

ADDRESS - THE COTTAGE, SOUTH CLIFTON, NEWARK, NOTTS, NG23 7AA

PLANNING – FLOOD RISK ASSESSMENT

BY - MS J COCKAYNE AND MR M CLEMENTS



EXISTING REAR ELEVATION



PROPOSED EAST (REAR) ELEVATION

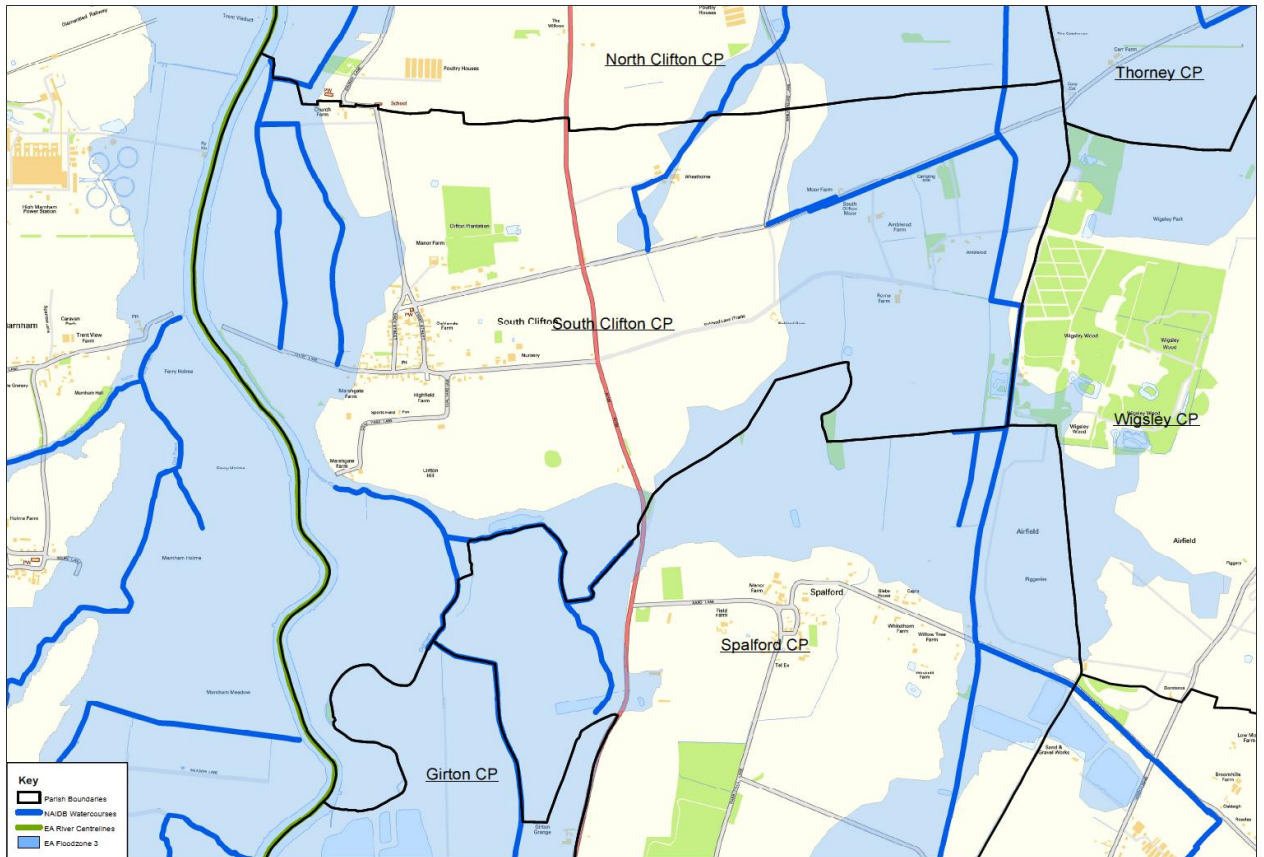


Google street-view. The Cottage, Front Street, South Clifton highlighted with red dot.



Satellite image from above Front Street with property highlighted with Red dots.

NEWARK AND SHERWOOD PARISH FLOOD MAP FOR SOUTH CLIFTON



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ENVIRONMENT AGENCY FLOOD MAPS

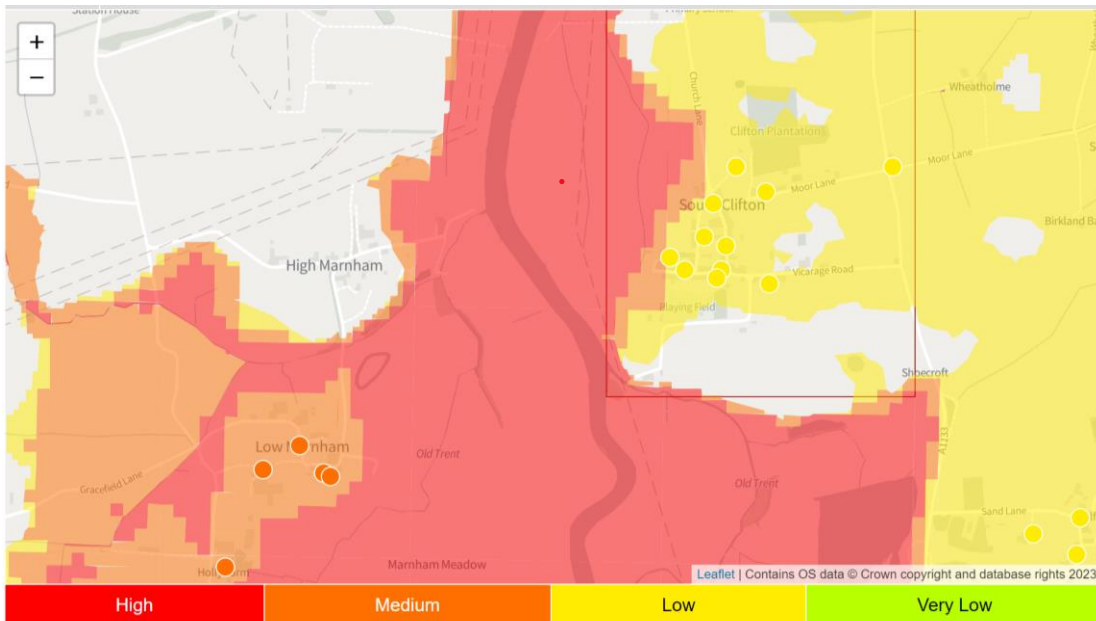


Fig 1 - Shows the larger scale of the local area around South Clifton and their risks of flooding. Red dot shows The Cottage, Front Street.

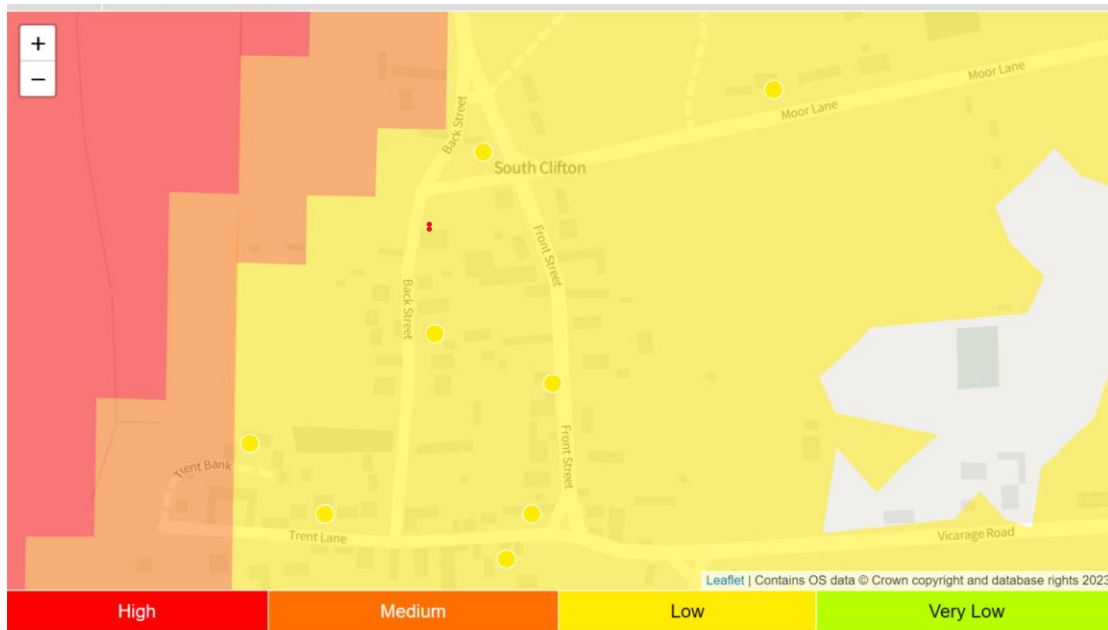


Fig 2 – Map of South Clifton (Newark, Nottinghamshire) postcodes and their flood risks. The red dot highlight's the location of The Cottage, on Front Street, South Clifton. The Cottage is shown in yellow which is assigned as having a low risk of flooding.

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	482283/370277	11 Apr 2023 15:57

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

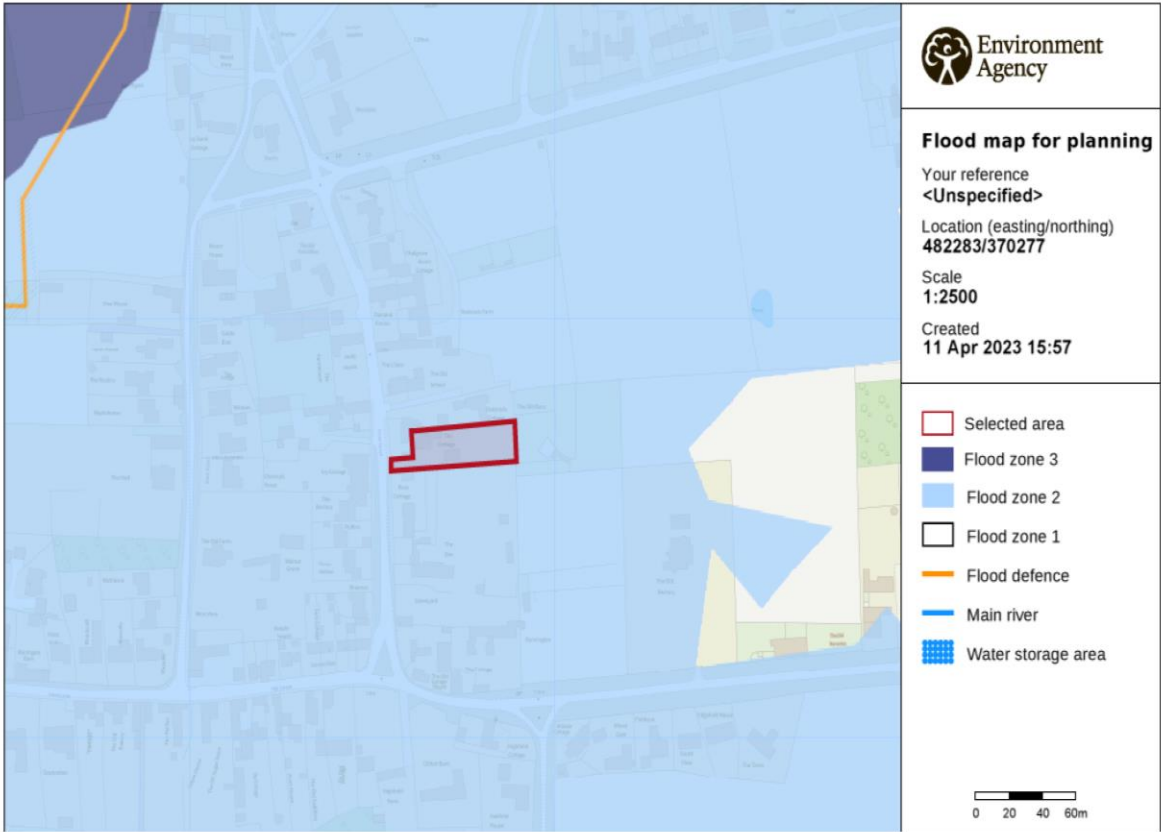
Notes

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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ENVIRONMENT AGENCY SHOWING SITE IN A FLOOD RISK ZONE 2 AREA (LIGHT BLUE)

SITE HIGHLIGHTED IN RED.

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	NO

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.

THE EXISTING PROPERTY

The existing property is a two storey detached property. The building sits approximately 170mm above ground level and it has no history of flooding. The property is built using reddish brickwork and a solid concrete floor. Internal walls are constructed using blockwork. There is no evidence of any vents or weep holes. The house is well set back from the main Road on Front Street with its long stone driveway giving scope for ample parking.



Pic 1

The rear elevation which currently has a Courtyard. The new extension with its flat roof will slope towards the rear elevation



Pic 2

The rear elevation showing the existing rainwater downpipe. The new extension will utilise this outlet.



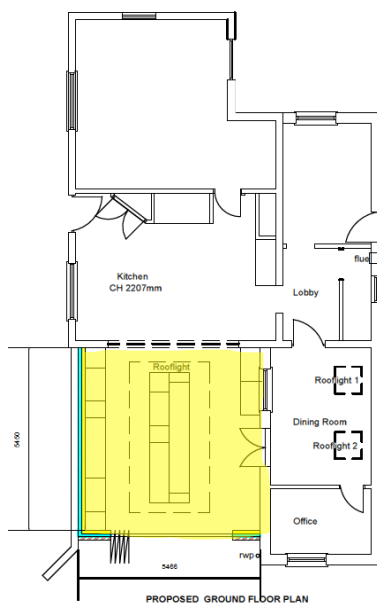
Pic 3. Photo showing existing single storey rear addition



Pic 4. Front door to property located on side of property

PROPOSALS

The proposal is to “infill” the existing courtyard section to the rear elevation to create a kitchen extension using cavity wall construction with brickwork to match existing. The proposal will measure 5466mm in width and 5450mm in depth. It will be constructed with a flat roof with a proposed Aluminium glass lantern with Aluminium folding patio doors to be used to the rear elevation.



Plan-The plan above shows the **highlighted** rear extension proposal

MITIGATION MEASURES IN CONJUNCTION WITH HOUSEHOLDER AND OTHER MINOR EXTENSIONS IN FLOOD RISK ZONE 2 AND 3

Under the advice given for Minor extensions, it states that :-

“ Make sure the floor levels are either no lower than existing floor levels or 300mm above the estimated flood level. You will need to use flood resistant materials up to at least 300mm above the estimated flood level. “

The proposed works to the rear elevation at The Cottage, Front Street, will continue to run through flush with the existing floor level and maintain the same level as existing. The existing level cannot be altered, and the proposed level to be no lower than existing.

Any vents (if found) lower than 1200mm above ground level will be blocked up. The surface water from the proposed roof will run into the existing rainwater outlet currently located on the rear addition. Any new surface water required will be diverted to a soakaway 4.5m from rear of property if deemed necessary. **Flood proofing to the proposed development has therefore been incorporated.**

The Environment agency have issued guidance, with the form included above and this will be implemented as part of the extension and proposed works at the above property. A copy of the Code of Practice (C790) has been issued as reference.