



FLOOD RISK NOTE

FOR

PROPOSED TRADE COUNTER

AT

**TWIBELL STREET,
BARNSELY**

FOR



Project Ref: 28343

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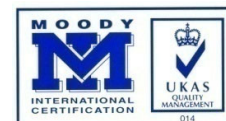
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1.0 **BRIEF**

GGP Consult were requested by Allenby Commercial to prepare a flood risk assessment for the proposed development of Brownfield land off Twibell Street, Barnsley. It's proposed the site will house a small trade counter with associated laydown and parking areas.

The purpose of the assessment is to demonstrate compliance with local planning policy as outlined within the Barnsley Council Strategic Flood Risk Assessment (SFRA) and the National Planning Policy Framework (NPPF).

2.0 **DESCRIPTION OF EXISTING SITE**

The proposed site is located off Twibell Street, Barnsley.

The site location plan is included in Appendix I.

The OS National Grid reference of the centre of the site is approximately SE 35221 07112.

The total area of the site is 0.7112Ha.

3.0 **PROPOSED DEVELOPMENT**

It is proposed to redevelop the site to accommodate a new trade counter with associated laydown area and 17No. customer parking bays.

The proposed building footprint will be approximately 140m² in area

See Appendix I for the proposed site layout plan.

As shown below, the site is shown to be within 3 flood zones. The majority of the site, from the southern boundary to the northern area is shown to be **Flood Zone 1**. It is shown that along the northern boundary they site is within **Flood Zone 2 and Flood Zone 3**.

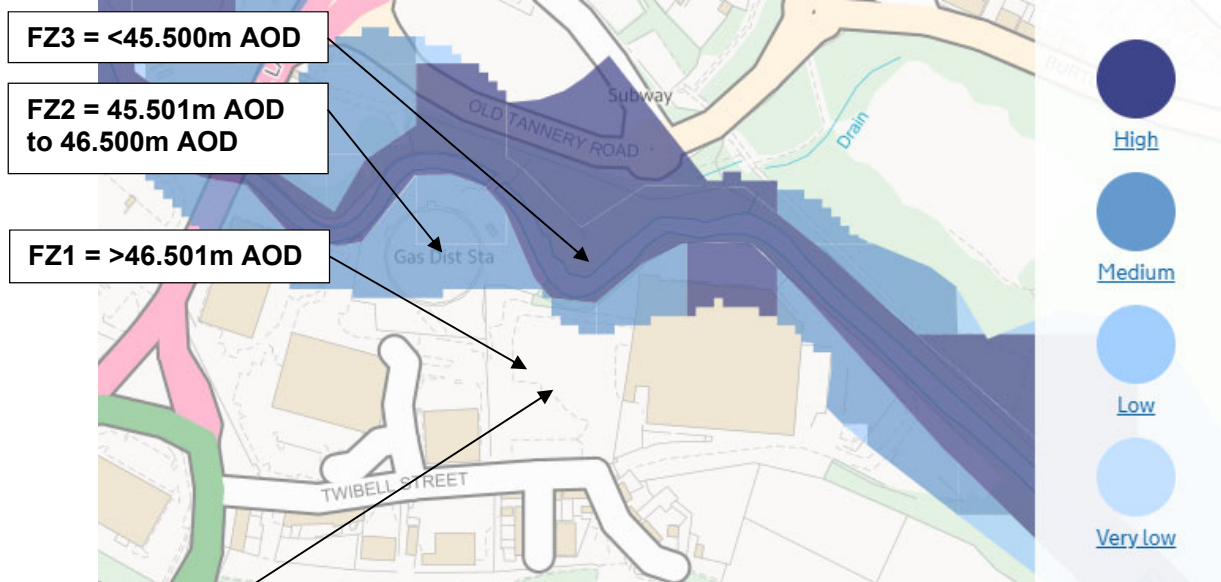
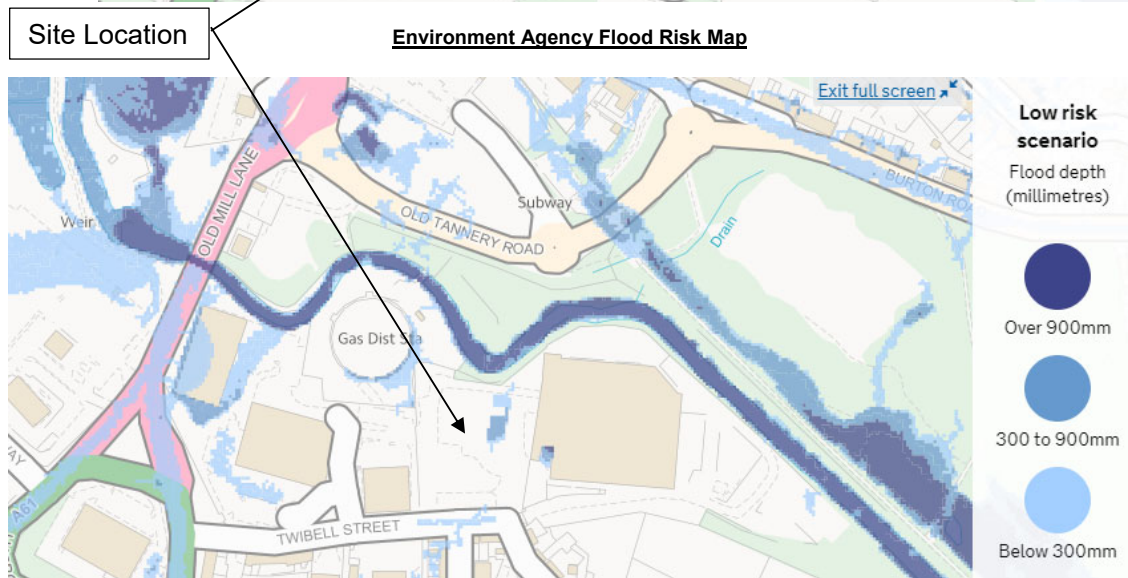
Despite the site being within **Flood Zone 3**, this area is shown to be approximately 3m below the southern boundary. Therefore it is demonstrated that the southern area is within flood zone 1 as it is substantially higher than Flood Zone 3.

The proposed structure has been positioned in such a way to be within flood zone 1.

Therefore, the proposed development is not in a known area of flood risk as outlined by the Environment Agency's flood risk map, this can be seen in the overleaf flood maps.

It is demonstrated on the overleaf maps that the proposed site is at risk from a small volume of surface water flooding, however, examining the topographic survey this is a local low spot. Therefore surface water flooding is considered to be negligible.

With reference to the latest Environment Agency Flood Risk maps, the proposed development site lies mainly within **Flood Zone 1**.



Environment Agency Surface Water Flood Risk Map

4.0 FLOOD RISK VULNERABILITY CLASSIFICATION OF THE PROPOSED DEVELOPMENT

With reference to Table 2 of the NPPF technical guide, the proposed use as commercial units are classified as '**less vulnerable**'.

With reference to Table 3 of the technical guide, developments with 'less vulnerable' classifications within flood zone 1 should be permitted.

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required
	Zone 3b functional floodplain	Exception Test required	✓	✗	✗

Key: ✓ Development is appropriate.
✗ Development should not be permitted.

Floor space to be provided is approximately 140m².

As demonstrated above it is shown that the site is deemed acceptable.

5.0 SUMMARY AND RECOMMENDATIONS

From the information provided, it has been demonstrated that the risk of flooding to the development is negligible.

It is demonstrated that the structure does not require to be raised above the existing site level as the risk of flooding is negligible.

However, it is considered good practice, where possible to raise the structure by 150mm as this will prevent any surface water from the site entering the structure. Therefore, the structure will be raised a minimum of 150mm above the average adjacent site level.

It is therefore recommended that the following are included within the design and construction of the proposed extension.

FFL: Raised 150mm above average adjacent site level (minimum)

Flood proofing is not required.

A place of Safety is not required.

For GGP CONSULT

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APPENDIX I

Site Location / Layout Plan