PROPOSED HOUSES AT 14 WILLOW LANE, BOLTON UPON DEARNE

FLOOD FISK ASSESSMENT

Attached is copy of Environment Agency Map relevant to the above named proposals showing the site to be within an area designated flood plain, however referral to the Environment Agency Interactive statement of flood risk which is attached for the appropriate easting and northing of the site, shows the agency has no assessment of flood risk.
This assessment is bourne out by the recent history of the site being flood free in the recent direst of storm conditions..
Flood defences to the drain in excess of 40m from the south of the proposal site extend to the western side of the track forming the extension to Willow Lane as shown on the accompanying OS Sitemap.

At the junction of Willow Lane with Mexborough Road the level is shown to be 18.6m above the OS Datum level and the fall on Willow Lane to a general site level is surveyed as being a little in excess of 1m. The proposal site is relatively flat surveyed as having an average of 200mm north to south cross fall

It is however proposed that the finished floor levels of the proposed houses are raised to 18m significantly above the level of the present on site building due for demolition, approximately 400mm above the existing house finished floor level to ensure that any flood risk from sources other than rivers or seas is adequately considered. Sensible general precautions would be built into the proposed houses, service meters being installed at raised positions and care being taken to avoid vulnerable low level openings.

Gordon Stephenson. Chartered Architect. 11.02.2011 . Tel 01302 891411
email stevenson_g3@sky.com



Risk of Flooding from Rivers and Sea

Enter postcode or place name:

S63 8LU

Search

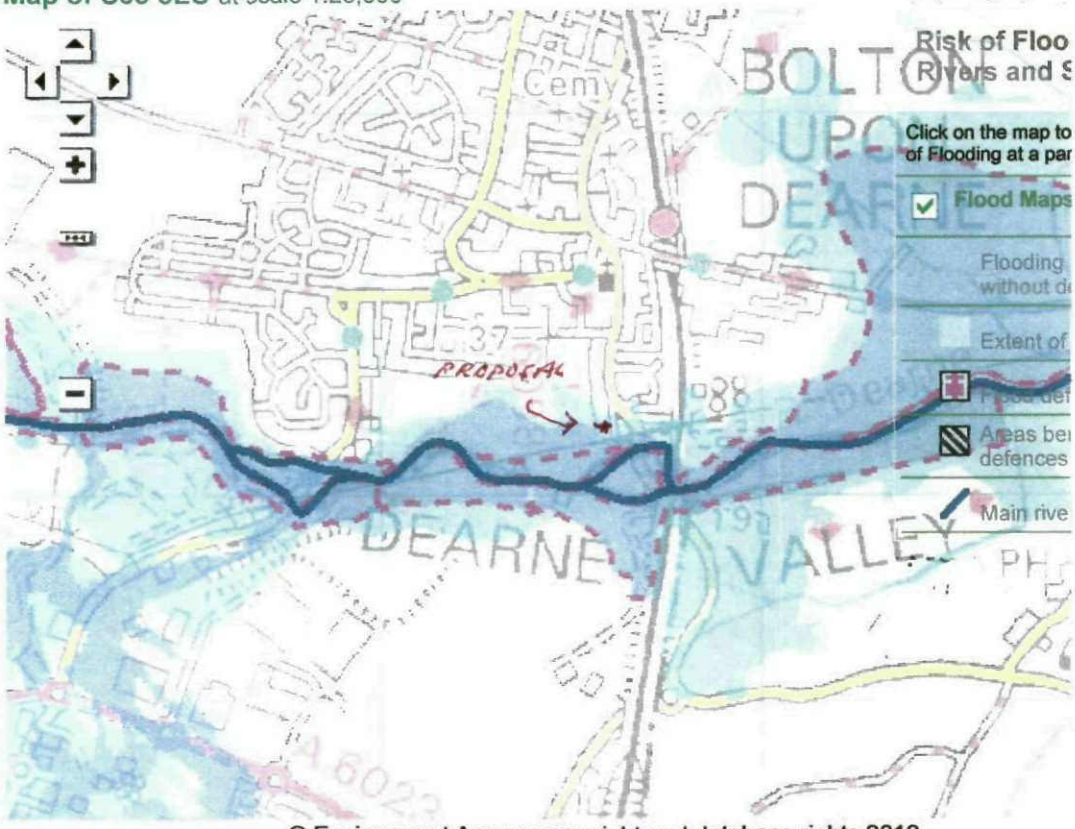
Overview map:



Other topics for this area...

- Risk of Flooding from Rivers and Sea
- Risk of Flooding from Reservoirs
- Flood Warning Areas
- Landfill
- Pollution
- Air Pollution
- Rivers
- Bathing Water Quality
- Groundwater
- Environment Agency Offices
- River Basin Management Plans - Rivers

Map of S63 8LU at scale 1:20,000



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view text version of all results

The areas of Weston-super-Mare, North Somerset; Deal, Kent; and Folkestone, K

have planned improvement programmes for delivery in the next update due February 2011.
For further information regarding these areas please contact us directly.

More about flooding:

Understanding the flood map
A more detailed explanation to help you understand the flood map shown above.

Current flood warnings
We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.



Interactive Maps

Flood Risk for X:445601, Y:402176

Be prepared

We do not have an assessment of flood risk for the area which you have selected. This may be because the area selected is outside the floodplain. It could also be because we have been unable to assess the likelihood of flooding for this area because we did not have sufficient information (this applies to fewer than 1% of the properties in England and Wales in the flood outline)

For a fuller explanation of flood likelihood, click here.

Be aware:

- Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc. Click here to find out more.
- To find out how to be prepared for all types of flooding go to our Floodline pages or call Floodline on tel: 0845 988 1188.
- The information on the likelihood of flooding is not intended to be used by people applying for planning permission for new developments. To find out how the Flood Map can help when planning a new development, click here.

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Ordnance Survey®

OS Sitemap®



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Centremaps @ Photarc**
Serial number: 00369900
Centre coordinates: 445604 402182.88

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk