

Flood Risk Assessment for Planning Application for Field Shelter, Bench, Dog Agility Ramp and Dog House – REF 22/01160/FUL

Miss Fiona Lennox
Copse Haven (Dog Haven)
Roundhill Road
Hurworth Moor
Darlington
DL2 1QD

Introduction

The planning application has been submitted to request the erection of a field shelter (retrospective), a sitting wooden bench, a dog agility ramp and a dog playhouse at the field “Dog Haven” at the above address. This business is a commercial dog walking and adventure park that opened in January 2022. The original planning application to change the field from a private field to a commercial dog park was under REF 20/00910/CU, granted in October 2020.

Assessment

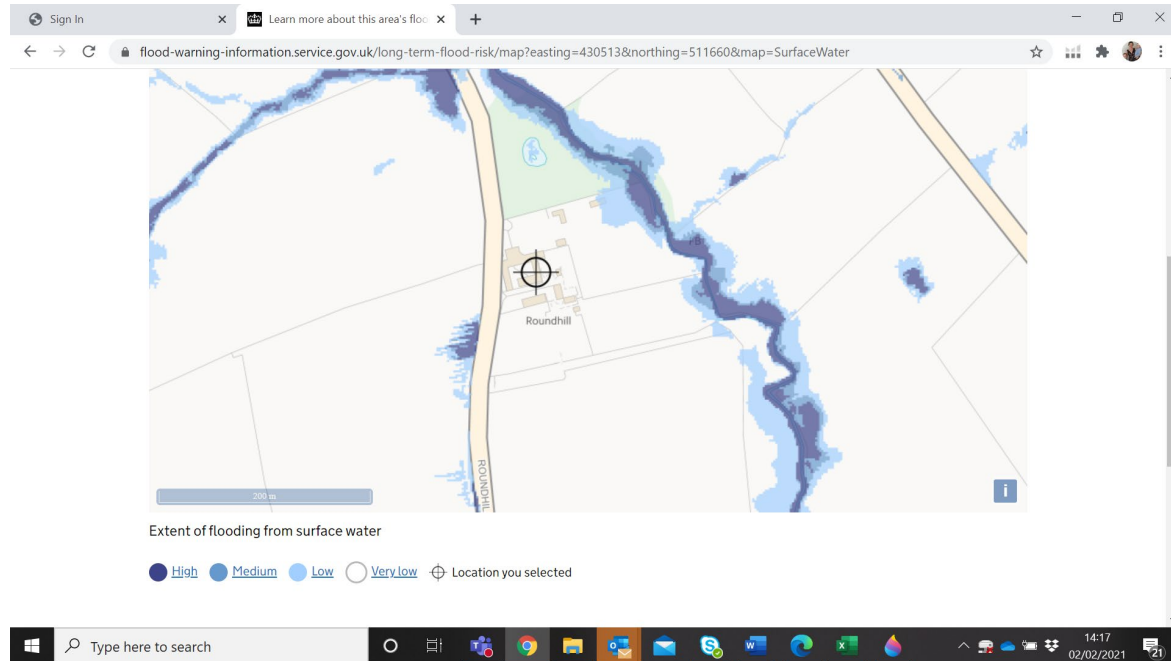
A small section of the field at Copse Haven sits in Flood Risk Zones 2 and 3 due to Cree Beck as it runs past the bottom of the field. The field dips down on an incline towards the beck. Customers could be kept away from the flooded area if it ever did flood, and it would be coned or taped off to make this clear to customers visiting. If excessive water, the business would be closed until the flooding disappears. The field shelter has been erected in this area of the flood zone, so any flooding, should it occur, would mean we would tape off the access to the shelter as well as areas of the park if needed. The shelter is a simple structure of three sides and a roof, no floor and no electricity is installed. The purpose of this structure is to provide shelter and safety from inclement weather and for a bit of storage for the park equipment (fabric tunnel, small plastic hurdles etc) when not in use, e.g., when very windy.

I have lived at this address for almost 12 years, since April 2011, and have never had any issues with flooding in the field during this time, even during the severe flooding experienced in the UK at end of 2019/early 2020 and again in early 2021.

I have also carried out some investigations with the Environmental Agency who have confirmed that they have no records of flooding at the property. See below.

There is occasionally some standing water in the field especially during winter months. This tends to be in the middle of the field where it dips, not in the actual flood zone, but as my own dogs are still able to run around in the field, I do not see this as an issue. I could cone off areas if particularly wet and use the website to advise and keep customers up to date on the condition of the surface of the field and whether wellington boots are recommended etc., then it is the customer’s choice to visit.

Estimated flood level for the Development



Flood Resistance and Resilience

Dogs will always be supervised by their owners during visits to Dog Haven. There will be no parking of cars close to the flood risk area. The vehicles are parked well away on a high section on a hard standing. If there was a flood or warning of a flood in the field at Copse Haven, customers would be contacted, and visits cancelled and refunded until the flood had subsided. I will make sure that I am kept well informed on flood risk and prewarned of any evacuation necessary as I have signed up to the Environment Agency Flood Warning Scheme. The structure in question, the field shelter, has no electricity or floor, is not likely to flood and if it did, no damage would be done and it can be cordoned off to avoid use.

There is also a 6 foot fence separating the beck from the field and the shelter.

Extract from : -

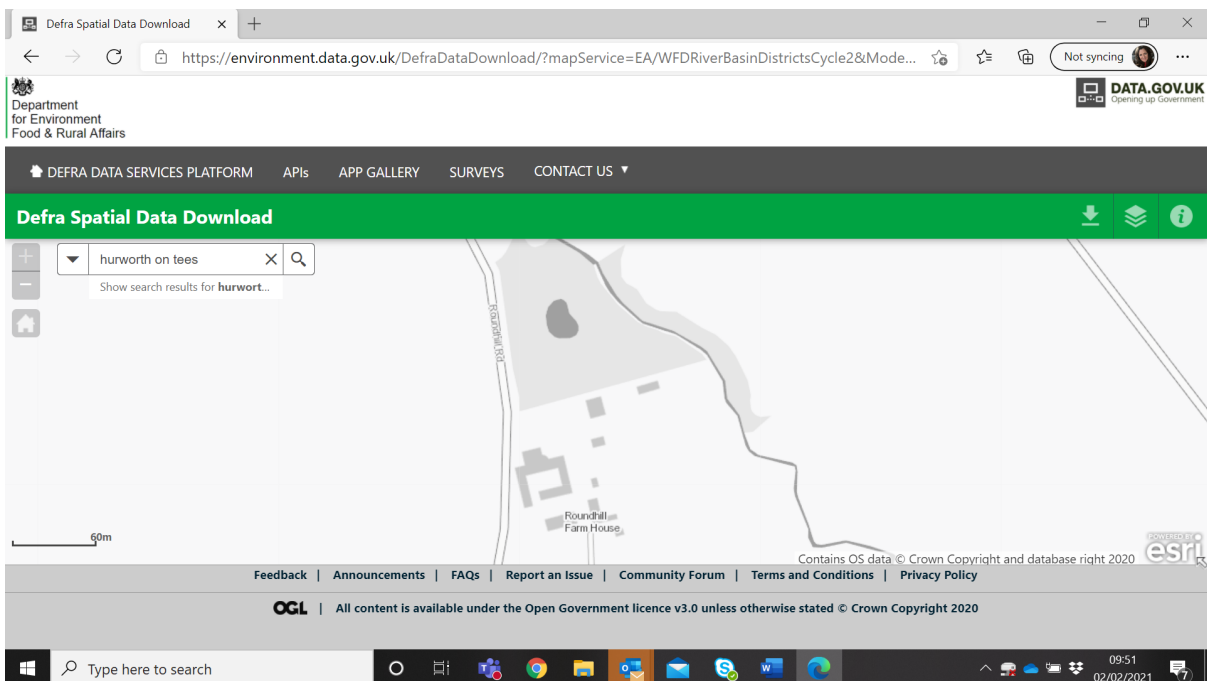
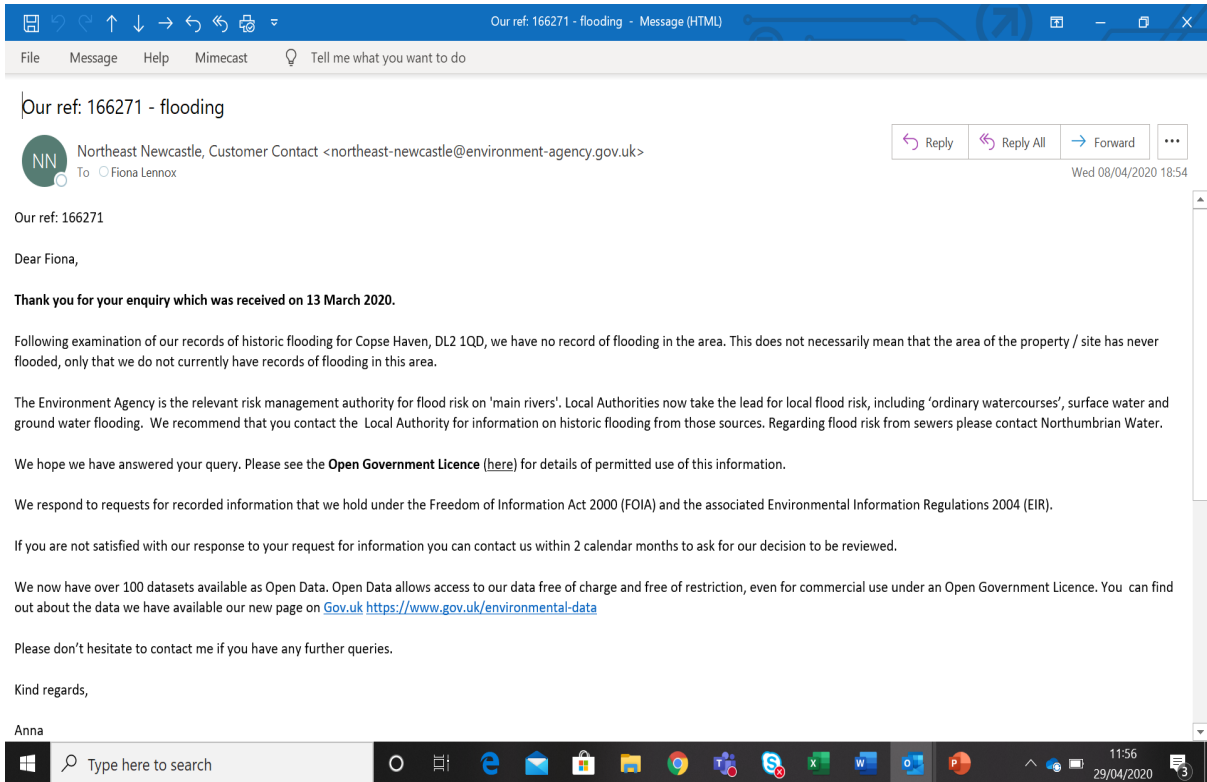
PLANNING APPLICATIONS COMMITTEE MINUTES DATE: 17th February 2021

APPLICATION REF. NO: 20/00910/CU

Flooding and Drainage 34.

The Cree Beck runs along the eastern boundary of the site and whilst an area along this side of the site is categorised as being within Flood Zones 2 and 3, the Environment Agency has confirmed that there is no evidence of historic flooding taking place in that area. The applicant has submitted a simple Flood Risk Assessment which sets out the sources of flood risk, the level of risk for the proposed use, and mitigation measures. This is in line with advice from the Environment Agency in that assessments should be proportionate to the degree of risk. 35. Whilst neither the Environment Agency, nor the applicant has any record of flooding from this source, the nature of the use, which proposes no operational development on the field, is such that any flooding in the future will limit its use and the applicant will need to put measures in place to overcome such issues as they currently do in terms of the use of the land for exercising their own dogs. This includes the cancellation of

appointments should flooding occur, and taking care to monitor any local flooding incidents, particularly during adverse weather conditions. Within the levels of vulnerability, amenity open, space, nature conservation and biodiversity and outdoor sports and recreation are considered by the Environment Agency to be 'water compatible' so the use of the field as a dog exercise area does not conflict with Policy CS16 in this respect



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flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=430513&northing=511660&map=SurfaceWater

Extent of flooding from surface water

High Medium Low Very low Location you selected

200 m

Roundhill

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