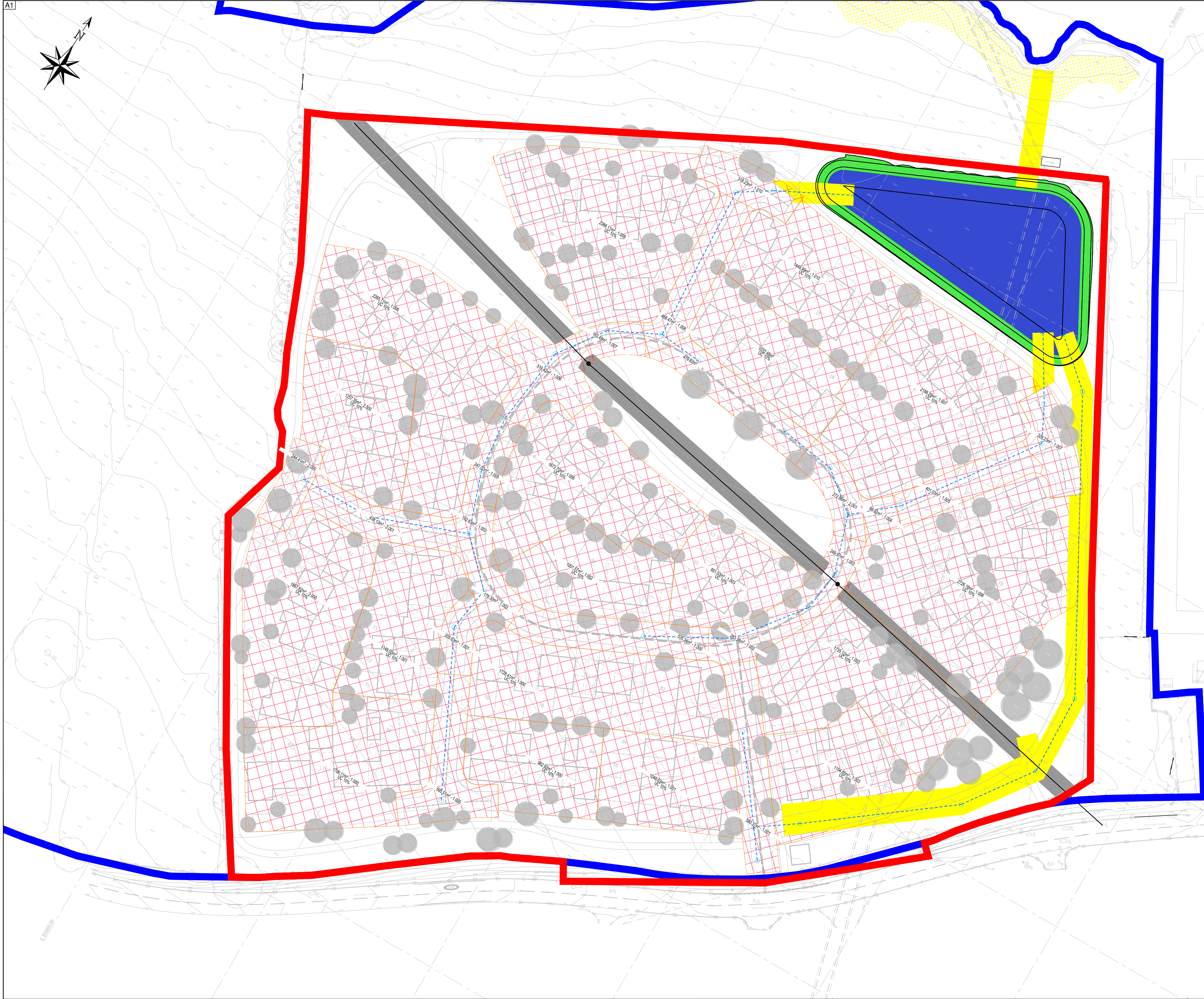


Appendix H – Surface Water Drainage Area Plan



Scale to be used for planning purposes only

This drawing is to be read in conjunction with all other relevant drawings and details.

Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.

Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction purposes. The Engineer's site works prior to such approval being provided is at their own risk.

Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.

All dimensions are in metres unless otherwise stated.

The Rodgers Leasak Design's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works on site.

Probe No.	Pipe No.	Acceptable MP	Adoptable UIC	Private MP	Private UIC	Total MP + UIC
S1	1.000	0.000	0.000	2063.485	148.797	2212.282
S2	1.000	0.000	0.000	90.663	1.915	92.578
S16	1.000	0.000	0.000	0.000	0.000	0.000
S2	1.001	0.000	0.000	837.580	63.195	900.775
S8	1.001	0.000	0.000	0.000	0.000	0.000
S10	1.001	0.000	0.000	1.274	0.274	1.548
S3	1.002	0.000	0.000	728.165	55.987	784.152
S27	1.002	0.000	0.000	283.376	26.236	309.612
S19	1.002	0.000	0.000	0.000	0.000	0.000
S10	1.003	0.000	0.000	122.622	12.262	134.884
S28	1.003	0.000	0.000	167.822	142.266	310.087
S30	1.003	0.000	0.000	635.169	63.517	698.686
S10	1.004	0.000	0.000	401.262	40.126	441.388
S31	1.004	0.000	0.000	99.992	9.992	109.984
S21	1.004	0.000	0.000	0.000	0.000	0.000
S8	1.005	0.000	0.000	247.021	0.000	247.021
S10	1.005	0.000	0.000	401.262	40.126	441.388
S2	1.006	0.000	0.000	0.000	0.000	0.000
S23	1.006	0.000	0.000	0.000	0.000	0.000
S33	1.006	0.000	0.000	149.387	14.939	164.326
S34	1.006	0.000	0.000	188.819	18.882	207.701
S34	1.007	0.000	0.000	133.764	10.356	144.120
S10	1.007	0.000	0.000	163.490	16.349	179.839
S10	1.008	0.000	0.000	468.388	46.839	515.227
S13	1.009	0.000	0.000	301.362	30.136	331.498
S14	1.010	0.000	0.000	1175.730	79.590	1255.320
S4	2.000	0.000	0.000	1963.252	17.885	1981.136
S17	2.000	0.000	0.000	0.000	0.000	0.000
S17	2.001	0.000	0.000	0.000	0.000	0.000
S5	2.001	0.000	0.000	438.133	0.000	438.133
S30	2.001	0.000	0.000	272.865	0.000	272.865
S10	2.002	0.000	0.000	17.885	0.000	17.885
Totals		0.000	0.000	21245.111	1492.276	22737.387

Health and safety symbols refer to reference numbers indicated on Designers Risk Assessment number:
25317-RLL-25-XX-HS-C-0001

	Used to provide design specific safety information that may not be obvious to a competent contractor but may be useful
	Used to restrict/prevent a possible action, e.g. stop construction traffic from entering an area
	Used to warn of significant design hazards, adding recommendations
	Used to encourage a positive action, e.g. use of robust protection for inspection chambers

P01	21.11.25	First Issue	JEB	TN
Rev	Date	Amendments	By	Chk



Client

GLEESON LAND

Project

LAND AT GATE FARM,
HIGH STREET,
SUTTON BINGER

Drawing Title

SURFACE WATER
DRAINAGE AREA PLAN

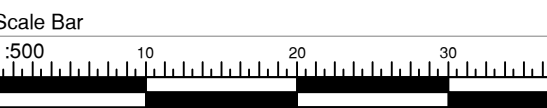
Status

PLANNING

Scale	Drawn	Checked	Date
1:500	JEB	TN	07/11/25

Drawing Number	Revision
25317-RLL-22-XX-DR-C-2001	P01

BIM Drawing References



Appendix I – Product 4 Data from EA

Kamil Nawaz
Rodgers Leask Limited
kamil.nawaz@rodgersleask.co.uk

Our ref: EIR2025/41803
Date: 01 December 2025

Dear Kamil

Thank you for your enquiry which was received on 13th November 2025. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Detailed Flood Risk Assessment Map for Gate Farm, Sutton Benger NGR: ST9399578506
Licence	Open Government Licence
Information Warnings	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2025 Ordnance Survey AC0000807064.

Open Data and Historic Flood Events

The Environment Agency no longer provides PDF copies of the Historic Flood Map. Instead, datasets are freely available via the Government's Open Data portal: [Find open data - data.gov.uk](#)

Examples of datasets you may require:

- Flood Map for Planning
- Recorded Flood Outlines
- Historic Flood Map
- Surface Water for Spatial Planning extents
- Main River Consultation Area

You can access the Flood Map for Planning here: <https://flood-map-for-planning.service.gov.uk/>

Please note: we cannot guarantee that we hold an exhaustive list of all past flood events. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update its records if new evidence emerges.

Planning Guidance

We recommend you read the following items to inform your Flood Risk Assessment (FRA):

Summary	Link
Guidance on using Environment Agency information to inform a development proposal	Flood risk assessments – GOV.UK
How to use modelling data to support your FRA	Using modelling for FRAs – GOV.UK
Planning considerations for areas at risk of flooding	Flood risk and coastal change – GOV.UK
Template and advice to help increase the chances of your FRA includes the right information first time	Planning Portal – FRA Guidance
Information on getting planning advice from the Environment Agency, including paid services	EA Planning Advice – GOV.UK Email: wx.sp@environment-agency.gov.uk
Check with your Lead Local Flood Authority (LLFA) or Local Planning Authority (LPA) for additional policies or guidance for FRAs.	Find your local council – GOV.UK Local Plans & Strategic Flood Risk Assessments (SFRA)

Flood Levels and Updates to National Modelling

The flood zones available on the Flood Map for Planning service were published on 25th March 2025. However, the flood level and depth data are not currently available for all locations identified as at risk in this area.

Therefore, for your information we have supplied maps showing the water depths derived from JFLOW for the 1% AEP (100yr) and 0.1% AEP (1000yr) fluvial modelled flood scenarios. This modelling is fit for the purpose of the Flood Zones. However, it is not based on a specific channel survey. Neither water depths nor water levels were outputs specified when we commissioned this generalised modelling for the Flood Zones. Whilst the modelling process does provide some information on depth of water, it would have been possible to produce the flood extents without storing the water depth values, since water depth is only a 'by-product' of the calculation process. As this type of modelling was developed, tested and reviewed for production of the Flood Zone extents only, we have no information on the accuracy of the water depth data. Water depth or level outputs from this model are only suitable to be used for decision making at a broad catchment scale and is not fit for the purpose of a site-specific flood risk assessment.

Alternatively, you could contact us again later when we might be able to provide flood level and depth associated with our new National Flood Risk Assessment system. Visit this page <https://environment.data.gov.uk/support/faqs/778338325> to understand more how the Flood Zones have been produced.

You can find further information on the NaFRA2 project here: <https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information>

Flood Defences

If there are any formal flood defences within 1km of the site boundary provided, a PDF containing flood defence information will be enclosed. This information has been taken from our Asset Information Management System database (AIMS). A data download can be accessed here: [AIMS Asset Bundle](#)

Please note that flood defences can increase water levels elsewhere e.g. through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Further Guidance

If you intend to use any climate change data supplied in this letter, you should consider its appropriateness in light of a range of potential allowances as described in the latest guidance: [Flood risk assessments: climate change allowances - GOV.UK](#). This information is subject to change, please check the guidance regularly. Our Sustainable places team would be happy to discuss the issues around Climate Change and how information should be used.

In some locations, the predicted Still Water Tide Level data from the Coastal Flood Boundary Study 2018 is higher than the locally modelled water levels provided. When this is the case the higher water levels should be considered in your FRA. More information can be found here [Coastal flood boundary conditions for the UK: 2018 update - GOV.UK](#) and by downloading 'Coastal Design Sea Levels' from [Find open data - data.gov.uk](#)

Information on environmental permits for work in, under, over, or near a main river, culvert, flood defence, or in the floodplain is available here: [Flood risk activities: environmental permits - GOV.UK/](#). For any further advice, please contact blandford.frap@environment-agency.gov.uk.

We hope you find this information helpful.

Yours sincerely

Dalene Ellis
Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Enc: EIR2025/41803 - 1% AEP JFLOW Depth Map
EIR2025/41803 - 0.1% AEP JFLOW Depth Map
EIR2025/41803 Defences Map & Data (if applicable)

EIR2025/41803 - JFLOW Fluvial Water depths (m) Without Flood Defences. 1000 year (0.1% AEP)
Centred on land at ST 93995 78506. Created 28/11/2025.



Scale 1:10,000

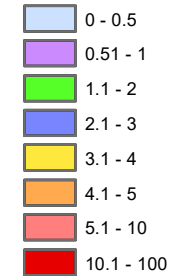


Legend

— Statutory_Main_Rivers

1000yr JFLOW Depth

metres



Information Warning

We do not recommend the use of water depths/levels derived from JFLOW for site specific investigations such as Flood Risk Assessments.

EIR2025/41803 - JFLOW Fluvial Water depths (m) Without Flood Defences. 100 year (1% AEP)
Centred on land at ST 93995 78506. Created 28/11/2025.



Scale 1:10,000



Legend

— Statutory_Main_Rivers

100yr JFLOW Depth metres



Information Warning

We do not recommend the use of water depths/levels derived from JFLOW for site specific investigations such as Flood Risk Assessments.

Ordnance Survey



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