

## **Proposed extension at 2 Eastfield, North Muskham, Notts. NG23 6HE**

### **Planning Application Reference – 23/02198/HOUSE**

#### **Flood Risk Assessment**

##### **The Proposal –**

The proposal is for the removal of an existing single-storey rear extension and the erection of a two-storey rear extension as shown on the submitted plans within the above application reference.

The increase in footprint to the dwelling is approx 25m<sup>2</sup>, the property is at a very low risk of surface water flooding.

The proposed extension will be built at the same floor level as the existing dwelling see also flood form at the back of this document.

##### **The Site -**

The existing dwelling is located on Eastfield accessed off Main Street and is some 111m west of the River Trent see also site location plan submitted with the application.

The site is located in flood zone 2.

See Environment Agency flood map below.

## Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	479742/358737	14 Dec 2023 14:42

**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](http://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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NG23 6HE Elevation

Elevation or altitude of **NG23 6HE** as distance above sea level:

Elevation	Metres	Feet
	10m	33ft
<p><i>Elevation is measured from the approximate centre of the postcode, to the nearest point on an OS contour line from <a href="#">OS Terrain 50</a>, which has contour spacing of ten vertical metres.</i></p>		

**Table 1: Flood Zones**

<b>Flood Zone</b>	<b>Definition</b>
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	<p>This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:</p> <ul style="list-style-type: none"><li>• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or</li><li>• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).</li></ul> <p>Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and</p>

## **Management of Flood Risk – Flood Resistance and Resilience Measures**

*Given the location of the site being in Flood Zone 2, it is necessary for the development to incorporate flood resilience and resistance measures to address any extreme flooding events as follows.*

- Any new external ventilation outlets, utility points and air bricks (if required) be fitted with removable waterproof covers.
- Floor and cavity insulation of the closed-cell type.
- Electrical main ring run from higher level with plugs as high as possible with new and existing on separately switched circuits.
- Any new electrical incomer inlets (if appropriate) be situated at higher level.
- Electrical sockets and light switches to be positioned between 450mm and 1200mm from the finished floor level in line with AD “M1” of the building regulations which will also aid in any flood risk situation.
- Any new boilers, control and water storage / immersion (if appropriate) be installed at higher level.
- Non-return valves fitted to all new drain and sewer outlets.
- Any new manhole covers secured.
- New floors within the extension and altered parts of the property to be easy to clean such as tiles.
- Walls within the extension and altered parts of the property any plasterboard to be erected horizontally and not vertically.
- Use of flood resistant materials - Common flood damage-resistant materials are concrete, ceramic tile, pressure-treated and marine-treated plywood, pressure-treated lumber, latex or bituminous, bricks, metals, etc  
Use of MDF carpentry (i.e., skirting, architrave, built-in storage) avoided.

The total amount of additional built footprint is not considered to impact adversely on overall flood storage capacity.

The householder may wish to consider putting mountings for a removable flood barrier on the new entrance doors. The proposed extension has a French door and a bi-fold door, it is possible to obtain flood barriers for wider openings which involve removable stations and barriers

Route to this page -->Matrix-->Matrix>Cell D3

Restart

Print Form

## 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. If an additional dwelling is being created e.g. a granny flat or a self contained annex, consult the Environment Agency.**

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.

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 <sup>1</sup>	

### 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.