Eastwood
CONSULTING ENGINEERS



Flood Risk Assessment

LAND OFF CENTRAL STREET, HOLMEWOOD

HOMES BY HONEY (PARTNERSHIPS) LTD & TOGETHER HOUSING / SYNERGY HOUSING LTD

10/05/2024

Eastwood
CONSULTING ENGINEERS

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FLOOD RISK ASSESSMENT

LAND OFF CENTRAL STREET, HOLMEWOOD

FOR

HOMES BY HONEY (PARTNERSHIPS) LTD & TOGETHER HOUSING / SYNERGY HOUSING LTD



48293-0004 **10 May 2024**

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Job No.	:	48293
Report Status	:	Issue 3
Document Date	:	10.05.24

Approved : [redacted]

Steve English

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CONTENTS

EXECUTIVE SUMMARY 5

1.0 THE DEVELOPMENT AND NATIONAL PLANNING POLICY 6

1.1 Introduction 6

1.2 Site location and description 6

1.3 Environment Agency - Flood Map for Planning 7

1.4 Derbyshire County Council Strategic Flood Risk Assessment 7

1.5 National Planning Policy Framework 7

1.5.1 Sequential Test 8

1.5.2 Climate change 8

2.0 FLOOD RISK 9

2.1 Potential sources of flooding 9

2.1.1 Fluvial and tidal 9

2.1.2 Surface water 9

2.1.3 Reservoir 10

2.1.4 Groundwater 10

2.1.5 Sewerage 11

2.2 Historic Flooding 11

2.3 Residual flood risk 11

2.4 Flood Mitigation Measures 11

3.0 DRAINAGE STRATEGY 12

3.1 Proposals for surface water disposal 12

3.2 Proposals for foul disposal 12

4.0 CONCLUSIONS 13

APPENDICES

Appendix 1 -	Location plan
Appendix 2 – Mobile CAD Surveying Solutions	Topographical survey
Appendix 3 – Sten Architects	Planning Layout Rev D
Appendix 4 – Environment Agency	Online flood mapping
Appendix 5 – Derbyshire County Council	SFRA maps
Appendix 6 – DEFRA	Historic flood map

Issue 1: 09 October 2023

Issue 2: 13 October 2023 – Updated following client comments and for Layout Rev Q

Issue 3:10 May 2024 – Updated for planning submission

EXECUTIVE SUMMARY

The project comprises the proposed development of a 1.87 hectare greenfield site for residential use.

The Environment Agency's Flood Map for Planning shows the site to lie within Flood Zone 1. The site is not at significant risk of flooding from any source. In accordance with current Planning Practice Guidance 'Flood Risk and Coastal Change', sequential testing is not required.

The majority of the site is at very low risk of surface water flooding. There is a low risk surface water flow route in the southern portion of the site, originating off-site (south), following localised contours of the field with a north-easterly orientation.

The surface water flow route in the southern portion of the site should be maintained and routed around proposed properties. The proposed surface water drainage system will reduce the surface water flood risk by managing any runoff generated on site. As a precautionary measure, FFLs in the southern part of the site at risk of surface water flooding should be raised 300 mm above external levels.

Surface water from the majority of the site will discharge to soakaways positioned within the central area of the site where gravel over sandstone bedrock was encountered. The remainder of the site will drain by gravity to the public surface water sewer in Springfield Road / Central Street 50 m west of the site.

Soakaways serving the residential properties will be located in the back gardens and will remain the responsibility of the Developer / Housing Association.

The majority of the development's highways will drain to dedicated highway soakaways.

The southern part of the site which is to drain by gravity to public surface water sewer will discharge at a proposed rate of 3.5 l/s subject to approval from Yorkshire Water. Attenuation storage for events up to the 1 in 100 year plus 40% climate change rainfall will be provided by an offline attenuation basin in the southern portion of the site. An estimated total storage of 157 m^3 will be required subject to detailed design.

Foul effluent will discharge via gravity to the public combined sewer recorded in Springfield Road / Central Street 50 m west of the site.

The foul drainage system will be offered for adoption to Yorkshire Water.

1.0 THE DEVELOPMENT AND NATIONAL PLANNING POLICY

1.1 Introduction

This Flood Risk Assessment has been prepared in accordance with current National Planning Policy Framework[1] and Planning Practice Guidance 'Flood Risk and Coastal Change'[2] on the instruction of Homes by Honey (Partnerships) Ltd & Together Housing / Synergy Housing Ltd. Any other parties using the information in this report do so at their own risk, unless previously approved in writing. This report outlines a general drainage strategy only for the proposed development. Further details for the drainage strategy are included in a separate report (48293-ECE-XX-XX-RP-C-0005).

The project comprises the development of 1.87 hectares greenfield site for residential use.

1.2 Site location and description

The site is located within Holmewood, to the south-east of Chesterfield town centre, and is centred on coordinates 443170E, 365580N (Appendix 1).

The site is bounded by Central Street to the west, residential properties to the north-west, an assisted living complex to the north, playing fields to the east, with the Five Pits Trail and woodland to the south.

The site is currently occupied by open fields boarded by mature trees, hedgerows and wooden fences.

The site falls from approximately 155.93 mAOD in the west to 153.24 mAOD in the south-east and 153.71 mAOD in the north-east at average gradients of 1 in 75 and 1 in 56 (Appendix 2).

Proposals are for 64 household properties with access from Central Street to the west (Appendix 3).

[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2
[2] https://www.gov.uk/guidance/flood-risk-and-coastal-change

1.3 Environment Agency - Flood Map for Planning

The Environment Agency's Flood Map for Planning (Figure 1 and Appendix 4) shows that the site lies within Flood Zone 1 (low risk); land having a less than 1 in 1,000 annual probability of flooding from rivers or sea.

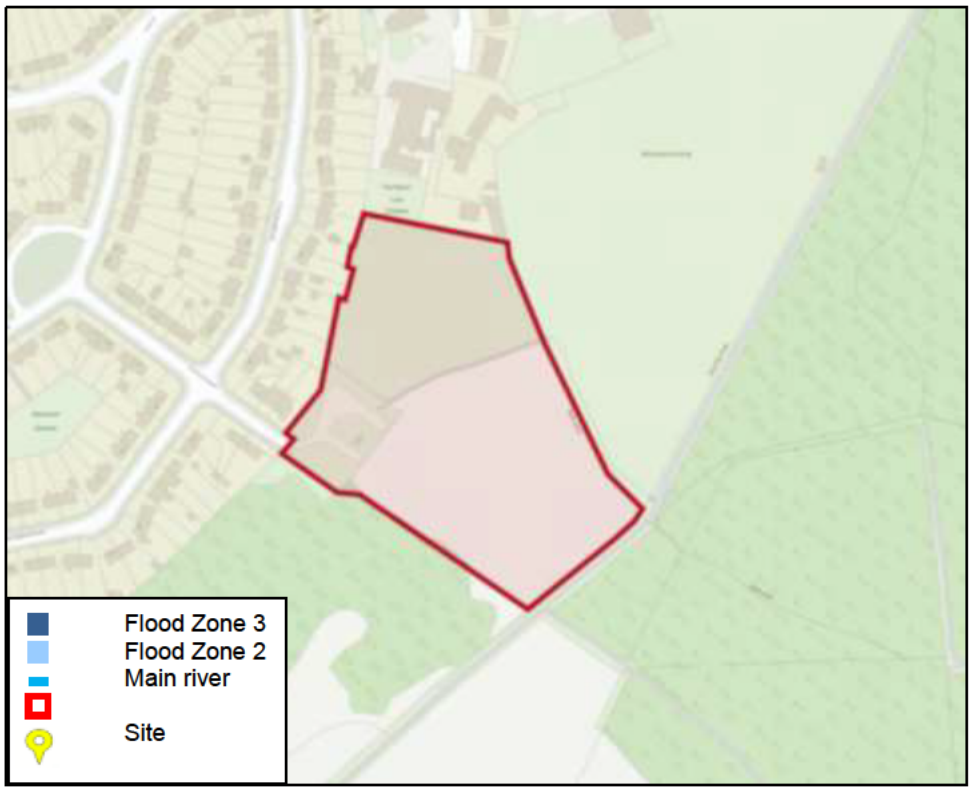


Figure 1: Environment Agency's Flood Map for Planning

1.4 Derbyshire County Council Strategic Flood Risk Assessment

Derbyshire County Council's Strategic Flood Risk Assessment flood map is based on the Environment Agency flood map and records the site to be within Flood Zone 1 (Appendix 5).

1.5 National Planning Policy Framework

The National Planning Policy Framework (December 2023) sets out the principles for assessing the suitability of sites for development, in relation to flood risk, as part of the planning process.

1.5.1 Sequential Test

Initially a Sequential Test is applied to the allocation of land suitable for development. The test is required for any development proposed in Flood Zone 2 or 3 (and occasionally also in Flood Zone 1 where there are flood risks present which are not identified on the Environment Agency's Flood Maps for Planning).

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites, appropriate for the proposed development, in areas with a lower probability of flooding.

The site lies within Flood Zone 1 and this report confirms that the site is not at significant risk of potential flooding from any source, therefore the sequential test is not required.

1.5.2 Climate change

An issue emphasised in the Planning Policy Guidance is the requirement to take account of potential climate change effects. New development is generally accepted as having a 100 year design life for flood risk purposes. Climate change allowances for peak rainfall intensity[3] are to be selected based on the assigned values for the relevant Management Catchment and epoch suited to the design life of the development. For the Don and Rother Management Catchment the Upper End Allowance of 40% should be used to assess storage requirements.

[3] https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall

2.0 FLOOD RISK

2.1 Potential sources of flooding

The Environment Agency and Strategic Flood Risk Assessment maps are intended for general guidance on flood risk and it is also necessary to consider other, more detailed, sources in relation to local factors.

2.1.1 Fluvial and tidal

The nearest watercourse is an unnamed watercourse located approximately 550 m south of the site and is a tributary of Locko Brook, located 2.25 km south-west of the site. There is another unnamed watercourse located approximately 860 m north-east of the site and is a tributary of the River Doe Lea located 2.5 km east of the site. These watercourses are not tidally influenced, therefore flood risk from these sources is assessed as negligible.

2.1.2 Surface water

The Environment Agency surface water flood risk map (Figure 2 and Appendix 4) shows the majority of the site is at very low risk of surface water flooding.



Figure 2: Environment Agency – Risk of surface water flooding map

Very low risk corresponds to the unshaded areas of the map. There is a low risk surface water flow route in the southern portion of the site, originating off-site (south), following localised contours of the field with a north-easterly orientation.

Very low risk refers to land having less than a 1 in 1,000 annual exceedance probability of flooding (0.1% AEP). Low risk refers to land having between a 1 in 1,000 and 1 in 100 annual exceedance probability of flooding (0.1% - 1% AEP).

Surface water flood depths for extreme rainfall events between the 1 in 100 and 1 in 1000 year return period range from 0-300 mm (Appendix 4).

2.1.3 Reservoir

The Environment Agency reservoir flood risk map (Figure 3 and Appendix 4) shows the whole site to lie outside of the maximum extent of flooding from reservoirs, even when there is flooding from rivers.



Figure 3: Environment Agency – Risk of reservoir flooding map

2.1.4 Groundwater

Groundwater is a potential flood risk to areas which are low lying and on permeable ground or, occasionally, to areas of higher ground in the vicinity of springs. The Derbyshire County Council SFRA

groundwater flood map records the site to lie outside of areas susceptible to groundwater flooding (Appendix 5).

2.1.5 Sewerage

The surrounding public sewer network is owned and maintained by Yorkshire Water. There is no public record of any flood risk to the site associated with these sewers.

2.2 Historic Flooding

The Derbyshire County Council SFRA (Appendix 5) and DEFRA historic flood map (Appendix 6) record the site to be outside the historical flood outline.

2.3 Residual flood risk

The site is not at risk of fluvial flooding.

There is a low risk surface water flow route in the southern portion of the site, originating off-site (south), following localised contours of the field with a north-easterly orientation.

This risk is not a development constraint and will be managed on the site within the surface water drainage strategy and by the mitigation measures in Section 2.4.

2.4 Flood Mitigation Measures

The surface water flow route in the southern portion of the site should be maintained and routed around proposed properties. The proposed surface water drainage system will reduce the surface water flood risk by managing any runoff generated on site. As a precautionary measure, FFLs in the southern part of the site at risk of surface water flooding should be raised 300 mm above external levels.

3.0 DRAINAGE STRATEGY

Eastwoods Consulting Engineers have produced a separate report with associated plans, detailing the proposed drainage strategy for this development (Ref: 48293-ECE-XX-XX-RP-C-0005), from which all necessary drainage references should be made. A brief summary of the proposed strategy is included below.

3.1 Proposals for surface water disposal

The final disposal strategy for surface water run-off requires detailed consideration and approval during the design phase of the project. The final design will need the approval of the relevant statutory bodies but will broadly follow these principles:

- Surface water from the majority of the site will discharge to soakaways positioned within the central area of the site where gravel over sandstone bedrock was encountered. The remainder of the site will drain by gravity to the public surface water sewer in Springfield Road / Central Street 50 m west of the site.
- Soakaways serving the residential properties will be located in the back gardens and will remain the responsibility of the Developer / Housing Association.
- The majority of the development's highways will drain to dedicated highway soakaways.
- The southern part of the site which is to drain by gravity to public surface water sewer will discharge at a proposed rate of 3.5 l/s subject to approval from Yorkshire Water. Attenuation storage for events up to the 1 in 100 year plus 40% climate change rainfall will be provided by an offline attenuation basin in the southern portion of the site. An estimated total storage of 157 m^3 will be required subject to detailed design.

3.2 Proposals for foul disposal

Foul effluent will discharge via gravity to the public combined sewer recorded in Springfield Road / Central Street 50 m west of the site.

The foul drainage system will be offered for adoption to Yorkshire Water.

4.0 CONCLUSIONS

1. The site is within Flood Zone 1 and is not at risk of fluvial flooding.

2. The majority of the site is at very low risk of surface water flooding. There is a low risk surface water flow route in the southern portion of the site, originating off-site (south), following localised contours of the field with a north-easterly orientation.

3. The surface water flow route in the southern portion of the site should be maintained and routed around proposed properties. The proposed surface water drainage system will reduce the surface water flood risk by managing any runoff generated on site. As a precautionary measure, FFLs in the southern part of the site at risk of surface water flooding should be raised 300 mm above external levels.

4. Surface water from the majority of the site will discharge to soakaways positioned within the central area of the site where gravel over sandstone bedrock was encountered. The remainder of the site will drain by gravity to the public surface water sewer in Springfield Road / Central Street 50 m west of the site.

5. Soakaways serving the residential properties will be located in the back gardens and will remain the responsibility of the Developer / Housing Association.

6. The majority of the development's highways will drain to dedicated highway soakaways.

7. The southern part of the site which is to drain by gravity to public surface water sewer will discharge at a proposed rate of 3.5 l/s subject to approval from Yorkshire Water. Attenuation storage for events up to the 1 in 100 year plus 40% climate change rainfall will be provided by an offline attenuation basin in the southern portion of the site. An estimated total storage of 157 m^3 will be required subject to detailed design.

8. Foul effluent will discharge via gravity to the public combined sewer recorded in Springfield Road / Central Street 50 m west of the site.

9. The foul drainage system will be offered for adoption to Yorkshire Water.

10. The level of risk and safeguards available are considered appropriate to this class of development.

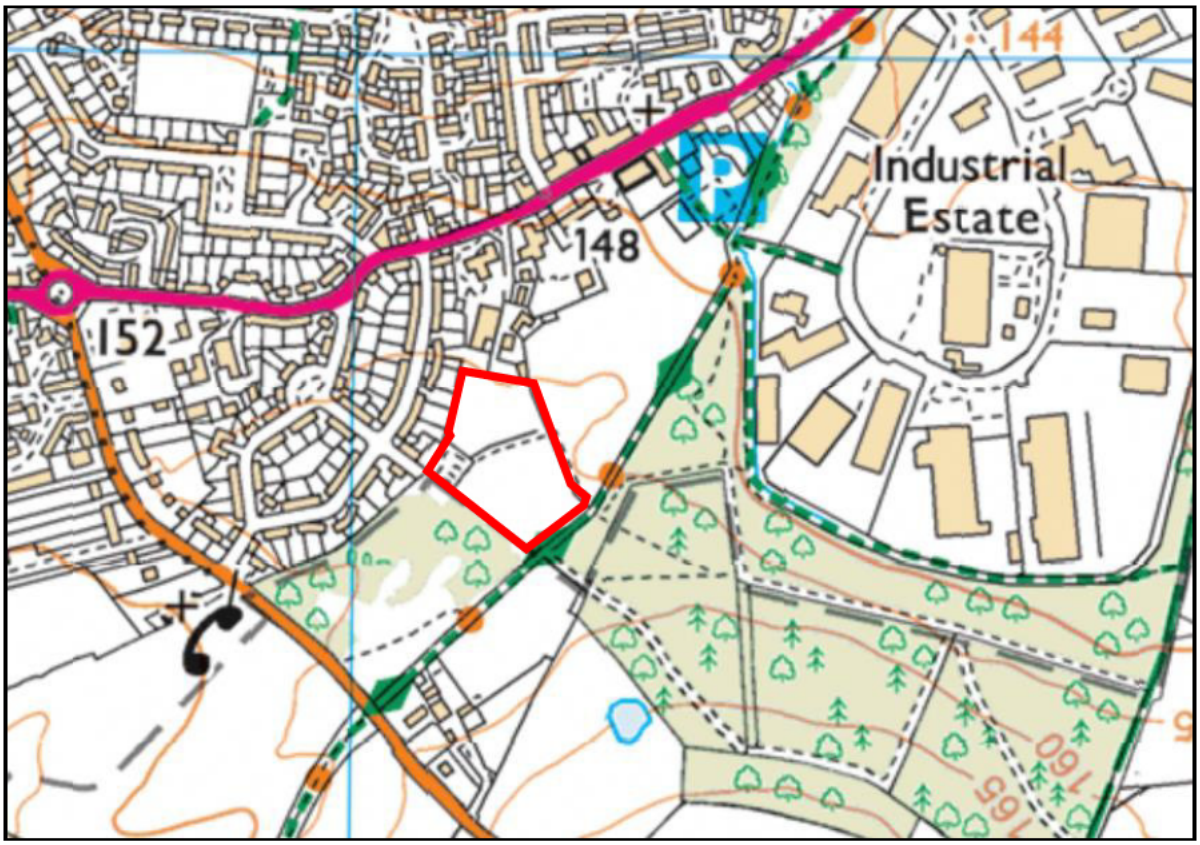
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APPENDICES

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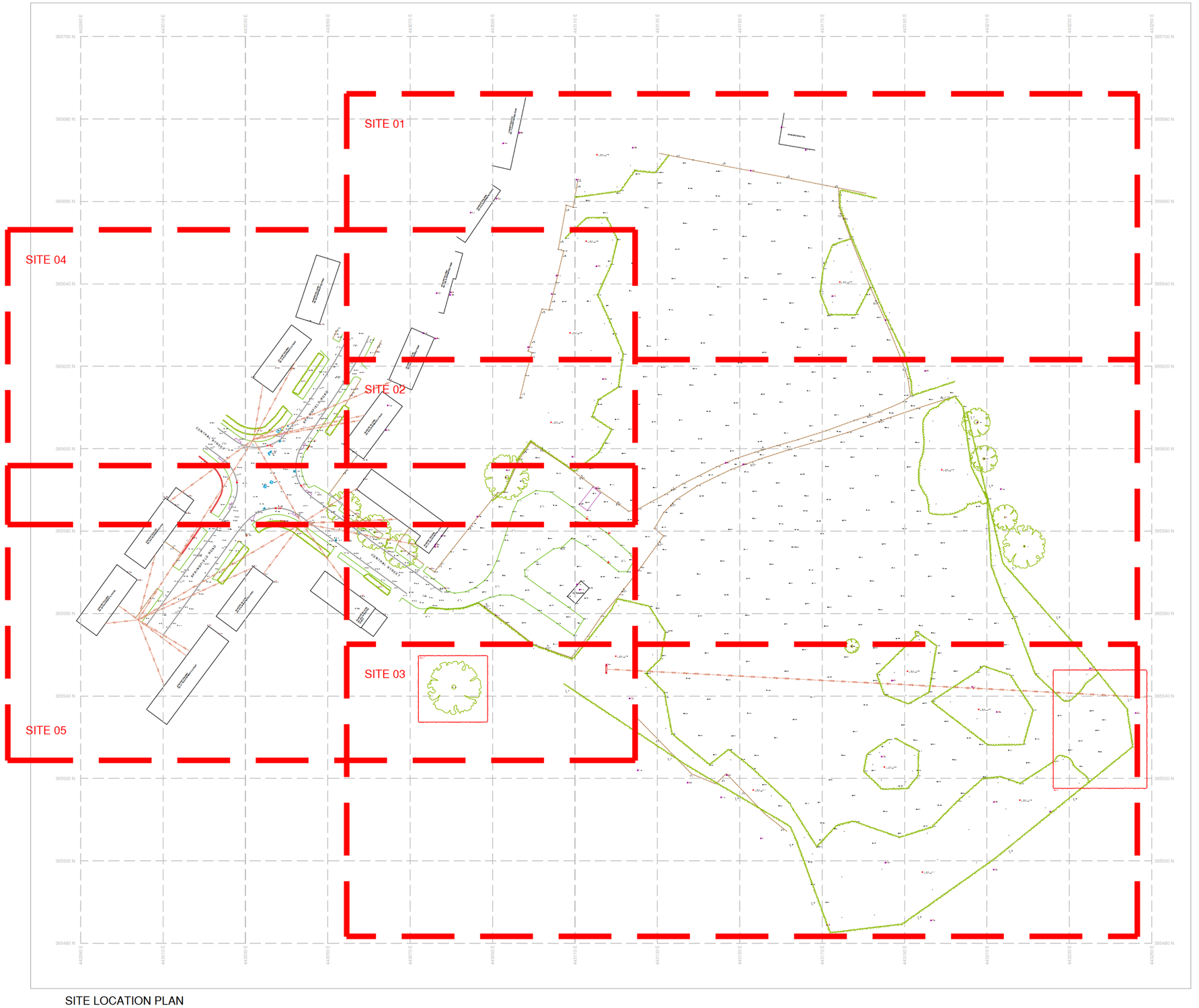
APPENDIX 1


Springfield Rd
Springfield Rd


144
Industrial
Estate
148
152
160
165

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APPENDIX 2



SITE LOCATION PLAN

1:500 Scale

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Areas drawn indicatively noted and indicated by grey dashed line as line below

LEVEL DATUM & ORIENTATION

N

LEVELS & DRAWING ORIENTATION CO-ORDINATED TO WORLD CO-ORDINATES USING GPS EQUIPMENT. PERMANENT STATIONS LOCATED IN POSITIONS INDICATED ON PLAN AS FOLLOWS:-

STN 01-	E-443112.839,	N-365583.000,	HT - 154.922m
STN 02-	E-443118.268,	N-365579.501,	HT - 154.953m
STN 03-	E-443124.187,	N-365572.110,	HT - 155.280m
STN 04-	E-443118.076,	N-365572.395,	HT - 155.205m
STN 05-	E-443043.519,	N-365591.046,	HT - 155.077m
STN 06-	E-443037.300,	N-365585.555,	HT - 155.051m
STN 07-	E-443027.890,	N-365591.815,	HT - 155.047m
STN 08-	E-443035.373,	N-365600.757,	HT - 155.043m

ABBREVIATIONS & LEGEND:

LEVELS & HEIGHTS

CL	-	COVER LEVEL
IL	-	INVERT LEVEL
L	-	LEVEL
HT	-	HEIGHT
STN	-	SURVEY STATION
BM	-	BEAM
CE	-	CEILING
J	-	JOISTS
RA	-	RAFTERS
E	-	EAVES
F	-	FENCE
US	-	UNDERSIDE OF
RL	-	RIDGE LINE
FR	-	FLAT ROOF
HL	-	HIP LINE
VL	-	VALLEY LINE
PW	-	PARAPET WALL
SL	-	SLAB
SF	-	SOFFIT
T	-	TREE
THR	-	THRESHOLD
To	-	TOP OF
W	-	WALL
HH	-	HEAD HEIGHT
OH	-	OPENING HEIGHT
SH	-	SILL HEIGHT

GENERAL NOTES

AB	-	ADVERTISING BOARD
AC	-	AIR CONDITIONING UNIT
AHU	-	AIR HANDLING UNIT
AP	-	INTRUDER ALARM PANEL
B	-	BOLLARD
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BE	-	BENCH
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BLR	-	BOILER
BXO	-	BOXING OUT
CAH	-	CEILING ACCESS HATCH
CHY	-	CHIMNEY
CPD	-	CUPBOARD
DB	-	DOG WASTE BIN
DW	-	DWARF WALL
DK	-	DROP KERB
EDB	-	ELECTRICAL DISTRIBUTION BOARD
EQ	-	EXTRACT GRILLE
EM	-	ELECTRIC METER
FB	-	FUSE BOX
FP	-	FIREPLACE
FU	-	FLUE
FAP	-	FIRE ALARM PANEL
GR	-	GRASS
GU	-	GUARDING
GM	-	GAS METER
HWC	-	HOT WATER CYLINDER
LB	-	L TTER BIN
LP	-	LAMP POST
PC	-	PELICAN CROSSING
PS	-	PAVING SLABS
PL	-	PAVEMENT LIGHT
PLT	-	PLANTING
PB	-	POST BOX
RG	-	RAILING
RS	-	ROAD SIGN
RFL	-	ROOF LIGHT
SB	-	SPEED BUMP
SG	-	SIGNAGE
SN	-	STREET NAME SIGN
SWR	-	SHOWER
SHV	-	SHELVING
TB	-	TELEPHONE BOX
THR	-	THRESHOLD
TL	-	TRAFFIC LIGHT
TM	-	TICKET MACHINE
TP	-	TELEGRAPH POLE
VE	-	VEGETATION
WA	-	WATER
WD	-	WARDROBE
WH	-	WATER HEATER
ZC	-	ZEBRA CROSSING

SERVICES

BT	-	BRITISH TELECOMS
CATV	-	CABLE TELEVISION
ER	-	EARTHING ROD
ES	-	ELECTRICAL SUPPLY
FH	-	FIRE HYDRANT
GAS	-	GAS SUPPLY
PO	-	POST OFFICE TELEPHONE
SV	-	STOP VALVE
TSSU	-	TRAFFIC LIGHT SIGNALS

DRAINAGE

DC	-	DRAINAGE CHANNEL
G	-	GULLY
IC	-	INSPECTION CHAMBER
MH	-	MANHOLE
RE	-	RODDING EYE
RWP	-	RAIN WATER PIPE
UTL	-	UNABLE TO LIFT
S+VP	-	SO L & VENT PIPE
ST	-	STOP TAP
WM	-	WATER METER

TYPICAL DRAWING SYMBOLS

SPOT LEVEL × 96.256

SURVEY STATION STN 01 E 443193.251 N 365745.694 HT 95.142

MANHOLE / INSPECTION CHAMBER I/C CL=96.256 IL=94.624

SURVEY HEIGHT 142.704

WINDOW TAG WINDOW 015 Cil=0.747 Sh=1.215

DOOR TAG DOOR 009 Cil=0.000

RADIATOR TAG RADIATOR 006 Th=42.238 Rh=0.536 Sh=0.330

TOP & BOTTOM OF KERB × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

FENCE LINE

VEGETATION OUTLINE

SINGLE GATE

DOUBLE GATE

TREE

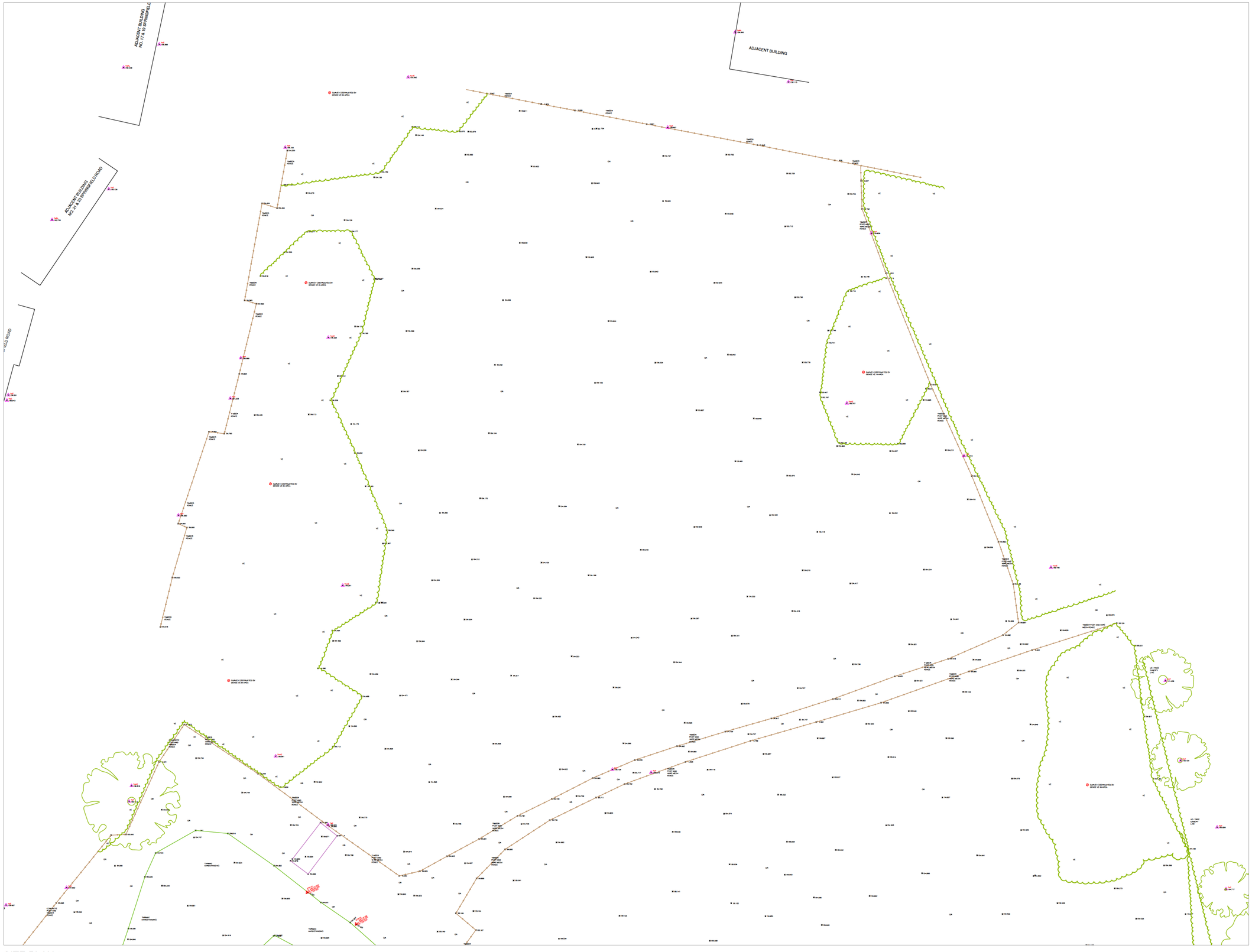
CONTOURS 92.000m

SLOPING DIRECTION LINE

REV	DATE	AMENDMENTS
A	26.07.2023	SURVEY EXTENDED, FLOODED AREA MEASURED

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Pontefract Head Office: Unit 10 & 11, 2 Harrogate Lane, Pontefract, West Yorkshire, WF8 1UY, 01977 525 076
London Office: Kemp House, 152 - 160 City Road, London, EC2V 2NX, 020 3198 1197

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: LAND OFF CENTRAL STREET, HOLMEWOOD, DERBYSHIRE, S42 5SR.
DWG NO.: 3691 - 01
DWG TITLE: SITE LOCATION PLAN
DWG DATE: DECEMBER 2022
DWG SIZE: 1:500 @ A1
DRAWN: MW CHECKED: JW ISSUE: A



SITE PLAN 01

1:200 Scale

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RFL	-	ROOF LIGHT
SB	-	SPEED BUMP
SG	-	SIGNAGE
SN	-	STREET NAME SIGN
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TP	-	TELEGRAPH POLE
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WA	-	WATER
WD	-	WARDROBE
WH	-	WATER HEATER
ZC	-	ZEBRA CROSSING

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CATV	-	CABLE TELEVISION
ER	-	EARTHING ROD
ES	-	ELECTRICAL SUPPLY
FH	-	FIRE HYDRANT
GAS	-	GAS SUPPLY
PO	-	POST OFFICE TELEPHONE
SV	-	STOP VALVE
TSSU	-	TRAFFIC LIGHT SIGNALS

DRAINAGE

DC	-	DRAINAGE CHANNEL
G	-	GULLY
IC	-	INSPECTION CHAMBER
MH	-	MANHOLE
RE	-	RODDING EYE
RWP	-	RAIN WATER PIPE
UTL	-	UNABLE TO LIFT
S+VP	-	SO L & VENT PIPE
ST	-	STOP TAP
WM	-	WATER METER

TYPICAL DRAWING SYMBOLS

SPOT LEVEL × 96.256

SURVEY STATION STN 01 E 443193.251 N 365745.694 HT 95.142

MANHOLE / INSPECTION CHAMBER I/C CL=96.256 IL=94.624

SURVEY HEIGHT 144.704

WINDOW TAG WINDOW 015 Cil=0.740 Sh=1.215

DOOR TAG DOOR 009 Cil=0.820

RADIATOR TAG RADIATOR 006 Cil=0.150 Sh=0.700 Bh=0.390

TOP & BOTTOM OF KERB × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

FENCE LINE

VEGETATION OUTLINE

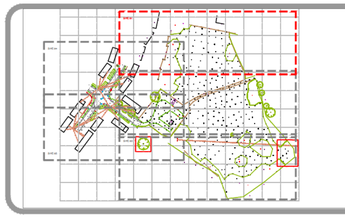
SINGLE GATE

DOUBLE GATE

TREE

CONTOURS 02.000m

SLOPING DIRECTION LINE



REV	DATE	AMENDMENTS

MOBILE CAD Surveying Solutions
www.mobcad.co.uk surveys@mobcad.co.uk
Pontefract Head Office:
Unit 10 & 11
2 Harrogate Lane
Pontefract
West Yorkshire
WF8 1GY
01977 525 076
London Office:
Kemp House
152 - 160 City Road
London
EC2V 2NX
020 3198 1197

PROJECT: MEASURED BUILDING SURVEY

ADDRESS: LAND OFF CENTRAL STREET, HOLMEWOOD, DERBYSHIRE, S42 5SR.

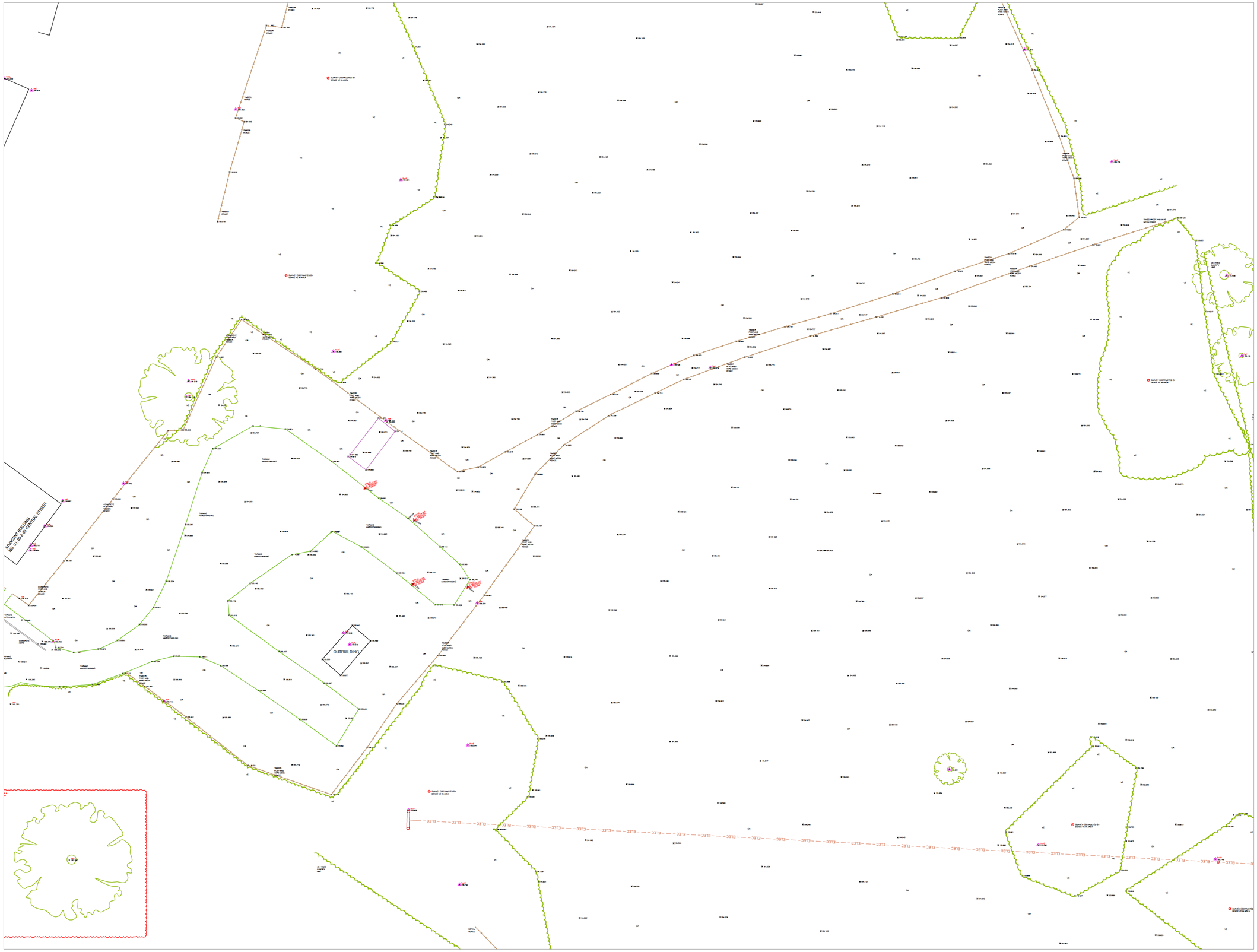
DWG NO.: 3691 - 02

DWG TITLE: SITE PLAN 01

DWG DATE: DECEMBER 2022

DWG SIZE: 1:200 @ A1

DRAWN: MW CHECKED: JW ISSUE: _



SITE PLAN 02

1:200 Scale

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DO NOT SCALE THIS DRAWING - CHECK ALL DIMENSIONS ON SITE

Note:
Areas drawn indicatively noted and indicated by grey dashed line as line below

LEVEL DATUM & ORIENTATION

N

LEVELS & DRAWING ORIENTATION CO-ORDINATED TO WORLD CO-ORDINATES USING GPS EQUIPMENT. PERMANENT STATIONS LOCATED IN POSITIONS INDICATED ON PLAN AS FOLLOWS:-

STN 01-	E-443112.839,	N-365583.000,	HT - 154.922m
STN 02-	E-443118.268,	N-365579.501,	HT - 154.953m
STN 03-	E-443124.187,	N-365572.110,	HT - 155.280m
STN 04-	E-443118.076,	N-365572.395,	HT - 155.205m
STN 05-	E-443043.519,	N-365591.046,	HT - 155.077m
STN 06-	E-443037.300,	N-365585.555,	HT - 155.051m
STN 07-	E-443027.890,	N-365591.815,	HT - 155.047m
STN 08-	E-443035.373,	N-365600.757,	HT - 155.043m

ABBREVIATIONS & LEGEND:

LEVELS & HEIGHTS

CL - COVER LEVEL
IL - INVERT LEVEL
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HT - HEIGHT
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F - FENCE
US - UNDERSIDE OF
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FR - FLAT ROOF
HL - HIP LINE
VL - VALLEY LINE
PW - PARAPET WALL
SL - SLAB
SF - SOFFIT
T - TREE
THR - THRESHOLD
To - TOP OF
W - WALL
HH - HEAD HEIGHT
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GENERAL NOTES

AB - ADVERTISING BOARD
AC - AIR CONDITIONING UNIT
AHU - AIR HANDLING UNIT
AP - INTRUDER ALARM PANEL
B - BOLLARD
BA - BARRIER
BE - BENCH
BS - BUS STOP
BLR - BOILER
BXO - BOXING OUT
CAH - CEILING ACCESS HATCH
CHY - CHIMNEY
CPD - CUPBOARD
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BT - BRITISH TELECOMS
CATV - CABLE TELEVISION
ER - EARTHING ROD
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FH - FIRE HYDRANT
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TYPICAL DRAWING SYMBOLS

SPOT LEVEL × 96.256

SURVEY STATION STN 01 E. 443193.251 N. 365745.694 HT. 95.142

MANHOLE / INSPECTION CHAMBER I/C CL=96.256 IL=94.624

SURVEY HEIGHT 144.704

WINDOW TAG WINDOW 015 Drw=1,167 Shw=1,215

DOOR TAG DOOR 009 Drw=1,820

RADIATOR TAG RADIATOR 006 Drw=1,000 Shw=1,000 Bhw=1,000

TOP & BOTTOM OF KERB × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

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VEGETATION OUTLINE

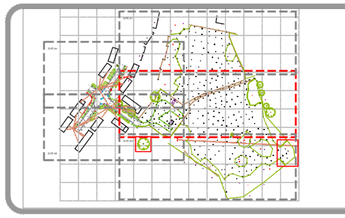
SINGLE GATE

DOUBLE GATE

TREE

CONTOURS 02.000m

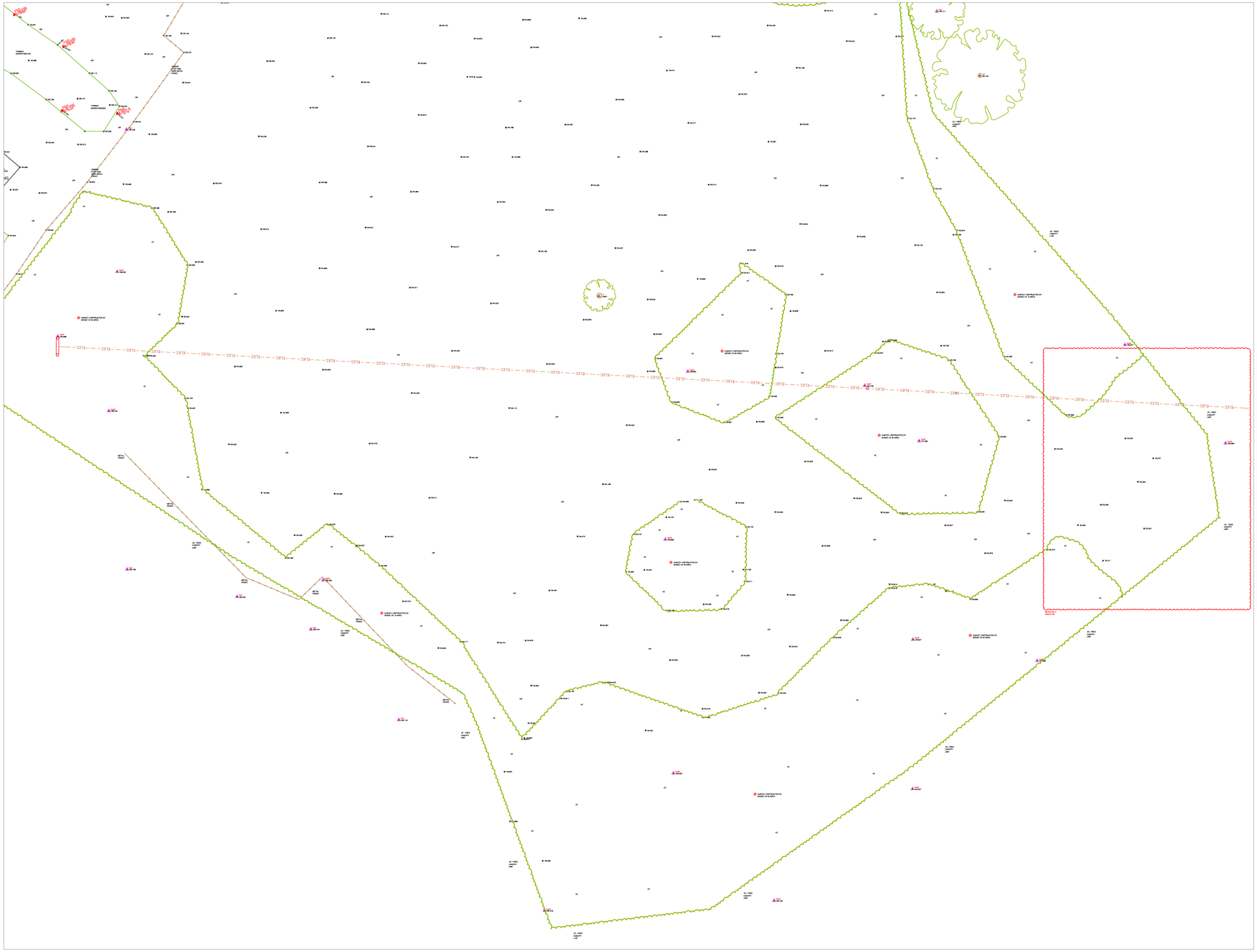
SLOPING DIRECTION LINE



REV	DATE	AMENDMENTS

MOBILE CAD Surveying Solutions
www.mobcad.co.uk surveys@mobcad.co.uk
Pontefract Head Office: Unit 10 & 11, 2 Harropwell Lane, Pontefract, West Yorkshire, WF8 1QY
01977 525 076
London Office: Kemp House, 152 - 160 City Road, London, EC2V 2NX
020 3198 1197

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: LAND OFF CENTRAL STREET, HOLMEWOOD, DERBYSHIRE, S42 5SR.
DWG NO.: 3691 - 03
DWG TITLE: SITE PLAN 02
DWG DATE: DECEMBER 2022
DWG SIZE: 1:200 @ A1
DRAWN: MW CHECKED: JW ISSUE _



SITE PLAN 03

1:200 Scale

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TYPICAL DRAWING SYMBOLS
SPOT LEVEL × 96.256
SURVEY STATION STN 01 E 443193.251 N 365745.694 HT 95.142
MANHOLE / INSPECTION CHAMBER I/C CL=96.256 IL=94.624
SURVEY HEIGHT 144.704
WINDOW TAG WINDOW 015 Cill=0.747 Sill=1.215
DOOR TAG DOOR 009 Cill=1.800
RADIATOR TAG RAD/HT/DR 005 T/rad 1.356 B/rad 0.556 Sill=0.200
TOP & BOTTOM OF KERB × 34.500 34.350
TOPOGRAPHICAL SYMBOLS
OVERHEAD ELECTRICAL
OVERHEAD TELEPHONE
FENCE LINE
VEGETATION OUTLINE
SINGLE GATE
DOUBLE GATE
TREE
CONTOURS 02.000m
SLOPING DIRECTION LINE



REV	DATE	AMENDMENTS

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01977 525 676
London Office
Kemp House
152 - 160 City Road
London
EC2V 2NX
020 3198 1197

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: LAND OFF CENTRAL STREET, HOLMEWOOD, DERBYSHIRE, S42 5SR.
DWG NO.: 3691 - 04
DWG TITLE: SITE PLAN 03
DWG DATE: DECEMBER 2022
DWG SIZE: 1:200 @ A1
DRAWN: MW CHECKED: JW ISSUE -

Eastwood
CONSULTING ENGINEERS

APPENDIX 3



STEN ARCHITECTURE

STEN Architecture Ltd
The Studio
Harrison Street
Wakefield
WF1 1PS
Tel: 01924 950985
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: stenarchitectureltd
LinkedIn: Sten Architecture

Accommodation Schedule - Homes by Honey - Central street, Holmewood

Name	Floor Area Sq Ft	Beds	No.	Total	% Mix	% Beds
1B 2P	628	1	4	2512	6.3%	6.3%
2B 3P	789	2	22	17358	34.4%	34.4%
3B 4P	931	3	36	33516	56.3%	59.4%
3B 5P	1012	3	2	2024	3.1%	
Grand total			64	55410	100.0%	

	m2	hectares	acres
Approx gross area	18702.00	1.87	4.62
Public Open Space	3120.00	0.31	0.77
Nett Area	14412.00	1.44	3.56
Coverage	Units P/H =	44.41	15558.71

Notes:

This drawing, design and concept are copyright of STEN Architecture.

All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or emissions are noted, these are to be reported to STEN Architecture immediately.

If any other drawings are referenced within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

Scaled @ 1:500

0 10m 20m 50m

N

PLANNING LAYOUT KEY

Boundary treatments

- Screen pier and panel wall
- Close boarded timber fence
- Knee rail
- Site application boundary

General

- Garden access gate
- Block paving
- BCP — Bin collection point (bin collection day only)

Dwelling identification

- 1 Bedroom dwelling
- 2 Bedroom dwelling
- 3 Bedroom dwelling

REV:	DESCRIPTION:	BY:	DATE:
D	Details of landscaping proposals overlaid	TS	30.05.24
C	Plots 43-64 & associated road moved to accommodate engineering solution on Shared surface.	TS	03.05.24
B	Revised attenuation basin design shown. Plots 1-11 repositioned to suit. Substation position amended.	TS	25.04.24
A	Orientation of plots 28-30 amended. Garden areas to plots 54/55 amended. Block size of quarter houses updated to planning drawings. Garden sizes to plots 10-11 & 13-14 amended to comply with garden sizes requirement	TS	08.03.24

STEN ARCHITECTURE
STEN Architecture Ltd
The Studio
Harrison Street
Wakefield
WF1 1PS
Tel: 01924 950985
Web: www.sten-architecture.co.uk
Twitter: @STEN_arch
Facebook: stenarchitectureltd
LinkedIn: Sten Architecture

CLIENT: honey — Where life is sweeter

SITE: Central Street, Holmewood

TITLE: Planning Layout

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1:500	06.03.24	TS	--

PROJECT NO:	DRAWING NO:	REVISION:
2412	2412.01	D

Eastwood
CONSULTING ENGINEERS

APPENDIX 4

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**443161/365579**	**5 Oct 2023 9:39**

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 that 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 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
443161/365579

Scale
1:2500

Created
5 Oct 2023 9:39

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

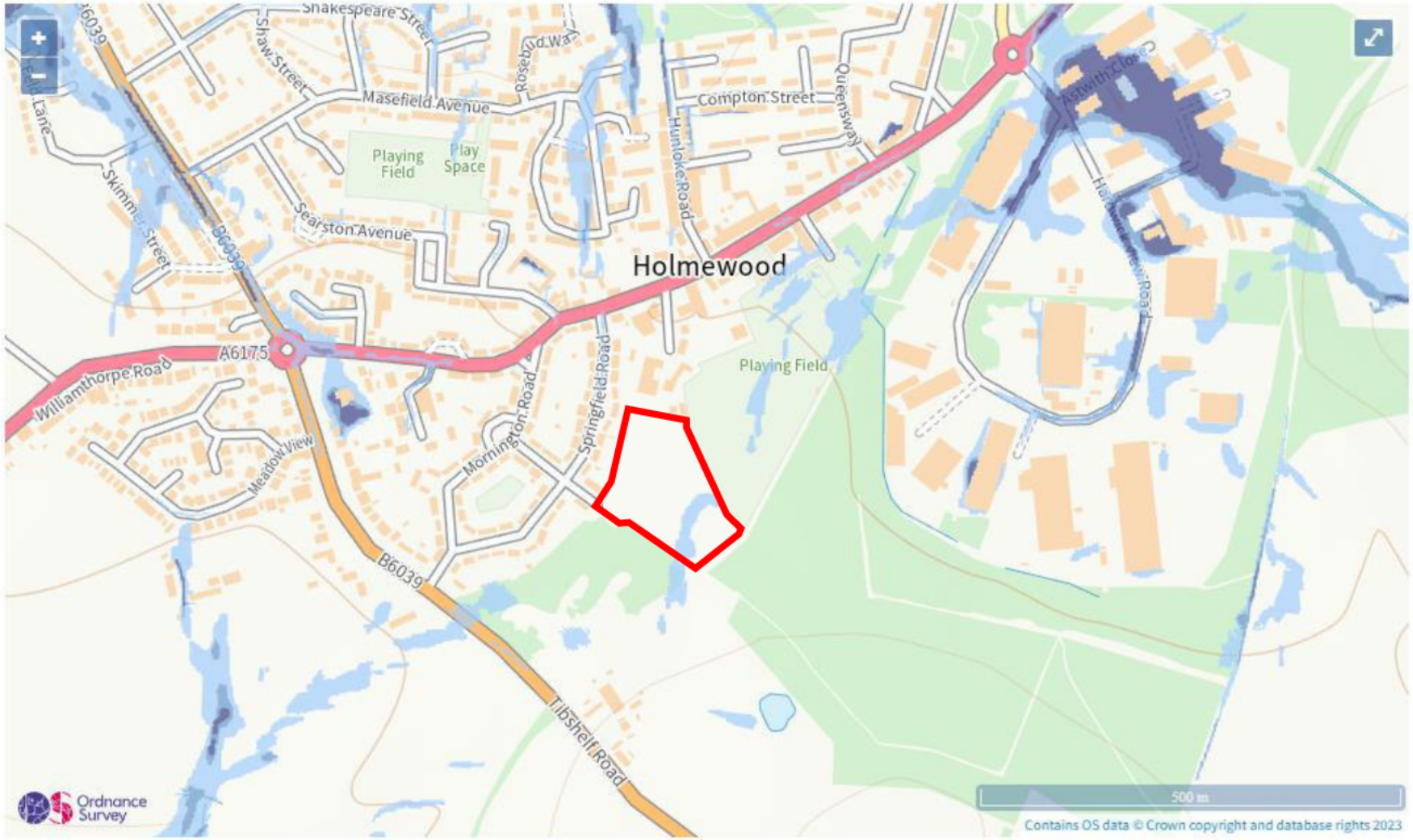
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Flood risk

Extent of flooding

Location

s42 5rh



Extent of flooding from surface water

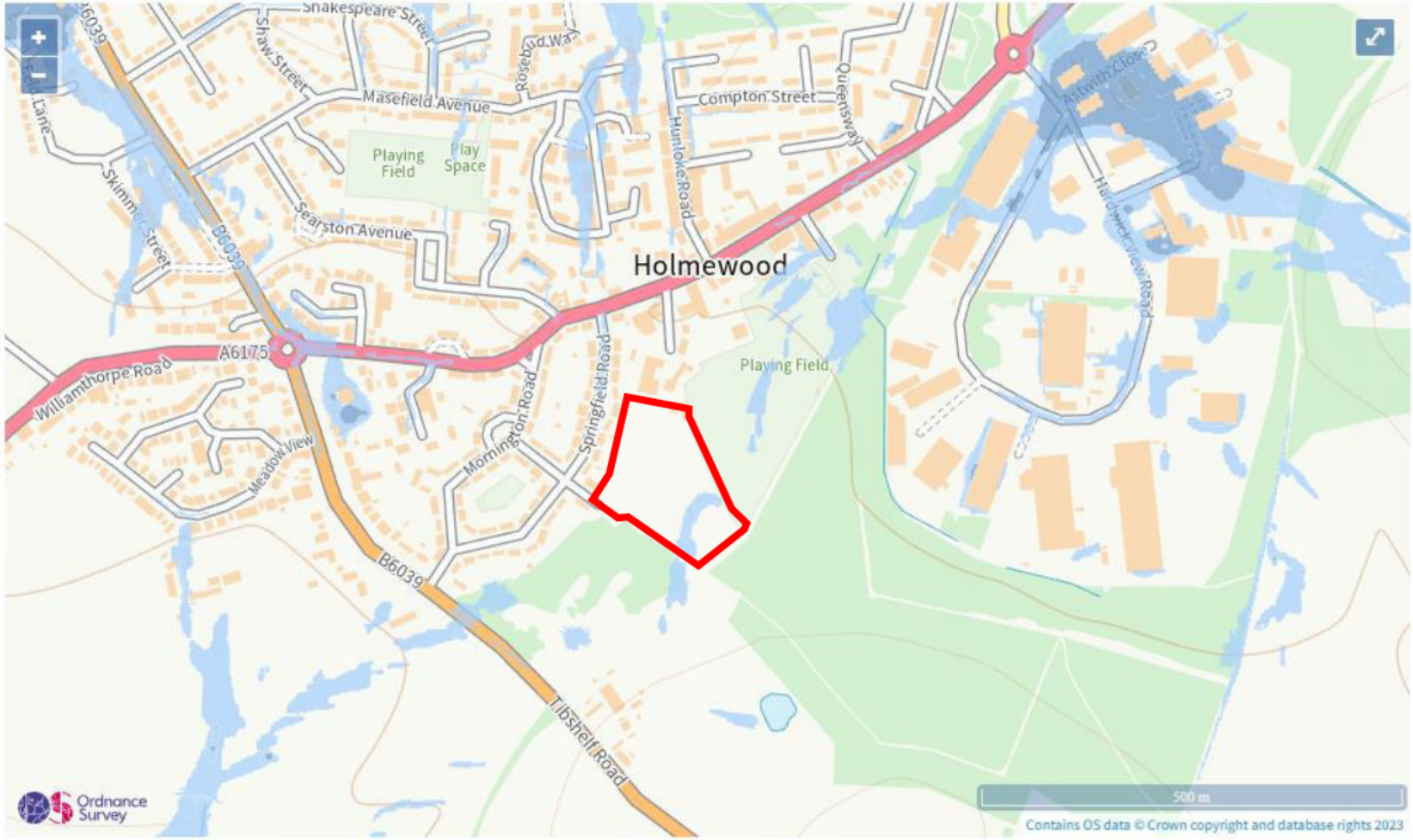
High Medium Low Very low

Flood risk

Low risk: depth

Location

s42 5rh



Surface water flood risk: water depth in a low risk scenario

Flood depth (millimetres)

Over 900mm | 300 to 900mm | Below 300mm

Flood risk

Low risk: velocity

Location

s42 5rh



Surface water flood risk: water velocity in a low risk scenario

Flood velocity (metres/second)

Over 0.25 m/s Less than 0.25 m/s Direction of water flow

Flood risk

Extent of flooding

Location

s42 5rh



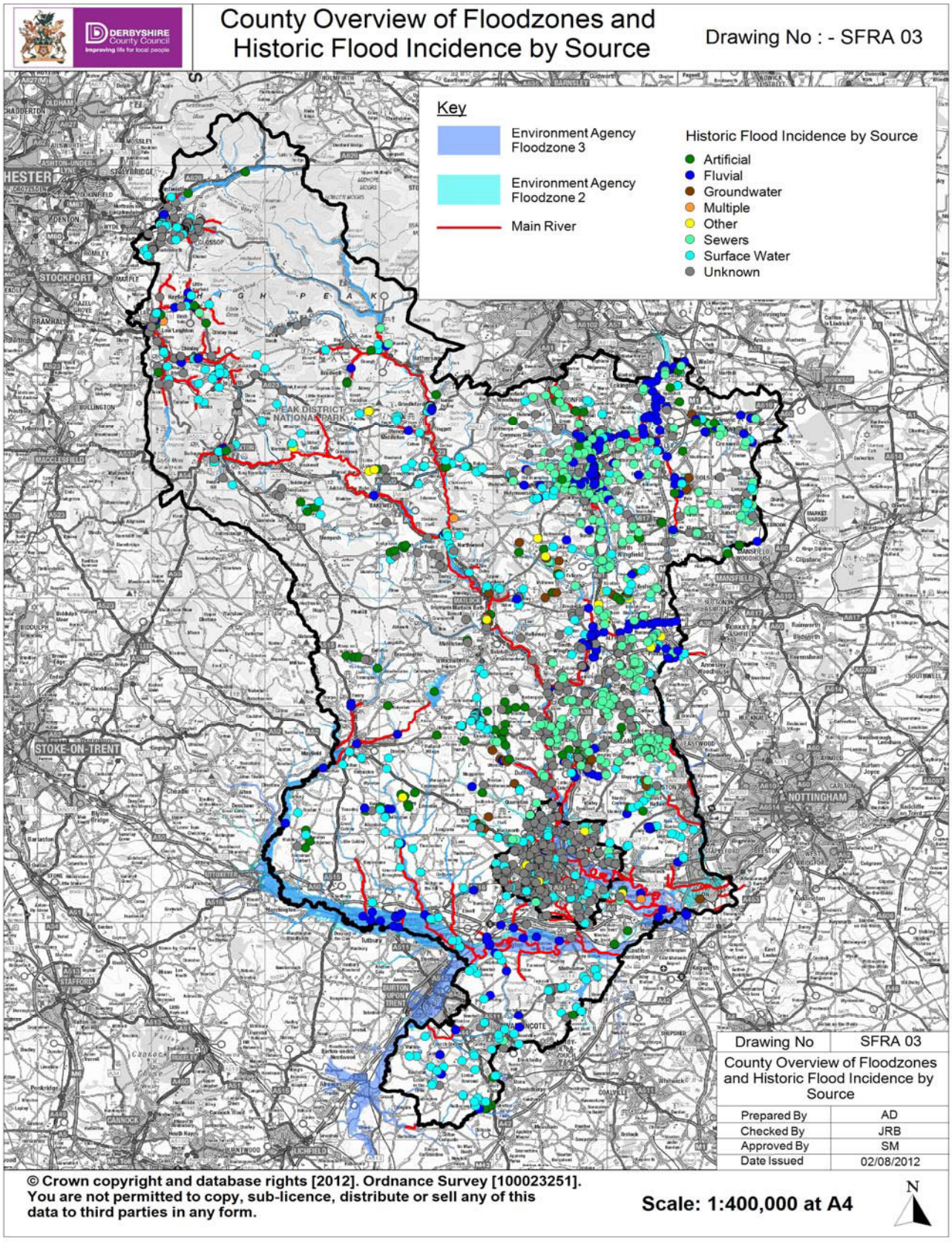
Maximum extent of flooding from reservoirs:

when river levels are normal

when there is also flooding from rivers

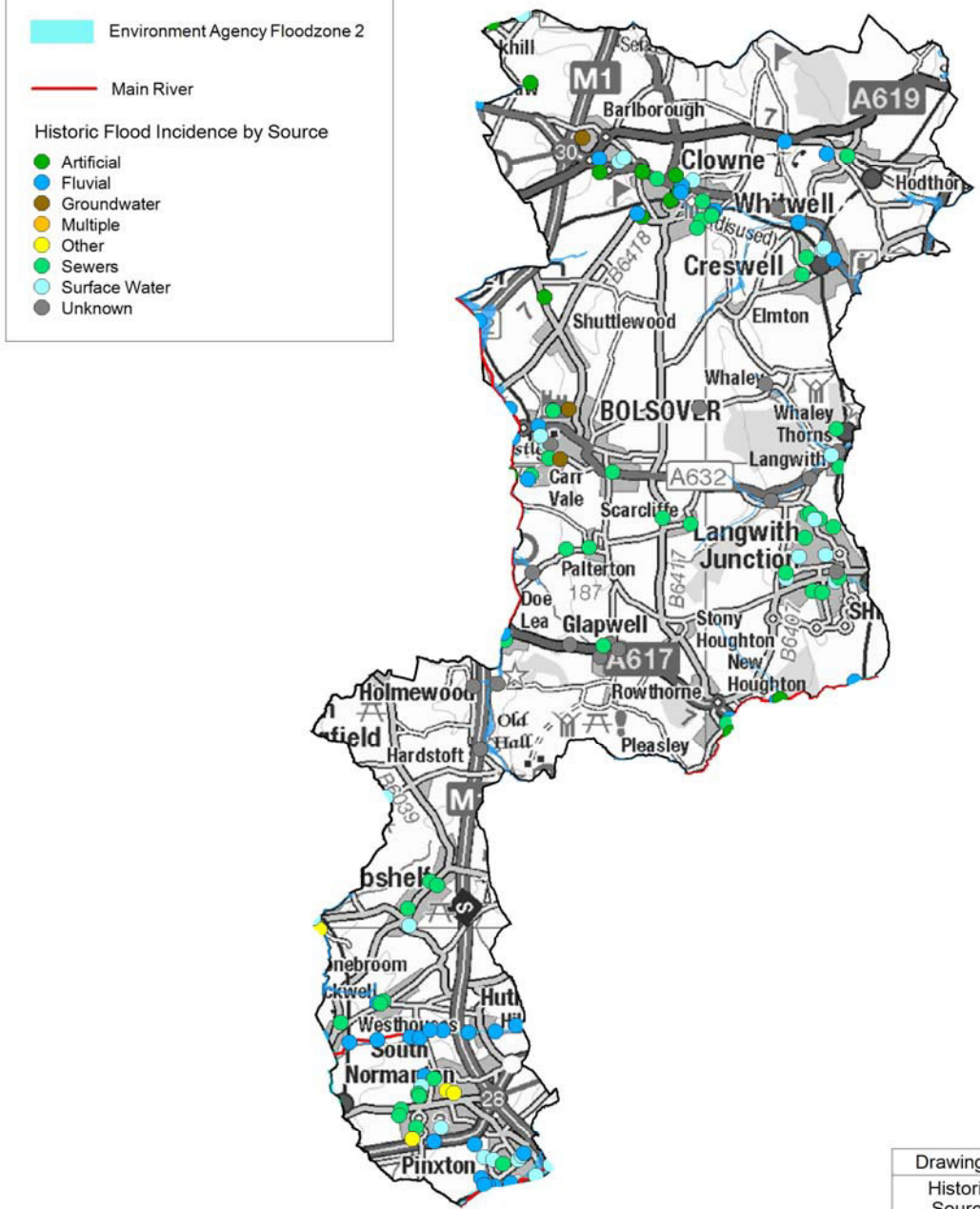
Eastwood
CONSULTING ENGINEERS

APPENDIX 5


DERBYSHIRE County Council
Improving life for local people
County Overview of Floodzones and Historic Flood Incidence by Source
Drawing No : - SFRA 03
Key
Environment Agency Floodzone 3
Environment Agency Floodzone 2
Main River
Historic Flood Incidence by Source
Artificial
Fluvial
Groundwater
Multiple
Other
Sewers
Surface Water
Unknown
PEAK DISTRICT NATIONAL PARK
STOKE-ON-TRENT
NOTTINGHAM
Drawing No
SFRA 03
County Overview of Floodzones and Historic Flood Incidence by Source
Prepared By
AD
Checked By
JRB
Approved By
SM
Date Issued
02/08/2012
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Scale: 1:400,000 at A4
N

Historic Flood Incidence by Source and Floodzones in Bolsover District

Drawing No : - SFRA 3.2



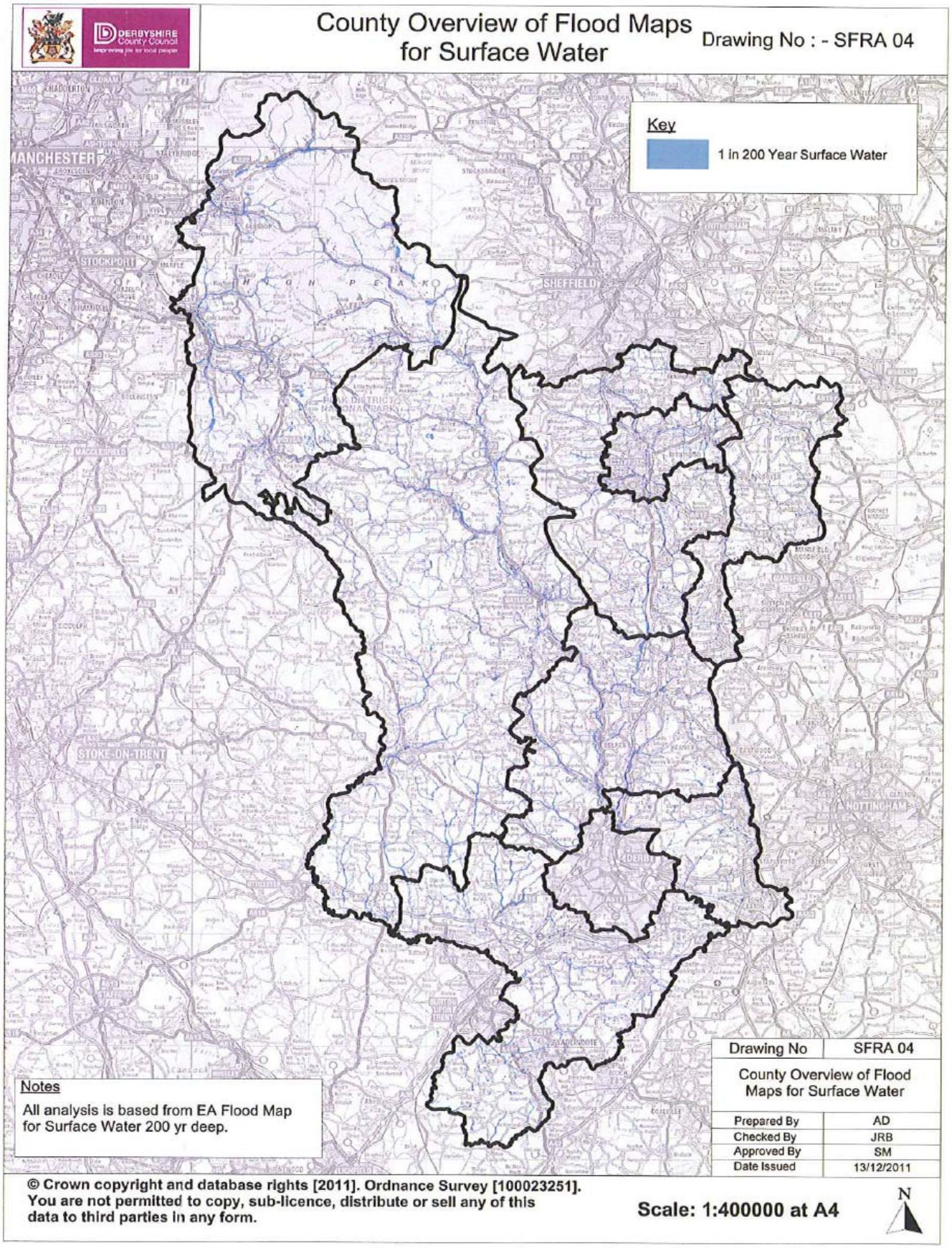
Drawing No	SFRA 3.2
Historic Flood Incidence by Source and Floodzones in Bolsover District	
Prepared By	AD
Checked By	JRB
Approved By	SM
Date Issued	02/08/2012

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Scale: 1:100000 at A4

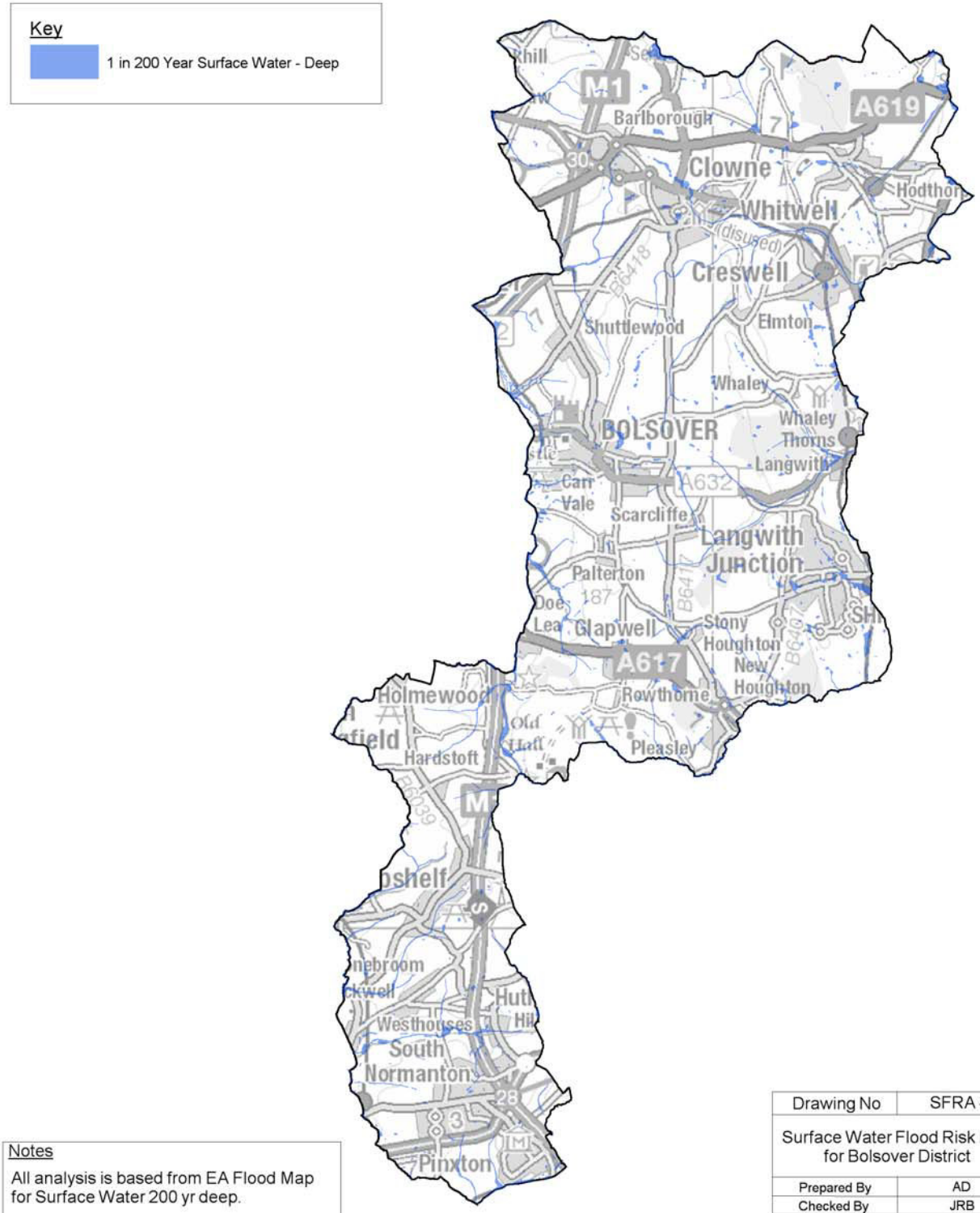
N

K
L


County Overview of Flood Maps for Surface Water
Drawing No : - SFRA 04
Key
1 in 200 Year Surface Water
MANCHESTER
STOCKPORT
SHEFFIELD
STOKE-ON-TRENT
NOTTINGHAM
Notes
All analysis is based from EA Flood Map for Surface Water 200 yr deep.
Drawing No SFRA 04
County Overview of Flood Maps for Surface Water
Prepared By AD
Checked By JRB
Approved By SM
Date Issued 13/12/2011
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Scale: 1:400000 at A4
N

Surface Water Flood Risk Map for Bolsover District

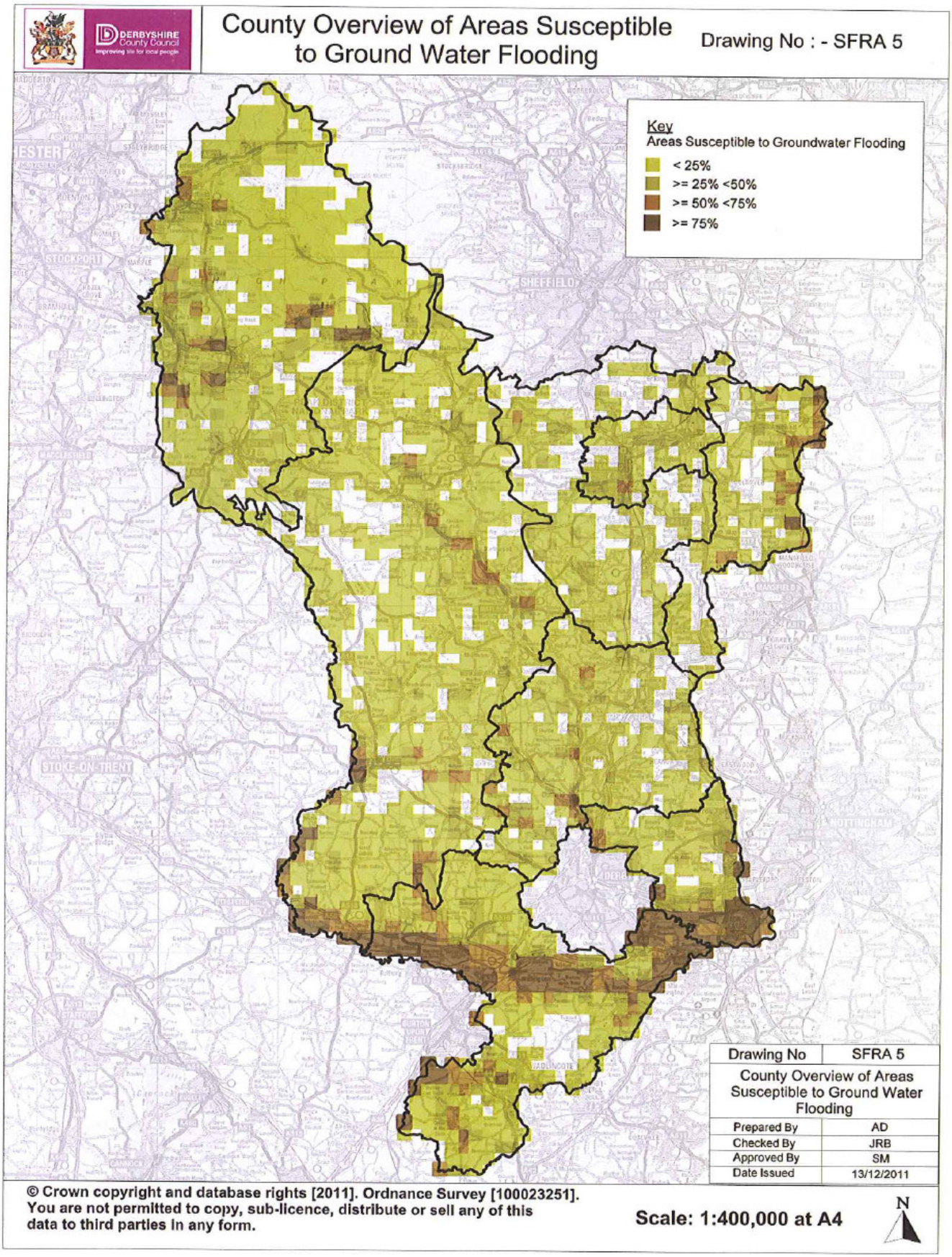
Drawing No : - SFRA 4.2



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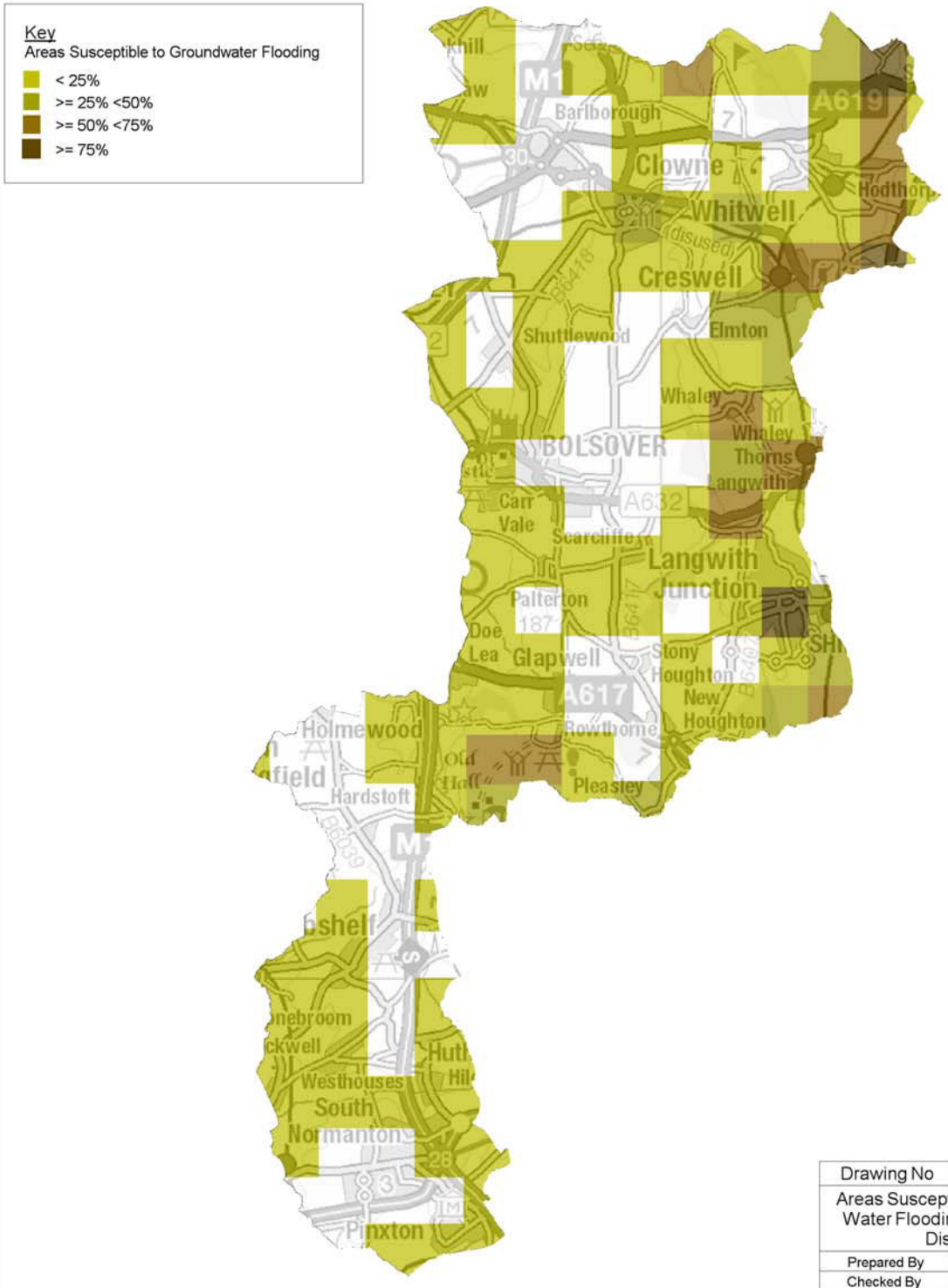
Scale: 1:100000 at A4

N


County Overview of Areas Susceptible to Ground Water Flooding
Drawing No : - SFRA 5
Key
Areas Susceptible to Groundwater Flooding
< 25%
>= 25% <50%
>= 50% <75%
>= 75%
Drawing No
SFRA 5
County Overview of Areas Susceptible to Ground Water Flooding
Prepared By
AD
Checked By
JRB
Approved By
SM
Date Issued
13/12/2011
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Scale: 1:400,000 at A4
N

Areas Susceptible to Ground Water Flooding in Bolsover District

Drawing No : - SFRA 5.2



Drawing No	SFRA 5.2
Areas Susceptible to Ground Water Flooding in Bolsover District	
Prepared By	AD
Checked By	JRB
Approved By	SM
Date Issued	15/02/2012

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Scale: 1:100000 at A4

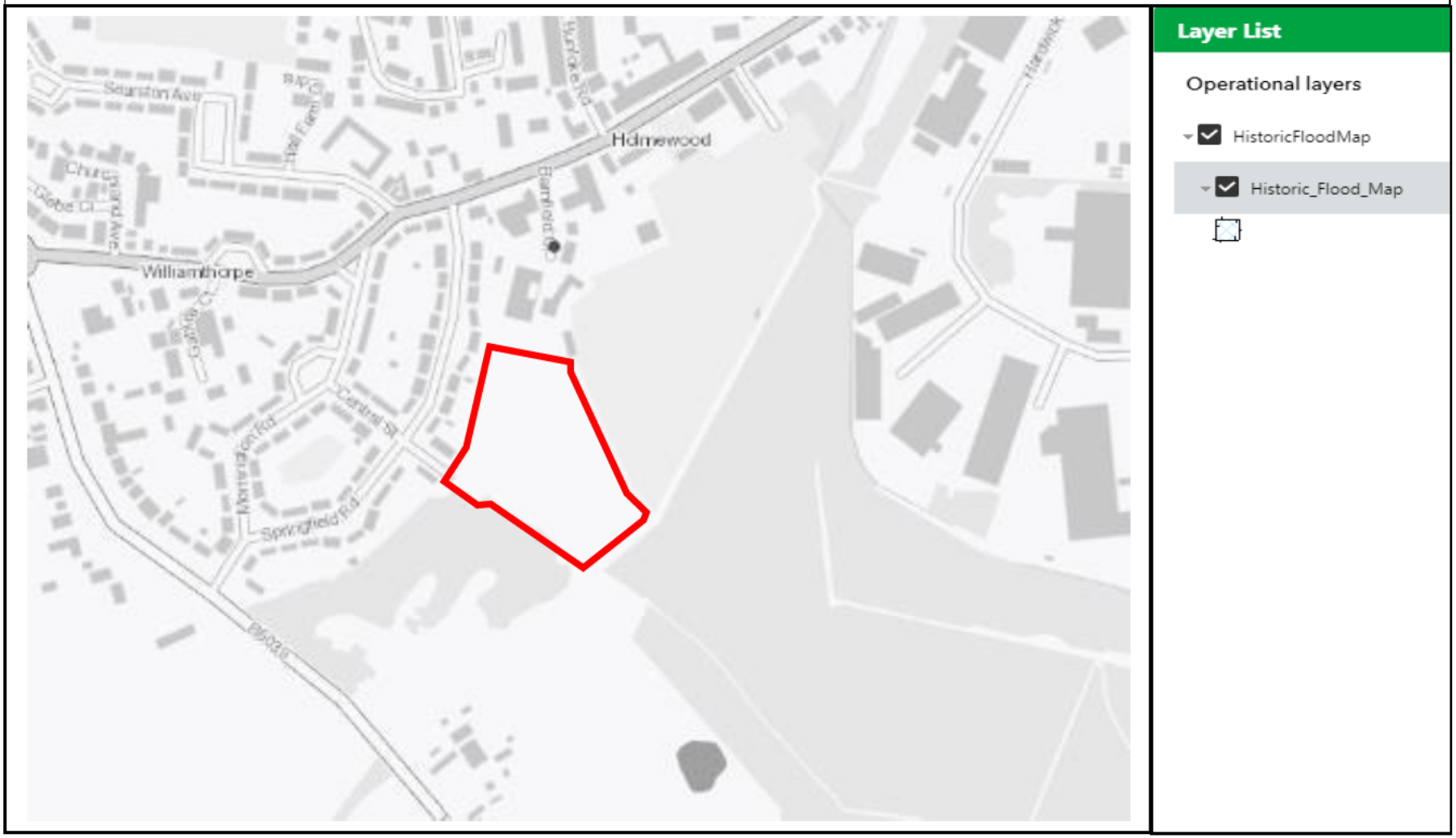
N

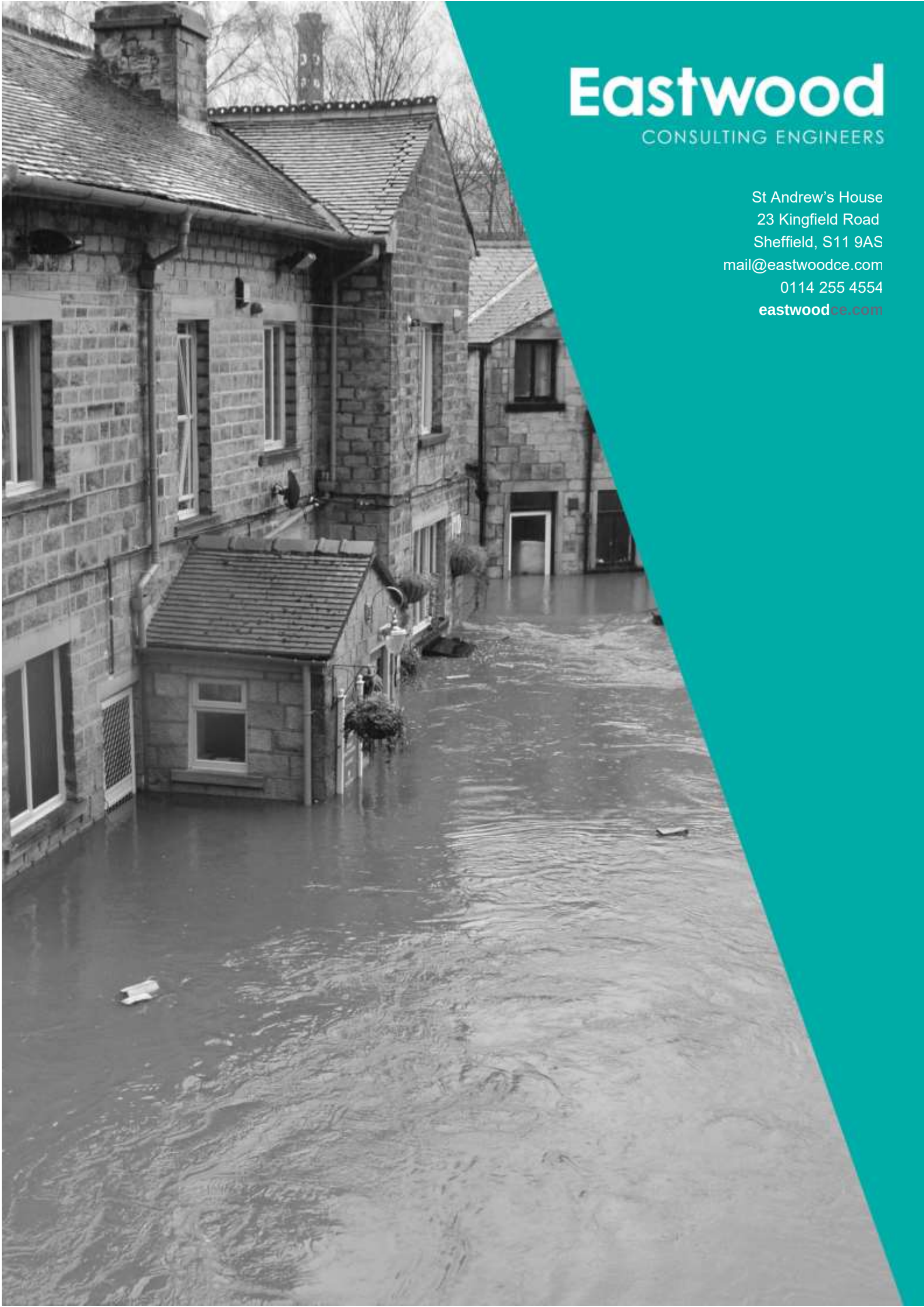
K
L

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APPENDIX 6

DEFRA: Historic flood map





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