FLOOD RISK ASSESSMENT
Prepared by T.P.Wood C.Eng.A.M.I Struct.E.

Woolvens Farm
Billingshurst Road
Ashington
RH20 3BB

1.0 Introduction .

1.1 This Flood Risk Assessment (FRA) has been prepared in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.

1.2 This FRA is intended to support a planning application and as such the level of detail included is commensurate and subject to the nature of the proposals.

Sources of Data

The report is based on the following information:
Proposal Plans by La Digue Creative
Interpolated Site Levels by La Digue Creative
Environment Agency mapping
Southern Water Sewer Records

2.0 Existing Site

Existing (See Plan NO.19/WF/100)

2.1 The Site is situated at the South East End of the Woolvens Farm Property .
2.2 The Barn & Storage & Covered areas are used for Storage.
2.3 Our Client would like to Re-Instate a Sussex Barn Construction in place of the existing barn.
Woolvens Farms Original barn was destroyed by fire in the 70s.
(Please See OS Map showing Original Barn position.)

2.1 The total Site Area = 813.5m2
2.2 The Barn = 103.4m2

2.3 Storage = 20.8m2
2.4 Covered Storage = 94.4m2

3.0 Proposal

The application site lies within Flood Zones 2 and 3, which is land defined by the Planning Practice Guidance for the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change as having a high and medium probability of flooding. The NPPF (paragraph 163, footnote 50) states that an FRA must be submitted when development is proposed in such locations.

(See Plan NO.19/WF/101)

3.1 Total Site Area = 813.5m2 (As above)
3.2 Sussex Barn = 72.6m2 Ground Floor & 33.6m2 First Floor.
3.3 Single Storey (Stable style) Outbuilding = 62m2

3.4 The proposed layout of the site is shown on Drg.No.19/WF/101 (Proposal Plans).Landscaping & Special needs access (t.b.c)

3.5 The new barn is set back away from the West Boundary to avoid damage to tree roots & at its closest point is 17m from Lancing Brook bank .Water Level 19.75m

3.6 The Site will be re-graded to allow for an Elevated building

(Floor Level 21.95)on Small bored Pile Foundations.To mitigate risk to building if Flood Situation occurs

– Difference in level between New Building Floor Level & Lancing Brook Water Level =2.2m .

(Thornbank Property Construction Level = 21.95m

3.7 Existing trees & principle bushes are be retained.
3.8 Tree protection measures included in construction package where existing roots may be effected.

4.0 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

4.1 The NPPF sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Planning Practice Guidance is also available online2.

4.2 The Planning Practice Guidance sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

4.3 The Planning Practice Guidance also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

4.4 The Planning Practice Guidance also includes a series of tables that define Flood Zones (Table 1), the flood risk vulnerability classification of development land uses (Table 2) and 'compatibility' of development within the defined Flood Zones (Table 3).

4.5 This Flood Risk Assessment is written in accordance with the NPPF and the Planning Practice Guidance.

5.0 Flood Map for Planning

5.1 With particular reference to planning and development, the Flood Map for Planning produced by the Environment Agency identifies Flood Zones in accordance with Table 1 of the Planning Practice Guidance.

5.2 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%).

5.2 Flood Zone 2 (Medium Probability) is defined as land having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%); or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%).

6.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 This Flood Risk Assessment (FRA) has been prepared in accordance with requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.

5.2 This FRA is intended to support a planning application for the following site and as such the level of detail included is commensurate and subject to the nature of the proposals.

5.3 This report demonstrates that the proposed development is not at significant flood risk, subject to the recommended flood mitigation strategies being implemented. The identified risks and mitigation (See 3.5 & 3.6)

5.4 In compliance with the requirements of National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. Moreover, the development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site.



Photo of Lancing Brook