

Flood Risk Assessment

Submitted in support of:

Full planning application to erect 1no. dwelling
and detached garage following demolition of
storage building at:

**Land rear of 112 High Street
Collingham
Newark**



This Flood Risk Assessment has been produced by Fytche-Taylor planning Ltd to support a full planning application submitted to Newark and Sherwood District Council for the erection of 1no. dwelling and detached garage following demolition of storage building at land rear of 112 High Street, Collingham, Newark.

Disclaimer: The content and accuracy of this report is based on information supplied to Fytche-Taylor Planning Ltd in the preparation of the Planning Application. Any statistical, analytical and qualitative data shown is for guidance purposes only and Fytche-Taylor planning Ltd accepts no responsibility should alternative information become available in respect to this development. Use of information or data within this study does not confirm the accuracy of any third-party data supplied or cited. The report shall not be reproduced without the express written permission of Fytche-Taylor Planning Ltd.

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1.0 Executive Summary

- 1.1 The proposed development is for the erection of 1no. dwelling and detached garage including demolition of an existing storage shed.
- 1.2 The application site consists of approximately 0.1 hectares located to the rear of 112 High Street and is accessed off a driveway which also serves the rear of 112 High Street and 112A High Street. The site hosts an existing storage building in a state of disrepair and sits on a large footprint. The site is also within Collingham Conservation Area.
- 1.3 The development is within **Flood Zone 1**.
- 1.4 The site lies within an area at **Low** and **Very Low** Risk of surface water flooding.
- 1.5 The site is located within a residential area and is surrounded by residential properties to the north, south and west.
- 1.6 To the east lies paddock land and hardstanding from a previous commercial enterprise and had been historically used by William Bailey feed supplies as a storage and distribution centre for animal feed products. Land to the east of the site is also defined as the Collingham Main Open Area.
- 1.7 The proposal does not give rise to any flood risk.

2.0 Introduction

2.1 This Flood Risk Assessment has been prepared by Fytche-Taylor Planning Ltd to support a full planning application, submitted to Newark and Sherwood District Council in relation to the application site at Land rear of 112 High Street, Collingham

2.2 The proposed development is for the erection of 1no. dwelling and detached garage following demolition of storage building.

2.3 This report confirms that the proposed development will not increase flood risk from any source.

Purpose

2.4 The purpose of this assessment is to identify the flood risk on site and the surrounding area and to assess the impact of development proposals on the associated flood risk.

2.5 The report has been prepared in accordance with guidelines set out in the National Planning Policy Framework and Planning Practice Guidance.

Site Description

2.6 The application site consists of approximately 0.1 hectares located to the rear of 112 High Street within the village of Collingham.

2.7 The site is accessed from a driveway off High Street which also serves the rear of 112 High Street and 112A High Street.

2.8 Currently the site hosts an existing storage building with domed corrugated roof showing clear signs of structural failure and contains asbestos cladding which sits on a large footprint. To the rear of the building is a yard area and to the north is the dwelling granted under application 19/00755/FUL (The Granary Barn, 112A High Street).

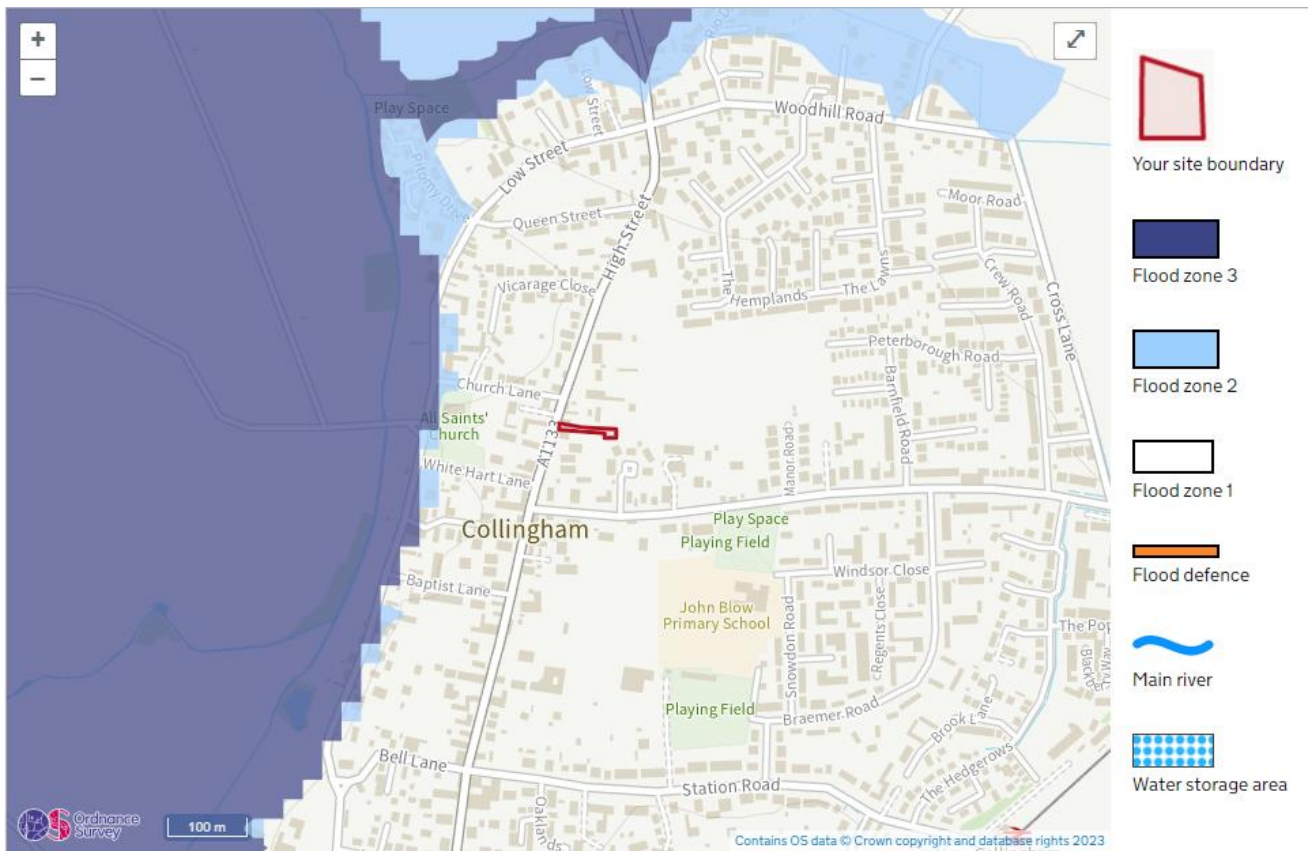
2.9 The site is located within a residential area and is surrounded by residential properties to the north, south and west.

2.10 To the east lies paddock land and hardstanding from a previous commercial enterprise and had been historically used by William Bailey feed supplies as a storage and distribution centre for animal feed products. Land to the east of the site is also defined as the Collingham Main Open Area.

- 2.11 The site lies within Collingham Conservation Area, specifically the High Street Character Area as defined within the Collingham Conservation Area Appraisal 2006.

Flood Risk

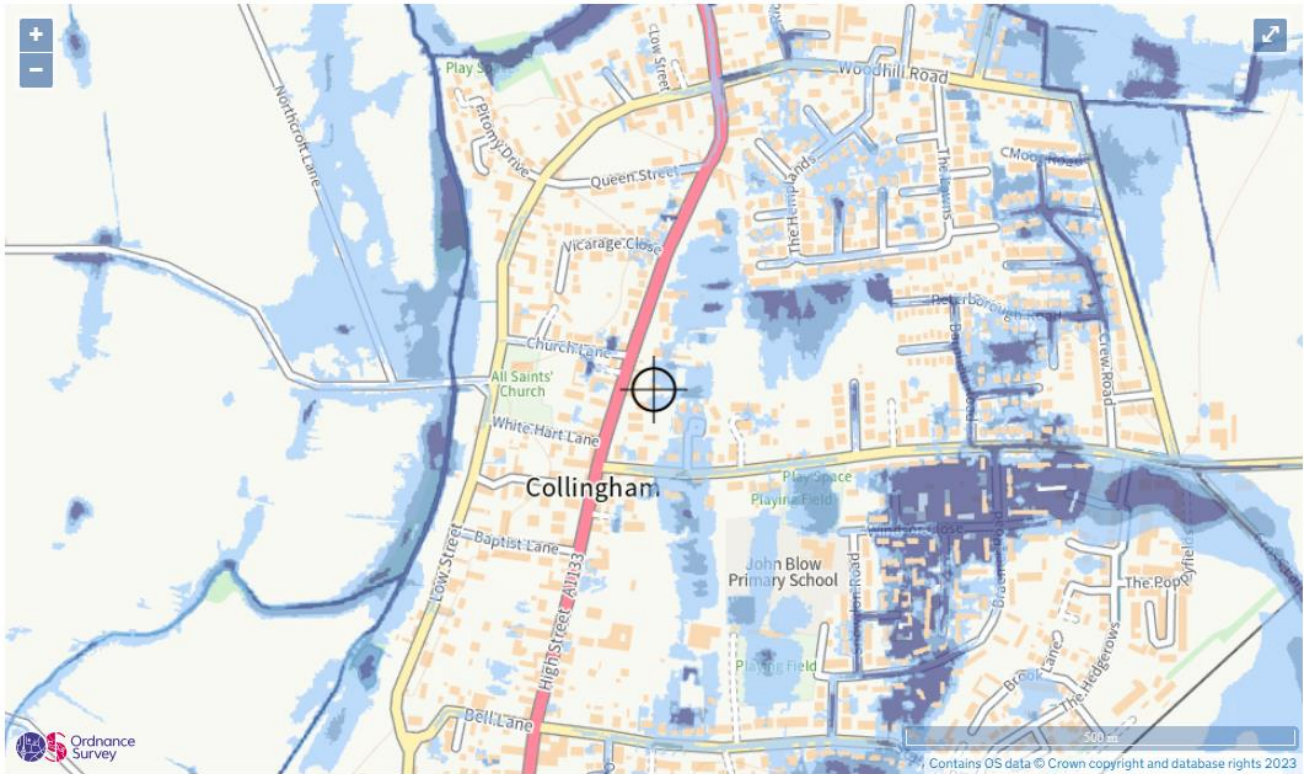
- 2.12 The Environment Agency Flood Map for Planning (below) shows the site is with Flood Zone 1 (at low risk of flooding):



Above: Red line is indicative for flood purposes – see scale site plans for precise boundaries. Source: Gov.uk

Surface Water Flooding

- 2.13 The Environment Agency map for Risk of Surface Water Flood (see below) shows the site at Low and Very Low Risk of surface water flooding.



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 ⊕ Location you selected

Source: Gov.uk

2.14 The map indicates that there is a Low and Very Low Risk from surface water flooding.

Low Risk: means that this area has a chance of flooding of between 0.1% and 1% each year.

Very Low Risk: means that this area has a chance of flooding of less than 0.1% each year.

Groundwater Flooding

2.15 The proposal is not at risk from groundwater flooding.

Flooding from Artificial Sources

2.16 There is no reservoir or other artificial water body close enough to the site to pose flood risk.

Proposed Means of Site Drainage

- 2.17 The proposal is for the erection of 1no. dwelling and detached garage following demolition of storage building. Surface water run-off would be dealt with the same way as the existing building to be demolished.

Policy Context

- 2.18 Footnote 55 of the NPPF states that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
- 2.19 The site is located in flood zone 1, at low risk of flooding.
- 2.20 The site is at Low and Very Low risk of surface water flooding.
- 2.21 The proposed dwelling would be situated in an area at Very Low risk of surface water flooding and Flood Zone 1. The detached garage would be situated in an area at Low risk of flooding and Flood Zone 1.
- 2.22 Given the existing site currently contains a storage building, and the dwelling is to be located in its place, surface water run-off would be dealt with the same way as the existing building.
- 2.23 The garage is located in an area at Low risk of surface water flooding. Given the minor nature the development of a garage and the fact the site is at low risk of surface water flooding no mitigation would be required.
- 2.24 As the dwelling would be sited in Flood Zone 1 with a Very Low risk of surface water flooding the sequential and exceptions test would not be applicable.
- 2.25 The proposal would be in accordance with the provisions of the NPPF.

3.0 Conclusion

- 3.1 The proposed development is for the erection of 1no. dwelling and detached garage following demolition of storage building.
- 3.2 The site is located in Flood Zone 1, at low risk of flooding.
- 3.3 The site is at Low and Very Low risk from surface water flooding.
- 3.4 The dwelling would be sited within Flood Zone 1 and in an area at Very Low risk of surface water flooding. The sequential and exceptions test is therefore not applicable.
- 3.5 The proposal is not at risk from groundwater, reservoir or other artificial water body flooding.
- 3.6 The proposed development is considered to be appropriately flood resilient and resistant and will not increase flood risk elsewhere. **The proposal is therefore compliant with the requirements of the NPPF.**