

intensity for other mechanisms of flood risk such as sewer and highway drain would be to reduce the standard of protection afforded by the sewer or highway drain. The effects of a blockage would also be more significant. However it is still considered that the risk of flooding to the site from these sources is low given the foregoing discussion.

Conclusion

The site is shown to be generally within flood zone 1 (as defined by planning policy documents) which has a low annual probability of flooding. The footprint of proposed dwellings would be sited almost entirely on land in flood zone 1 with a narrow strip extending into flood zone 2. However this is compatible with the vulnerability of use.

The portion of site shown to be at medium to high risk of flooding is limited to the southern margin alongside the River Holme. This does not present a hazard in flood conditions either for occupants leaving the site or other persons accessing the site.

However as there is the potential for site occupants to be using the higher flood risk areas (gardens with greenhouses and a shed) the modelled depth of flood water and anticipated velocity has been considered. Assuming a flood water depth of 0.3m or deeper (likely for 1in100year flooding assuming a breach of the existing defence wall) and velocity of flow exceeding 0.5m/s (again likely given the proximity to watercourse and rapid inundation in the event of breach) a flood hazard rating exceeding 1.30 can be determined (Table 13.1 of FD2320/TR2) meaning a hazard to people classification of 'danger for most'. The EA issue flood alerts for the River Holme alongside the site and it is recommended that future occupants of the site should register for the flood warning service so that an Emergency Flood Plan can be developed to allow safe evacuation of the higher risk part of the site.

This site specific flood risk assessment indicates that there is a low risk to and from the majority of the site of flooding from all sources. Flood risk within the margin of site with medium to high risk of flooding immediately alongside the River Holme has been mitigated by the design of the site which avoids placing vulnerable development in this area. However the residual risk of flooding to this area in the event of flood defence failure should be addressed by an Emergency Flood Plan that will assure there is an awareness of the potential for and extent of flooding which as described above is limited to occurring locally for extreme events.