



**TOPPING
ENGINEERS**

CONSULTING CIVIL &
STRUCTURAL ENGINEERS

FLOOD RISK ASSESSMENT

LOCATION:

**Land at Millstones
Oxspring, Sheffield, S36 8WZ**

CLIENT: Yorkshire Land Limited

DOCUMENT REF:
19347-FRA-001

REVISION/DATE:
Revision A

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Revision	Description	Date	Author	Checked
A	First Issue	Oct 2020	T Andrews	T Moorhouse

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf Yorkshire Land Limited in respect of a planning application for the proposed residential scheme on the land at Millstones.

Site Name	Land at Millstones
Location	Oxspring, Sheffield, S36 8WZ
NGR (approx.)	427039,402188
Application Site Area (ha)	0.3 ha
Development Type	Residential
NPPF Vulnerability	Low
EA Flood Zone	Flood Zone 1,2 & 3
EA Office	Yorkshire
Local Planning Authority	Barnsley Council

Table 1.1 - Site Summary

1.1 SOURCES OF DATA

The report is based on the following information:

- i. Site Location Plan by mbooth design (Appendix A)
- ii. Site Plan by mbooth design (Appendix B)
- iii. Environment Agency information
- iv. Barnsley Council Strategic Flood Risk Assessment

1.2 EXISTING SITE

The site in question is located in the South Yorkshire Village of Oxspring. More accurately the site is bounded by the River Don to the south and rural land to the north and west.

The River Don lies to the south of the site and is lower than the proposed dwellings.

From the site plan (Appendix B) it can be seen that the site falls towards the river from the north. The highest point of the development area has a level of 180.720 AOD. Contrastingly the lowest region of the development has a level of 174.290 AOD.



Figure 1.1 - Site Location

1.3 PROPOSED DEVELOPMENT

The proposed development is set to consist of a residential scheme along with suitable access and parking areas.

1.4 FLOOD RISK PLANNING POLICY

National Planning Policy Framework

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 online.

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.

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.

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

Flood Zones

The Flood Zone Map for Planning has been prepared by the Environment Agency. This identifies areas potentially at risk of flooding from fluvial or tidal sources. An extract from the mapping is included as Figure 1.2.

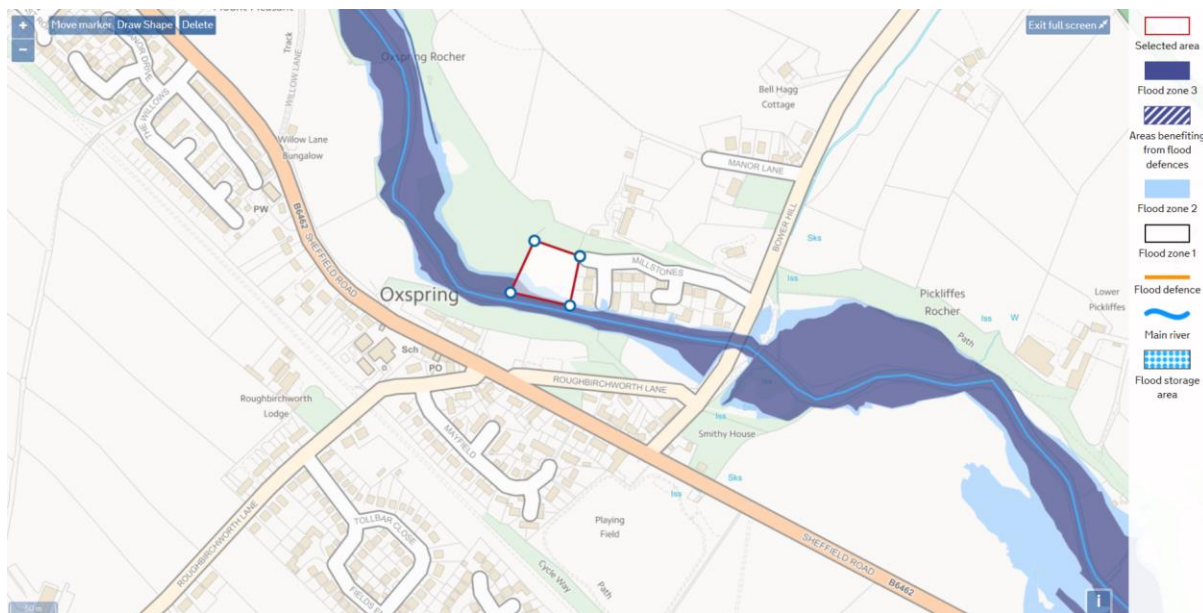


Figure 1.1 - Environment Agency Flood Zone Mapping

The site is shown to be located mainly within Flood Zone 1 (Low Probability) therefore the site is considered to be low risk of flooding. Flood Zone 1 is defined as land assessed as having less than a 0.1% annual probability of flooding from fluvial and tidal sources. However, there are small areas outside of the development area that are in Flood Zone 2 and 3. Flood zone 2 (Medium Probability) is defined as land assessed as having an annual probability of flooding of 0.1% to 1.0%. Flood Zone 3 (High Probability) is defined as land assessed as having an annual probability of flooding of greater than 1%.

Table 2 of the Planning Practice Guidance classifies land use. Under these classifications the proposed residential scheme is considered to be 'More Vulnerable' to the potential impacts of flooding.

Table 3 of the Planning Practice Guidance identifies that any development is considered appropriate within Flood Zone 1.

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable
Flood Zone 1	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception test required	✓
Flood Zone 3a	Exception test required	✓	x	Exception test required
Flood Zone 3b	Exception test required	✓	x	x

1.5 OTHER RELEVANT POLICY AND GUIDANCE

Strategic Flood Risk Assessment

The Barnsley Council Flood Risk Assessment (SFRA) was prepared to review flood risks on a much wider scale to assess the potential for new development within the study area.

The SFRA was used as an evidence base for Local Development Frameworks for each Local Planning Authority.

The SFRA therefore aims to bring together all available flood risk information for a variety of sources to provide a robust assessment. The SFRA therefore is useful for this site-specific FRA by highlighting available data and instances of known flooding in the area. Although written under the guidance of Planning Policy Statement 25, the SFRA is still considered to include relevant information.

2.0 POTENTIAL SOURCES OF FLOOD RISK

The table below identifies the potential sources of flood risk to the site, and the impacts which the development could have in the wider catchment prior to mitigation. These are discussed in greater detail in the forthcoming section. The mitigation measures proposed to address flood risk issues and ensure the development is appropriate for its location are discussed within Section 3.0.

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Fluvial			X		The site is located in flood zone 1,2 & 3.
Tidal				X	There are no tidal influences effecting the site.
Canals				X	None present.
Groundwater			X		Ground conditions are not conducive to fluctuating groundwater levels.
Reservoirs and waterbodies			X		The site is shown to fall inside the area at risk of reservoir flooding.
Sewers			X		The site in question is higher than the surrounding sewers therefore there is a very low risk.
Pluvial runoff		X			An area of the site is within a medium-risk area of surface water flooding.
Effect of Development on Wider Catchment				X	The impermeable area is being increased but this will be attenuated on site.

Table 2.1 - Pre-Mitigation Sources of Flood Risk

2.1 FLUVIAL FLOOD RISK

As previously mentioned, the site is shown to be within Flood Zone 1,2 and 3 and therefore poses a low risk to the proposed development. As none of the dwellings are within flood zone 2 or 3.

Mitigation measures to address the residual risk posed by the watercourses surrounding the site are discussed within Section 3.0 of this report.

2.2 GROUNDWATER FLOOD RISK

Subject to completion of site investigation to confirm we would assume that natural ground water level is located well below the site surface and the nature of the strata means it is unlikely that there will be perched water above this level.

We therefore do not consider there is a risk of groundwater flooding affecting the development subject to final confirmation upon completion of suitable site investigation.

2.3 FLOOD RISK FROM RESERVOIRS & LARGE WATERBODIES

Reservoir failure flood risk mapping has been prepared by the Environment Agency, this shows the largest area that might be flooded if a reservoir were to fail and release the water it holds. The map displays a worst-case scenario and is only intended as a guide. An extract from the mapping is included as Figure 2.1.

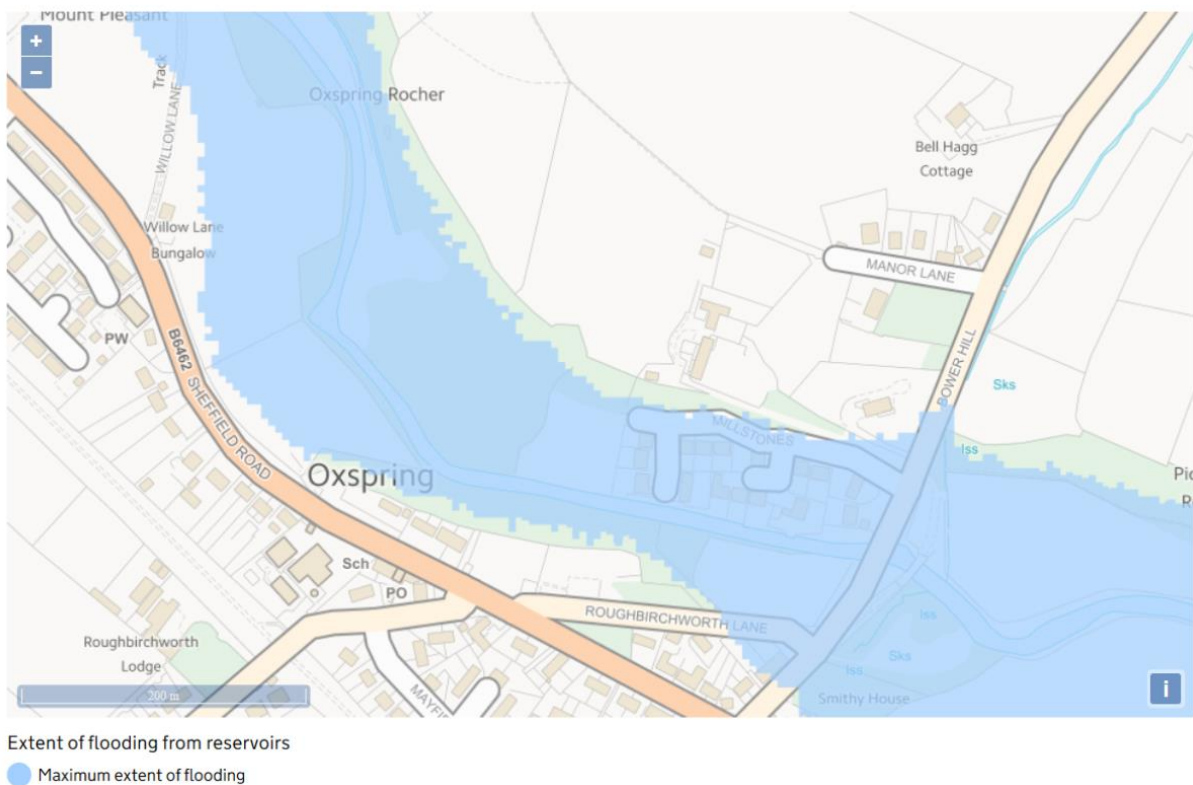


Figure 2.1 - Environment Agency Reservoir Failure Flood Risk Map

Mapping demonstrates the site and possible access routes are within the area at risk of flooding from reservoir flooding. Therefore, the RMA will be consulted if required with regards to mitigation.

2.4 FLOOD RISK FROM SEWERS

The site in question lies above any main roads which is potentially where any Yorkshire Water sewers will lie.

As such, it is considered that there is no risk of flooding from sewers.

2.5 PLUVIAL FLOOD RISK

Risk of flooding from surface water mapping has been prepared by the Environment Agency, this shows the potential flooding which could occur when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. An extract from the mapping is included as Figure 2.2.



Figure 2.2 - Risk of Flooding from Surface Water Mapping

The mapping produced by the Environment Agency shows that there are no areas of surface water flooding on the site.

As such the risk of surface water flooding is negligible.

2.6 EFFECT OF DEVELOPMENT ON WIDER CATCHMENT

2.6.1 Development Drainage

The current site is considered to be greenfield. This results in the amount of impermeable area on this site being increased. Therefore, it is proposed that the site will be attenuated at greenfield discharge rates. This will also follow the SuDs hierarchy for the disposal of surface water drainage from the site.

3.0 FLOOD RISK MITIGATION

Section 2.0 has identified the sources of flooding which could potentially pose a risk to the site and the proposed development. This section of the FRA sets out the mitigation measures which are to be considered within the proposed development detail design to address and reduce the risk of flooding to within acceptable levels.

3.1 SITE ARRANGEMENTS

3.1.1 Sequential Arrangement

The Flood Zone mapping shows the site to be located within flood zone 1.

3.1.2 Finished Levels

Given the dwelling's location within Flood Zone 1, there are no specific requirements for finished floor levels with regard to flood risk.

It should be noted that the dwellings are only within Flood Zone 1 and no mitigation is required for Flood Zone 2 and 3.

4.0 CONCLUSIONS AND RECOMMENDATIONS

This Flood Risk Assessment (FRA) is compliant with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance. The FRA has been produced on behalf of Yorkshire Land Limited.

This report demonstrates that the proposed development is not at significant flood risk, and simple mitigation measures have been recommended to address any residual risks that may remain. The identified risks and mitigation measures are summarised within Table 4.1.

Flood Source	Proposed Mitigation Measure
Fluvial	Site is shown to be in Flood Zone 1.
Impact of the Development	Strategic surface water drainage strategy prepared for wider development will ensure a sustainable approach to surface water management.

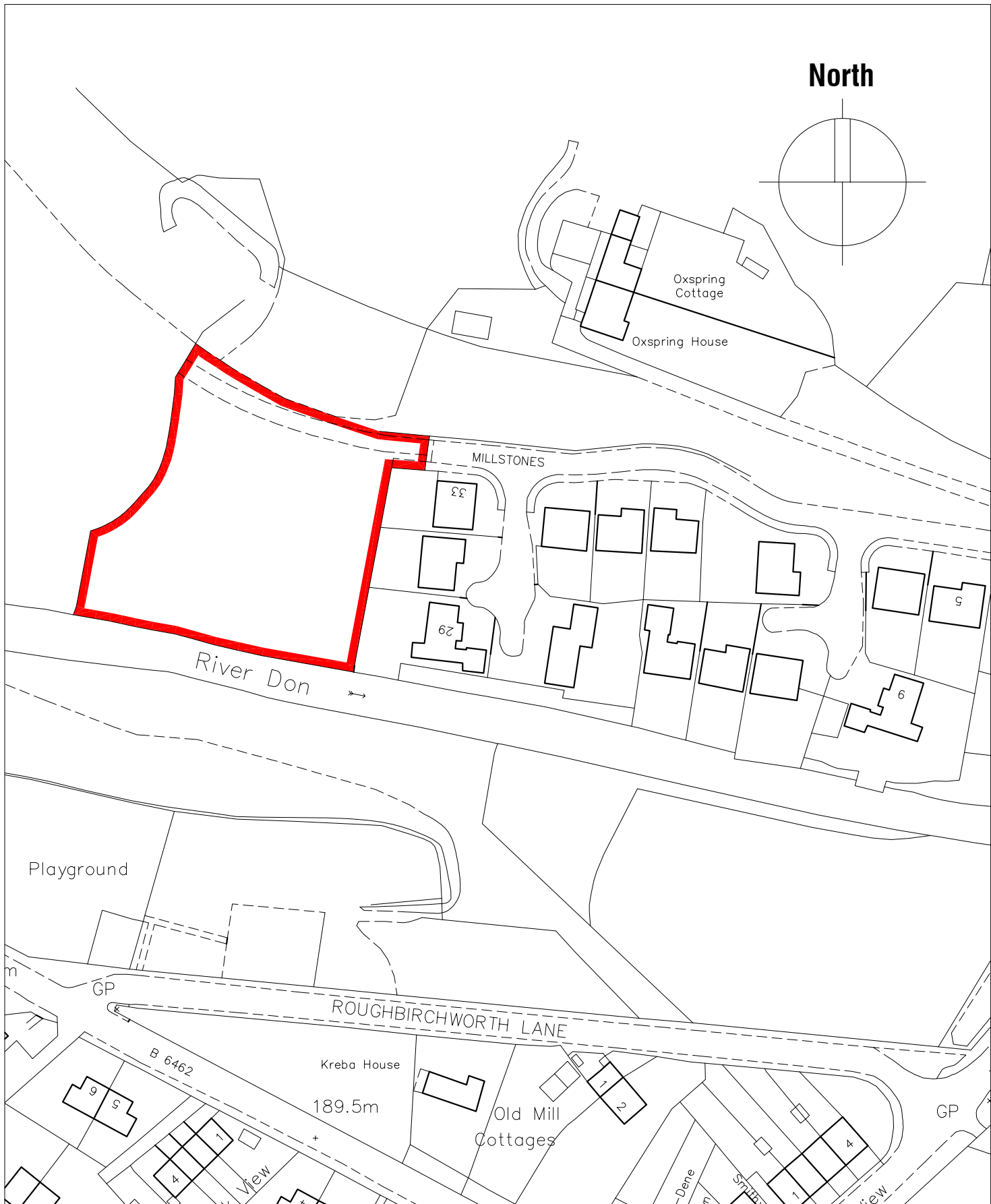
Table 4.1 - Summary of Flood Risk Assessment

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.

5.0 APPENDICES

Appendix A – Site Location Plan

Appendix B – Site Layout



Land at Millstones
Oxspring
Sheffield

LOCATION PLAN

Scale 1:1250

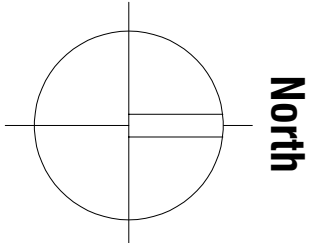
Date May 2019

Ref 18.24

Drwg No **0S1**

 **mboothdesign**
 architectural design and building consultants

Fairfield House
 Berneslai Close Barnsley
 S70 2FL
 T: 01226 286256
 M: 07881898300
 E: mark@mboothdesign.co.uk



Rev D 13.10.2020 Amend surface water drainage details.

Rev C 14.10.2020 Amend surface to Private Drive. Add plot foul drainage and invert levels.

Rev B 13.10.2020 Add hedge to north boundary, amend rainwater harvesting tanks to match design details.

Rev A 05.03.2020 Add drainage layout, amend surfacing to communal parking.

Residential Development

Land at Millstones

Ospring

Sheffield

PROPOSALS

SITE PLAN

mboothdesign

architectural design and building consultants

Fairfield House

Barnfield Close Barnley

T. 01709 2711

M. 01793 886300

E. mark@mboothdesign.co.uk

Scale 1:200 @ A1

Drawn MAB

Date JAN 2020

Ref. 18.24

Dwg No. P1

Rev. D

Copyright reserved. All dimensions to structural elements within the drawings are to be included and verified on site.

Drawings for setting out in existing buildings are to be included and verified on site.

Key:

- Existing Trees - Refer to Architectural Report for further information.
- Indicative tree plantings subject to detailed landscaping layout.
- Tree to be removed
- Existing tree root protection areas.
- Proposed hedges
- Existing levels
- Free draining gravel finish with Geotextile cellular reinforcement.
- Parking areas in bonded gravel, dark brown shippings
- Good quality artificial stone or natural (Indian) stone paving (laid pointed).
- Concrete block paving or stone cobbles (to transition where shown).
- Tarmac finish to Private Drive Access