

## Introduction

We have been instructed by Mr Chorlton (the Applicant) to prepare and submit a planning application for a replacement dwelling at The Meads, Winchfield.

This Statement includes the Foul Sewage/Surface Water Assessment Statement for the application and should be read in conjunction with the application form, plans, and accompanying statements.

## Site Details

Currently a single dwelling, its land extends in a north westerly direction and currently comprises of the detached house with lean-to extensions.

Currently the existing dwelling is connected to a private drainage system. It is proposed to connect the new dwelling to this system and provide new surface water soakaways. Their locations are illustrated on the accompanying plan PR-08-D

Before construction, a full drainage inspection and check will be undertaken by specialists to ensure that the existing system is compliant with all current Building Regulations and current legislation and will assist with any Conditions that the drainage officer feels would be relevant or necessary.

The plot is located within Flood Risk 1 from rivers and seas and of very Low Risk from Surface Water flooding.

The replacement dwelling is only marginally larger than what exists on site and therefore will not increase the flood risk.

No utility diversions are required or new connections are required for utilities as the property exists and benefits from current existing connections.

## This location is in flood zone 1

### What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.08 ha.

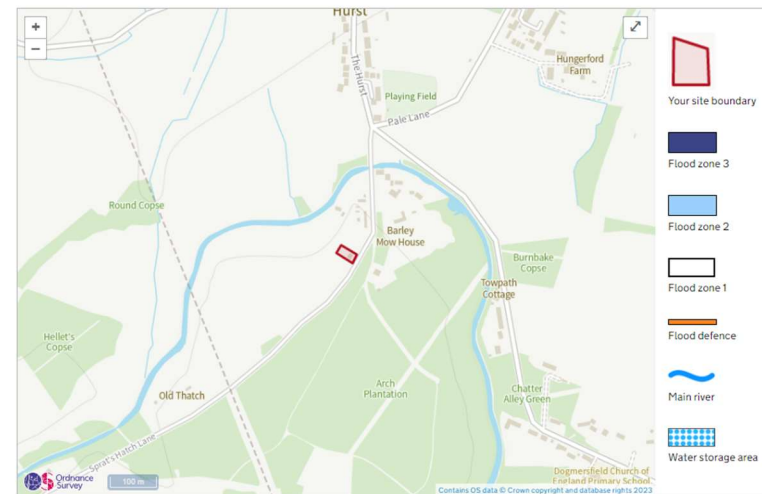
Find out more about [flood zones and what they mean](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk](#)
- Hart planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

### Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



September 2023

Mr B Chorlton

The Meads, Sprats Hatch Lane, Winchfield, RG27 8DD

**DRAINAGE and UTILITIES STATEMENT**



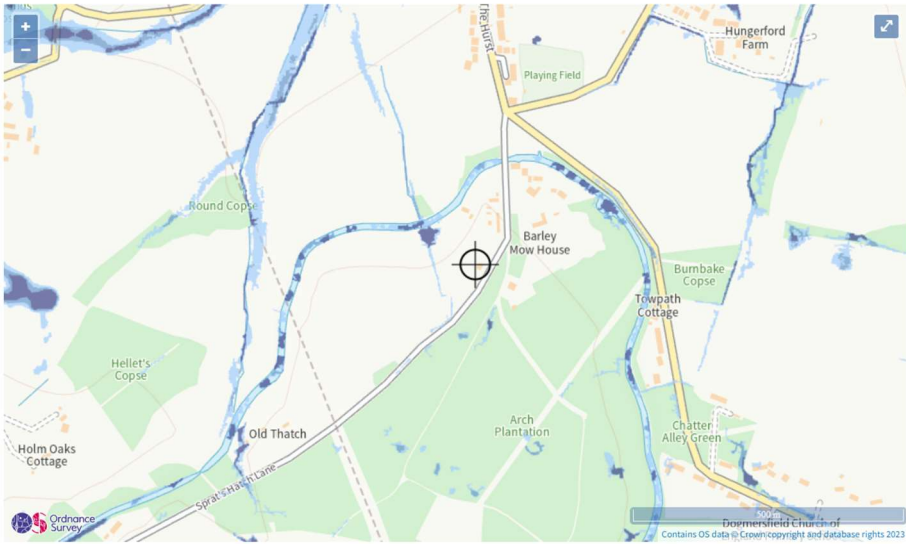
**Davtee**  
CHARTERED BUILDING CONSULTANCY

Flood risk

Extent of flooding

Location

rg278dd



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

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