminium frames thermally broken with min 24mm gap. Double glazing to BS 6206 Part 1 Class B. Fixed lights 16mm cavity c 6% 4/16/4, (U=3.0) argon balanced. Opening lights 6% 4/16/4, (U=3.0) argon balanced. Sills high 800mm above finished floor level and 300mm each side of door openings. Windows to have trickle ventilators @ 1800mm c/c.
Glazing area equivalent to 1sqM per 8sqM.
Whole x-x-value of windows and roof light to be 3.3W/sqmK.

EXTERNAL DOORS: As 120/680
Powder coated aluminium frames
Double safety glazing to BS 6206A

EXTERNAL WALLS:
Facing brick outer leaf as 110/110, 100mm 7N/sqmm commons brick inner leaf as 210/286 100mm cavity. 50mm Kingspan Thermapitch TP10 insulation as 280/110. Wall u-v-value of 0.35 W/sqmK.
Cavity closers at jambs of openings. Cavity trays below first level of perimeters to prevent cavity bridging.

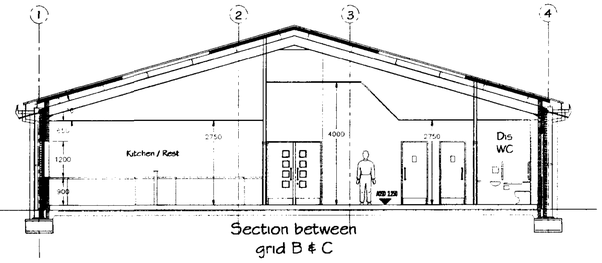
220mm stainless steel vertical tubed wall ties in accordance with BS 1243 Type 1 at 450mm centres (925 net 12% of openings reveals).

Rubbered Hybrid dpc as 730/330, min 150mm above finished paved level. 300mm white reduction effective board cavity closer. Cavity filled with GEN 1 concrete below ground, with pre-formed weep holes at 900 centres.

Movement joints as 730/810 to both sleeves at stairs 12mm wide with cavity compressible filler. Joint filled with mastic sealant with backing material, joints in plaster with stainless steel movement beads.

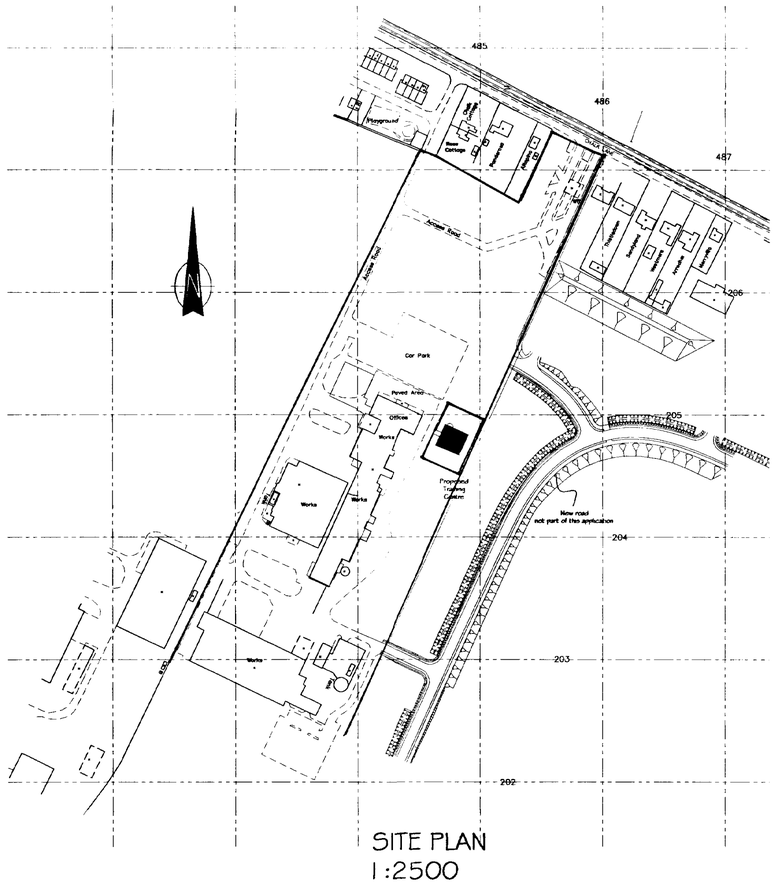
FOUNDATIONS:
Strip footings 900mm wide 450 deep strip foundations. Reinforcement top and bottom with 500mm lapse, on 40mm thick Kingspan Thermaflow TP70 to give U-value 0.29W/m. k. transition strip to slab edge.

SOLID GROUND FLOOR
150mm RC30 concrete slab with 4242 fabric reinforcement top and bottom with 500mm lapse, on 40mm thick Kingspan Thermaflow TP70 to give U-value 0.29W/m. k. transition strip to slab edge.

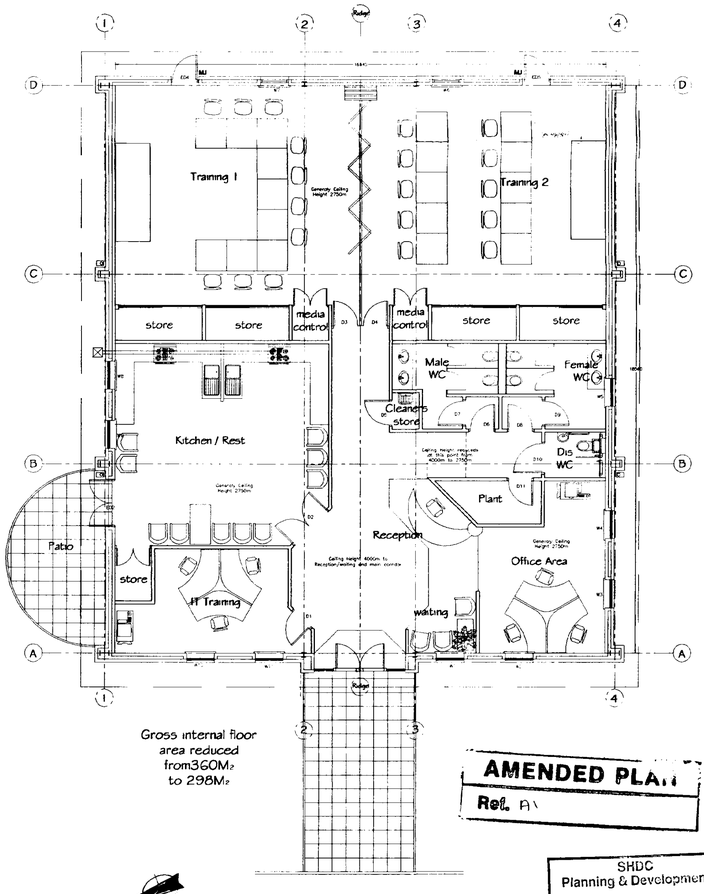


Section between grid B & C

Proposed Training Centre



SITE PLAN
1:2500



Gross internal floor area reduced from360M² to 298M²

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
2 NOV 2002
Ref 0485/02

GEEST

Client: Geest Sutton Bridge Ltd

Project: Training Centre

Drawing: General proposals (Reduced size A)

Scale: 1:100 & 1:2500

Date: November 2002

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