

Mr & Mrs M Hollins
The Mill House
Off Ings Lane
Little Houghton
S72 OHR

**PLANNING APPLICATION
ADDITIONAL SUPPORT
DOCUMENTS**

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ENVIRONMENT AGENCY RE FLOOD
RISK.

QUILL ARCHITECTURE



ARCHITECTURE. Chapelfield House 25 Hough Lane Wombwell S Yorks S73 0DP

My Ref. AD/PD/
Your Ref.

Tel No (01226) 755446

Date. 00/00/00

Caroline Brannan
Environment Agency
Phoenix House
Global Avenue
Leeds
LS11 8PG

Dear Caroline

From our telephone conversation, back in February 09. I have now completed a topographical section, taken from the river Dearne through the site to the access road to the east, as marked on the O.S. extract between points A-X.

The finished floor level for the conversion and extension will be set at 29.490m, which is 3.490m above datum level of the river Dearne, as recorded on 19/03/09. All datum levels taken using the OSG B36 coordinate system.

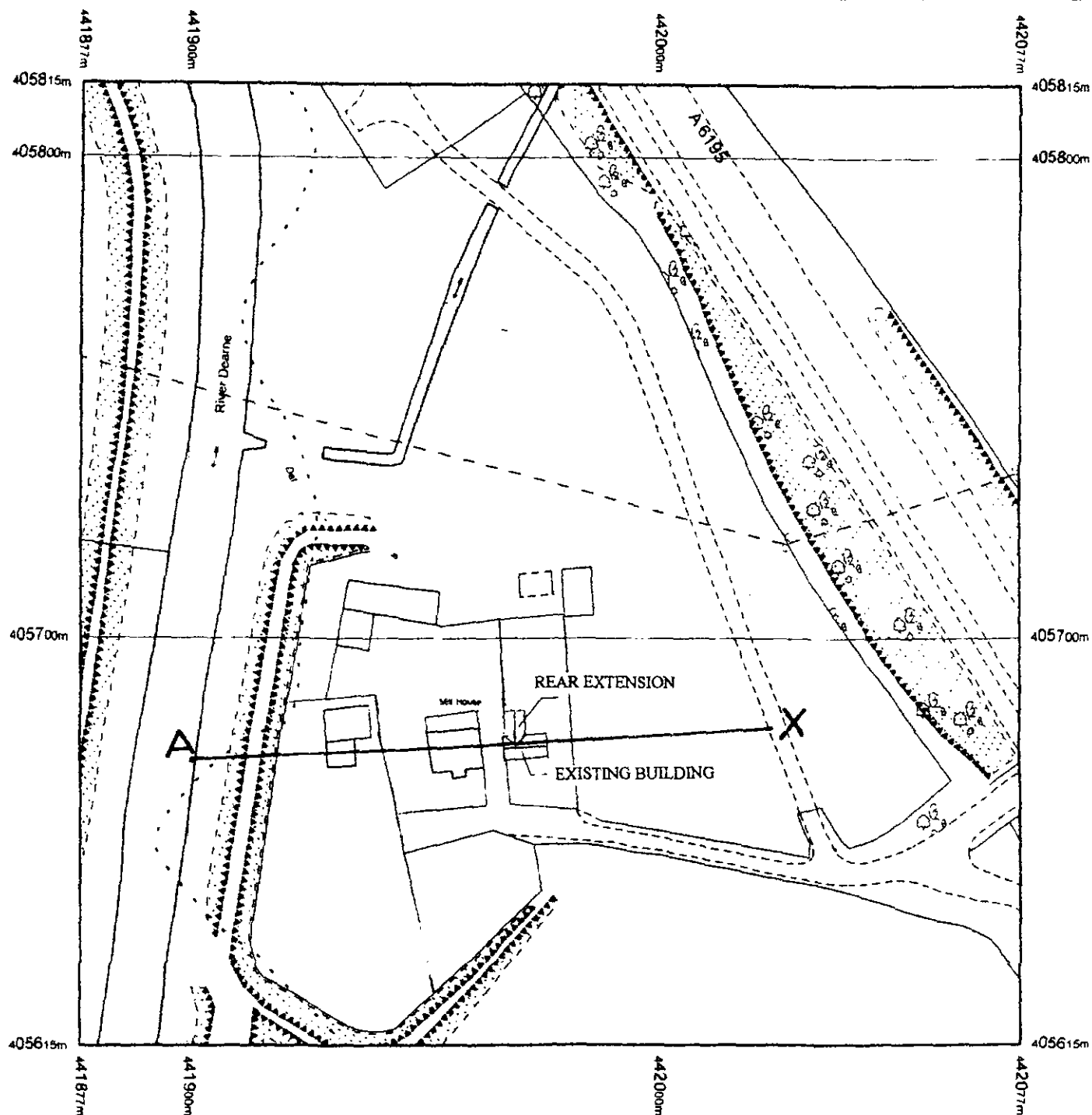
From the river Dearne the land continues to rise upwards through the proposed site until it reaches the ridge overlooking the A 6195 By-pass Road. The proposal to convert the existing structure with the addition of a rear extension lies within the green belt. Advice from to local authorities planning department has been sought because of the implications inherent with green belt developments. A brief summary is that the finished floor level has to remain at 29.490m above datum, otherwise the impact on the surrounding area will be compromised and contravene the current open space issues allied to the green belt

In addition the finished floor level of the conversion will be set at 734mm above the ground level of the existing mill house, which has never been flooded. To corroborate this my client Mr Hollins has aerial photographic evidence. If you require this to be sent to you please contact me at the address or telephone number shown.

I hop this information now satisfies your criteria and negates the need for a flood risk assessment to be carried out.

Yours faithfully

ALAN DAVIES (for and on behalf of Quill Architecture)



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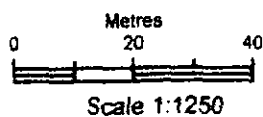
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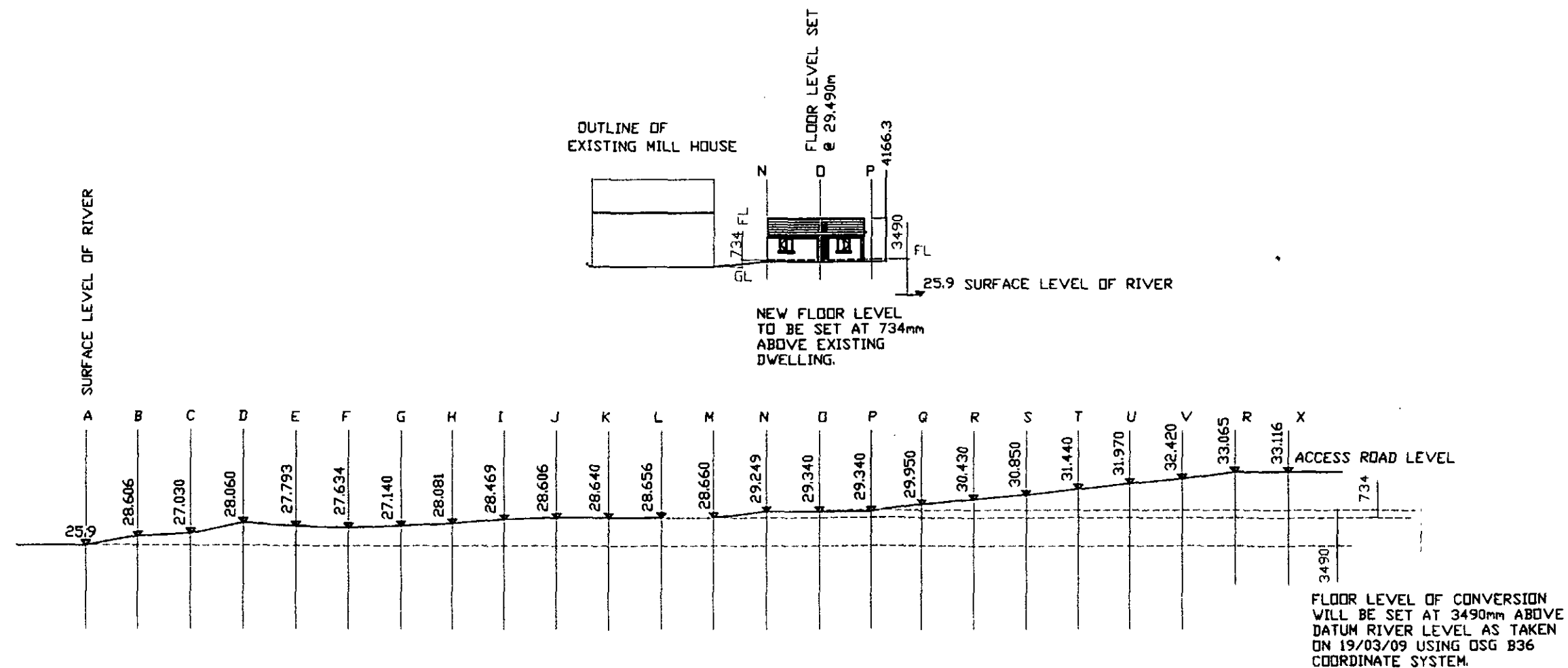
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Centre coordinates: 441977 13 405715 25

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

MILL HOUSE
INGS LANE
LITTLE HOUGHTON
S72 OHR



TOPOGRAPHICAL SECTION TAKEN FROM THE RIVER DEARNE THROUGH SITE TERMINATING AT ACCESS ROAD FOR MONITORING STATION AS MARKED A TO X ON 1:1250 D.S. EXTRACT. DATUM LEVELS TAKEN ON 19/03/09

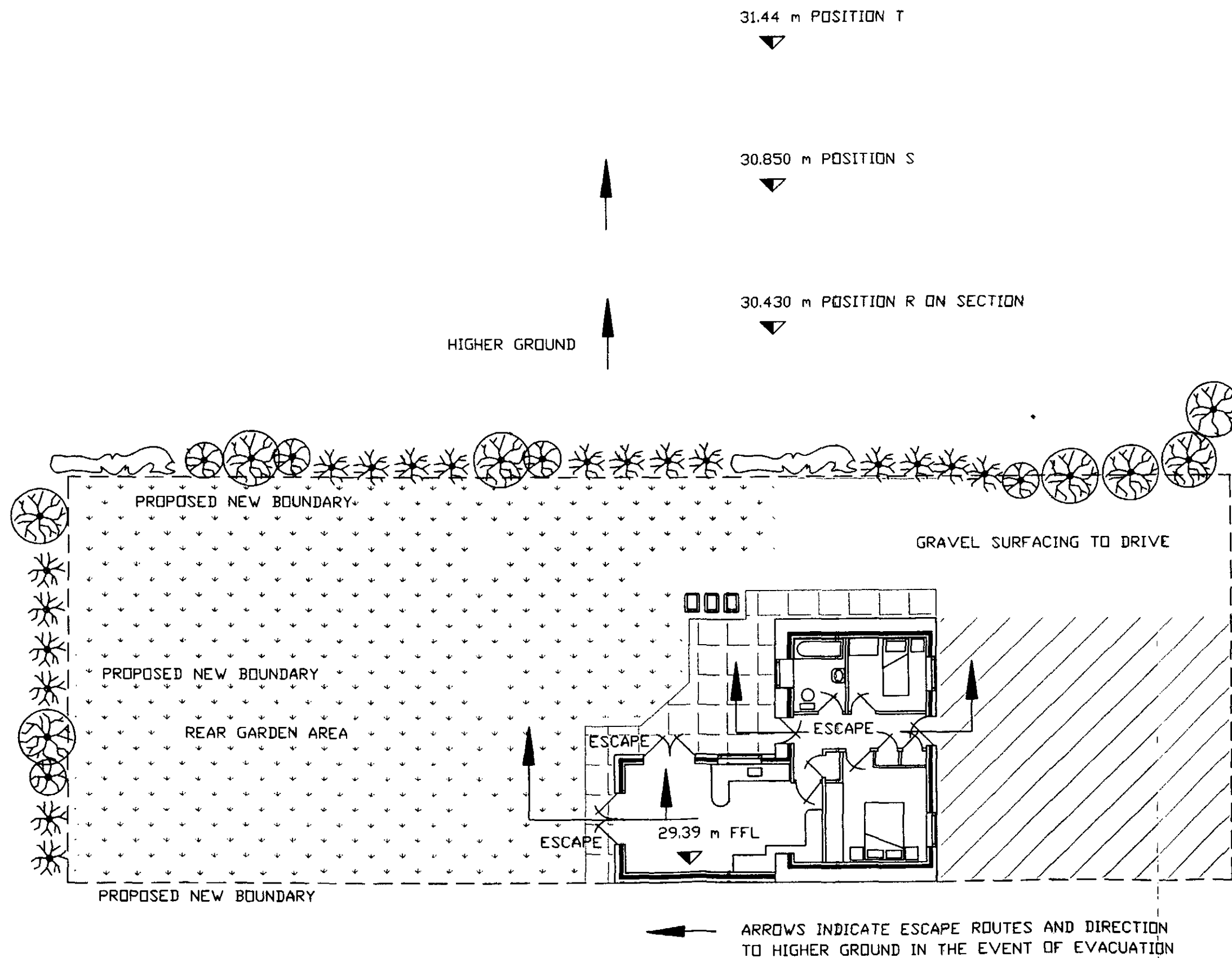
CLIENT
MR M HOLLINS
THE MILL HOUSE
INGS LANE, LITTLE HOUGHTON, S72 0HR

TITLE
TOPOGRAPHICAL SECTION TAKEN THROUGH SITE
WITH DATUM LEVELS TAKEN USING DSG B36
COORDINATE SYSTEM

Quill
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TELEPHONE (01226) 755446 REG No 5210984

SCALE 1 : 500	DRAWN AD
DATE 20/03/09	REV
DRG No CAD/QA/09007	



CLIENT
MR M HOLLINS
THE MILL HOUSE
INGS LANE, LITTLE HOUGHTON, S72 0HR

TITLE
DRAWING TO SHOW EGRESS ROUTES FROM DWELLING
IN THE EVENT OF EVACUATION

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SCALE 1 : 150	DRAWN AD
DATE 16/04/09	REV
DRG No CAD/QA/09008	

Alan Davies

From: Brannan, Caroline [caroline.brannan@environment-agency.gov.uk]
Sent: 07 April 2009 13:34
To: Alan Davies
Subject: RE: topographical section through site - the mill house, Middlecliffe, Little Houghton

Alan,

Further to your query regarding the Mill House at Little Houghton, I can confirm that the information that you have sent me (topographic survey, modelled water levels and plan) would be sufficient for determining flood risk on any planning application submitted for this site and therefore a formal flood risk assessment would not be required.

For your planning application, you will also need to submit information stating the emergency access/egress route for the property in the event of a flood, to demonstrate that there is a safe route to higher ground outside of the Flood Zones.

Hope this information helps.

Kind Regards

Caroline Brannan
Development Control Engineer

Tel: 0113 213 4919 (internal 728 4919)
Email: caroline.brannan@environment-agency.gov.uk

Environment Agency
Phoenix House
Global Avenue
Leeds
LS11 8PG

From: Alan Davies [mailto:quillarchitecture@googlemail.com]
Sent: 01 April 2009 10:14
To: Brannan, Caroline
Subject: FW: topographical section through site - the mill house, Middlecliffe, Little Houghton

Click [here](#) to report this email as spam.

From: Alan Davies [mailto:quillarchitecture@googlemail.com]
Sent: 24 March 2009 17:02
To: 'carolinebrannan@environment-agency.gov.uk'
Subject: topographical section through site - the mill house, Middlecliffe, Little Houghton

From our telephone conversation back in February 2009. I have now completed a topographical section taken from the river Dearne through the site to the access road on the East. As marked on the O.S extract between points A and X (which will follow through the postal system.) The finished floor level for the conversion and extension will be set at 29.490 metres above ordinance datum which is 3.490 metres above datum level of the river Dearne as recorded on the 19/03/09, using the O.S.G – B36 co-ordinates system.

18/04/2009

This equates to a proposed floor level of .734mm set above the ground level of the mill house.

The proposal lies within a green belt area and for that reason the finished floor level has to remain at 29.490 metres due to national and local planning constraints.

I hope this information satisfies your criteria and negates the need for a flood risk assessment on this site.

From Alan Davies.

Quill Architecture

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