

FLOOD RISK ASSESSMENT

Proposed Domestic Garage,
Christian Farm
Foxham Road
Foxham
SN15 4NE

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March 2026 Version 1

RMA

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FLOOD RISK ASSESSMENT FOR PROPOSED DOMESTIC GARAGE, CHRISTIAN FARM, FOXHAM ROAD, FOXHAM, SN15 4NE

EXECUTIVE SUMMARY

Summary of Possible Sources of Flooding		
Source	Significant	Comment
Fluvial (Main River)	Low	The site is at risk from a fluvial source in the form of residual risk due to the failure of flood management infrastructure such as a breach of a raised flood defence or overtopping. scenario, today or with an allowance for climate change
Tidal	No	Not at Risk
Pluvial	Low	Shown on Flooding from Surface Water map to be affected for the 0.1% event
Ground Water	No	This location is outside a ground flood alert area
Overland flow	No	No high ground surrounding the site
Blockage	Low	Watercourse alongside eastern boundary of the site
Infrastructure	No	No public sewers in the vicinity of the site
Reservoirs	No	Site not at risk from a reservoir failure.
Lakes & Canals	No	No lakes or canals close to the site

INTRODUCTION

The Government has placed increasing priority on the need to take full account of the risk associated with flooding at all stages of the planning and development process. This seeks to reduce the future damage to property and the risk to life from incidents of flooding. Their expectations relating to flooding are contained in the National Planning Policy Framework December 2024, (NPPF), which identifies how the issue of flooding is dealt with in the drafting of planning policy and the consideration of planning applications by avoiding inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk.

The NPPF provides that development in areas at risk of flooding should be avoided and seeks to direct development away from areas at highest risk. There is a sequential, risk-based approach to the location of development avoiding where possible, flood risk to people and property managing any residual risk and taking account of the impacts of climate change.

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APPLICATION SITE

The proposed site is located at Chistian Farm, Foxham Road, Foxham, SN15 4NE, within the administrative area of Wiltshire Council. The National Grid Reference at the centre of the site is ST96611 77609. What3Words location /// array.cookbooks.excavated. **Plan 1**

This flood risk assessment has been prepared for a householder planning application for a proposed single garage for existing farm managers dwelling. **Plans 2 & 3**

The proposed development site is shown to be within an area of Flood Zone 3 “High Probability” as detailed on the Environment Agency's Flood Zone Maps **without defences**, and as defined in Table 1 of NPPG.

Table 1: Flood Zones Definition

Flood Zone 3- High Probability
Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood. Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment. Policy aims. Developers and local authorities should seek opportunities to: • reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques. • relocate existing development to land with a lower probability of flooding. • create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed domestic garage is classified as “Less Vulnerable,” Table 1 of NPPG states that such use is permitted in this zone.

Table 2: Flood Risk Vulnerability Classification

Less Vulnerable
• Police ambulance and fire stations that are not required to be operational during flooding • Buildings used for shops, financial, professional, and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non- residential institutions not included in "more vulnerable" and assembly and leisure. • Land and buildings used for agricultural and forestry. • Waste treatment (except land fill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works that do not need to remain operational during times of flood. • Sewage treatment works (if adequate measures to control pollution and manage sewage during flood events are in place).

Site Levels

Lidar 1m DTM data reveals that the site, which is generally flat with an average ground level circa 52.56mODN.

Plan 3

DRAINAGE AUTHORITIES

Environment Agency

The Environment Agency has permissive powers for reducing the risk of flooding from designated main rivers and from the sea.

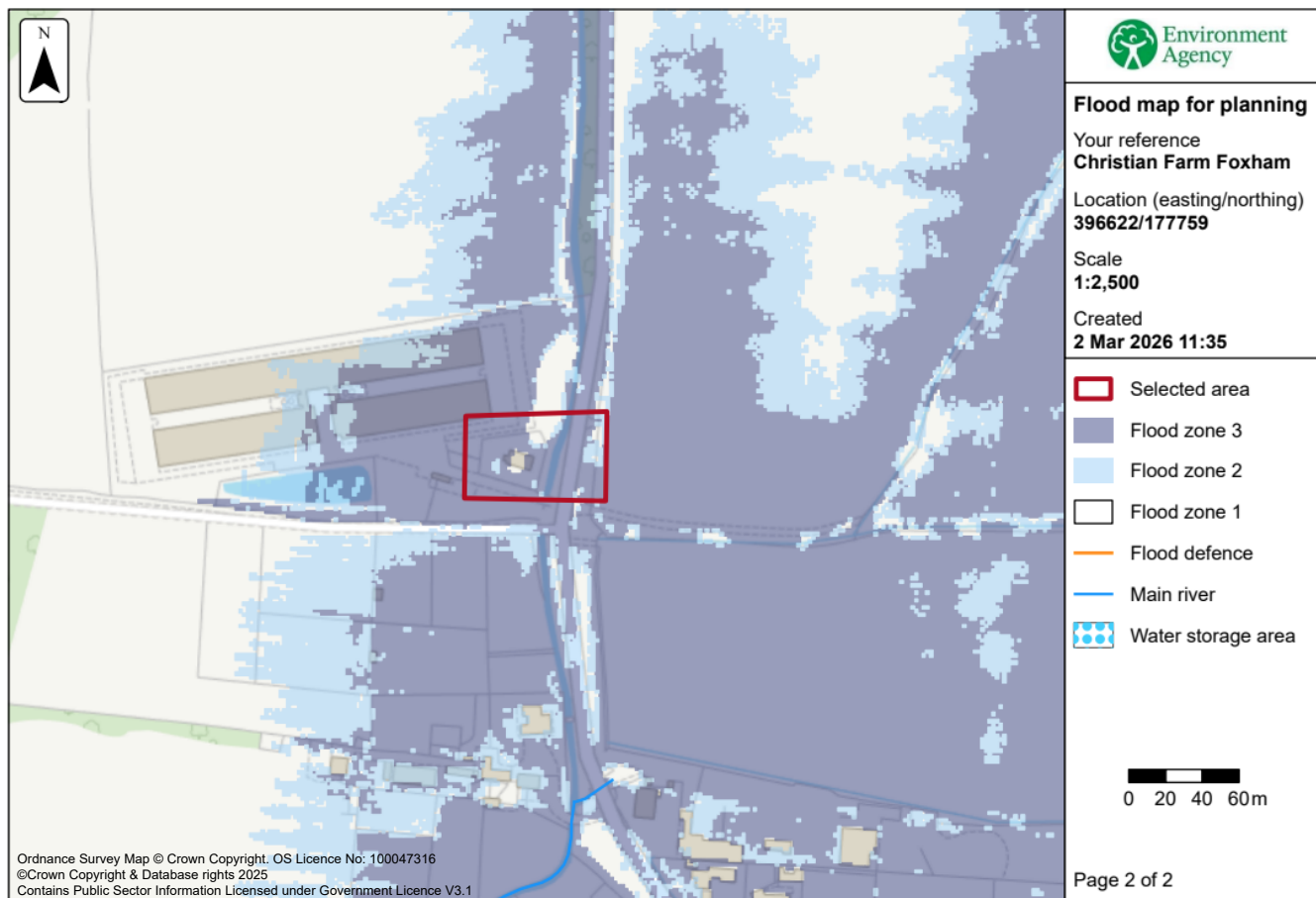
The following potential sources of flooding affecting the development site are.

- Unnamed watercourse along eastern boundary

The flood zone maps indicate that the area would be flooded without flood defences.). The Flood Map indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. To meet the requirements of the National Planning Policy Framework, these defences are removed in their entirety to produce the Flood Map for Planning (Rivers and Sea). The map therefore shows the full extent of areas that would be at risk of flooding if no defences existed, and water could spread out across the floodplain.

Flood Zones

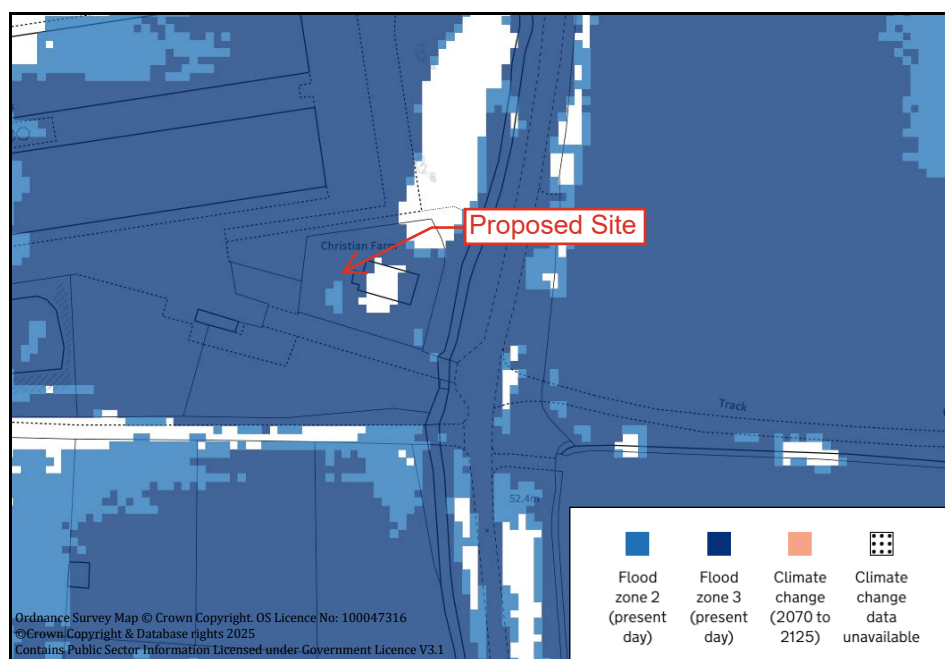
These maps were updated on the 25th March 2025 and show that site is considered to be at risk from tidal/fluvial flooding as it is all located within an area zoned as Flood Zone 1 and 2. The maps indicate that the area would be flooded without flood defences, which are in place, (with an annual probability of more than 0.5% i.e., return frequency of less than 1 in 200 years for tidal flooding or more than 1.33% return frequency of less than 1 in 100 years for fluvial flooding).



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Flood Map for Planning Present Day (Source EA)

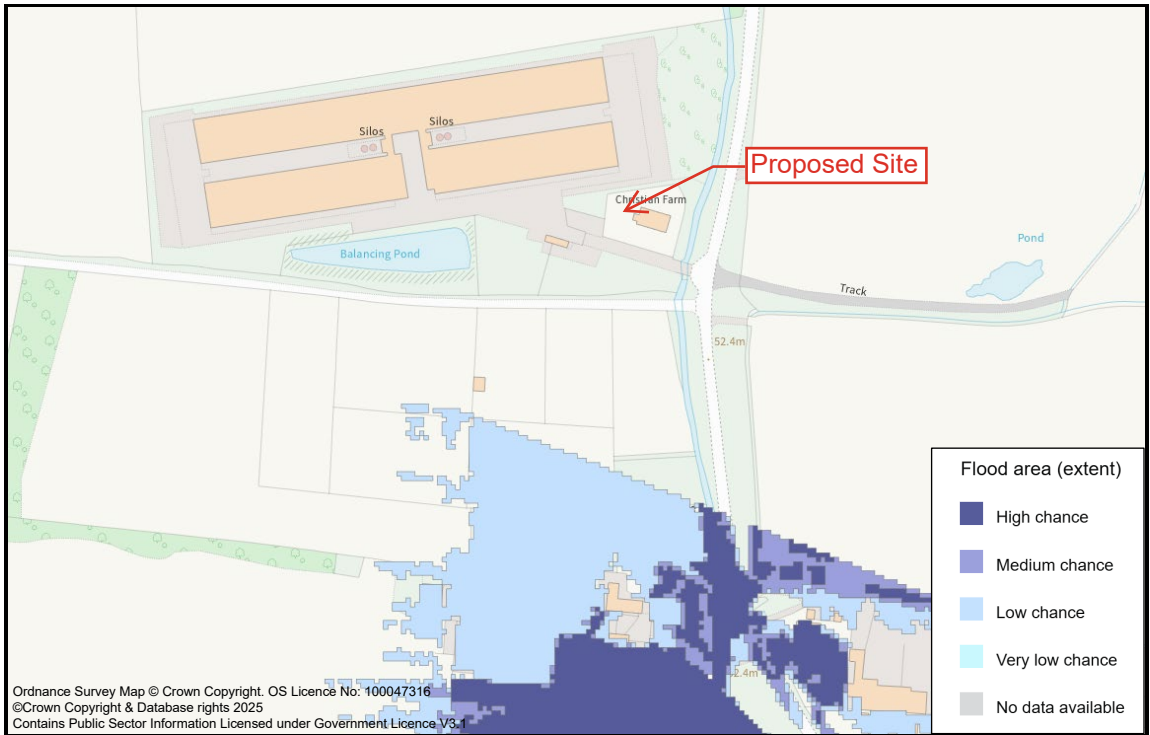
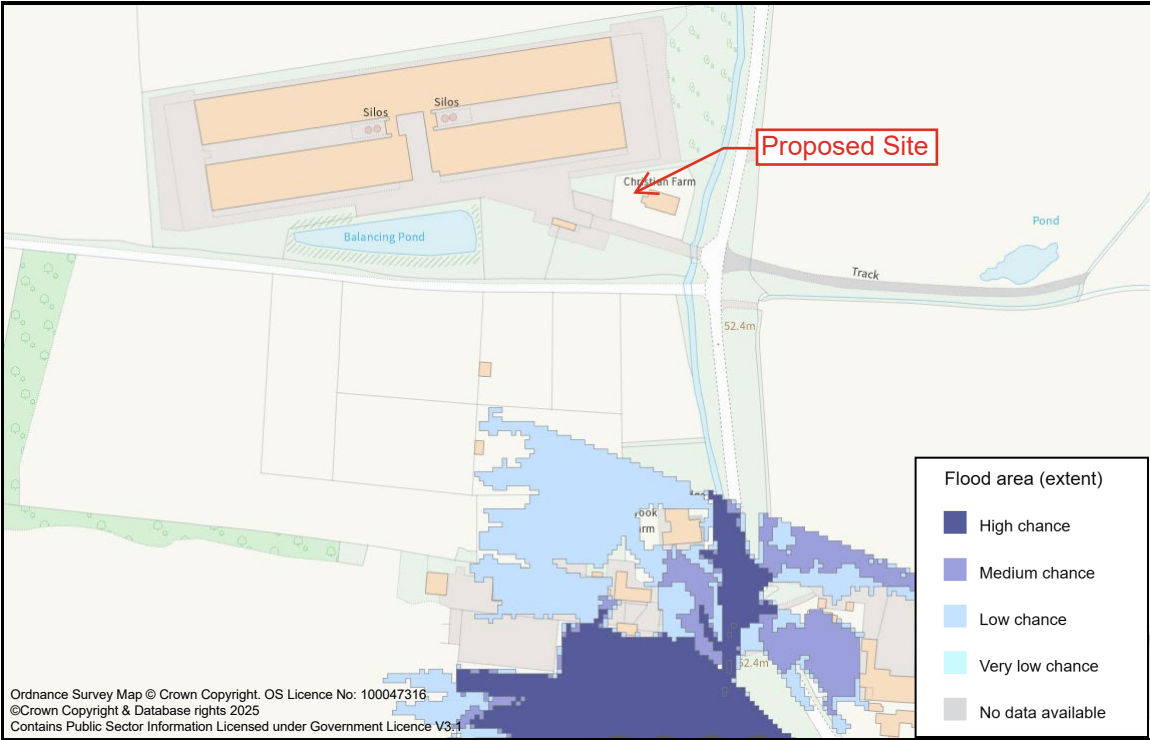
On the 27 August 2025 the Environment Agency added a new layer on “Flood Map for Planning Flood Zones plus Climate Change”, which shows how the combined extent of Flood Zones 2 and 3 could increase with climate change over the next century. Flood Zone 1 sites that are within the ‘flood zones plus climate change extent’ should be treated as if they were in Flood Zone 2. The site remains in Flood Zone 3.



Flood Map for Planning with Climate Change (Source EA)

Risk of Flooding from Rivers & Sea

The Risk of Flooding from Rivers and Sea map was updated in January 2025 and for the present day shows that the site for the development, to be at no chance of flooding for both the present day and with climate change. This takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.



A check on the long-term risk of flooding for the site reveals that the highest chance of flooding at this location is

from surface water flooding the chance of flooding from rivers and sea for both the present day and with climate change is very low.

Fluvial Flooding

The site is at a risk from fluvial flooding from a non-main river in the form of residual risk due to the failure of flood management infrastructure such as a breach of a raised flood defence.

The updated climate change allowances for the site are as follows

- 27% (central)
- 38% (higher central),
- 71% (upper)

Finished Floor Levels

The proposal for a domestic garage would result in a 'Less Vulnerable' use as defined by the PPG. From the data provided, the site is shown to lie within Flood Zone 3.

It is a requirement under The Building Regulations for new developments that the ground floor level must be a minimum of 150mm above the existing ground level.

FLOODING FROM OTHER SOURCES

Flooding is a natural process and can happen at any time from sources other than watercourses and the sea.

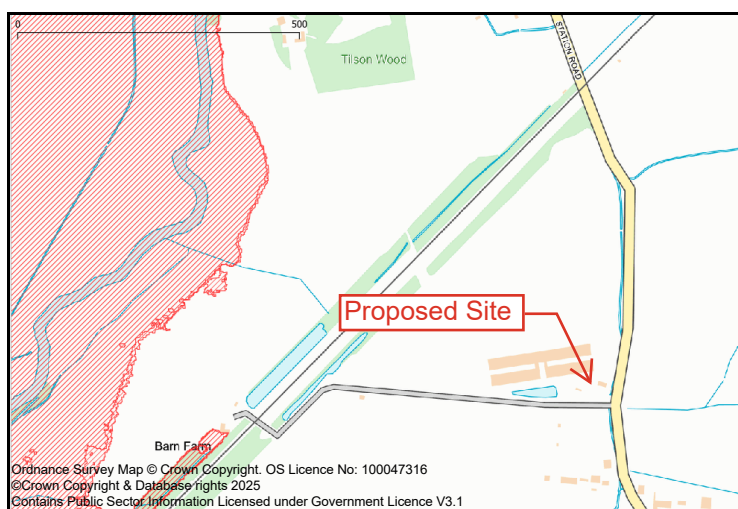
- Flooding from land can occur from intense rainfall, often over short duration of time that is unable to soak into the ground or enter the drainage system. However, with the natural topographic nature of the ground being flat, with no high ground around the site this will not cause any rapid inundation of the site and is likely only lead to local ponding of shallow depth and low velocity. It is concluded that flooding from this source is limited to minor isolated cases and is not of strategic significance as regards to flood risk.
- Groundwater flooding occurs when groundwater levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys, in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels. Groundwater flooding can be disregarded as a significant flood risk in this area. This location is outside of a groundwater flood alert area.
- Flooding from sewers can occur from overloading from heavy rainfall caused by blockages or having inadequate capacity. There are no public sewers close to the site.
- Non-natural or artificial sources of flooding such as reservoirs, lakes, or canals where water is stored above natural ground level could cause flooding if the structure fails or is over topped.

Reservoirs

The EA has prepared reservoir failure flood risk mapping to show the largest area that might be flooded if a reservoir was to fail and release the water it holds. The mapping displays two scenarios as follows:

- Dry this is the extent when the river levels are normal,
- Wet this is the extent when there is also flooding from rivers.

The mapping displays a worst-case scenario and is only intended as a guide. The site is shown to be at no risk of flooding due to the failure of a large, raised reservoir in both the dry day and wet day scenarios. All large reservoirs must be inspected and supervised by reservoir panel engineers as detailed by the enforcement authority for the Reservoirs Act 1975 in England. The EA are responsible to ensure that reservoirs are inspected regularly, and essential safety work is carried out. As such, the risk of flooding from this source is relatively low.



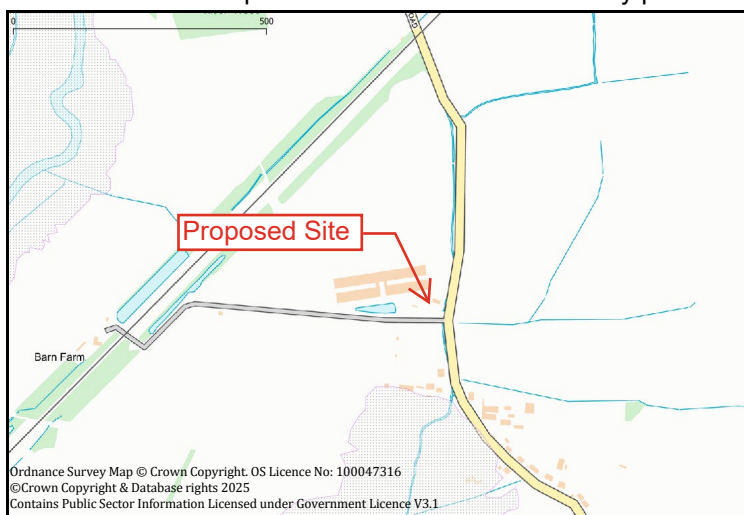
Risk of Flooding from Reservoirs Wet Day (Source EA)

Canals and or Artificial Water Bodies.

The site is not at risk of flooding from canals and or Artificial Water Bodies.

HISTORIC FLOODING

The site is not shown on the historic flood map to have been affected from any previous events.



Historic Flood Map (Source EA)

SURFACE WATER FLOODING

The chance of flooding from surface water was updated in January 2025 and for the climate change scenario the map shows the proposed site for development has a high chance of surface water flooding.

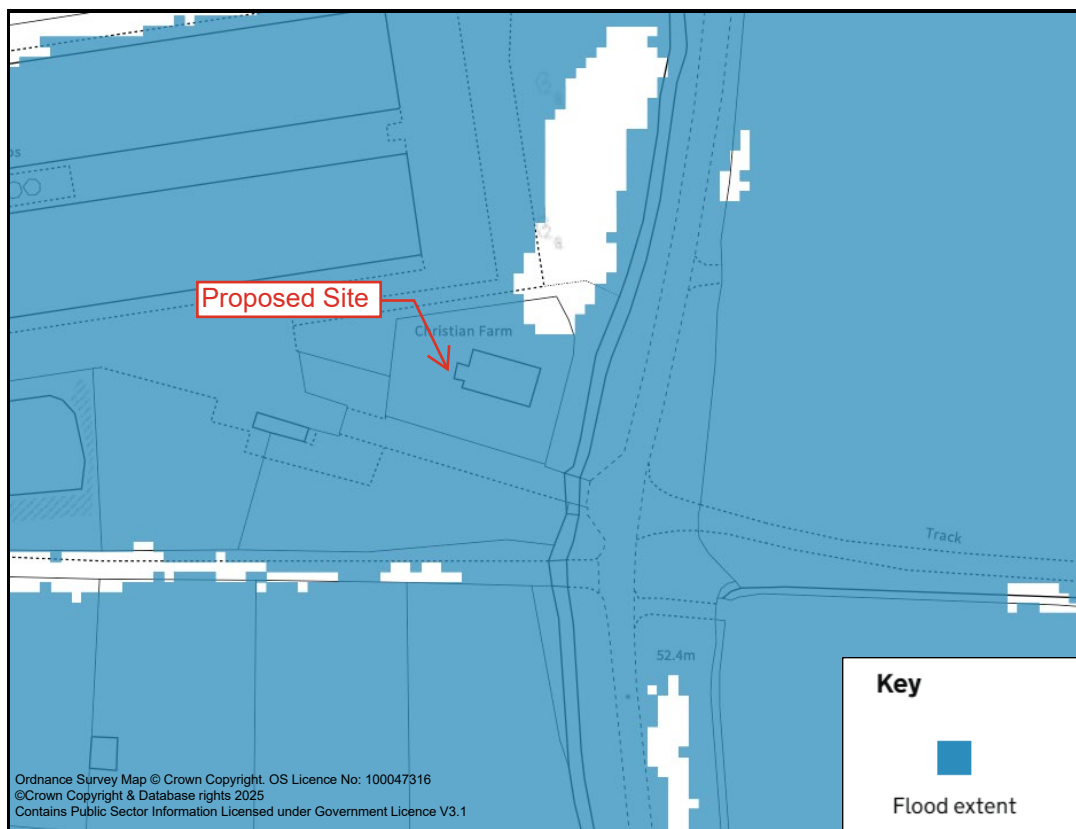
The maps for surface water and the maps for river and sea flooding define the risk as High, Medium, Low and Very Low. The chance of flooding for the area defined in any given year is shown below:

- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

The RoFSW products are an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. It includes information about flooding extents and depths.

There is a caveat contained in the Environment Agency's "Product description for the risk of flooding from surface water." RoFSW outputs are generally not suitable for property level assessment; instead, they estimate flood risk to an area of land. The method used does not provide information relating to when the floodwater may be deep enough to start causing damage or disruption to homes, roads or other infrastructure.

A near-term epoch (2040 – 2060 "2050s" epoch) and central allowances are being used initially, to support short and medium-term decisions informed by the highest flood likelihood projections.



Risk of flooding From Surface Water 1 in 1000year Map (Source EA)

SEQUENTIAL APPROACH

When applying the sequential approach for flood risk in accordance NPPF the site of the development would fall into Flood Zone 3 (High Probability) as the site is not shown to be within the tidal/fluvial flood plain as shown on the Environment Agency's Flood Map without defences in place.

The Environment Agency categorise land into one of three Flood Zones.

- Flood Zone 1 is land outside the 0.1% floodplain (with a chance of flooding of less than 0.1% chance in any given year)
- Flood Zone 2 is land that falls between the 1 in 100-year extent and the 1 in 1000-year extent (a chance of flooding between 1% and 0.1% in any given year)
- Flood Zone 3a is land which falls within the 1 in 100-year flood extent (has a 1% chance of a flood occurring in any given year).

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed domestic garage is classified as, "Less Vulnerable" with Table 1 of NPPG stating that such uses are appropriate in this zone (as summarised in Table 3 NPPG).

Table 3: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test Required	✓	✓
	Flood Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Flood Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Sequential & Exception Test

NPPF Guidance Paragraphs 161 - 186 requires development within high areas of flood risk be determined using a sequential risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account the impacts of climate change.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is important to note that the Sequential Test does not specifically mean that sites such as this cannot be developed, rather that sites at less risk should

be developed first.

With the proposal to erect a domestic garage for use by the occupants of the host dwelling, it would be unreasonable for this to be erected elsewhere.

Therefore, the Sequential and exception test are satisfied.

CLIMATE CHANGE

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events for both tidal and fluvial flooding. The Climate change allowances in the NPPF Guidance was updated on the 20th of July 2021. The sea level rise allowances were revised on the 17th December 2019, the peak river flows revised on the 20th July 2021, and the peak rainfall allowances were revised on 10th May 2022.

Peak River Flow Allowances

For flood risk assessments use the Management Catchment Climate Changes for the peak river flow map. Management catchments are sub-catchments of River Basin Districts.

The site is located within the Avon Bristol & North Somerset Streams Management Catchment within the Severn (South West) River Basin District, for sites within Flood Zone 2 or 3a and for “Less Vulnerable” land uses, the Central allowances figures, in the Table below, should be used.

Peak River flow allowances within the Management Catchment Allowances				
River Basin District /Management Catchment	Allowance category	Total potential change anticipated for '2020s' (2015 to2039)	Total potential change anticipated for '2050s' (2040 to2069)	Total potential change anticipated for '2080s' (2070 to2115)
Severn/ Avon Bristol & North Somerset Streams	Upper End	27%	38%	71%
	Higher Central	15%	19%	39%
	Central	10%	12%	26%

The effect of global warming on peak rainfall allowances is given in Table 1.

Table 1 Peak Rainfall Intensity

Table 1 Peak rainfall intensity allowance in small and urban catchments (1961 to1990 baseline)			
Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper End	10%	20%	40%
Central	5%	10%	20%

The annual sea rise due to climate change is given in NPPF and the recommended contingency allowances are stated in Table 2.

Table 2 Peak Sea Level Rise

Table 2 Peak Sea level allowance for each epoch in (mm) per year with cumulative sea level rise for each epoch in brackets (use 1981 to 2000 baseline)						
Area of England) (Use River Basin	Allowance	2000 to 2035	2036 to 2065	2066 to 2095	2096 to 2125	Cumulative Rise 2000 to 2125 (m)
Severn (South West)	Higher Central	5.8 (203mm)	8.8 (264mm)	11.7 (351mm)	13.1 (393mm)	1.26m
Severn (South West)	Upper End	7 (245mm)	11.4 (342mm)	16 (480mm)	18.4 (552mm)	1.62m

The site is not affected by flooding from tidal sources.

DRAINAGE STATEMENT

Surface Water Drainage

Applications for developments where the proposals will result in the increase the amount of surface water run-off require that an appropriate drainage strategy to be undertaken to ensure that the surface water discharge mimics the existing pre-development regime.

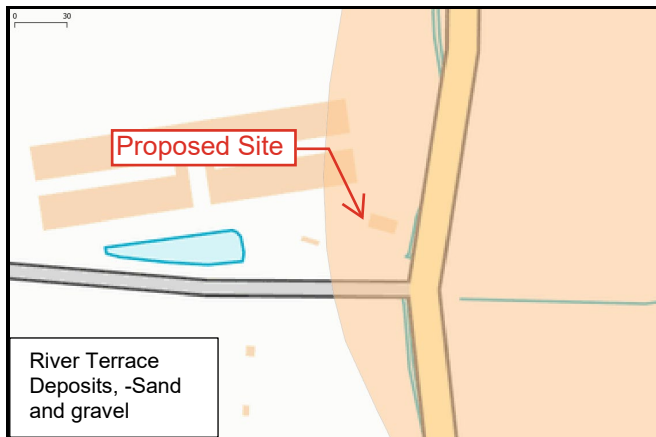
Any proposed surface water drainage system will need to be designed to account for the effects of climate change over the lifetime of the development. Based on the recommendations the proposed drainage systems should be sized for the critical 1 in 100-year storm event and to allow for a 40% increase in rainfall intensity for climate change. In accordance with recognised guidance, Part H of the Building Regulations 2010 and National Planning Policy Framework, there is a hierarchy of where surface water should discharge. This hierarchy should be followed where practicable, and is as follows:

- 1) Infiltration
- 2) Watercourse
- 3) Public sewer

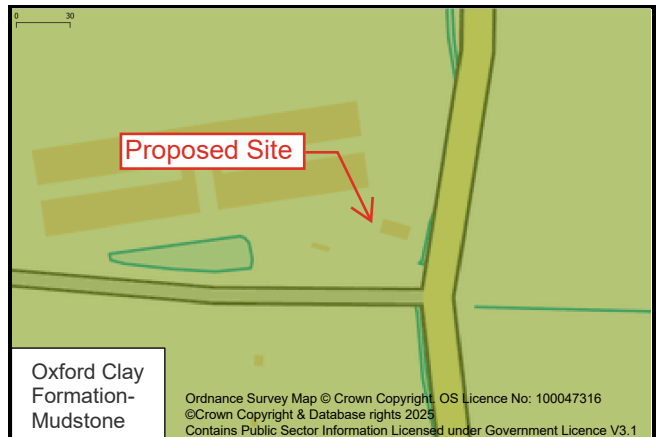
Ground Conditions

A desk top study of the British Geological Survey maps for the area around the site shows that the Superficial Deposits are River Terrace Deposits Sand & Gravel, the bedrock is Oxford Clay Formation-Mudstone with limestone nodules.

From these maps, the underlying soil conditions shown are relatively permeable, therefore the infiltration rate will be suitable for infiltration methods to be designed to adequately cope with the run-off from the roof is therefore considered that infiltration will **be a viable option for dealing with surface water** from the site.



BGS Superficial Deposits Map



BGS Bedrock Map

Infiltration

The host dwelling was constructed under planning application 18/05170/FUL and soakaways were used for the disposal of the roof water which have proved to be satisfactory. It is therefore, proposed to use shallow soakaways for the disposal of the roof water. This will mimic the existing situation and not increase run-off

Foul Water Drainage

Government guidance contained within the National Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 20) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer.
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation).
3. Septic Tank.

There are no foul drainage requirements for this application

As there is a positive drainage system capable of receiving flows from the development there is no likely impact on neighbouring property.

FLOOD RESILIENCE CONSTRUCTION

Any impact of damage to the properties can be foreseen and mitigated against by relatively simple design and construction techniques. There are two forms of flood protection works: -

- **Flood-resistance or proofing works-** these try to reduce the amount of water entering a building.
- **Flood-resilient works:** - these reduce the amount of damage caused by water entering the building.

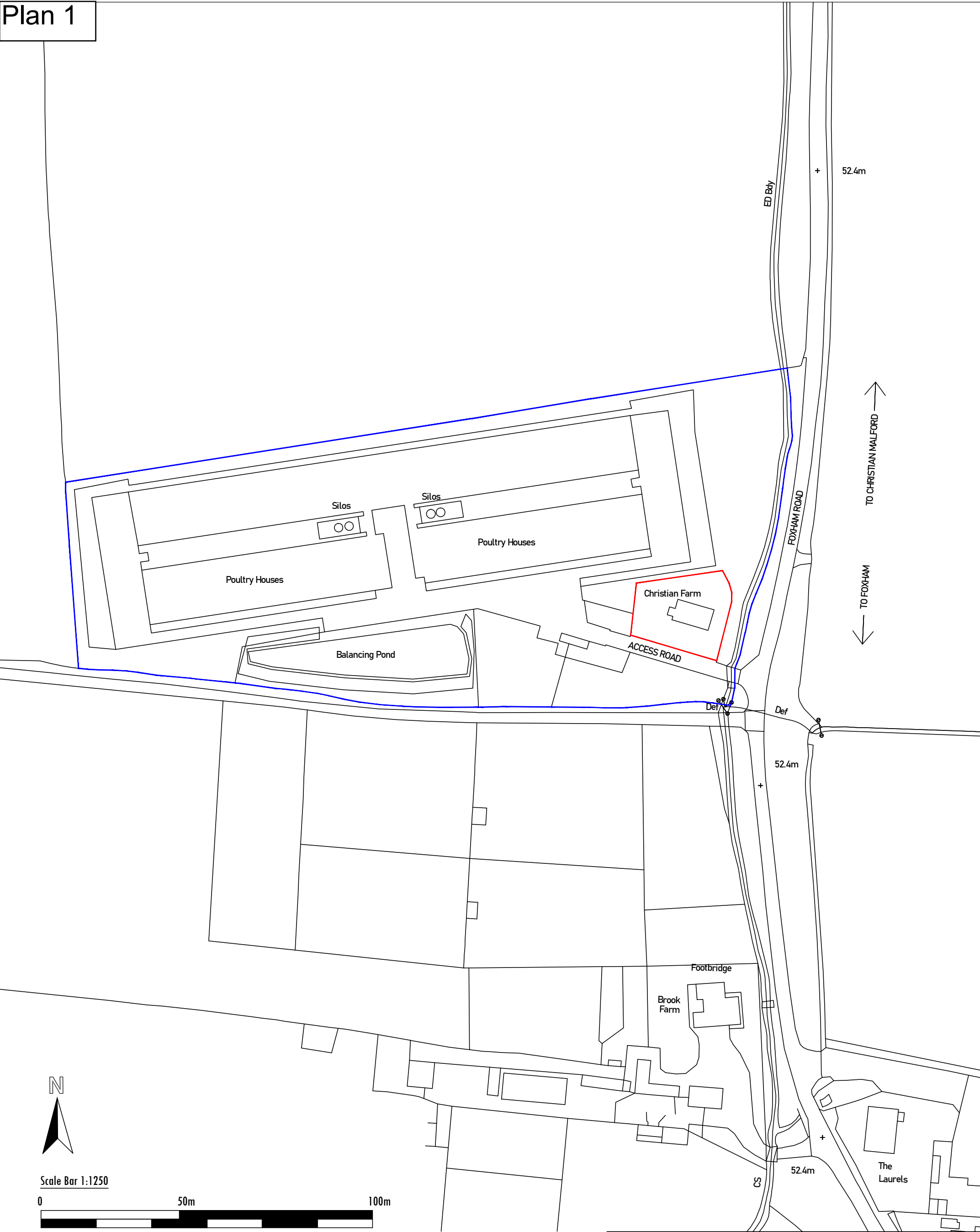
The proposed development will have the following resilient measures incorporated in the construction, in

accordance with “Improving the flood performance of new buildings” CLG (2007).

- The ground floor level for the proposed building is to be set at 150mm above the ground level.
- Water, electricity, and gas meters: should be located above the predicted flood level. Electrical services: electrical sockets, and ancillary devices should be installed at least 500mm above the ground floor level to minimise damage to electrical services Electric ring mains should be installed at high level with drops to ground floor sockets and switches.
- The ground floor to be constructed with a solid concrete floor with no voids beneath and no low-level wall vents.

CONCLUSION

- The area of the site falls within Flood Zone 1 of Table 1 of NPPF and as shown on the Environment Agency Flood Maps, without defences, and the vulnerability class for the proposed commercial use is shown in Table 2 as ‘Less Vulnerable’. Table 3 of NPPF indicates that Flood Zone 3 are suitable.
- The site is located within an area which is not affected by flooding from a breach or overtopping to the non-main river defences to the stream adjacent to the eastern boundary of the site.
- The ground floor level for the proposed building will be set 150mm above the ground level.
- With the application being for a domestic garage only there is no risk to life and limb.
- Flooding from other sources is unlikely to affect the site.
- There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly, there are considered to be no increased risk of offsite flooding risks as a result of the development. The site is therefore considered suitable for the type of development proposed.
- It is therefore concluded that the proposed development can be constructed, safely and sustainably, to meet the requirements of the Wiltshire Council Development Plan Policies, and the National Planning Policy Framework.



20m40m60m70m80m										Drawing for information & planning approval only, not to be used for any other purposes or recreated in anyway without prior approval. Dimensions shown are in mm & approximate.							
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C	XX-XX-XX	-----	----	----	XX-XX-XX	Preliminary - PR Comments - CT Fabrication - FB Information - INF Master - MD As built - AB	PR										
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Plan 2

Silos

Poultry Houses

TO CHRISTIAN MALFORD 

Proposed Single Garage

Existing Farm Managers Dwelling

ACCESS ROAD

FOXHAM ROAD

← TO FOXHAM

Scale Bar 1:500

0

50m

10.

20

30r

40r

52.4m

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A	XX-XX-XX	-----	----	----	XX-XX-XX
Rev	Date	Description	Drawn	Chkd	Chkd Date
REVISIONS					

DRAWING STATUS

Preliminary - PR
Comments - CT
Fabrication - FB
Information - INF
Master - MD
As built - AB

PR

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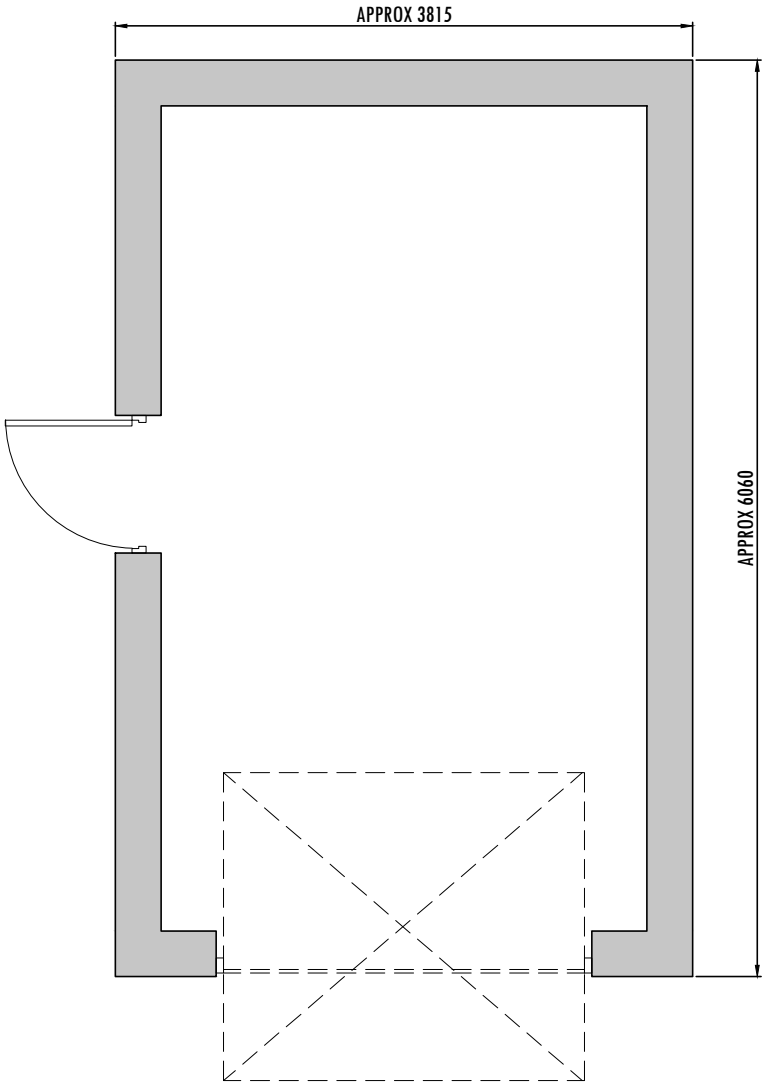
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Proposed Block Plan

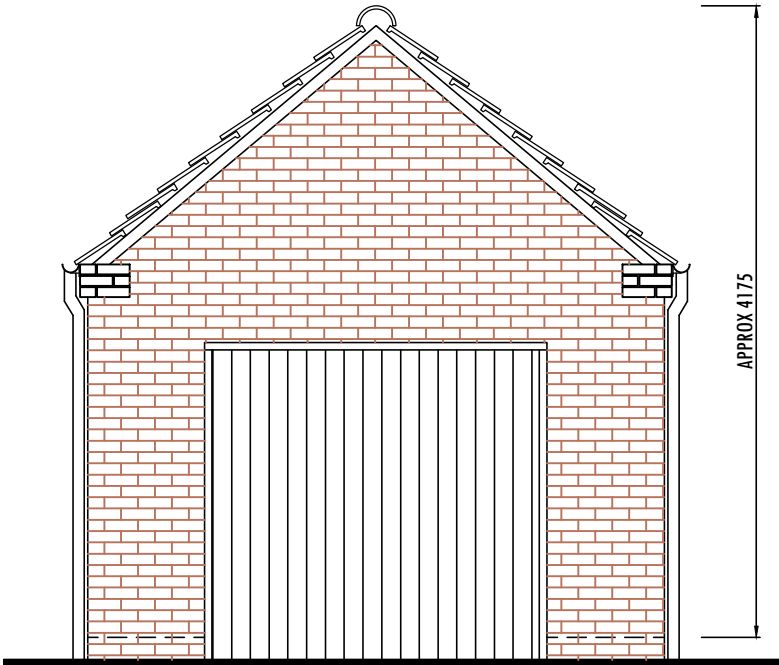
PROJECT Christian Farm, Foxham
Road, Foxham, SN15 4NE

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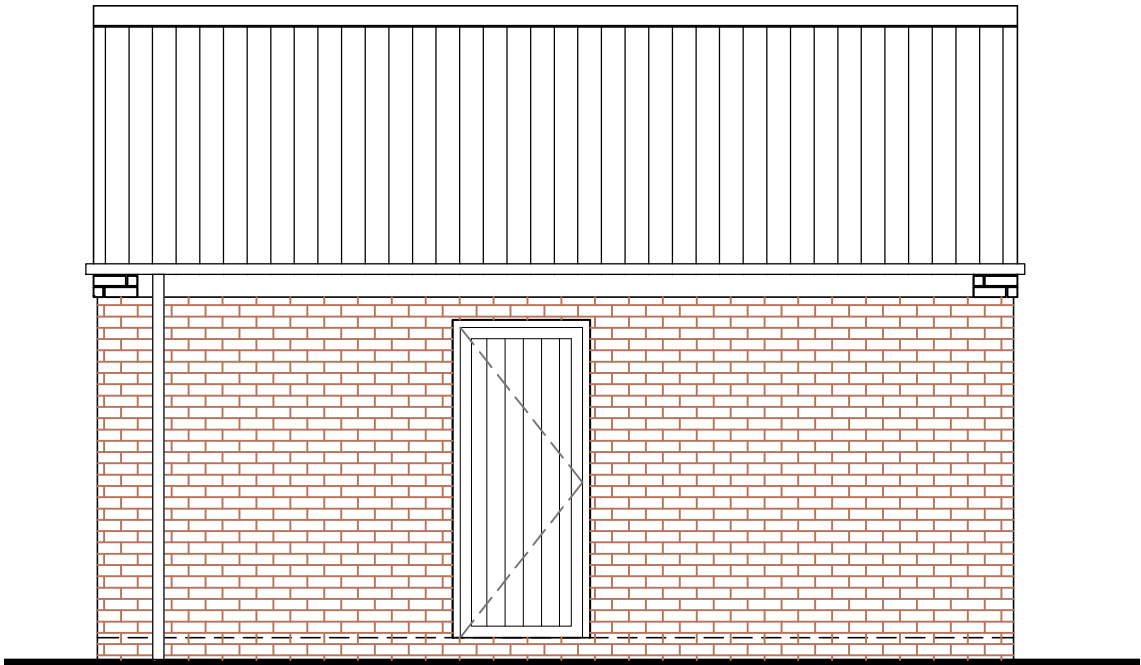
Plan 3



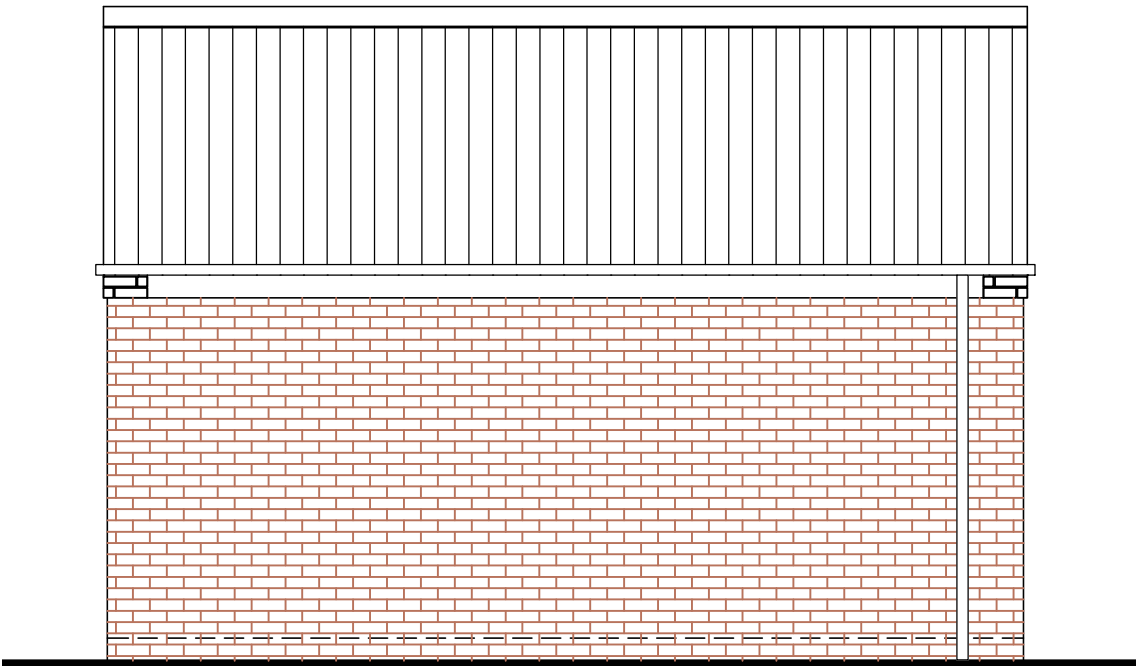
Proposed Floor Plan
Scale 1:50 @ A3



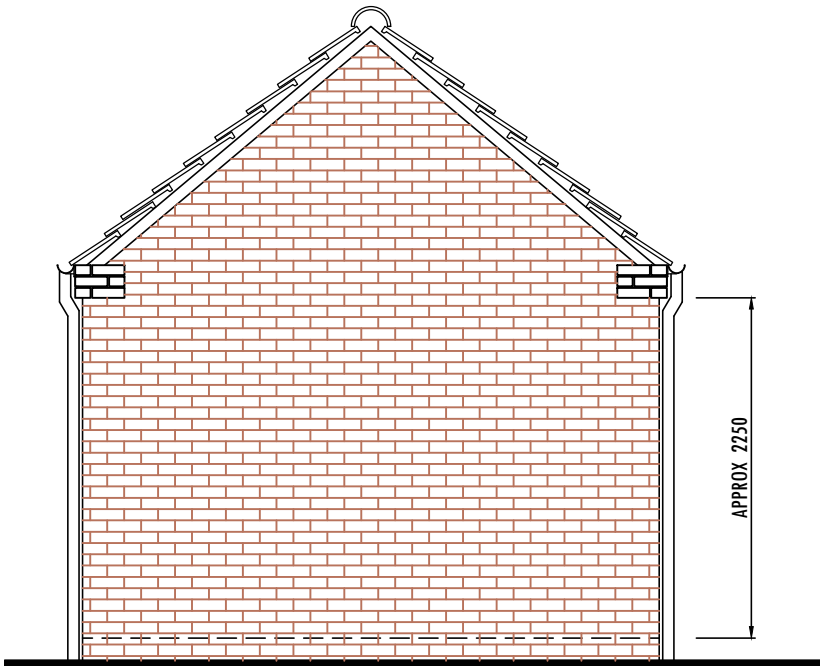
Proposed Front Elevation
Scale 1:50 @ A3



Proposed Left Side Elevation
Scale 1:50 @ A3



Proposed Right Side Elevation
Scale 1:50 @ A3



Proposed Rear Elevation
Scale 1:50 @ A3

D	XX-XX-XX	-----	----	----	XX-XX-XX
C	XX-XX-XX	-----	----	----	XX-XX-XX
B	XX-XX-XX	-----	----	----	XX-XX-XX
A	XX-XX-XX	-----	----	----	XX-XX-XX
Rev	Date	Description	Drawn	Chkd	Chkd Date
REVISIONS					

DRAWING STATUS	
Preliminary - PR Comments - CT Fabrication - FB Information - INF Master - MD As built - AB	PR
TAKEN FROM MASTER REVISION - XXX	

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TITLE

Proposed Garage
Plans & Elevations

PROJECT Christian Farm, Foxham Road, Foxham, SN15 4NE			
SCALE 1:50 @ A3		DATE JAN 2026	
DRAWN BY ARN	CHECKED BY CGC	Dwg. No. 2554-CGC-200	REV --

Drawing for information & planning approval only, not to be used for any other purposes or recreated in anyway without prior approval. Dimensions shown are in mm & approximate.