

Proposed Housing Development
Pear Tree Farm, Church Street,
Brierley, Barnsley, S72 9JR.

FLOOD RISK ASSESSMENT

Introduction

This Flood Risk assessment has been undertaken by Building Link Design, in respect for Full Planning Application for Erection of 10No. New dwellings following demolition of existing bungalow, Farmhouse and Outbuilding accessed via church street. S72 9JR.

The planning application comprises the proposed single storey Dwelling on a site of 0.495Ha

Site Location



The Application site and proposed development site

Application Site Description:

The subject of this planning application is a parcel of land totalling 0.495 hectares, characterised by a rectangular shape and situated on Church Street Brierley, Barnsley, S72 9JR.

Mitigation and Building Design

In consideration of the Ordnance Survey data, which places Pear Tree Farm between an elevation of 105.2m AOD and 107.5m AOD and acknowledging that the proposed site is situated within no Flood Zones and no comprehensive flood mitigation strategy will be necessary to be integrated into the full proposal.

Flood Risk Classification

The Environment Agency’s Flood Map for Planning (Rivers and Sea) and the Council’s Strategic Flood Risk Assessment (SFRA) Level 1 (November 2015) both identify that the application site to be located partially within **Flood Zone 1**.

Flood zone 1

- Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea.

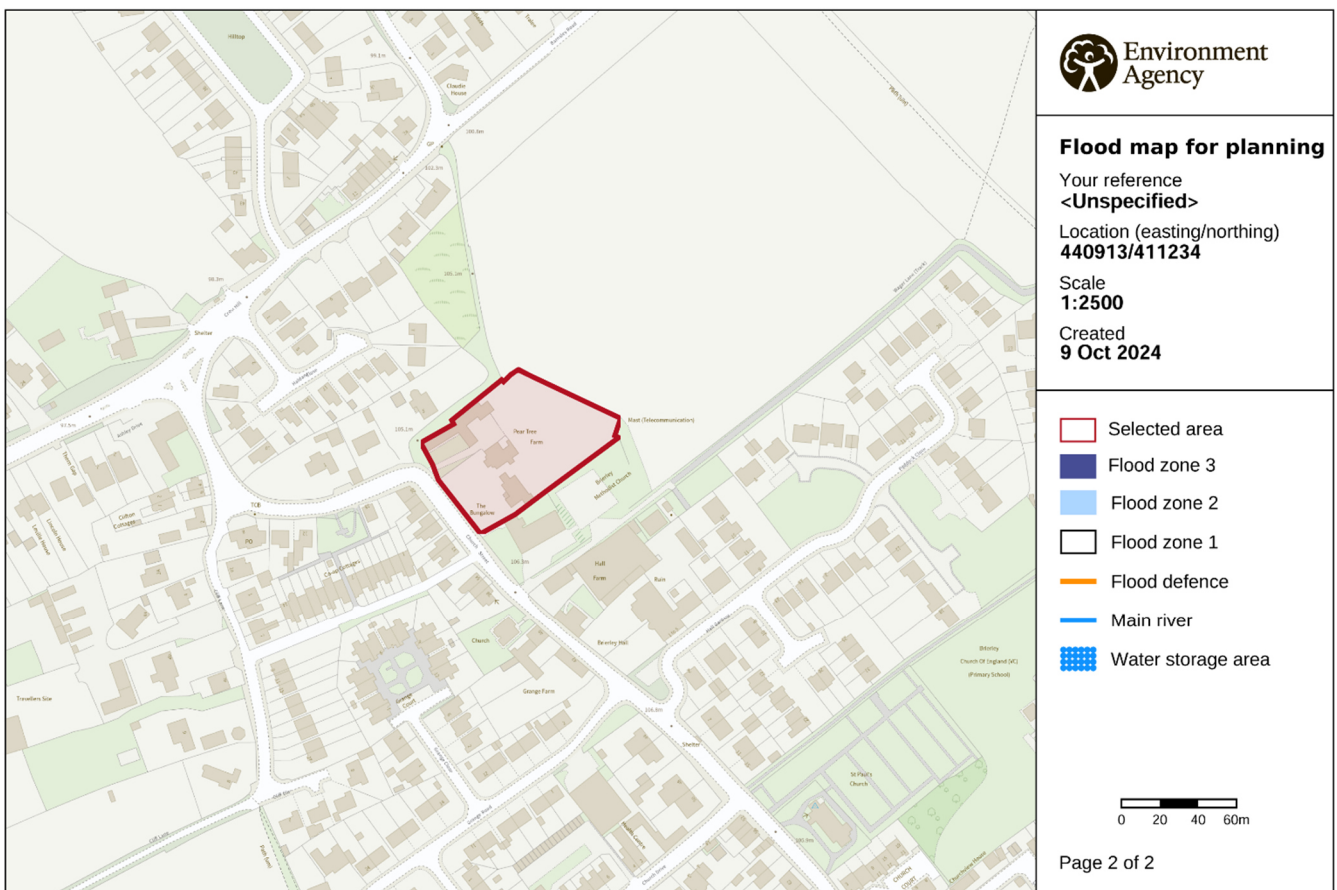
Flood zone 2

- Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

Flood zone 3

- Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

This Flood Risk Assessment (FRA) submitted alongside the outline planning application confirms that, the site is at Medium to High risk of flooding.



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Pluvial Flood Risk

The EA website states:

“Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk.”

The Key identifies the risk of surface water flooding throughout England as defined by the GOV UK online Surface Water Flood Maps.

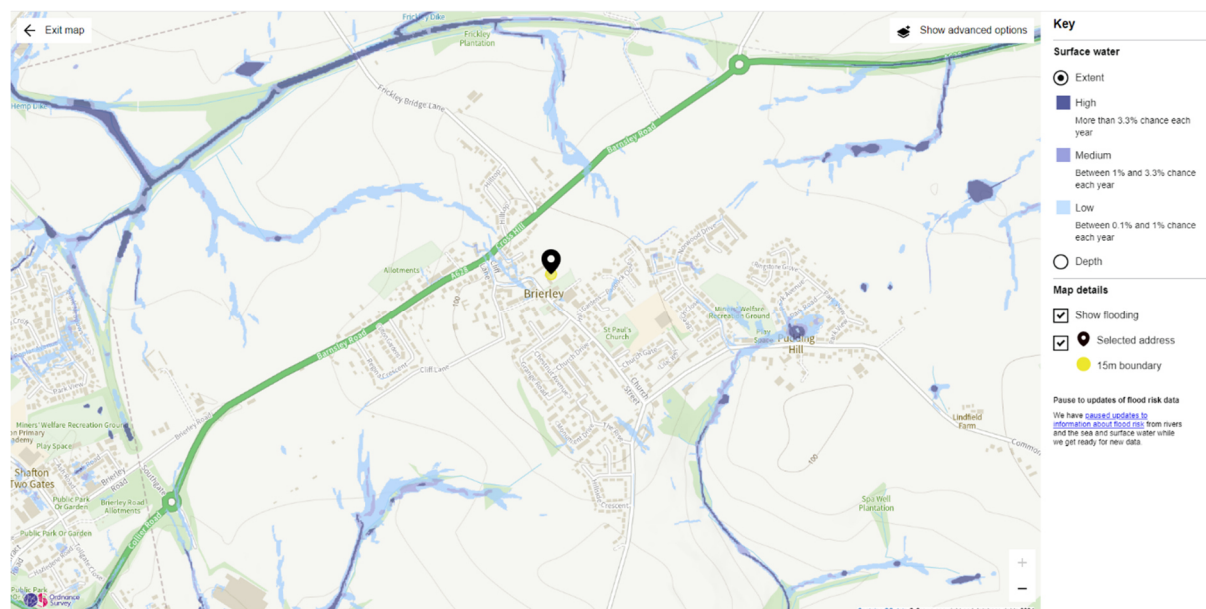
High Risk – Dark blue shading High risk means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Medium Risk – Blue shading Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Low Risk – Light blue shading Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Very Low Risk – No shading Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

The GOV UK Flood Risk from Surface Water – Flood Maps, shows the site to be at low risk of pluvial flooding with some higher risk areas being indicated just south of the site boundary. The proposed scheme is situated significantly higher than the area indicated as no risk of surface water flooding. The risk to the property and its users is therefore considered low or between 0.1% and 1% chance each year.



Conclusion

This Flood Risk Assessment is submitted in support of the proposal for the development of a key site in the Brierley Area. Careful consideration has been taken to determine the right level of buildings and a layout that is functional whilst taking account of the character of the area, neighbouring properties and uses focusing on quality materials and scale and massing that takes account of the prominent location.

The Environment Agency Flood Map for Planning and the Doncaster Strategic Flood Risk Assessment, both of which designate the site in partial as Flood Zone 1.

Due to the proposed building being positioned away from Flood Zone 1, and Very low Risk for Surface Water all other consideration outline within this FRA submitted alongside this planning application, demonstrates that the development will be safe for its lifetime taking account of the vulnerability of its users, and that flood risk will not be increased elsewhere.