

*Andrew & Susan Kendall
Holmfield
53 Front Street
Sowerby
Thirsk
YO7 1JQ*

3rd May 2012

Flood Risk assessment statement for Troutsdale Mill, Snainton YO13 9PS

- The area shown on the plan for proposed new parking area, will be constructed by, removal of turf and topsoil, and brought back to existing level using 75mm clean hardcore (containing no dust or smalls) Finished with clean 20mm gravel.
- The choice of materials to be used gives the optimum drainage properties
- We propose to follow the existing levels and gradients of the land, which gives natural drainage to the beck at present.
- There are no other alterations being applied for at this time which would have any effect on risk of flooding

NYMNPA
- 4 MAY 2012
SB



NYM / 2012 / 0 2 7 8 / FL

Interactive Maps

Flood Risk for X:491700, Y:487402

The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment, which uses ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories, low, moderate or significant, as used by the insurance industry.

The Environment Agency has provided this information to the insurance industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home.

Your local Environment Agency office may have more up to date information specific to your location.

What is the likelihood of flooding from rivers or the sea in my area?



[View current flood warnings in this area](#)

What does 'moderate' mean for me?

Be prepared

The location you have selected is in an area that has a moderate chance of flooding. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

Flood defences reduce but do not completely remove the likelihood of flooding and can be over topped or fail in extreme weather conditions.

[Get a fuller explanation of flood likelihood.](#)

- Find out if you can get advance flood warnings for your location.
- Find out how to be prepared for of flooding on our Floodline pages or call Floodline on tel: 0845 988 1188.
- Get further guides and information on flood risk and home insurance.
- Do not use this information on likelihood of flooding when applying for planning permission. Find out what you need to do when planning a new development.
- Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc.
- Find out more about other sources of flooding.

creating a better place

Follow us: [YouTube](#) [Twitter](#) [Flickr](#) [Facebook](#) [RSS feeds](#)

Author: The Environment Agency | WYBYSUPPORT@environment-agency.gov.uk
Last updated: 28th March 2012

[Privacy policy](#) | [Terms and conditions](#) | [Accessibility](#) | [About us](#) | [Jobs](#) | [Contact us](#) | [Sitemap](#) | [Help](#)
© Environment Agency 2012

NYM
- 4 MAY 2012

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

Restart

Print Form

NY 11 / 2012 / 0 2 7 8 / FL

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)	Yes.
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 Datum ¹	NY -4 MAY 2012

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 GDPO 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

NYM
- 4 MAY 2012