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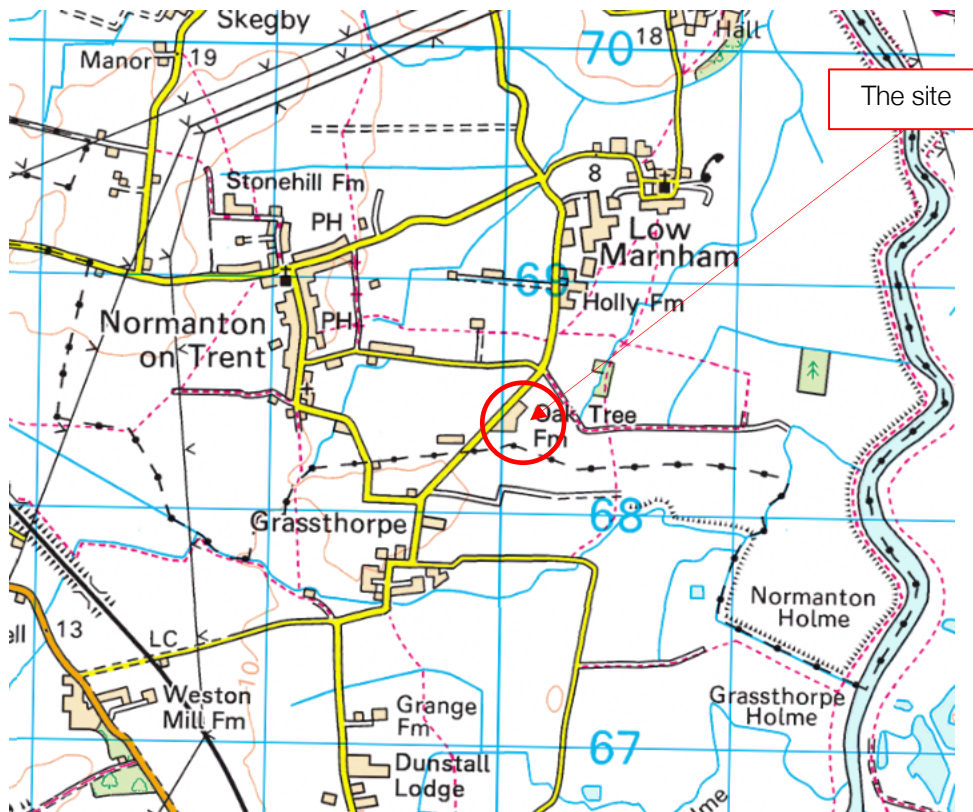
PLANNING PORTAL REF: PP-12202483
PROPOSED STORAGE BUILDING
OAK TREE FARM, GRASSTHORPE ROAD, NORMANTON ON TRENT

FLOOD RISK STATEMENT

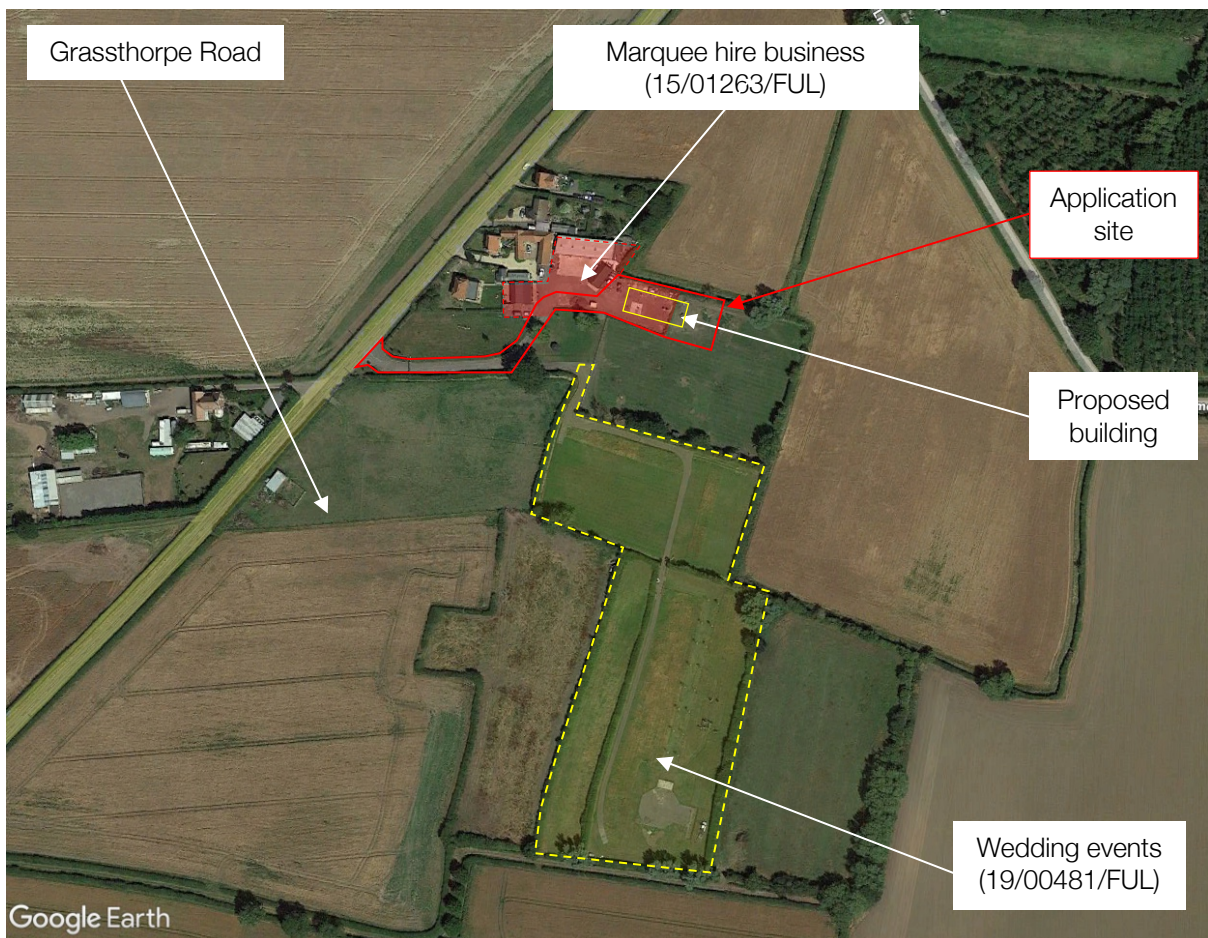
Introduction

1. This statement relates to a full planning application for the erection of a 558 sq.m storage building to be utilised for the storage of equipment associated with the applicant's marquee and event hire business.
2. The proposed development is considered to comprise an appropriate expansion of an existing industrial undertaking, and one that can be accommodated on the site without adverse or detrimental impacts upon the locality. The proposals, as the expansion of an existing rural enterprise, accord with relevant development plan and national planning policies.

The site



OS extract showing the location of the application site.



Overview showing the location of the proposed building and adjoining land uses

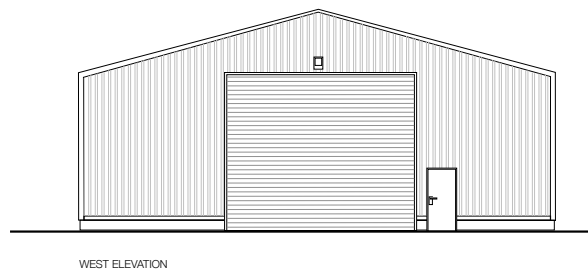
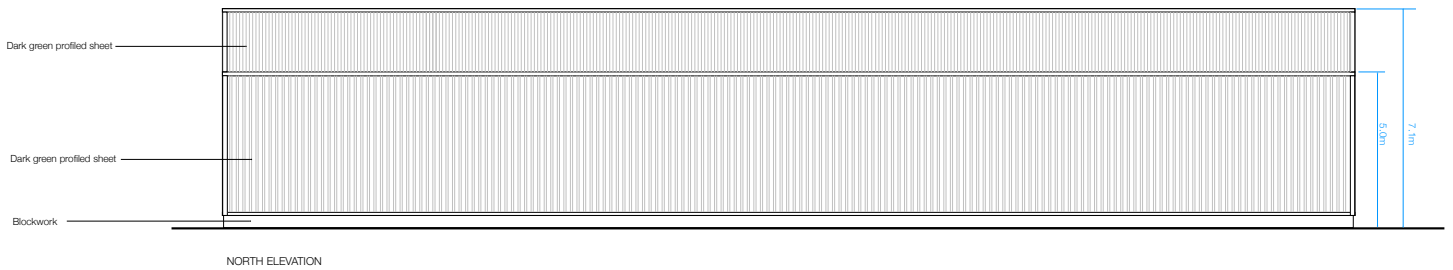
4. As illustrated above, the business use (consented under application ref: 15/01263/FUL) is located at Oak Tree Farm, on the eastern side of Grassthorpe Road, approximately 1km to the south-east of the centre of Normanton-on-Trent. The site of the business is to the rear of a number of frontage dwellings, and is accessed by a relatively new access point a short distance to the south of the dwellings. This access also serves several fields to the south of the marquee hire business that are used for weddings / events (hosted within a marquee). Surrounding land is otherwise largely in agricultural use, although, several hundred metres to the north is the large industrial undertaking of J G Pears.

The proposed development

5. Planning permission is sought for the extension of the yard area associated with the existing marquee hire business and for the erection, partly within the extended area, of a 36.58m long by 15.24m deep storage building. The building, which is of portal frame design, with roller shutter doors to the eastern and western gable ends, is to be finished in dark green profiled sheet. The building is to be utilised solely for storage purposes.



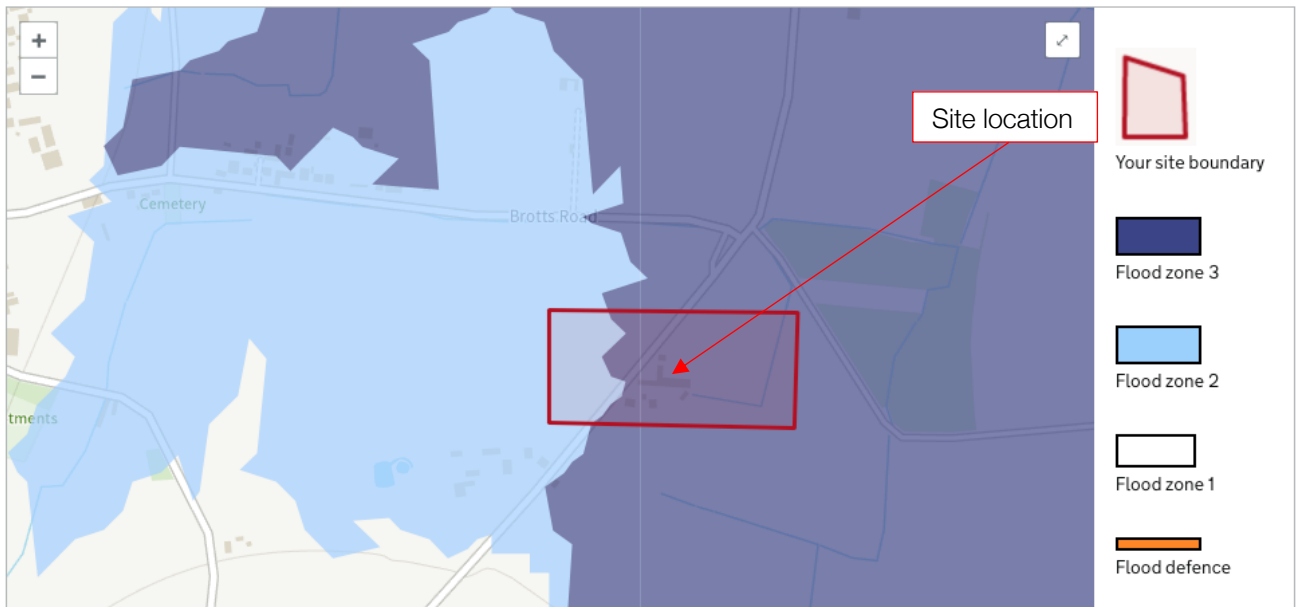
Block plan extract, showing the location of the proposed storage building



The proposed building elevations

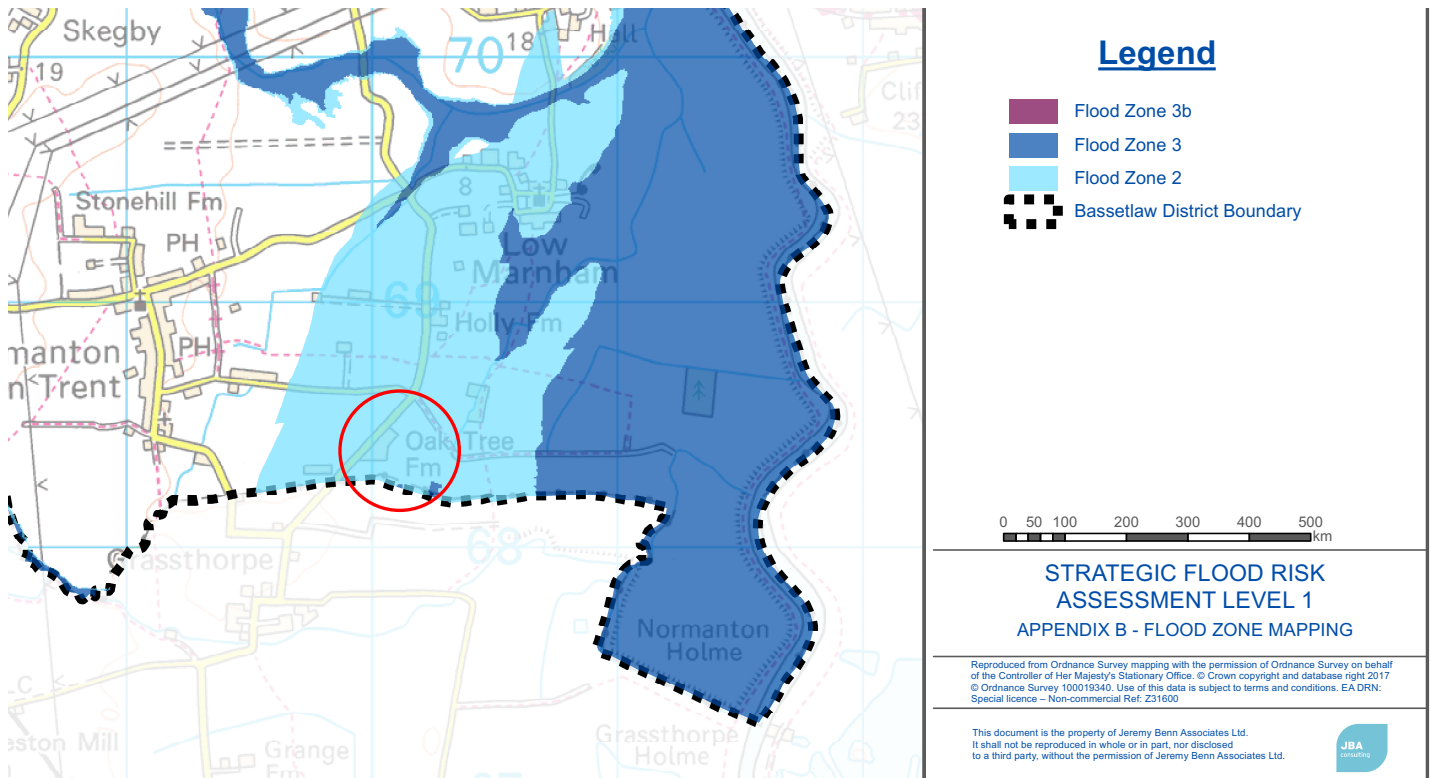
Flood risk

3. The GOV.UK website identifies the application site as falling within Flood Zone 3.



Extract of flood mapping for area (from GOV.UK website)

4. However, the Bassetlaw Strategic Flood Risk Assessment – a background document to the Local Bassetlaw Plan - currently at examination, identifies the site and all surrounding land as falling within flood zone 2.



Extract from Bassetlaw SFRA

5. The application proposals, for the erection of a storage building is categorised as a 'less-vulnerable' development. Planning Practice Guidance Table 3 identifies that less vulnerable developments are appropriate in Zones 1, 2 and 3a.
6. In this instance, any sequential test, if required, would reasonably be applied to the immediate vicinity of the existing undertaking. National Planning Practice Guidance Para. 033 Reference ID: 7-033-20140306, identifies that when applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere. Thus, if the sequential test were to be applied in this case, as the expansion of an existing undertaking, which is wholly within Zone 2 (or Zone 3), there would be no reasonable alternative sites at a lower risk of flooding. As a less vulnerable development, exceptions testing is not required in this case.
7. In line with EA standing advice, it is proposed that the floor level of the proposed building will be set 300mm above existing ground levels. This is specified on the attached plan. This is considered to represent an appropriate response;
 - ❖ The proposed building is for storage purposes only.
 - ❖ There will be no employees based permanently in the building, and as such there is no risk to life from potential flooding.
 - ❖ The NPPG identifies storage uses as less vulnerable uses that are appropriate within Flood Zone 2 (or Flood Zone 3).
 - ❖ The raised floor levels will provide adequate protection from flooding
 - ❖ Construction materials up to same height as floor level to have low-permeability characteristics
 - ❖ Flood resilient materials to at least 600mm above finished floor level
 - ❖ All sensitive electrical equipment, wiring and sockets to be sited at least 600mm above FFL.
8. Surface water will be appropriately managed. Surface water will either discharge to soakaways or be directed to adjoining ditches.
9. The development is considered to represent an appropriate use in this location and one that is compatible with the flood risk categorisation of the site. The proposal comprises a less vulnerable development and this is category of development permissible within flood zone 2. Given that the proposals represent the expansion of an established, existing undertaking on the site, it is reasonable to apply any sequential test to land in the immediate vicinity of the undertaking. All surrounding land, and all land in the control of the applicant is in the same flood risk category.

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November 2023