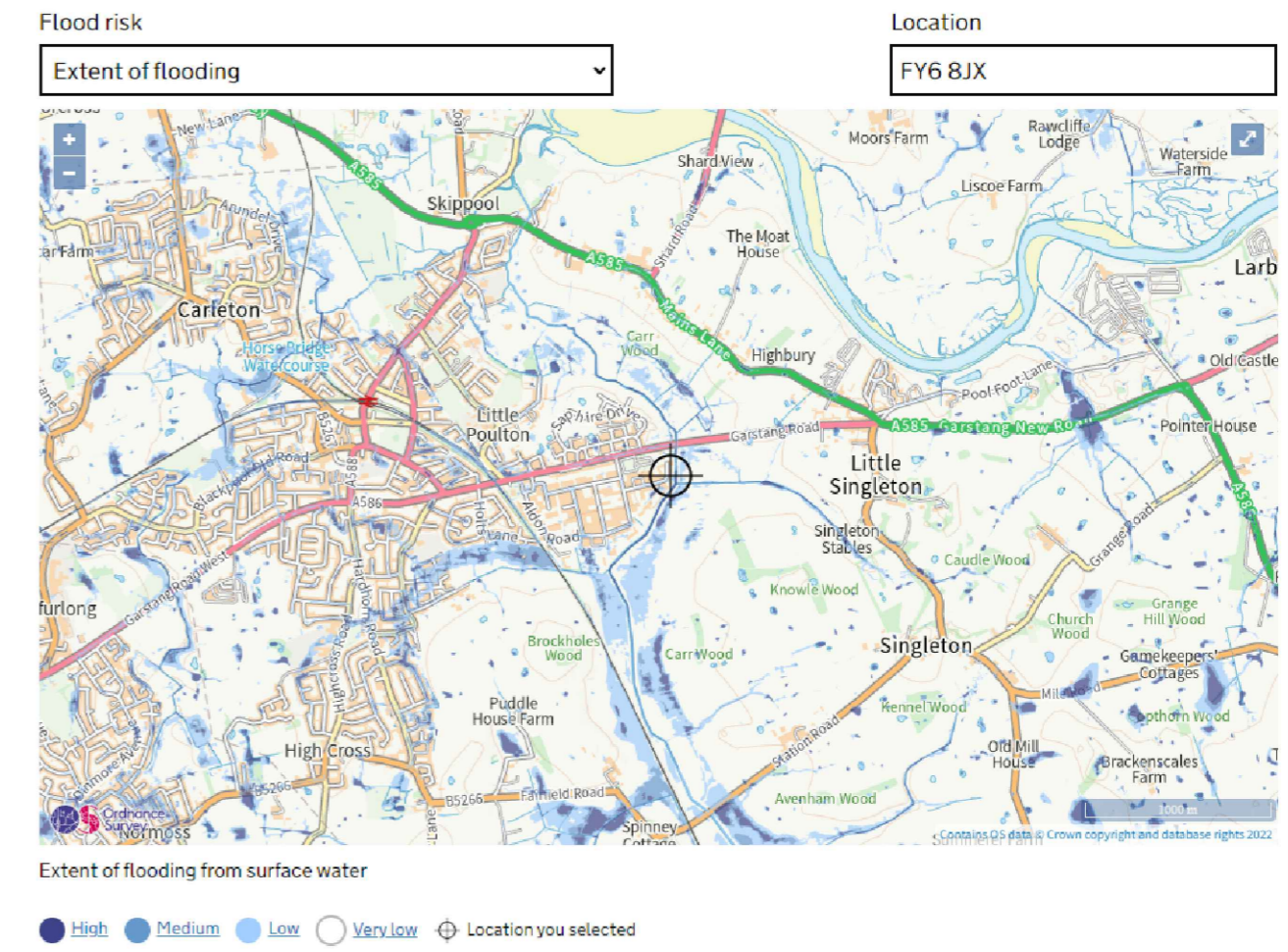


Site Location Plan (1:1250)



Extent of Flooding: Surface Water  
Low Risk Classification

**FLOOD RISK ASSESSMENT**

**IMPACT OF DEVELOPMENT**

The proposed development change of use will not increase the risk of flooding in the locality. The area is classed as **low risk** from surface water flooding and **very low risk** from rivers and seas - from flooding based on Government advice and taking into account flood defences in the local area.

**FLOOD WARNING & EVACUATION PLANNING**

Due to the nature of the flood risk, the anticipated rise in tide level and associates surging will be predicted in advance and warnings will be available to the occupants. Registration with the Environment Agency's Early Flood Warning system is possible in this area.

**PROPOSED DEVELOPMENT**

As the commercial/ office unit is existing and has never suffered from any flooding, and following advice from the EA, it is considered that the proposals will not increase the risk from flooding.

**CONSTRUCTION**

The existing construction has masonry external walls and a solid concrete ground floor.

- 1) No structural alterations are necessary
- 2) Floor levels will remain as existing.



Extent of Flooding: Rivers of Sea  
Very Low Risk Classification

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		PLANNING PERMISSION	

**RD-ENGINEERING**  
Architectural & Structural Solutions

W: [www.rd-engineering.co.uk](http://www.rd-engineering.co.uk)  
E: [info@rd-engineering.co.uk](mailto:info@rd-engineering.co.uk)  
T: 01257 445010

CLIENT:	Zeal Golf
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SITE:	10 Sovereign Court, Wyrefields, Poulton-Le-Fylde, FY6 8JX
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TITLE:	Flood Risk Assessment
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SCALE AT A2:	DATE:	DRAWN:	CHECKED:
1:1250	15/08/22	T.A.R.	C.D.
PROJECT NO:	DRAWING NO:	REVISION:	
1522	03		