

# **FLOOD RISK ASSESSMENT**

**for**

## **ALTERATIONS & ADDITIONS**

**BELL MILLS GARDEN  
CENTRE,  
DRIFFIELD YO25 6XN**

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## **1.0 Introduction**

- 1.1 P R Dukes has been commissioned to carry out a flood risk assessment for the proposed development at Bell Mills Garden Centre, Drifffield.
- 1.2 The flood risk assessment has been prepared in accordance with the publication of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) which ensure that assessments are carried out for new developments on flood plains of rivers, or subject to coastal flooding, as well as for developments which are in excess of one hectare in area.

## **2.0 The site**

- 2.1 The site of the development is indicated on the Scale 1:1250 Site Location Plan Drawing 06014.06a included in the Appendix.
- 2.2 The floor level of the extension to the Garden Centre is to be 12.20 A.O.D.
- 2.3 The existing levels are indicated on Drawing 06014.07 included in the Appendix.

## **3.0 The proposed development**

- 3.1 The extension is to be single storey, 19.565m long, 11.850m wide and 2.932m high to eaves with a 12.5 deg dual pitched roof.
- 3.2 Plans, elevations and sections of the extension are indicated on Drawings 06014.02a, 03a and 04.
- 3.3 The extension is to accommodate a Tea Room Cafeteria with Toilets, using the existing kitchen facilities in the Garden Centre.
- 3.4 None of the development will take place within 8m of the retaining wall along the River Hull or West Beck.

## **4.0 Potential sources of flooding**

- 4.1 Bell Mills Garden Centre is adjacent to West Beck and the River Hull.
- 4.2 Surface water drainage.

## **5.0 Drainage impact**

- 5.1 Surface water from the site discharges from a 300mm outfall drain into the River Hull. Foul drainage is currently connected to a cesspit/septic tank.
- 5.2 There is no historic record of flooding due to drainage or other issues in the area of the development.
- 5.3 The net increase in roof area of 90 sqm will discharge surface water into the existing system.



- 5.4 The cesspit/septic tank is to be replaced with an Apex S 50 Gravity package treatment plant, the effluent from which is also to discharge into the surface water outfall drain. This unit is to receive foul drainage from The Mill House and from the kitchen and three WC cubicles in the extended Garden Centre.
- 5.5 It is considered that there will be no material impact on the surface water drainage system.

#### **6.0 Sequential test and exception test**

- 6.1 Under the requirements of NPPF, the Local Planning Authority is required to apply a risk based Sequential Test to new developments, in order to direct them towards areas which are at the lowest risk of flooding.
- 6.2 The Environment Agency's Flood Map for Planning included in the Appendix shows that the site is within Flood Zone 1, an area with a low probability of flooding.
- 6.3 As the site of the Garden Centre is less than one hectare and is not affected by other sources of flooding, a Flood Risk Assessment is not required.

## **APPENDIX**

Drawings 06014.01a, 02a, 03a, 04, 05b, 06a and 07.  
Environment Agency's Flood Map for Planning.



## Flood map for planning

Your reference  
**Bell Mills G**

Location (easting/northing)  
**502940/456571**

Created  
**13 Dec 2020 10:25**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

### **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

### **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



**Flood map for planning**

Your reference

**Bell Mills G**

Location (easting/northing)  
**502940/456571**

Scale  
**1:2500**

Created  
**13 Dec 2020 10:25**

