

FLOOD RISK ASSESSMENT FOR TWO STOREY SIDE EXTENSION AT T H CLEMENTS, WEST END, BENINGTON, PE22 0EJ

This Flood Risk Assessment is to accompany the Planning Application for a Two Storey Side extension which has a proposed footprint of 370m². The proposed extension comprises of a steel framed extension using external materials to match existing.

The proposed Building includes a Staff canteen at first floor level and a Engineering Workshop / Store splitting over both floors.

The Proposed foul drainage for the Staff Canteen will discharge into the existing Sewage Treatment plant which then discharges treated water into the existing Lake which was constructed approximately in 1998.

The proposed Surface drainage for the extension will discharge into the existing surface drainage system which also discharges into the existing Lake.

The Site lies within Flood Zone 3 of the Environmental Agency's indicative flood plain maps with the annual probability of flooding at 1% or greater from rivers and 0.5% or greater from the sea.

The site is located approximately 5km away from the sea and approximately 7km from the Haven.

The main Flood Risk will be from the sea and the existing sea defences to the east are approximately 6m ODN. The sea defences are maintained by the Environment Agency. There has been no record of any flooding on this site.

The proposed extension will have Finish Floor Levels to match existing. All electrical items will be a minimum of 450mm above floor level.

Please see drawing 22-L68-PL001 for all existing site levels.

The proposed extension will not increase flood risk to any existing surrounding buildings.