PROPOSED EXTENSION TO SALES BUILDING AT MORRISONS MELTHAM, STATION STREET, MELTHAM, HUDDERSFIELD

FLOOD RISK ASSESSMENT

OCTOBER 2026

REPORT REF: 4342/RE/10-26/01

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CONTRACT

Evans Rivers and Coastal Ltd has been commissioned by Jennings Design to carry out a flood risk assessment for a proposed extension to the existing sales building at the Morrisons Meltham, Station Street, Meltham, Huddersfield.

QUALITY ASSURANCE, ENVIRONMENT AND HEALTH AND SAFETY

Evans Rivers and Coastal Ltd operates a Quality Assurance, Environmental, and Health and Safety Policy.

This project comprises various stages including data collection; depth analysis; and reporting. Quality will be maintained throughout the project by producing specific methodologies for each work stage. Quality will also be maintained by providing specifications to third parties such as surveyors; initiating internal quality procedures including the validation of third party deliverables; creation of an audit trail to record any changes made; and document control using a database and correspondence log file system.

To adhere to the Environmental Policy, data will be obtained and issued in electronic format and alternatively by post. Paper use will also be minimised by communicating via email or telephone where possible. Documents and drawings will be transferred in electronic format where possible and all waste paper will be recycled. Meetings away from the office of Evans Rivers and Coastal Ltd will be minimised to prevent unnecessary travel, however for those meetings deemed essential, public transport will be used in preference to car journeys.

The project will follow the commitment and objectives outlined in the Health and Safety Policy operated by Evans Rivers and Coastal Ltd. All employees will be equipped with suitable personal protective equipment prior to any site visits and a risk assessment will be completed and checked before any site visit. Other factors which have been taken into consideration are the wider safety of the public whilst operating on site, and the importance of safety when working close to a water source and highway. Any designs resulting from this project and directly created by Evans Rivers and Coastal Ltd will also take into account safety measures within a "designers risk assessment".

Report carried out by:

Rupert Evans, BSc (Hons), MSc, CEnv, C.WEM, MCIWEM, PISEP

DISCLAIMER

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CONTENTS

CONTRACT i
QUALITY ASSURANCE, ENVIRONMENT AND HEALTH AND SAFETY i
DISCLAIMER i
COPYRIGHT i
CONTENTS ii

1. INTRODUCTION **1**
1.1 Project scope 1

2. DATA COLLECTION **2**

3. SITE CHARACTERISTICS **3**
3.1 Existing Site Characteristics and Location 3
3.2 Site Proposals 4

4. SOURCES OF FLOODING **5**
4.1 Fluvial 5
4.2 Groundwater Flooding 5
4.3 Surface Water Flooding and Sewer Flooding 6
4.4 Reservoirs, Canals And Other Artificial Sources 10

5. CONCLUSIONS **11**

6. BIBLIOGRAPHY **12**

DRAWINGS **P2026-112-T**
260708 - PLNG1
260708 - PLNG4

1. INTRODUCTION

1.1 Project Scope

1.1.1 Evans Rivers and Coastal Ltd has been commissioned by Jennings Design to carry out a flood risk assessment for a proposed extension to the existing sales building at the Morrisons Meltham, Station Street, Meltham, Huddersfield.

1.1.2 Specifically, this assessment intends to:

a) Review any literature and guidance specific to this area such as the SFRA;

b) Assess the flood risk from all sources to people and property and propose mitigation measures accordingly;

c) Review existing evacuation and warning procedures for the area;

d) Report findings and recommendations.

1.1.3 This assessment is carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) dated 2026. Other documents which have been consulted include:

- DEFRA/EA document entitled *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*, 2005;
- Communities and Local Government 2007. *Improving the Flood Performance of New Buildings*. HMSO.
- DEFRA/EA document entitled *The flood risks to people methodology (FD2321/TR1),* 2006;
- EA *Supplementary Note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose*, 2008;
- National Planning Practice Guidance – Flood Risk and Coastal Change.
- UK Government's climate change allowances guidance.
- Calder Catchment Strategic Flood Risk Assessment – Volume 1 dated 2016.
- Calder Catchment Strategic Flood Risk Assessment (Kirklees Council) – Volume 2 dated 2016.

2. DATA COLLECTION

2.1 To assist with this report, the data collected included:

- Ordnance Survey 1:10,000 street view map (Evans Rivers and Coastal Ltd OS licence number AC0000814628).
- 1:625,000 *Hydrogeological Map of England and Wales*, published in 1977 by the Institute of Geological Sciences (now the British Geological Survey).
- Filtered LIDAR data at 1m resolution.
- British Geological Survey, *Online Geology of Britain Viewer*.
- British Geological Survey, *Groundwater Susceptibility Map.*
- Topographical survey as shown on Drawing Number P2026-112-T.

3. SITE CHARACTERISTICS

3.1 Existing Site Characteristics and Location

3.1.1 The site is located Morrisons Meltham, Station Street, Meltham, Huddersfield. The approximate Ordnance Survey (OS) grid reference for the site is 409969, 410775 and the location of the site is shown on Figure 1 and Drawing Number 260708 - PLNG1.

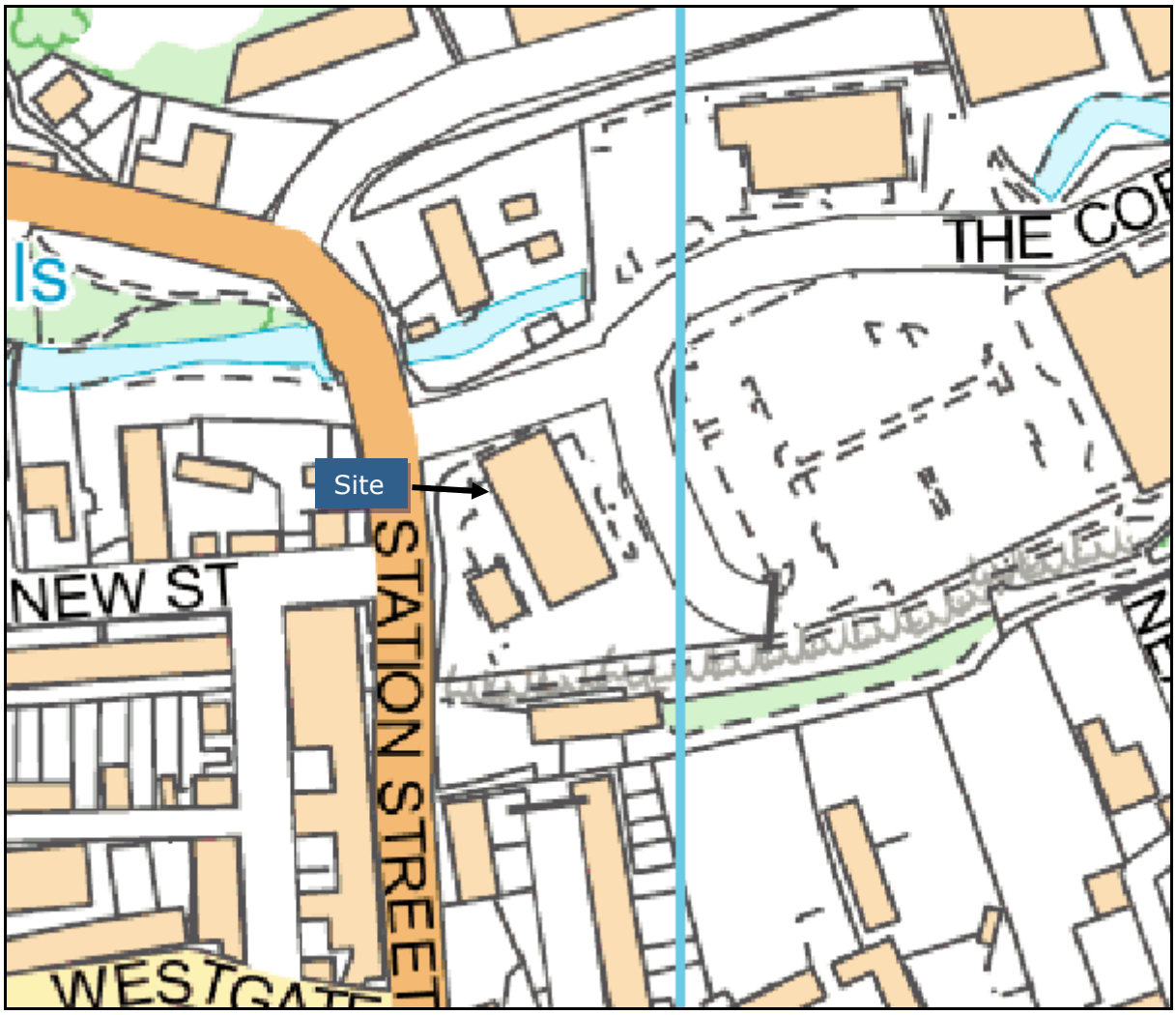

Figure 1: Site location plan (Source: Ordnance Survey)

3.1.2 The site comprises an existing sales building, forecourt, car wash, hardstanding and landscaping.

3.1.3 The site is accessed from Station Street via adjacent access roads. The existing site layout can be seen on Drawing Number 260708 - PLNG1.

3.1.4 A topographical survey is shown on Drawing Number P2026-112-T. Filtered LIDAR data at 1m resolution has been obtained in order to determine and illustrate the topography across the site and surrounding area (Figure 2).

3.1.5 It can be seen that ground levels fall gently in a north easterly direction. The existing ground floor level is set at approximately 165.50m AOD, and the area intended for the extension is set at approximately 165.35m AOD.



Figure 2: LIDAR survey data where higher ground is denoted as orange and yellow colours and lower areas denoted by blue and green colours

3.2 Site Proposals

3.2.1 The site proposals are to extend the sales building along its south western frontage.

3.2.2 The proposed floor level will be set the same as existing and at approximately 165.50m AOD. The proposed site layout can be seen on Drawing Number 260708 - PLNG4.

4. SOURCES OF FLOODING

4.1 Fluvial

4.1.1 The DEFRA Flood Map for Planning and associated data was updated on 25th March 2025 (Figure 3) with pdf guidance entitled *Flood Zones Product Description*.

4.1.2 This map together with the SFRA Map L shows that the site is located within the NPPF defined Flood Zone 1, 'Low Probability' which comprises land as having less than a 1 in 1000 year annual probability of fluvial or tidal flooding (i.e. an event more severe than the extreme 1 in 1000 year event). NPPF states that all uses of land are appropriate in this zone.

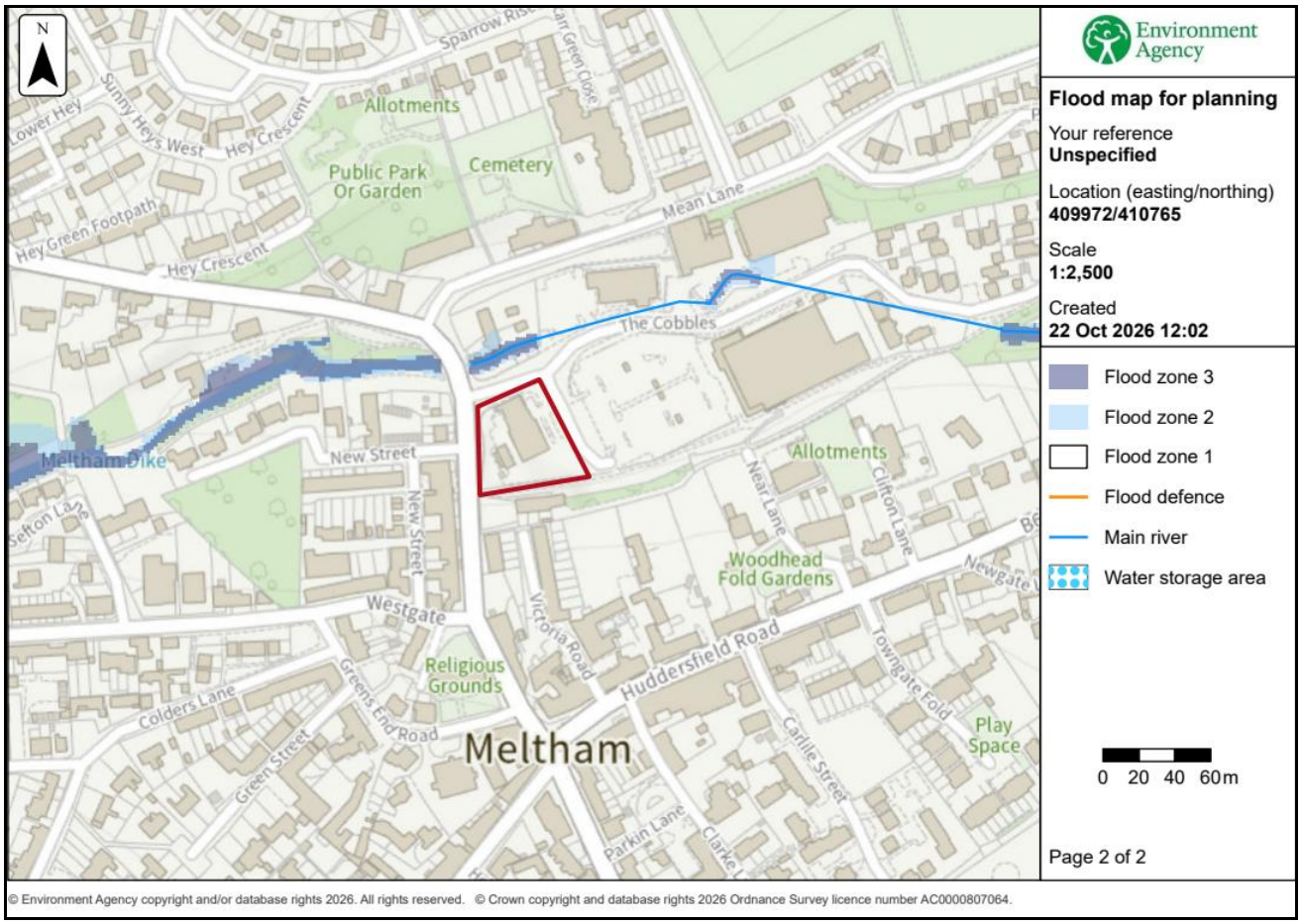

Figure 3: Flood map for planning

4.2 Groundwater Flooding

Soil and Geology at the Site

4.2.1 It can be seen from the various soil and hydrogeological data, listed in Section 2, that the soils beneath the site comprise Sandstone.

Groundwater Flooding Potential at the Site

4.2.2 SFRA Map L shows a 25-50% susceptibility to groundwater flooding

4.2.3 The 'Check the long term flood risk for an area in England' at https://www.gov.uk/check-long-term-flood-risk states that flooding from groundwater is unlikely in this area.

4.2.4 The hardstanding and building footprint will confine the water table and will reduce the risk of groundwater flooding.

4.3 Surface Water Flooding and Sewer Flooding

Flood Map for Planning – Surface Water Spatial Planning Extents

4.3.1 Prior to May 28th 2026, the DEFRA Risk of flooding from surface water (RoFSW) map accessed at https://www.gov.uk/check-long-term-flood-risk was used to inform pluvial/surface water flood risk.

4.3.2 However, it is now confirmed from the Environment Agency's Flood and Coastal Risk Management (FCRM) division (https://www.tcpa.org.uk/resources/new-national-flood-and-coastal-erosion-risk-information/) that on May 28th 2026 new guidance was issued, which advises that in order to consider climate change to 2125, and subsequently the lifetime of most development, the surface water maps added to the Flood Map for Planning at https://flood-map-for-planning.service.gov.uk/ should now be used.

4.3.3 Further details are provided in the supporting pdf guidance entitled *Surface Water Spatial Planning - Product Description*. The dataset can be viewed at https://flood-map-for-planning.service.gov.uk/ and the raw GIS data is available to download via the DEFRA Data Services Platform at https://environment.data.gov.uk/.

4.3.4 The supporting pdf guidance states that the datasets are created by combining best available flood models, including locally produced detailed flood model information from the LLFA's, and national flood modelling. Flooding to a depth of <75mm is removed because most land is covered by some water as rain falls across the area and very shallow floodwater is generally unlikely to prevent access or cause flooding to properties.

4.3.5 The DEFRA Data Services Platform states that these datasets show the extent of land at risk of flooding from surface water to a defined annual exceedance probability (AEP) or chance of flooding each year, taking into account the possible effects of climate change.

4.3.6 The datasets include:

- Flood Map for Planning – Surface Water Spatial Planning Extents – present day
- Flood Map for Planning – Surface Water Spatial Planning Depths – present day
- Flood Map for Planning – Surface Water Spatial Planning Extents – climate change
- Flood Map for Planning – Surface Water Spatial Planning Depths – climate change

4.3.7 The total extent datasets include the following scenarios:

- 0.1% AEP (1 in 1000)
- 1% AEP (1 in 100)
- 3.3% AEP (1 in 30)

4.3.8 The depth datasets show extent of flooding to the following depth bands:

- Up to 150mm
- 150-300mm
- 300-600mm
- 600-900mm

- 900-1200mm
- 1200-2300mm
- Over 2300mm

4.3.9 It is understood from the DEFRA Data Services Platform that climate change scenarios have been produced to indicate the predicted impacts of climate change on future flood risk. The climate change allowances are based on the latest UK Climate Projections (UKCP18) from the Met Office, using the Representative Concentration Pathway (RCP) 8.5.

4.3.10 The 'Upper End' for the 2070s epoch (2061-2125) has been used for the climate change scenarios to support long-term planning and development decisions.

4.3.11 The Flood Map for Planning therefore indicates that the site would be affected during the present day and climate change 1 in 30 year, 1 in 100 year and 1 in 1000 year event (Figure 4, 5 and 6).

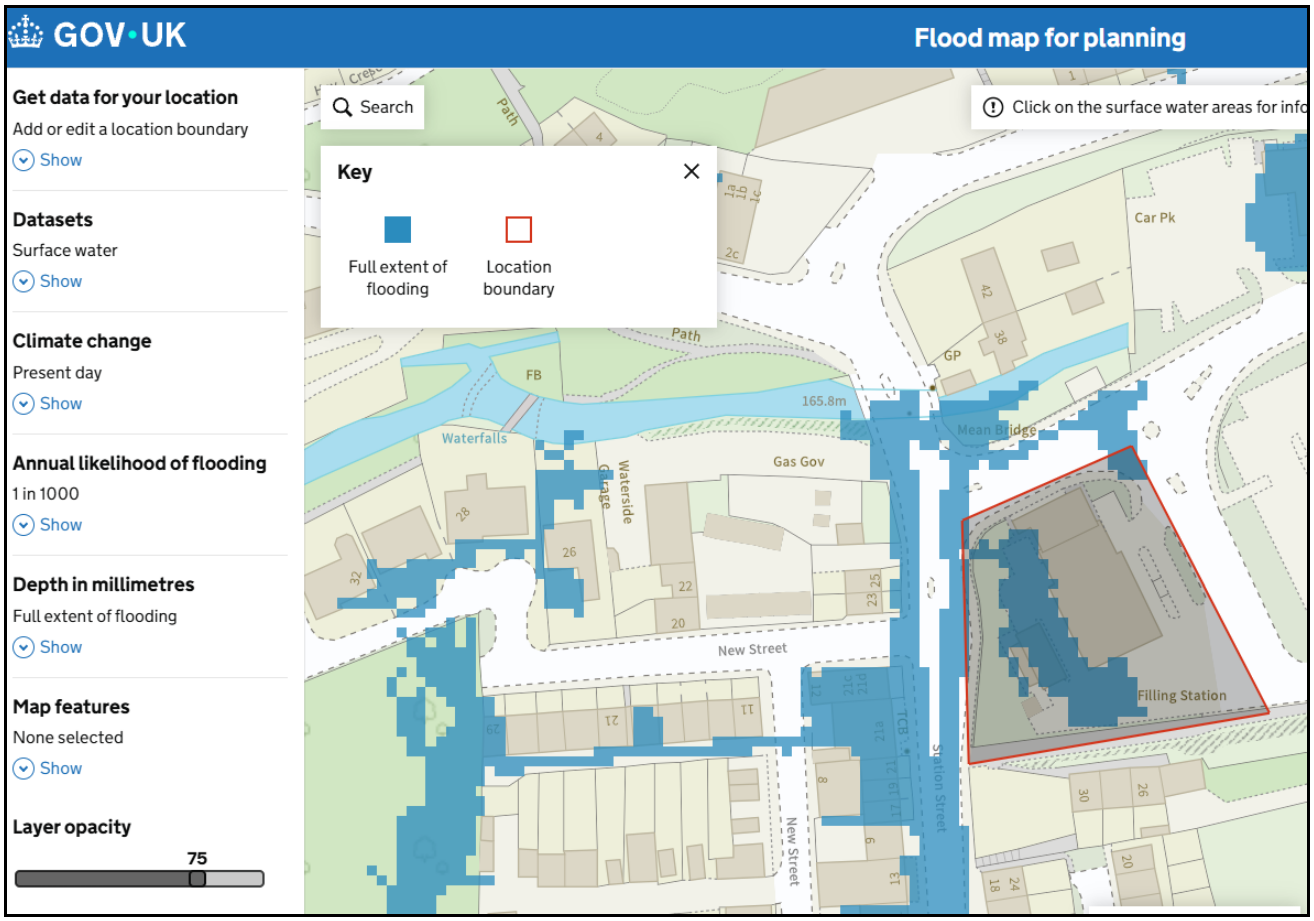

Figure 4: Flood Map for Planning present day 1 in 1000 year surface water flood extent from https://flood-map-for-planning.service.gov.uk/

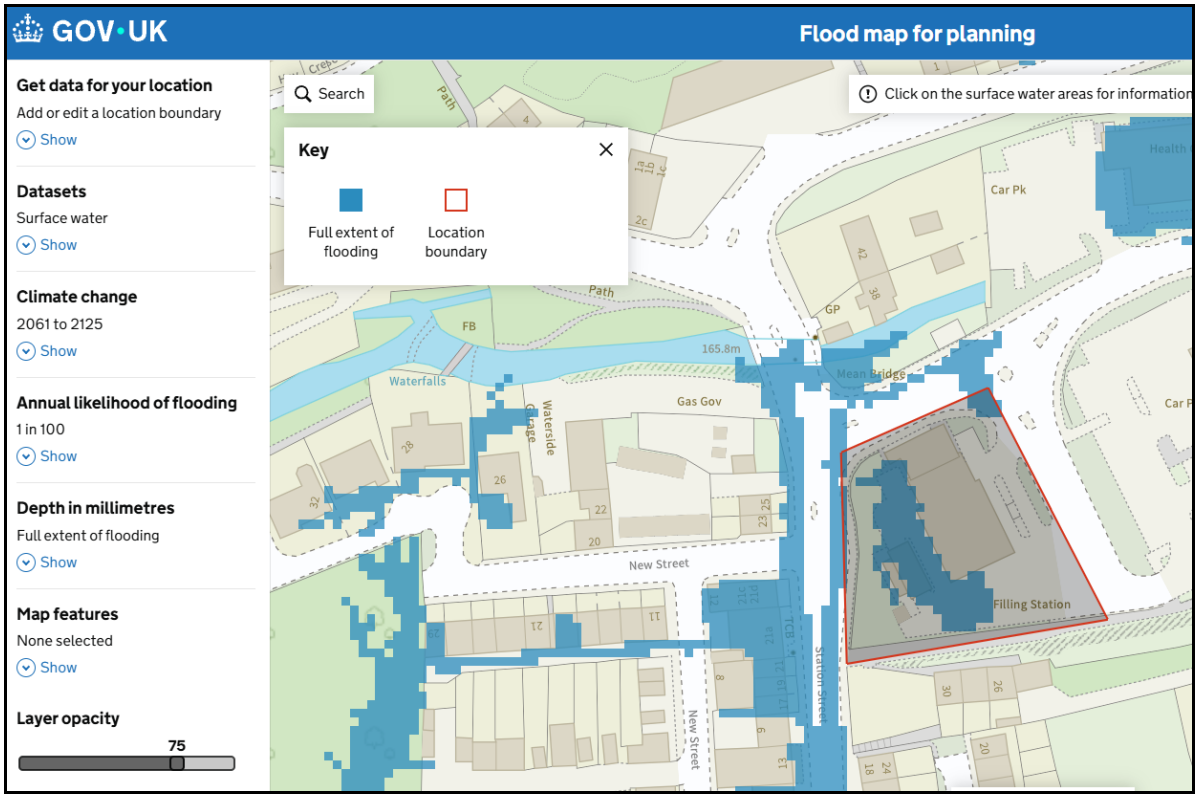

Figure 5: Flood Map for Planning climate change 1 in 100 year surface water flood extent from https://flood-map-for-planning.service.gov.uk/

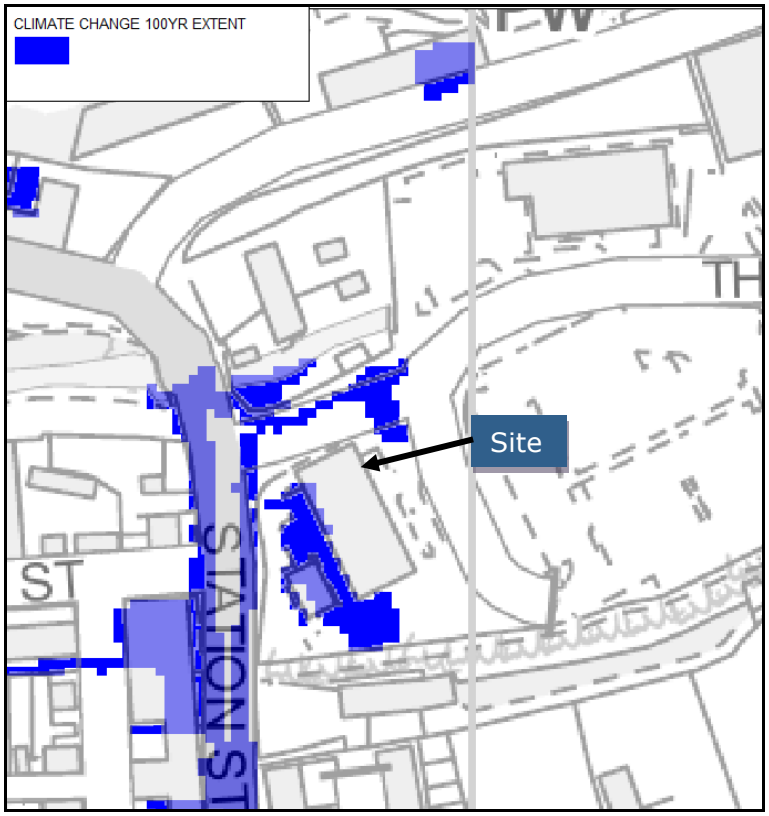

Figure 6: Flood Map for Planning climate change 100yr surface water flood extent from https://environment.data.gov.uk/explore/c5ac51b0-be1d-462a-b734-2c22625ce005?download=true

4.3.12 Figure 5 and 6 shows that during the design climate change 1 in 100 year event, the flood extent is limited to localised parts of the site comprising areas adjacent to the forecourt area and sales building. However, the sales building is not shown to be affected.

4.3.13 By comparing the proposed site layout to the design climate change 1 in 100 year extent, it can be seen that the area intended for the proposed sales building extension would be affected and the flood depth would be 0.15m to 0.30m (Figure 7).

4.3.14 However, the existing sales building is not shown to be affected and therefore as the extension will be set the same as the existing building it is considered that the floor level will remain above the flood depth across this area.

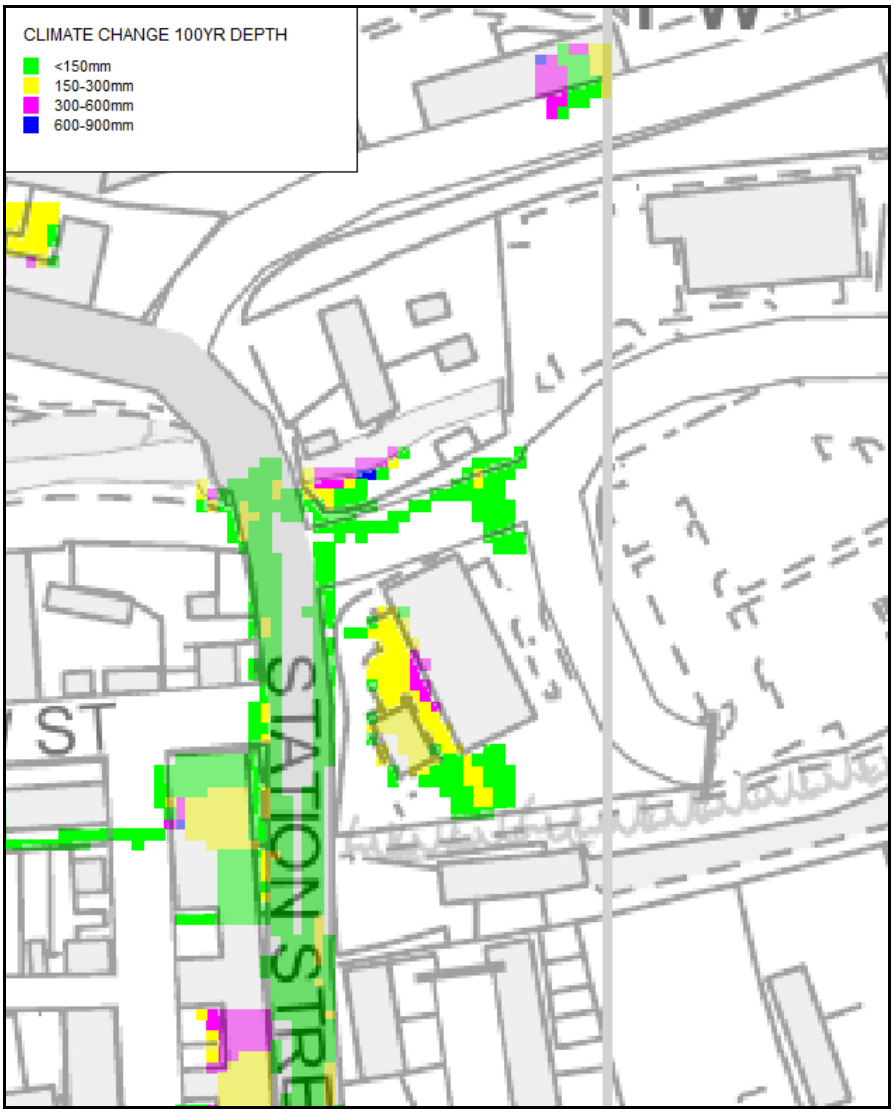

Figure 7: Flood Map for Planning climate change 100yr surface water flood depth from https://environment.data.gov.uk/explore/cf8d4e8f-99b6-4e5d-bf56-7f80e93d0931?download=true

4.3.15 Flood Warnings for surface water flooding do not currently exist, however, the site management should sign up to the Met Office weather warning system https://www.metoffice.gov.uk/public/weather/warnings, so that they have the option to shut down the utilities.

Safe Access/Egress

4.3.16 Figure 5 and 6 above shows that during the climate change 1 in 100 year event there would be flooding along the adjacent access roads and Station Street.

4.3.17 It is understood from the Environment Agency's Flood and Coastal Risk Management (FCRM) division that an associated 'hazard' dataset is not currently available and there are currently no plans to provide this.

4.3.18 Therefore, in order to determine the flood hazard, the hazard categories outlined in Table 13.1 of *FD2320/TR2* (Figure 8 below), which is defined by the depth and velocity of the floodwater and the ability of people to evacuate once flooding occurs, has been used (assuming <0.5 m/s velocity). It should be noted that the white cells shown on Figure 8 denote a *Very low* hazard.

Table 13.1 Danger to people for different combinations of depth and velocity

Velocity (m/s)	Depth of flooding (m)											
	0.05	0.10	0.20	0.30	0.40	0.50	0.60	0.80	1.00	1.50	2.00	2.50
0.00												
0.10												
0.25												
0.50												
1.00												
1.50												
2.00												
2.50												
3.00												
3.50												
4.00												
4.50												
5.00												

Key:
- Danger for some
- Danger for most
- Danger for all

(Source Table 13.1 of FD2320/TR2)

Figure 8: Hazard Classification

4.3.19 The depth data during the climate change 1 in 100 year event (Figure 7 above) indicates that the depth along adjacent roads would be <0.15m and the hazard would be *Very Low*.

4.4 Reservoirs, Canals And Other Artificial Sources

4.4.1 The failure of man-made infrastructure such as flood defences and other structures can result in unexpected flooding. Flooding from artificial sources such as reservoirs, canals and lakes can occur suddenly and without warning, leading to high depths and velocities of flood water which pose a safety risk to people and property.

4.4.2 The 'Check the long term flood risk for an area in England' at https://www.gov.uk/check-long-term-flood-risk shows that the site is at risk from reservoir flooding.

4.4.3 However, flooding from reservoirs is extremely unlikely to happen providing that the reservoir is appropriately managed and maintained. All large, raised reservoirs designated as high risk and those where the risk is still to be determined must be inspected regularly by qualified engineers under the Reservoir Act 1975, and essential safety work carried out.

5. CONCLUSIONS

- The site proposals are to extend the sales building along its south western frontage. The proposed floor level will be set the same as existing and at approximately 165.50m AOD.

- The site is located within the NPPF Flood Zone 1.

- There is a low groundwater flood risk and low risk from reservoirs.

- The Flood Map for Planning - *Surface Water Spatial Planning Extents* indicates that the site would be affected during the present day and climate change 1 in 30 year, 1 in 100 year and 1 in 1000 year event.

- During the design climate change 1 in 100 year event, the flood extent is limited to localised parts of the site comprising areas adjacent to the forecourt area and sales building. However, the sales building is not shown to be affected.

- By comparing the proposed site layout to the design climate change 1 in 100 year extent, it can be seen that the area intended for the proposed sales building extension would be affected and the flood depth would be 0.15m to 0.30m.

- However, the existing sales building is not shown to be affected and therefore as the extension will be set the same as the existing building it is considered that the floor level will remain above the flood depth across this area.

- Safe access/egress is available during the design climate change 1 in 100 year surface water flood event.

- It is considered that the proposals comply with the Chapter 18 policies outlined in the updated 2026 NPPF. For example:

  This FRA uses most recent flood data from the EA and SFRA thus complying with policy F1.

  To comply with policy F7, the development does not present a risk from flooding to potential occupiers and does not increase flood risk elsewhere.

- Furthermore, in line with policy F7/2a-e the development will be safe throughout its lifetime and safe access and escape routes are provided.

6. BIBLIOGRAPHY

i. Calder Catchment Strategic Flood Risk Assessment – Volume 1 dated 2016.

ii. Calder Catchment Strategic Flood Risk Assessment (Kirklees Council) – Volume 2 dated 2016.

iii. Communities and Local Government 2007. *Improving the Flood Performance of New Buildings*. HMSO

iv. Communities and Local Government 2025. *National Planning Policy Framework*

v. DEFRA/EA document entitled *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*, 2005;

vi. DEFRA/EA document entitled *The flood risks to people methodology (FD2321/TR1),* 2006;

vii. DEFRA/Jacobs 2004. *Strategy for Flood and Coastal Erosion Risk Management: Groundwater Flooding Scoping Study (LDS), Final Report, Volumes 1 and 2*.

viii. EA *Supplementary Note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose*, 2008

ix. Institute of Geological Sciences 1977. *Hydrogeological Map of England and Wales,* 1:625,000. NERC.

DRAWINGS



TREE SCHEDULE					
Tree Number	Bole/Clump	Bole Radius (m)	Spread Diameter (m)	Height (m)	Species
T1	B	0.16	14.00	9.0	Unknown
T2	B	0.04	3.00	4.0	Unknown
T3	CMP	0.03	6.00	6.0	Unknown
T4	B	0.16	12.00	8.0	Unknown

SURVEY STATIONS			
Name	Easting	Northing	Height
STN1	409984.412	410749.025	165.403
STN2	409988.217	410784.576	165.218
STN3	409956.604	410774.743	165.537
STN4	409952.715	410785.184	166.180
STN5	409972.829	410794.113	165.291

Tank 1
CL=165.29
Unleaded
59,740 Ltrs
SL=164.24

Tank 2 (3)
CL=165.34
Foam Filled
SL=164.82

Tank 3
CL=165.31
Super Unleaded
59,546 Ltrs
SL=164.19

Tank 4
CL=165.30
Diesel
58,200 Ltrs
SL=164.18

SURVEY LEGEND

ABBREVIATIONS

AV	AIR VALVE	NB	NAME BOARD
BH	BOREHOLE	PP	PETROL PUMP
BR	BRIDGE BEACON	RL	RIDGE LEVEL
BD	BACKDROP	RS	ROAD SIGN
BOL	BOLLARD	RWP	RAIN WATER PIPE
CL	COVER LEVEL	SC	STOP COCK
CPL	COPING LEVEL	SL	SUMP LEVEL
DC	DRAINAGE CHANNEL	SP	SIGN POST
ER	ENTRY KERB	SV	SLUICE VALVE
EP	ELECTRIC POLE	SVP	SOIL VENT PIPE
EL	EAVE LEVEL	TCB	TELEPHONE CALL BOX
FH	FIRE HYDRANT	TCP	TACTILE PAVING
FP	FEEDER PILLAR	TL	TRAFFIC LIGHT
GM	GAS METER	TP	TELEGRAPH POLE
GR	GAS RISER	TPL	TOP OF PIPE LEVEL
GV	GAS VALVE	TR	TRIAL HOLE
HL	HAND LOOP	UNOB.	UNOBTAINABLE
IC	INSPECTION CHAMBER	UTL	UNABLE TO LIFT
IL	INVERT LEVEL	VP	VENT PIPE
KO	KERB OUTLET	WM	WATER METER
LB	LETTER BOX	WL	WATER LEVEL
LP	LAMP POST	WO	WASHOUT
MKR	MARKER		

FENCE TYPES

B/W	BARBED WIRE	E/F	ELECTRIC FENCE
C/B	CLOSE BOARDED	H/F	HERAS FENCE
C/L	CHAIN LINK	P/R	POST & RAIL
C/P	CHESTNUT PALING	S/F	SECURITY FENCE
C/W	CHICKEN WIRE		

INSPECTION CHAMBER ABBREVIATIONS

BT	BRITISH TELECOM	LB	LINK BOX
BW	BROWN WATER	MW	MONITORING WELL
CW	COMBINED WATER	SW	SURFACE WATER
CATV	CABLE TV	TCSU	TRAFFIC SIGNALS
CDP	CABLE DRAW PIT	U	UNKNOWN
FW	FOUL WATER		

TREE INFORMATION

SPECIES (IF KNOWN)
Dø/Bø= (CLUMP/BOLE) DIAMETER (m)
Sø= SPREAD DIAMETER (m)
Hm= HEIGHT (m)

UTILITY LEGEND

BT	BT	Blk	BLOCKED
C	COMMUNICATION	EoT	END OF TRACE
E	ELECTRIC	UTS	UNABLE TO SONDE
EHV	EHV ELECTRIC	UTT	UNABLE TO TRACE
HV	HV ELECTRIC		
LV	LV ELECTRIC		
SL	STREET LIGHTING		
G	LP GAS MAIN		
MP	MP GAS MAIN		
IP	IP GAS MAIN		
HP	HP GAS MAIN		
BW	BROWN WATER DRAINAGE		
TRE	TRADE EFFLUENT DRAINAGE		
FW	FOUL DRAINAGE		
CW	COMBINED DRAINAGE		
SW	SURFACE DRAINAGE		
GPR	GPR TARGET		
W	WATER MAIN		
FO	FIBRE OPTIC		
H	HEATING UTILITY		
FUEL	FUEL LINES UTILITY		
U	UNKNOWN UTILITY		

Depth To Service Electromagnetic methods
Depth To Service Sonde/Positrack methods
Depth To Service GPR Methods

OVERHEAD CABLES

OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD BT

PAS 128 CODES

SURVEY TYPE = D 'DESKTOP SEARCH' (NO DEFINEABLE ACCURACY)
SURVEY TYPE = C 'SITE RECONNAISSANCE' (NO DEFINABLE ACCURACY)
SURVEY TYPE = B 'LOCATION'

QUALITY LEVELS SHOWN IN LINETYPE;

B4 = NO DEFINEABLE ACCURACY
B3 = 0.5m PLAN / NO DEPTH ACCURACY
B2 = 0.25m PLAN / +/- 40% OF ACTUAL DEPTH
B1 = 0.15m PLAN / +/- 15% OF ACTUAL DEPTH

IF SURVEYED TYPE B IS SUFFIXED WITH 'P' IT HAS BEEN POST PROCESSED.

SURVEY TYPE = A 'VERIFICATION' +/- 0.05m PLAN / +/- 0.025m OF ACTUAL DEPTH

BUILDING SURVEY LEGEND

ABBREVIATIONS

RM	BEAM HEIGHT(mm)	XXXX	CEILING HEIGHT (mm)
CSU	CEILING SLOPES UP	FCHXXXX	FALSE CEILING HEIGHT (mm)
DH	DOOR HEIGHT(m)	+ XX.XX	FLOOR LEVEL (m)
FCH	FALSE CEILING HEIGHT		
HH	HEAD HEIGHT		
LH	LINTEL HEIGHT(mm)		
RAD	RADIATOR		
SH	SILL HEIGHT		
TOW	TOP OF WALL HEIGHT(mm)		

SCALE BAR

1:125
2.5m 0 2.5m 5m 7.5m
N

NOTES

- Unless otherwise stated, the survey grid and all levels are based on the coordinate system OSGB36(15), derived from the OS active network.
- All control should be checked before use. All dimensions should be checked on site, prior to any design and construction. Any deviations or errors in this drawing should be reported to BR Surveys immediately.
- All measurements of depth, inverts and sizes have been taken from the surface. Where this information is critical, entry teams should be used to confirm levels and dimensions.
- All trees have been identified to the best of the surveyor's ability. Heights and canopy spreads are generally estimated. Where this information is important, services of an arboriculturalist should be employed.
- Depths quoted on buried services are approximate and cannot be guaranteed. Where this information is critical trial holes should be utilised to confirm information.

REV.	DATE	DETAIL OF AMENDMENT	BY	CHKD

PLAN PRODUCTION BY

BR Surveys
www.brsurveys.co.uk 07596 832 040 info@brsurveys.co.uk

SITE ADDRESS
MFG MELTHAM
STATION STREET, MELTHAM HD9 5NX

DRAWING TITLE
EXISTING SITE & SERVICES LAYOUT

SURVEYED BY	CHECKED BY	REVISION
BR	LH	-
DRAWN BY	DATE	SCALE @ A1
BR	OCT 2026	1:125

DRAWING NUMBER
P2026-112-T

NORTH

STATION ROAD - B6107

THE COBBLES

SERVICE ROAD

MAINS HV CABLE(TAKEN FROM RECORDS - WITH A 1M EASEMENT EITHER SIDE INDICATED

EXISTING SUB STATION

EXISTING WASH PLANT

EXISTING CAR WASH

EXISTING DNO BAY

Posts

EXISTING PARCEL LOCKERS

EXISTING RAMPED PEDESTRIAN FOOTPATH

EXISTING CONCRETE SURFACING

EX GAS CAGES

Existing wash interceptor

Existing price ID sign

Existing petrol interceptor

Ex sign

Ex Vac

Ex SL

Steps down

Ex IC

Ex Air

Ex ACU

SHOP

ENTRANCE

EXISTING CANOPY OVER

Existing Drainage Channel

EXISTING TANK CHAMBERS

EX PUMP

Existing Retaining wall

NO PARKING

EXISTING CONCRETE SURFACING

EXISTING TIMBER COMPOUND

EXISTING OFFSET FILLS & TANK VENTS

Ex Drainage channel

Ex FL

EXISTING CROSSING

KEEP CLEAR

CAR CARE

Bol

Ex

GENERAL NOTES

1. This plan has been prepared for the submission for planning approval only.
2. Existing layout taken from BR Surveys drawing reference P2026-112-T dated October 2026.

SCHEDULE OF AREAS	
Ownership Boundary (Blue Line)	1.86 Hectares / 4.61 Acres
PFS Development Boundary (Red Line)	0.22 Hectares / 0.56 Acres
Existing PFS Shop GEA	72m² / 782ft²
Existing Customer Parking	0 Bays

PLANNING

PROJECT
MELTHAM (MORRISONS) - FS2227
Station Road, Meltham
Huddersfield, HD9 5NX

TITLE
EXISTING SITE LAYOUT

CLIENT
MFG

JENNINGS DESIGN
8 Feast Field, Horsforth, Leeds, West Yorkshire, LS18 4TJ
www.jennings-design.com 01274 395422 office@jennings-design.com

Drawn:	Check:	Scale:	Date:
MDB	JHJ	1:100 @ A1	October 2026

Plan Number: 260708-PLNG1

0 5 10
SCALE - METRES - 1:100

NORTH

STATION ROAD - B6107

7900mm Overall Extension

RELOCATED ID SIGN (subject to advert approval)

MAINS HV CABLE(TAKEN FROM RECORDS - WITH A 1M EASEMENT EITHER SIDE INDICATED

Existing boundary fence

EXISTING SUB STATION

KEEP CLEAR

EXISTING DNO BAY

Posts

EXISTING WASH PLANT

Interceptor Vent

Rear wall of the building will be retaining so as to not adjsut the levels close to the high voltage cable and easement

4200mm

165.510

Ex FL

Ex IC

EXISTING WASH ENTRY

EXISTING CAR WASH

Existing wash interceptor

Ex sign

166.080

Drainage planter

Ex Interceptor lost

SHOP EXTENSION

GROSS INTERNAL AREA - 80m² / 860ft²

FFL - 165.510

MH over Foul water outfall

Ex SL

Ex Steps down

New Fire escape door

165.510

Existing plant cupboard

12300mm Overall Extension

EX GAS CAGES

Bol

EXISTING CONCRETE SURFACING

REPLACEMENT PETROL INTERCEPTOR (existing lost under extension)

ENTRANCE

EXISTING RAMPED PEDESTRIAN FOOTPATH

MFG LOCKER HUB

Existing Drainage Channel

EXISTING CANOPY OVER

Existing Drainage Channel

Ex FW outfall lost

Dropped Kerb

165.510

2450mm

EXISTING TANK CHAMBERS

EX PUMP

EX PUMP

New Fire escape door

NO PARKING

EXISTING SHOP

Existing Door blocked up

Existing Retaining wall

VAC BAY

COMBI BAY

EXISTING CONCRETE SURFACING

EXISTING CONCRETE SURFACING

EX PUMP

EX PUMP

EXISTING TANK CHAMBERS

Ex IC

Ex IC

ENTRANCE

THE COBBLES

EXISTING TIMBER COMPOUND

EXISTING OFFSET FILLS & TANK VENTS

Existing Drainage Channel

Existing Drainage channel

Ex Drainage channel

KEEP CLEAR

Ex Drainage channel

Ex FL

Ex sign

Ex sign

Ex sign

EXISTING CROSSING

EXISTING CROSSING

SERVICE ROAD

GENERAL NOTES

1. This plan has been prepared for the submission for planning approval only.
2. No Fuel works are proposed as a part of this development
3. Any advertisement shown is subject to a separate application.

PROPOSAL

The proposal comprises of a shop extension to the west facing elevation to form a food to go unit. The unit will be accessed via a dedicated entrance with automatic sliding doors to the glazed shopfront . Shopfront will be finished in RAL 7016 and the existing building will be sprayed RAL 7016 to match.

Building will be formed out of stone / artificial stone to match existing, subject to availability and price at the time

Roof will be a flat roof with aluminium capping, see elevation drawings for further information.

To the southern boundary the existing parcel locker installation is to be formalised with an MFG "locker hub" with 3No. lockers in a line with signage to the rear (subject to seperate advert application), lockers protected by bollards.

Adjacne tot the lockers 2No. valet bays are to be formed with machines on a kerbed island.

DEMOLITION

Minor demolition to facilitate the extension, kebring, concrete surfacing etc.

DRAINAGE

All drainage will be subject to engineers details. However a new fuel petrol interceptor will be installed, this is due to the existing being lost under the footprint of the new extension. This will comprise class 1 - 10,000 litre petrol interceptor. Vent will be installed in soft areas.

Drainage attenuation planters have been allowed for to offset the rain water from the new extension.

HIGH VOLTAGE CABLE

There is an existing high voltage cable which has been identified as potentially passing through the corner of the site (this has currently not been traced) a 1m easement is allowed for eitherside to this cable and the extension has been designed to not impact this.

BOUNDARY

All fences retained as existing and repaired where necessary.

SCHEDULE OF AREAS	
Ownership Boundary (Green Line)	1.86 Hectares / 4.61 Acres
PFS Development Boundary (Red Line)	0.22 Hectares / 0.56 Acres
Existing PFS Shop GEA	72m² / 782ft²
Proposed Extension GEA	90m² /970ft²
Proposed Extension GIA	80m² / 860ft²

CONCRETE SURFACING

LANDSCAPING REINSTATEMENT

PLANNING

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TITLE
PROPOSED SITE LAYOUT

CLIENT
MFG

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Plan Number: 260708-PLNG4

0 5 10

SCALE - METRES - 1:100


EVANS
Rivers and Coastal