



Lee Fenton

Planning Services Ltd

FLOOD RISK ASSESSMENT

BLEACH GREEN FARM COTTAGE

WEST ROAD

OVINGHAM

NE42 6BL

ERECTION OF AN ANCILLARY DOMESTIC OUT BUILDING

SCOPE OF THE ASSESSMENT

The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Supporting Planning Practice Guidance is also available.

The NPPF sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

The NPPF also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

As set out in the NPPF, local planning authorities should only consider development in flood risk areas appropriate where informed by a site specific Flood Risk Assessment. This document will identify and assess the risk associated with all forms of flooding to and from the development. Where necessary it will demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.

In investigating the flood risk relating to the site, the Environment Agency flood mapping has been reviewed and has confirmed that the site lies within Flood Zone 3. Flood Zone 3 is identified as 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. The flood zones categorisation refers to the probability of river and sea flooding, ignoring the presence of defences.

PREDICTED IMPACTS & MITIGATION

This section of the FRA sets out the mitigation measures recommended to reduce the risk of flooding to the proposed development and outlines any residual impacts.

Finished levels

Standard EA advice for householder applications states that in flood zone 2 or 3, floor levels should match or exceed the established floor level of the existing dwelling.

Finished floor levels of the proposed building will therefore be set no lower than floor levels of the existing summer house building.

Safe access and egress

The site is in an area benefitting from the Environment Agency's flood warning service and the business operators are to be registered to receive free flood warnings when flooding is expected to enable the evacuation of people for a range of flooding events up to and including the extreme event. Should a flooding event occur, residents will have sufficient time to evacuate via West Road

Future proofing against flooding

The building will be future proofed against future flood events. The measures will include

- the use of hard floors
- routing of all electrical services and cables down from ceiling level

CONCLUSIONS & RECOMMENDATIONS

The finished internal floor levels of the proposed building are to be set no lower than those of the existing summer house.

The building owners are to be registered to receive free flood warnings when flooding is expected to enable the evacuation of people for a range of flooding events up to and including the extreme event.

The development is to use flood avoidance as mitigation (detailed above).