

AMBIENTAL

ENVIRONMENTAL ASSESSMENT

Flood Risk Assessment

8 Sherbrook Grove

Buxton

SK17 9ND

Document Issue Record

Project: Phase 1 Flood Risk Assessment

Prepared for: Mr Michael Foulkes

Reference: 5661

Site Location: 8 Sherbrook Grove, Buxton, SK17 9ND

Proposed Development: It is understood that the development is for the construction of an extension to an existing residential dwelling to provide greater habitable space.

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1. Summary

- 1.1 Ambiantal Environmental Assessment has been appointed by WSP Indigo to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 8 Sherbrook Grove, Buxton, SK17 9ND.
- 1.2 It is understood that the development is for the construction of an extension to an existing residential dwelling to provide greater habitable space. The built footprint of the proposed extension totals approximately 7m² and therefore falls within the 'Minor Development' guidelines.
- 1.3 The EA Flood Map for Planning demonstrates that the site is located partially within Flood Zones 1, 2 and 3. Areas in Flood Zone 1 are considered to have a 'Low' risk of flooding with less than 1:1000 (0.1%AEP) of river flooding annually. Areas in Flood Zone 2 are considered to have a 'Medium' risk of flooding with between 1:100 and 1:1000 (1% - 0.1%) chance of flooding annually and areas in Flood Zone 3 are considered to have a 'High' risk of flooding with greater than 1:100 (1%AEP) chance of flooding annually. It should be noted that the existing building and all new development will be located in Flood Zone 1.
- 1.4 The existing site is classified as 'More Vulnerable' under the National Planning Policy Framework (NPPF), owing to its residential use. The proposed development is for the construction of an extension to an existing residential dwelling to provide greater habitable space. As such, the site will continue to be classified as 'More Vulnerable'.
- 1.5 An unnamed ordinary watercourse is located on the south eastern site boundary. At the time of writing the EA have not provided any flood levels or depths associated with the watercourse. However, it should be noted, that it is unlikely that the EA would hold any detailed modelling for ordinary watercourses. Given that the proposed development is located wholly within Flood Zone 1 the risk of fluvial flooding can be considered to be low.
- 1.6 Generally, the surface water flood risk in the area is associated with the ordinary watercourse located to the south east of the site. The existing building and all new developments are located outside of modelled flood extents. As such, the surface water flood risk may be considered low.
- 1.7 Following the guidelines contained within the NPPF, and given that:
 - The proposals fall within the 'minor development' guidelines.
 - The existing dwelling and proposed extension are both located wholly within Flood Zone 1;
 - The proposed extension is to be constructed in line with current best practice for construction within an area at risk of flooding in line with CLG 2007 'Improving the Flood Performance of New Buildings'.
- 1.8 The proposed development is considered to be suitable for the new residential unit proposed, assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Development Description	Existing	Proposed
Development Type:	Existing Residential Dwelling	7m ² extension to existing dwelling to provide greater habitable space.
Number of Bedrooms:	2	3
EA Vulnerability Classification:	More Vulnerable	More Vulnerable
Ground Floor Level:	Elevations on site vary between approximately 305mAOD and 312mAOD	Unchanged
Level of Sleeping Accommodation:	N/A ¹	N/A ¹
Impermeable Surface Area:	N/A ¹	N/A ¹
Surface Water Drainage:	N/A	Recommended to incorporate small scale SuDS measures
Site Size:	Site curtilage approximately 1500m ²	
Risk to Development	Summary	Comment
EA Flood Zone:	1, 2 and 3	Existing dwelling and proposed development located wholly within Flood Zone 1.
Flood Source:	Fluvial	
1:100 Year Flood Level	N/A ¹	No EA data available at the time of writing
1:100 Year Flood Level & Climate Change	N/A ¹	
1:1000 Year Flood Level	N/A ¹	
Recorded Flood Events in Area:	Yes	No EA records of flooding within 700m of site. Council records of surface water flooding 750m north west of the site.
Recorded Flood Events at Site:	No	No EA or council recorded flood incidents at site.
SFRA Available:	Yes	Peak Sub-region Strategic Flood Risk Assessment (2008)
Management Measures	Summary	Comment
Ground floor level above extreme flood levels:	Yes	Finished floor levels to be set no lower than existing, in line with EA Standing Advice for minor developments.
Safe Access/Egress Route:	Yes	
Flood Resilient Design:	Yes	In line with EA Standing Advice for minor developments
Site Drainage Plan:	Required	To be confirmed with increase to impermeable area
Flood Warning & Evacuation Plan:	Yes	Recommended that residents monitor weather warnings
Offsite Impacts	Summary	Comment
Displacement of floodwater:	No	Existing dwelling and proposed development located wholly within Flood Zone 1.
Increase in surface run-off generation:	Yes	Recommended to incorporate small scale SuDS measures
Impact on hydraulic performance of channels:	No	Does not affect channel

Table 1 Summary of flood risks, impacts and proposed flood mitigation measures.

N/A¹ not required for this assessment; N/A² data not available.

2. Development Description and Site Area

Proposed Development and Location

- 2.1 The proposed development is located at 8 Sherbrook Grove, Buxton, SK17 9ND (Figure 1).
- 2.2 It is understood that the development is for the construction of an extension to an existing residential dwelling to provide greater habitable space.
- 2.3 Topographic elevations on site vary between approximately 304.75mAOD and 311.8mAOD (2m LiDAR data).

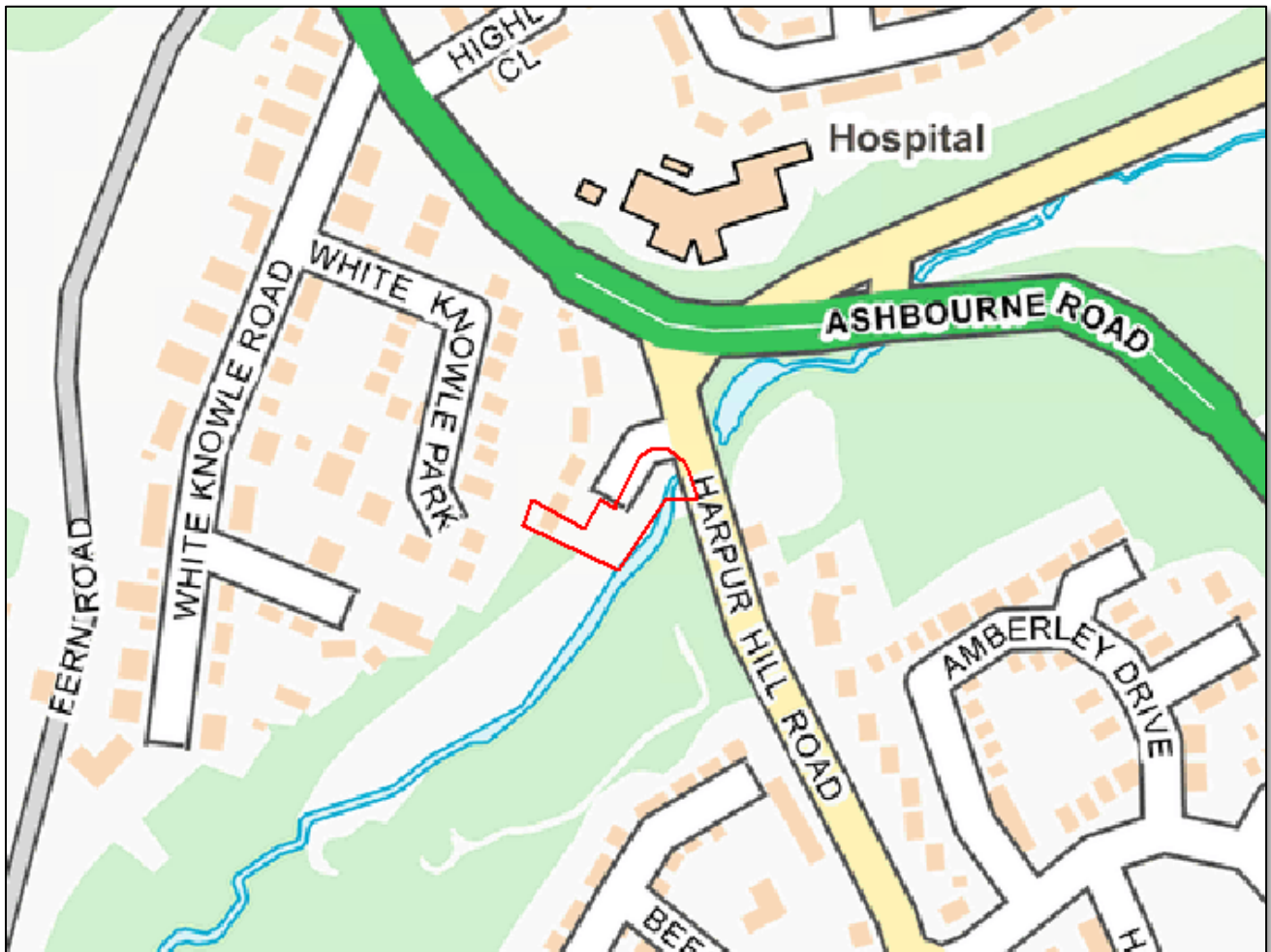


Figure 1 Location Map, identifying the redline curtilage of site (Source: OS)

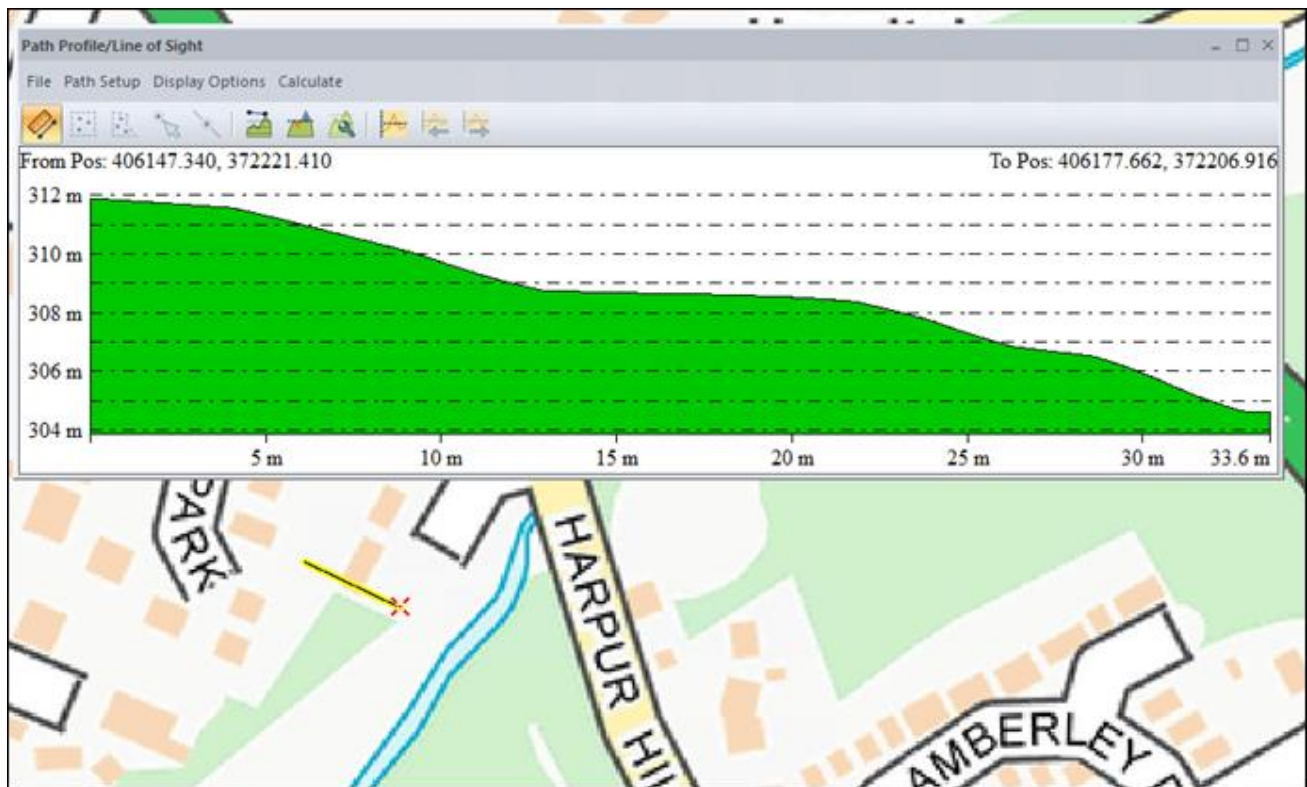


Figure 2: Topographic Levels on site

Vulnerability Classification

- 2.4 The EA Flood Map for Planning (Figure 3) demonstrates that the site is located partially within Flood Zones 1, 2 and 3. Areas in Flood Zone 1 are considered to have a 'Low' risk of flooding with less than 1:1000 (0.1%AEP) of river flooding annually. Areas in Flood Zone 2 are considered to have a 'Medium' risk of flooding with between 1:100 and 1:1000 (1% - 0.1%) chance of flooding annually and areas in Flood Zone 3 are considered to have a 'High' risk of flooding with greater than 1:100 (1%AEP) chance of flooding annually. It should be noted that the existing building and all new development will be located in Flood Zone 1.
- 2.5 The existing site is classified as 'More Vulnerable' under the National Planning Policy Framework (NPPF), owing to its residential use. The proposed development is for the construction of an extension to an existing residential dwelling to provide greater habitable space. As such, the site will continue to be classified as 'More Vulnerable'.

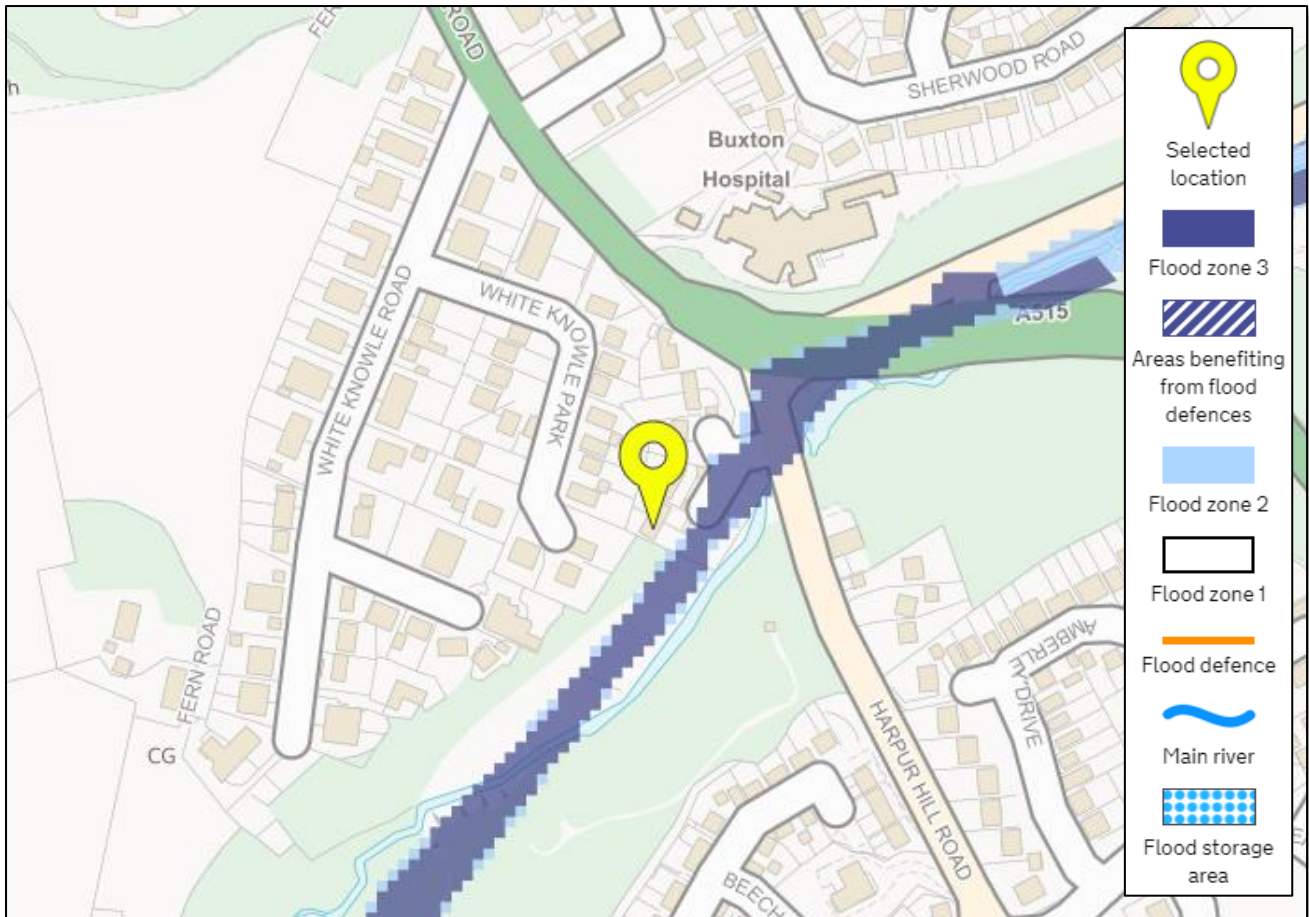


Figure 3 EA Flood Map for Planning (Source: EA)

Geology

- 2.6 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the bedrock underlying the site is the Bee Low Limestone Foundation, comprised of limestone.
- 2.7 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the superficial deposits underlying the site are alluvium deposits, comprising Clay, Silt Sand and Gravel.

3. Sequential Test/Exception Test

- 3.1 Under the NPPF, all new planning applications should undergo a *Sequential Test*. This test should be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.
- 3.2 The NPPF *Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table* is reproduced below;

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test Required	✓	✓
Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Table 2 The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF.
 Please note: ✓ means development is appropriate; ✗ means the development should not be permitted.

- 3.3 Using the principles of the Sequential Test outlined above, the proposed development is 'More Vulnerable'. The site is located within Flood Zone 1, 2 and 3 (as defined by the EA) and therefore would normally be required to implement the exception test. However, the NPPF (paragraph 164) states that:

*Applications for some **minor development** and changes of use¹ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote².*

- 3.4 Given that the proposed development is for the construction of an extension to an existing residential dwelling to create greater habitable space and is less than 250m², the proposals would fall under the 'minor development' guidelines.
- 3.5 As such, and in order to address these requirements, the planning application submitted by the applicant is required to be accompanied by a FRA which shows that the development can be achieved in a sustainable manner, with an overall reduction of flood risk to the site and surrounding area.

¹ This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate

² A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

4. Site Flood Hazards

Sources of Flooding

- 4.1 The proposed development is located within Flood Zone 1, 2 and 3 (low, medium and high risk of flooding, respectively) and is considered to be 'More vulnerable' according to NPPF guidelines. Table 3 summarises the potential sources of flooding to the site:

Source	Description
Fluvial	Low Risk (Flood Zone 1)
Surface	Very Low Risk
Groundwater	Low Risk
Sewer	Low Risk

Table 3 Summary of flood sources.

Mechanisms and History of Flooding

- 4.2 The EA Flood Map for Planning (Figure 3) demonstrates the site to be located within Flood Zone 1 (low risk of flooding).

Fluvial

- 4.3 This location falls in the Derwent Upper-Derbyshire operational catchment, in the Humber river basin.
- 4.4 An unnamed ordinary watercourse is located on the south eastern site boundary. At the time of writing the EA have not provided any flood levels or depths associated with the watercourse. However, it should be noted, that it is unlikely that the EA would hold any detailed modelling for ordinary watercourses.
- 4.5 It should be noted that the existing residential dwelling and the proposed new extension is located within Flood Zone 1.
- 4.6 The EA holds no record of historic flooding at this site. The High Peak Borough Council SFRA has provided a historic flood map which demonstrates that the site has not experienced any fluvial flood events in the past.
- 4.7 Based on the best available information at the time of writing, the risk of fluvial flooding to the proposed development can be considered to be relatively **low**.

Surface Water (Pluvial)

- 4.8 The Environment Agency Flood Risk from Surface Water map (Figure 4) shows the proposed development to be within an area of 'Very Low' risk of flooding from surface water. Areas identified to be at 'Very Low' risk have a less than 0.1% annual risk of flooding from this source.
- 4.9 The EA Surface Water Flood Depth Map for the High, Medium and Low Risk Scenarios indicate that the proposed development would not be affected in the modelled surface water flood events.

- 4.10 The EA Surface Water Flood Depth Map for the Low Risk Scenario is shown in (Figure 5). The site would not be affected in this event. The main surface water flood risk would be to Harpur Hill Road and the Sherbrook Plantation which is approximately 50m south east of site and may experience 300mm to 900mm flood depths in this event. A Low Risk Scenario has a 0.1% to 1% annual risk of occurring.
- 4.11 Generally, the surface water flood risk in the area is associated with the ordinary watercourse located to the south east of the site. The existing building and all new developments are located outside of modelled flood extents. As such, the surface water flood risk may be considered **low**.

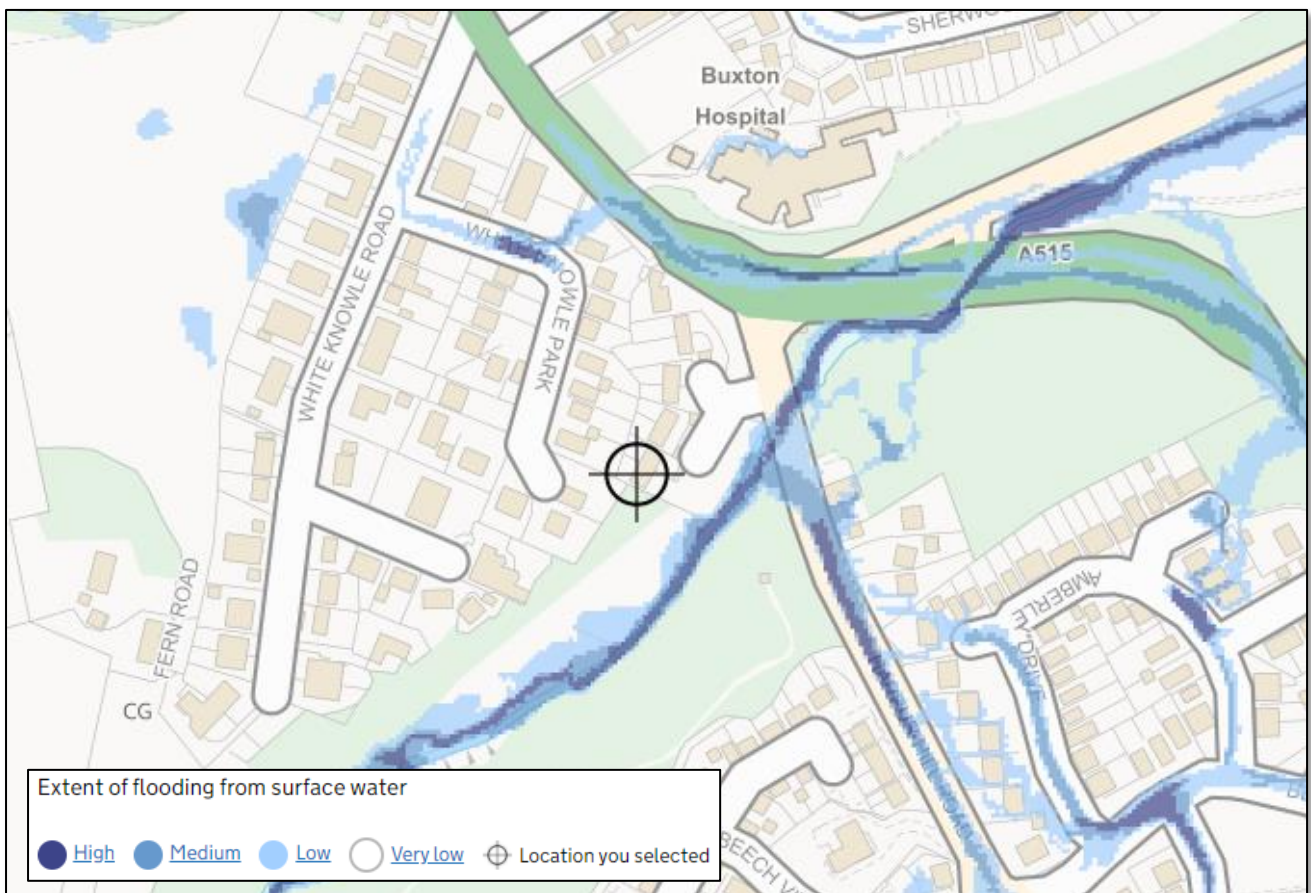


Figure 4 EA Surface Water Flood Risk Map. (Source: EA) Crosshairs mark site

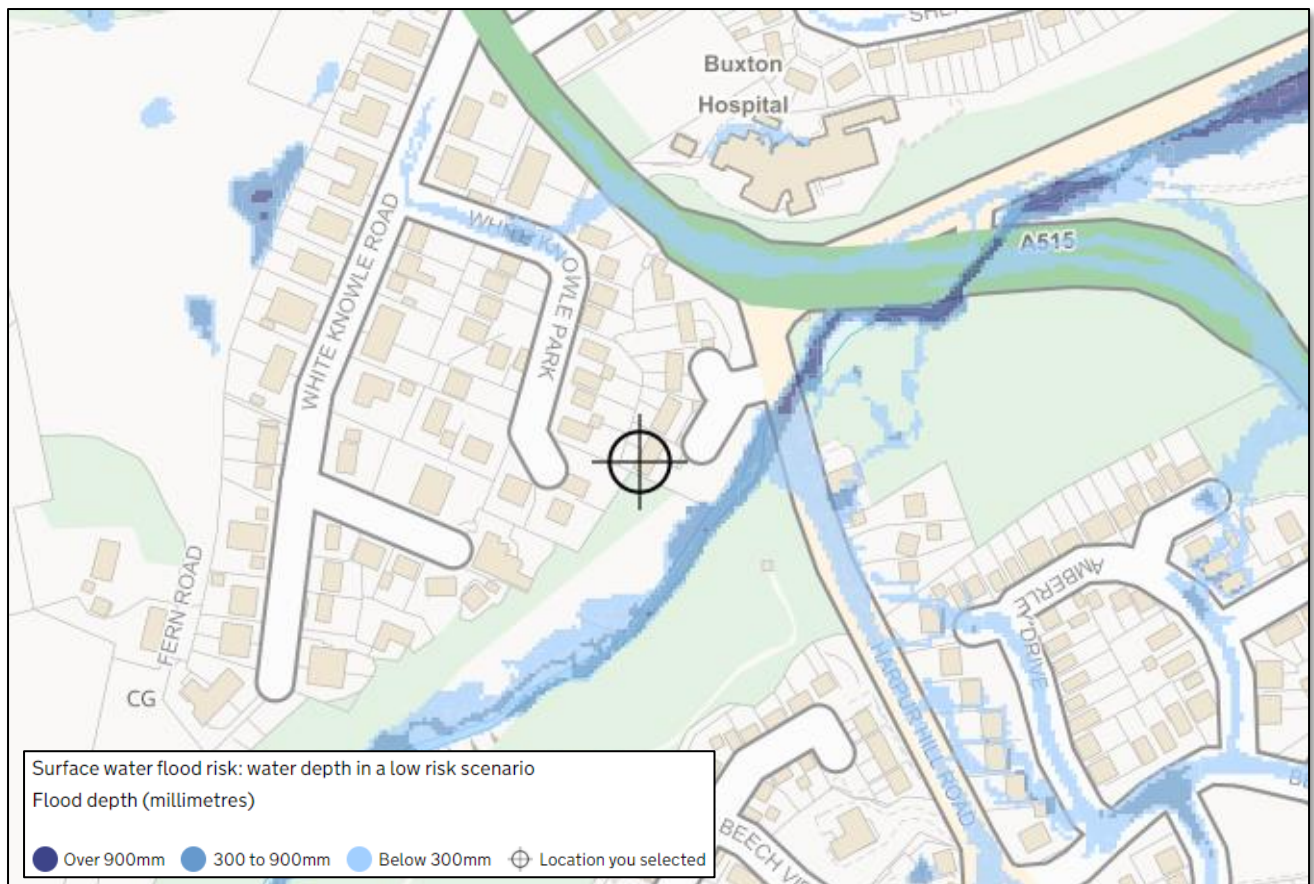


Figure 5 Surface Water Depths for a Low Risk Scenario. (Source: EA) Crosshairs mark site

Groundwater

- 4.12 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the bedrock underlying the site is the Bee Low Limestone Formation, comprised of Limestone. (Source: BGS). This is considered to be a principal aquifer (Magic Map online resource).
- 4.13 The BGS Geology of Britain Viewer indicates that the superficial deposits underlying the site are the alluvium, comprising clay, silt, sand and gravel. This formation is considered to be an unproductive aquifer (Magic Map online resource).
- 4.14 The High Peak Strategic Flood Risk Assessment does not provide maps of susceptibility to groundwater flooding. Consultation with the Environment agency has suggested that there are no known problems with flooding from groundwater sources within the borough.
- 4.15 The risk of flooding from groundwater sources can be considered **low**.

Sewer

- 4.16 There have been three properties affected by sewer flooding in the area. SFRA maps do not indicate where sewer flooding incidents have occurred, although the sites where flooding from artificial sources has occurred are not close to the proposed development location.
- 4.17 The risk of sewer flooding to the proposed development may be considered **low**.

Surface Water Drainage Strategy

- 4.18 It is understood that the development is for the construction of an extension to an existing residential dwelling to provide greater habitable space. The proposed increase in built footprint as a result of the extension totals approximately 7m². It is likely that this small increase in built footprint will have a negligible impact on the surface water runoff regime of the site.
- 4.19 It is recommended that the developer discharges surface water runoff via the same surface water drainage infrastructure associated with the existing residential dwelling. However, it is recommended that small scale SuDS are implemented, where possible. For example, any new hardstanding around the site should be constructed using permeable surfaces and a water butt could be installed to provide some betterment over existing.

Records of Historical Flooding

- 4.20 Records of historical flood events have been produced as a map as part of the High Peak Borough Council SFRA.
- 4.21 From the Historic Flood Events map (Figure 6), it can be seen that there have been two surface water flooding incidents and one unknown flooding incidents records in the area in the years preceding publication of the SFRA.

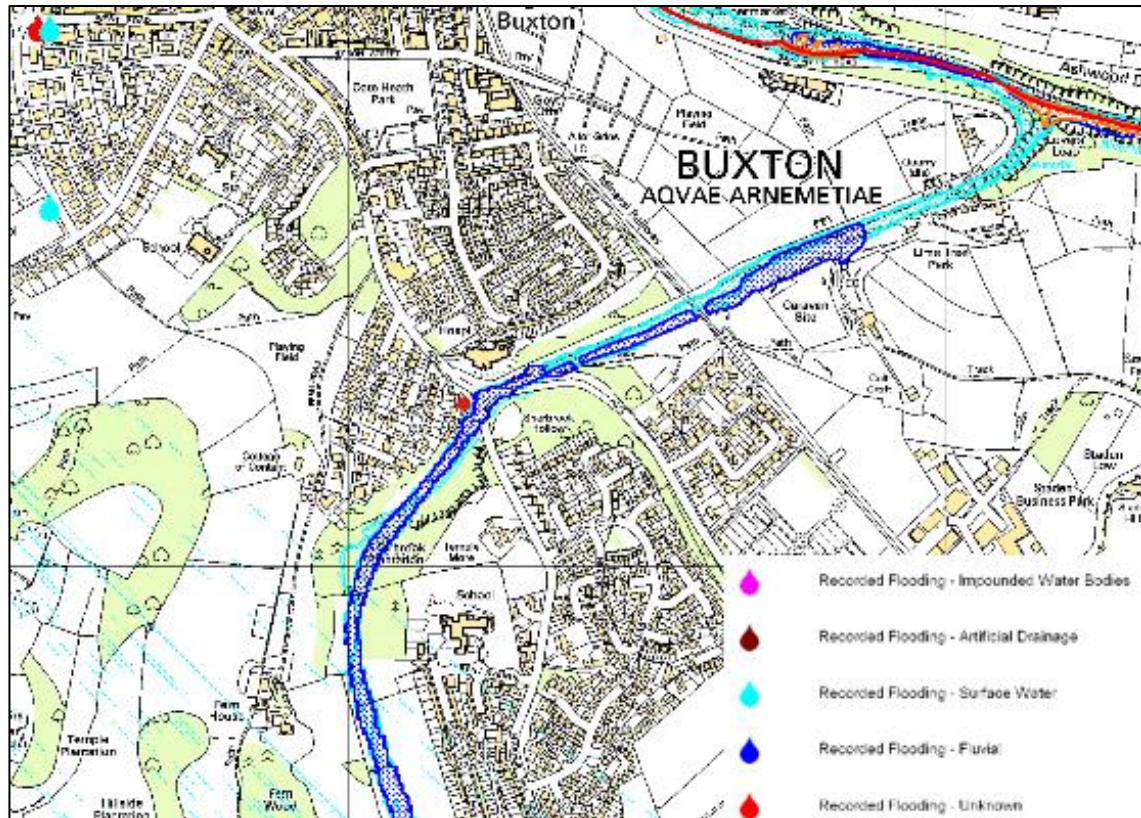


Figure 6 Historic Flooding. (Source: High Peak Borough Council SFRA, 2008)

5. Probability of Flooding

Flood Zones

- 5.1 According to the EA Flood Map for Planning, the site is located within Flood Zone 1 (low risk of flooding).
- 5.2 The EA Flood Map for Planning has been produced in part using a relatively coarse, national scale flood modelling strategy, and in part by detailed modelling. It is important to note that only the potential floodplain is modelled; **the mitigating effects of any flood defences currently in place are not considered.** For reference, the definition of the NPPF flood risk zones is included below.

Zone	Description
1	Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
2	Medium Probability. This zone comprises land assessed as 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%) in any year.
3a	High Probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
3b	The Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. SFRA's should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the EA, including water conveyance routes).

Table 4 Definition of the NPPF Flood Zones. (Source: EA)

Climate Change on Site

- 5.3 Climate change is likely to increase the flow in rivers and raise sea levels and storm intensity. The proposed development is likely to be at more risk of flooding in the future.
- 5.4 At the time of writing no modelled EA data was available to quantify the risk of fluvial flooding with respect to climate change.
- 5.5 The EA have stated that climate change will increase the peak rainfall intensity allowance in small and urban catchments. The EA climate change allowances for peak rainfall intensity are shown in Table 5 below. The proposed development will be at more risk of surface water flooding in the future.

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Central	5%	10%	20%

Table 5 Peak rainfall intensity allowance in small and urban catchments (Source: EA)

6. Residual Risks

Identification of Residual Risks

6.1 Residual risks are those remaining after applying the sequential approach to the location of development and taking mitigating actions. Examples of residual flood risk include:

- the failure of flood management infrastructure such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system;
- failure of a reservoir; and,
- a severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.

Defence Breach

6.2 The proposed development is located entirely within Flood Zone 1 and is not located within an area that is considered to benefit from flood defences. The risk to site, in the event of a breach of defences, would be considered negligible.

Reservoir Failure

6.3 The EA Risk of Flooding from Reservoir Map demonstrates that the site is outside flood extents in the event of reservoir flooding.

Drainage Exceedance

6.4 In the event of drainage system failure under extreme rainfall events or blockage, flooding may occur within the site. In the event of the development's drainage system failure, the runoff flow will be dictated by topography on site. Topographic elevations from 2m LiDAR suggest that runoff would be directed towards the south-east of site.

7. Flood Risk Management Measures

Flood Risks

- 7.1 It is understood that the development is for the construction of an extension to an existing residential dwelling to provide greater habitable space.
- 7.2 The existing site partially resides in Flood Zone 3 (High Risk of flooding as defined in the NPPF) according to the EA Flood Map, however, it should be noted that the existing dwelling and proposed extension is located in Flood Zone 1.
- 7.3 The Environment Agency's standing advice for minor developments should be followed when carrying out a flood risk assessment for a development classed as a minor development (household extensions or non-domestic extensions less than 250 square metres) in Flood Zone 2 or 3. The proposed extension totals approximately 7m² and therefore falls within this category.
- 7.4 As such, the following mitigation measures are recommended to be incorporated into the proposed extension:
- The proposed extension is to be constructed in line with current best practice for construction within an area at risk of flooding in line with CLG 2007 'Improving the Flood Performance of New Buildings.
 - Finished floor levels are to be set no lower than existing, in line with EA Standing Advice.
 - Ground floor to be constructed used solid (i.e. concrete) materials.
 - Damp proof membrane should be incorporated into the design of the building to minimise the passage of water.
 - Non-return valves on any new sewer connections to prevent back-flow.

8. Off Site Impacts

Flood Water Displacement

- 8.1 It is understood that the development is for the construction of an extension to an existing residential dwelling to provide greater habitable space.
- 8.2 The increase in footprint is approximately 7m².
- 8.3 The proposed development site is located in Flood Zone 1 and is therefore the probability of flooding is low. As such, the proposed development should not increase flood risk elsewhere through the displacement of flood water.

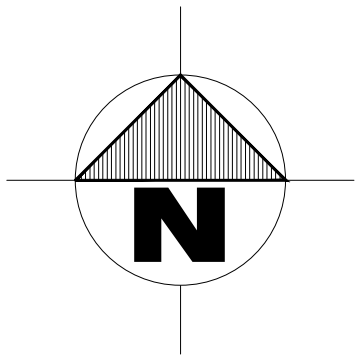
Generation of Runoff

- 8.4 The proposed development will create an increase in footprint and may affect the surface water runoff from the site. Runoff from the proposed development will be considered as part of a surface water drainage strategy, which is outside the scope of this flood risk assessment and will be produced separately.

9. Conclusion

- 9.1 Ambient Environmental Assessment has been appointed by WSP Indigo to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 8 Sherbrook Grove, Buxton, SK17 9ND.
- 9.2 It is understood that the development is for the construction of an extension to an existing residential dwelling to provide greater habitable space. The built footprint of the proposed extension totals approximately 7m² and therefore falls within the 'Minor Development' guidelines.
- 9.3 The EA Flood Map for Planning demonstrates that the site is located partially within Flood Zones 1, 2 and 3. Areas in Flood Zone 1 are considered to have a 'Low' risk of flooding with less than 1:1000 (0.1%AEP) of river flooding annually. Areas in Flood Zone 2 are considered to have a 'Medium' risk of flooding with between 1:100 and 1:1000 (1% - 0.1%) chance of flooding annually and areas in Flood Zone 3 are considered to have a 'High' risk of flooding with greater than 1:100 (1%AEP) chance of flooding annually. It should be noted that the existing building and all new development will be located in Flood Zone 1.
- 9.4 The existing site is classified as 'More Vulnerable' under the National Planning Policy Framework (NPPF), owing to its residential use. The proposed development is for the construction of an extension to an existing residential dwelling to provide greater habitable space. As such, the site will continue to be classified as 'More Vulnerable'.
- 9.5 An unnamed ordinary watercourse is located on the south eastern site boundary. At the time of writing the EA have not provided any flood levels or depths associated with the watercourse. However, it should be noted, that it is unlikely that the EA would hold any detailed modelling for ordinary watercourses. Given that the proposed development is located wholly within Flood Zone 1 the risk of fluvial flooding can be considered to be low.
- 9.6 Generally, the surface water flood risk in the area is associated with the ordinary watercourse located to the south east of the site. The existing building and all new developments are located outside of modelled flood extents. As such, the surface water flood risk may be considered low.
- 9.7 Following the guidelines contained within the NPPF, and given that:
- The proposals fall within the 'minor development' guidelines.
 - The existing dwelling and proposed extension are both located wholly within Flood Zone 1;
 - The proposed extension is to be constructed in line with current best practice for construction within an area at risk of flooding in line with CLG 2007 'Improving the Flood Performance of New Buildings.
- 9.8 The proposed development is considered to be suitable for the new residential unit proposed, assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

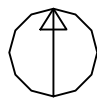
Appendix I - Site Plans



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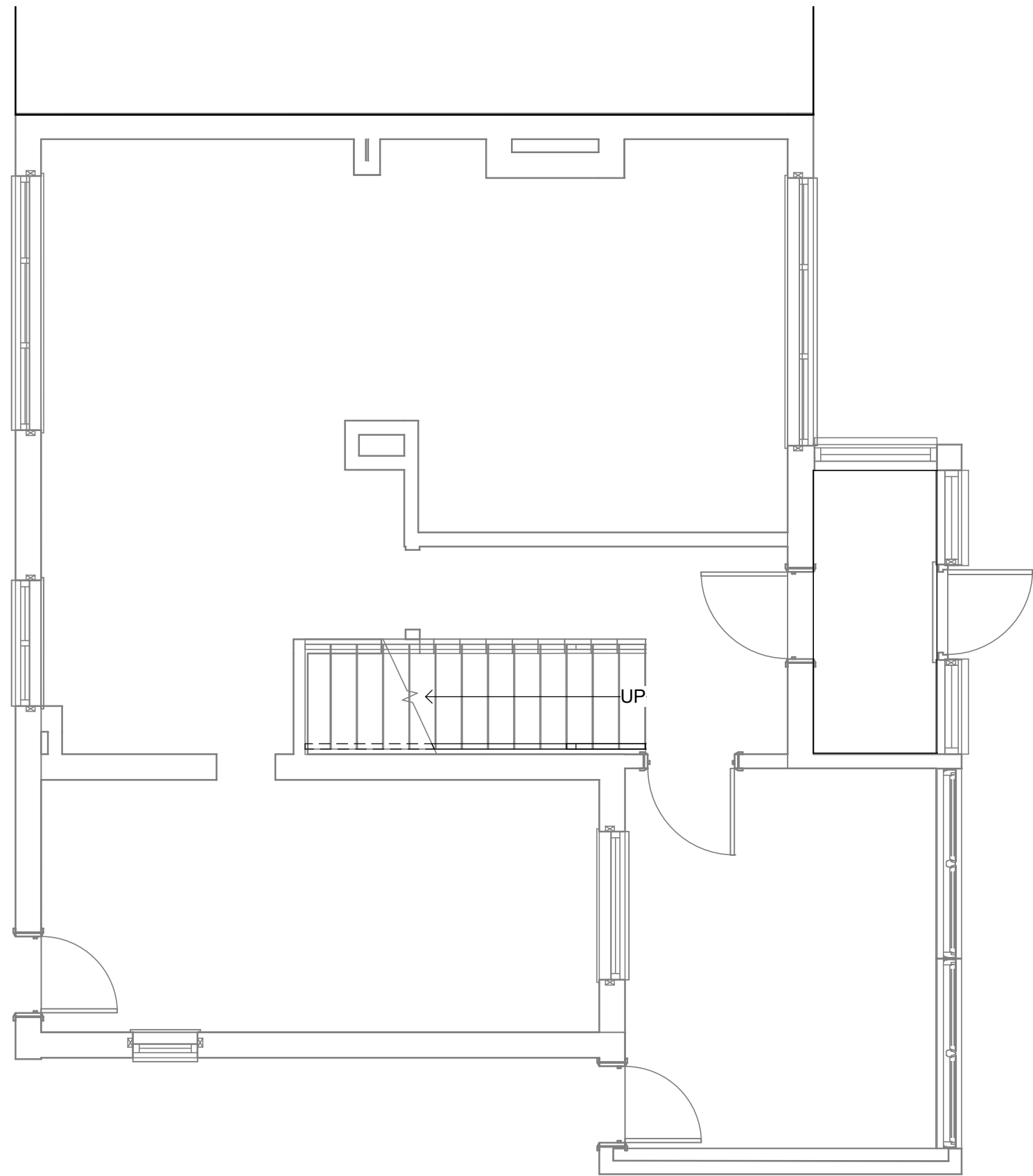
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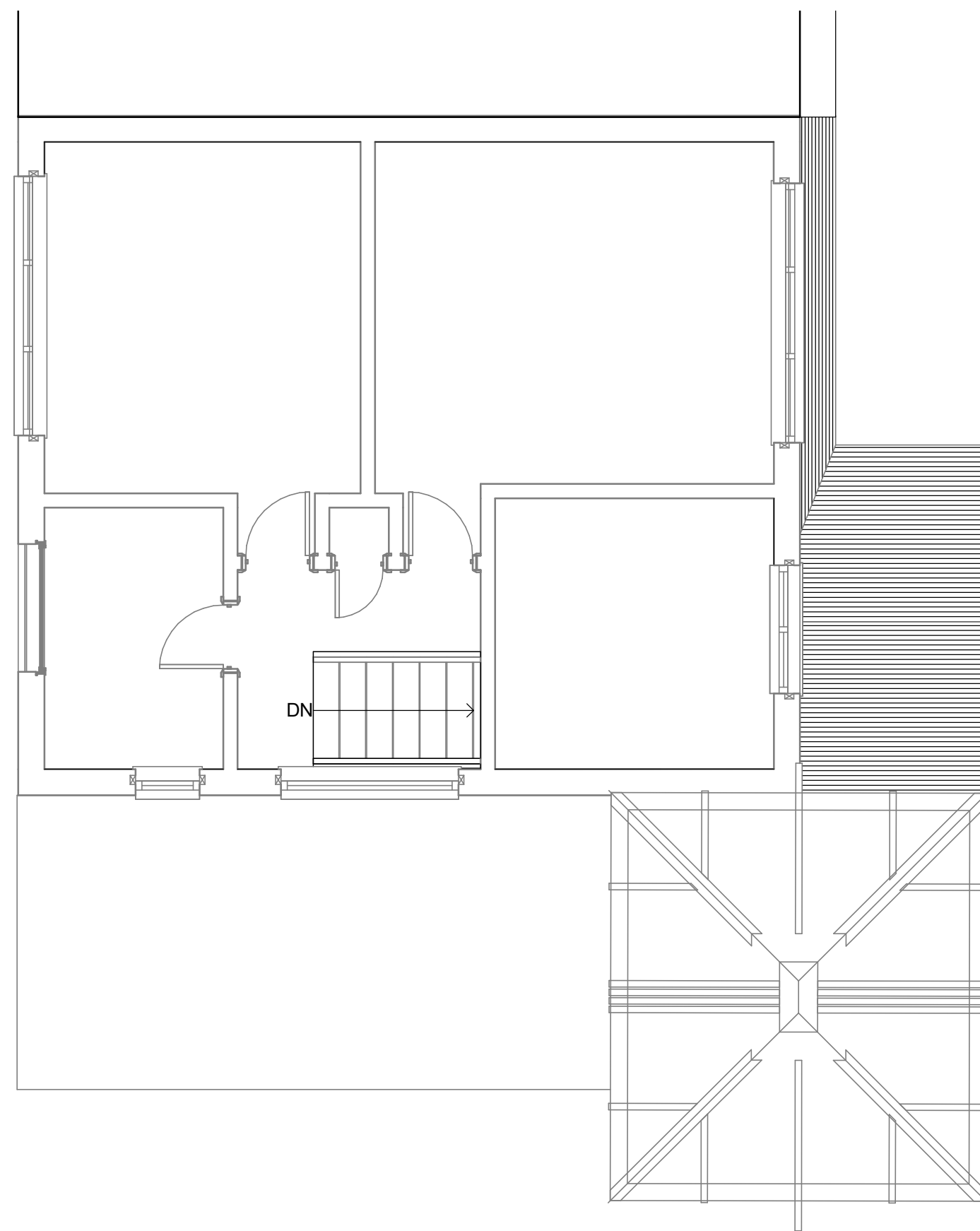
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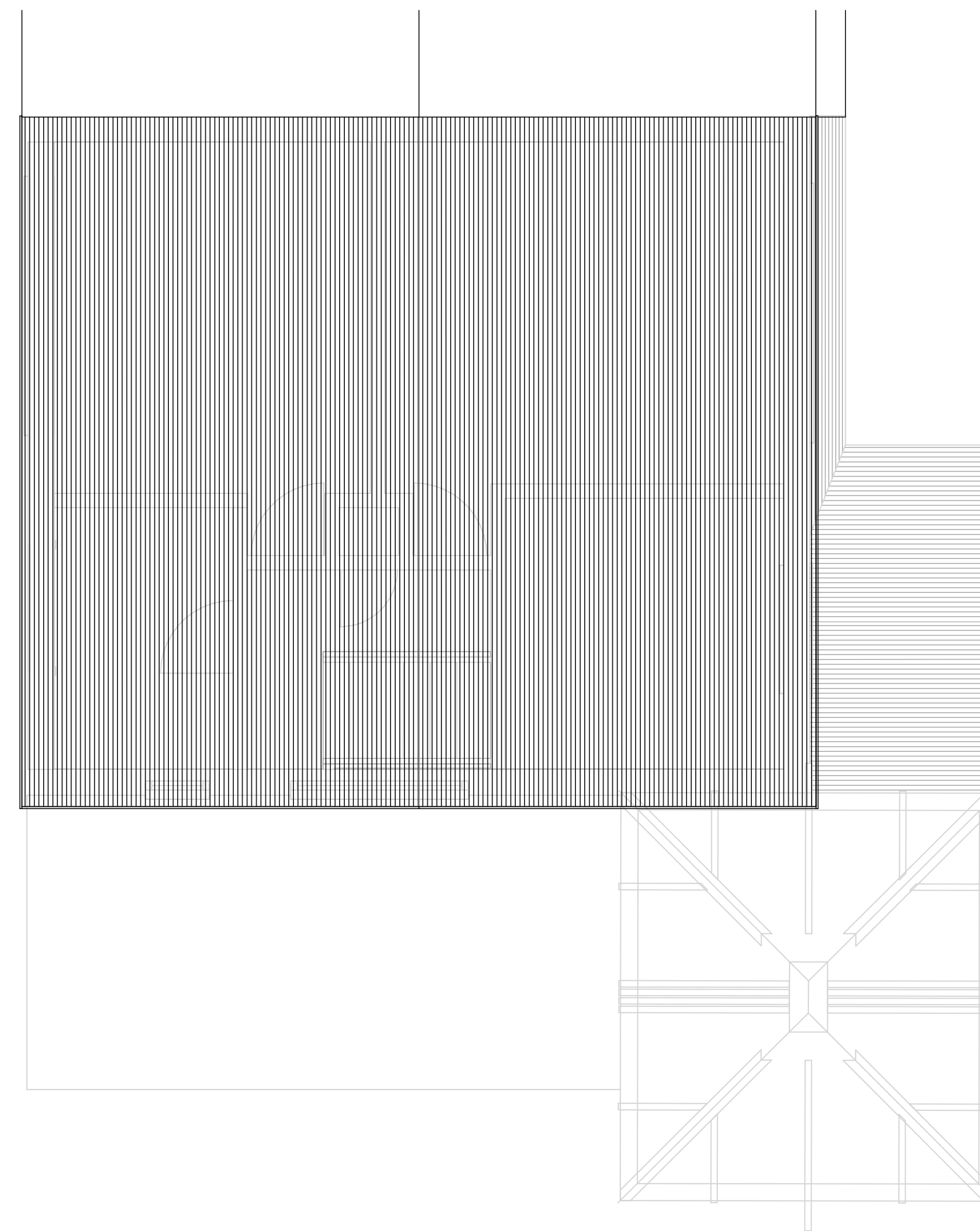
1:200 site plan



1 **Ground Floor**
1 : 50



2 **First Floor**
1 : 50



3 **Roof**
1 : 50

existing plans
Sherbrook Grove, Buxton
planning issue



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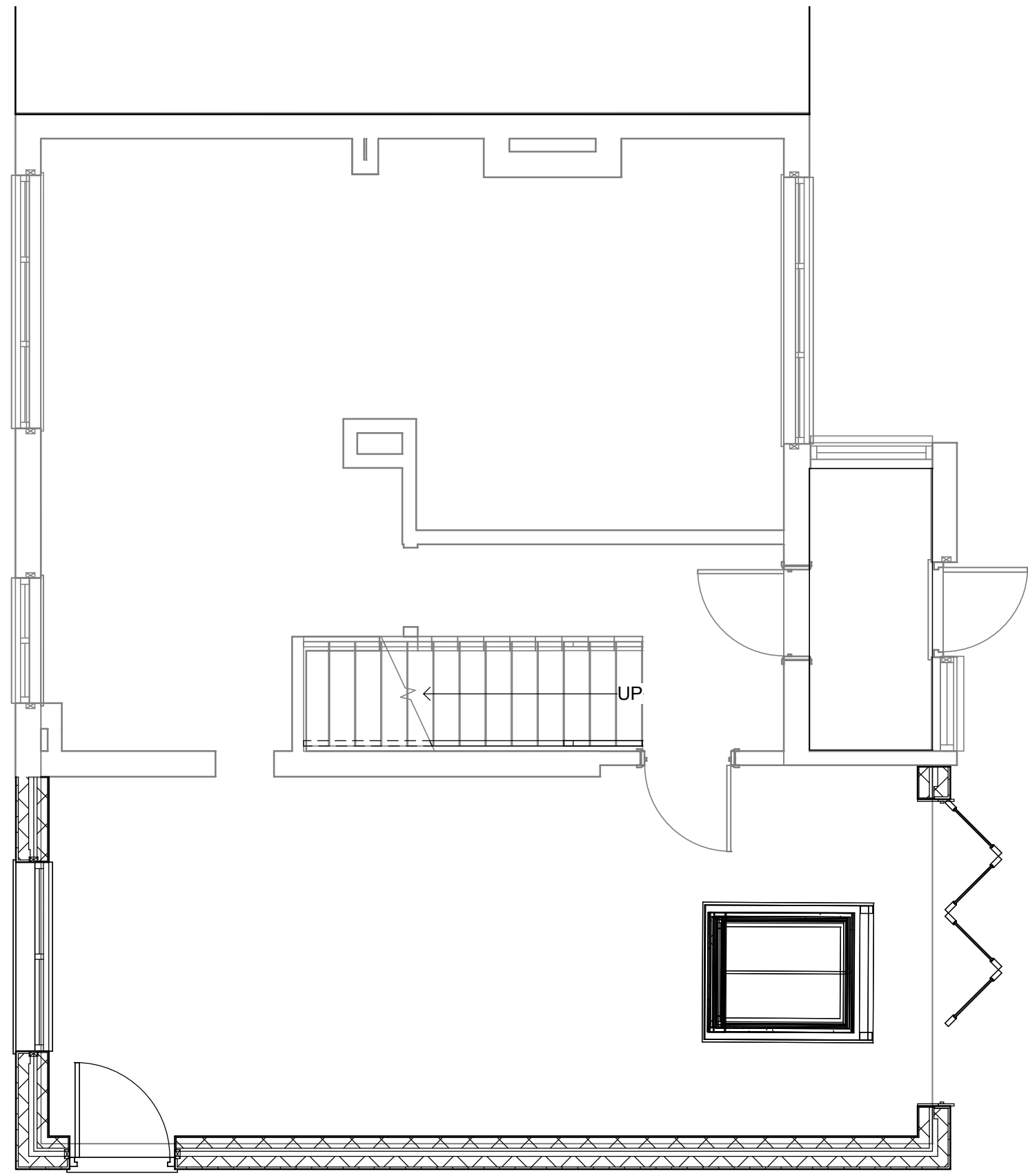
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Revision no:

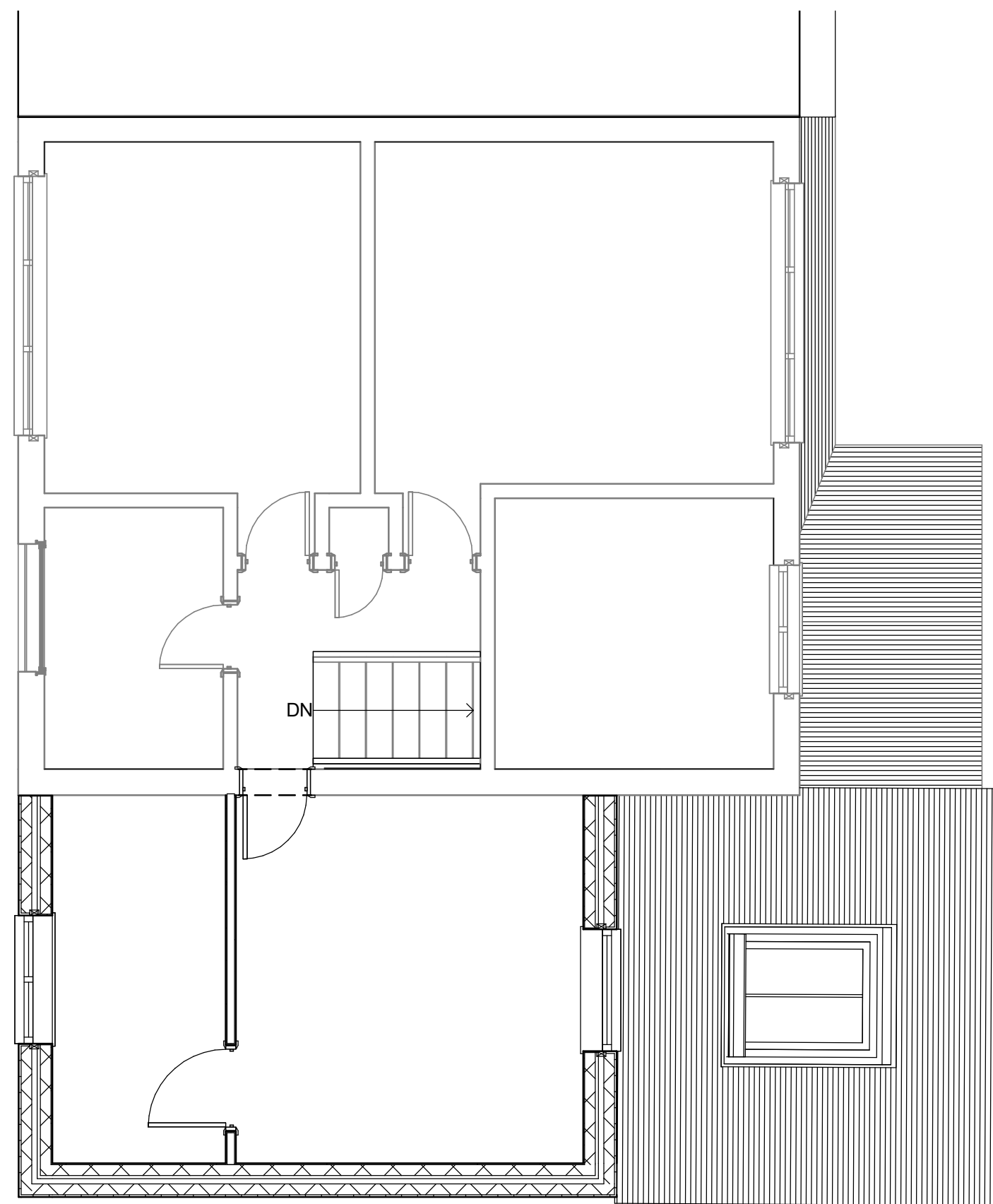
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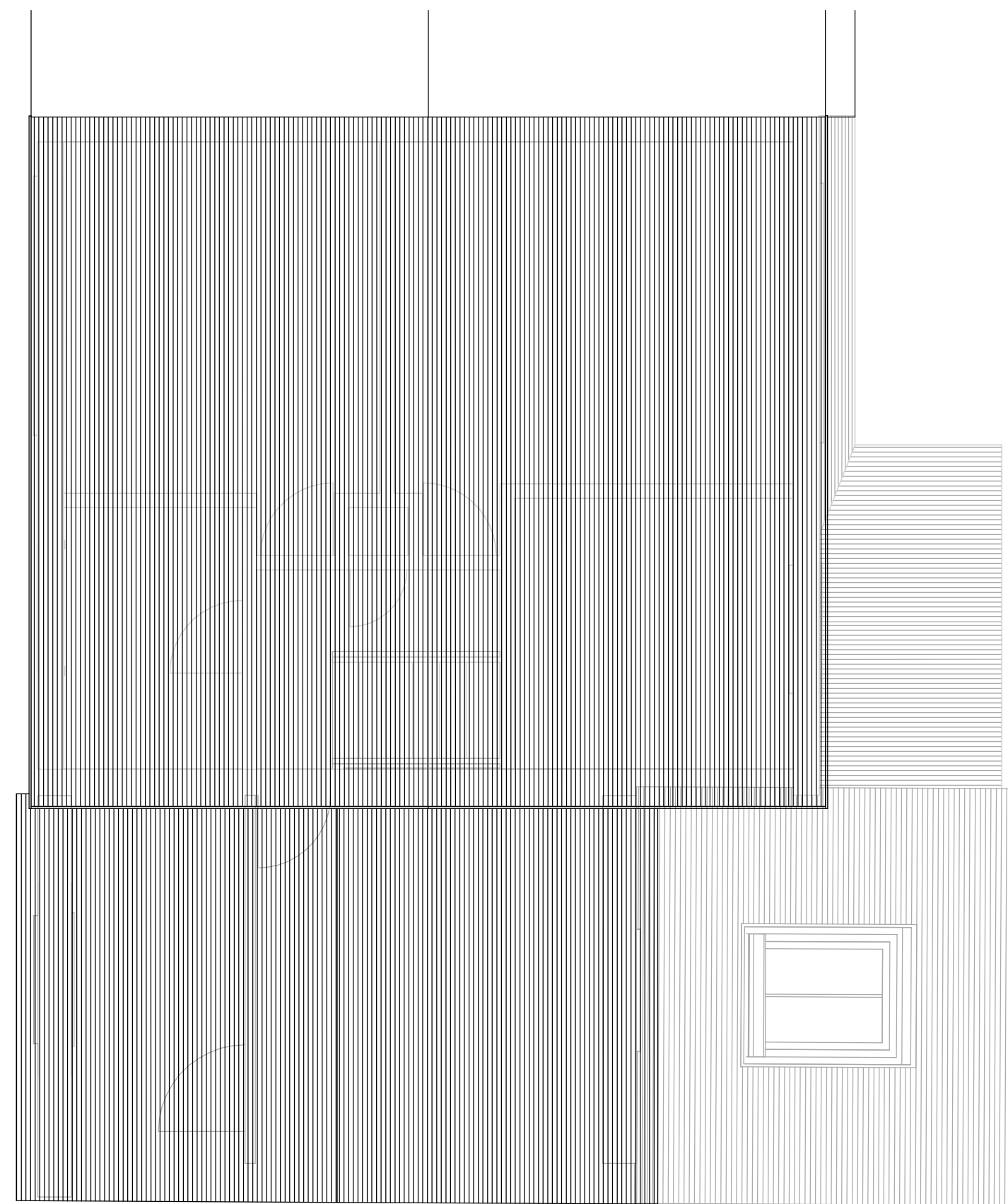
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1 Ground Floor
1 : 50



2 First Floor
1 : 50



3 Roof
1 : 50

proposed plans
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Drawing no:
CLPL-004

Revision no:

Scale: (@A1)
1 : 50

Checked: MJF

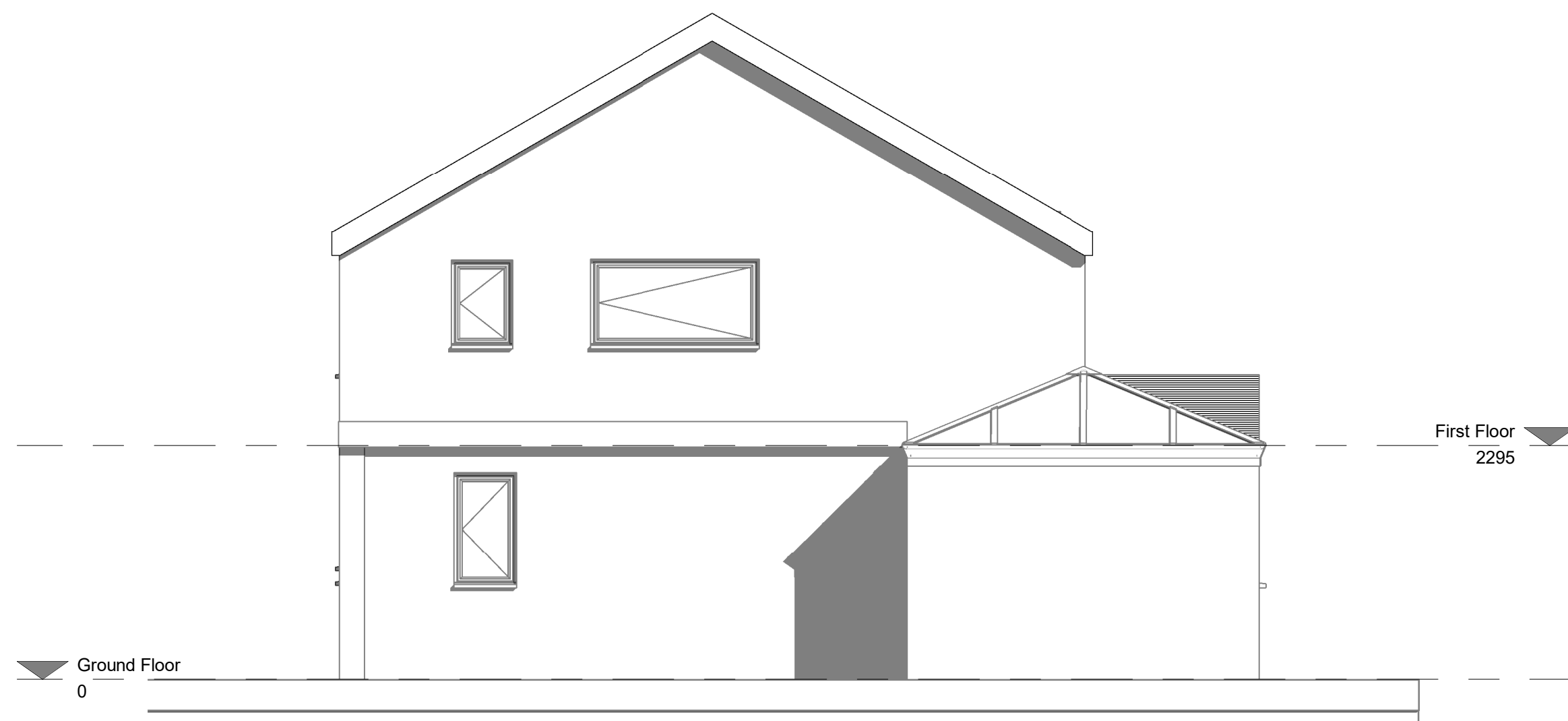
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1 South East
1 : 50



3 North West
1 : 50



2 South West
1 : 50

existing elevations
Sherbrook Grove, Buxton
planning issue

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Drawing no:
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Revision no:

Scale: (@A1)
1 : 50

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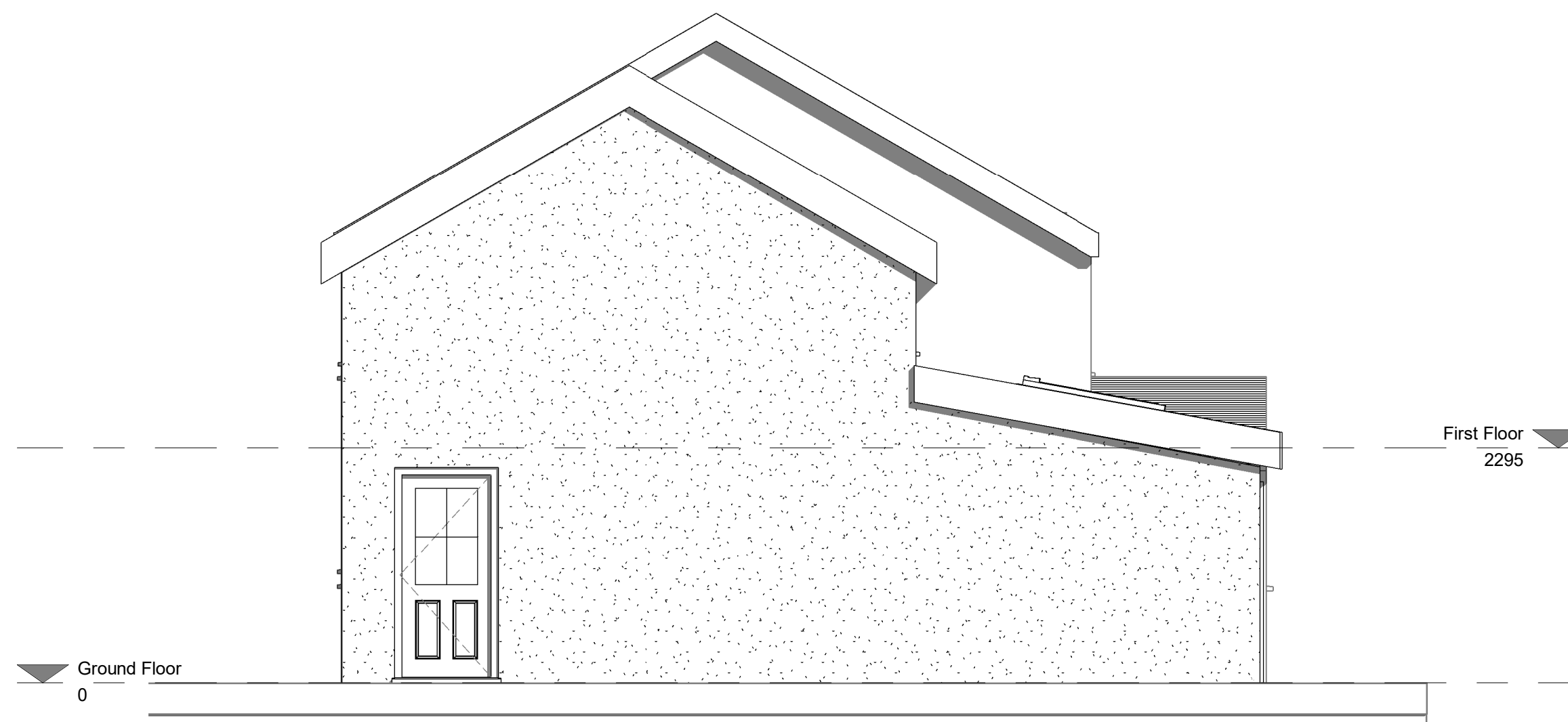
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1 South East
1 : 50



3 North West
1 : 50



2 South West
1 : 50

proposed elevations
Sherbrook Grove, Buxton
planning issue

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Appendix II - Supplementary Information