
Our Reference: FRA/1232/24/284/v1.0/4 Newcastle Street, Mansfield

8th March 2024

Mr Dawid Kornata
DK Plans Architectural Services
Ransom Hall
Ransom Wood Business Park
Mansfield
NG21 0HJ



Dear Sir

FLOOD RISK ASSESSMENT FOR A PROPOSED CHANGE OF USE FROM RESIDENTIAL TO CAFÉ (USE CLASS E) WITH A REAR EXTENSION AT 4 NEWCASTLE STREET, MANSFIELD, NG18 1TH

1.00 SCOPE OF ACOUSTIC CONSULTANCY SERVICES

1.01 RP Acoustics Limited has been commissioned to carry out a flood risk assessment (including a sequential test if required) for the proposed change of use from residential to café at 4 Newcastle Street, Mansfield, NG18 1TH (hereafter referred to as the application site).

1.02 The assessment has been prepared using our best engineering judgement but there are levels of uncertainty implicit in the historical data and methods of analysis. The report is based on the following information:

- British Geological Survey Mapping
- Flood Zone Maps from the Environment Agency and Government websites
- Topographical Survey data
- Severn Trent Water Asset Mapping
- Mansfield District Council Strategic Flood Risk Assessment 'Guide for Planners and Developers'

1.03 This report sets out the methodology and findings of the assessment. It has been prepared on behalf of Mr Ardjan Shehu for the sole purpose described above and no extended duty of care to any third party is implied or offered. Third parties making reference to the report should consult Mr Ardjan Shehu (applicant), DK Plans Architectural Services (applicant's agent) and RP Acoustics Limited as to the extent to which the findings may be appropriate for their use.

2.00 APPLICATION SITE SETTING AND PROPOSED CHANGE OF USE

2.01 The application site is located at the top (western end) of Newcastle Street, adjacent to the A6009 Rosemary Street (which is part of the ring road around Mansfield town centre). The application site location plan is reproduced in Appendix 1 for reference.

2.02 The application site is located in a mixed use setting. Newcastle Street is in residential use, however there is the Cooperative Funeral Care on the opposite side of Newcastle Street and a 24-hour petrol filling station with a Premier Convenience Store of the opposite side of the A6009 Rosemary Street.

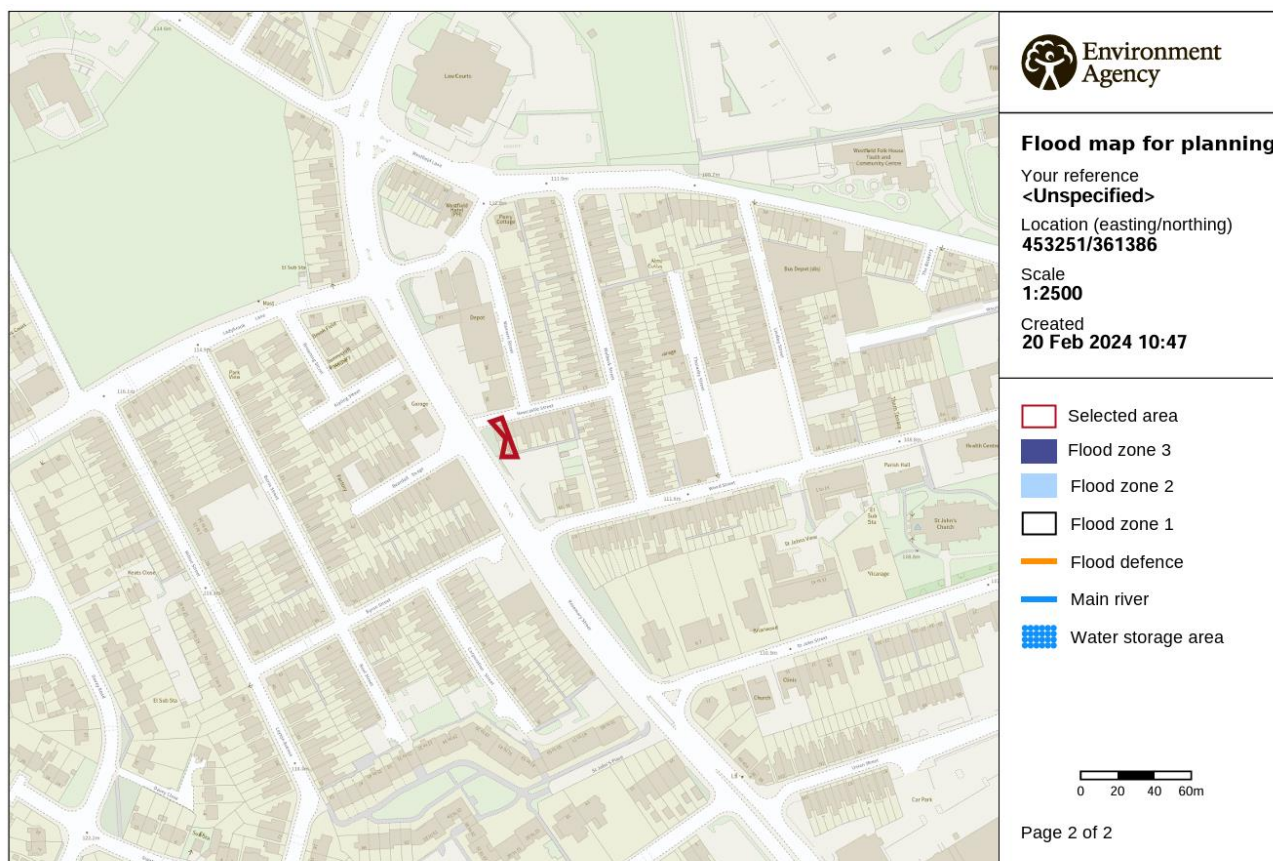
2.03 The proposed change of use is from a residential dwelling house with a two storey rear extension (the proposed opening hours are 0700 to 2300 hours Monday to Saturday and 0700 to 2300 hours Sunday i.e. daytime hours only). The proposed café is to have 52 covers in total with 36 covers at ground floor and 16 covers at first floor. The majority of the covers (32 covers) are to be located within the two storey rear extension. Windows to the dining area are to be located on the western elevation overlooking the A6009 Rosemary Street (and not the neighbouring residential dwelling).

3.00 FLOOD RISK SOURCES

Fluvial Flood Risk

3.01 According to the latest Flood Zone Mapping issued by the Environment Agency, the application site lies within Flood Zone 1 (FZ1). Flood Zone 1 (Low Probability) is defined as land having less than a 1 in 1000 annual probability of river or sea flooding (< 0.1% Annual Exceedance Probability). The application site has a very low risk of flooding from rivers.

3.02 An extract of the current Flood Zone website map is shown below.



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Surface Water

3.03 According to the latest information issued by Nottinghamshire Council, the application site is at a low risk of flooding by surface water. This is defined as land having a chance of flooding between 0.1% and 1 % (between a 1 in 1000 and 1 in 100 annual probability of surface water flooding).

Miscellaneous

3.04 The location of the building does not reduce floodplain function or increase flood risk elsewhere.

3.05 The Department for Environment Food and Rural Affairs website shows no historic flooding within, or in close proximity to the application site.

4.00 SEQUENTIAL TEST

4.01 The Sequential Test is a tool to direct new development first to sites at the lowest probability of flooding (Flood Zone 1). The flood zones are the starting point for the sequential approach and are shown on the EA website with Flood Zone 1 being all the land falling outside Zones 2, 3a and 3b. These flood zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences.

4.02 It is the developer's responsibility to assemble the relevant evidence in order to allow the local planning authority to consider whether the Sequential Test is satisfied. This evidence needs to be submitted with the planning application and demonstrate that there are no reasonably available alternative sites within an area of lower flood risk which can accommodate the proposal.

4.03 The application site lies within Flood Zone 1. As a consequence, there are no other sites within the district with a lower probability of flooding. The sequential test is therefore passed.

4.04 For reference, Mansfield District Council Strategic Flood Risk Assessment 'Guide for Planners and Developers' (2008) states:

Sequential and Exception Test

The Mansfield SFRA identifies areas at risk of flooding. This information should inform the Sequential Test which seeks to steer development towards areas at a low risk of flooding. The Sequential Test is primarily concerned with the flood risk associated with rivers in order to secure sustainable development and make space for flood water within the natural floodplain. Flood risks from other sources such as surface run-off, may be considered as avoidable risks with the appropriate mitigation measures in place; this should be addressed through a site specific Flood Risk Assessment

FRA Requirements in Accordance with the Sequential Test

		Type of Development					
		Essential Infrastructure	Emergency Services, Basement Dwellings	Hospitals, Care Homes, Hostels & Hotels	Residential, Retail & Offices	Water Compatible Development	FRA Required
Flood Zone: Likelihood	FZ1: Low Probability	Development Appropriate	Development Appropriate	Development Appropriate	Development Appropriate	Development Appropriate	On sites > 1ha
	FZ2: Medium Probability	Development Appropriate	Exception Test Required	Development Appropriate	Development Appropriate	Development Appropriate	✓
	FZ3a: High Probability	Exception Test Required	Development not Permitted (without suitable mitigation)	Exception Test Required	Development Appropriate	Development Appropriate	✓
	FZ3b: Functional Floodplain	Exception Test Required	Development not Permitted (without suitable mitigation)	Development not Permitted (without suitable mitigation)	Development not Permitted (without suitable mitigation)	Development Appropriate	✓

■ Development Appropriate
 ■ Exception Test Required
 ■ Development not Permitted (without suitable mitigation)

4.05 In accordance with the above matrix, the development is appropriate.

If we can be of any further assistance, please do not hesitate to contact us.

Yours sincerely

Jonathan Rigg
 MEng (Hons) in Civil and Environmental Engineering

APPENDIX 1 APPLICATION SITE LOCATION PLAN

Legend:
█ Application site.
█ Adjacent sites in same ownership.



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Location Plan

1:1250 at A4



PROJECT:
Rear extension and change of use.

DRAWING TITLE:
Location Plan

PROJECT ADDRESS:
**4 Newcastle St,
Mansfield
NG18 1TH**

CLIENT:
Mr Ardjan Shehu

SCALE:
1:1250 @ A4

DATE:
2023.12

DRAWING NUMBER:

REVISION:

DK211_LP

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PLANNING