



# 9 The Green, Barn Croft Leicestershire

## Flood Risk Assessment

Job Number: 1045

Date	Version	Notes/Amendments
February 2021		1 Issued for Information
February 2021		2 Updated to client's comments
June 2021		3 Updated in accordance with EA comments

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<b>Acronyms</b>	
<b>AOD</b>	Above Ordnance Datum
<b>CIRIA</b>	Construction Industry Research and Information Association
<b>EA</b>	Environment Agency
<b>FRA</b>	Flood Risk Assessment
<b>NPPF</b>	National Planning Policy Framework
<b>PPG</b>	Planning Practice Guidance

Report by: Tom Quigg BSc MSc CEng MICE

## Introduction

Flume Consultants have been appointed to undertake a Flood Risk Assessment for the proposed development for Land at the rear of 9 the Green Croft, Leicestershire, LE9 3EQ.

This FRA has been carried out in accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance 'Flood Risk and Coastal Change'. This FRA also incorporates advice and guidance from the Environment Agency (EA), the Strategic Flood Risk Assessment (SFRA) produced by Leicestershire County Council and CIRIA documents.

The Environment Agency's (EA) indicative floodplain map shows that the site is located in Flood Zone 3. Our assessment will therefore focus on the flood risk to the site from watercourses, as well as from other sources.

## Site Description and Location

The site is an original old barn located at the back of No.9 The Green forming part of that estate, which resides in the old part of croft village, down a small track opposite The Green. The existing development is entirely covered by compacted hardcore and concrete/asphalt surfacing, along with other outbuildings which are also being replaced.

The source of fluvial flooding is from the River Soar from Soar Brook to Thurlaston Brook, which passes adjacent to the development to the south.

The site postcode is LE9 3EQ and the OS grid reference is SP 51367 95989.



FIGURE 1. SITE LOCATION

## Development Proposal

This application is for planning permission to demolish the existing barn and the associated outbuildings, and replace them with a new barn with similar features as the existing barn. The new barn will be mostly single story except for the garage section, with the intention to convert this into a three-bedroom family home. The design does not have a sleeping accommodation on the ground floor, with all three bedrooms up stairs each end of the building with a full height vaulted ceiling in between.

Pedestrian and Vehicular access from The Green is unaffected.



FIGURE 2. PROPOSED DEVELOPMENT

## Flood Risk Assessment

### Flood Risk from Watercourses

The EA's indicative floodplain map shows that the site is located in Flood Zone 3 and is at risk of flooding from the River Soar (from Soar Brook to Thurlaston Brook), and as such the Local Planning Authority has requested a site specific Flood Risk Assessment to be carried out. Land in this flood zone is assessed as having annual probability of river flooding greater than 1%. The EA's *indicative* fluvial/tidal flood risk maps, Figure 3, suggest that the site is located in an area which does not benefit from defences however the EA's website also states that not all defences are shown on the map.

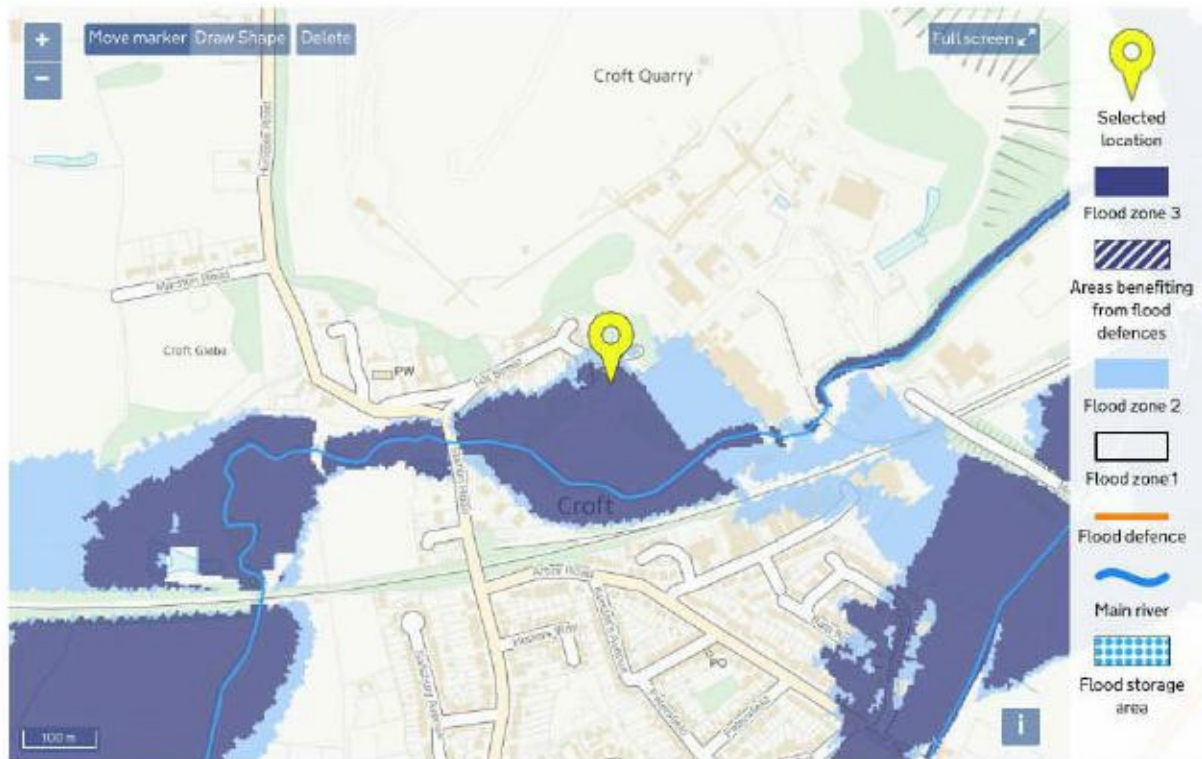


FIGURE 3. ENVIRONMENT AGENCY FLOOD RISK FROM RIVERS OR SEA MAP (GOV.UK, 2020)

Flume requested the latest 'Product 4' Flood Information from the EA, to assess more accurately the flood risk in relation to the development (Appendix B). The EA provided additional information on the local flood defences, as shown in Figure 4, which indicates additional defences not shown on the EA's indicative flood maps. Furthermore, according to historic records held by the EA, this area has not flooded in the last 28 years.

Furthermore, according to the EA's modelled flood levels, which account for these flood defences, the development does not inundate for all flood events up to and including the 1 in 100 year (1% AEP) return period. This can be seen in Figure 5.

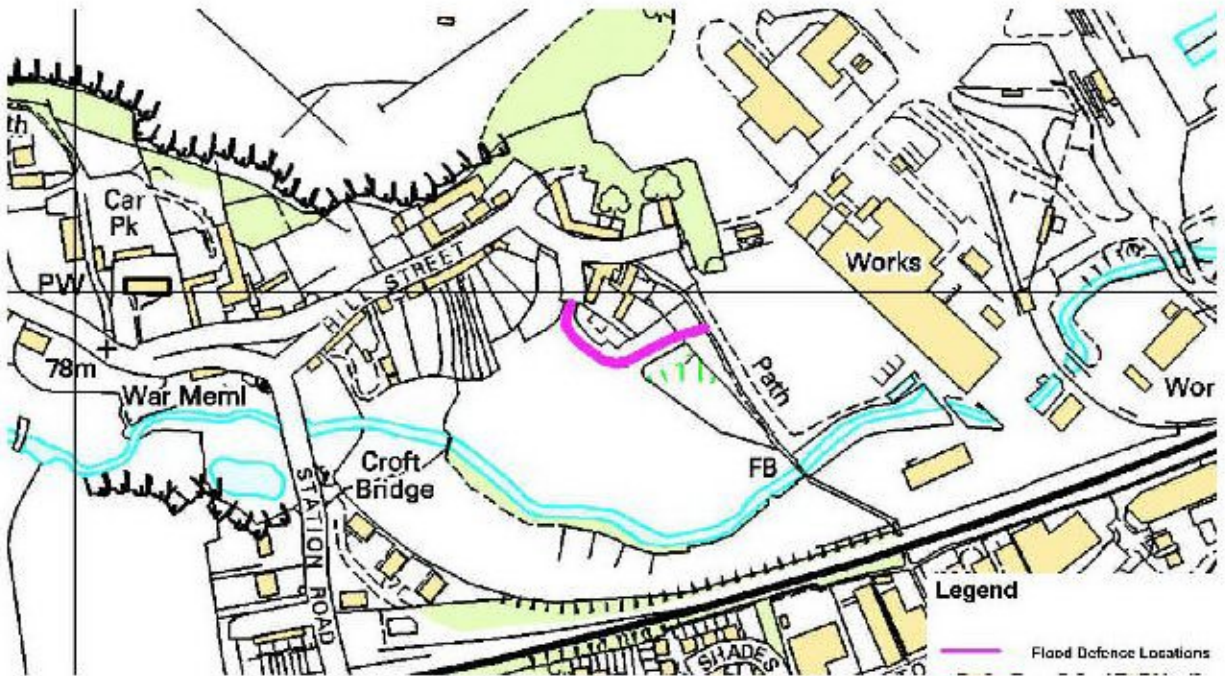


FIGURE 4. FLOOD DEFENCE LOCATIONS (EA, 2021)

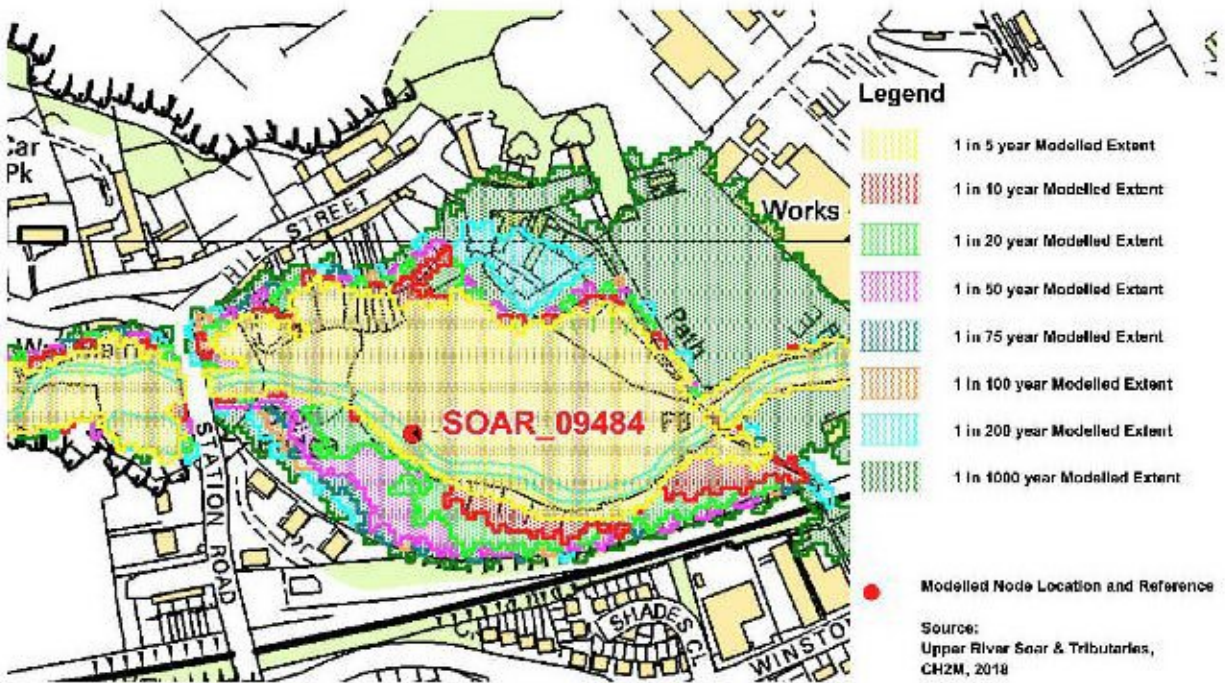


FIGURE 6. EA'S MODELLED FLOOD OUTLINES (EA, 2021)

Therefore, the proposed site arguably lays outside Flood Zone 3, in an area of reduced flood risk. Reference can be made to the proposed Flood Mitigation Measures on Page 13/14.

## Sequential and Exception Test

### Sequential Test

In accordance with the NPPF, before planning permission can be granted the risk-based Sequential Test should be applied and accepted. This needs to be carried out for those developments in Zone 2 or 3, and for all but minor developments.

It could be argued that the proposed development is deemed a minor development, and not subject to the Sequential or Exception Test, as the development proposes to convert an existing building with minor alterations to its external appearance. No increase in floorspace is proposed for the conversion, however, it would also be deemed a 'change of use', and increase the vulnerability classification of the development from 'Less Vulnerable' to 'More Vulnerable'. According to PPG, in such cases, the applicant will need to show in their flood risk assessment that future users of the development will not be placed in danger from flood hazards throughout its lifetime. This is discussed in the relevant *Flood Mitigation Measures* chapter below.

The NPPF states plans should '*...support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings...*'. It goes on further to say that a '*pragmatic approach should be taken when applying the Sequential Test*'. Therefore, the proposed barn conversion would be in accordance with this approach.

The NPPF is still supported by the PPS25 Practice Guide, which also states the replacement of an existing building with a new, suitably flood-resilient design is likely to be preferable to the change of use of an existing building if the exposure of people or property to flooding is to be minimised. Not only will the building be raised 750mm above the existing ground level in the proposed scenario, additional areas for fluvial flood storage during extreme storm events will be provided, as another existing outbuilding is being demolished to facilitate car parking, thus ensuring flood water is not displaced, up to and including the 0.1% AEP. The existing out houses will be rebuilt to give four open car arches for cars. The floor will be constructed of permeable paving. This is discussed in detail in the *Flood Mitigation Measures* chapter later in this report.

It would be detrimental to the continued regeneration and sustainable development of Leicestershire County /Blaby District Council for these buildings to remain vacant and as such it is a priority for the council to support applicants in finding viable ways to bring them back into use. The benefits arising from bringing the dilapidated building back into use cannot be provided by development on an alternative site, then the search area for the Sequential Test can be the application site alone and the Sequential Test thereby passed.



A Strategic Housing Land Availability Assessment (SHLAA) has been applied to this area. The SHLAA is a technical exercise to determine the quantity and suitability of land potentially available for housing development. It is a required part of the evidence base needed for the preparation of a Local Plan (as specified in the National Planning Policy Framework, para. 159). This is the process undertaken to identify sites that have the potential for residential development.

According to the latest information included in Blaby District Council's SHLAA, this assessment does not consider the conversion of any buildings for housing development (Figure 6). The SHLAA notes that *"after a sieving process, duplicates were removed along with those sites that did not meet the minimum threshold of 5 dwellings or 500m<sup>2</sup> of economic floorspace (or 0.25ha)"*. Therefore, there are no reasonable alternative sites within the parish or district which are suitability, availability and achievability, to compare to the proposed development.

### Exception Test

This development has a vulnerability classification of More Vulnerable, and so as can be seen from Table 3, the exception test will be required.

Table 3

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception test required	✓	✓
	Flood Zone 3a	Exception test required	✓	✗	Exception test required	✓
	Flood Zone 3b - Functional Floodplain	Exception test required	✓	✗	✗	✗
<b>Key: ✓ Development is appropriate</b> <b>✗ Development should not be permitted</b>						

In accordance with the NPPF clause 102, both the following elements must be demonstrated to pass the Exception Test:

- I. “the proposed development provides wider sustainability benefits to the community that outweigh the flood risk”; and
- II. “a site specific FRA has been carried out and can demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere”

The proposed barn conversion will replace and improve on the existing dilapidated building, with a more environmentally sustainable, unobtrusive and cohesive replacement building, which enhances the current situation against the backdrop of the adjacent buildings. It will enable the regeneration of a brownfield asset that has remained disused since 2000. The proposed development will provide a high quality, attractive residential environment, that responds to the site’s history and surrounding context and enables the historic barn to be restored and brought back into beneficial use.

The design approach is to optimise rainwater harvesting, reducing water demand, while also proposing to introduce other SuDS features, reducing the peak run-off rates of surface water to the sewer and improving the quality of surface water run-off via pollution control measures integral to SuDS design. Therefore, the proposed development meets the first part of the Exception Test.

The following FRA has been carried out to satisfy the second condition.

## Flood Risk from Groundwater

The SFRA's *Areas Susceptible to Groundwater Flooding Classification Maps* indicate there appears to be in an area of less than 25% chance of groundwater flooding in the area of the proposed site, Figure 7.



FIGURE 7. GROUNDWATER FLOOD MAP (LEICESTERSHIRE COUNTY COUNCIL SFRA, 2017)

There are no apparent recorded instances of groundwater flooding in the study area. Furthermore, groundwater flooding is an important consideration for subterranean basements. However, no basements are proposed in this instance.

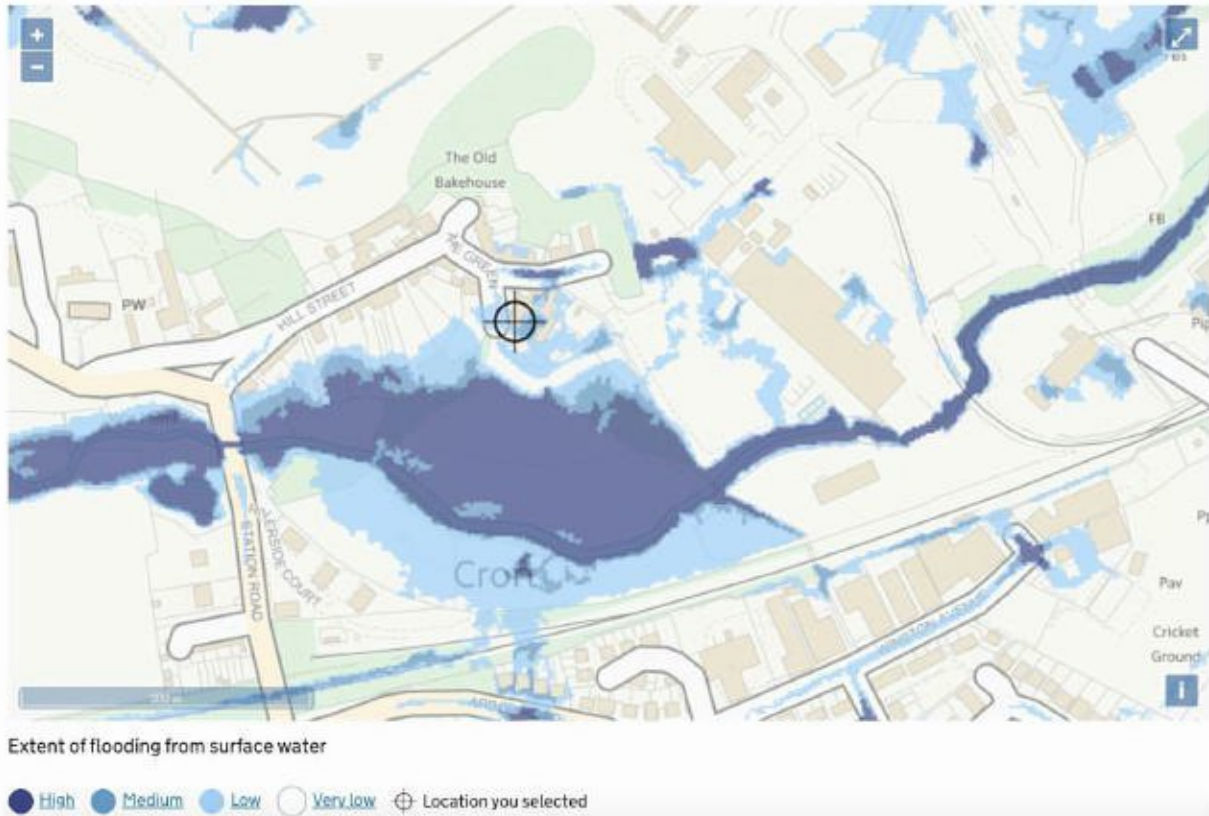
The SFRA notes that the *"There are very few recorded incidents of groundwater flooding in the study area. A desk- study review of existing assessments and documents has identified six potential groundwater flooding mechanisms in Leicester City and Leicestershire County"*. It goes on further to stress that the maps shown in Figure 7 *"does not show the likelihood of groundwater flooding occurring and does not take account of the chance of flooding from groundwater rebound. This dataset covers a large area of land, and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding"*.

Therefore, the likelihood of groundwater flooding is considered to be low risk.

### Flood Risk from Surface Water and Overland Flows

Surface water flooding occurs when intense rainfall is unable to infiltrate into the ground or overwhelms the drainage system. This surface water runs across the surface of the ground causing flooding. Overland flows can also be generated by burst water mains, failed dams and any failure in a system storing or transferring water.

The EA's indicative Surface Water Flooding Map, Figure 8, shows that the site is at *Very low - Low* risk of surface water flooding.

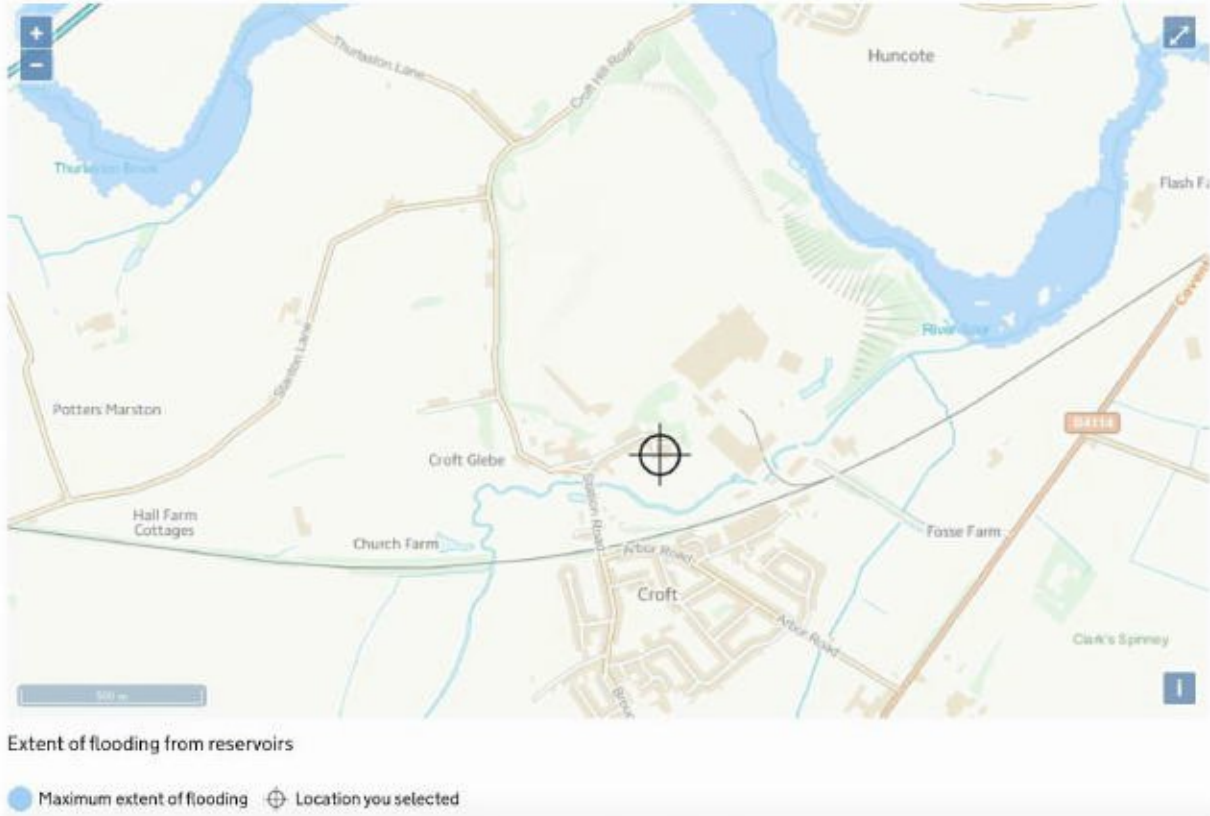


**FIGURE 8. ENVIRONMENT AGENCY FLOOD RISK FROM SURFACE WATER MAP (GOV.UK, 2020)**

Therefore, the likelihood of surface water flooding is considered to be low risk.

### Flood Risk from Reservoir Failure

The EA's information states that reservoir flooding is extremely unlikely to happen and there has been no loss of life in the UK from reservoir flooding since 1925. The Reservoir Act of 1975 ensures that reservoirs are inspected regularly and essential safety work is carried out.



**FIGURE 9. ENVIRONMENT AGENCY FLOOD RISK FROM RESERVOIRS MAP (GOV.UK, 2020)**

Figure 9 shows that there is no flood risk associated with Reservoir Failure for the proposed site.

## Flood Mitigation Measures

According to the *Planning Policy Guidance: Flood risk and coastal change*, the 'Design Flood' is a flood event of a given annual flood probability, which is generally taken as:

*"fluvial (river) flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year), or; tidal flooding with a 0.5% annual probability (1 in 200 chance each year), against which the suitability of a proposed development is assessed and mitigation measures, if any, are designed."*

PPG goes on further to note *"The first preference should be to avoid flood risk. Where it is not possible, a building and its surrounds (at site level) may be constructed to avoid it being flooded (eg by raising it above the design flood level)."* As discussed in the previous *Flood Risk from Watercourses* chapter, the development does not flood in the 1 in 100 year flood event (design flood), therefore the proposed development meets these requirements by default. However, the developer is committed to improving the existing situation where possible, therefore, the proposed conversion will raise the FFL's along the ground floor by a minimum 600mm from external ground levels, and up to 750mm in certain areas (Figure 12 and Figure 13).

According to the latest LiDAR data from EA/DEFRA in 2019, the general ground level adjacent to the existing barn is 68.60m AOD (Figure 10). Therefore, by raising the ground floor FFL by a minimum 600mm, will ensure that the ground floor is raised to 69.35m AOD; above all storm events up to and including the 1 in 100 year plus 50%cc (69.34m AOD).



FIGURE 10. LATEST LIDAR LEVEL INFORMATION OVERLAY (EA, 2020)

The "FRA Advisor Text" supplied by the EA along with their Product 4 Information states that "In preparing your planning application submission, you should refer to the Environment Agency's Flood Risk Standing Advice and the Planning Practice Guidance for information about what flood risk assessment is needed for new development in the different Flood Zones".

The EA's Standing Advice for proposals in Flood Zone 3, state that "if you cannot raise floor levels above the estimated flood level, you need to consider extra flood resistance and resilience measures."

Although the development resides outside the extent of the 1 In 100 year flood outline (shown in Figure 5), the site inundates when an allowance for climate change is applied (Figure 11). Therefore additional mitigation measures will be implemented to respond to the associated flood risk.

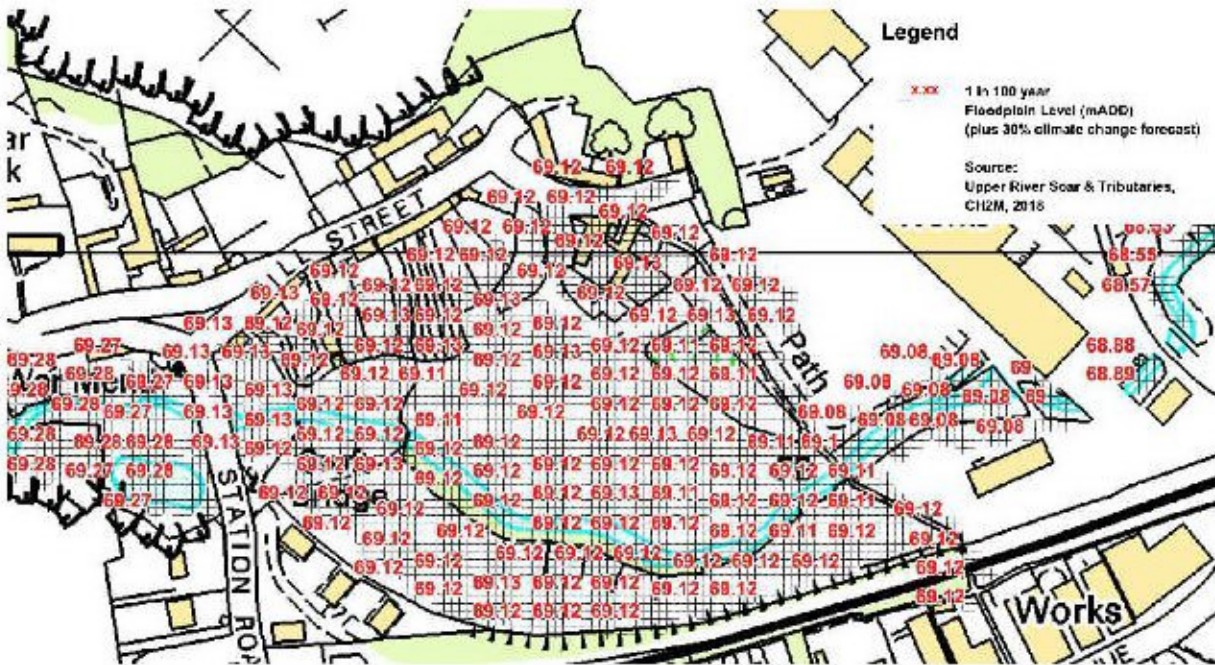


FIGURE 11. MODELLED FLOOD LEVELS - 1 IN 100 YEAR PLUS 30%CC (EA, 2020)

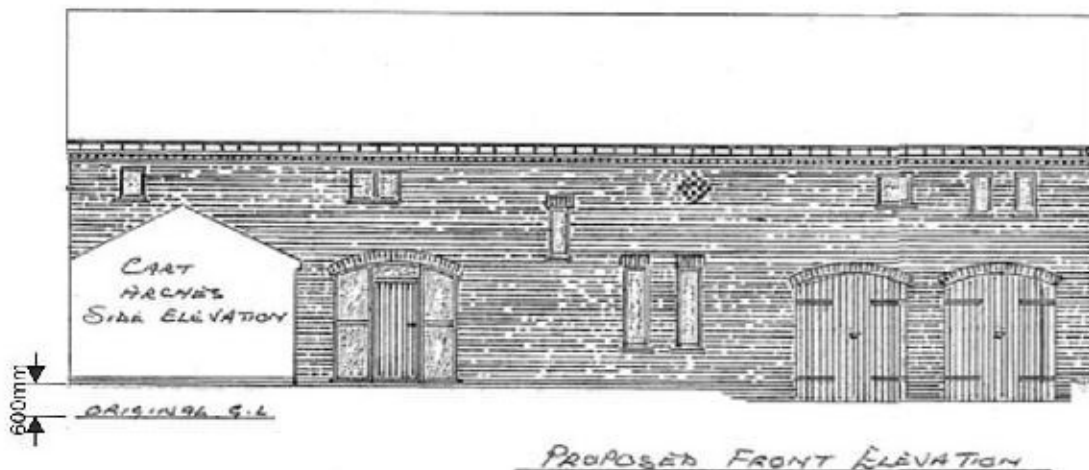


FIGURE 12. PROPOSED SECTION THROUGH BUILDING

According to the *The National Planning Policy Framework* and *Planning Practice Guidance: Flood risk and coastal change*, where “developments cannot be located in a lower flood risk area, you need to consider flood resistance and resilience measures if you cannot raise your development’s ground floor levels above the estimated flood level for the site”. Although it is proposed to raise the building ground floor FFL’s 750mm above the existing ground floor level (Figure 13), the developer wishes to apply additional flood resistance and resilience measures to account for any residual risks associated with the development. Therefore, the proposed building will include additional flood resistance and resilience measures in the design.

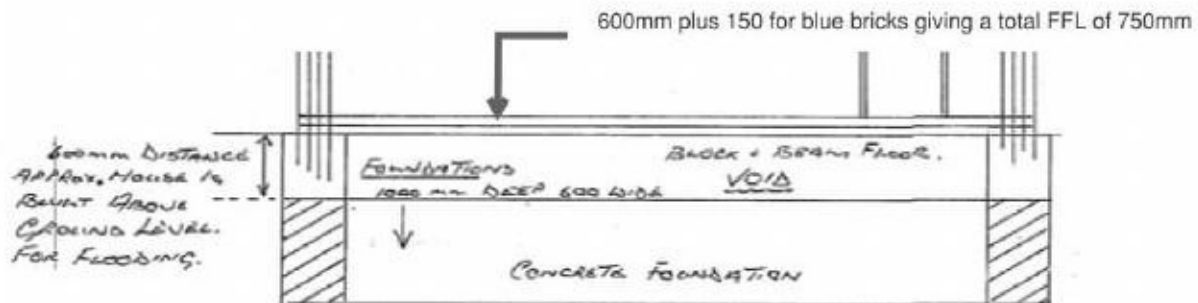


FIGURE 13. PROPOSED SECTION THROUGH BUILDING AND EXTERNAL GROUND LEVELS

To further reinforce the flood resilience of the building, any construction works at ground level should include an appropriate damp proof membrane. All drainage systems should be routinely maintained to reduce the risk of blockage and surface water flood risk. Furthermore, it is proposed flood resilient<sup>1</sup> materials will be used for flooring and on the walls up to minimise the potential for damage, in the unlikely event of flood water inundating the building footprint. Finally, site users should make their way to a designated point adjacent to the existing entrance to the site, which lays outside the floodplain. It is recommended that external ground levels immediately outside the building are set to fall away from the building thresholds, ensuring the minimisation of storm water ingress. If this is not possible, channel drainage along the building thresholds at the entrance should be introduced to positively drain overland flows.

The proposed site will also not increase surface water run-off or volumes, as buildings and hard paved areas currently serve the existing site. Additional areas for fluvial flood storage during extreme storm events will be provided, as the existing outbuilding is being demolished to facilitate car parking, thus ensuring flood water is not displaced, up to and including the 0.1% AEP.

If not already listed, it is recommended that the property is registered with the EA’s Flood Warning Service. If you are unsure and/or you wish to register for this free service please contact Floodline Warning Service<sup>2</sup>. Floodline is a free service operated by the EA that provides flood warnings direct to occupants by telephone, mobile phone etc.

<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7730/flood\\_performance.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf)

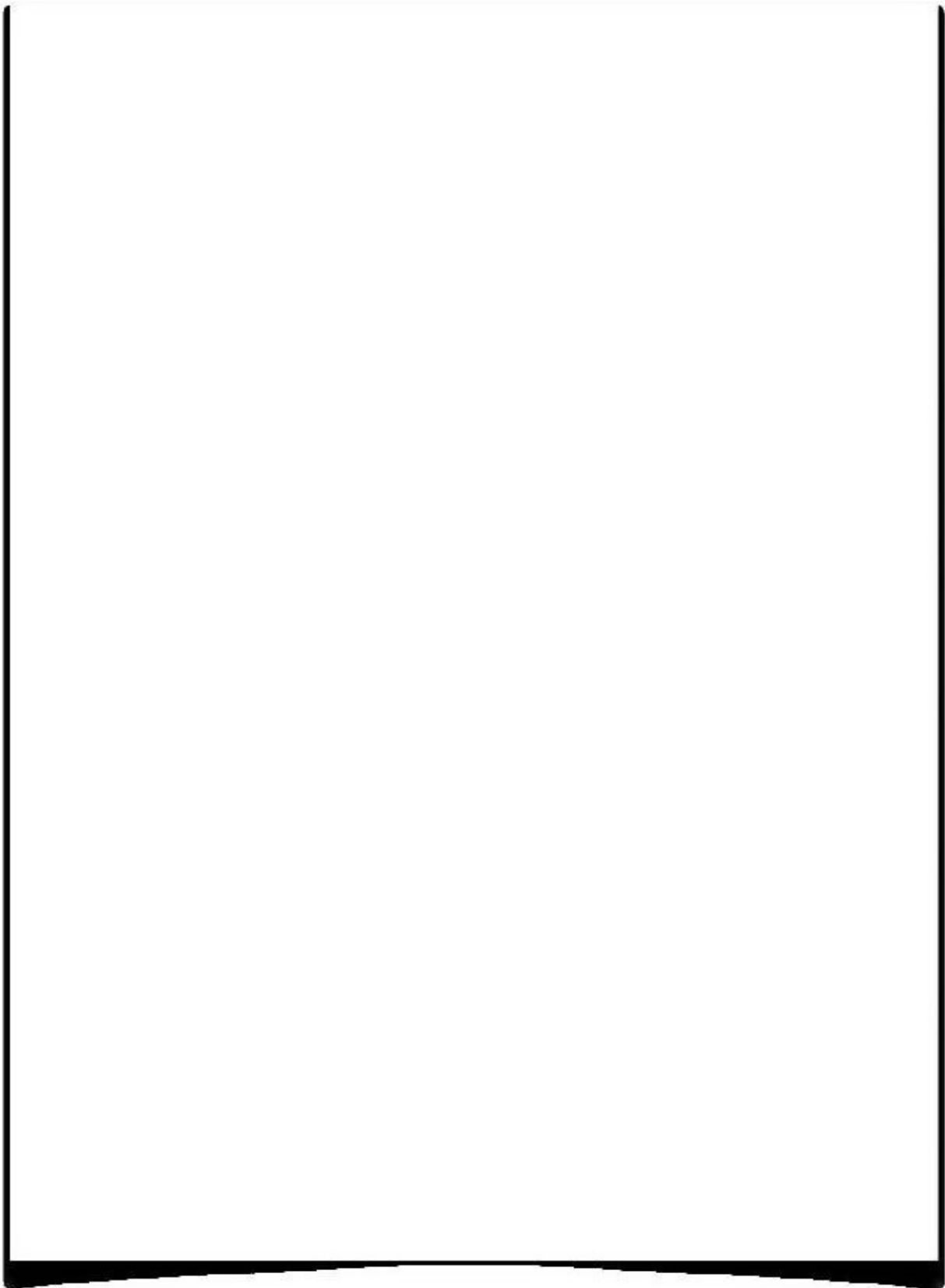
<sup>2</sup> [www.environmentagency.gov.uk/floodline](http://www.environmentagency.gov.uk/floodline)



## Flood Evacuation Plan

Although the site is categorised as having a Residual Risk of flooding from overtopping in defences, the EA have requested it be demonstrated that there is safe access and egress arrangements on site, should overtopping in defences occur.

- I. The proposed development is located within Flood Zone 3 and is at risk of fluvial flooding, however the site benefits from the presence of formal flood defences.
- II. Residents/tenants responsible for the Flood Plan should be registered to EA flood alerts, as these are important to enable safe flood evacuation of the site.
- III. A primary evacuation route has been identified. This route should be explained to residents/tenants and displayed in the proposed dwelling, all common areas and adjacent to entrances to the building (if applicable).
- IV. A contact list should be established by the site owner and regularly updated with changes in tenancy.
- V. A flood kit must be prepared and regularly checked.
- VI. It is recommended that further information is downloaded through the following link and distributed to residents of the site, and to advise residents of arrangements before a flood occurs: <https://www.gov.uk/government/publications/flooding-what-to-do-before-during-and-after-a-flood>
- VII. If not already listed, it is recommended that the property is registered with the EA's Flood Warning Service. If you are unsure and/or you wish to register for this free service please contact Floodline Warning Service. Floodline is a free service operated by the EA that provides flood warnings direct to occupants by telephone, mobile phone etc. The EA is responsible for monitoring flood events and for issuing warnings to people in properties and businesses at risk of flooding. To fulfil their responsibilities, the EA operates a coded warning system. This is a four-stage warning system and each stage will trigger a set of procedures for the various emergency services. This warning system is outlined below.



## Conclusions

The FRA has demonstrated that the proposed building has an acceptable flood risk within the terms and requirements of NPPF and accompanying technical guidance. The development proposals are acceptable, as the flood risk from all sources are considered low.

The ground floor FFL will be raised to 69.35m AOD; above all storm events up to and including the 1 in 100 year plus 50%cc (69.34m AOD). This is in line with the EA's recent response (Ref LT/2019/124767/02-L01).

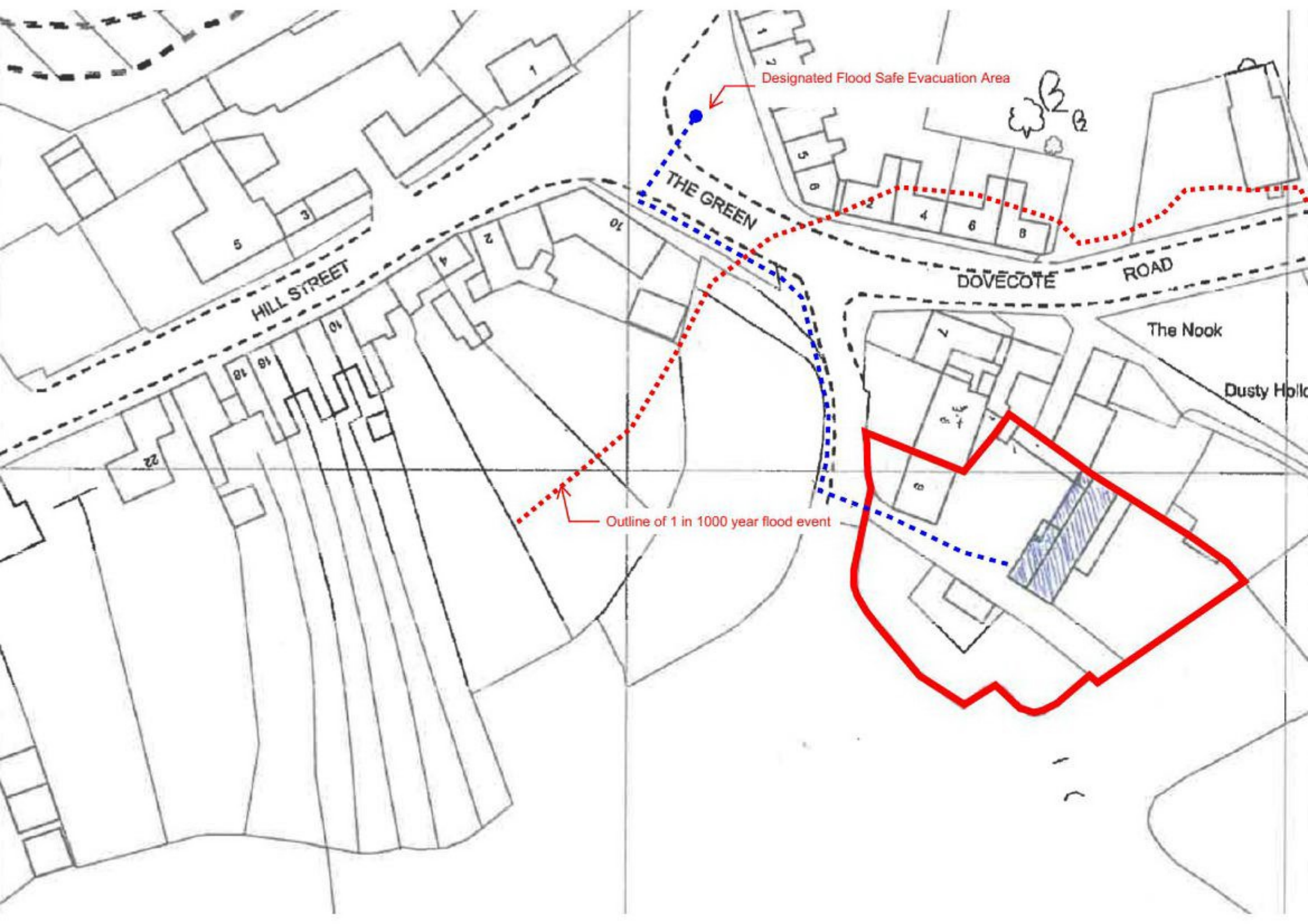
A Flood Warning and Evacuation procedure with safe access and egress will be implemented as outlined in Pages 16 and 17.

Additional areas for fluvial flood storage during extreme storm events will be provided, as the existing outbuilding is being demolished to facilitate car parking, thus ensuring flood water is no longer displaced - reducing the displaced flood water in the proposed scenario. This will include an allowance for climate change and the 0.1% AEP.

The proposed building will not increase the impermeable areas on the site, as the existing external areas are 100% impermeable, served by a number of buildings/structures and hard paved areas. It will therefore not increase the flood risk from surface water, as there will be no increase in the surface water run-off rate or volumes.

If not already listed, it is recommended that the property is registered with the EA's Flood Warning Service.

**Appendix A - Proposed Architectural Plans**



Designated Flood Safe Evacuation Area

THE GREEN

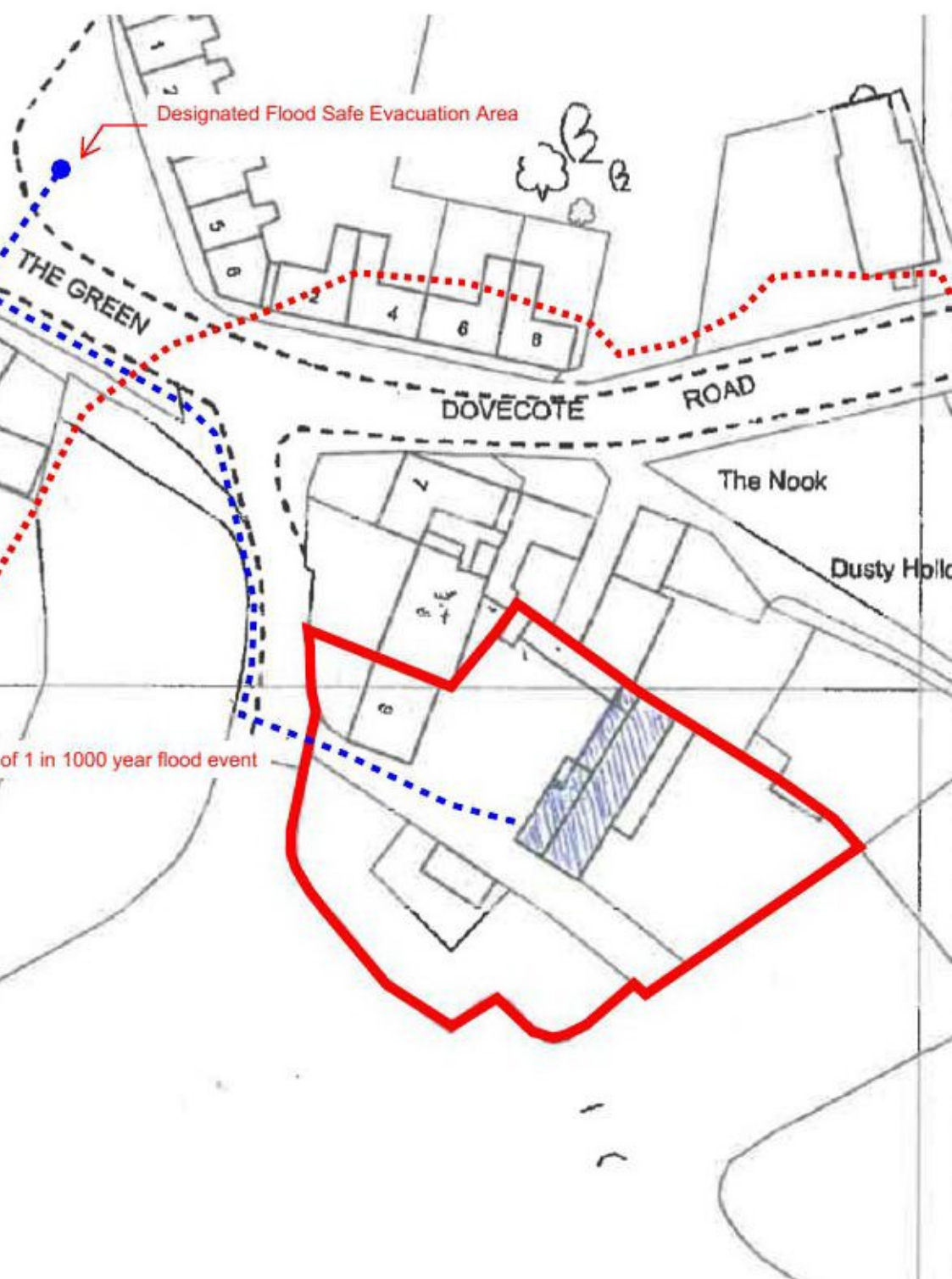
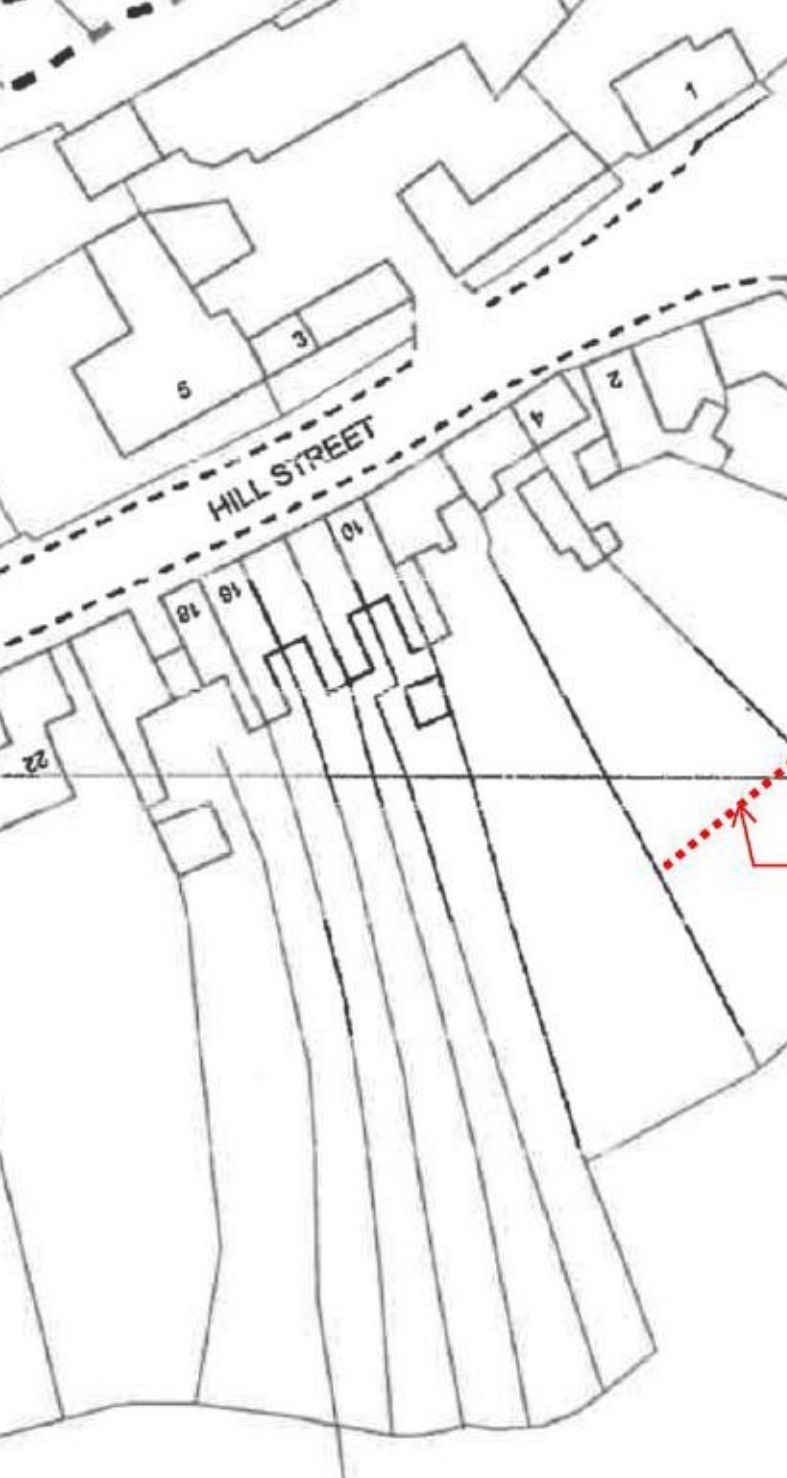
HILL STREET

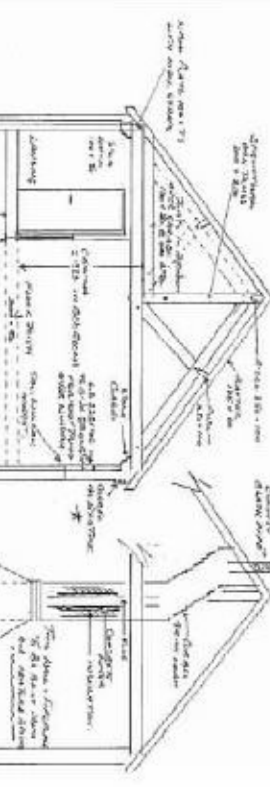
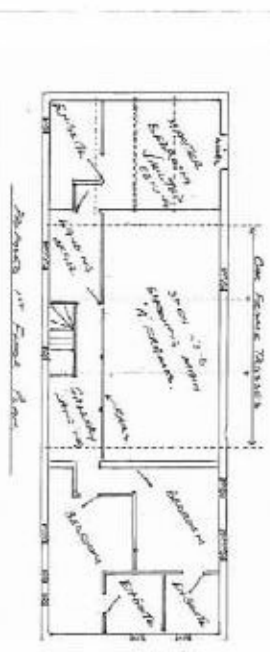
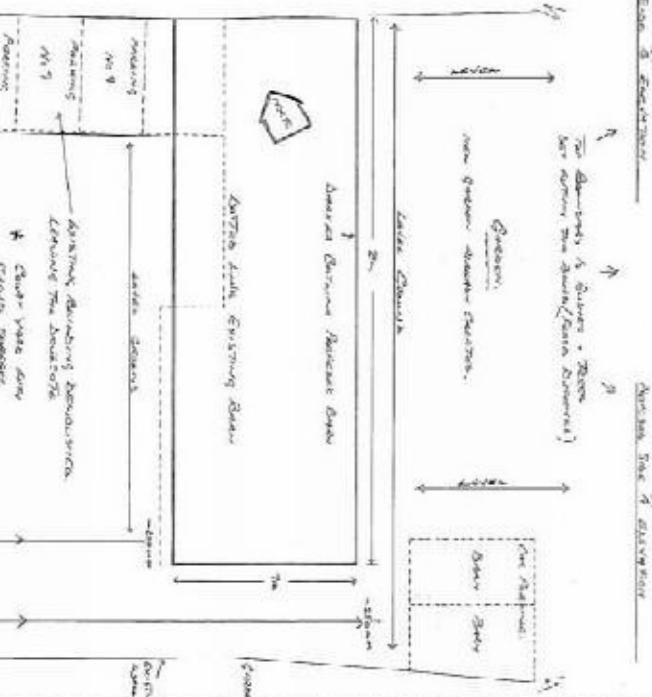
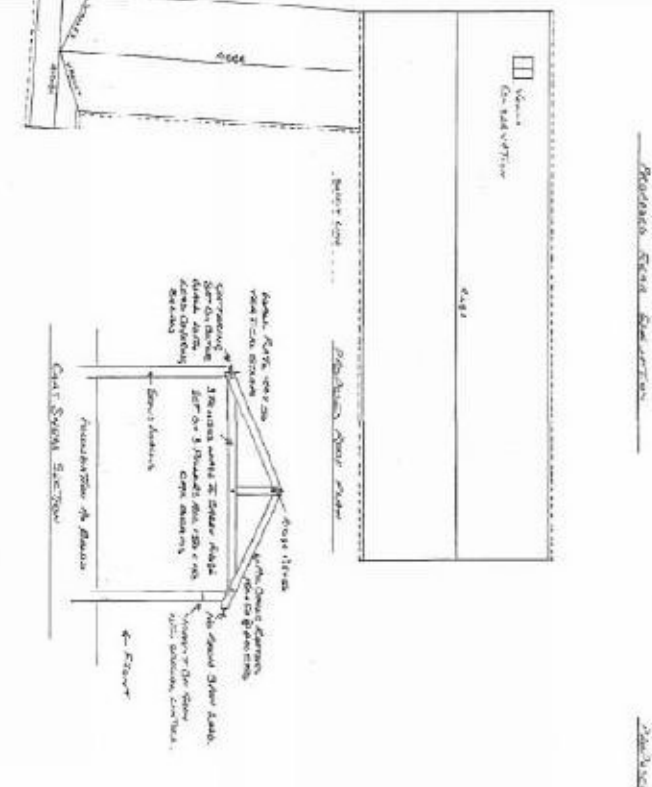
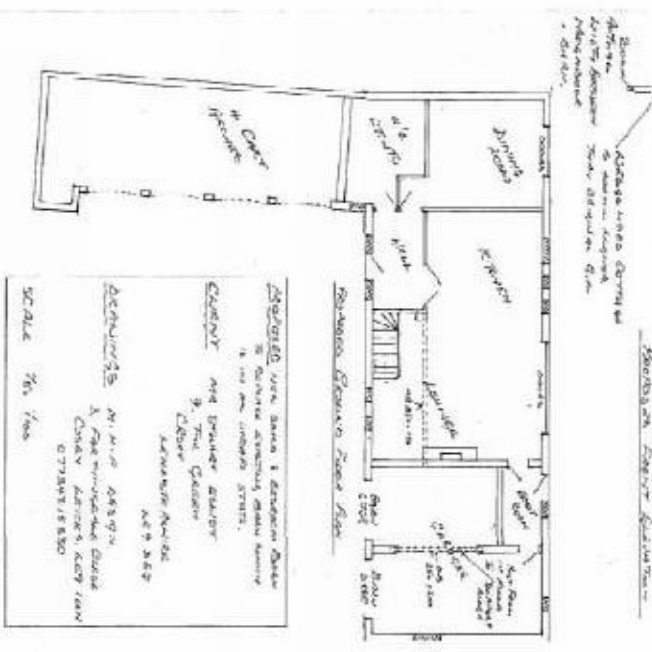
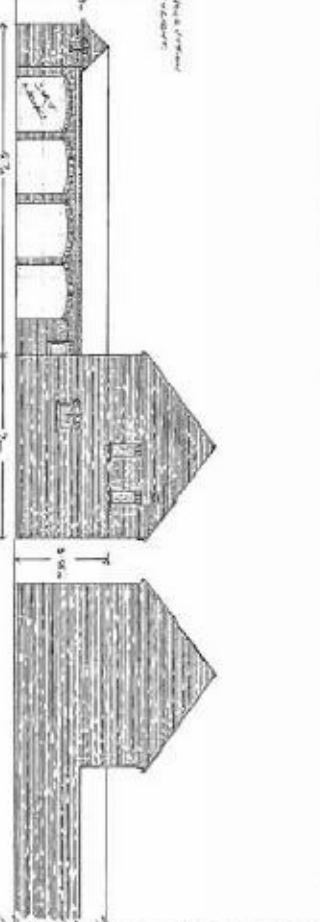
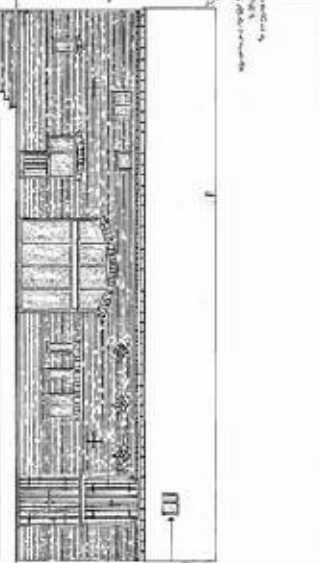
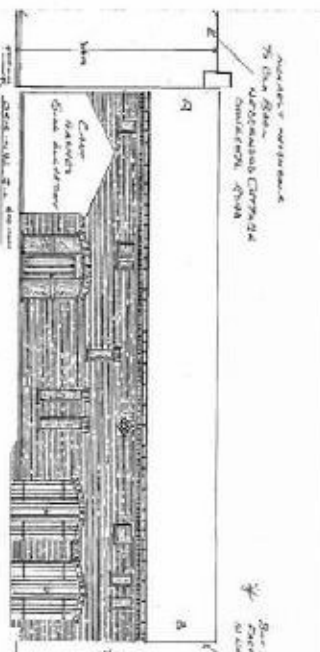
DOVECOTE ROAD

The Nook

Dusty Holl

Outline of 1 in 1000 year flood event





NOTES: 1. All dimensions are in feet and inches. 2. All materials are to be specified in the contract documents. 3. The contractor is to be responsible for obtaining all necessary permits. 4. The contractor is to be responsible for the construction of the foundation and the exterior walls. 5. The contractor is to be responsible for the construction of the roof and the interior walls. 6. The contractor is to be responsible for the construction of the floor and the ceiling. 7. The contractor is to be responsible for the construction of the plumbing and the electrical. 8. The contractor is to be responsible for the construction of the heating and the cooling. 9. The contractor is to be responsible for the construction of the landscaping. 10. The contractor is to be responsible for the construction of the site work.

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**Appendix B - Environment Agency Product 4 Information**

# Defence Map centred on The Green, Croft - created 20 January 2021 Ref: [EMD200333]



Scale 1:5000



### Legend

— Flood Defence Locations

A Strategic Flood Risk Assessment may be available, providing further information for this site. Please contact your Local Planning Authority to access this information as it will need to be considered within any Flood Risk Assessment submission.



# Floodplain Heights Map centred on The Green, Croft - created 20 January 2021 Ref: [EMD200333]



Scale 1:5000

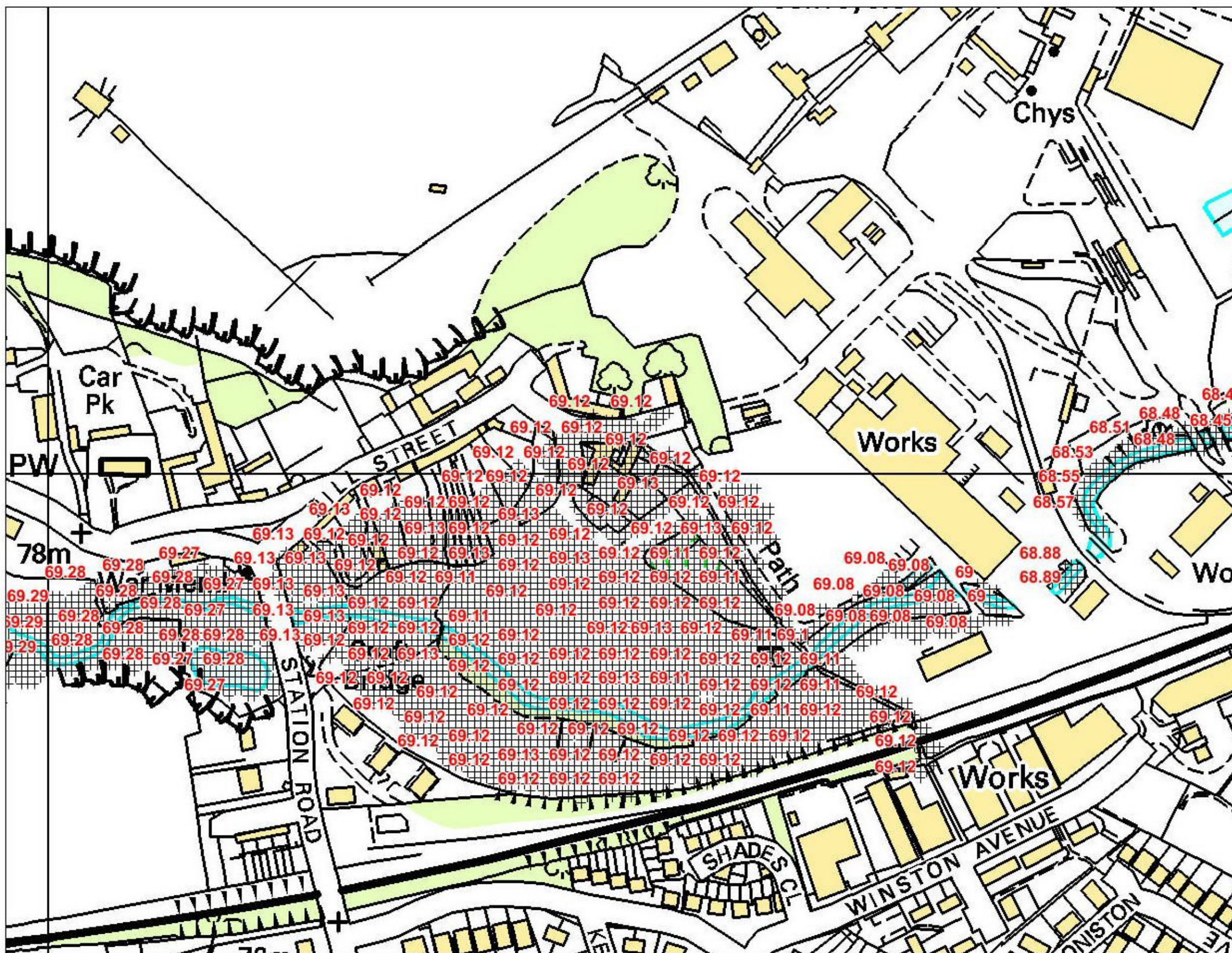


## Legend

**x.xx** 1 in 100 year  
Floodplain Level (mAOD)  
(plus 30% climate change forecast)

Source:  
Upper River Soar & Tributaries,  
CH2M, 2018

A Strategic Flood Risk Assessment may be available, providing further information for this site. Please contact your Local Planning Authority to access this information as it will need to be considered within any Flood Risk Assessment submission.



# Floodplain Heights Map centred on The Green, Croft - created 20 January 2021 Ref: [EMD200333]



Scale 1:5000

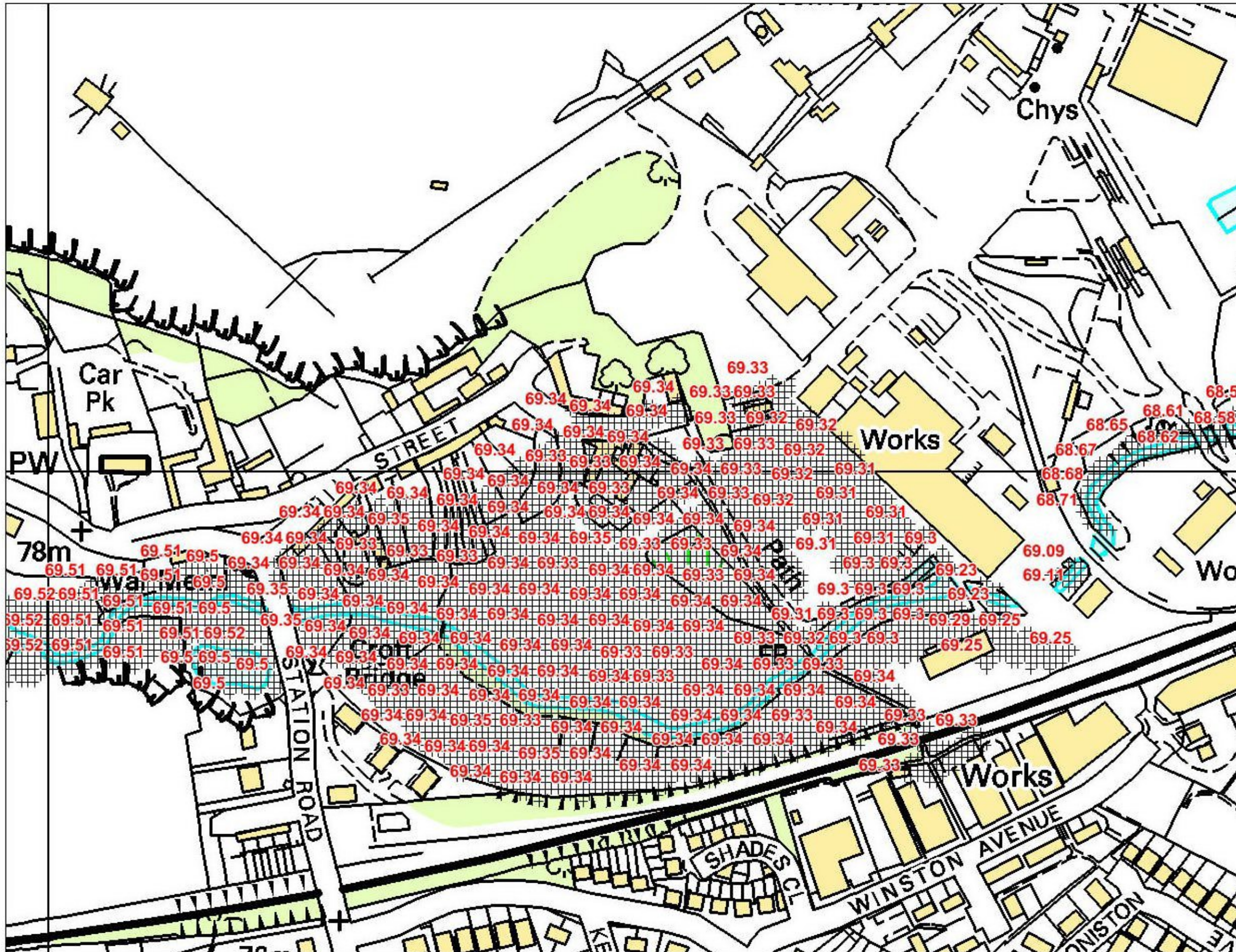


## Legend

**x.xx** 1 in 100 year  
Floodplain Level (mAOD)  
(plus 50% climate change forecast)

Source:  
Upper River Soar & Tributaries,  
CH2M, 2018

A Strategic Flood Risk Assessment may be available, providing further information for this site. Please contact your Local Planning Authority to access this information as it will need to be considered within any Flood Risk Assessment submission.



# Floodplain Heights Map centred on The Green, Croft - created 20 January 2021 Ref: [EMD200333]



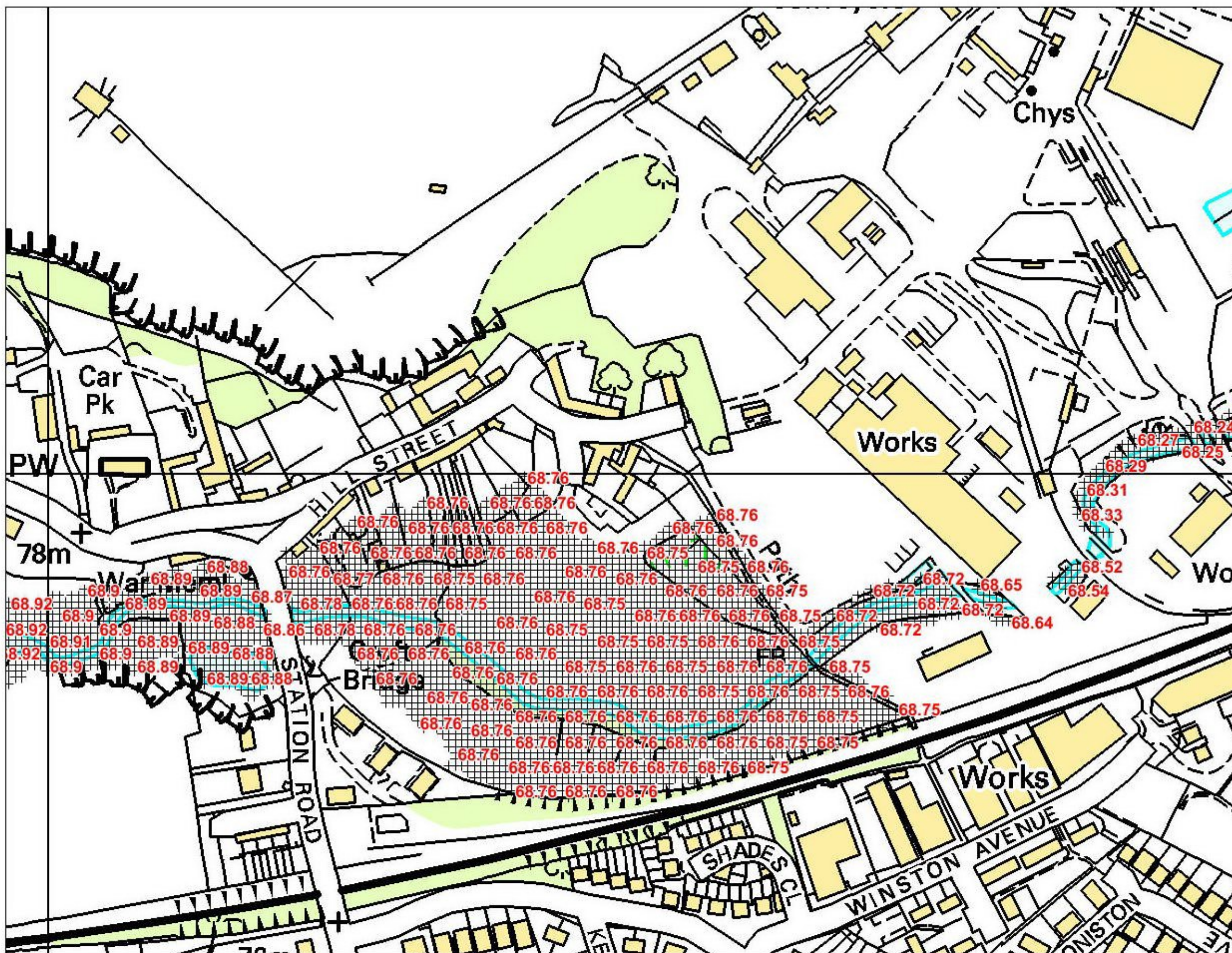
Scale 1:5000



## Legend

**x.xx** 1 in 100 year  
Floodplain Level (mAOD)

Source:  
Upper River Soar & Tributaries,  
CH2M, 2018



A Strategic Flood Risk Assessment may be available, providing further information for this site. Please contact your Local Planning Authority to access this information as it will need to be considered within any Flood Risk Assessment submission.

# Floodplain Heights Map centred on The Green, Croft - created 20 January 2021 Ref: [EMD200333]



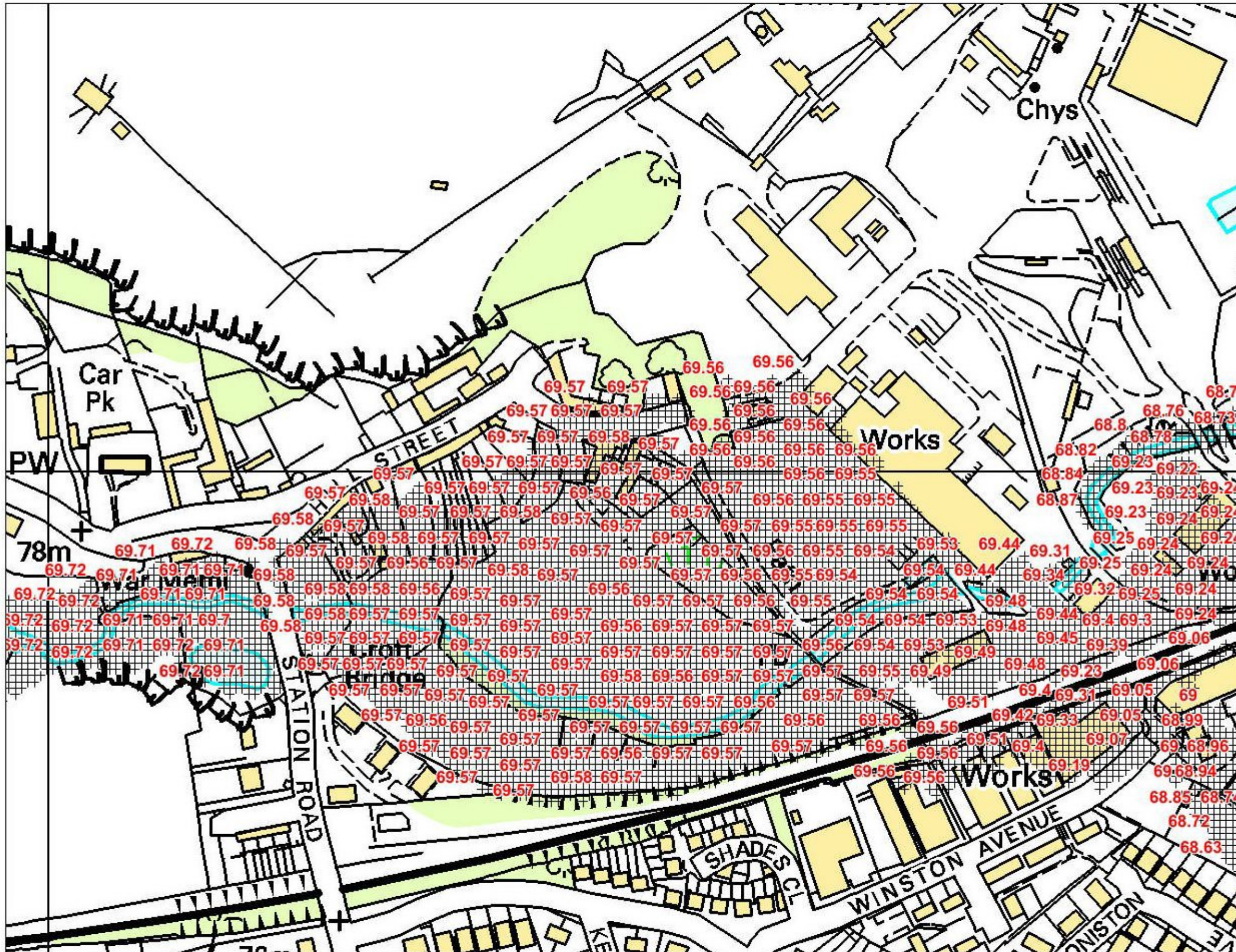
Scale 1:5000



## Legend

**x.xx** 1 in 1000 year  
Floodplain Level (mAOD)

Source:  
Upper River Soar & Tributaries,  
CH2M, 2018



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# Floodplain Heights Map centred on The Green, Croft - created 20 January 2021 Ref: [EMD200333]




Scale 1:5000



## Legend

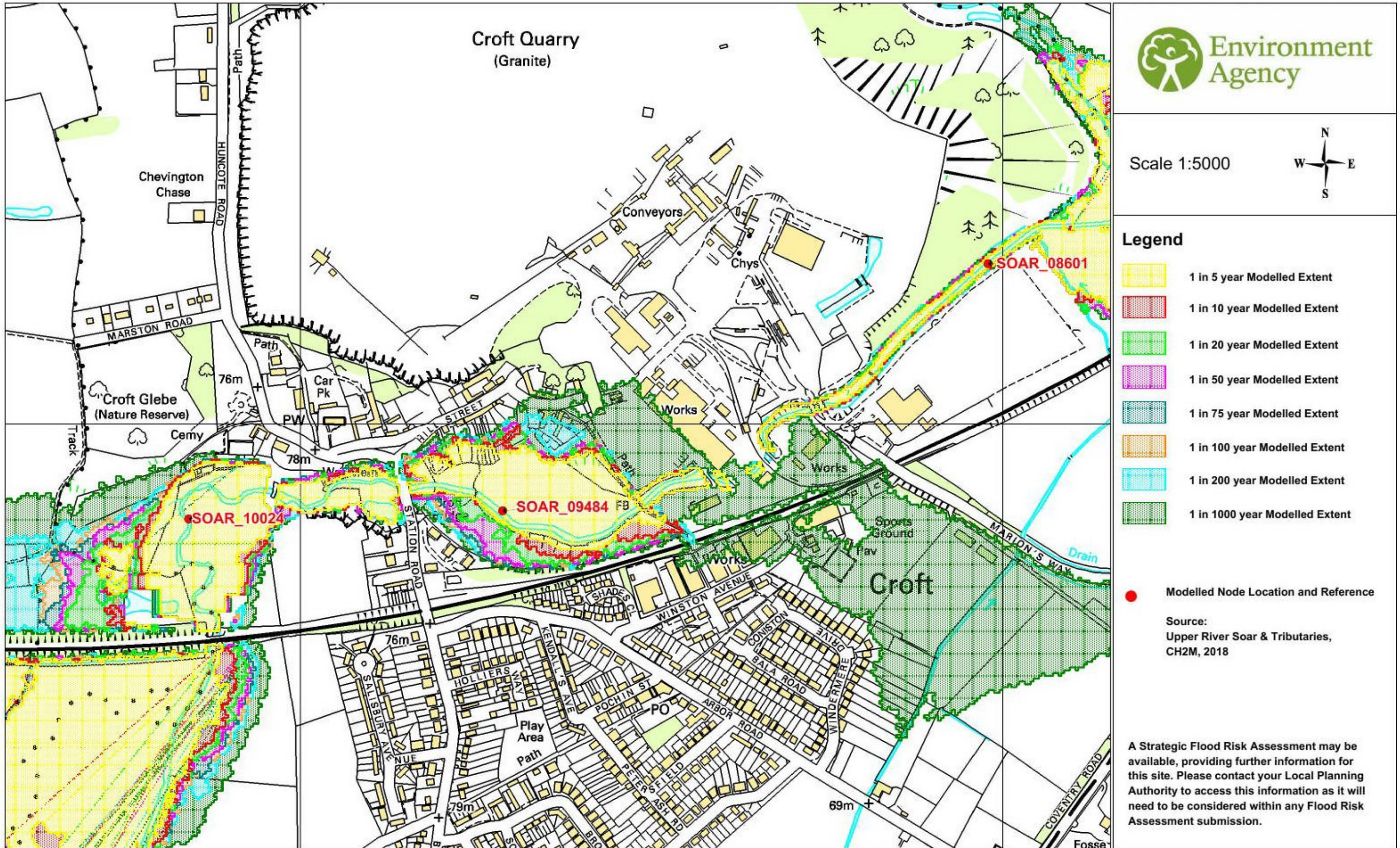
-  1 in 100 year Modelled Extent (including 20% climate change forecast)
-  1 in 100 year Modelled Extent (including 30% climate change forecast)
-  1 in 100 year Modelled Extent (including 50% climate change forecast)

 Modelled Node Location and Reference

Source:  
Upper River Soar & Tributaries,  
CH2M, 2018

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Scale 1:5000



### Legend

- 1 in 5 year Modelled Extent
- 1 in 10 year Modelled Extent
- 1 in 20 year Modelled Extent
- 1 in 50 year Modelled Extent
- 1 in 75 year Modelled Extent
- 1 in 100 year Modelled Extent
- 1 in 200 year Modelled Extent
- 1 in 1000 year Modelled Extent

Modelled Node Location and Reference

Source:  
Upper River Soar & Tributaries,  
CH2M, 2018

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