

<p>Planning Application Number and Planning Officers Name</p>	<p>18/02520/FUL- Adrian Walker</p>
<p>Site Address including postcode and coordinates if possible</p>	<p>Land South Of Wick House East End Fairford Gloucestershire GL7 4AP E: 415626 N: 200907</p>
<p>Development Proposal</p>	<p>Erection of two dwellings</p>
<p>Site Geology and Source of Information Flooding History / EA Flood Zone</p>	<p>Freely draining lime-rich loamy soils https://www.landis.org.uk/soilscapes/</p> <ol style="list-style-type: none"> 1. Flood Zone - The majority of the site is within Floodzone 1, apart from the southern end which is in Floodzones 2 and 3. The submitted plans indicate that house 2 is located on the edge of Floodzones 2 and 3. As both Floodzones cross the red site boundary a FRA should have been submitted, but it has not been. 2. Surface Water susceptibility – The site is susceptible to 1 in 1000 year pluvial flooding, to a depth of less than 300mm, along the access road. The dwellings are proposed in an area indicated to be outside the susceptible area. London Road is susceptible to both 1 in 1000 year and 1 in 100 year pluvial flooding across the site access, to a depth of less than 300mm. 3. Ground water susceptibility between 50% and 75%. 4. Flooding History – There is no record on GIS of the site previously flooding, however one of the objectors to the development states it was seriously flooded in 2007 and also since. Another objector also states that other adjacent properties were flooded in 2007, although there is no record of this. 5. Proximity to ordinary watercourse or main river – There is no mapped watercourse within 20m of the site boundary.
<p>Surface Water Drainage Proposal</p>	<p>Main sewer connection. Stone chips for vehicle access.</p>

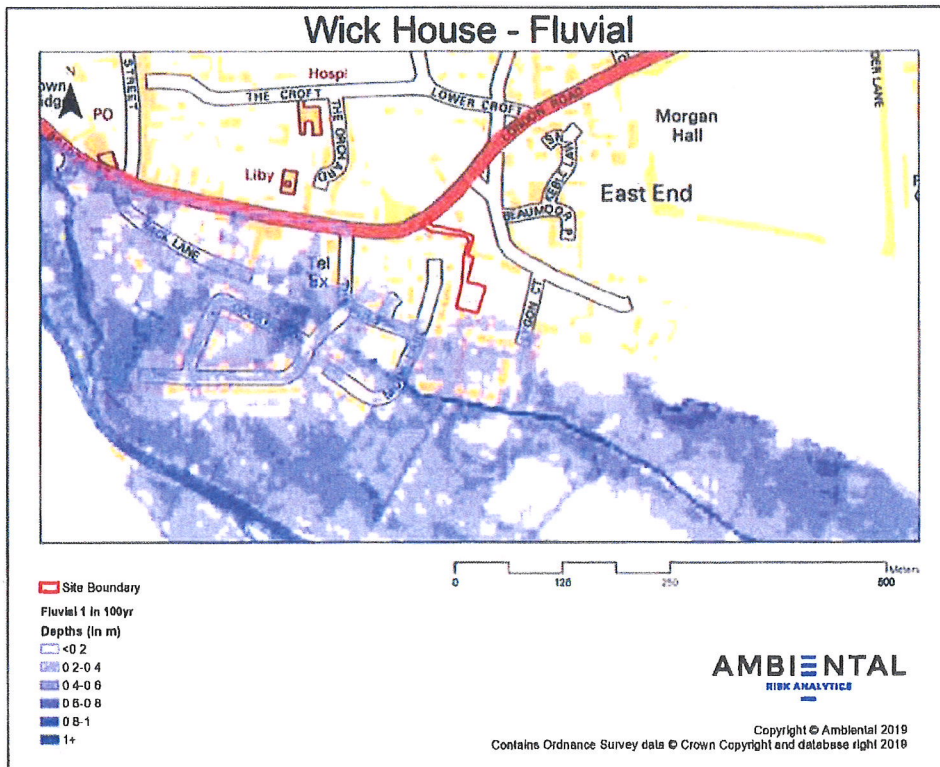
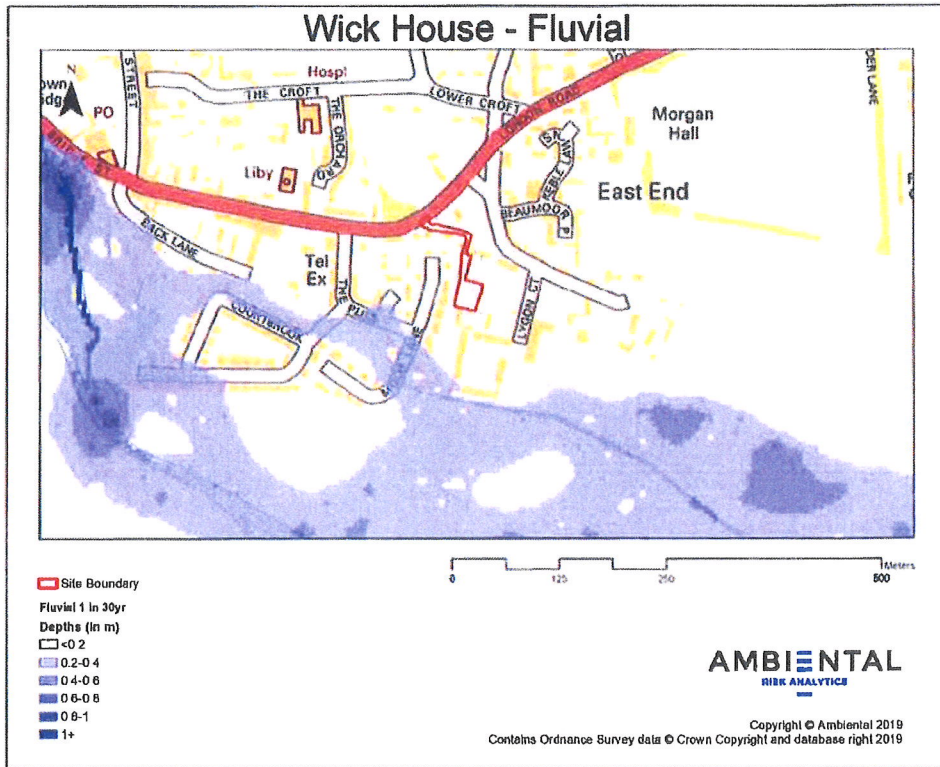
<p>Other Relevant information (such as contours and levels of neighbouring plots)</p>	<p>Site Area: 0.067 ha. The site is flat.</p>
<p>Comments</p>	<p>In accordance with SUDS hierarchy, soakaways and not a connection to mains drainage should be initially considered to dispose of surface water and the suggested soil type for this postcode would support the feasibility of that.</p> <p>As part of the site, in the vicinity of proposed house 2, is within Floodzones 2 and 3 an FRA is required to be submitted before any further comments can be made or a surface water condition specified.</p>
<p>RECOMMENDATION (insert cross in relevant box)</p>	<p><input type="checkbox"/> Additional Information Required (Please re-consult when received)</p> <p><input checked="" type="checkbox"/> Objection</p> <p><input type="checkbox"/> No Objection</p> <p><input type="checkbox"/> No Objection subject to conditions</p> <p><input type="checkbox"/> No Objection subject to revisions</p>
<p>SUMMARY REASON FOR RECOMMENDATION (including details of required)</p>	<p>Objection due to lack of FRA being submitted.</p>

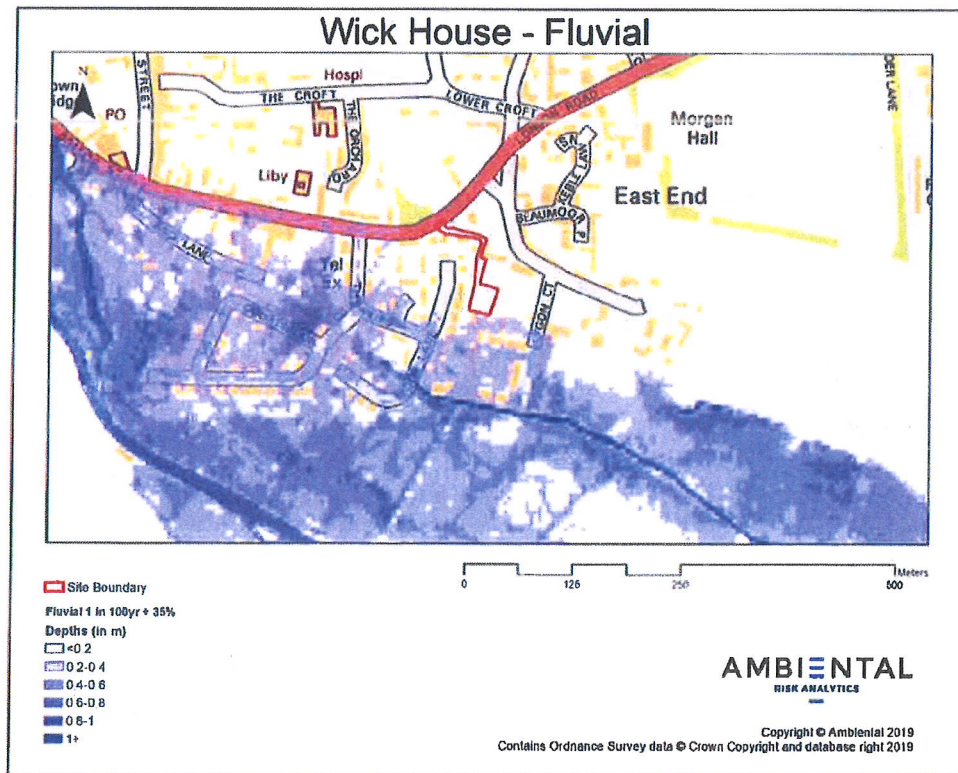
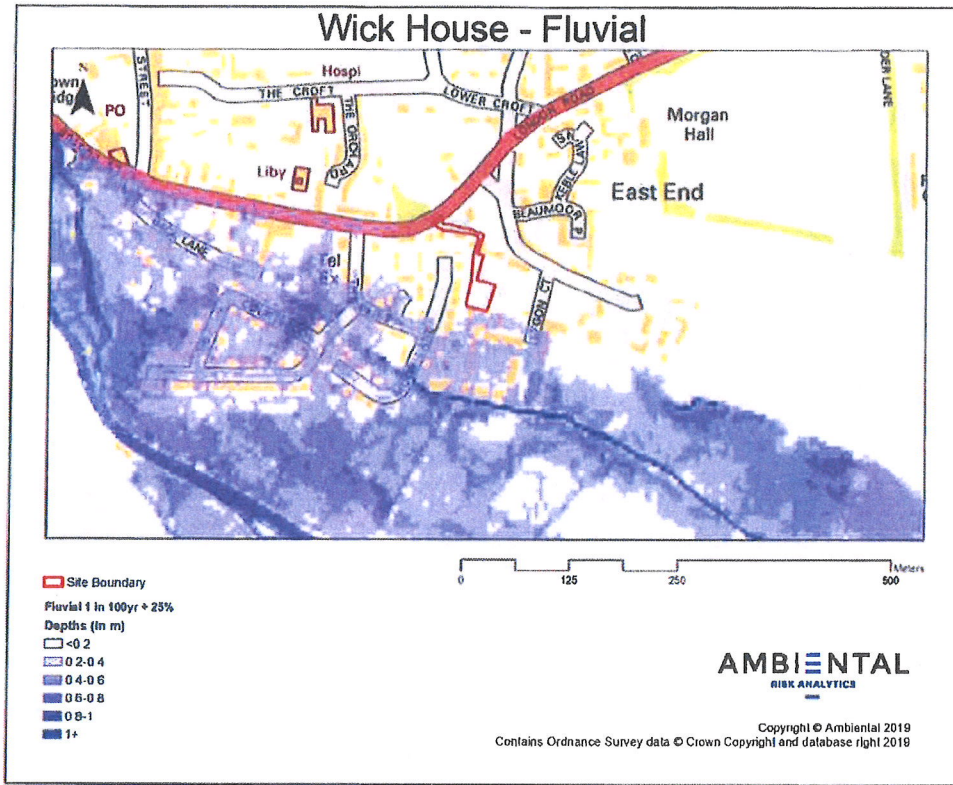
conditions /revisions where applicable) CONDITION	Not appropriate at this stage.
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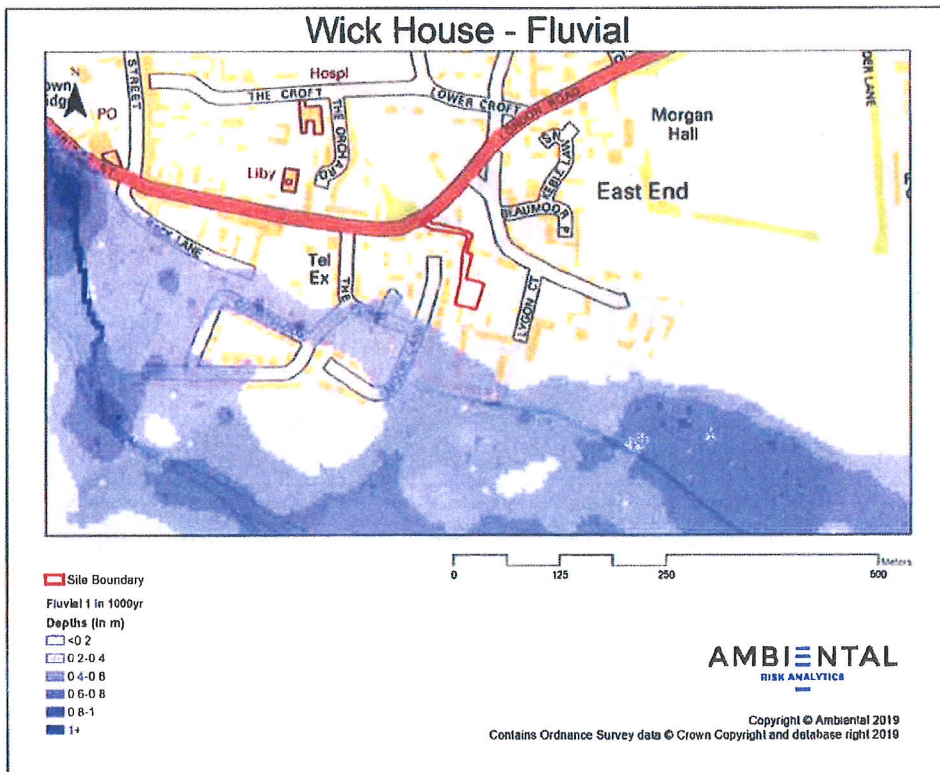
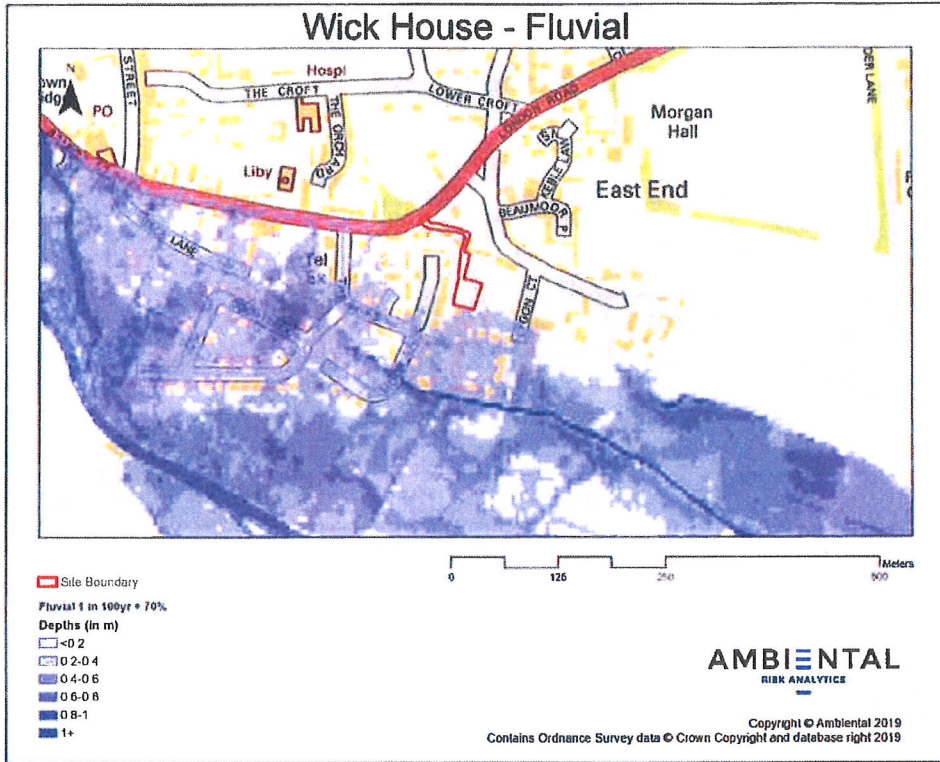
Kevin Jack

Consenting and Enforcement Engineer

Appendix II - Flowroute Data

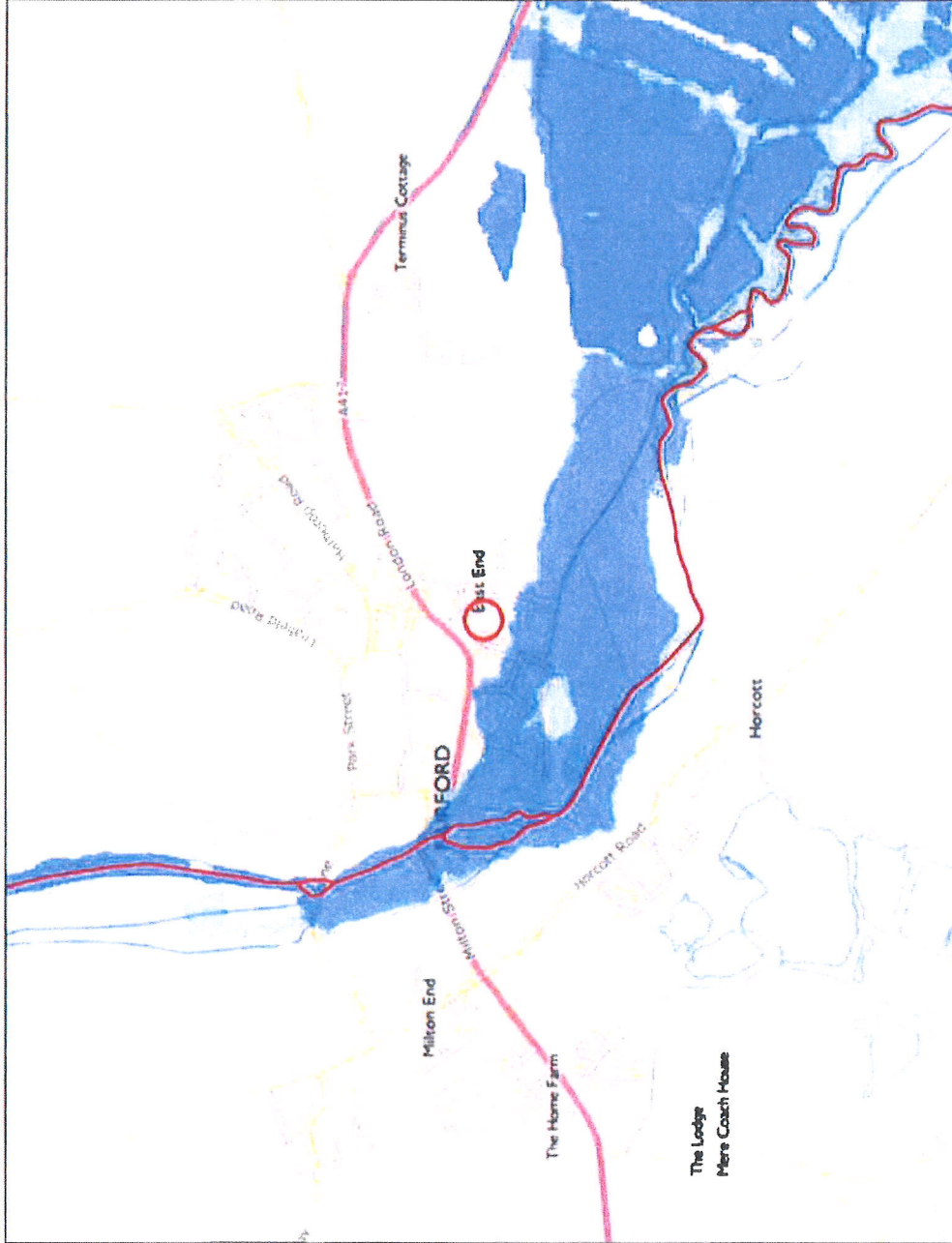






Appendix III - EA Data

**Flood Map for Planning centred on land south of Wick House, Fairford
Created on 22/02/2019 REF: THM_116396**



Legend

- Main River
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:
 - from the sea with a 1 in 200 or greater chance of happening each year
 - or from a river with a 1 in 100 or greater chance of happening each year
 The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

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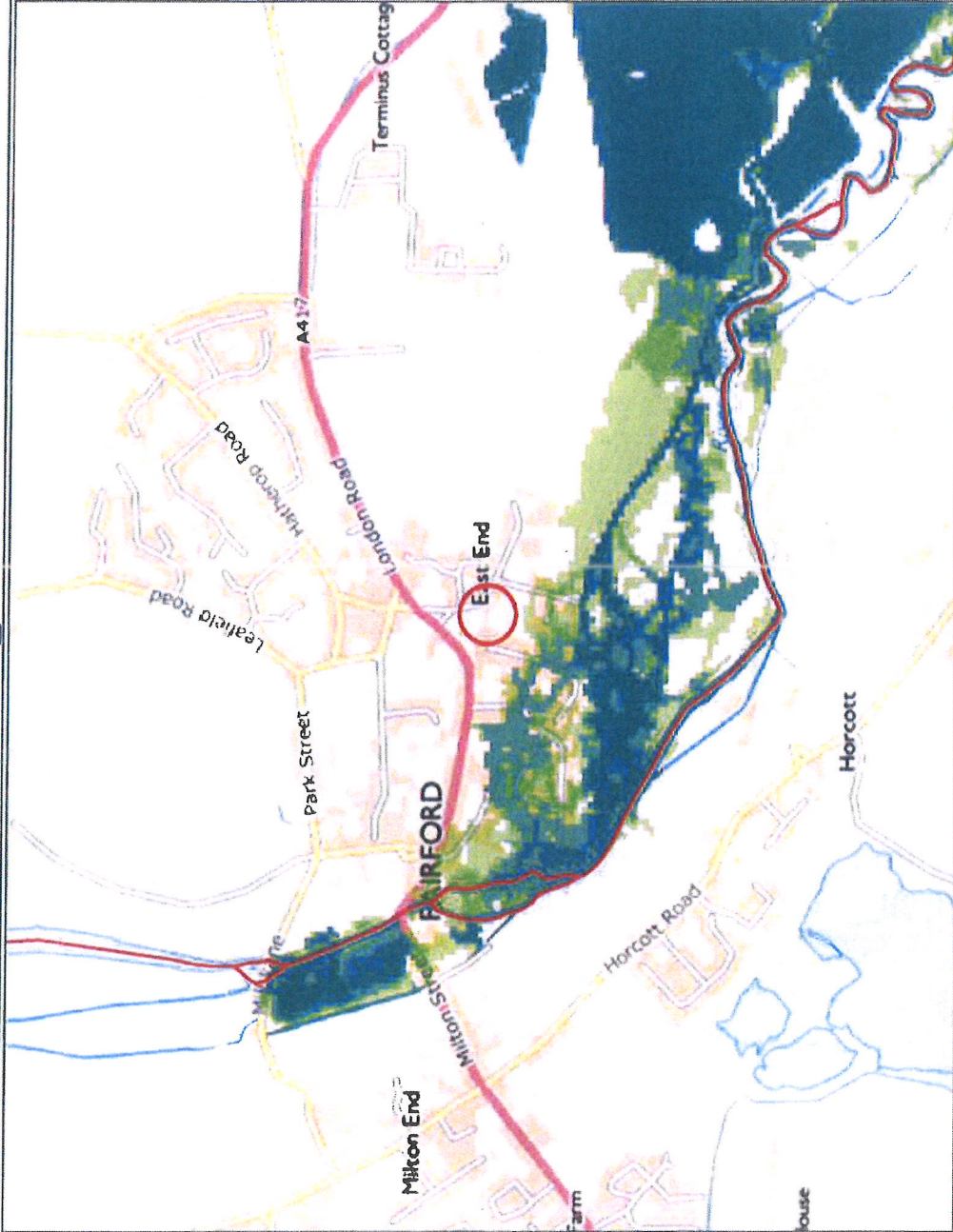


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AMBIENTAL

ENVIRONMENTAL ASSESSMENT

Thames MRL to St Johns AEP Extents Created on 22/02/2019 REF: THM_116396



Legend

- Main River
- 20% AEP Flood Outline
- 5% AEP Flood Outline
- 1% AEP Flood Outline
- 1%-20% AEP Flood Outline
- 0.1% AEP Flood Outline

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

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