



Flood Risk Assessment

Site: Land adjacent to Unit 14, Ebbsfleet Business Park, Northfleet, Kent.

Client: Ace Filtration Pension Fund

Prepared by: DHA Environment
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone ME14 3EN

Date: December 2022

1.1 Introduction

- 1.1.1 DHA has been commissioned by Ace Filtration Pension Fund to prepare a Flood Risk Assessment in relation to the provision of a two-storey extension to Unit 14, Ebbsfleet Business Park, Northfleet, Kent.
- 1.1.2 The development is shown on the Environment Agency flood maps to be located on the edge of defended Flood Zone 3 and as such the Flood Risk Assessment has been prepared to support the full planning application.
- 1.1.3 The proposals are considered to be minor development.

1.2 Summary of existing development

Location

- 1.2.1 The site is located on Ebbsfleet Business Park which is located off Stonebridge Road and is centred on approximate grid reference 561364,174701. The site comprises of an existing commercial building and associated yard space and an area of green space to the West of the existing building on which the proposed extension is to be located.

Existing Site

- 1.2.2 An existing site layout, floor plans and elevations are contained within **Appendix A**. The existing two-storey building comprises of a storage area on the first floor and an operational area and kitchenette on the ground floor.
 - 1.2.3 Reference to Ordnance Survey mapping shows the site be level and at a level at circa 3.4m AOD. The site is bounded on all sides by commercial units.
-

1.3 Surface Water Features

- 1.3.1 The nearest surface water feature is the River Thames which is located approximately 550m to the North of the site.

1.4 Flood Risk

General

- 1.4.1 The proposals consist of the provision of a two-storey extension to an existing commercial unit. This comprises of a new customer area on the ground floor and an extension of the existing storage area on the first floor. The proposed scheme drawings are shown within **Appendix B**.

Flood Risk Zones

- 1.4.2 The National Planning Policy Framework provides guidance on assessing flood risk and seeks to guide development away from areas at risk of flooding from all sources. Planning Practice Guidance defines several Flood Zones based on the probability of flooding and provides guidance on the most appropriate form of development within each zone. The flood risk can be summarised as follows:

Zone	Annual probability in any year	
	River Flooding	Sea Flooding
Zone 1 : Low probability	Less than 1:1000 (<0.1%)	Less than 1:1000 (<0.1%)
Zone 2: Medium probability	Between 1:1000 and 1 in 100 (0.1% -1%)	Between 1:1000 and 1 in 200 (0.1% - 0.5%)
Zone 3a : High probability	Greater than 1:100 (>1%)	Greater than 1:200 (>0.5%)
Zone 3b: Functional floodplain	Greater than 1 in 20 (>5%)	N/A

Table 1 – NPPF Guidance

- 1.4.3 Reference has been made to the Product 4 report reference KSL290659 RL obtained from the Environment Agency contained in **Appendix C**. This indicates that the site is shown to be located entirely within Flood Zone 3a.
- 1.4.4 Flood Zone 3a is considered to have a high probability risk of flooding from rivers or other sources of flooding. This Flood Zone comprises of land assessed as having a greater than 1 in 100 annual probability of river flooding (1%) or 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year. The flood maps are based on the worst-case scenario and do not account for the existing raised flood defences.
- 1.4.5 The flood defences are set at a crest level of 6.75m AOD and provide a 1 in 1000-year level of protection to the site.

1.4.6 The Environment Agency has provided details of the predicted flood levels in the River Thames near the site as taken from the latest TE2100 model completed by HR Wallingford in 2008.

1.4.7 Levels are described as the Maximum Likely Water Levels (MLWLs) for the 1 in 1000-year flood event. The defence levels (left defence, right defence) are the minimum levels that defences should be built. As summary of the MLWLs are shown in table 2 below.

Location	Node	Easting	Northing	Extreme water level (m)	Left defence (m)	Right defence (m)	Allow for future defence raising to a level of...	
							Left Bank (m)	Right Bank (m)
	3.22	561504	176636	5.86	6.85	7.05	8.00	8.00
	3.23	562152	175455	5.85	6.85	6.75	8.00	8.00
Tilbury lock	3.24	562822	174891	5.83	6.50	6.73	8.00	8.00
	3.25	564140	174785	5.81	6.95	6.87	8.00	8.00

Table 2 - TE2100 2008 levels Maxi Likely Water Levels (MLWLs)

1.4.8 The TE2100 level closest to the site, is node 3.23 and shows a current Maximum Likely Water Level of 5.85m AOD for the 1000-year flood event. Defence level to the right-hand bank can be seen to be 6.85m AOD.

1.4.9 Although the immediate flood risk has been mitigated with the existing flood defences there remains a residual risk in the event of a failure in the form of a breach. The Environment Agency have provided specific breach modelled flood levels for the site. The Maximum Likely Water Levels (MLWLs) for varying nodes around the site are summarised in Table 3.

Node	National Grid Reference		Modelled levels in mAODN for 0.5% AEP		Modelled levels in mAODN for 0.1% AEP	
	Easting	Northing	2014	2115	2014	2115
1	561328	174710	Nil return	5.268	Nil return	5.499
2	561320	174692	Nil return	5.267	Nil return	5.498
3	561350	174677	4.307	5.266	4.551	5.497
4	561372	174682	4.307	5.266	4.550	5.497
5	561359	174697	4.308	5.268	4.552	5.499
6	561373	174712	4.307	5.266	4.551	5.497
7	561395	174724	4.307	5.268	4.551	5.499
8	561403	174701	4.307	5.267	4.551	5.499

Table 3 - Breach Levels

1.4.10 Based on the above, the site can be seen to be at risk of flooding in the unlikely event of a breach of the existing flood defences.

Sequential and Exception Tests

- 1.4.11 Given the footprint of the extension is less than 250m² the proposal can be considered as minor development. The National Planning Policy Framework, states that applications for some minor development should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.

Vulnerability Classification

- 1.4.12 Planning Practice Guidance Table 2, "Flood Risk Vulnerability Classification", states that buildings used for commercial uses are classified as "Less vulnerable".
- 1.4.13 Planning Practice Guidance Table 3, "Flood Risk Vulnerability and Flood Zone Compatibility", confirms that 'less vulnerable' developments situated in Flood Zone 3a are appropriate.
- 1.4.14 The proposals comprise of an extension to an existing less vulnerable use and as such there is no increase in flood risk to the end user.

Mitigation

- 1.4.15 In accordance with the Environment Agency's standing advice, the proposed floor level for the extension will be at the same level as the existing floor level.
- 1.4.16 Flood resistant materials will be used in the construction of the proposed extension.

1.5 Conclusions

- 1.5.1 The proposals consist of the provision of a two-storey extension to an existing commercial unit. This comprises of a new customer area on the ground floor and an extension of the existing storage area on the first floor.
- 1.5.2 Based on Ordnance Survey mapping and the Environment Agency flood data, the site can be seen to be located entirely within Flood Zone 3a. The site however benefits from existing flood defences so the residual risk can be seen to be low.
- 1.5.3 The proposal can be seen to be minor development and as such neither the Exception nor Sequential tests need to be applied.
- 1.5.4 The proposals comply with the Environment Agencies standing advice in ensuring that the floor levels of the extension are no lower than existing and that construction is from flood resilient materials.

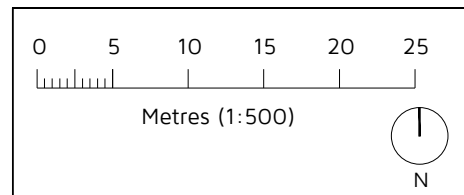
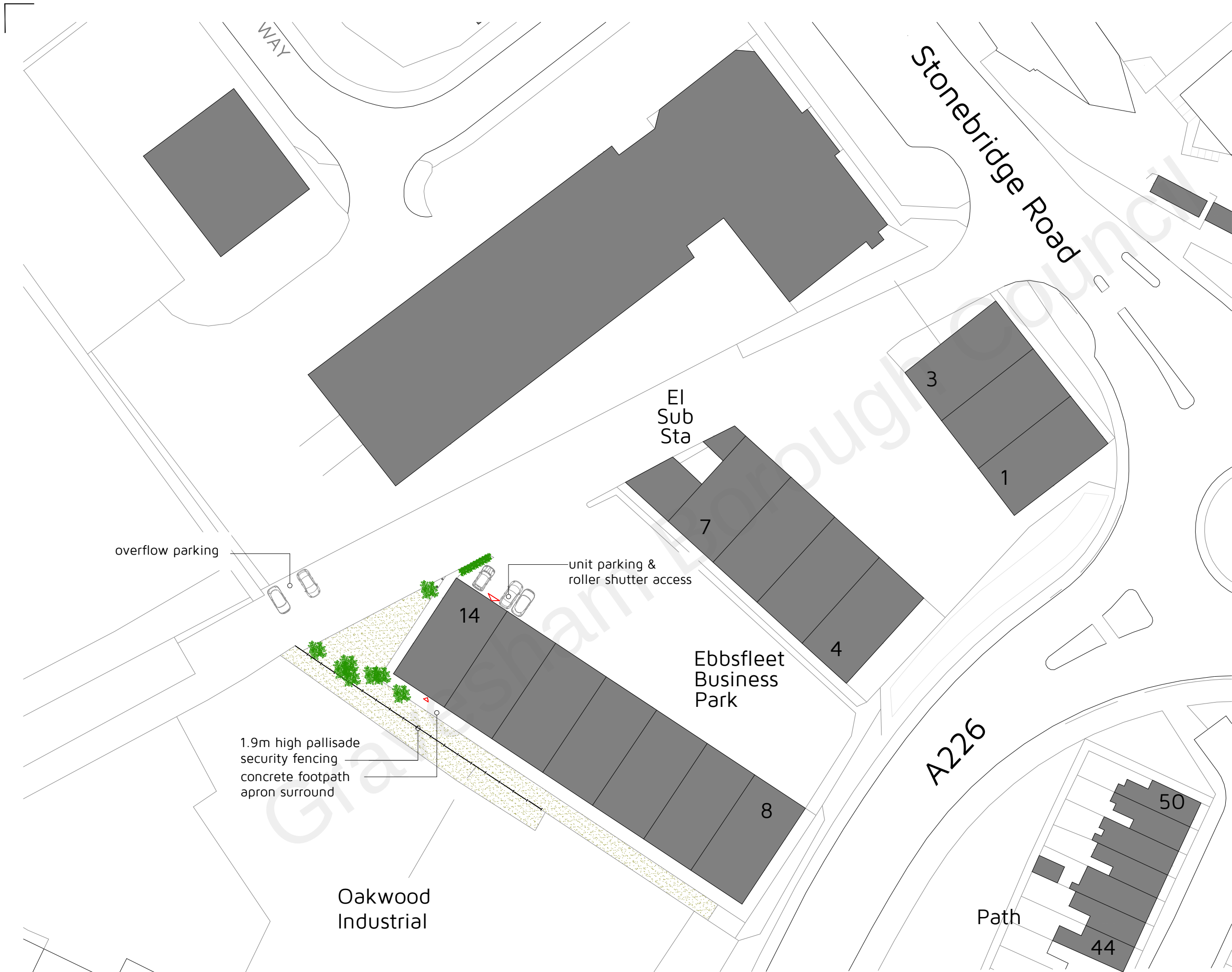
APPENDIX

A



Existing plans

Gravesham Borough Council



Rev: Reason: Date:

Client:
ACE FILTRATION PENSION FUND

Project:
LAND ADJACENT TO UNIT 14, EBBSFLEET INDUSTRIAL ESTATE, KENT, DA11 9DZ

Title:
EXISTING SITE LAYOUT PLAN

Drawing No: DHA/30108/02 Rev: 1:500 Scale: 1:500 Date: NOV 2022



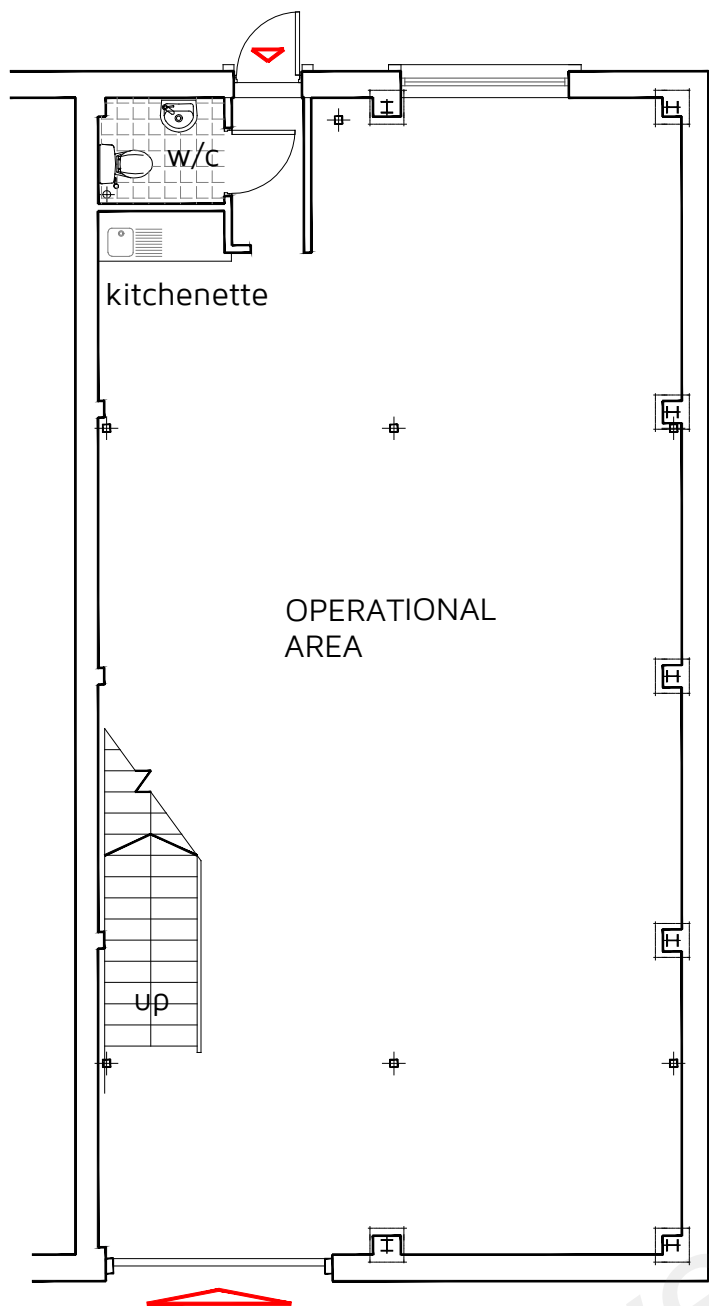
Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN

t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

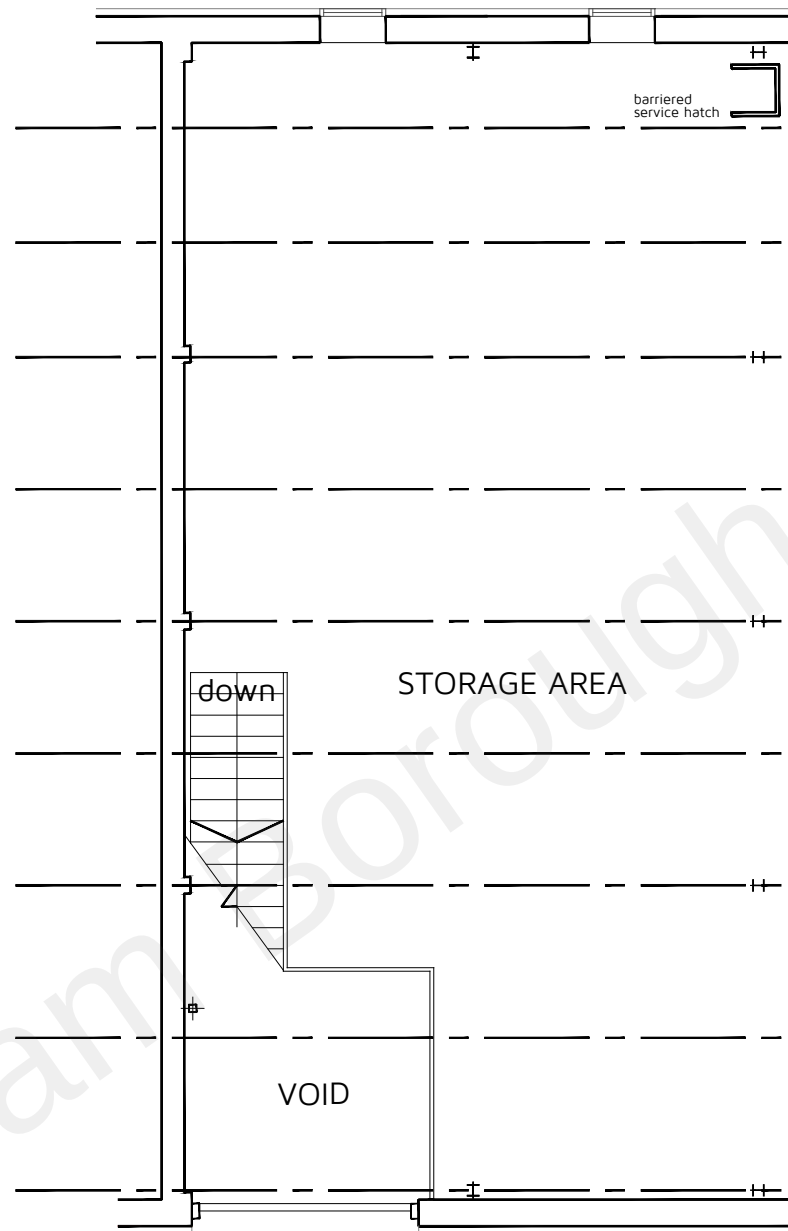
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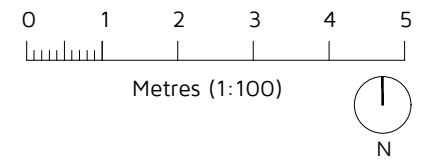
CAD Reference: DHA_30108_UNIT 14 EBBS IND EST_PFS01 A3



Ground Floor Plan



First Floor Plan



Rev:	Reason:	Date:
Client:		
ACE FILTRATION PENSION FUND		
Project:		
LAND ADJACENT TO UNIT 14, EBBSFLEET INDUSTRIAL ESTATE, KENT, DA11 9DZ		
Title:		
UNIT 14.....GROUND & FIRST FLOOR PLANS		
Drawing No:	Rev:	Scale: Date:
DHA/30108/04		1:100 NOV 2022



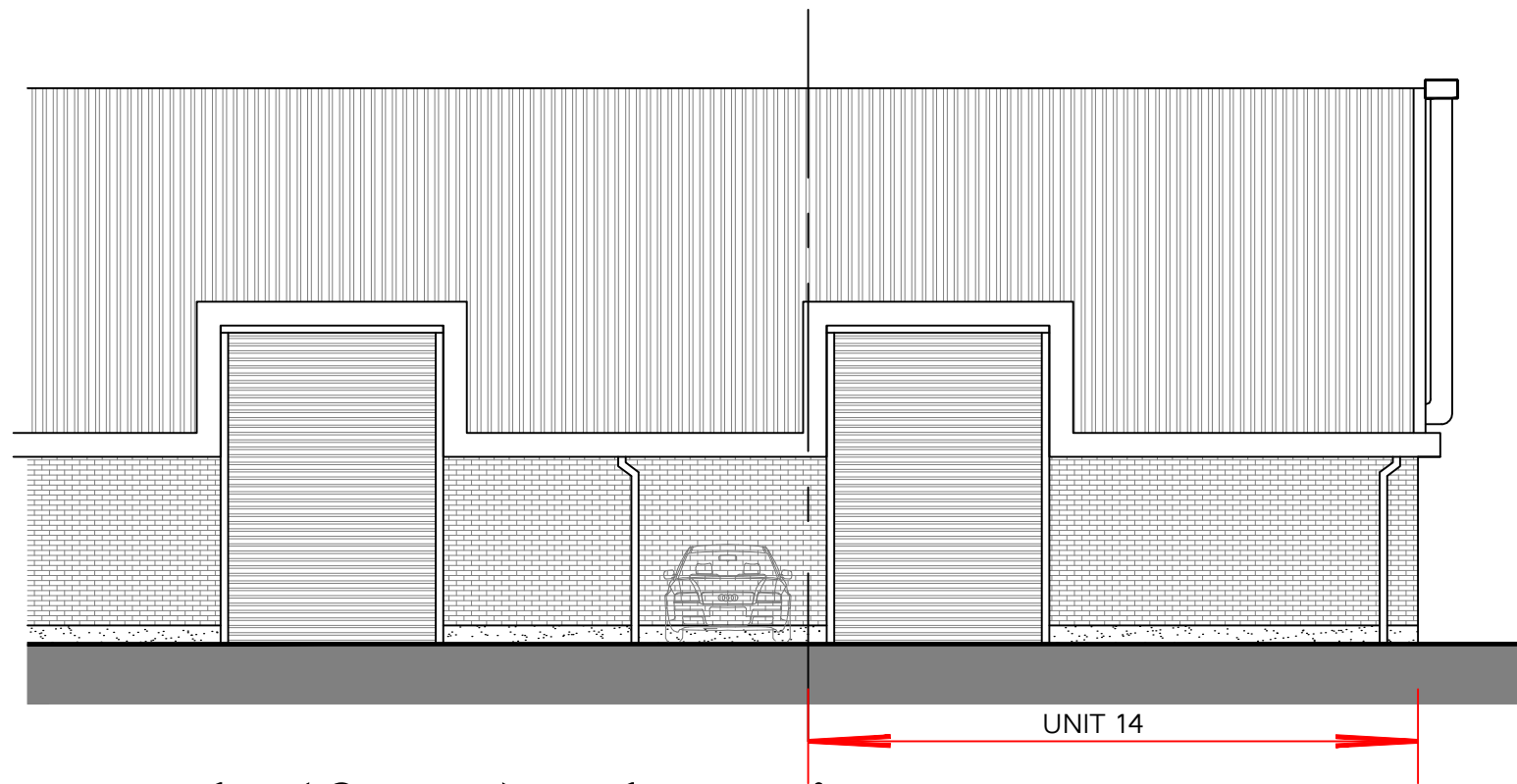
Eclipse House, Eclipse Park, Sittingbourne Road
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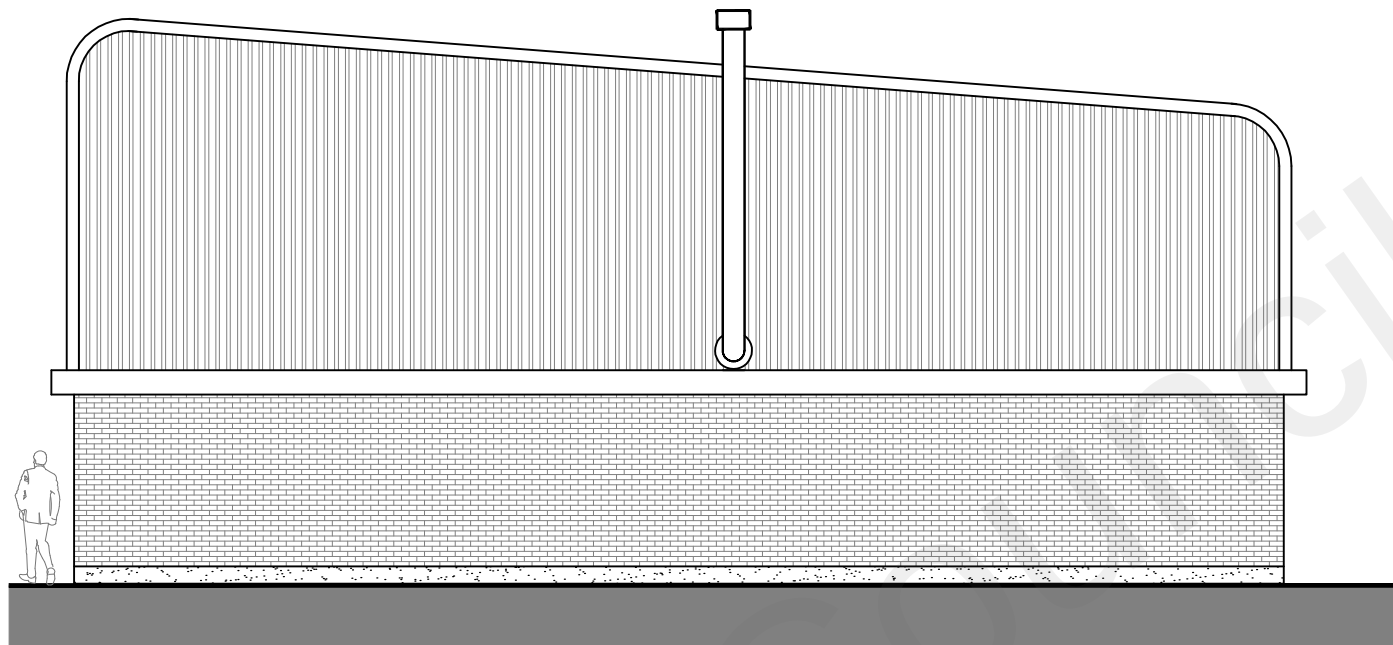
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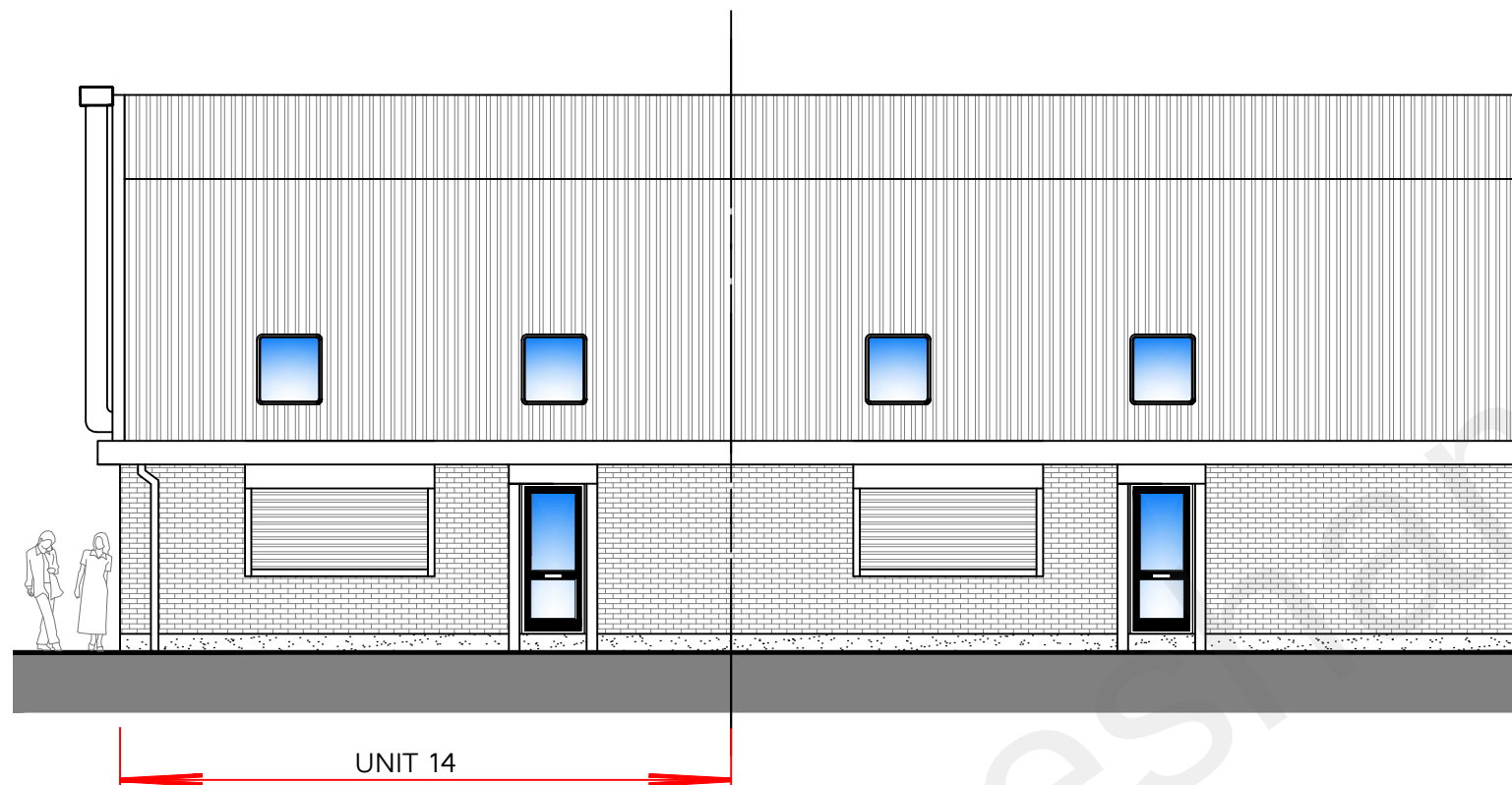
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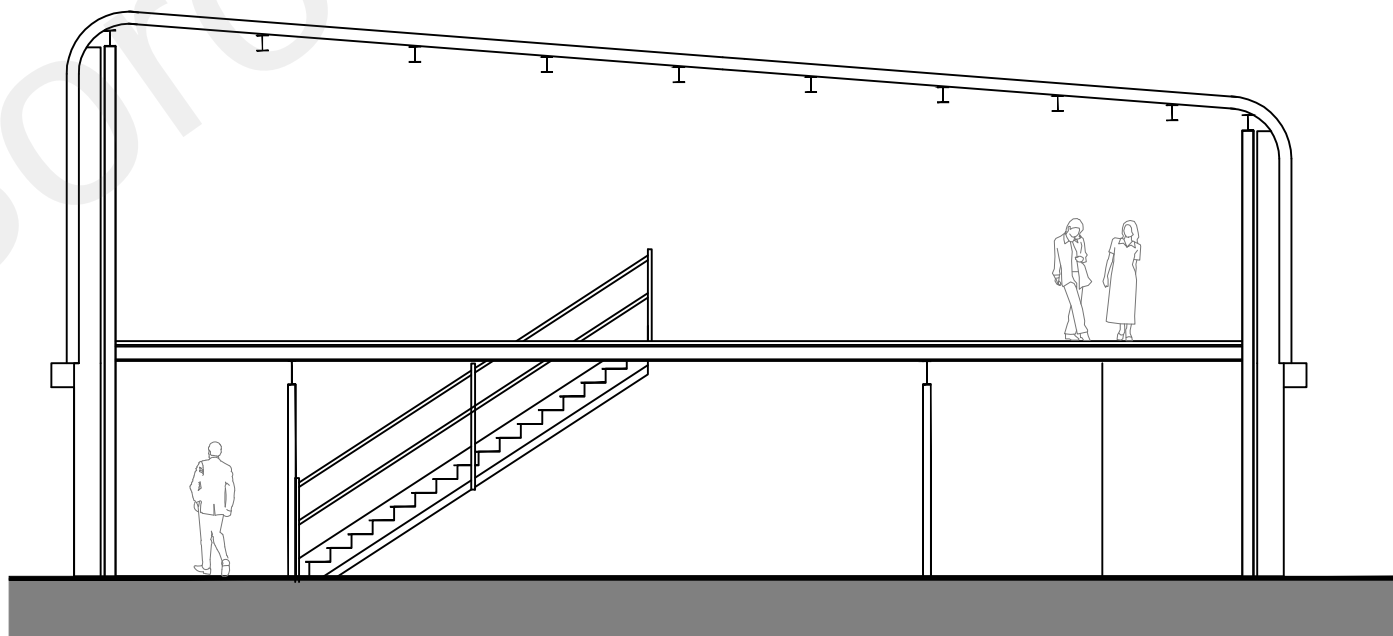
North (front) Elevation



West (side) Elevation



South (rear) Elevation



Typical Building Cross-Section

0 1 2 3 4 5
Metres (1:100)

Rev: Reason: Date:

Client:

ACE FILTRATION PENSION FUND

Project:

LAND ADJACENT TO UNIT 14, EBBSFLEET
INDUSTRIAL ESTATE, KENT, DA11 9DZ

Title:

UNIT 14...EXISTING ELEVATIONS

Drawing No: Rev: Scale: Date:

DHA/30108/05 1:100 NOV 2022



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CAD Reference: DHA_30108_UNIT 14 EBBSFLEET_PFS01 A2

APPENDIX B



Proposed Scheme Plans

Gravesham Borough Council

Product 4 (Detailed Flood Risk) for: Ebbsfleet Business Park, Stonebridge Road, DA11 9DZ

Requested by: Chris Smoker, DHA Transport

Reference: KSL 290659 RL

Date: 9 December 2022

Contents

- Flood Map for Planning (Rivers and Sea)
- Flood Map Extract
- Thames Estuary 2100 (TE2100)
- Thames Tidal Downriver Breach Inundation Modelling 2018
- Thames Tidal Downriver Breach Inundation Modelling Map
- Site Node Locations Map
- Defence Details
- Recorded Flood Events Data
- Recorded Flood Events Outlines Map
- Additional Information

The information provided is based on the best data available as of the date of this letter.

You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements to the data for this location have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

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

Flood Map for Planning (Rivers and Sea)

The Flood Map:

Our Flood Map shows the natural floodplain for areas at risk from river and tidal flooding. The floodplain is specifically mapped ignoring the presence and effect of defences (including any tidal barriers). Although flood defences reduce the risk of flooding they cannot completely remove that risk as they may be over topped or breached during a flood event.

The Flood Map indicates areas with a 1% (0.5% in tidal areas), Annual Exceedance Probability (AEP) - the probability of a flood of a particular magnitude, or greater, occurring in any given year, and a 0.1% AEP of flooding from rivers and/or the sea in any given year. In addition, the map also shows the location of some flood defences and the areas that benefit from them.

The Flood Map is intended to act as a guide to indicate the potential risk of flooding. When producing it we use the best data available to us at the time and also take into account historic flooding and local knowledge. The Flood Map is updated on a quarterly basis to account for any amendments required. These amendments are then displayed on the internet at <https://www.gov.uk/check-flood-risk>

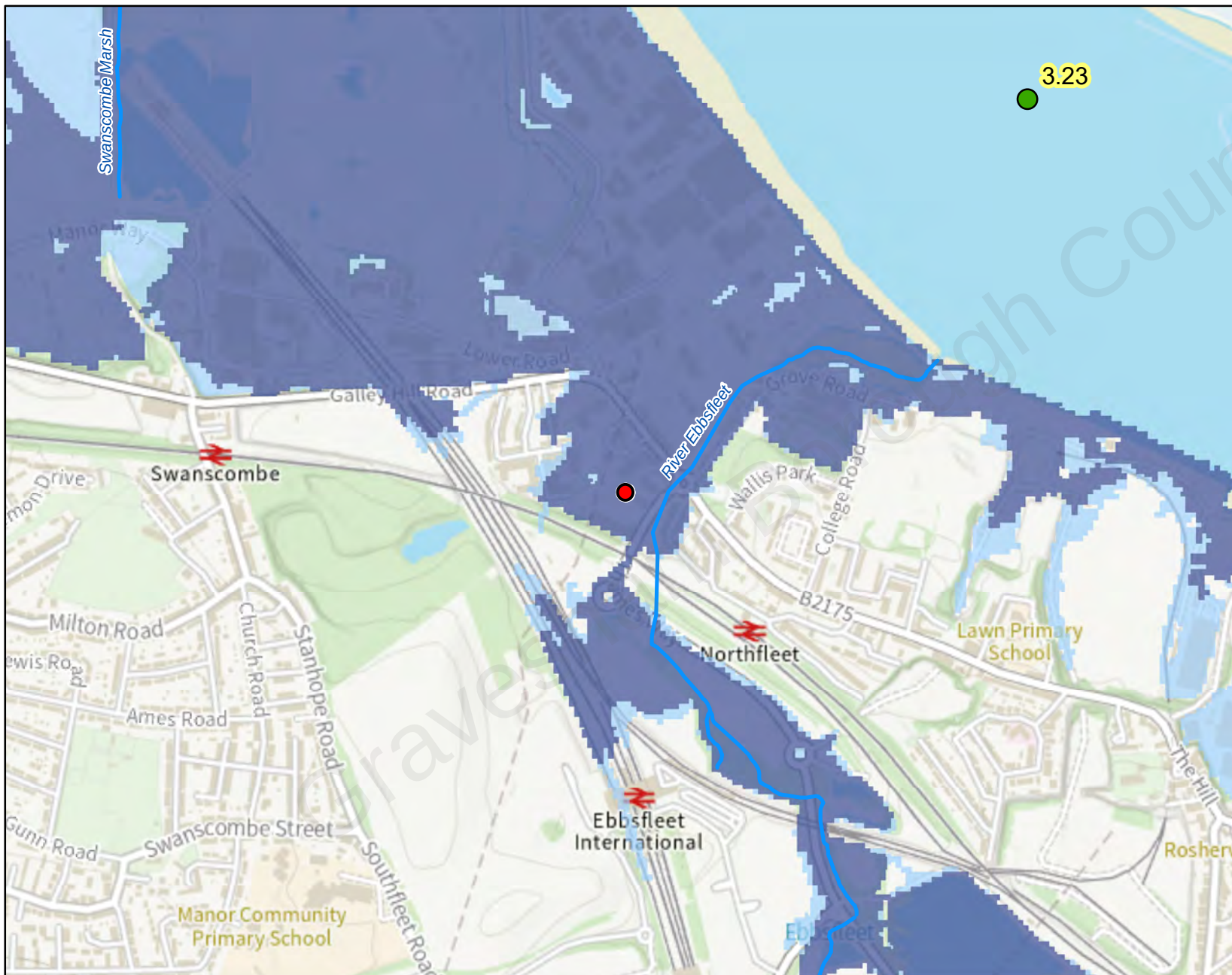
At this Site:

The Flood Map shows that this site lies within the outline of Flood Zone 3. This zone comprises land assessed as having a 0.5% (1 in 200) or greater annual probability of tidal flooding.

Method of production

The Flood Map at this location has been derived using detailed modelling of the tidal River Thames through the North Kent Coastal Modelling study completed in 2018 by JBA Consulting.

Flood Map for Planning centred on DA11 9DZ created 9 December 2022 [Ref: KSL 290659 RL]



Scale 1: 10,000



Legend

- Site Location
- TE2100 Model Nodes
- Main Rivers
- Flood Zone 3
- Flood Zone 2

Flood Map for Planning (assuming no defences)

Flood Zone 3 shows the area that could be affected by flooding:

- from the sea with a 0.5% or greater chance of occurring each year
- or from a river with a 1% or greater chance of occurring each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 0.1% chance of occurring each year.

Thames Estuary 2100 (TE2100)

You have requested in-channel flood levels for the tidal river Thames. These have been taken from the Thames Estuary 2100 study completed by HR Wallingford in 2008. The modelled node closest to your site is **3.23**; the locations of nearby nodes are also shown on the enclosed map.

Details about the TE2100 plan

The Plan sets out how the Environment Agency and our partners can work together to manage tidal flood risk, from now until the end of the century. The Plan covers the Thames Estuary from Teddington in the west to the mouth of the estuary at Shoeburyness (north bank) and Sheerness (south bank) in the east. It is an adaptive plan for managing the estuary, including the tidal defence system, until 2100 so that current standards of flood protection are maintained or improved taking into account climate change effects e.g. sea level rise. The Plan has 3 phases of activity:

- Until 2035 – maintain and improve current defences, safeguard areas required for future improvements, and monitor climate change indicators.
- 2035-2050 – raise existing walls, defences & smaller barriers whilst reshaping the riverside environment.
- 2050-2100 – determine and implement an option for the future of the Thames Barrier, and adapt other defences as required to work alongside this to protect the estuary.

The Thames Estuary 2100 Plan can be found at: <https://www.gov.uk/government/publications/thamesestuary-2100-te2100>

Why are the climate change/future west London levels lower than the 2008 levels?

The climate change levels are assessed to determine the future tidal defence levels. For this reason they only account for extreme tidal events and not extreme fluvial flow events. The 2008 levels include extreme flows from upriver (fluvial events) as well as extreme tidal events.

For further information about the Thames Barrier please visit our website at:

<https://www.gov.uk/the-thames-barrier>

TE2100 2008 levels:

Levels downriver of the Thames Barrier are 0.1% AEP (1 in 1000) and levels upriver are the highest levels permitted by the Thames Barrier, described as the Maximum Likely Water Levels (MLWLs). The defence levels (left defence, right defence) are the minimum levels to which the defences should be built.

Location	Node	Easting	Northing	Extreme water level (m)	Left defence (m)	Right defence (m)	Allow for future defence raising to a level of...	
							Left Bank (m)	Right Bank (m)
	3.22	561504	176636	5.86	6.85	7.05	8.00	8.00
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Tilbury lock	3.24	562822	174891	5.83	6.50	6.73	8.00	8.00
	3.25	564140	174785	5.81	6.95	6.87	8.00	8.00

Thames Tidal Downriver Breach Inundation Modelling - 2018

The table below displays site-specific modelled flood levels at your site. These have been taken from the Downriver Breach Inundation Modelling Study 2018 completed by Atkins Ltd. in May 2018.

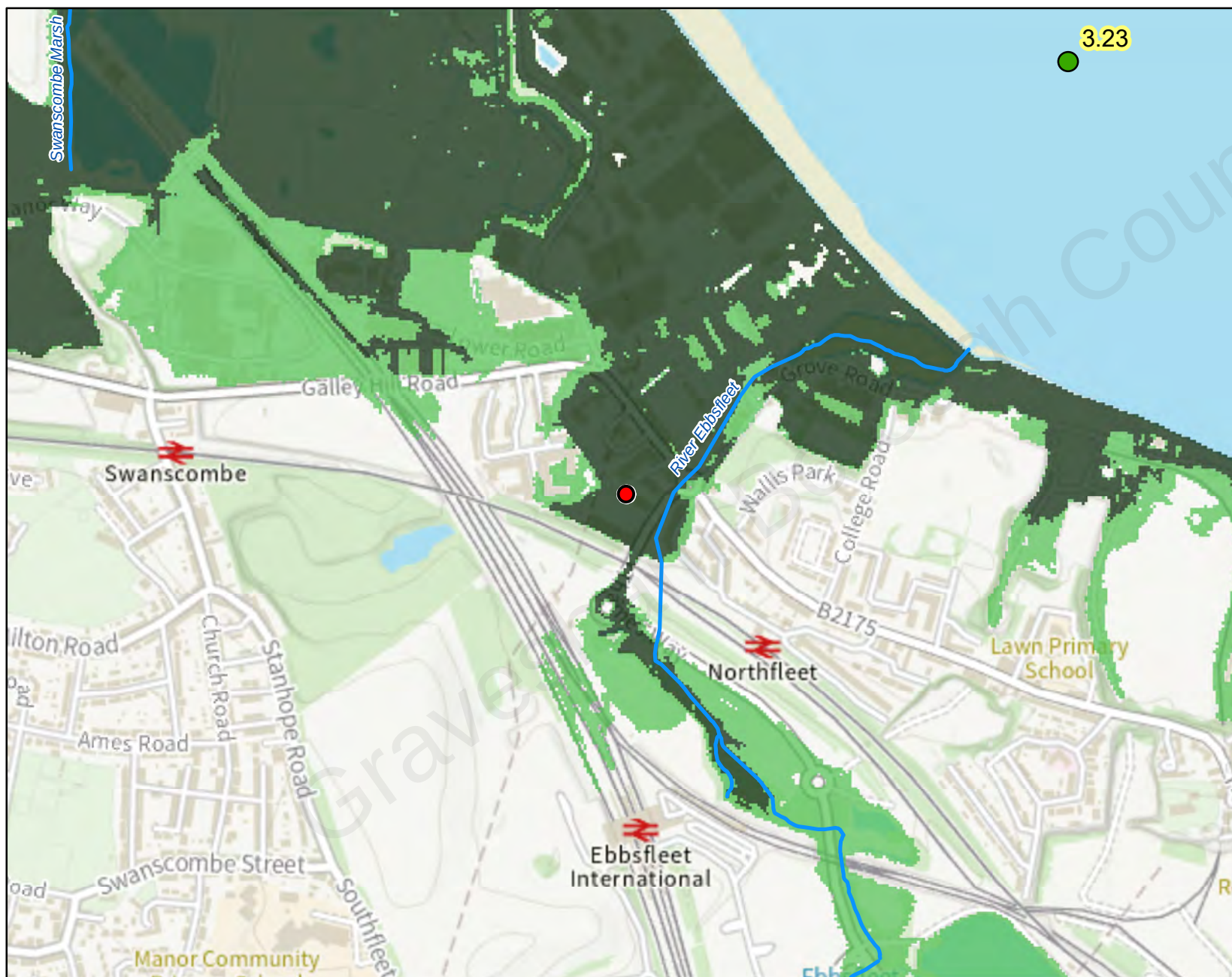
We have developed a modelling approach where all downriver breach locations along the Thames are equitably modelled, to ensure a consistent approach across London. This modelling simulates continuous tidal breaches along the entire extent of the Thames between the Thames Barrier and east of Gravesend on the south bank and east of Tilbury on the north bank. For hard and composite defences breaches are set at 20 m wide; for soft defences, breaches are 50 m wide. In both cases, the defence breach scour distance was assumed to extend into the floodplain by the same distance as the breach width.

Based on the 2008 TE2100 in-channel levels, the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) annual probability of exceedance tidal events were modelled for all breach locations downriver of the Thames Barrier. These were modelled for the 2014 year epoch (current year), as well as 2115 epoch which include allowances for climate change.

This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within London.

Node	National Grid Reference		Modelled levels in mAODN for 0.5% AEP		Modelled levels in mAODN for 0.1% AEP	
	Easting	Northing	2014	2115	2014	2115
1	561328	174710	Nil return	5.268	Nil return	5.499
2	561320	174692	Nil return	5.267	Nil return	5.498
3	561350	174677	4.307	5.266	4.551	5.497
4	561372	174682	4.307	5.266	4.550	5.497
5	561359	174697	4.308	5.268	4.552	5.499
6	561373	174712	4.307	5.266	4.551	5.497
7	561395	174724	4.307	5.268	4.551	5.499
8	561403	174701	4.307	5.267	4.551	5.499

Downriver Breach Modelling Map centred on DA11 9DZ created 9 December 2022 [Ref: KSL 290659 RL]



Scale 1: 10,000



Legend

- Site Location
- TE2100 Model Nodes
- Main Rivers

Downriver 0.5% AEP Outlines

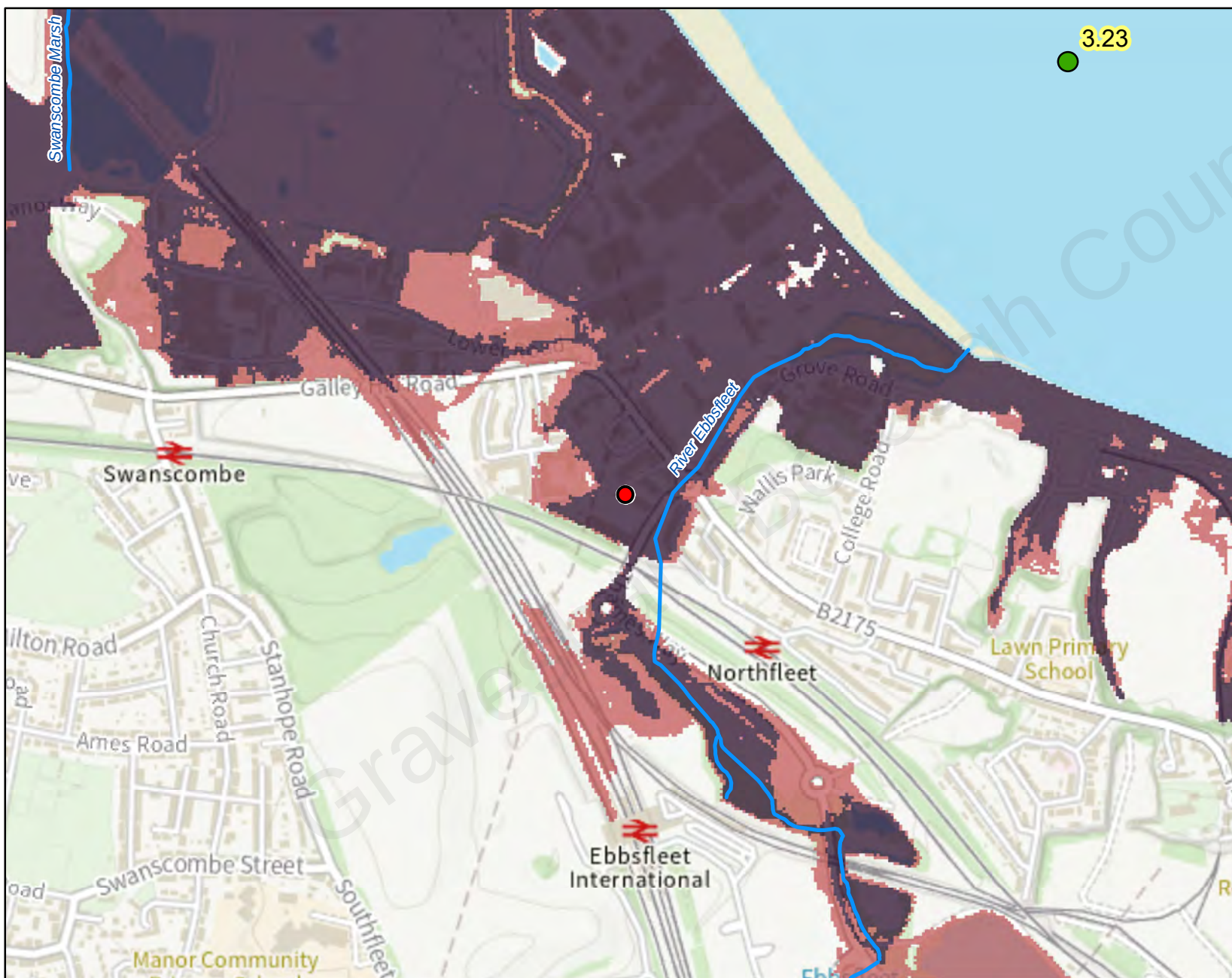
Epoch

- 2014 (Current year)
- 2115

Thames Tidal Downriver Breach Inundation Modelling 2018

A modelled representation of all tidal breach locations along the Thames from the Thames Barrier to Gravesend, based on low floodplain topography. For hard and composite defences breaches are set at 20 m wide; for soft defences, breaches are 50 m wide. In both cases, the defence breach scour distance was assumed to extend into the floodplain by the same distance as the breach width. The modelling is based on the 2008 TE2100 in-channel levels, with an allowance for climate change for epoch 2115.

Downriver Breach Modelling Map centred on DA11 9DZ created 9 December 2022 [Ref: KSL 290659 RL]



Scale 1: 10,000



Legend

- Site Location
- TE2100 Model Nodes
- Main Rivers

Downriver 0.1% AEP Outlines

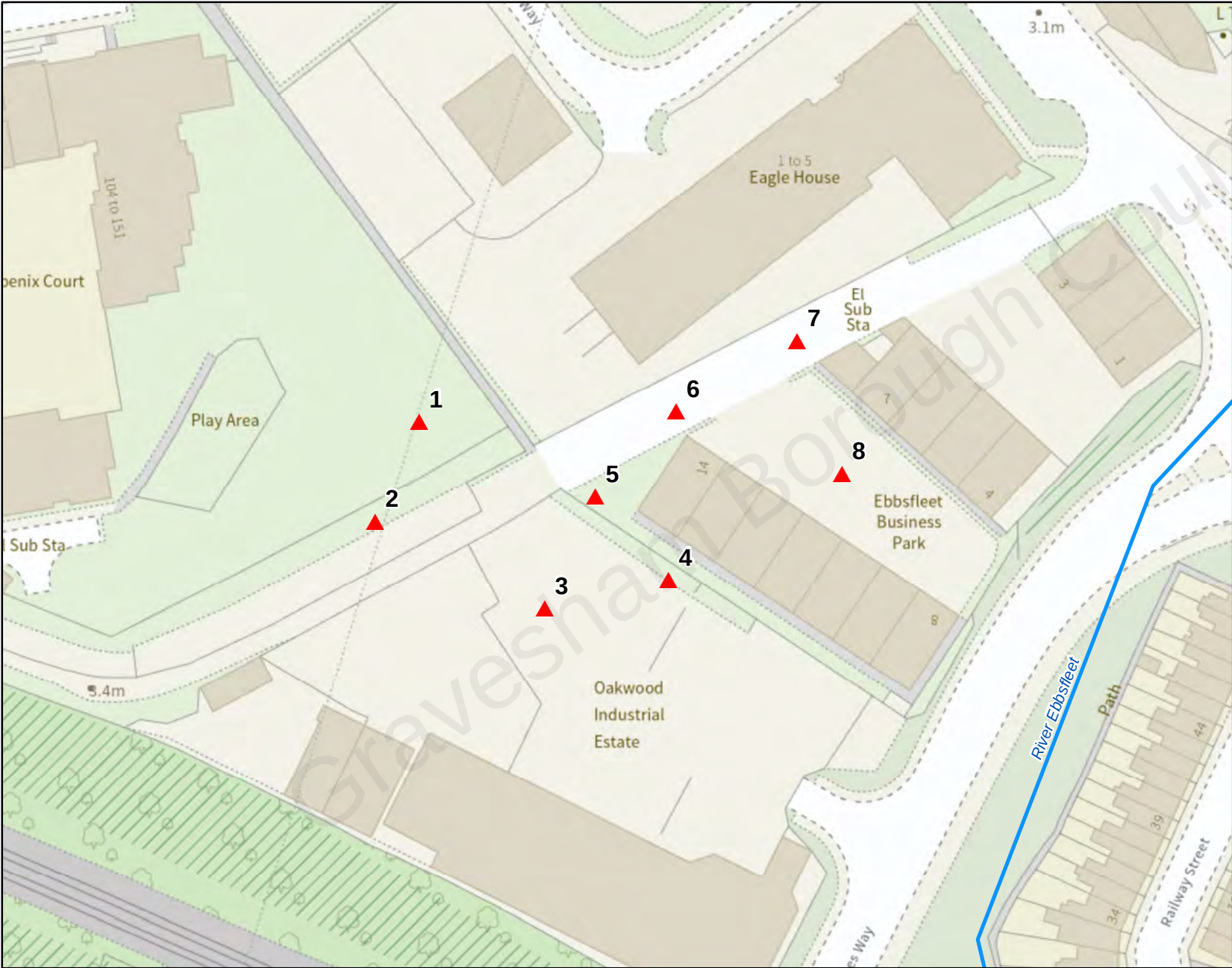
Epoch

- 2014 (Current year)
- 2115

Thames Tidal Downriver Breach Inundation Modelling 2018

A modelled representation of all tidal breach locations along the Thames from the Thames Barrier to Gravesend, based on low floodplain topography. For hard and composite defences breaches are set at 20 m wide; for soft defences, breaches are 50 m wide. In both cases, the defence breach scour distance was assumed to extend into the floodplain by the same distance as the breach width. The modelling is based on the 2008 TE2100 in-channel levels, with an allowance for climate change for epoch 2115.

Node Location Map centred on DA11 9DZ created 9 December 2022 [Ref: KSL 290659 RL]



Scale 1: 1,000



Legend

- ▲ Node Point Locations
- Main Rivers

Defence Details

Areas Benefiting from Flood Defences

The Environment Agency has taken the decision to retire this dataset and remove it from the Flood Map for Planning portal. This is because we have determined that it no longer meets the customer needs and creates a false sense of security for users.

To understand the long-term risk of flooding to an area, you can use the [Check Your Long Term Flood Risk portal](#): this will provide an understanding of flood risk from rivers and sea, taking into account the presence and condition of defences, and other sources of flood risk such as from surface water and reservoirs.

Recorded Flood Events Data

We hold records of historic flood events from rivers and the sea. Information on the floods that may have affected the area local to your site is provided below and in the enclosed map (if relevant).

Flood Event Data

1953 – The site was subject to tidal flooding, due to a storm surge in the North Sea, on the night of the 31st January into the morning of 1st February. An approximate level in the Thames at the time was 4.90 m AODN.

Due to the fact that our records are not comprehensive, we would advise that you make further enquiries locally with specific reference to flooding at this location. You should consider contacting the relevant Local Planning Authority and/or water/sewerage undertaker for the area.

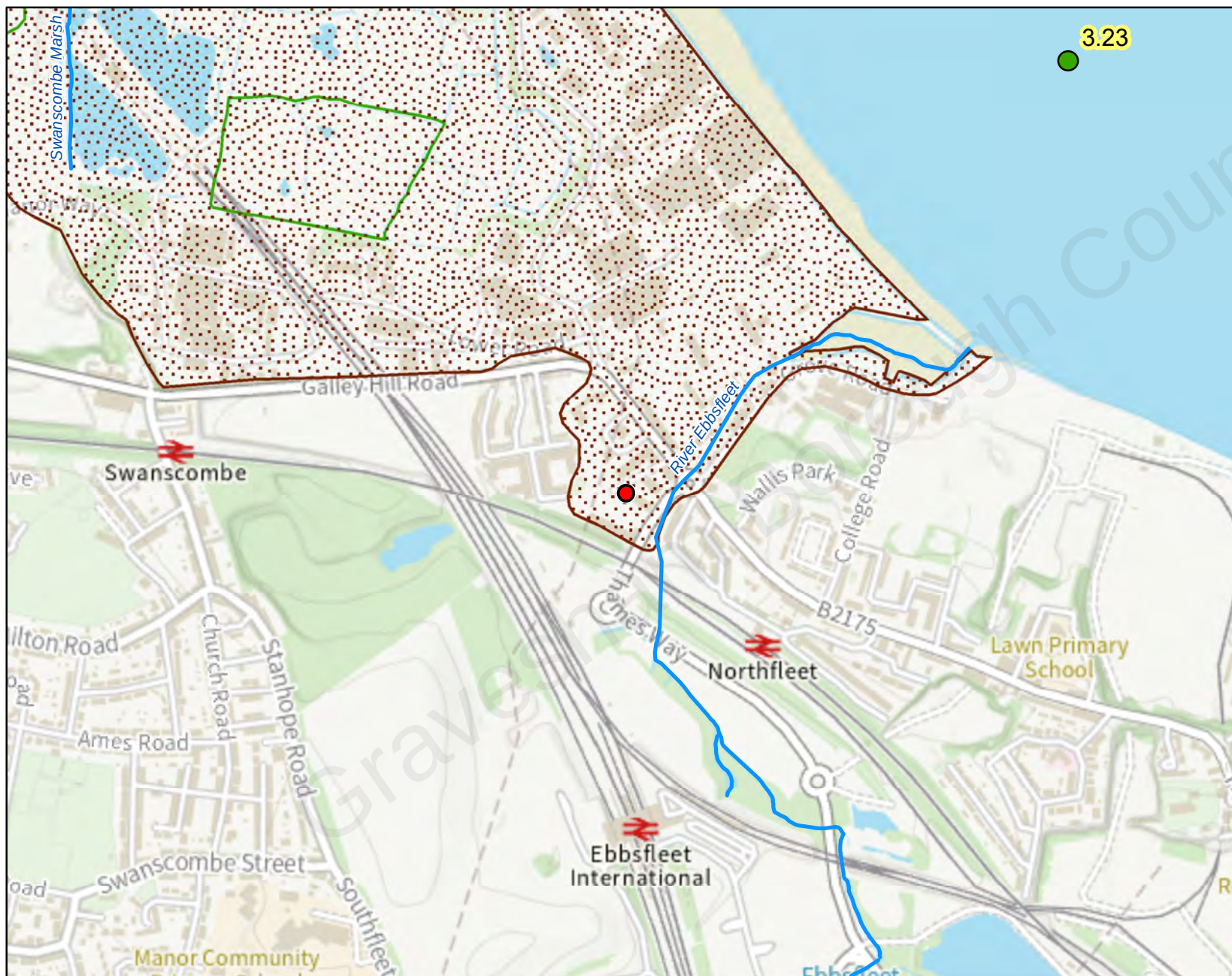
We map flooding to land, not individual properties. Our historic flood event record outlines are an indication of the geographical extent of an observed flood event. Our historic flood event outlines do not give any indication of flood levels for individual properties. They also do not imply that any property within the outline has flooded internally.

Please be aware that flooding can come from different sources. Examples of these are:

- from rivers or the sea;
- surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system);
- overflowing or backing up of sewer or drainage systems which have been overwhelmed,
- groundwater rising up from underground aquifers

Currently the Environment Agency can only supply flood risk data relating to the chance of flooding from rivers or the sea. However you should be aware that in recent years, there has been an increase in flood damage caused by surface water flooding and drainage systems that have been overwhelmed.

Historic Flood Map centred on DA11 9DZ created 9 December 2022 [Ref: KSL 290659 RL]



Scale 1: 10,000



Legend

- Site Location
- TE2100 Model Nodes
- Main Rivers
- Jan 1953 Flood Outline
- Sep 1968 Flood Outline

Additional Information

Information Warning - OS background mapping

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.

Planning advice and guidance

The Environment Agency are keen to work with partners to enable development which is resilient to flooding for its lifetime and provides wider benefits to communities. If you have requested this information to help inform a development proposal, then we recommend engaging with us as early as possible by using the pre-application form available from our website:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Complete the form in the link and email back to kslplanning@environment-agency.gov.uk

We recognise the value of early engagement in development planning decisions. This allows complex issues to be discussed, innovative solutions to be developed that both enables new development and protects existing communities. Such engagement can often avoid delays in the planning process following planning application submission, by reaching agreements up-front. We offer a charged pre-application advice service for applicants who wish to discuss a development proposal.

We can also provide a preliminary opinion for free which will identify environmental constraints related to our responsibilities including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

Flood Risk Assessments guidance

Flood risk standing advice for applicants

In preparing your planning application submission, you should refer to the Environment Agency's Flood Risk Standing Advice and the Planning Practice Guidance for information about what flood risk assessment is needed for new development in the different Flood Zones. This information can be accessed via:

<https://www.gov.uk/flood-risk-assessment-standing-advice>

<http://planningguidance.planningportal.gov.uk/>

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

<https://www.gov.uk/guidance/flood-risk-and-coastal-change>

You should also consult the Strategic Flood Risk Assessment and flood risk local plan policies produced by your local planning authority.

You should note that:

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment where one is required, but does not constitute such an assessment on its own.
2. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or overland runoff. You should discuss surface water management with your Lead Local Flood Authority.
3. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection due to insufficient information

Flood risk assessments: climate change allowances

On 20/07/2021 the 'Flood risk assessments: climate change allowances' were updated and published on gov.uk. You can view the updated allowances at '[Flood risk assessments: climate change allowances](#)'.

You will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding.

It remains the applicant's responsibility to demonstrate through their proposals and flood risk assessments that a new development will be safe in flood risk terms for its lifetime.

Surface Water

We have provided two national Surface Water maps, under our Strategic Overview for flooding, to your Lead Local Flood Authority who are responsible for local flood risk (i.e. surface runoff, ground water and ordinary watercourse), which alongside their existing local information will help them in determining what best represents surface water flood risk in your area.

Your Lead Local Flood Authority have reviewed these and determined what it believes best represents surface water flood risk. You should therefore contact this authority so they can provide you with the most up to date information about surface water flood risk in your area.

You may also wish to consider contacting the appropriate relevant Local Planning Authority and/or water/sewerage undertaker for the area. They may be able to provide some knowledge on the risk of flooding from other sources. We are working with these organisations to improve knowledge and understanding of surface water flooding.

This technical drawing is a sewerage network plan, likely for a project in the 'El Sub Sta' area. It illustrates a complex system of underground infrastructure, including pipes, manholes, and various structures. The plan is color-coded, with red lines and markers indicating one set of features and blue lines and markers indicating another. Numerous numbered circular markers are distributed throughout the plan, identifying specific points of interest or manholes. Key features and labels include:

- Top Section:** A 'Pond' and 'L Twr' (likely a lift tower) are located at the top right.
- Right Section:** A 'Conveyor' and 'Tanks' are shown, along with a 'Warehouse'.
- Left Section:** A 'Warehouse' is labeled on the left side.
- Central Section:** A 'Filling Station' and a 'Play Area' are indicated.
- Bottom Section:** A 'Play Area' and a 'Play Area' are labeled at the bottom right.
- Infrastructure:** The plan shows a dense network of pipes, with some sections highlighted in red and others in blue. Numerous numbered circular markers are placed along these lines, likely representing manholes or specific pipe segments.
- Watermark:** A large, diagonal watermark reading 'Draft - Not for Construction' is overlaid across the entire drawing.

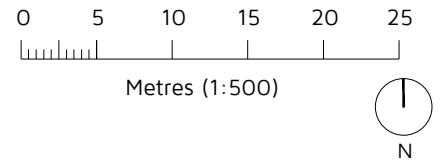
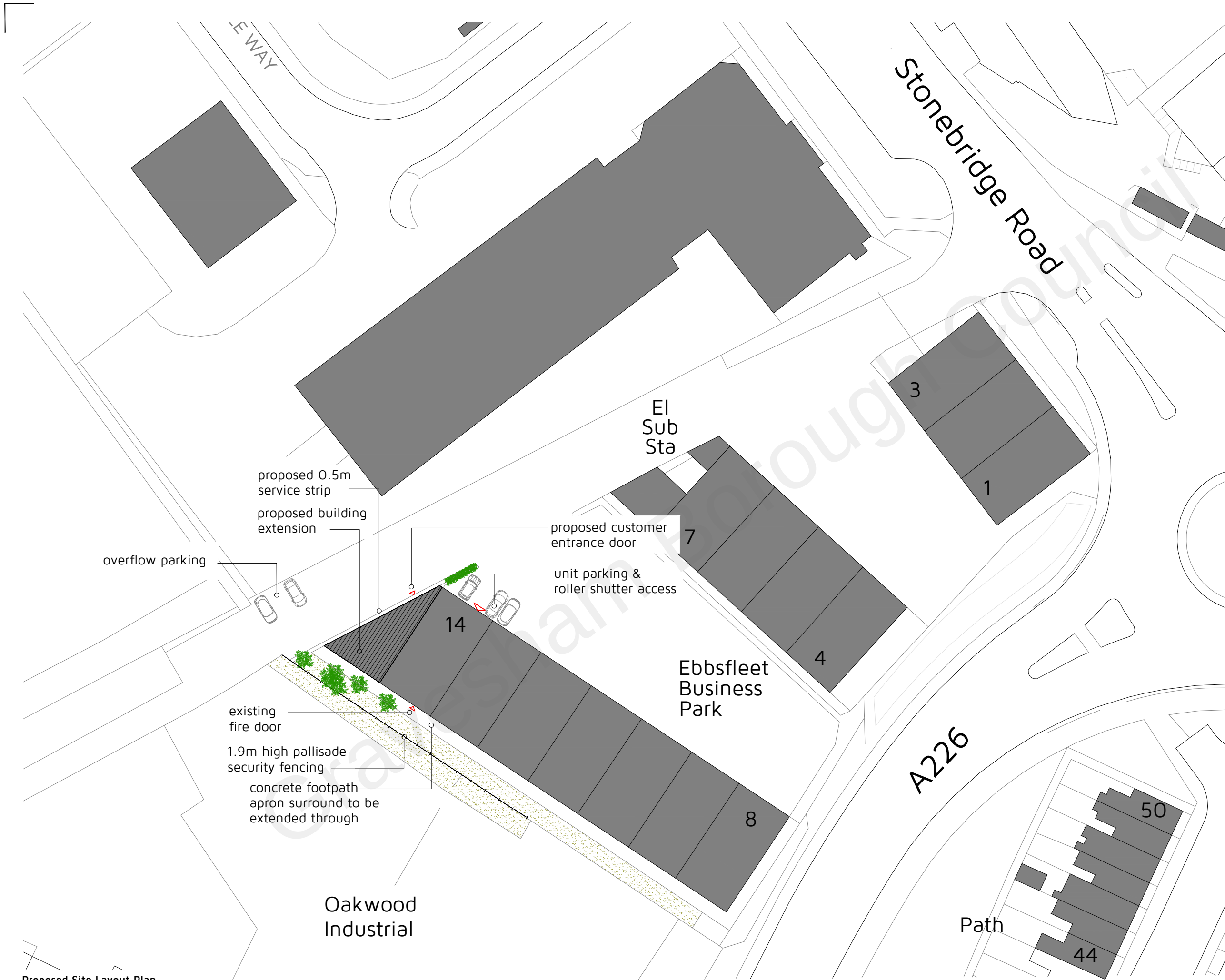
Requested By:

APPENDIX C



Environment Agency Product 4 Report

Gravesham Borough Council



Rev:	Reason:	Date:
Client:		
ACE FILTRATION PENSION FUND		
Project:		
LAND ADJACENT TO UNIT 14, EBBSFLEET INDUSTRIAL ESTATE, KENT, DA11 9DZ		
Title:		
PROPOSED SITE LAYOUT PLAN		
Drawing No:	Rev:	Scale:
DHA/30108/10		1:500
		Date:
		NOV 2022



Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN

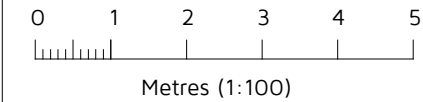
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

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CAD Reference: DHA_30108_UNIT 14 EBBS IND EST_PFS01 A3

Proposed Site Layout Plan
1:500 @ A3



SCHEDULE AREAS:

existing floor areas G.I.A. (gross internal area)
G.F.....118 sqm F.F.....108 sqm Total....226sqm

proposed floor areas G.I.A.
G.F.....185 sqm F.F.....175 sqm Total....360sqm

Rev: Reason: Date:

Client:

ACE FILTRATION PENSION FUND

Project:

LAND ADJACENT TO UNIT 14, EBBSFLEET
INDUSTRIAL ESTATE, KENT, DA11 9DZ

Title:

UNIT 14...PROPOSED FLOOR PLANS

Drawing No:
DHA/30108/11

Rev:

Scale:

Date:

1:100

NOV 2022



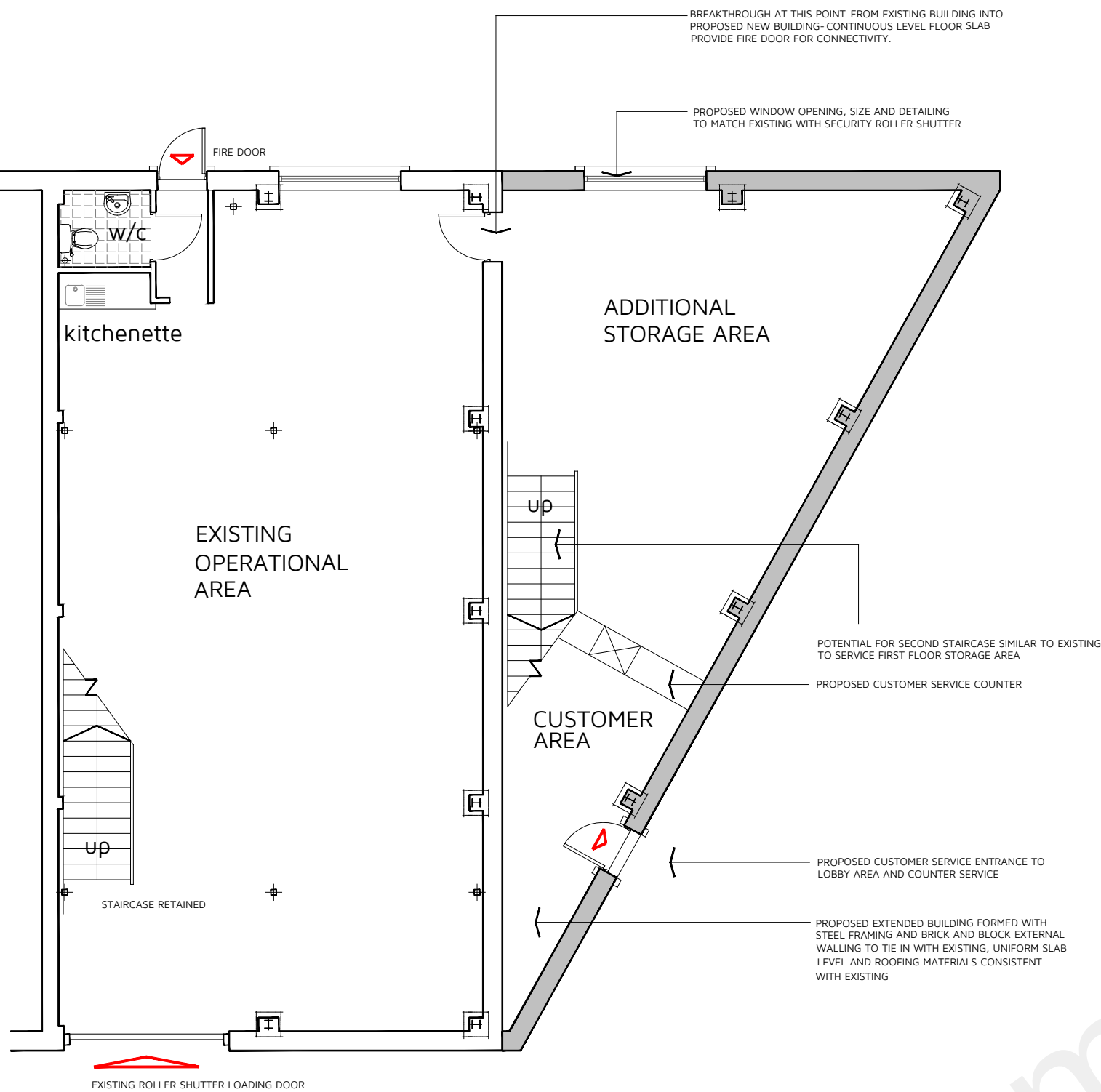
Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN

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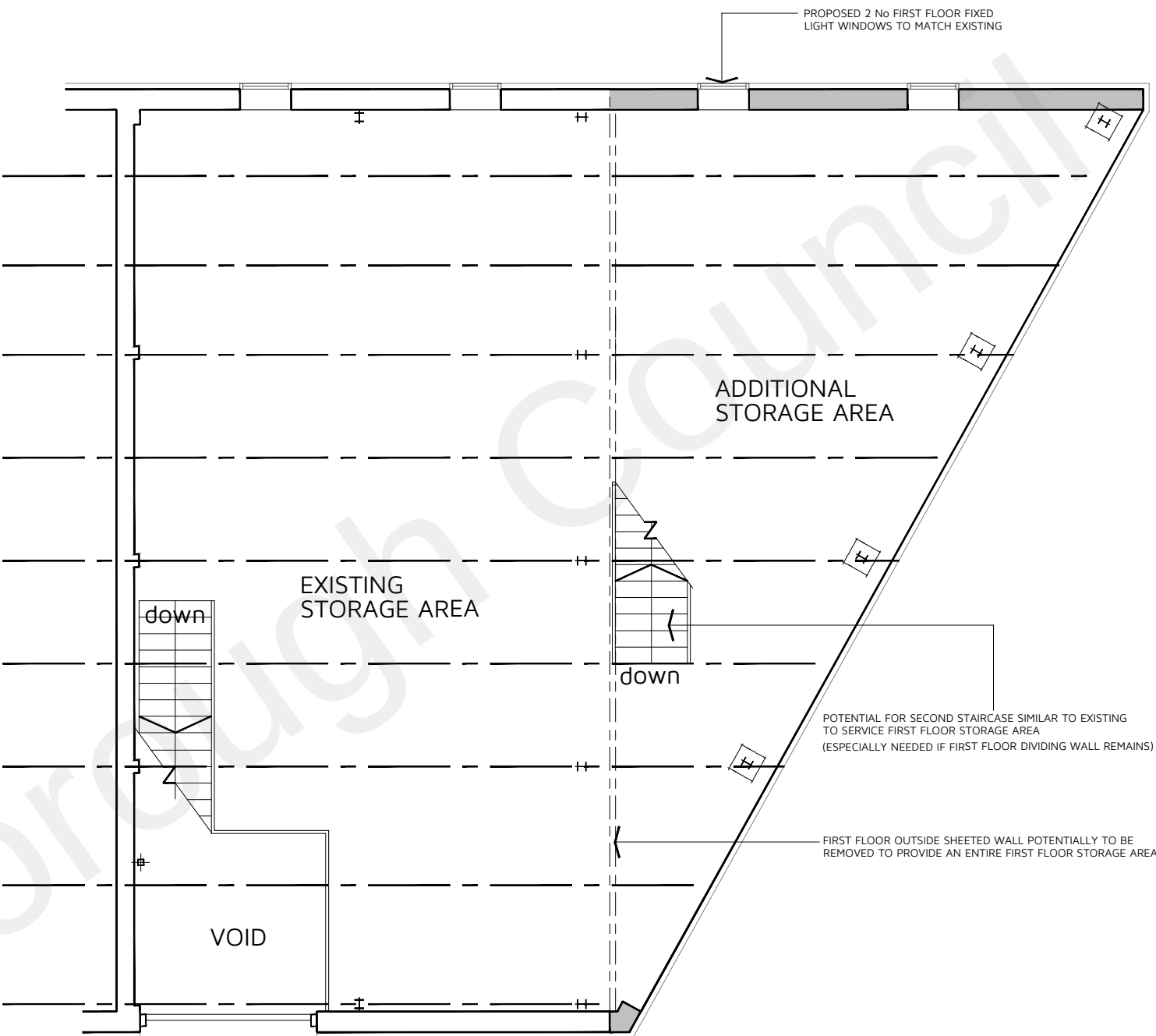
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CAD Reference: DHA_30108_UNIT 14 EBBSFLEET_PFS01

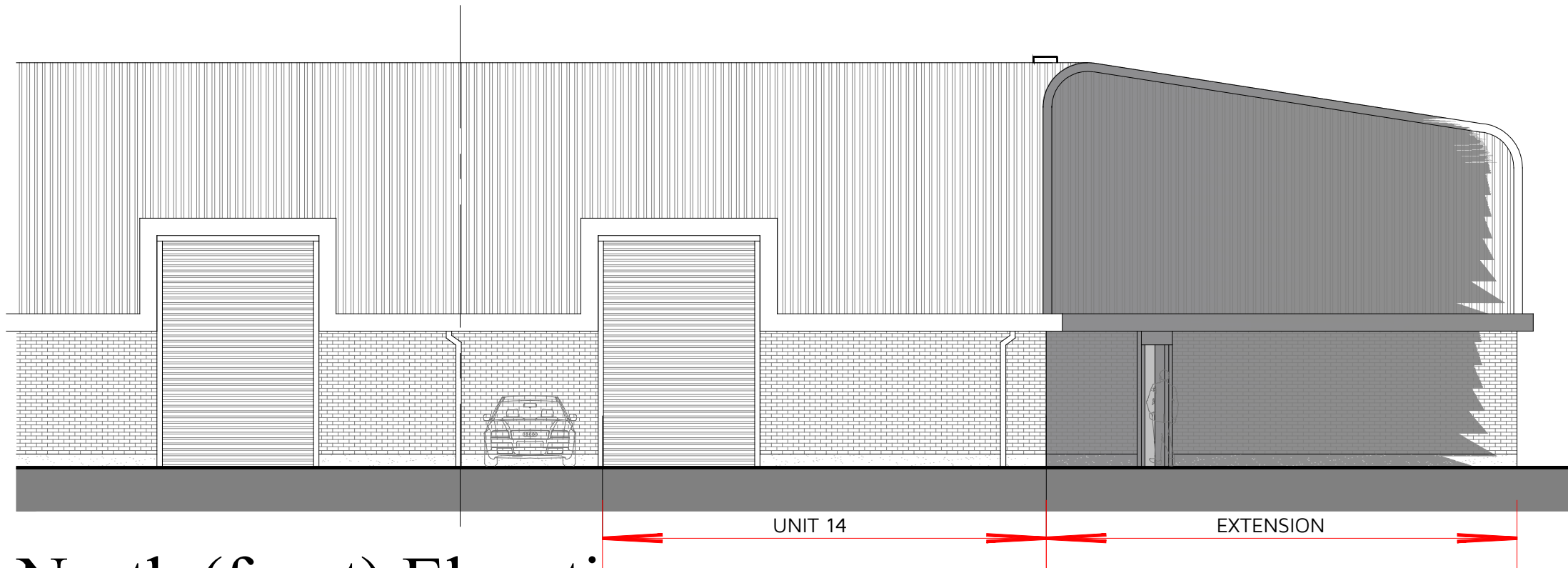
A2



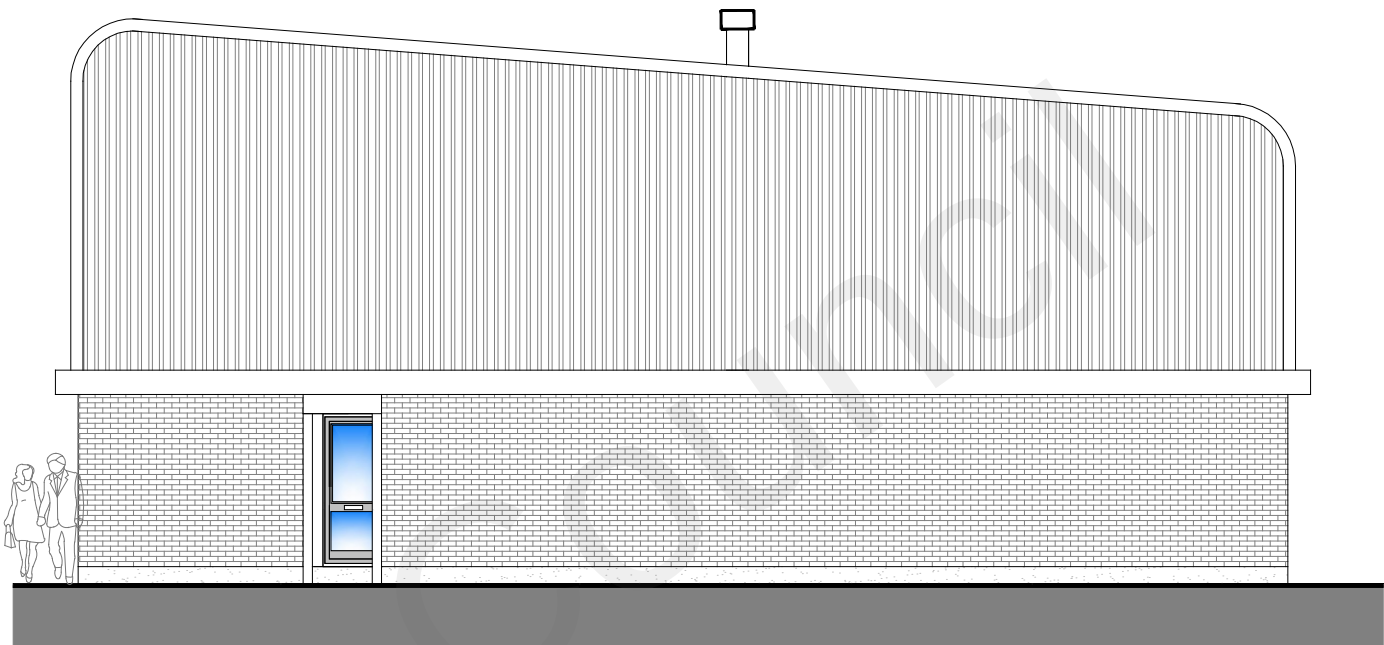
Ground Floor Plan



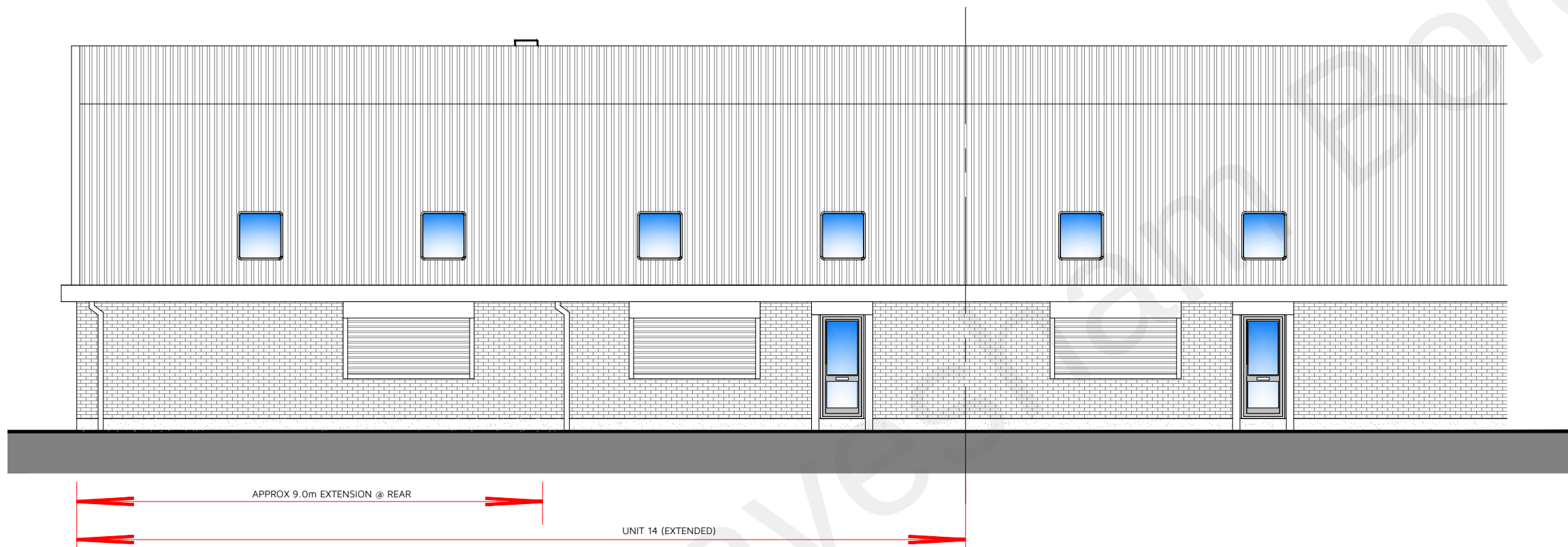
First Floor Plan



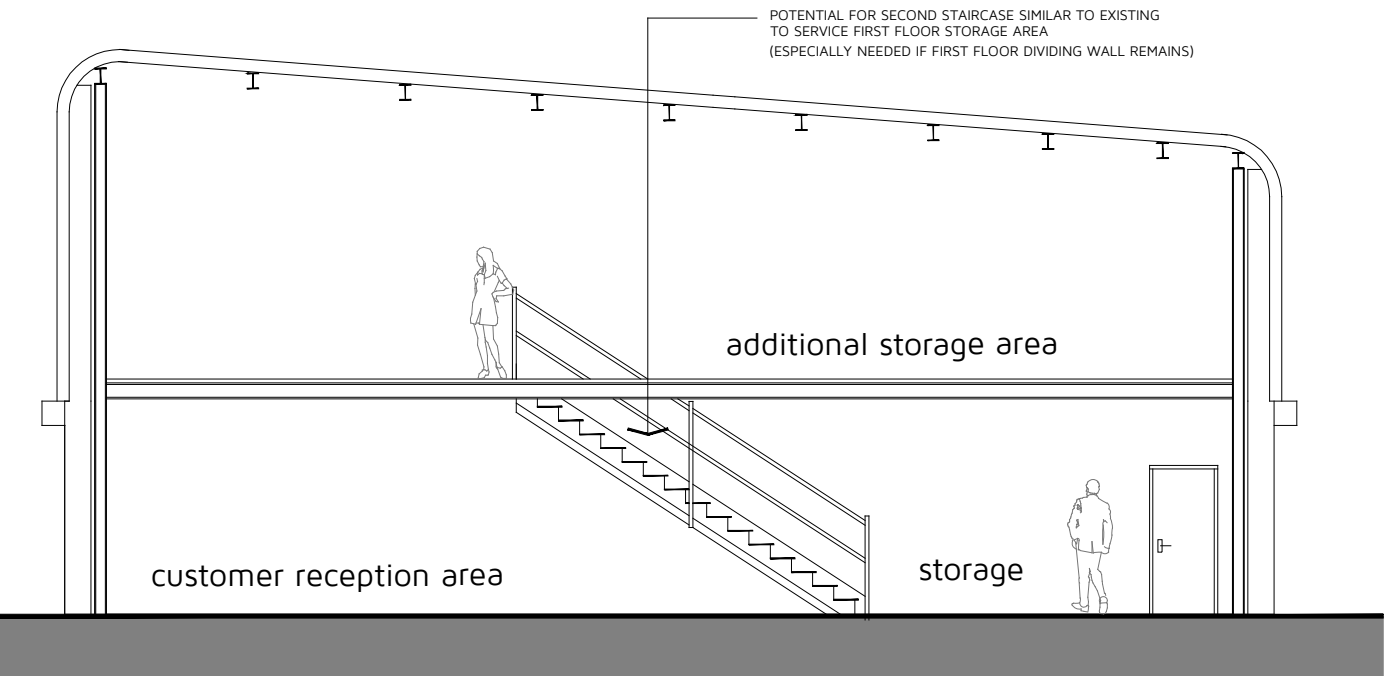
North (front) Elevation



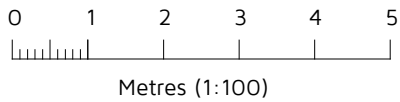
West (side) Elevation



South (rear) Elevation



Typical Building Cross-Section



Material Details:

- 1: Block plinth wall with red stock facing brick above in stretcher bond to match existing
- 2: Profiled Upvc plastisol sheet cladding to walls and roof, colour and profile to match existing as far as possible
- 3: Projecting trim and door/window surrounds again to match existing.
- 4: All proposed doors and windows to match existing with full security shutters to match
- 5: New guttering and downpipes to match

Rev:	Reason:	Date:
Client:	ACE FILTRATION PENSION FUND	
Project:	LAND ADJACENT TO UNIT 14, EBBSFLEET INDUSTRIAL ESTATE, KENT, DA11 9DZ	
Title:	UNIT 14...PROPOSED ELEVATIONS & TYPICAL BUILDING CROSS SECTION	
Drawing No:	Rev:	Scale:
DHA/30108/12		1:100
	Date:	NOV 2022



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