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HB105/SA/AM/EW

19th July 2025

Dairy and Central Barn Buildings,
Root Farm, Dunsop Bridge

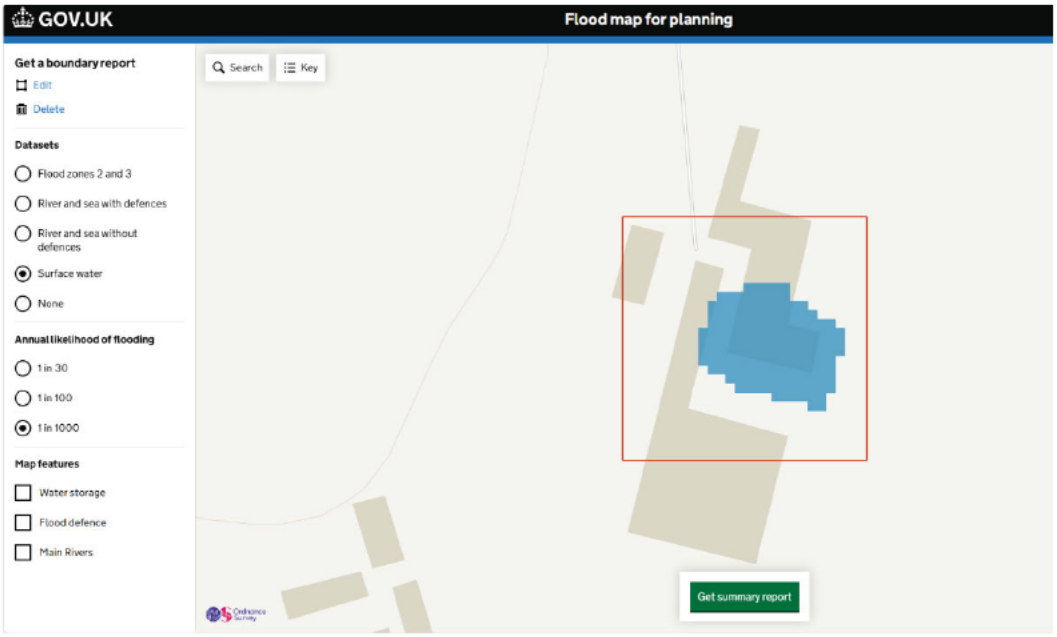
SURFACE WATER FLOOD RISK STATEMENT

1. Introduction

This design and access statement has been prepared to support the full planning application for the change of use application for the Dairy and Central Barn traditional buildings, which form part of the former Root Farm site, to Class E use, complimenting the 2021 planning approval ref 3/2021/0952.

2. The existing arrangement

Root Farm is a traditional farm grouping of buildings, approximately 200m south of the centre of Dunsop Bridge. The current GOV.UK website indicates a small extent of surface water flooding (1 in 1000, annual likelihood of flooding) within the center of what was a hard landscaped and contained internal courtyard. It should be noted that the reference plan is incomplete and missing a building to the south and east boundary) and that the full site sits in flood zone 1 in respect to the available GOV.UK flood zones maps.



Planning approval ref 3/2021/0952 gave permission for the conversion of the "L" shaped stable building to be redeveloped and for the existing workshop building to be replaced with a purpose-built industrial unit offering 4no workshops. The 2021 approval has been implemented and will be complete on site by September 2025. In addition to the original grouping, there is a self-contained holiday cottage to the west.

As part of the 3/2021/0925 permission, fully detailed information as to surface water drainage and hard landscaping within the courtyard area has been submitted and the conditions discharged. There was no concern nor request for any surface water flood risk assessment for the site as part of the earlier submission and approval.

3. The Proposal

This application is to allow for the change of use of the traditional agricultural barns to provide Class E use to provide additional space which is flexible enough to meet the needs and attract a variety of users, for example workshop or production space, studio or basic office and storage. The uptake of the current approved units on site has been good, and the applicant is keen to offer more facilities of varying sizes, in spaces already created within the restored barns. The aim is to assist in creating new jobs for the local community, to support varied occupations and related uses and to develop a small local working community that becomes an anchor for future organic growth.

The application simply calls for the change of use of the existing buildings and does not include any alteration to existing buildings area / roof detail and therefore the existing surface water collection and disposal remains unchanged from the 3/2021/0952 approval.

We confirm that with the 2021 approval and implementation, a full surface water drainage system has been installed and connected to existing surface water drainage routes that have been fully restored and cleaned out (all of which were silted up from years on neglect and historic farming activity) we now have a fully operational surface water drainage system on site.

In addition to the installed surface water drainage system now on site, we have shown that the existing internal floor levels to each of the barns has already been lifted to a formation level and will be finished to a finished ground floor level, with support and approval of this application which effectively raised the GF internal slab by 200mm.

We confirm that the agreed hard landscaping scheme has been implemented fully on site and the inner courtyard area is now a finished surface, laid to the agreed falls and all drainage has been managed through the agreed surface water drainage design solution.

4. Conclusion

Given the details offered from the GOV.UK information as to surface water flooding on site, we would respectfully respond that the detail shown indicates a very unusual profile of very limited surface water flood risk in a wide area of flood zone 1. We would conclude that the detail is because of historic drainage failure (collapse and blockage) and in most cases no surface water drainage gullies to rainwater down pipe positions – ie down pipes discharging to ground within a hard surfaced (cobbled) internal courtyard.

The full landscape and surface water drainage to the full area has been completely overhauled due to the delivery of the 3/2021/0952 approval and the surface water drainage situation has been completely reversed.

As a result, we conclude the small issue of legacy surface water flood risk has already been remediated and no longer offers any risk on site. The reuse of these buildings and construction specification will continue the existing details employed on site, including tanking and surface fixed electrical installations

Yours faithfully,
Erica Wright Architecture Ltd

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Chartered Architect