

31-33 Brighton Road, South Croydon, CR2 6EB  
Nimbus Engineering Consultants LTD  
Flood Risk Assessment Report  
February 2024

**FLOOD RISK ASSESSMENT REPORT FOR  
31-33 BRIGHTON ROAD, SOUTH CROYDON, CR2 6EB**

**DOCUMENT NUMBER: C3191-R1-REV-A**

**PREPARED BY**



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## 1. SITE DETAILS

<b>Site Name</b>	31-33 Brighton Road
<b>Site Address</b>	31-33 Brighton Road, South Croydon, CR2 6EB
<b>Purpose of Development</b>	Residential
<b>Existing Land Use</b>	Brownfield
<b>OS NGR</b>	539428E, 183760N
<b>County</b>	Greater London
<b>Country</b>	England
<b>Local Planning Authority</b>	The London Borough of Croydon

### 1.1. Site Location

The location plan of this proposed development site can be found in Appendix A.

### 1.2. Existing and Proposed Development

The proposed development is for the conversion of the existing buildings at the site, to form offices on the ground floor, and residential use on the upper floors.

The existing and proposed development layout plans can be found in Appendix A.

## 2. PLANNING POLICIES AND GUIDANCE

### 2.1. National Planning Policy

- NPPF's technical guidance states:

*“The effect of development is generally to reduce the permeability of at least part of the site. This markedly changes the Site’s response to rainfall. Without specific measures, the volume of water that runs off the site and the peak run-off flow rate is likely to increase. Inadequate surface water drainage arrangements in new development can threaten the development itself and increase the risk of flooding others”.*

### 2.2. Local Planning Policy

This report has been written in conjunction with the following local planning policies:

- SFRA Level’s 1 and 2 for the London Borough of Croydon;
- Local Flood Risk Management Strategy for the London Borough of Croydon;
- Surface Water Management Plan for the London Borough of Croydon;
- Policy SI.12 outlines that:

- A Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.
  
- B Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.
  
- C Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.
  
- D Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

- E Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.
  
- F Development proposals adjacent to flood defenses will be required to protect the integrity of flood defenses and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defenses to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.
  
- G Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

### 3. FLOOD RISK

The possible causes of flooding set out in NPPF are considered in this section in relation to flood risk to the site itself and the effects of the development of the site on the flood risk elsewhere.

#### 3.1. Flood Zones

The Environment Agency has developed a flood risk map, shown below, which shows the relative risk of flooding for different return periods.

The development lies within flood zone 3 of the Environment Agency's Flood risk map, as shown below. Flood Zone 3 is 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.

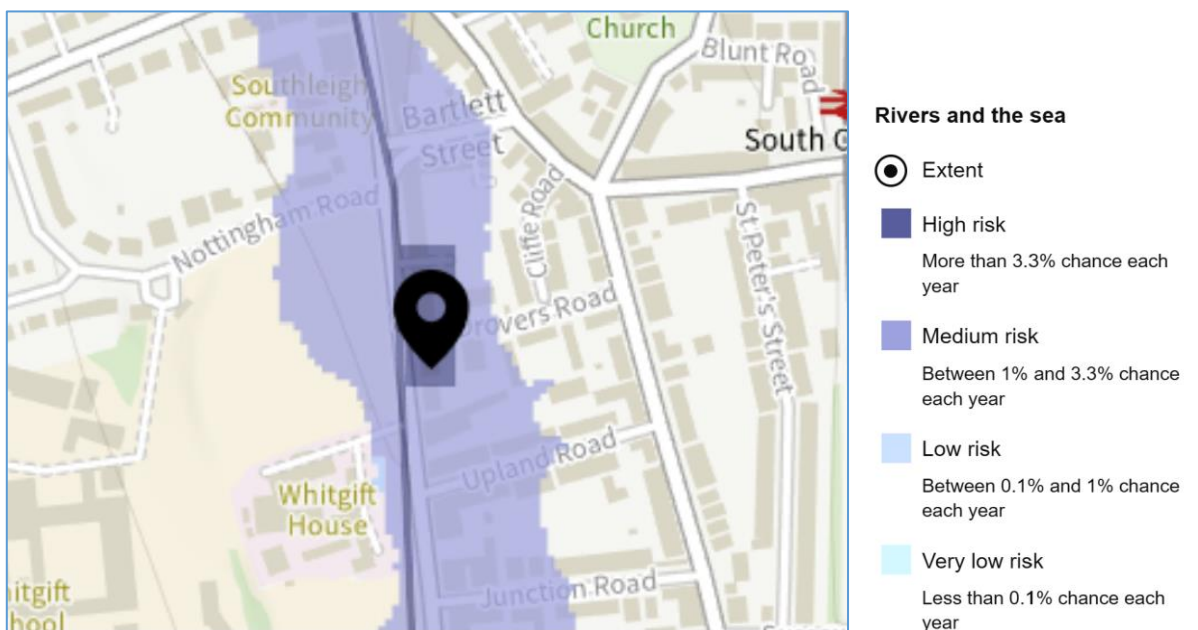


Figure 1 – Environment Agency Flood Map for the proposed development.

Based on the proposed development site being situated in a Flood zone 3, we ordered modelled flood levels from the Environment Agency, their response is provided in Appendix

B.



Table 1: NPPF Flood Zone Guidance

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
<b>Zone 1 Low Probability</b>	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (0.1%<).	All uses of land are appropriate in this zone.	<p>For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through addition of hard surfaces and the effect of new development on surface water run-off should be incorporated in a FRA.</p> <p>This need only be brief unless the factors above or other considerations require particular attention. See Annex E for minimum requirements.</p>	In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of development, and the appropriate application sustainable drainage techniques.
<b>Zone 2 Medium Probability</b>	This zone comprises land assessed as having between a 1 in 1000 annual probability of river flooding ( 1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability	The water-compatible less vulnerable and more vulnerable uses of land and essential infrastructure in Table D 2 are appropriate in this zone.	All development proposals should be accompanied by a FRA. See Annex E for minimum requirements.	In this zone developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout of form and development, and the appropriate application of sustainable drainage techniques.

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
	of sea flooding (0.5%-0.1%) in any year	<p>Infrastructure in Table D.2 are appropriate in this zone.</p> <p>Subject to the sequential Test being applied the highly vulnerable uses in Table D.2 are</p> <p>only appropriate in this zone if the exception Test (see para. D.9) is passed.</p>		
<b>Zone 3a High Probability</b>	This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 greater annual probability of flooding from sea (>0.5%) in any year.	<p>The water compatible and less vulnerable uses of land in Table D.2 are appropriate in this Zone.</p> <p>The highly vulnerable uses in Table D.2 should not be permitted in this zone.</p> <p>The more vulnerable and essential infrastructure uses in D.2 should only be permitted in this zone if the Exception Test (see para. D.9) is passed</p> <p>Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.</p>	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	In this zone, developers and local authorities should seek opportunities to: <ol style="list-style-type: none"> <li>i. reduce the overall level of flood risk in the area through the layout and form of the development and appropriate application of sustainable drainage techniques.</li> <li>ii. relocate existing development to land in zones with a lower probability of flooding; and</li> <li>iii. create space for flooding to occur by restoring functional floodplain and flood pathways and by identifying, allocating and safeguarding open space for flood storage.</li> </ol>

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
<p><b>Zone 3b The Functional Floor Plan</b></p>	<p>This zone comprises land where water has to flow or be stored in times of flood.</p> <p>Local planning authorities should identify in their SFRA's areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land which would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood should provide a starting point for consideration and discussions to identify the functional floodplain.</p>	<p>Only the water-compatible uses and the essential infrastructure listed in Table D.2 that has to be there should be permitted on this zone. It should be designed and constructed to:</p> <ul style="list-style-type: none"> <li>• remain operational and safe for users in times of flood;</li> <li>• result in no net loss of floodplain storage;</li> <li>• not impede water flows; and</li> <li>• not increase flood risk elsewhere</li> <li>• Essential infrastructure in this zone should pass the Exception Test.</li> </ul>	<p>All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.</p>	<p>In this zone, developers and local authorities should seek opportunities to:</p> <ol style="list-style-type: none"> <li>i. reduce the overall level of flood risk area through the layout and form of the development and appropriate application of sustainable drainage techniques; and</li> <li>ii. relocate existing development to land with a lower probability of flooding.</li> </ol>

### 3.2. Flood Vulnerability

Table 2 below, which has been extracted from NPPF’s technical guidance, highlights the flood risk vulnerability of various developments. This information is based partly on DEFRA/Environment Agency research and ‘Flood Risks to People’ (FD2321/Tr2) and also on the need of some uses to keep functioning during flooding.

Buildings that combine a mixture of uses should be places into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity.

The impact of a flood on a particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore. The flood risk management infrastructure and risk mitigation measures needed ensure the development is may differ between uses within a particular vulnerability classification.

Table 2: NPPF’s Flood Risk Vulnerability Classification

Essential Infrastructure	<ul style="list-style-type: none"> <li>Essential transport infrastructure and strategic utility infrastructure, including electricity generating stations and grinds and primary substations.</li> </ul>
Highly Vulnerable	<ul style="list-style-type: none"> <li>Police, Ambulance and Fire stations and command centres, and telecommunications installations and emergency disposal points.</li> <li>Basement Dwellings, caravans, mobile homes and park homes intended for permanent residential use.</li> <li>Installations requiring hazardous substance consent.</li> </ul>
More Vulnerable	<ul style="list-style-type: none"> <li>Hospitals, residential institutions such as care homes, children’s homes, social services homes, prisons and hostels.</li> <li>Buildings used for dwelling house, student halls of residence, drinking establishments, nightclubs,</li> </ul>

	<p>hotels and sites used for holiday or short-let caravans and camping.</p> <ul style="list-style-type: none"> <li>• Non-residential uses for health service, nurseries and educations.</li> <li>• Landfill and waste management facilities for hazardous waste.</li> </ul>
Less Vulnerable	<ul style="list-style-type: none"> <li>• Buildings used for shops, financial, professional and other services, restaurants and cafes, offices, industry, storage and distribution and assembly and leisure.</li> <li>• Land and buildings used for agriculture and forestry.</li> <li>• Waste treatment (except landfill and hazardous waste facilities), mineral workings and processing (except for sand and gravel).</li> <li>• Water treatment plants and sewerage treatment plans (if adequate pollution control measures are in place.)</li> </ul>
Water-compatible Development	<ul style="list-style-type: none"> <li>• Flood control infrastructure, water transmission infrastructure and pumping stations.</li> <li>• Sewerage transmission infrastructure and pumping stations.</li> <li>• Sand and Gravel workings</li> <li>• Docks, marinas and wharves, navigational facilities.</li> <li>• MOD defense installations</li> <li>• Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.</li> <li>• Water-based recreation (excluding sleeping accommodation)</li> <li>• Lifeguard and coastguard stations</li> <li>• Amenity open space, nature conservation and sports recreation.</li> <li>• Essential sleeping or residential accommodation for staff required by users in this category, subject to a warning and evacuation plan.</li> </ul>

From the flood risk vulnerability classification table above, taken from the NPPF's technical Guidance, Buildings used for residential use come within the 'more vulnerable' classification. Buildings for office use come under the 'less vulnerable' classification.

## 4. FLOOD RISK ASSESSMENT

The possible causes of flooding set out in NPPF's technical guidance are considered in this section in relation to the flood risk to the site itself and the effects of the development of the site on flood risk elsewhere.

### 4.1. Fluvial or Tidal Flooding

The Environment Agency responded to our request for the modelled flood levels, by confirming that they are unable to provide flood levels or depths for this area. A copy of this response can be found in Appendix B.

The nearest main river to the site is the River Wandle, which is approximately 2 kilometers away from the proposed development site. The Level 1 Strategic Flood Risk Assessment report confirms that there is a ephemeral watercourse known as the Caterham Bourne, which is culverted underneath the Brighton Road, prior to discharging to the River Wandle at Wandle Park.

The floodplain associated with the Culverted Caterham Bourne, in relation to the site, is shown in figure two, overleaf.

Looking at the ground levels along Brighton Road , it is unlikely that there is any actually flooding above ground in this area, there is no evidence to suggest that this site is located within a flow path of an emerging ephemeral river, which would appear

on the surface seasonally or even after extreme prolonged or heavy periods of rainfall, and there has been no history of fluvial flooding at this site, therefore it can be concluded that there is actually a low risk of fluvial flooding at this site.

Furthermore, the client has proposed offices on the ground floor, where the use will be 'less vulnerable', and therefore all residential and more vulnerable uses are located on the first and second floor of the development. Therefore if the LLFA and Environment Agency insist that the fluvial flood risk is higher, then less vulnerable use is acceptable on the ground floor and there is no reason this flood risk assessment should not pass on fluvial flood risk grounds.

There is also no risk of tidal flooding to the proposed development site.

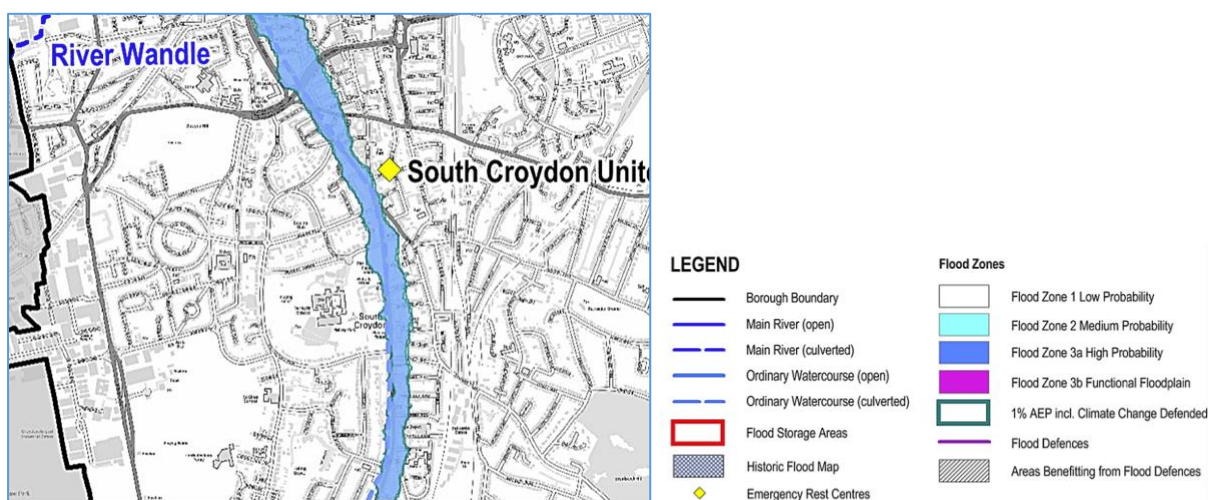


Figure 2 – Fluvial Flood Risk Map, extracted from the Level 1 Croydon SFRA Report

## 4.2. Flooding from Land (Overland Flow)

The proposed development site is at a low risk of surface water flooding, this can also be confirmed by the Environment Agency's Flood map shown below.

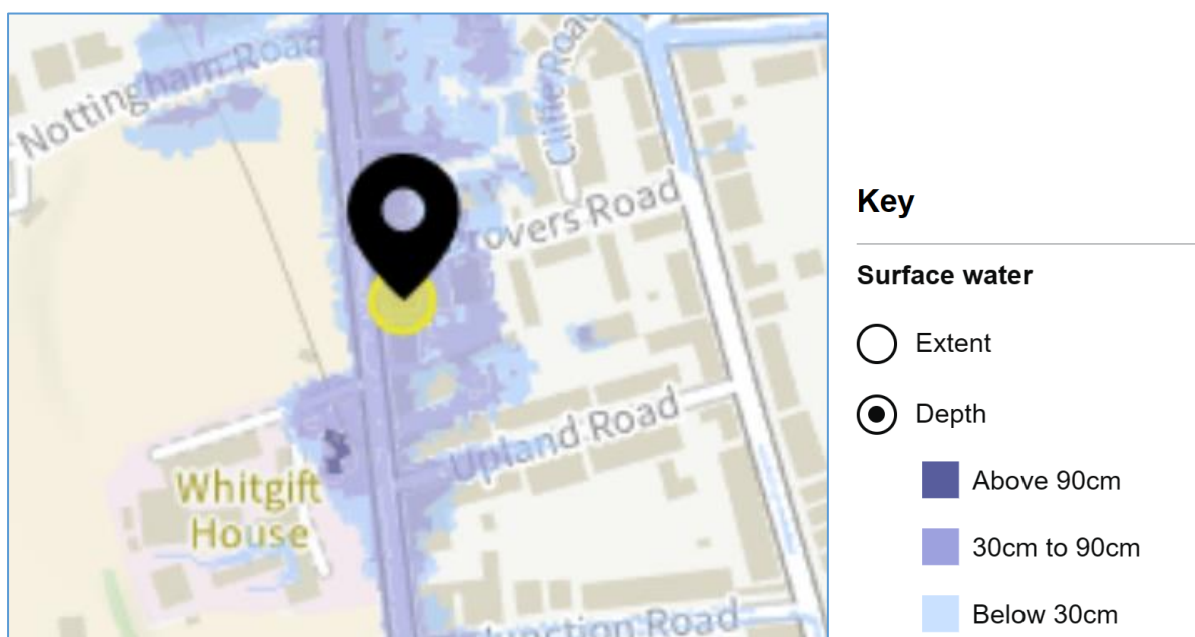


Figure 3 – Fluvial Flood Risk Map, extracted from the Level 1 Croydon SFRA Report

There is a high risk of surface water flooding of depths of up to 900mm, at the proposed development site. However the ground floor use of the building will be less vulnerable as they will be used as offices.

Mitigation and resilience measures have been provided further on in this report, as well a discussion of access and egress to the site, during an extreme surface water flooding event.



### 4.3. Flooding from Groundwater

The Strategic Flood Risk Assessment, Groundwater Flooding Map, for the London Borough of Croydon shown below, shows the site to be at a medium risk of groundwater flooding.

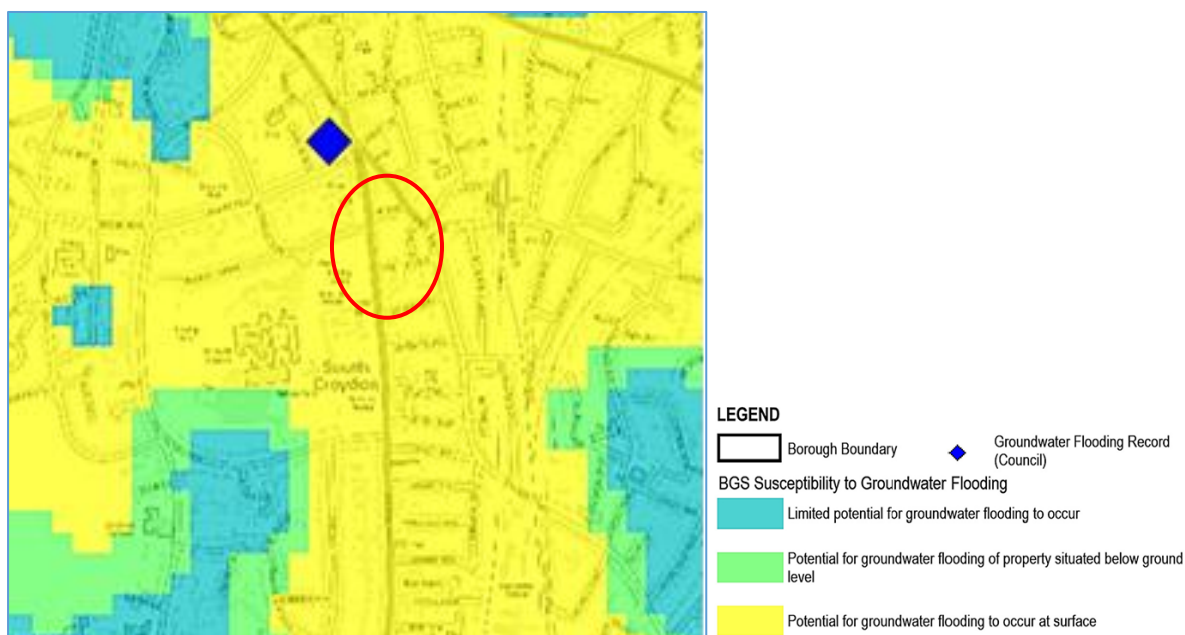


Figure 4 – Groundwater Flooding Map, from the London Croydon’s Strategic Flood Risk Assessment

However as the proposals are for a ‘Change of Use’ of existing buildings, there will be no deep excavations.

### 4.4. Flooding from Sewers

The proposed development site is not at risk of sewer flooding, and this is confirmed by the Level 1 SFRA report.

#### 4.5. Flooding from Reservoirs, Canals or Other Artificial Sources

The Environment Agency confirm that Reservoir flooding is unlikely in this area, or flooding from any other artificial sources.

## 5. RESIDUAL RISK AND MITIGATION MEASURES

### 5.1. Residual Risks

There is a low risk of fluvial flooding to the proposed development site, however there is a risk of surface water flooding to depths of up to 900mm. The ground floor use is less vulnerable and for offices, and mitigation measures have been provided in the next section of this report.

There will also be access and egress issues to the residential floors, and these have also been discussed further on in this report.

### 5.2. Mitigation Measures

As a precautionary measure, the owners of these properties will be requested to sign up to Floodline Warnings direct on 0345 988 1188, in order, to receive flood warnings from the Environment Agency via text, phone or email, as well as being presented with a copy of this Flood Risk Assessment in, order to understand the access and egress risks to their property.

A flood warning and alarm system will also be provided on the outer face of the ground floor wall, 150mm above the ground, away from any areas where ponding would occur.

Due the risk of flooding, various mitigation and resilience measures will be incorporated into the fabric of the building to ensure that if any flood water does enter the building, drying and cleaning is simpler.

The resilience measures to be adopted, are as follows:

- All air vents to be located 1000mm above the finished floor level;
- Electricity consumer unit and mains connection point to be located 1000mm above the finished floor level, with all feeds to go down the building from the ceiling;
- Non return valves to be used in drainage design to prevent back up of flow;
- All water, electricity and gas meters to be located 1000mm above the finished floor level;
- Adequate sealing of joints between the internal units required to prevent any penetration of water behind fittings;
- Heating systems such as boiler units and ancillary devices to be located 1000mm above the finished floor level;
- Flood proof doors and windows to be used on the ground floor

## 6. SAFE ACCESS AND EGRESS

As the majority of Brighton Road will be affected by surface water flooding during an extreme storm event, there are no safe access and egress routes, therefore once a flood warning has been received, or the flood alarm has sounded, the occupants of the residential dwellings will be advised to remain in their property unless told otherwise by the emergency services.

Should the flood alarm sound for the offices, these occupants will be advised to vacate immediately unless told otherwise by the emergency services.

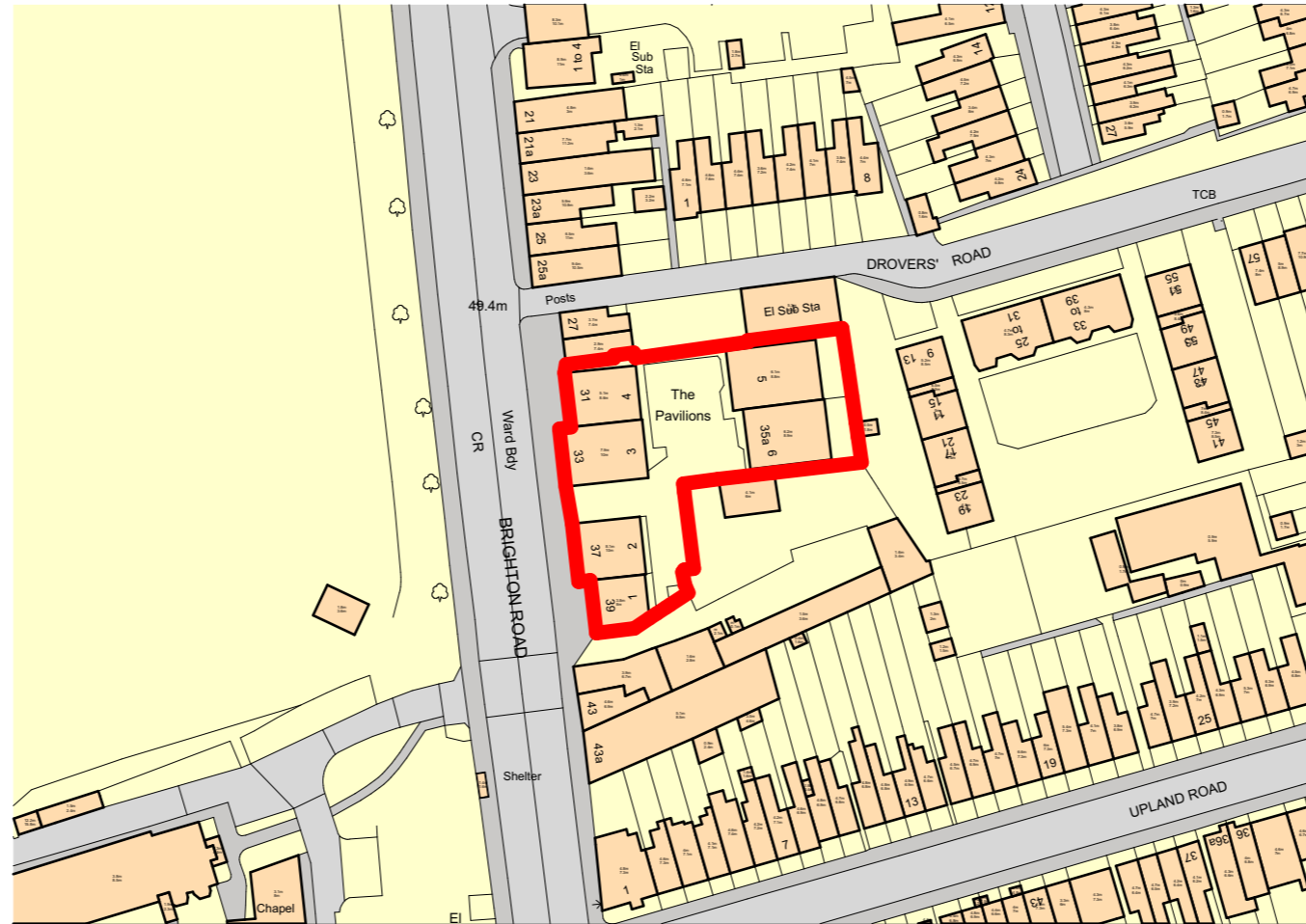
Occupants should not attempt to walk through floodwater unless instructed to do so by the emergency services, and they should be aware of hidden dangers such as blown manholes.

## 7. CONCLUSIONS

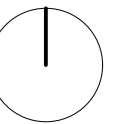
The risk of flooding at the proposed development site has been assessed from all sources, and appropriate mitigation and resilience measures have been provided where necessary.

It can be concluded that there is no reason that this report should be refused on flood risk grounds.

## APPENDIX A - DRAWINGS

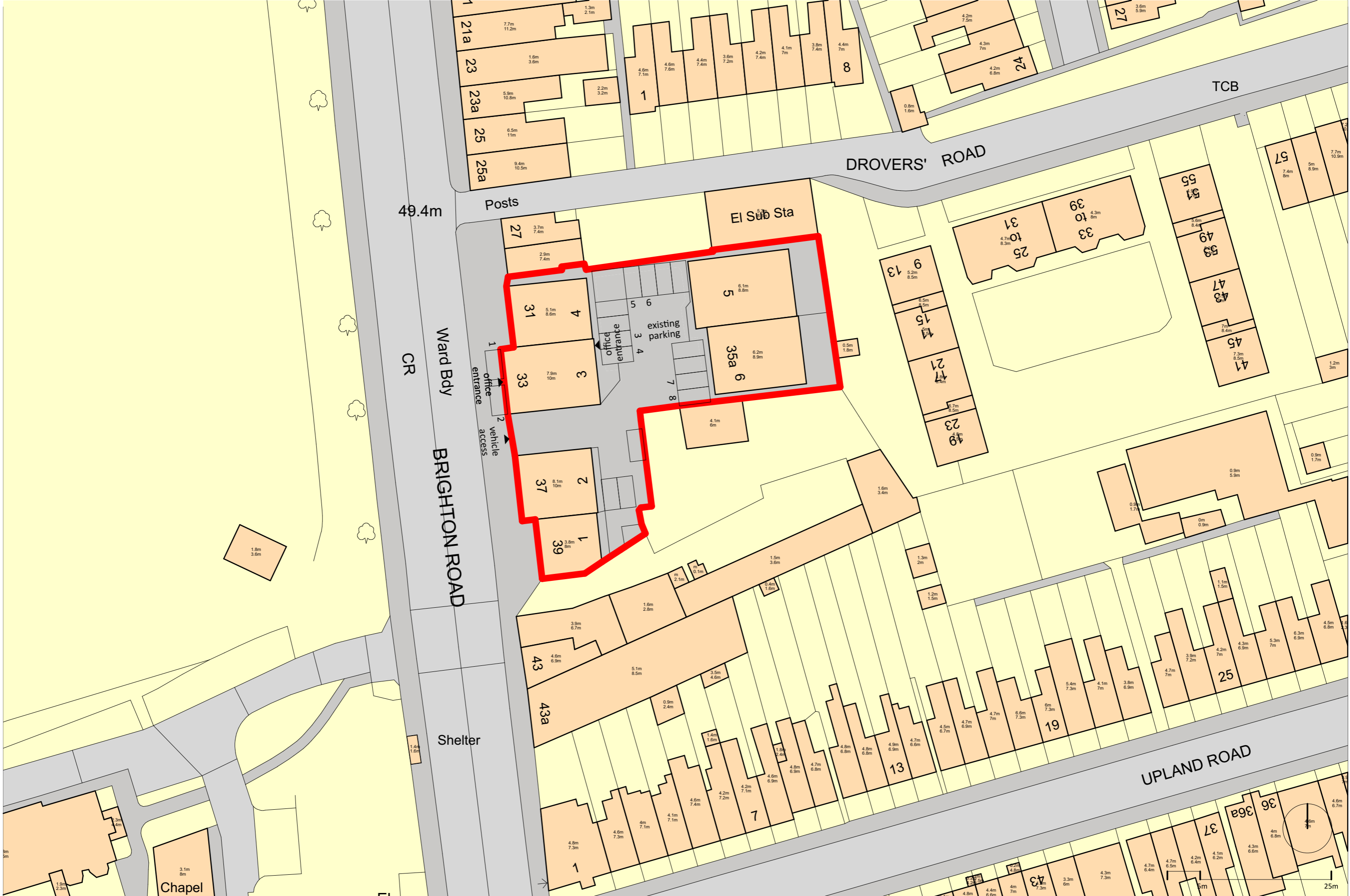


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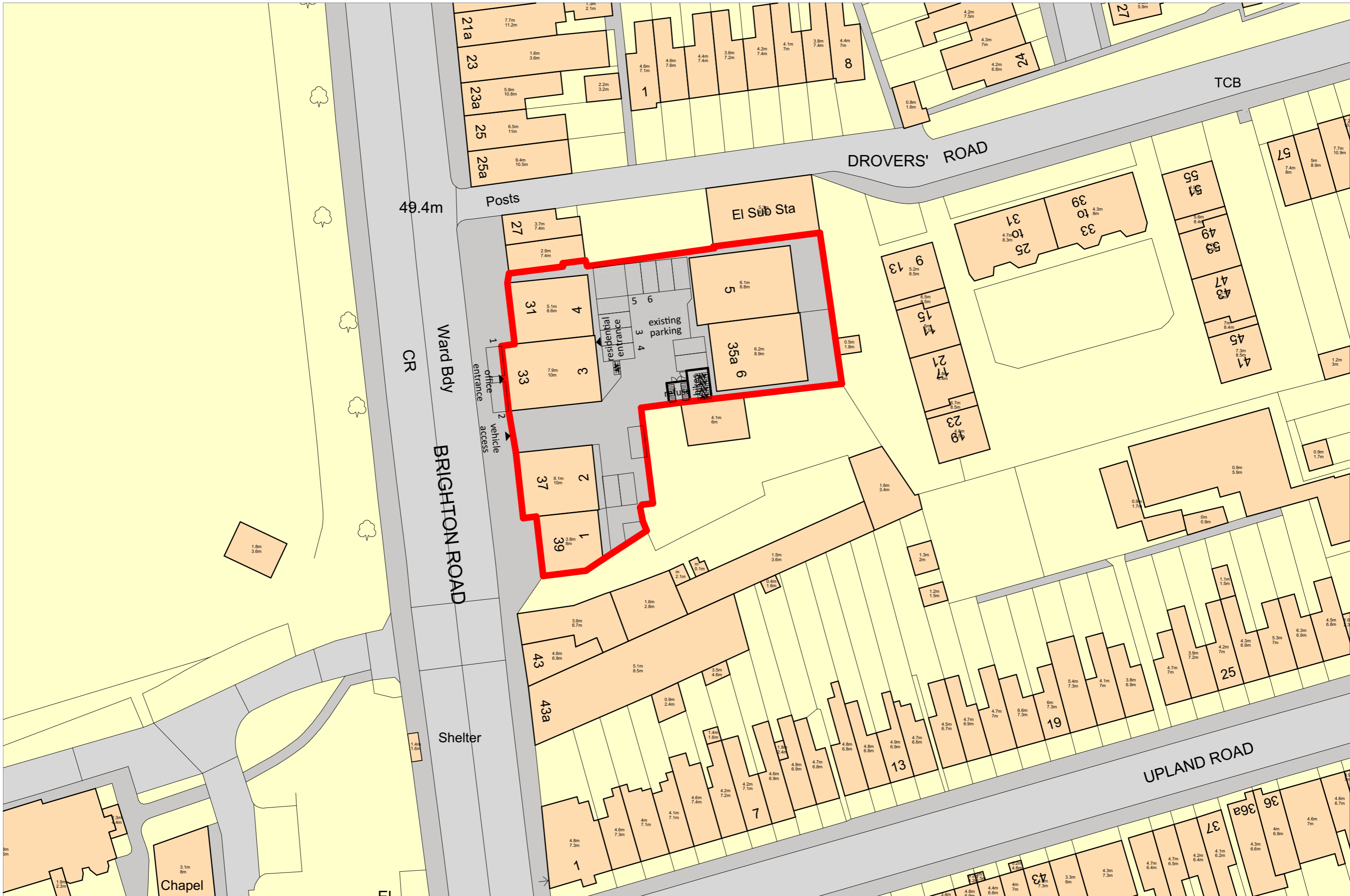


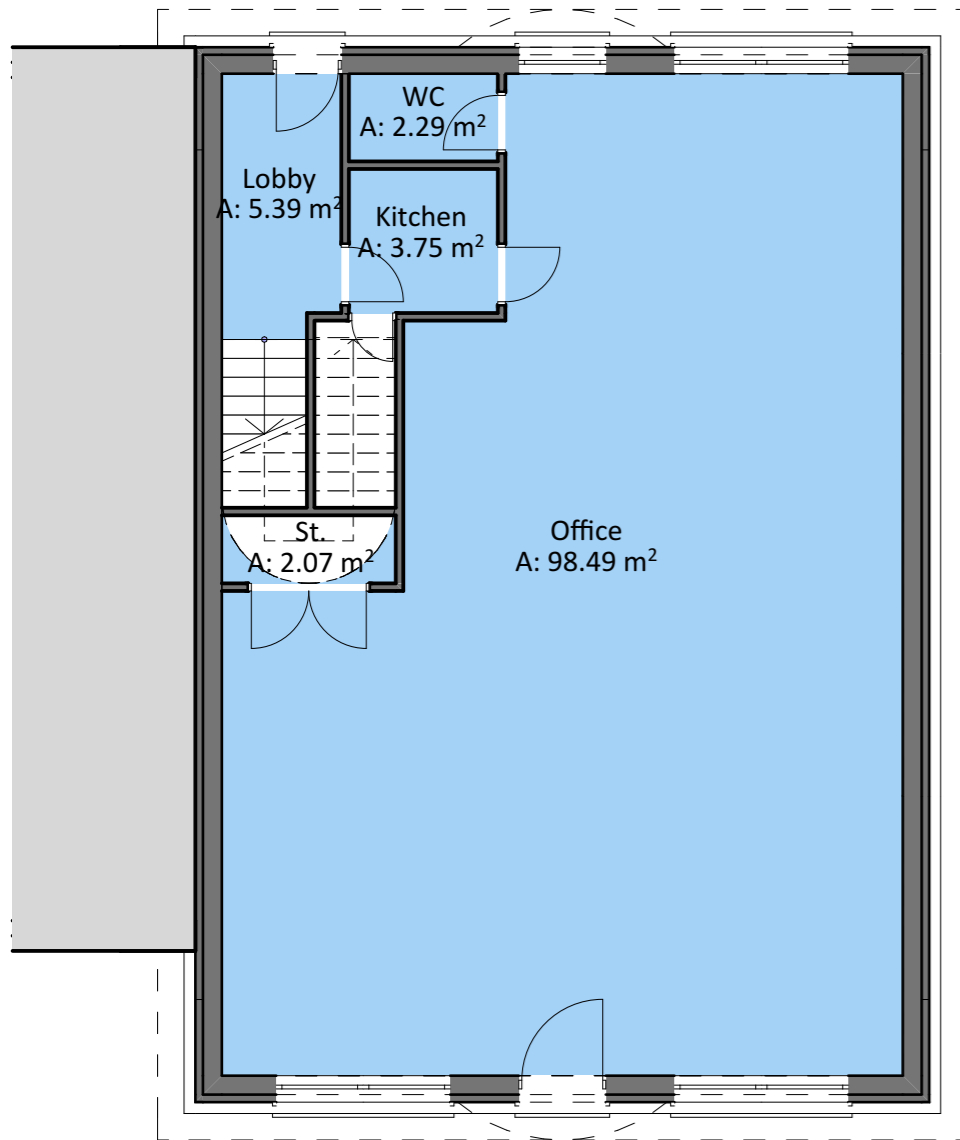
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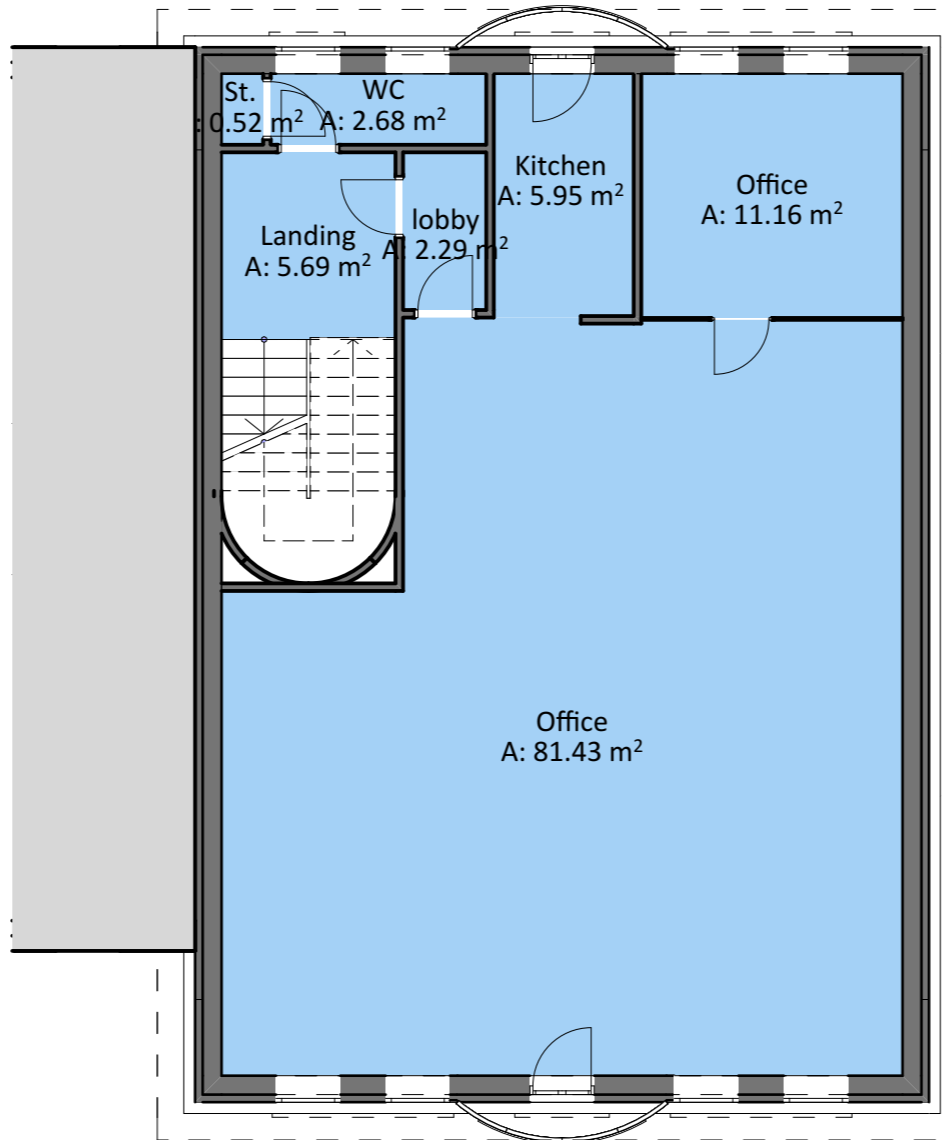


<p><b>Rohacs Architects</b></p>	<p>Produced by:  <b>Rohacs Architects Ltd</b>          55 Whitfield Street, London, W1T 4AH</p>	<p>Client:  <b>AP Assets Ltd</b>          71-72 Clapham Common South Side, SW4 9DA</p>	<p>Project:  <b>33 Brighton Road</b>          Croydon, CR2 6EB</p>	<p>Drawing Title:  <b>Existing Site Plan</b>          PD Application</p>	<p><small>purpose indicated in the drawing title without the permission of the owner. Area figures in this drawing are approximate and relate to the likely areas of the building at the current stage of design. Any decisions made on the basis of these area figures, whether as to project viability, pre-letting, lease or sale agreements and the like, should make allowance for design development, accurate site survey, site levels and site dimensions, construction methods and building tolerances, Local Authority and Statutory Consents. Do not scale from this drawing except for town planning purposes. This documentation is not for construction. Ordnance survey data contained herein is licensed for this project only. © Crown copyright and database rights 2023 Ordnance Survey 0100031673.</small></p>	<p>Scale @ A3:  <b>1:500</b></p>	<p>Date:  <b>08/01/2024</b></p>	<p>Drawing No:  <b>PL_002_240108</b></p>
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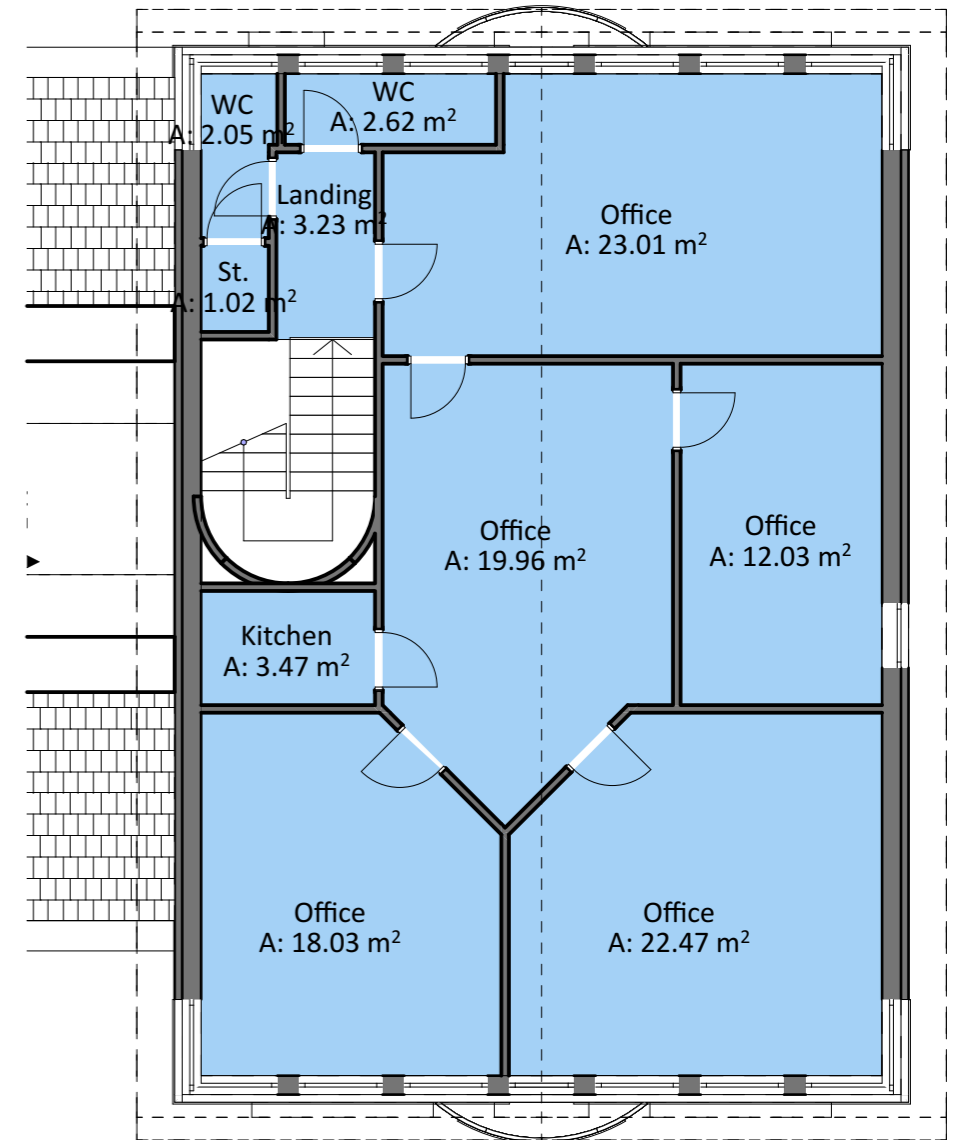




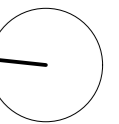
Existing Ground Floor  
1:100

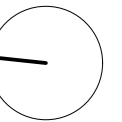
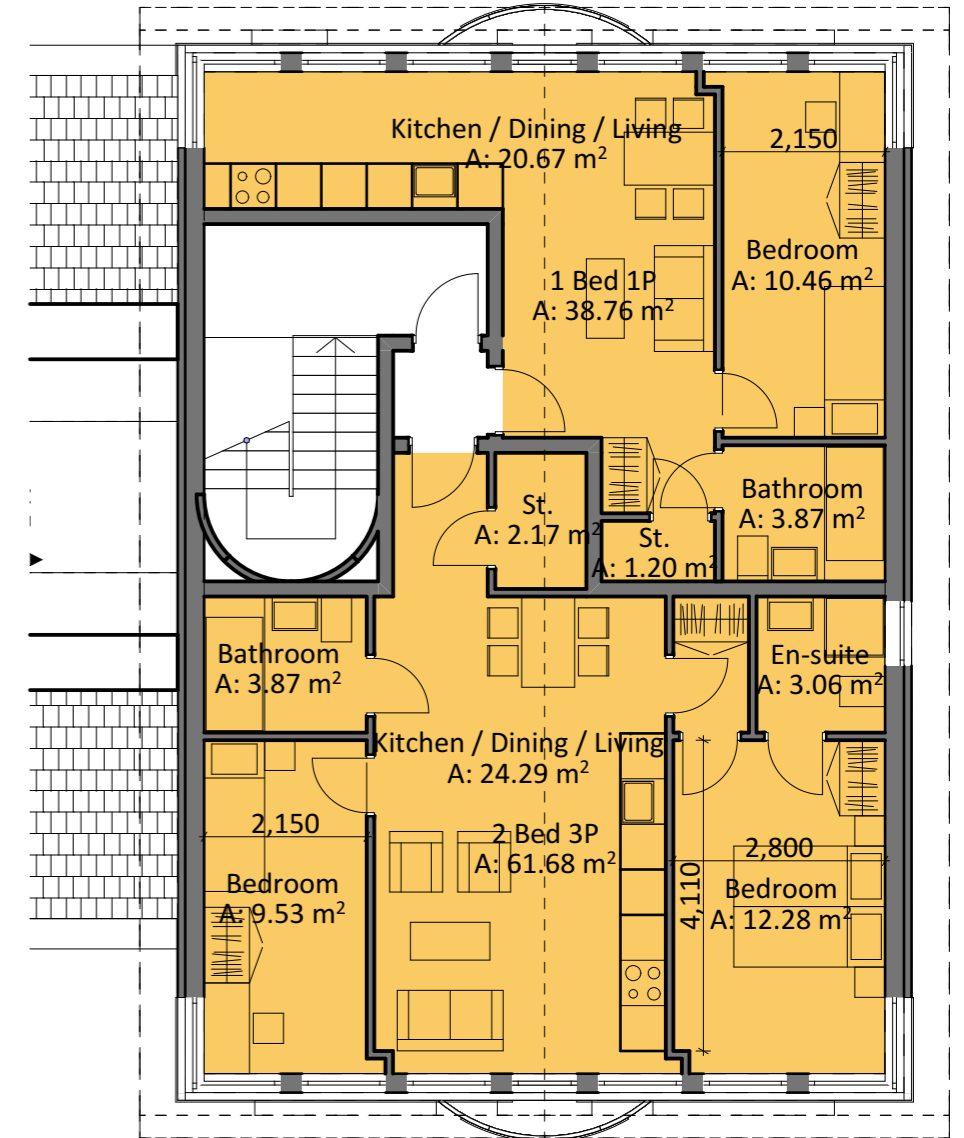
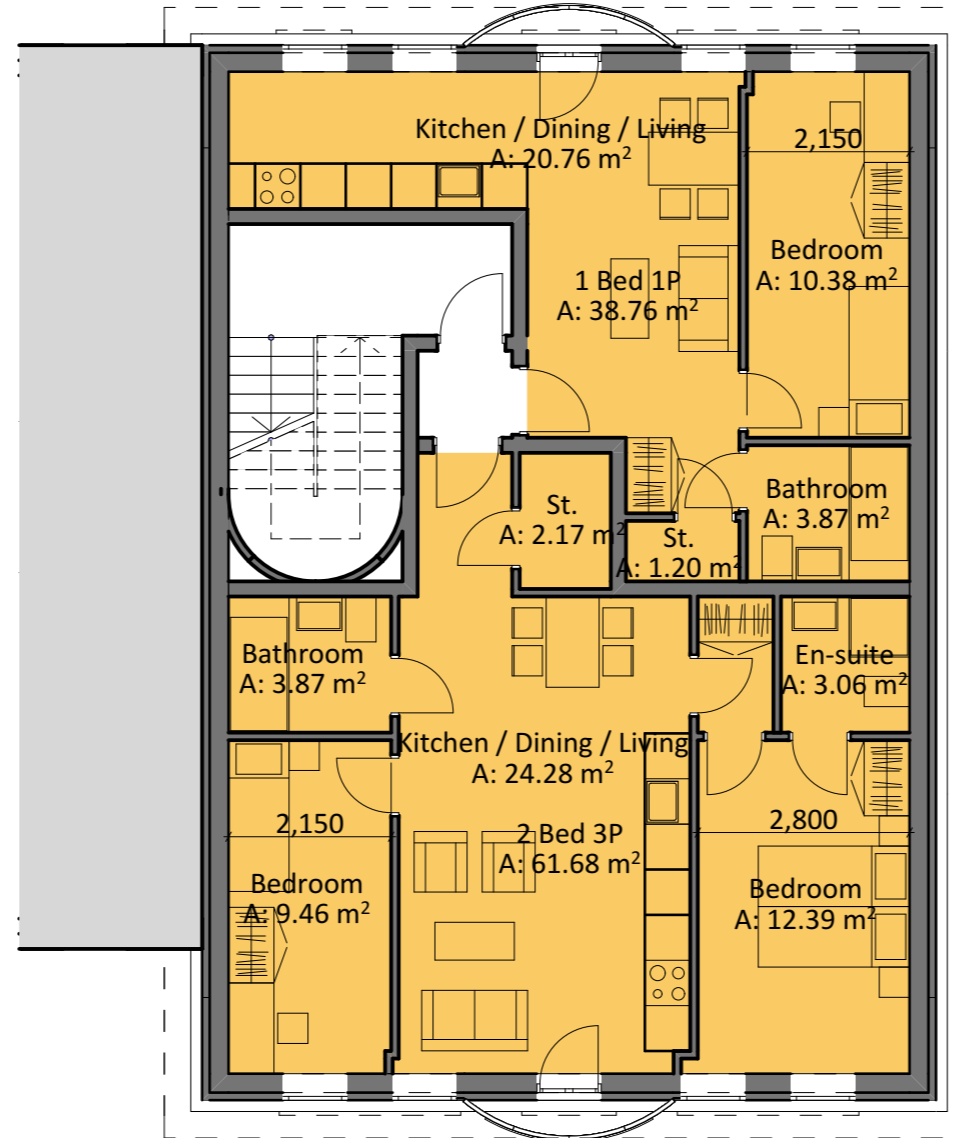
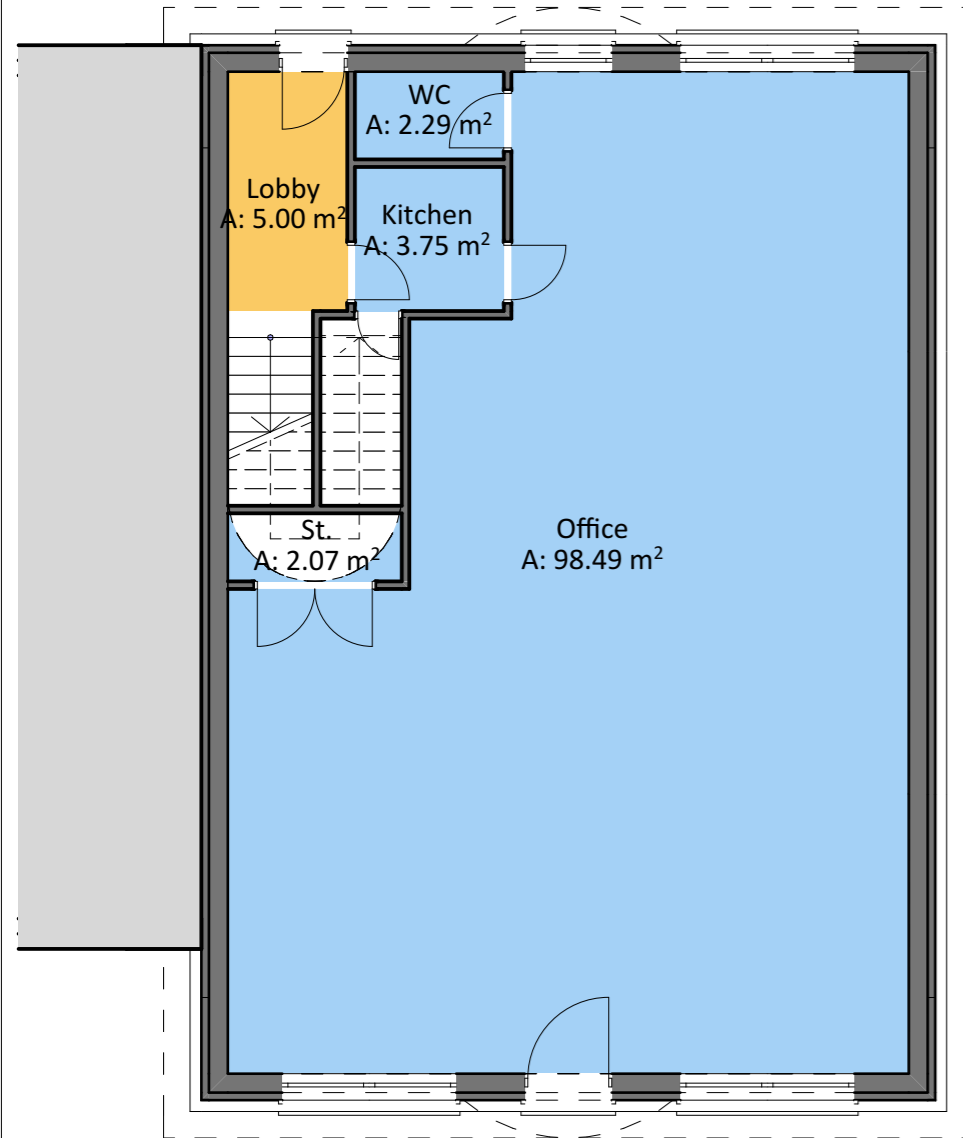


Existing First Floor  
1:100

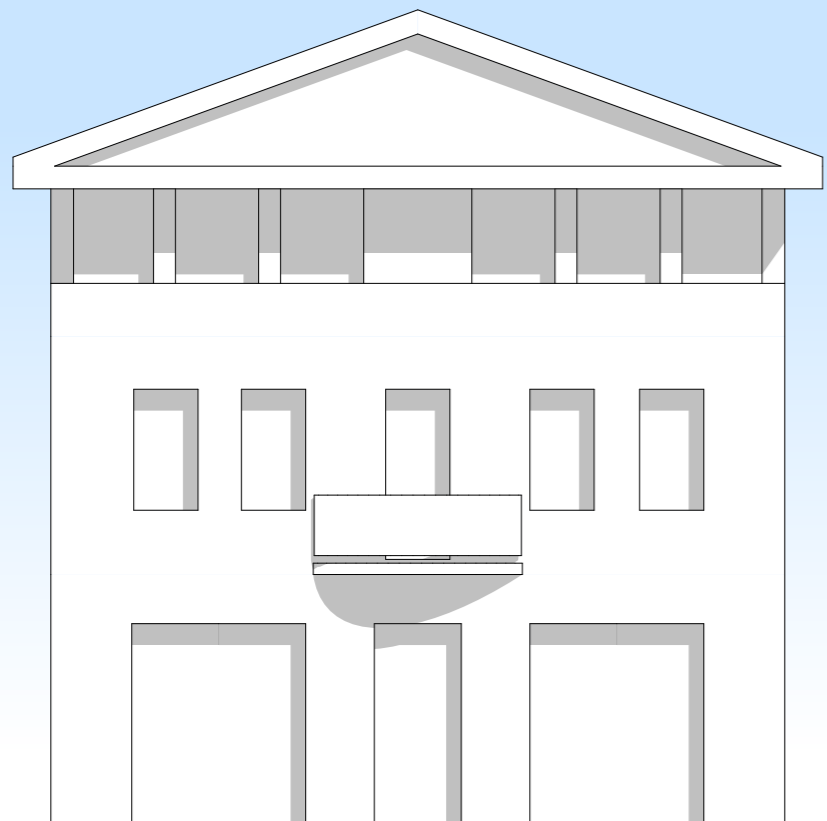


Existing Second Floor  
1:100





- Material Key:**
- 1. Yellow brick cladding
  - 2. White plaster
  - 3. Dark grey roof tiles
  - 4. White fascia
  - 5. White windows and doors
  - 6. White steel balustrade



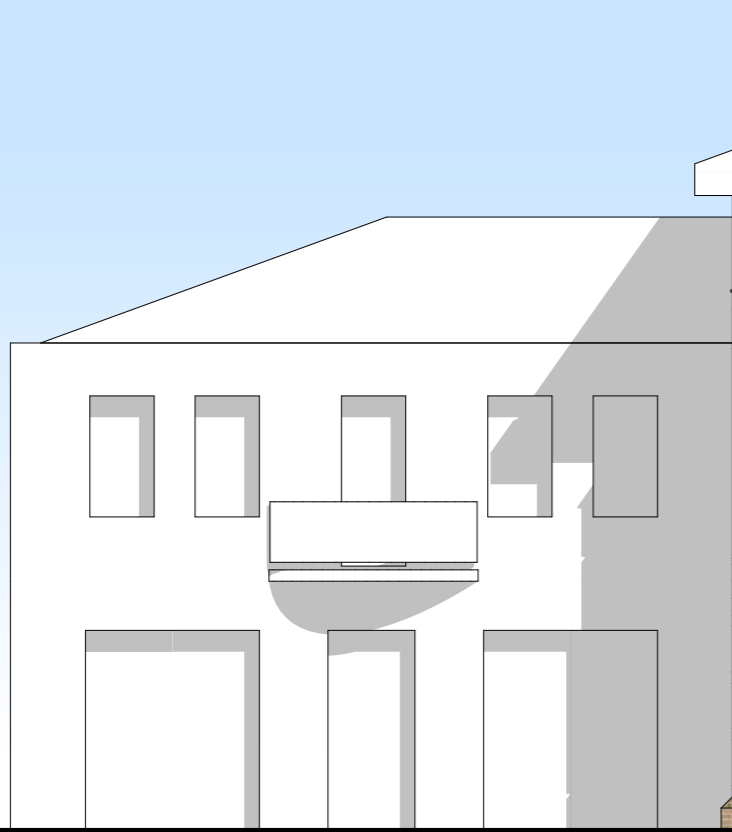
No. 37 Brighton Road

Existing East Elevation  
1:100



No. 33 Brighton Road

No. 31 Brighton Road

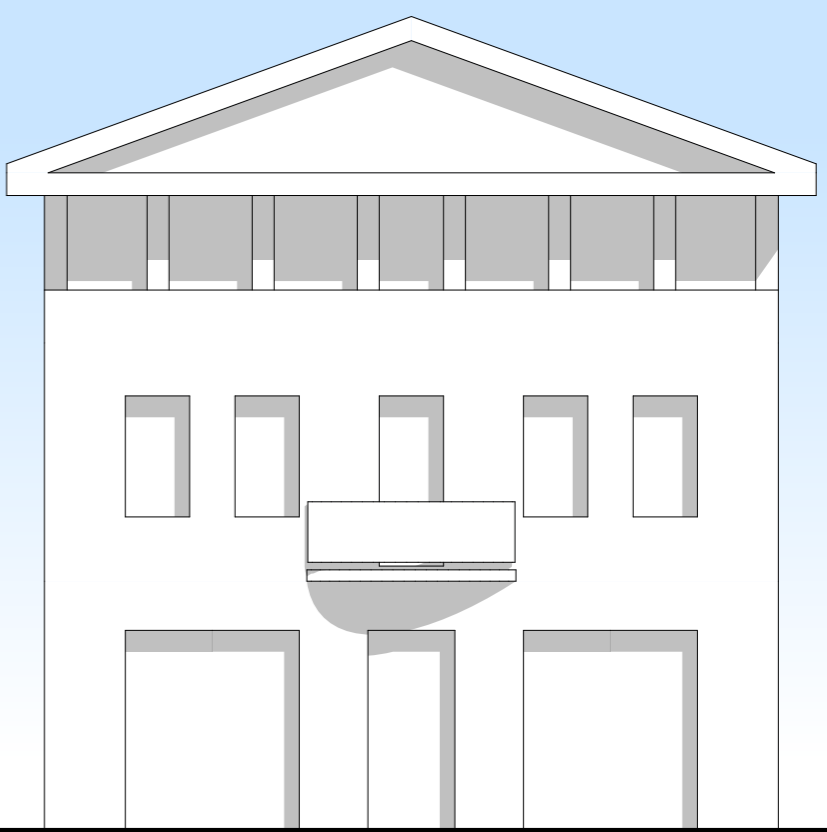


No. 31 Brighton Road

Existing West Elevation  
1:100

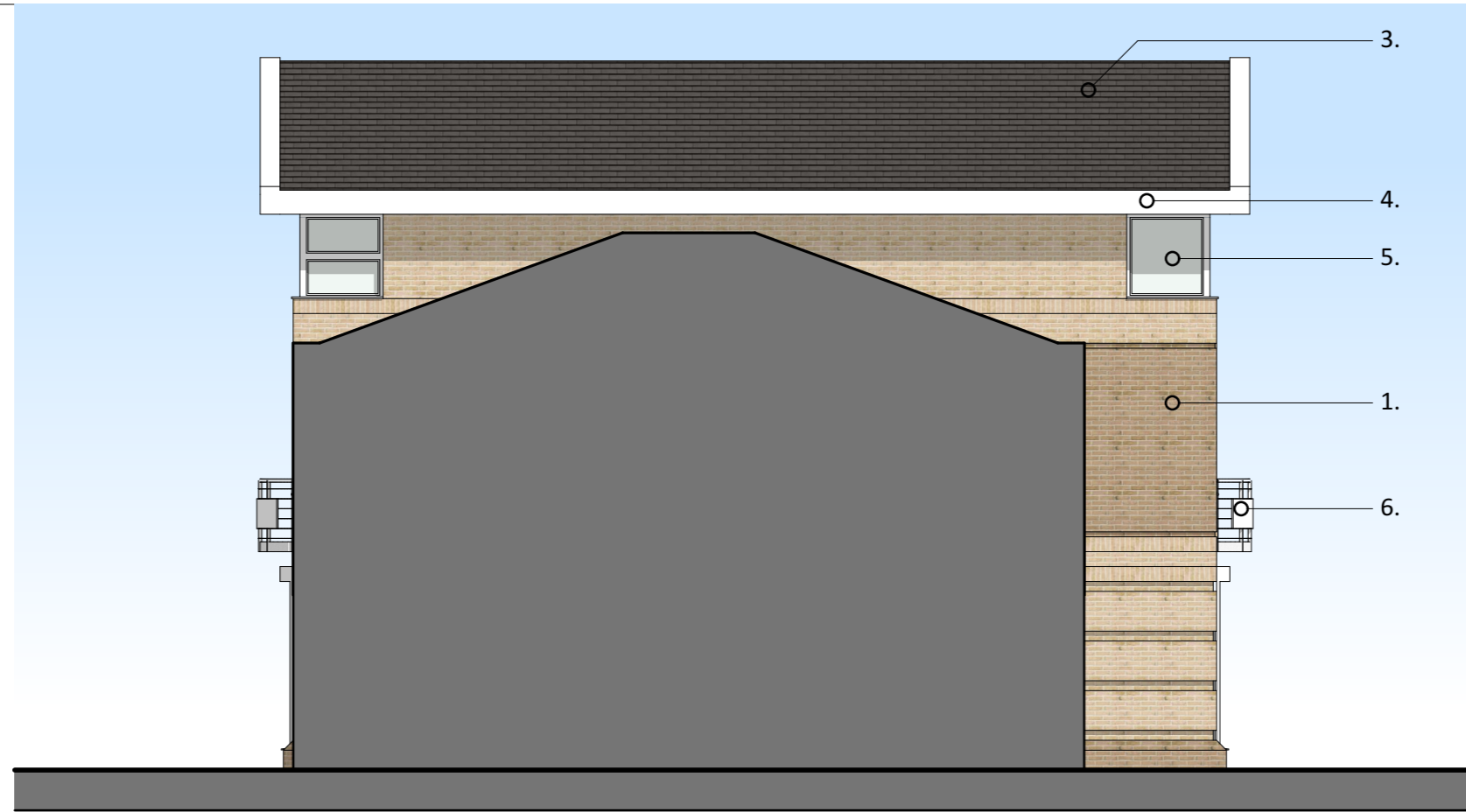


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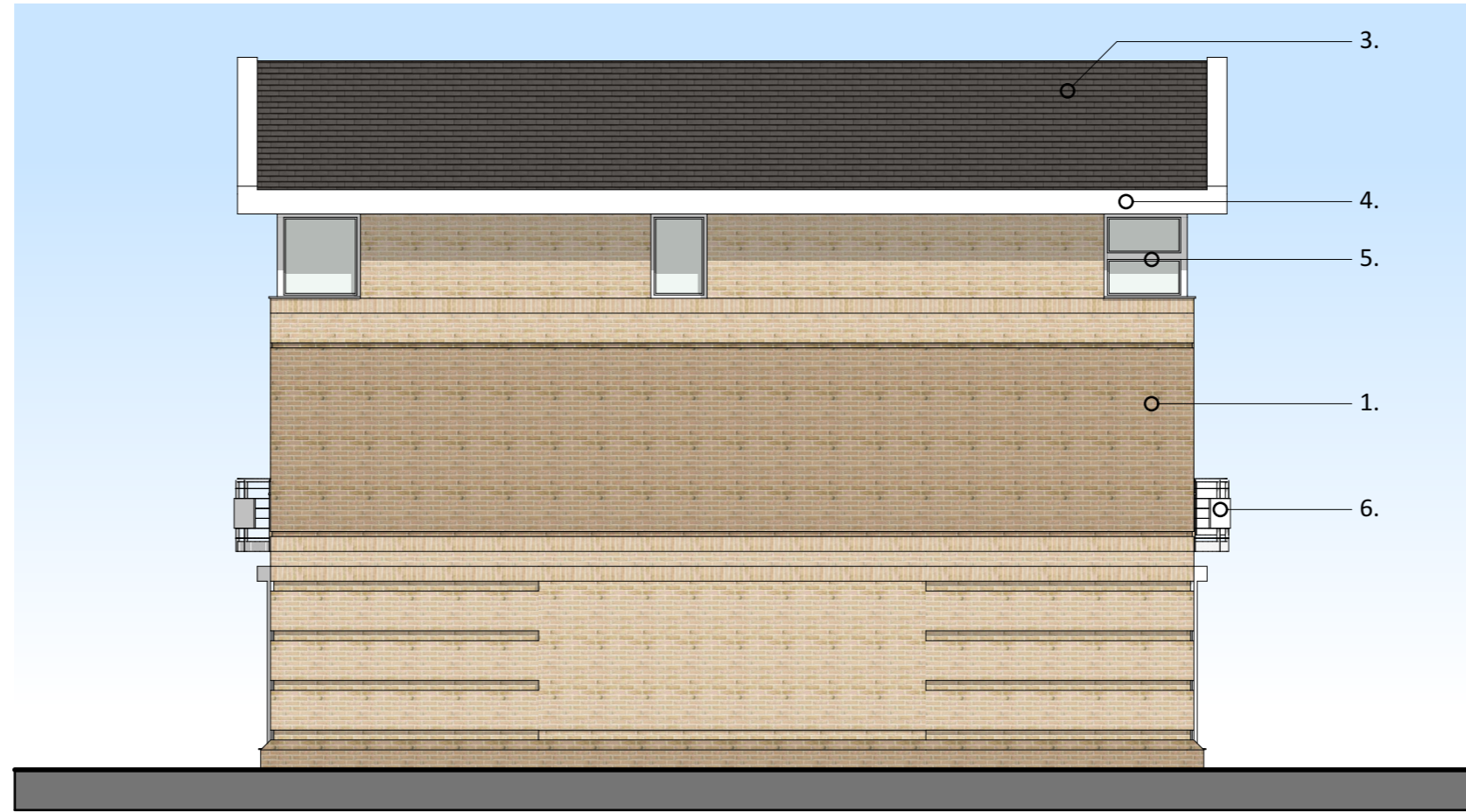


No. 37 Brighton Road





Existing North Elevation  
1:100



Existing South Elevation  
1:100

- Material Key:
- 1. Yellow brick cladding
  - 2. White plaster
  - 3. Dark grey roof tiles
  - 4. White fascia
  - 5. White windows and doors
  - 6. White steel balustrade



<p><b>Rohacs Architects</b></p>	<p>Produced by: <b>Rohacs Architects Ltd</b> 55 Whitfield Street, London, W1T 4AH</p>	<p>Client: <b>AP Assets Ltd</b> 71-72 Clapham Common South Side, SW4 9DA</p>	<p>Project: <b>33 Brighton Road</b> Croydon, CR2 6EB</p>	<p>Drawing Title: <b>Existing Elevations</b> PD Application</p>	<p><small>© 2023 Rohacs Architects Ltd. This document is copyright and may not be reproduced or used for other than the purpose indicated in the drawing title without the permission of the owner. Area figures in this drawing are approximate and relate to the likely areas of the building at the current stage of design. Any decisions made on the basis of these area figures, whether as to project viability, pre-letting, lease or sale agreements and the like, should make allowance for design development, accurate site survey, site levels and site dimensions, construction methods and building tolerances, Local Authority and Statutory Consents. Do not scale from this drawing except for town planning purposes. This documentation is not for construction. Ordnance survey data contained herein is licensed for this project only. © Crown copyright and database rights 2023 Ordnance Survey 0100031673.</small></p>	<p>Scale @ A3: <b>1:100</b></p>	<p>Date: <b>08/01/2024</b></p>	<p>Drawing No: <b>PL_007_240108</b></p>
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## APPENDIX B – ENVIRONMENT AGENCY CORRESPONDANCE

## Sadia Lockett

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**From:** KSL Enquiries <KSLE@environment-agency.gov.uk>  
**Sent:** 19 January 2024 09:34  
**To:** Lauren Rae  
**Subject:** KSL 342446 LMB: 33 Brighton Road, South Croydon, CR2 6EB

Dear Lauren

### RE: KSL 342446 LMB

Thank you for your enquiry which was received on 15 January.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

This site is located in an area of Flood Zone 3 where we do not have modelled flood levels.

This area is covered by national generalised modelling which is only suitable for Flood Zone extent visualisation, not levels or depths data.

In 2004 we completed national generalised modelling to produce catchment scale Flood Zones (using JFLOW modelling techniques), the calculation process produced water depths as a by-product. Since the modelling methods used were developed, tested and reviewed to produce Flood Zone extents only, we currently have no information on the accuracy of the depth data. Please note some areas of flood zone 2 which are not modelled are derived from historic flood event maps.

The property is in flood zone 3, The chance of flooding in any one year is greater than or equal to 1% (i.e. a 100 to 1 chance) for river flooding and greater or equal to 0.5% (i.e. a 200 to 1 chance) for coastal and tidal flooding.

We can confirm that we have no record of flooding from rivers and/or sea for this location.

Surface water flooding maps can be downloaded from our [Defra Data Services Platform](#). The Lead Local Flood Authority (Croydon London Borough Council) is responsible for surface water and groundwater water flooding issues. The local authority may also hold groundwater information.

You may be interested in the following guidance / information publically available:

- 'Planning Practice Guidance' - provides information about planning considerations in areas at risk of flooding. <http://planningguidance.planningportal.gov.uk/>
- 'Planning applications: assessing flood risk' - information about completing Flood Risk Assessments. <https://www.gov.uk/planning-applications-assessing-flood-risk>
- 'Site specific flood risk assessment: Checklist' – a checklist to help ensure you have considered all the relevant factors in your flood risk assessment. <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/>



We recommend that you discuss your proposals with the Local Planning Council at the earliest opportunity. They will be able to advise you on a wide range of planning matters in addition to flood risk.

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

You can find further information about flooding and our flood maps on our website:

<http://www.environment-agency.gov.uk/homeandleisure/floods/default.aspx>

If you have any further queries or if you'd like us to review the information we have provided under the Freedom of Information Act 2000 and Environmental Information Regulations 2004 please contact us within two months.

Kind Regards,

Lottie

**Lottie Burden**

Correspondence & Complaints Officer

Customer and Engagement Team – Kent, South London and East Sussex Area

**Environment Agency** | Orchard House, London Road, Addington, West Malling, ME19 5SH | [KSLE@environment-agency.gov.uk](mailto:KSLE@environment-agency.gov.uk) | 0208 474 6848



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**From:** Lauren Rae <[Lauren@nimbusengineering.co.uk](mailto:Lauren@nimbusengineering.co.uk)>

**Sent:** 15 January 2024 11:29

**To:** Enquiries, Unit <[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)>

**Cc:** Anne Marie <[annemarie@nimbusengineering.co.uk](mailto:annemarie@nimbusengineering.co.uk)>

**Subject:** 240116/SB25 33 Brighton Road, South Croydon, CR2 6EB

**Warning: The sender of this message could not be validated. Please use caution when opening any message content such as attachments or links**

Good Morning,

I'd like to request Product 4 data for the above site, as shown within the attached site location plan. If you have any questions, please do not hesitate to contact us.

Kind Regards,

**Lauren Rae**

Office Administrator  
Telephone: 0800 061 4916

**Working Hours: Monday-Wednesday 9am-4pm**

**Nimbus Engineering Consultants Ltd**  
[www.nimbusengineering.co.uk](http://www.nimbusengineering.co.uk)



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