

Appendix E – Flood Mapping

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
529251/116064

Created
6 March 2026 11:10

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



)ORRG PDS IRU S
<RXU UHIHUHQFH
8QVSHFLILHG
/RFDWLRQ HDVWL
6FDOH
&UHDWHG
0DU

- 6HOHFWHG DUH
-)ORRG JRQH
-)ORRG JRQH
-)ORRG JRQH
-)ORRG GHIHQFH
- 0DLQ ULYHU
- :DWHU VWRUDJ



3DJH RI

Flood map for planning

Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Flood zones 2 and 3

[Hide](#)

- ☒ Flood zones 2 and 3
- ☐ Surface water
- ☐ None

Climate change

2070 to 2125

[Hide](#)

- ☐ Present day
- ☒ 2070 to 2125

Map features

None selected

[Show](#)

Layer opacity

75



Flood map for planning

Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Surface water

[Show](#)

Annual likelihood of flooding

1 in 30

[Hide](#)

☒ 1 in 30

☐ 1 in 100

☐ 1 in 1000

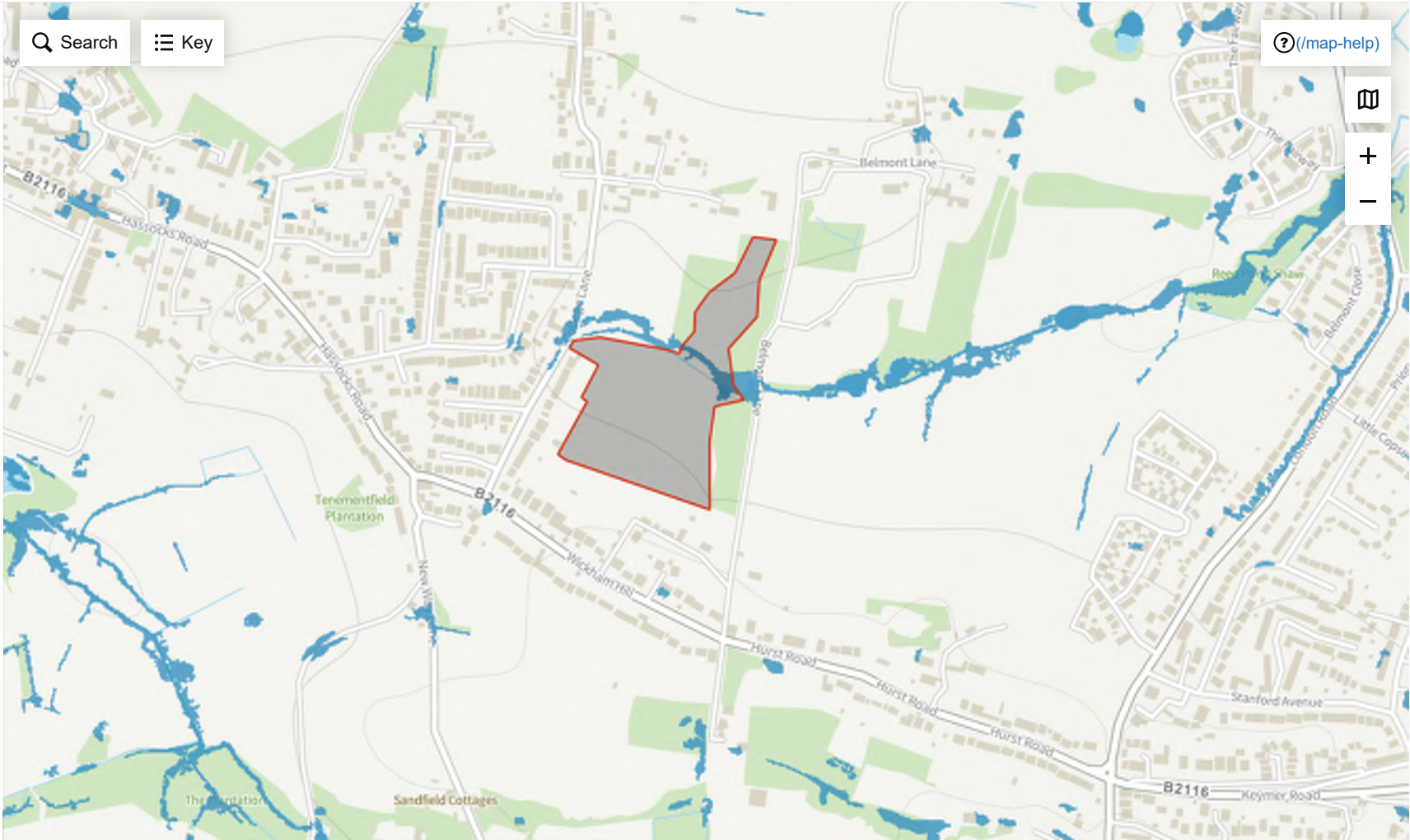
Map features

None selected

[Show](#)

Layer opacity

75



[Get summary report](#)

200 m



Flood map for planning

Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Surface water

[Show](#)

Annual likelihood of flooding

1 in 100

[Hide](#)

☐ 1 in 30

☒ 1 in 100

☐ 1 in 1000

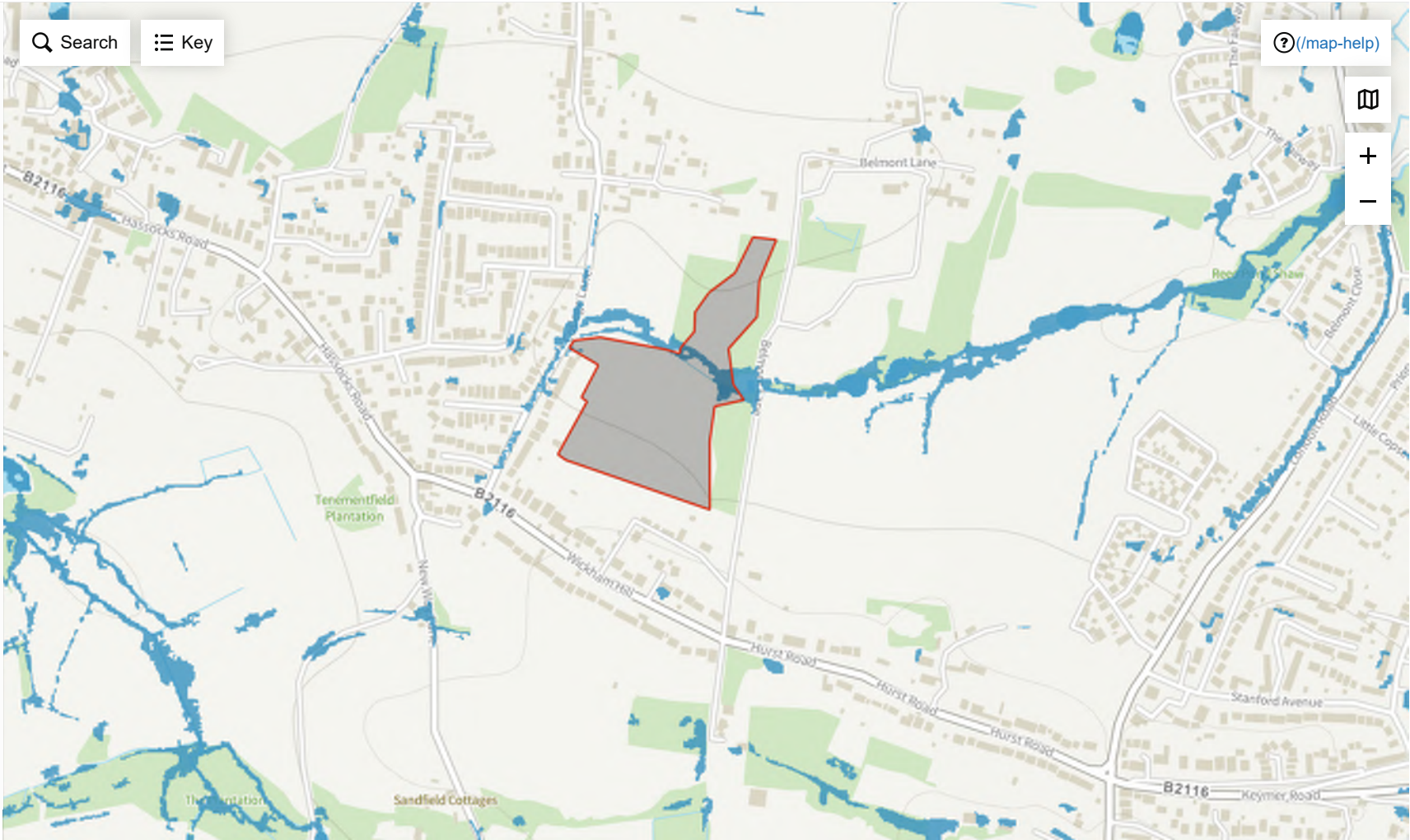
Map features

None selected

[Show](#)

Layer opacity

75



[Get summary report](#)

200 m



Flood map for planning

Get data for your location

Add or edit a location boundary

[Show](#)

Datasets

Surface water

[Show](#)

Annual likelihood of flooding

1 in 1000

[Hide](#)

☐ 1 in 30

☐ 1 in 100

☒ 1 in 1000

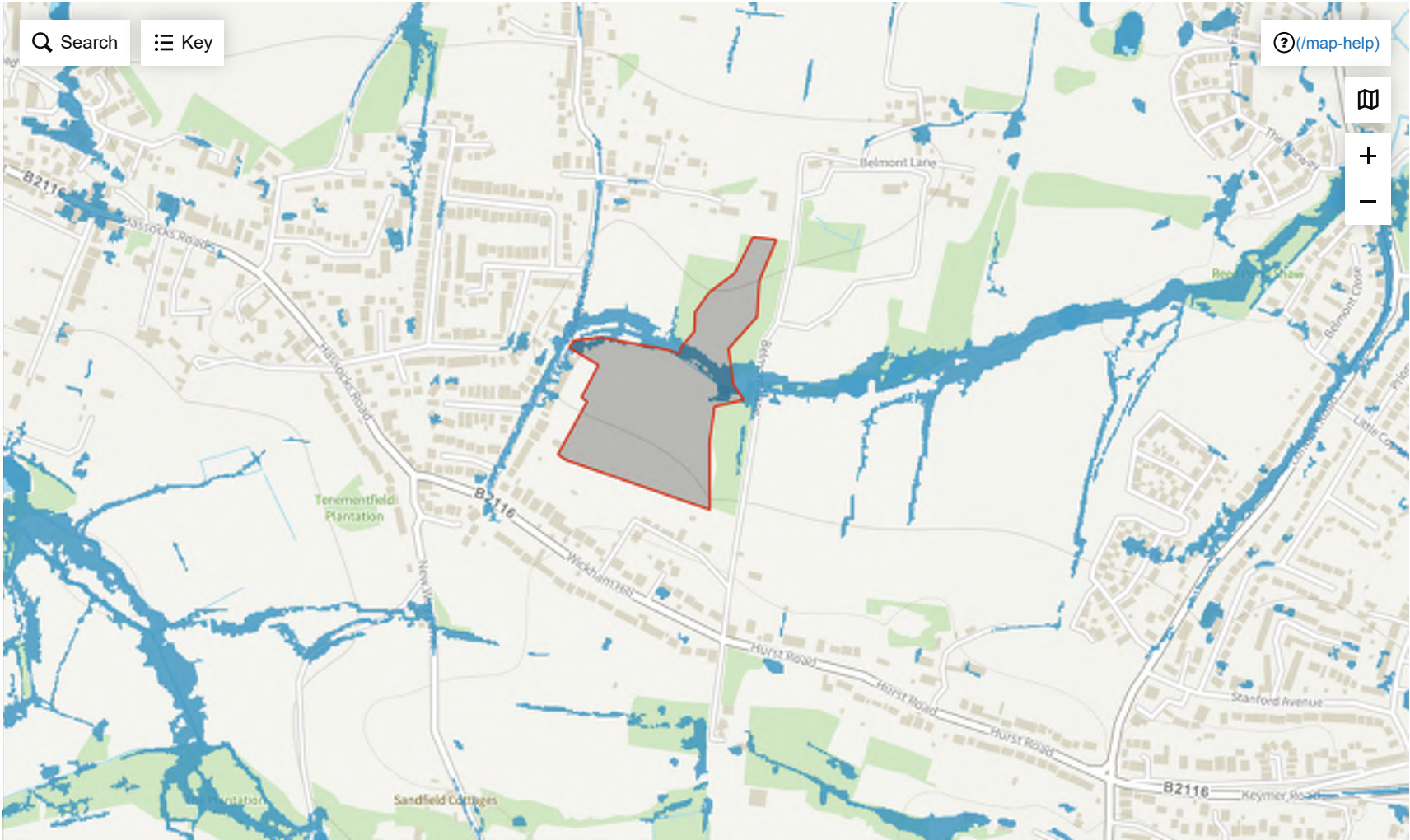
Map features

None selected

[Show](#)

Layer opacity

75



[Get summary report](#)

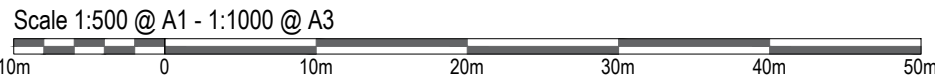
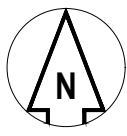
200 m



Appendix F – Site Layout Plan



Appendix G – Impermeable Areas Plan



DO NOT SCALE OFF THIS DRAWING

GENERAL NOTES:

1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.
2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.
3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

CDM 2015 RESIDUAL RISKS

1. All areas of live traffic and pedestrian movements shall be subject to appropriate traffic management barriers and signs.
2. Access points onto live public highway.
3. Unauthorised access to the site must be prevented at all times
4. Existing road drainage to be maintained.
5. Be aware of possible live drainage flows and foul effluent during construction. The Contractor shall assess and implement a safe working system and equipment (PPE) as necessary.

The above residual risks are for non-standard hazards. It is assumed that a competent contractor familiar with the construction of this type of work will be appointed who will be aware of the standard hazards.

IMPERMEABLE AREAS KEY

- Site Boundary
- Roads & Footpaths = 9,856m²
- Private Drives = 3,261m²
- Plots & Garages plus 10% Urban creep on plots = 5,954.5m²
- Misc = 4,854m²

Manhole No.	Pipe No.	Adoptable IMP	Adoptable UC	Private IMP	Private UC	Total IMP + UC
S13	1.000	110.990	0.000	515.392	19.122	645.504
S12	1.001	1347.675	0.000	1254.457	91.934	2694.067
S29	1.002	0.000	0.000	216.595	6.522	223.117
S15	1.003	84.040	0.000	478.483	17.771	580.294
S16	1.004	89.075	0.000	312.686	2.216	403.977
S17	1.005	0.000	0.000	148.921	0.000	148.921
S18	1.006	108.335	0.000	145.112	0.000	253.447
S19	1.007	0.000	0.000	0.000	0.000	0.000
S20	1.008	0.000	0.000	4550.735	0.000	4550.735
S22	1.009	0.000	0.000	0.000	0.000	0.000
S23	1.010	0.000	0.000	801.503	0.000	801.503
S24	1.011	0.000	0.000	0.000	0.000	0.000
S28	1.012	0.000	0.000	0.000	0.000	0.000
S26	1.013	0.000	0.000	0.000	0.000	0.000
S39	1.014	0.000	0.000	0.000	0.000	0.000
S27	1.015	0.000	0.000	0.000	0.000	0.000
S14	2.000	705.868	0.000	374.005	26.883	1106.757
S21	3.000	0.000	0.000	1078.107	20.124	1098.231
S32	4.000	388.871	0.000	771.215	41.596	1201.682
S1	4.001	38.095	0.000	356.033	5.831	399.959
S2	4.002	59.446	0.000	426.359	21.104	506.909
S3	4.003	280.513	0.000	599.882	32.782	913.177
S4	4.004	31.500	0.000	516.404	9.719	557.623
S5	4.005	81.504	0.000	1339.208	60.648	1481.359
S6	4.006	269.988	0.000	354.073	15.314	639.375
S7	4.007	216.419	0.000	213.340	0.000	429.759
S8	4.008	0.000	0.000	0.000	0.000	0.000
S36	5.000	489.795	0.000	273.233	14.780	777.808
S9	5.001	31.711	0.000	538.798	17.097	587.605
S10	5.002	62.996	0.000	596.690	15.325	675.011
S34	5.003	611.001	0.000	525.312	45.311	1181.624
S11	5.004	83.135	0.000	0.000	0.000	83.135
S38	6.000	318.708	0.000	221.414	15.775	555.897
S37	6.001	0.000	0.000	155.178	15.518	170.696
S30	6.002	602.400	0.000	229.012	13.302	844.713
S31	6.003	0.000	0.000	0.000	0.000	0.000
Totals:		6012.064	0.000	16992.147	508.673	23512.884

A02	ISSUED FOR APPROVAL	VD	HA	SB	23/09/2026
A01	ISSUED FOR APPROVAL	NS	TZ	SB	21/07/2026
Rev	Comment	By	Chkd	Appr	Date

Revision History

APPROVAL

THAKEHAM HOMES

robert west
proesgroup
1 Paris Garden
London
SE1 1ND
t: 0203 773 7880
www.robertwest.co.uk

Project
COLLEGE LANE
HURSTPIERPOINT

Drawing Title
PROPOSED IMPERMEABLE AREAS

RWCL Internal Register reference: 3195 -015

Scales @ A1

5002 -A02

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