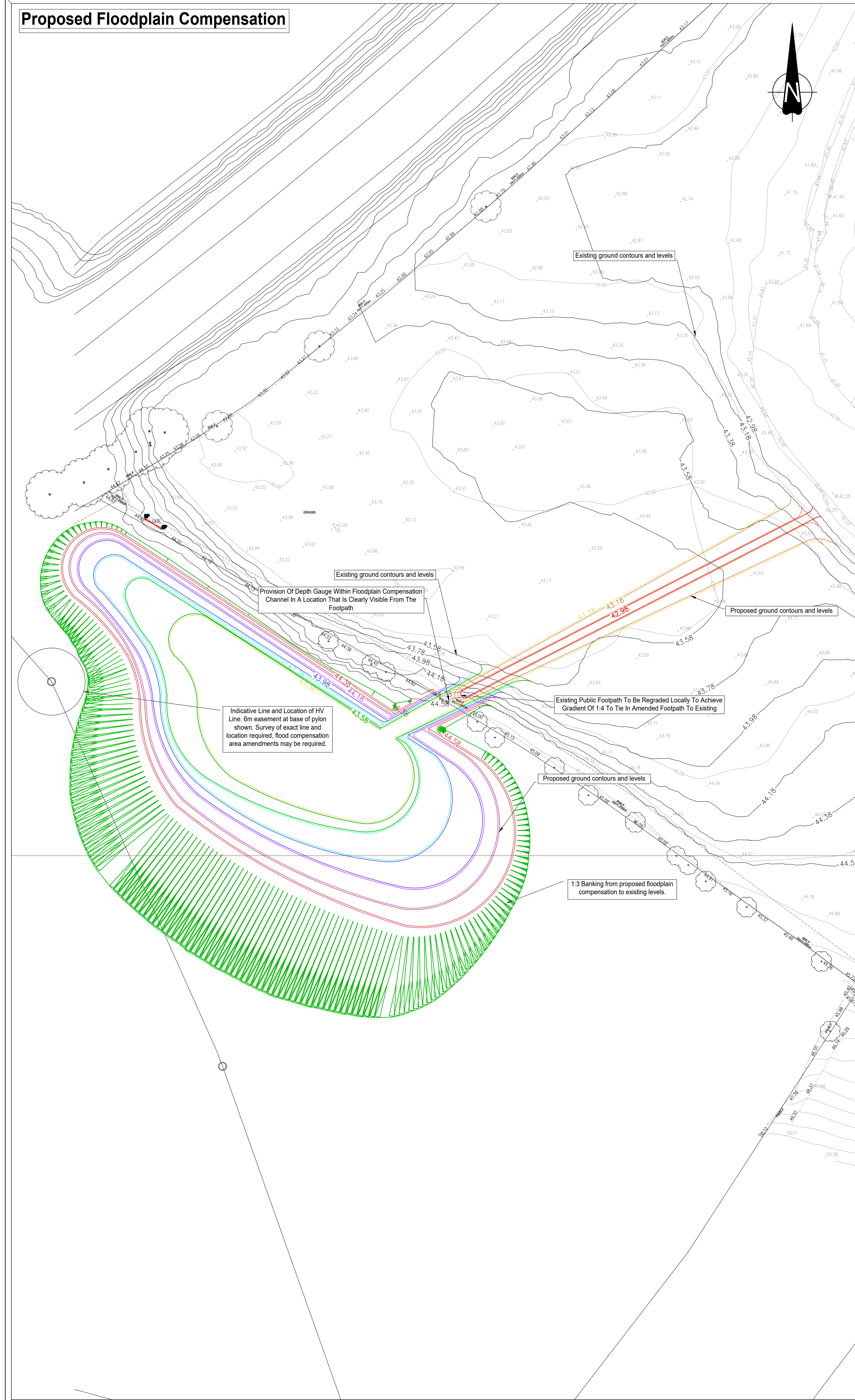
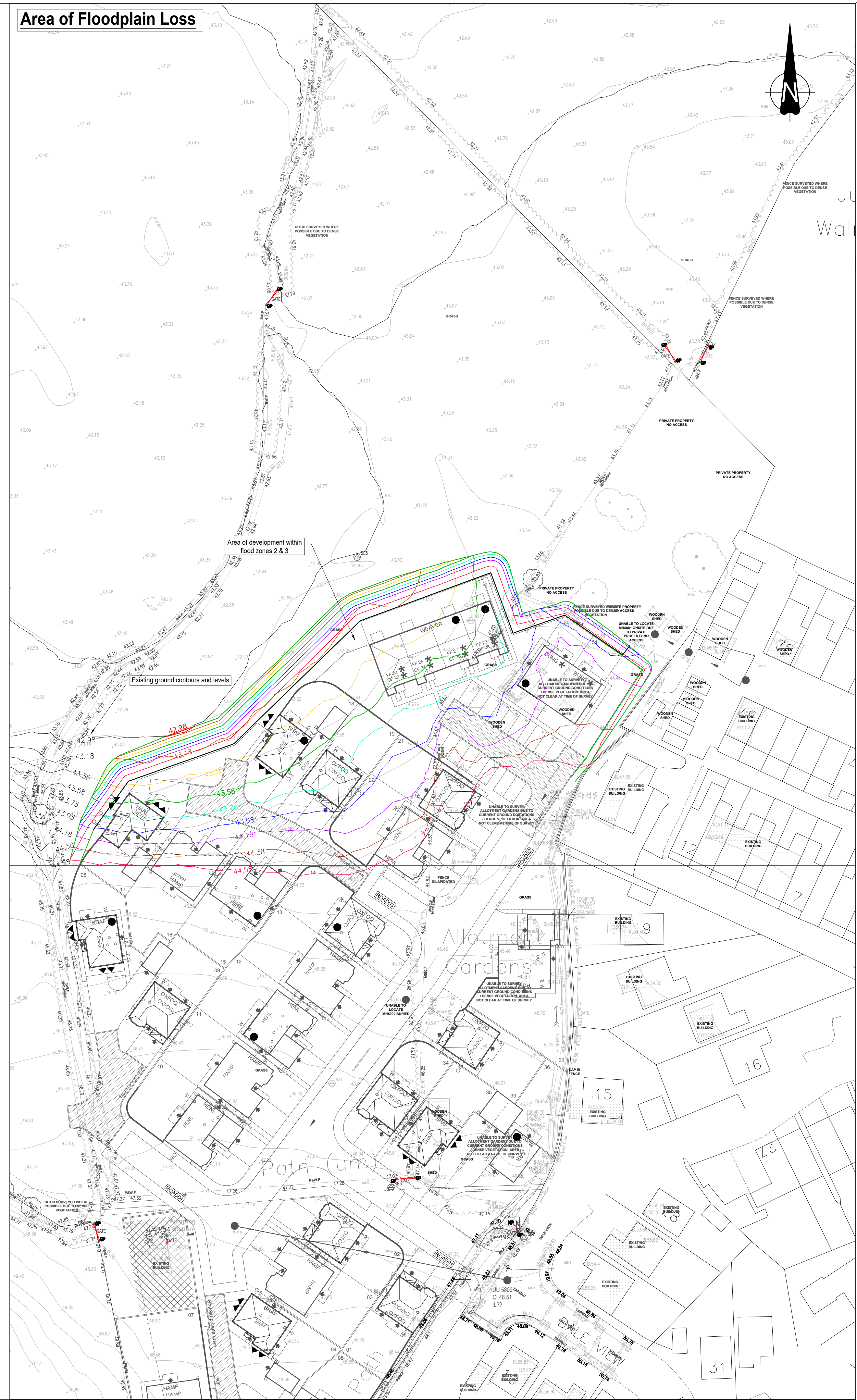


Proposed Floodplain Compensation



Area of Floodplain Loss



The Contractor is to check and verify in conjunction with the Architects details all setting out points, building and site dimensions, levels and sewer invert levels at connection points and ensure that they are fully consistent with the information provided in the drawings. The Contractor is to ensure that the proposed works are in accordance with all aspects with current building legislation, British Standard Specifications, Building Regulations etc., whether or not specifically mentioned in the drawings.

This drawing is not intended to show details of ground conditions or ground confinements. Each area of ground related to the proposed works shall be investigated by means of a competent person in accordance with the minimum investigation for soil structures which do not accord with the anticipated conditions as described in the site investigation report form to be immediately notified to the Engineer, where applicable. Any suspect fluid ground or ground water shall be reported to the Engineer immediately.

Indicate typical signs for guidance only and should be investigated further by a suitable geotechnical expert. The Contractor shall ensure that all trees are protected in accordance with the relevant legislation. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from the proposed works. The Contractor shall ensure that all trees are protected in accordance with the relevant legislation.

Where applicable, the building works depicted are the copyright of Bannan Gate Ltd and may not be reproduced or amended except by written permission. No liability is accepted for amendments made by other persons.

- Notes:
1. Drawing based on : Topographical survey - R.H.TS.15 Neddy Lane, Billington and Redrow planning layout, PPL-001, Redrow Contract Pan CP-001 and supplemented with Lidar data.
 2. Flood level data taken from "Wider Calder 2017" and provided by the Environment Agency on 27th January 2020.
 3. Floodplain compensation assessed against the 0.1% AEP (1 in 1000) level as a proxy for the 1% + climate change level.
 4. Volume of attenuation basin ignored for the purposes of floodplain compensation calculations.

Level (mAOD)	Depth (m)	Loss Of Floodplain	Compensatory Floodplain
		Volume (m³)	Volume (m³)
42.99-43.18	0.200	20.6	79.3
43.18-43.38	0.200	92.6	94.3
43.38-43.58	0.200	234.9	239.8
43.58-43.78	0.200	314.1	324.5
43.79-43.98	0.200	417.6	421.9
43.98-44.18	0.200	521.1	524.6
44.18-44.38	0.200	626.8	636.3
44.38-44.58	0.200	712.6	715.8
Total		2940.3	2986.0

Environment Agency Modelled Flood Levels	
Return Period	Level (mAOD)
4% AEP (1 in 25)	42.87
1% AEP (1 in 100)	43.34
0.1% AEP (1 in 1000)	44.58

E	Note regarding footprint removed & note added about re-grading footprint to suit client comment.	27.08.2021	LJ
D	Floodplain compensation proposals revised to be within land requested by client.	19.08.2021	RA
C	Floodplain compensation proposals revised to be within land shown on Contract Plan CP-001.	03.06.2021	RA
B	Floodplain compensation proposals revised to suit Environment Agency comments.	16.05.2021	RA
A	Red line boundary updated.	01.02.2021	RA
-	First Issue	28.01.2021	RA

Rev.	Description	Date	By
------	-------------	------	----

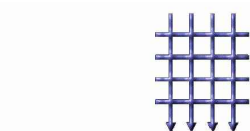
SCHEMATIC

For initial discussions only and subject to detailed design



Project **Neddy Lane**
Billington

Title	Schematic Flood Compensation Floodplain Proposal
-------	---



BANNERS GATE

CIVIL, STRUCTURAL & ARCHITECTURAL DESIGN SERVICES
10-11 Birmingham Street, Halesowen, West Midlands B63 3HN
Tel: 0121 687 1500 Fax: 0121 687 1501
E-mail: mail@bannersgate.com

Scale	1:500 @ A1	Drawn	RA
Date	January 2021	Checked	SM
File	20023/dwgs/civils/current	Drawing	20023 - SK07 E