



Project Title: 00524 34 Tanfield Road

Product: Level 2 Flood Risk Assessment

Date: 06 March 2025

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Report Revision Log

Report Reference	Date Issued	Issued To	Notes
00524	06/03/2025	Client	

1. INTRODUCTION

1.1. PURPOSE OF THE REPORT

FloodPlan have been commissioned on behalf of J. Thornberry to produce a Flood Risk Assessment for 34 Tanfield Road, East Didsbury, M20 5GF. This assessment has been conducted with the understanding that the document will be used as part of a planning permission proposal by J. Thornberry.

1.2. LOCATION OF SUBJECT SITE

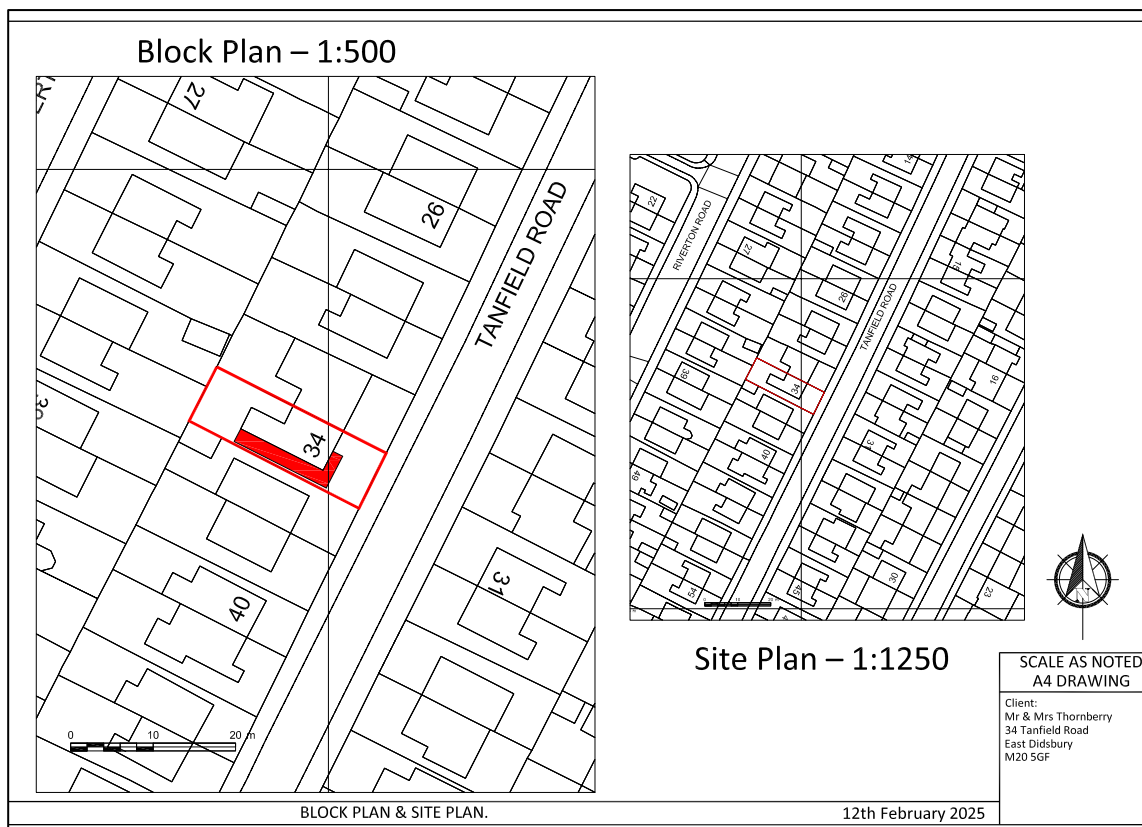


Figure 1: Site Location

1.3. SITE PROPOSALS

The development proposes the residential use extension to the existing residential use dwelling. The proposals show ground floor sleeping accommodation is proposed.

2. INTRODUCTION TO NPPF

2.1. INTRODUCTION TO NPPF

The National Planning Policy Framework (NPPF) document provides guidance to local planning authorities to ensure the effective implementation of the planning policy. The policy seeks to direct development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:

- “areas at risk of flooding” means land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems, and which has been notified to the local planning authority by the Environment Agency.
- “flood risk” means risk from all sources of flooding – including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

Flood risk (from river and sea) are categorised into one of the below:

2.2. FLOOD RISK CLASSIFICATIONS

Flood Zone	Probability of flooding
Zone 1	Low probability
Zone 2	Medium probability
Zone 3a	High probability
Zone 3b	Functional Floodplain

2.3. FLOOD RISK VULNERABILITY CLASSIFICATION

NPPF categorises land by vulnerability. A summary of categories can be seen below:

Vulnerability Class	Infrastructure
Essential Infrastructure	Power stations, water treatment works, wind turbines etc.

Highly vulnerable	Police stations, basement dwellings, caravans, mobile homes etc
More vulnerable	Hospitals, residential buildings, landfill sites, drinking establishments etc
Less Vulnerable	Emergency services stations, shops and building that offer professional services etc
Water compatible development	Pumping stations, docks, marinas etc

2.4. SUITABLE DEVELOPMENT MATRIX

The below table outlines the suitable development type for the flood zone classification assigned by the Environment Agency flood maps.

Flood risk vulnerability classification	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1					
Zone 2			Exception Test Required		
Zone 3a	Exception Test Required			Exception Test Required	
Zone 3b Functional floodplain	Exception Test Required				

Figure 2: Suitable Development Matrix

Key: Blue Development is appropriate; Red Development should not be permitted; Green Development is appropriate with the passing of an Exception Test.

3. NPPF SITE ASSESSMENT

3.1. FLOOD ZONE CLASSIFICATION

As per Figure 3, the site is entirely within flood zone 2.

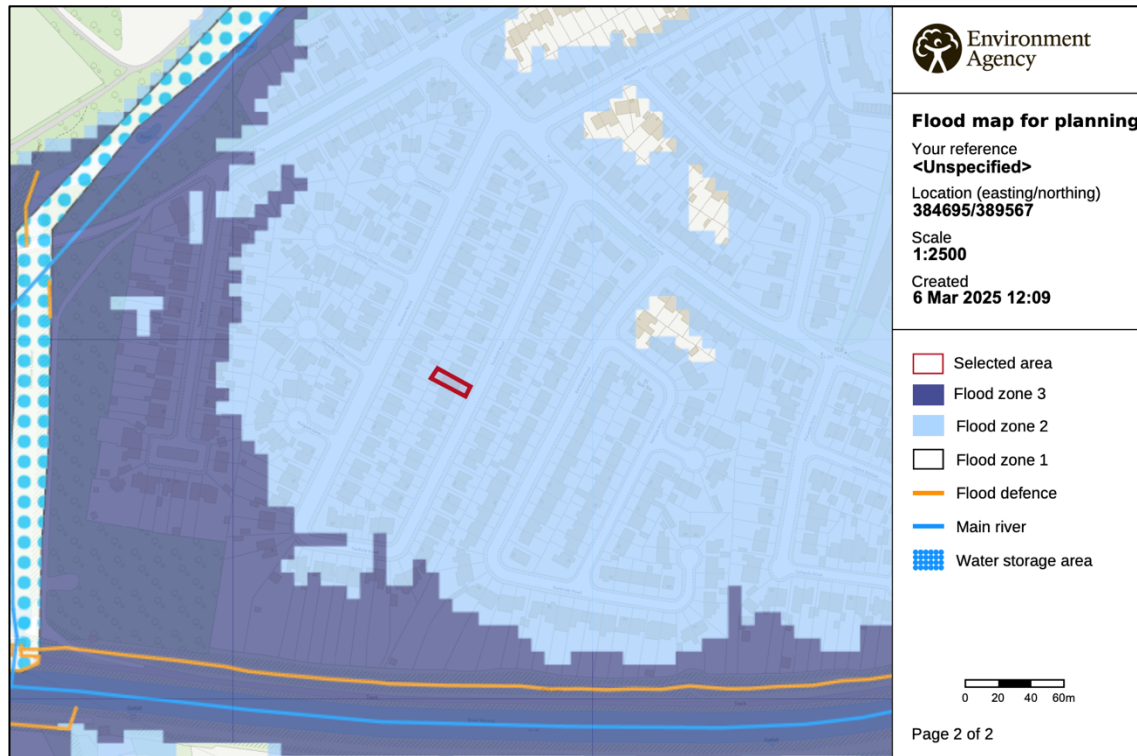


Figure 3: Flood Zone

3.2. LAND VULNERABILITY CLASSIFICATION

The development proposes the residential use extension to the existing residential use dwelling. The extension is proposed on land currently used as an amenity area and is classified as 'less vulnerable' as per NPPF. The proposed residential use building will be classified as 'more vulnerable' as per NPPF. The proposals therefore increase the vulnerability classification of the land.

3.3. SITE SUITABILITY (NPPF)

'More vulnerable' development is suitable for flood zone 2, as per Figure 2.

4. SITE FLOOD RISK

4.1. THIRD PARTY FLOOD RISK DATA SUMMARY

A 'Groundsure' flood report has been acquired for advising this assessment. The full report can be found in Appendix B. The main findings are summarised below:

Type of Risk	Assessment of Risk
Overall Flood Risk	Low-Moderate
Rivers and the Sea	Low
Surface Water	Negligible
Groundwater	Moderate
Historic Flood	Not Identified
Flood Defences	Yes
FloodScoreTM – insurance rating	Low

4.2. SURFACE WATER FLOODING

The Environment Agency surface water flood map Figure 4, shows the site to be at a 'very low' risk from surface water flooding. The site is also mapped to be within a 'very low' area of flood risk for 2040-2026.

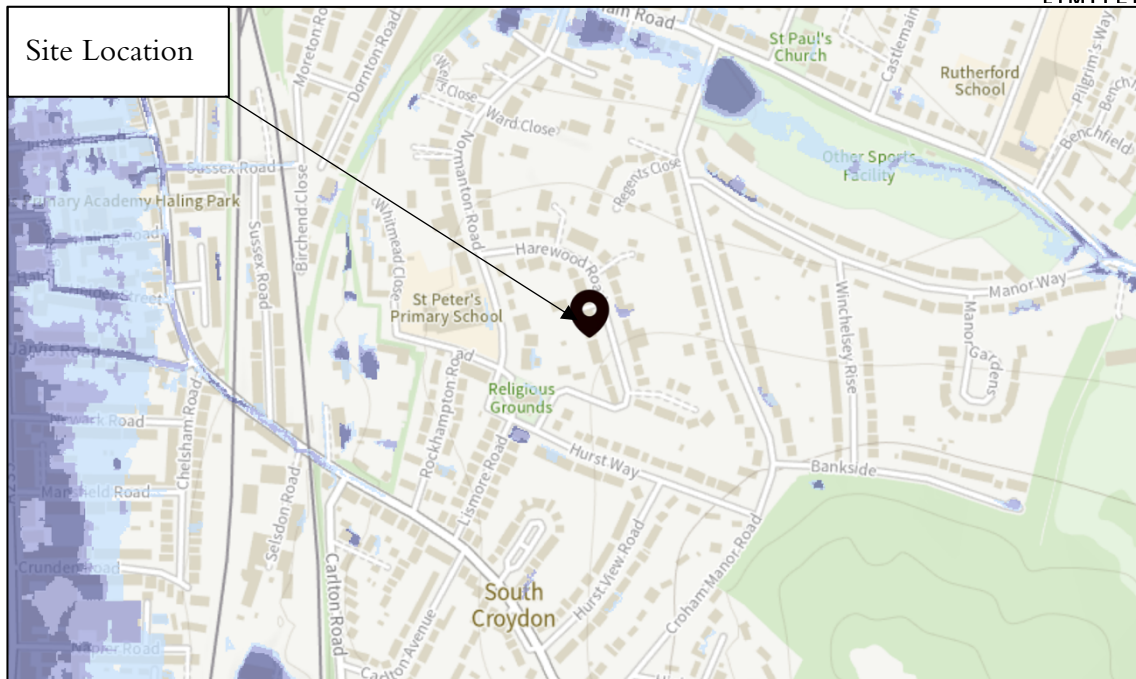


Figure 4: EA Surface Water Flood Map

Where the dark blue shaded area denotes high risk of surface water flooding; the light blue denotes low risk with white areas having very low risk of surface water flooding. The risk classification is comparable to the 'Groundsure' flood report.

4.3. TIDAL AND FLUVIAL FLOODING

The site is classified as having a 'low' risk of flooding from tidal or river sources by the EA mapping. The site is also mapped as having a 'low' risk of flooding for 2036 to 2069.

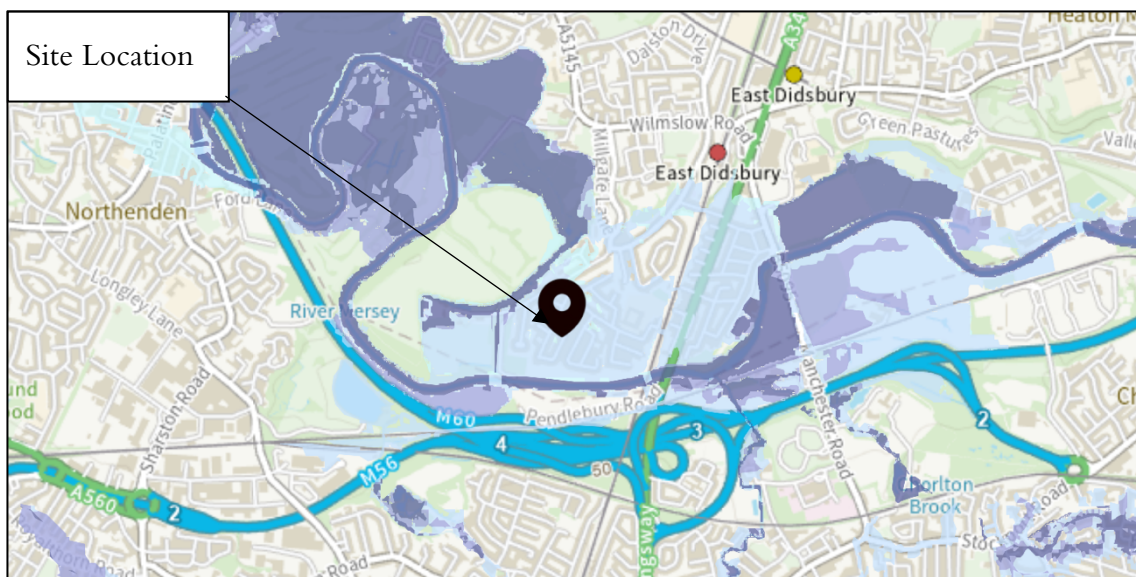


Figure 5: EA Tidal and Fluvial Flood Map

Where the dark blue shaded area denotes high risk of tidal and pluvial flooding; the light blue denotes low risk with the lightest blue areas having a very low risk of flooding.

4.4. GROUNDWATER FLOODING

The 'Groundsure' flood report indicates that the site has a moderate risk of groundwater flooding.

4.5. RESERVOIR FLOODING

There is a risk of flooding from reservoir sources.

4.6. HISTORIC FLOODING

The 'Groundsure' flood report failed to identify any historic flood records.

5. FURTHER SITE ASSESSMENT

5.1. SITE ACCESS AND EGRESS ROUTES

The site access is expected to become impacted during extreme fluvial flood events. This report recommends a flood evacuation plan be created and maintained.

5.2. FLOOD COMPENSATION

The proposals may locally displace floodwater during extreme food events.

5.3. FLOOD WARNING AREAS

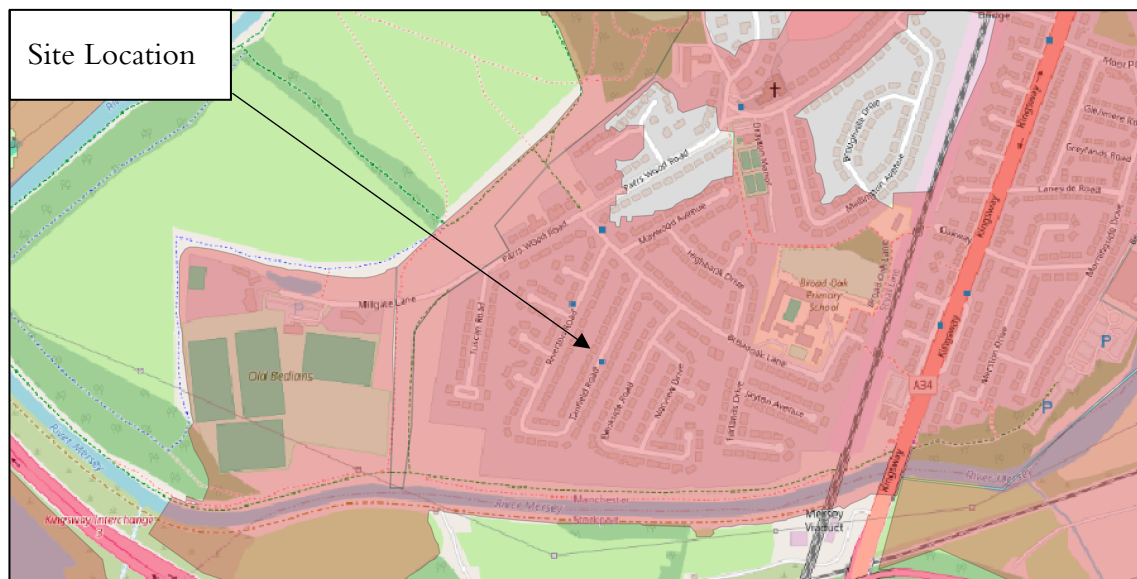


Figure 6: Flood Warning Areas

The site benefits from EA flood warnings.

5.4. AWARENESS OF FLOOD RISK

The developer should be aware that the site is not immune from flooding. It is recommended that all residents take the opportunity to develop emergency and non-emergency plans.

6. FINDINGS AND RECOMMENDATIONS

6.1. FINDINGS

The development proposes the residential use extension to the existing residential use dwelling. The proposals show ground floor sleeping accommodation is proposed. NPPF categorises structures used for residential purposes as ‘more vulnerable’ development. The development type is suitable for the site’s flood zone classification.

6.2. RECOMMENDATIONS

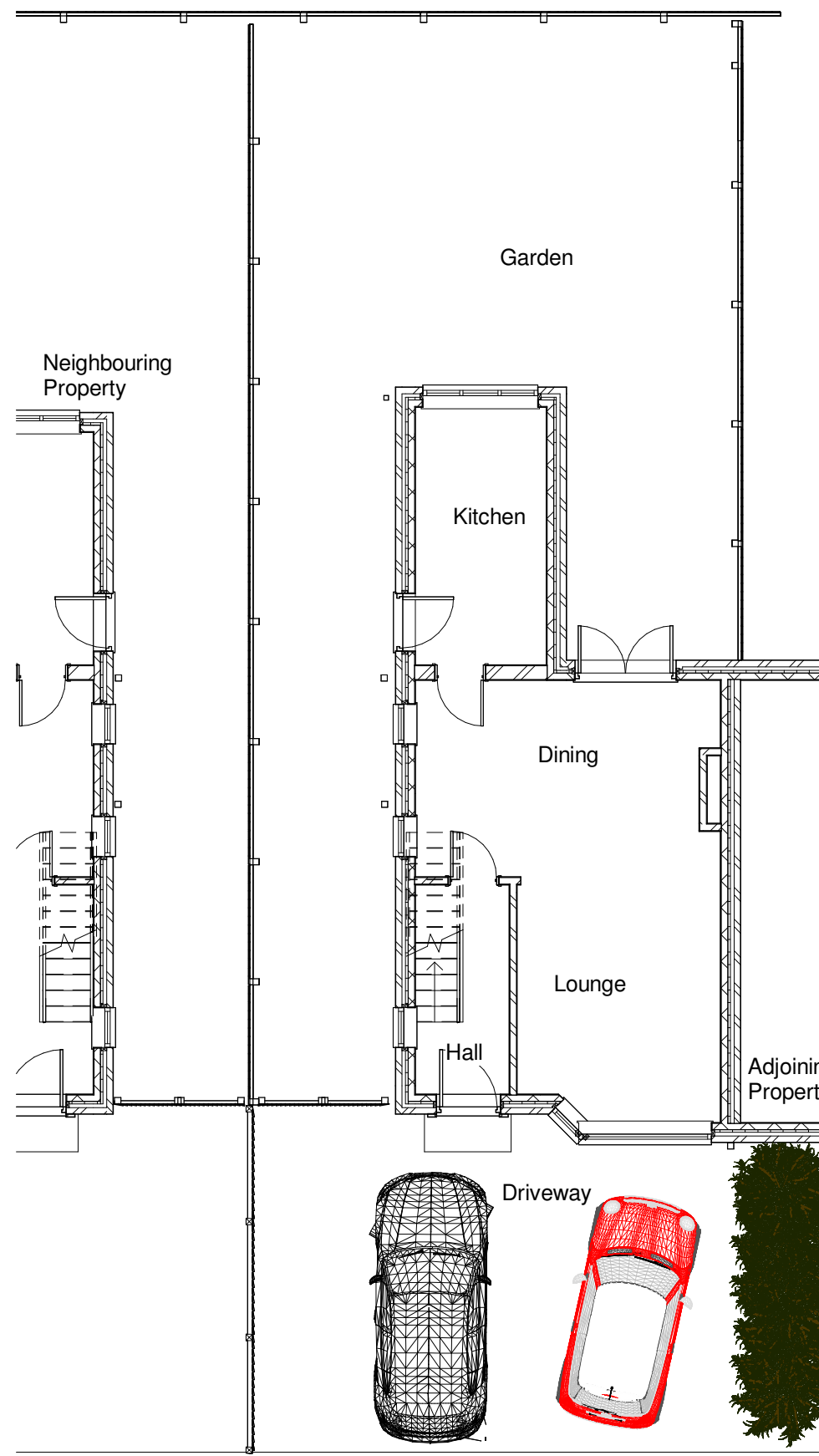
- A suitable SuDS drainage design should be included, where appropriate.
- A flood evacuation plan is recommended
- No third parties should be negatively impacted by the proposals.

List of Appendices

Appendix A: Development Plan

Appendix B: Groundsure Flood Report

Appendix A: Development Plan

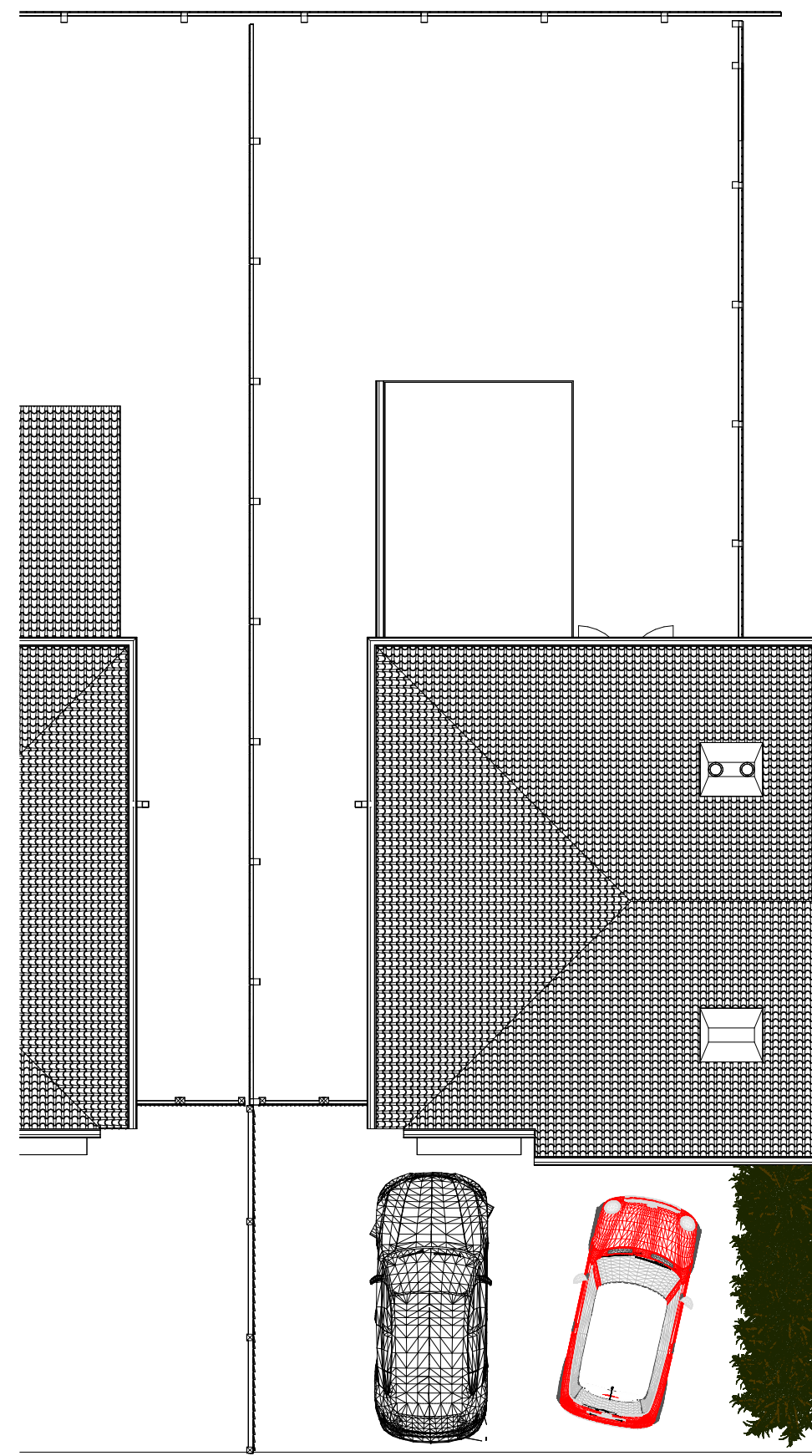


01 Existing Ground Floor Plan

1 : 100

0 5 m

Scale Bar 1:100



04 Existing Roof Plan

1 : 100



Existing Side Elevation

1 : 100



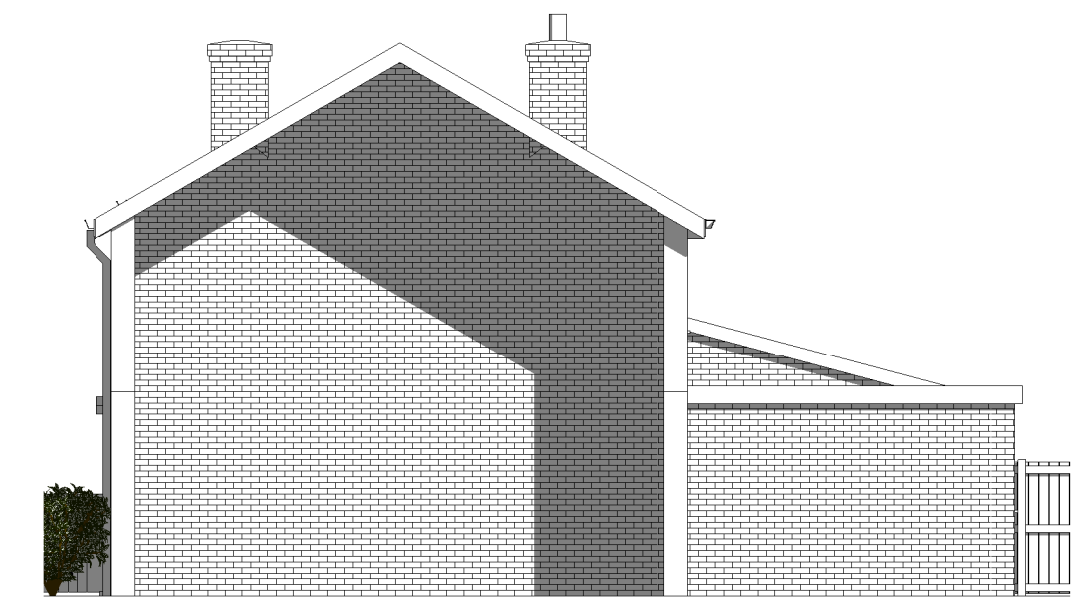
Existing Front Elevation

1 : 100



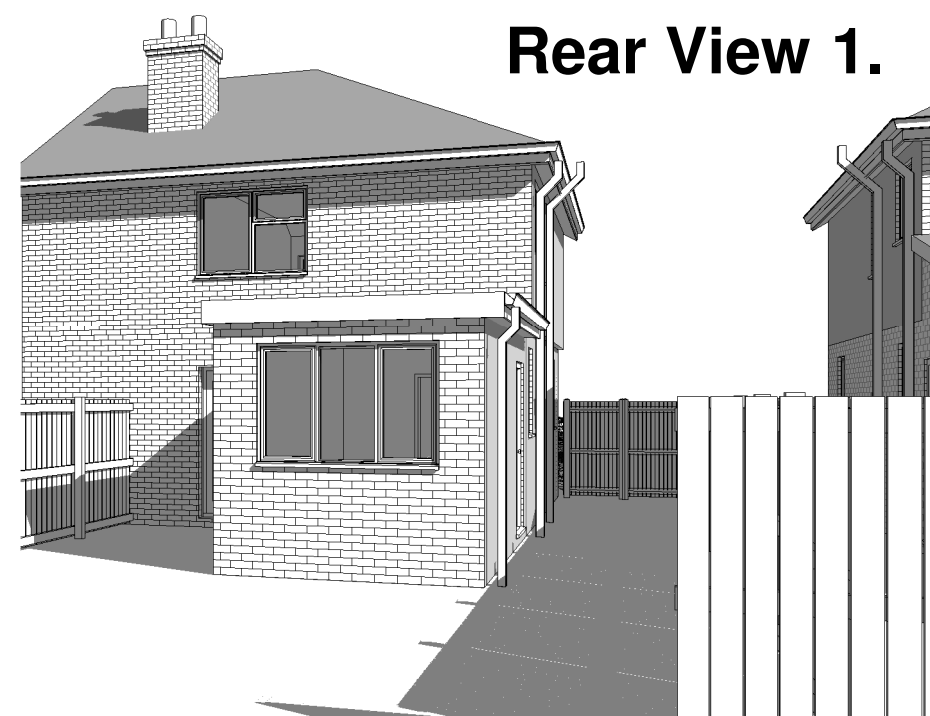
Existing Rear Elevation

1 : 100

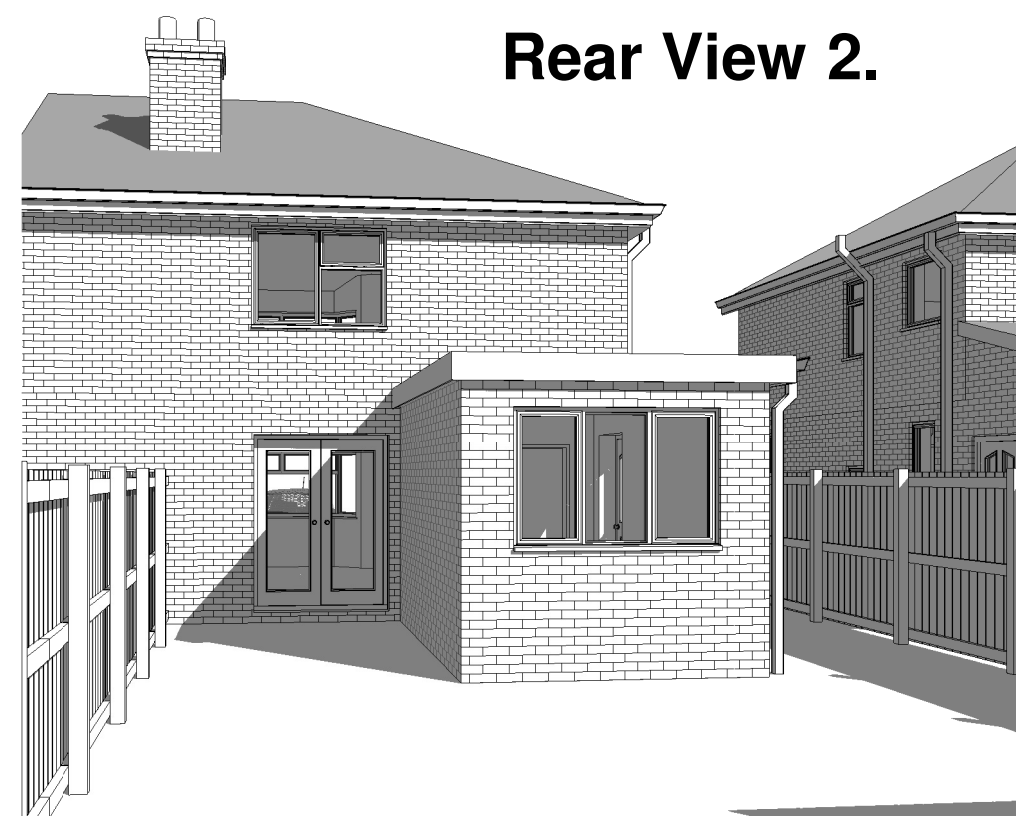


Existing Side Elevation 1.

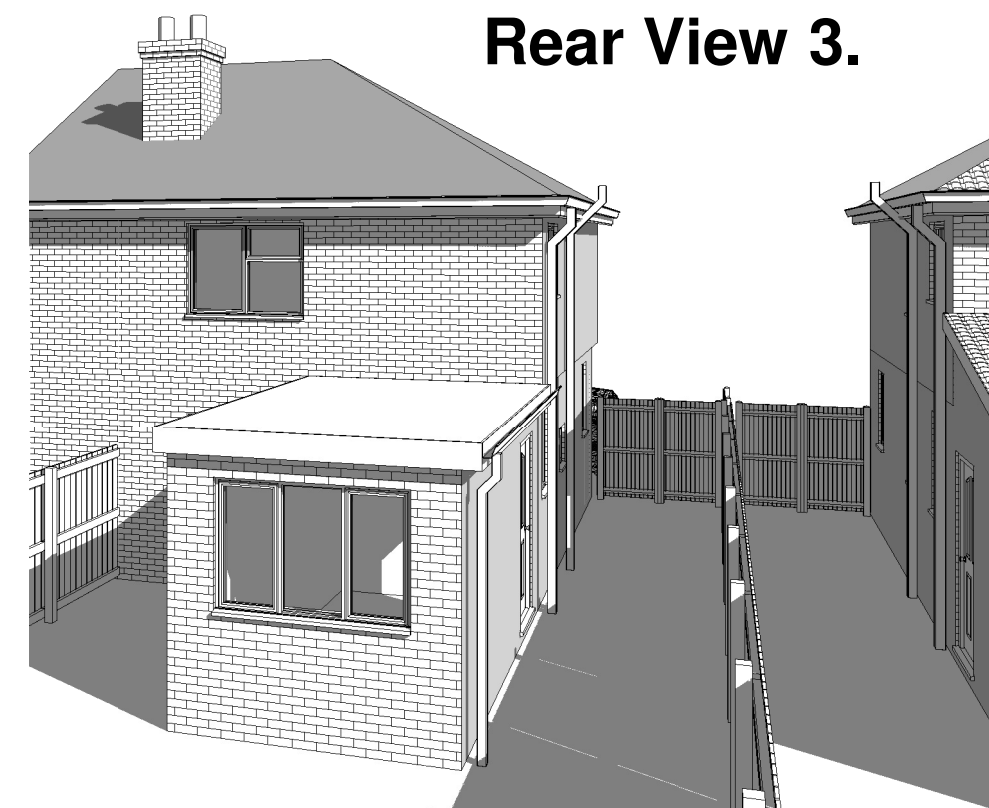
1 : 100



Rear View 1.



Rear View 2.



Rear View 3.



Front View 1.

SCALE
A2 DRAWING

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Mr & Mrs Thornberry
34 Tanfield Road
East Didsbury
M20 5GF



Rear View 4.



Rear View 5.



Front View 2.



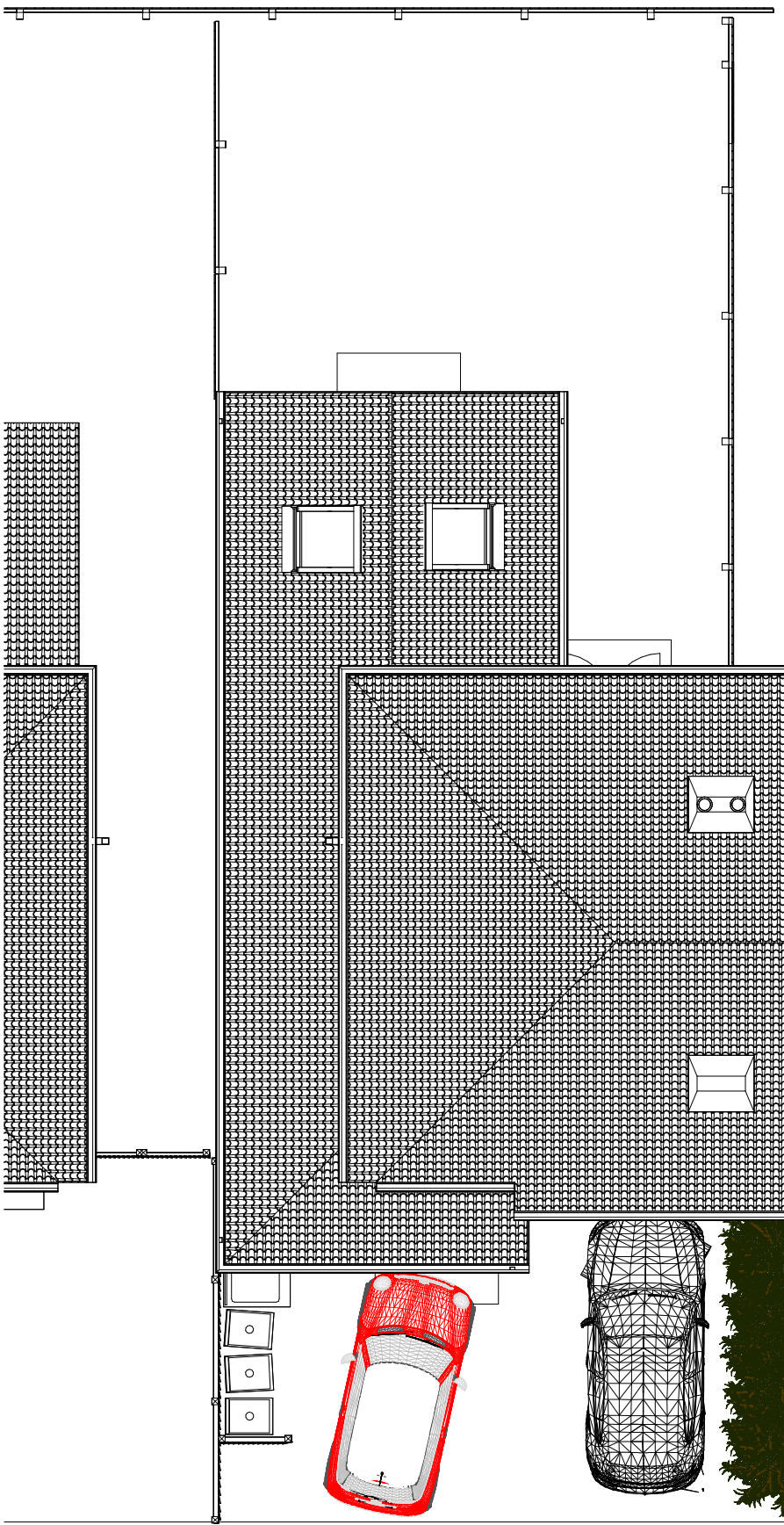
Front View 3.



Rear View 6.



Front View 4.

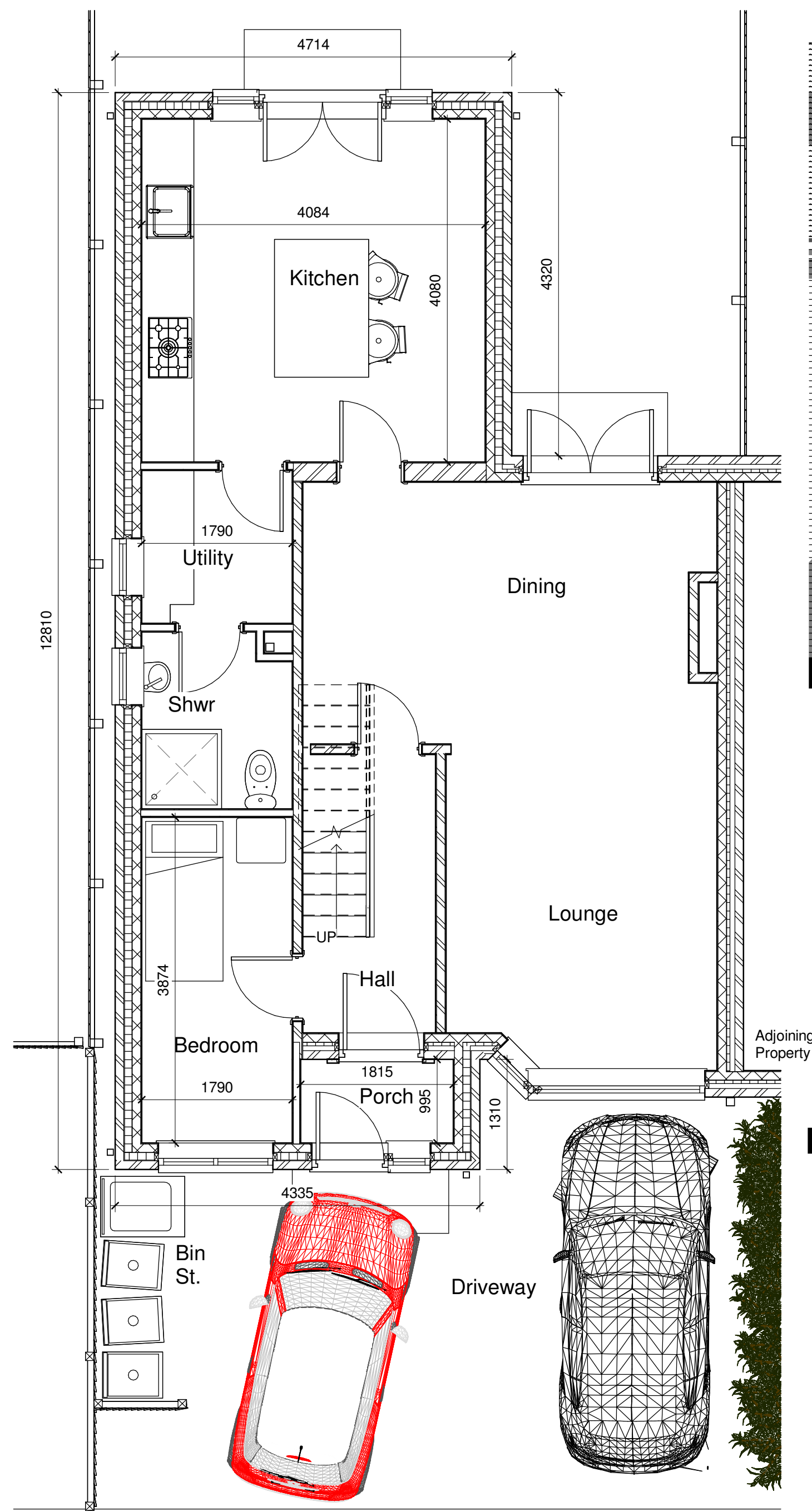


04 Proposed Roof Plan

1 : 100

A2 DRAWING

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M20 5GF



01 Proposed Ground Floor Plan

1 : 50

0 1 m Scale Bar 1:50 5 m



Proposed Rear Elevation

1 : 50



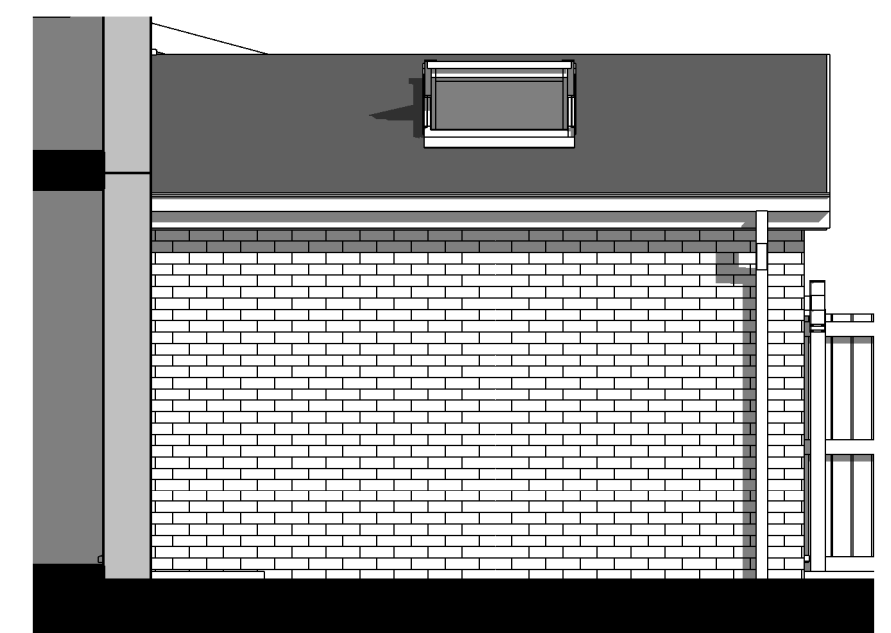
Proposed Front Elevation

1 : 50



Proposed Part Elv 1.

1 : 50



Proposed Part Side Elv

1 : 50



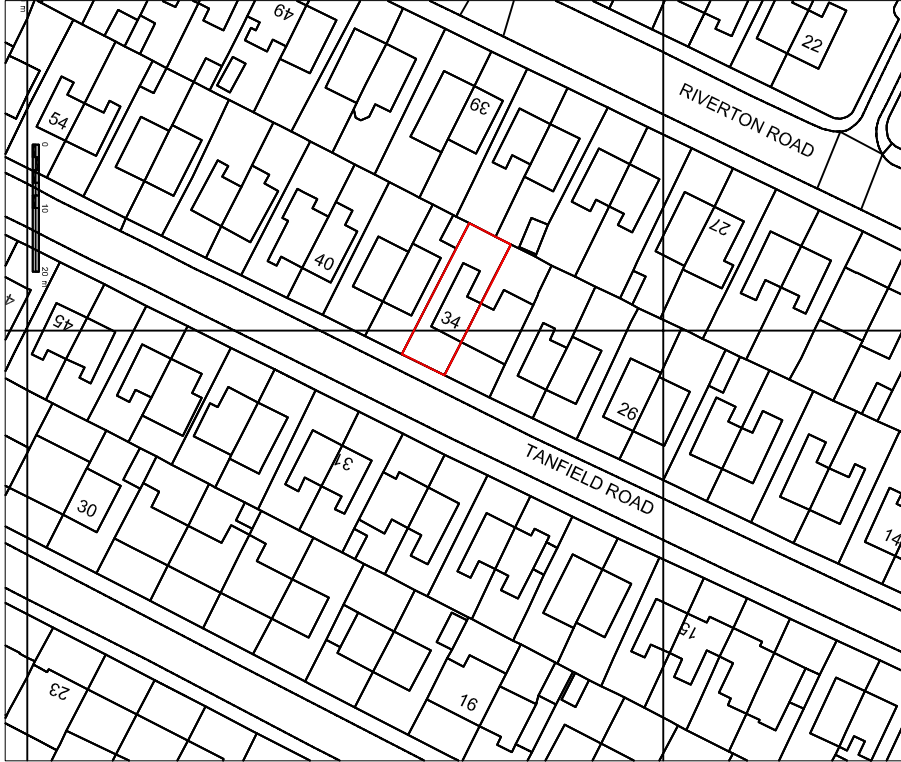
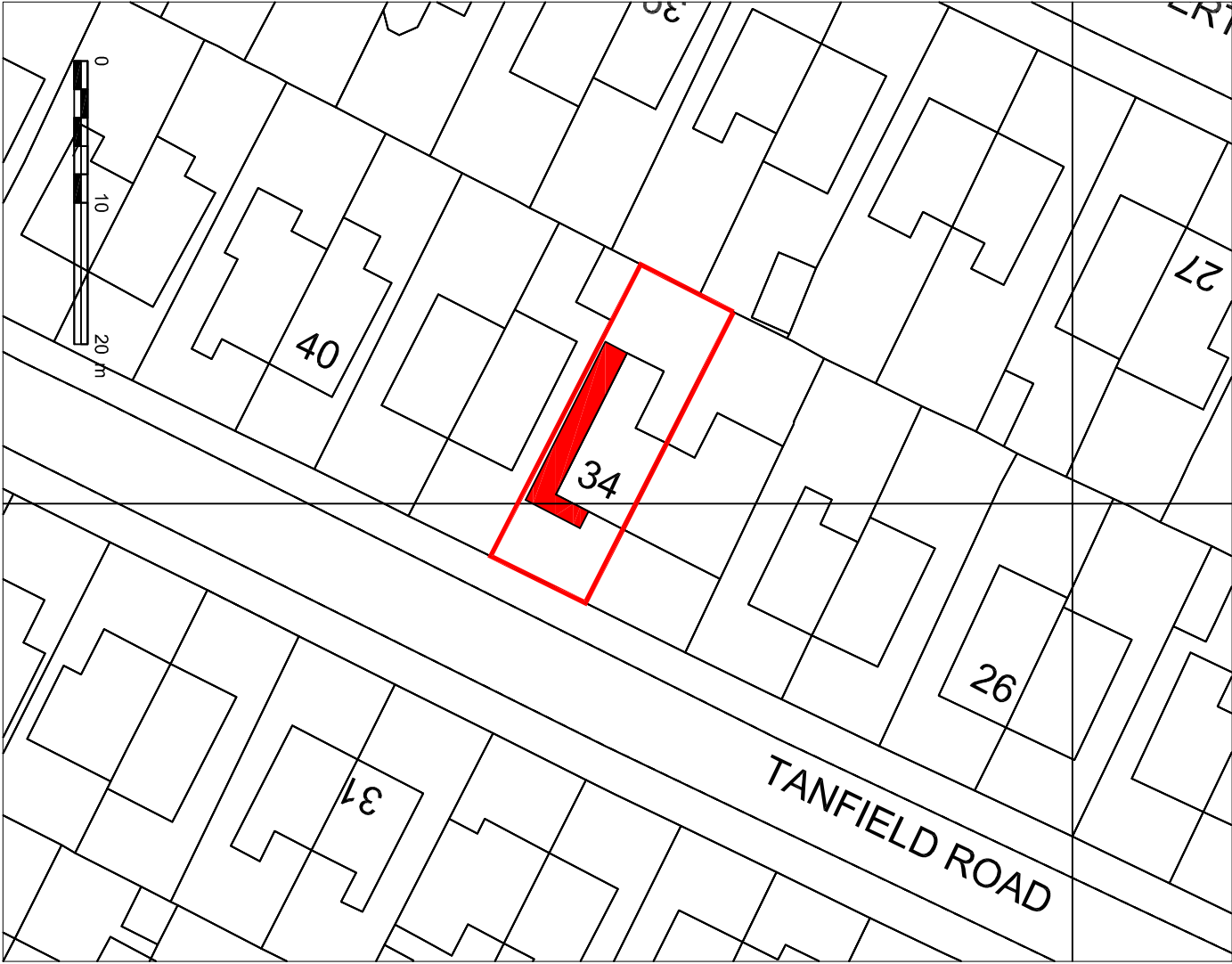
Proposed Side Elevation

1 : 50

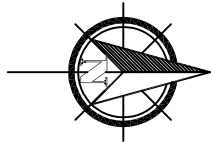
SCALE
A2 DRAWING

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East Didsbury
M20 5GF

Block Plan – 1:500



Site Plan – 1:1250



SCALE AS NOTED
A4 DRAWING

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Appendix B: Groundsure Flood Report

34 Tanfield Road, M20 5GF

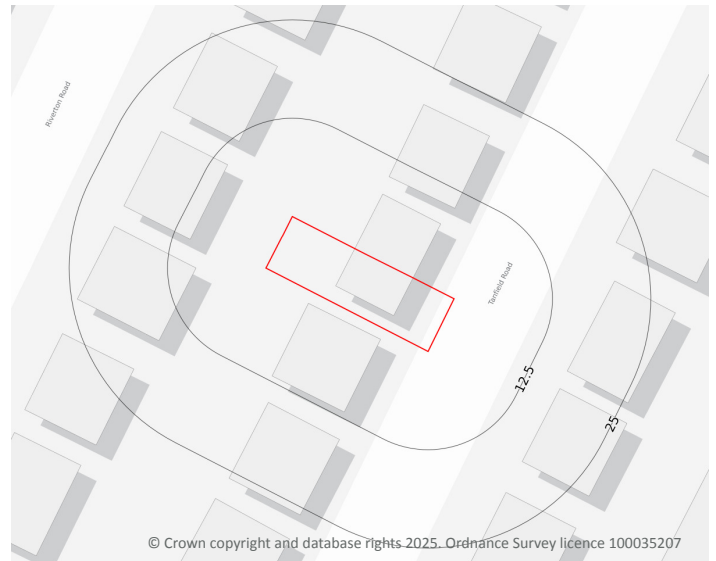
Overall Flood Risk



**LOW-
MODERATE**

Groundsure Flood complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



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Search Results



Rivers and the Sea

Low

[page 3 >](#)



Surface Water

Negligible



Groundwater

Moderate

[page 4 >](#)



Historic Flood

Not identified



Flood Defences

Yes

[page 4 >](#)



FloodScore™ insurance rating

Low

[page 7 >](#)

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on [page 6](#) >.



Flooding

Groundwater Flooding

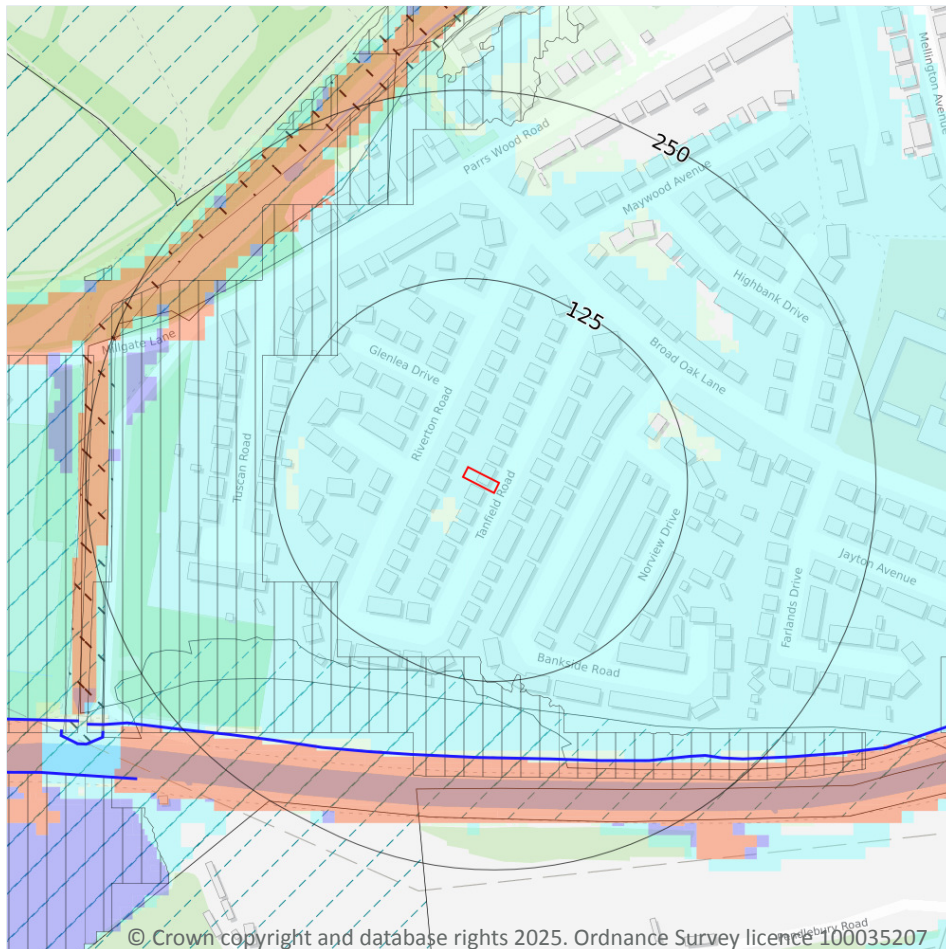
A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further guidance on groundwater flooding has been produced by the Environment Agency and can be found at <https://www.gov.uk/guidance/groundwater-flooding> ↗

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Ref: CMAPS-CM-1210875-60191-060325
Your ref: CMAPS-CM-1210875-60191-060325
Grid ref: 384695 389567

Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Reduced river/sea flooding risk due to defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Low chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: www.floodre.co.uk/

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. [Click here](#) for explanation of the levels of flood risk.

Please see [page 2](#) > for further advice.

This data is sourced from the Environment Agency and Natural Resources Wales.



[Back to Summary](#)

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Flooding / Flood defences

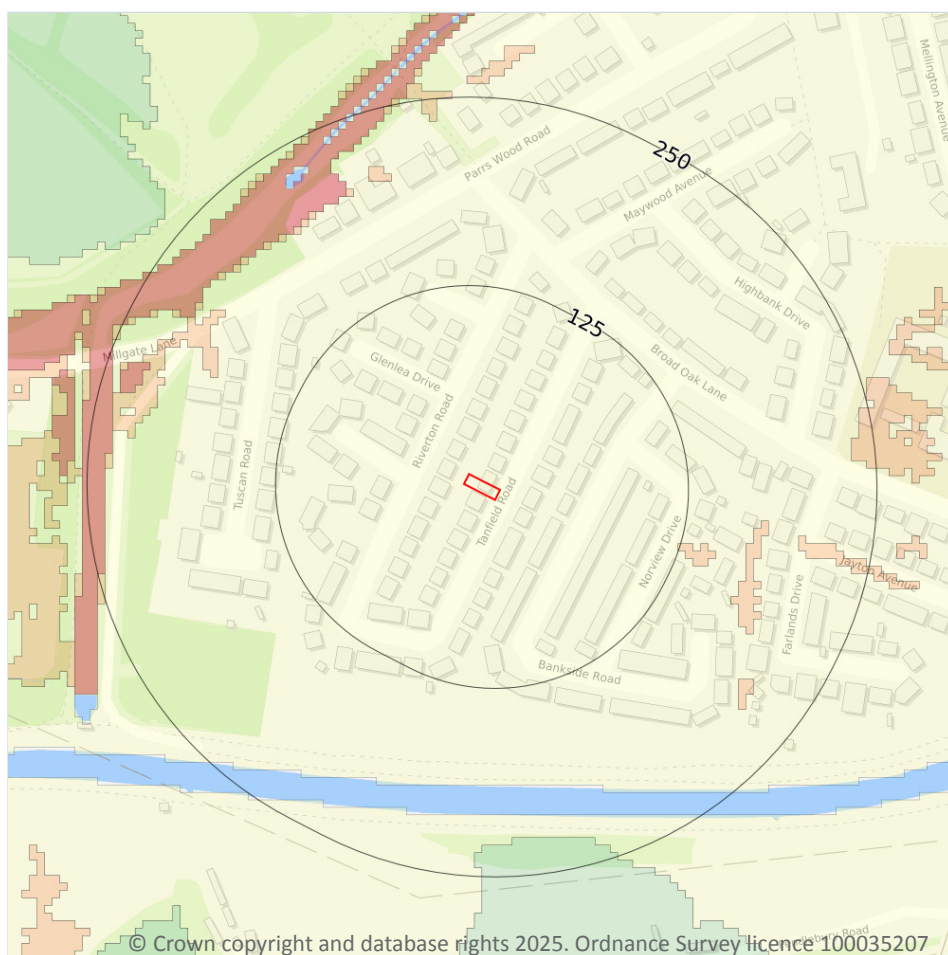


Flood defences

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Please see [page 2](#) > for further advice.

Flooding / Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural



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Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flooding	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Identified



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Flood report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

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- liaise, at your request, with anyone acting formally on your behalf

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↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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