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**Proposed detached dwellings, Paddock Site, Roughbirchworth Lane, Oxspring, Barnsley**

The development part of the site is considered to lie within Zone 1 of the Environment Agency Flood Map. This is the Zone with little or no annual probability of flooding from rivers <0.1%
Outside the development area the field runs down to the adjacent River Don, the lower lying areas of this field adjacent to the bridge are shown to be in flood zones 2 and 3. This part of the site will not be developed and will be left as open field.
There will be no adjustment of levels or obstructions below the 176m AOD Contour, and no loss in volume of available washland.

The proposed finished floor levels for all the dwellings will be 181.300 AOD, which is 3.95m above the floor levels of the recently developed Millstone development on the opposite side of the river and 8.2m above the water level of the river. (Measured at the time of the survey).

The dwellings will be accessed off Roughbirchworth Lane, which provides a safe egress route in a flood event.

The new development is residential in nature and as such, Table 2 of the Technical Guidance to the NPPF indicates that the site is classified as more vulnerable.

The flood risk vulnerability table below indicates that if the development is considered to be located in flood Zone 1 residential development can be considered appropriate for the site.

| Flood Risk Vulnerability Classification | Essential Infrastructure | Water Compatible | Highly Vulnerable | More Vulnerable | Less 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** | **x** |

✓ Development is appropriate **x** Developments should not be permitted

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We therefore consider the development is not at undue risk of fluvial flooding, other sources of flooding have been considered including coastal, groundwater, sewers/highway drainage, and reservoir flooding or infrastructure failure.
Appropriate mitigation measures have been taken with the site topography to ensure the risk to the proposed properties is kept to minimum.



P.R.Beeley