

Flood Risk Assessment (zone 2)

To accompany application for planning approval
for the Construction of domestic extensions at

Fields Farm
Barton Lane
Thrumpton

Submitted to Rushcliffe Borough Council
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Context-Local Area

Learn more about this area's flood risk

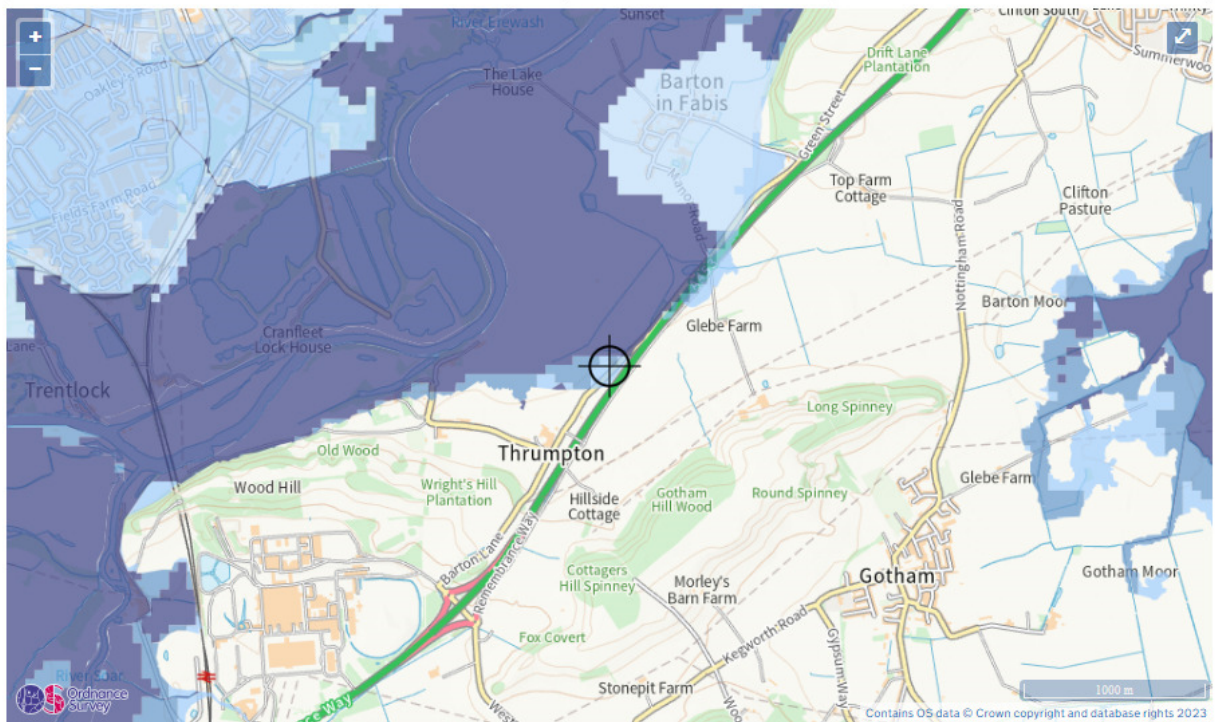
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

Enter a place or postcode



The proposal site is located in Flood Zone 2 as defined by the environment agency.

Site Details

Site Name	Fields Farm
Existing Land Use	Residential
Proposed Development	Residential
Site Area	Approximately 190m ²
Local Planning Authority	Rushcliffe Borough Council
Internal Drainage Board	N/A
Other Authority (e.g., British Waterways/ Harbour Authority)	N/A
Postcode	NG11 0AU

Project Details

Proposed removal of outbuildings and extensions, construction of proposed two story extensions.

Assessment

The Environment Agency's Flood Mapping shows the existing dwelling to be within Flood Zone 2. We can confirm that the floor levels in the building will not be lowered than that as existing and that the proposed construction has electrical fittings to a suitable height, sealed gaps and openings in the external walls, and concrete ground floors with suitable damp-proof membranes.

We can confirm that the development is classed as more venerable as it is within flood risk zone 2 therefore, we have assumed that the standing advice in relation to change of use within flood risk zone 2 and 3 should be followed with no requirement for a sequential test.

Mitigation Measures

As part of its development control procedures the Environment Agency generally requires finished floor levels to be set 600mm above the 1% fluvial flood (plus 20% climate change) water level at the site.

A significant raise in floor level, to the requirement of the EA, is not considered practical or feasible given that the site would receive protection by local flood defenses above the 0.1% a.p height. Any significant increase to the building floor level, above what is practical for access purposes, may require further consultation with Building Control regulations.

Suitable measures should be taken to prevent ingress of water into any dwelling as for normal good building practice (threshold drainage or sloping paths at minimal gradients away from the entrance). Any alterations to paths around the building should be constructed so that runoff is directed away from the building.

Elsewhere, stepped access of at least 150mm minimum should be used where required. In compliance with ODPM Approved Document Part M: Ramped Disabled Access where level threshold is required, ground level or approach should be raised locally to the entrance to achieve this.

Emergency Access & Exit

As the site is located within Flood Zone 2, routine safe dry access and exit to and from the site cannot be guaranteed at all times during a flooding event.

Although the access road to the site Barton Lane, is in flood zone 2.

The proposed extensions to the building are intended for habitable usage where safe permanent access will be required. However, under the present conditions, the site location, probability of given flood events and their impacts on the site, permanent routine safe dry access and exit may not be achievable for areas located within Flood Zone 2.

It is therefore recommended that the proprietors / tenants of the building sign up for the E.A's 'Flood Warning Service' and have access to a 'Flood Evacuation Plan' for this area.

Conclusions

The site is not considered at risk from direct fluvial flooding of the field drain or the River Trent as it receives protection by local flood defenses from modeled flooding up the 0.1% a.p event.

In the event of highway drainage failure, footway kerb height and surrounding above-ground infrastructure would contain localised highway flooding and prevent inundation of the building from runoff. It is therefore perceived that pluvial flooding from urban drainage is not considered a flood risk.

The impact of extensions to the building is envisaged to be negligible where runoff from hard-standing areas will reduce and subsequently ease the hydraulic impact on the drainage network capacity.

There are no canals or other artificial sources close to the site that are considered to present a potential hazard or flood risk.

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 dwellings' CLG (2007)

Flood map for planning

Your reference
FieldsFarm

Location (easting/northing)
451950/331440

Created
8 Nov 2023 14:21

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/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

FieldsFarm

Location (easting/northing)








451950/331440

Scale

1:2500

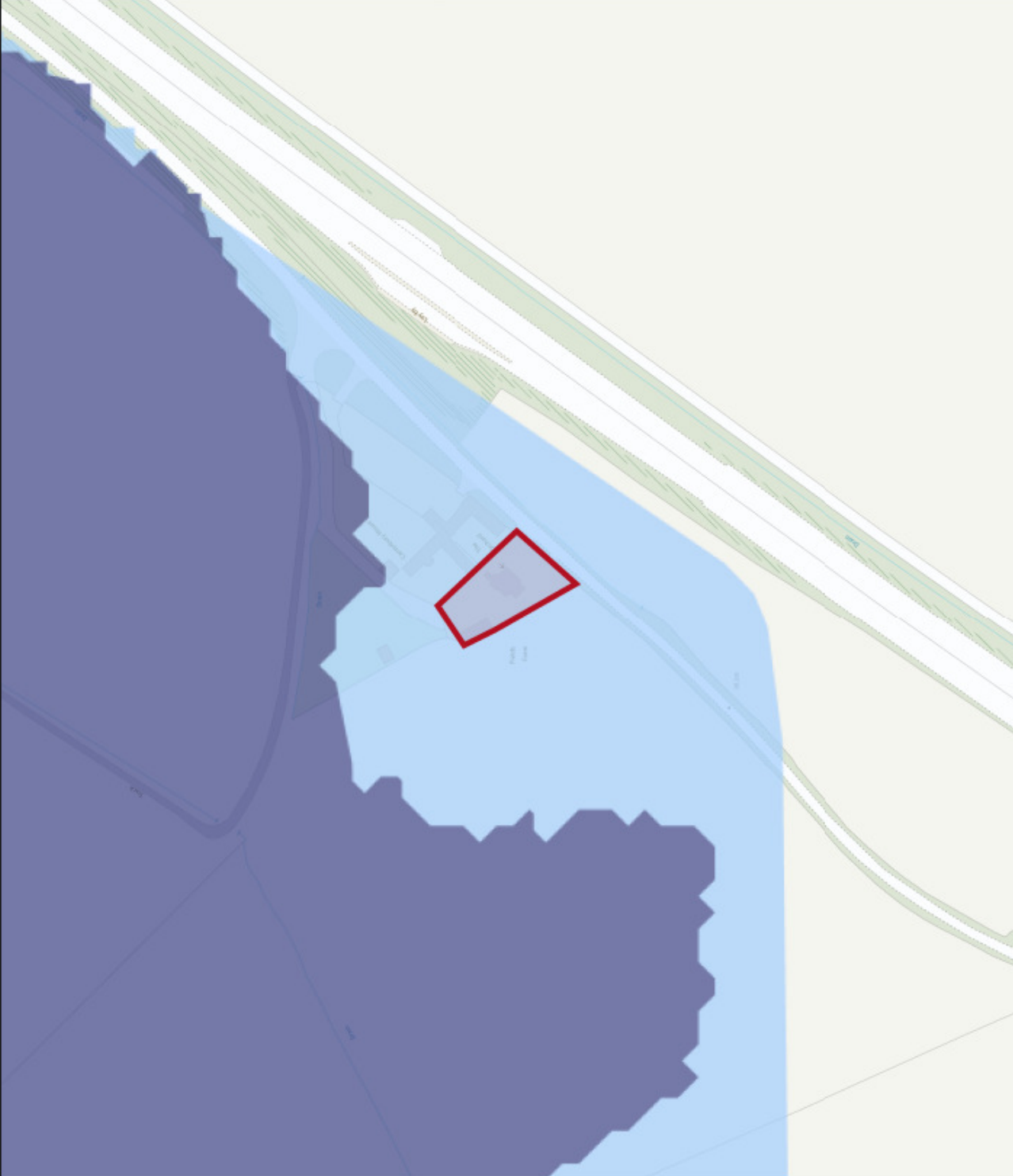
Created

8 Nov 2023 14:21

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



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Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

Address of development: Fields Farm, Barton La, NG11 0AU

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 that flood risk issues have been adequately addressed. Print the completed form to a PDF writer if submitting this form electronically.

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 dwellings' 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	

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 fundamentally 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

Cumulative impact of minor extensions and the removal of Permitted Development rights.

PPS25 paragraph D16 highlights the potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied². FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5 square metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>.

The Environment Agency support this change to the GPDO as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance without consulting the Environment Agency.

End of comment