

Jane Tucker

From: NWNorthPlanning [NWNorthPlanning@environment-agency.gov.uk]
Sent: 05 February 2013 14:25
To: Jane Tucker
Subject: RE: Consultation on planning application 3/2013/0040 1-2 Ladycroft Cottage, Holden
Attachments: 1-2 Ladycroft cottages.pdf; FRSA_LPA_v_3_1_Jan_13_Update[1].pdf

Dear Jane,

This falls outside our usual consultation responses, but with the aim of assisting you, I would make the following comments.

The site appears to be within flood zones 3 and 2, indicating that the proposal is at high risk of flooding. The applicant will know from their own knowledge and experience, how severe the risks have been in recent years.

We recommend that our flood risk standing advice should be applied to the proposal. Please refer to the attached. Our standing advice indicates that you should aim to satisfy yourself that:-

- a) The floor levels within the proposed development will be set no lower than existing levels AND flood proofing / resilience and resistance techniques, could be included in accordance with 'Improving the flood performance of new buildings' CLG (2007).

Alternatively, floor levels within the extension should be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. The levels should be relative to Ordnance Datum1

- b) Flood mitigation measures may be appropriate; this could include choosing appropriate floor materials, raising socket heights, using water resistant plaster.
- c) Attention is given to surface water drainage and disposal as not to increase the risk of flooding elsewhere, on or off the site.

We would encourage you to consider a condition which ensures that the garage remains available for parking of domestic vehicles at all times so that it cannot be converted into residential accommodation ancillary to the main house (without express planning permission). Such steps could increase the risk of flooding to occupants.

I hope this helps.

Regards

Dan Matthewman
Planning Officer
Sustainable Places Team
North West Area - Preston Office

Please note that I work a half day on Mondays and Thursdays.

05/02/2013

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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]

Sent: 01 February 2013 15:53

To: NWNorthPlanning

Subject: Consultation on planning application 3/2013/0040 1-2 Ladycroft Cottage, Holden

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<<consult env ag.pdf>> <<13 0040 Application form and proposal.pdf>>

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Route to this page -->Matrix-->Matrix>Cell D3

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Print Form

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex. In this instance consult the Environment Agency.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum¹	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..



Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

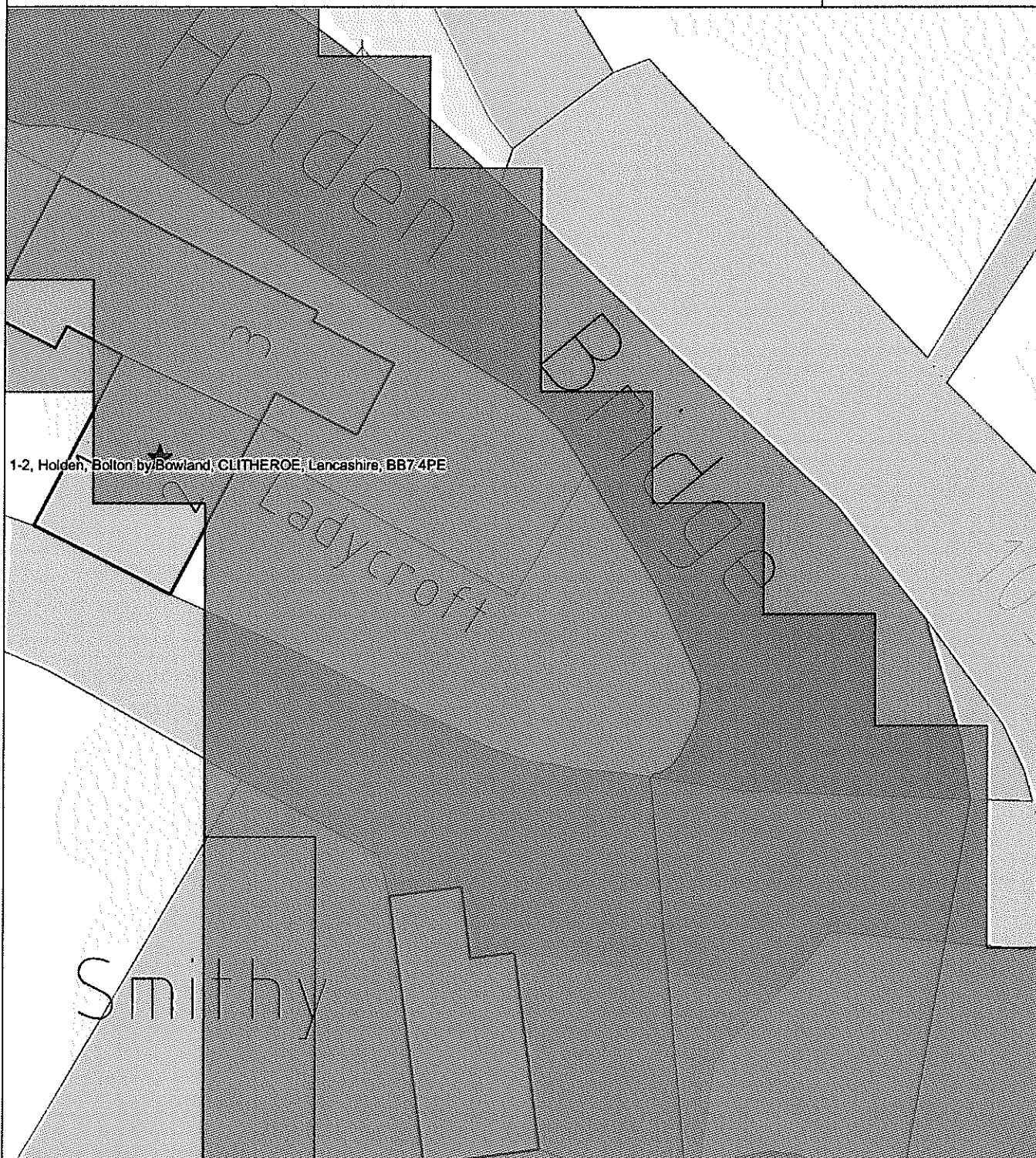
One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GPDO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment

1-2 Ladycroft Cottages



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Legend

Sealed Main Rivers

REGIS Waste Licences

Flood Warning Areas

Flood Map - Defences

Areas Benefiting from Flood Defences

PAS Active IPPC Authorisations

Bank Top ePlanning Tool



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