

FLOOD RISK ASSESSMENT (STANDING ADVICE COMPLIANT DEVELOPMENT) FOR NEW ANIMAL SHELTER AT MELBOURNE HALL GARDENS, MELBOURNE, DERBYSHIRE.

This assessment is proportionate to the scale of the proposal.

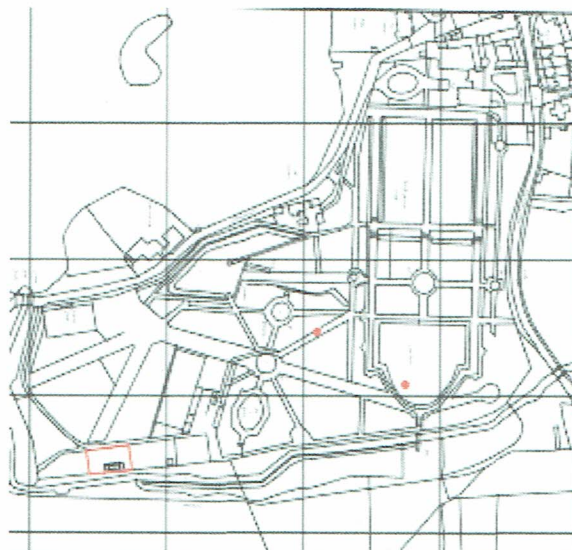
Introduction

Melbourne Hall and Gardens are a grade II listed heritage asset in the market town of Melbourne, Derbyshire. The Gardens comprise approximately 6 hectares of formal garden laid out in the early 18th century in the style of Andre Le Notre. The Hall and garden are open to the public at certain times of the year, the latter as an outdoor recreational facility. As the Hall is privately owned, the revenue from public access to the recreational facility provides vital revenue to enable the historic gardens to be maintained.

Part of the gardens has been brought into use as a small animal park to increase the attractiveness of the gardens to the public as an outdoor recreational facility.

Proposal

The proposal is for the erection of an extension to an existing stable block to house three Giant Tortoises which the Hall have acquired and are awaiting delivery of. The new Tortoise house will be 9.7m long, 3.6m (total area 35 sq m).f 3.3m.



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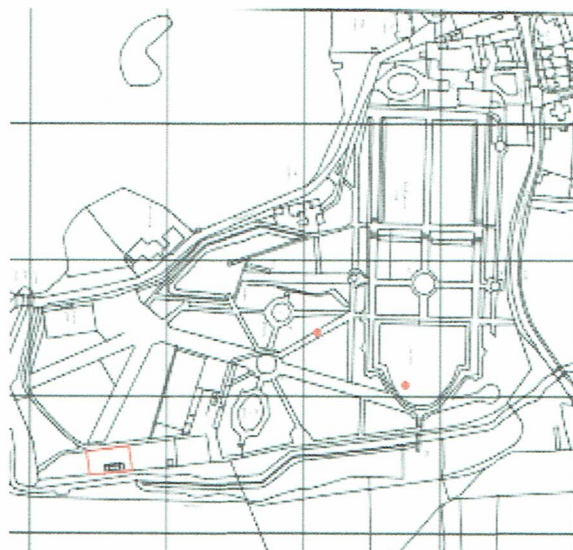
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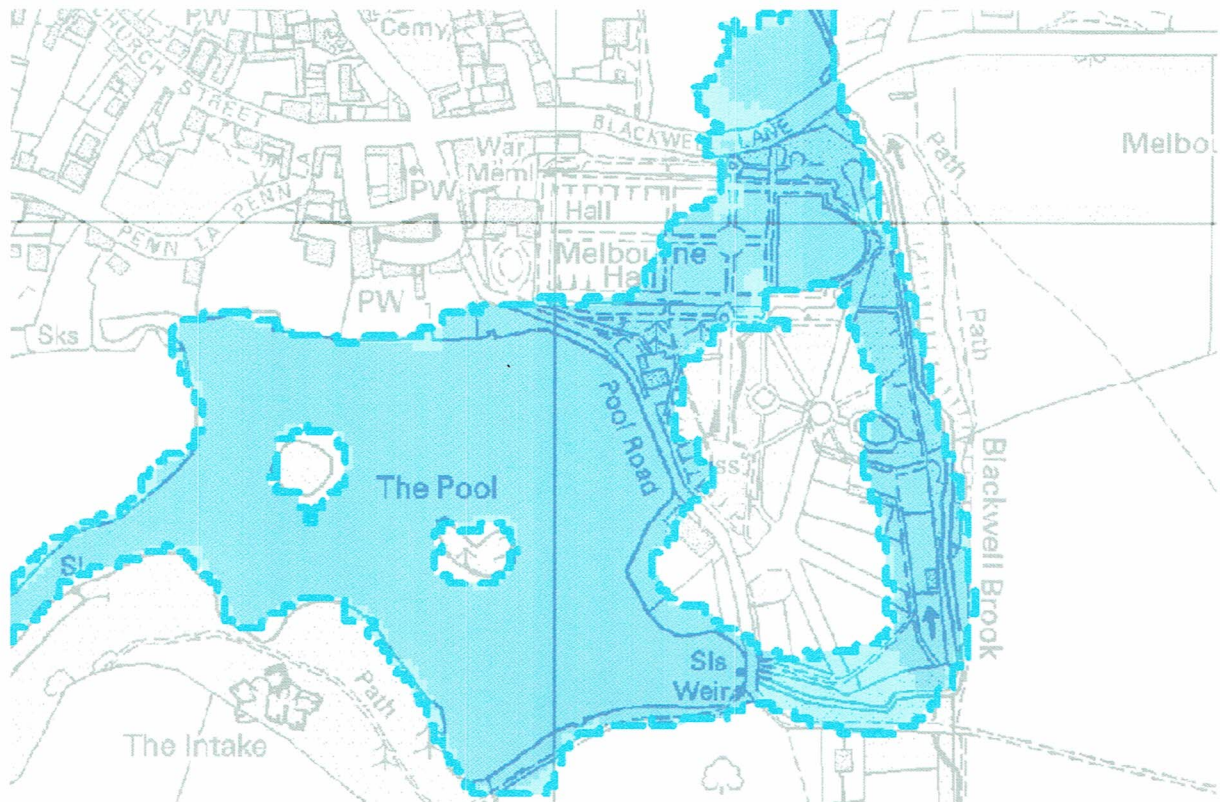
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These three Tortoises will add to the collection of domestic animals already housed in the gardens which the public can view and children can feed. The proposal is therefore entirely ancillary to the existing recreational use of the land.

Flood Risk

The Council's SFRA identifies the site as lying in Flood Zone 3A.



The size of the proposal fits in with the NPPG definition for 'Minor Development' below (relevant reference in *italics*):

- *minor non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metres.*
- alterations: development that does not increase the size of buildings eg alterations to external appearance.
- householder development: For example; sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

The NPPG notes that such minor proposals are unlikely to raise significant flood risk issues. Nevertheless the proposal falls within the category 'Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms'. As such the proposal falls within the 'Water Compatibility' category and would be appropriate development in the terms of the NPPG.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

Key:

✓ Development is appropriate

x Development should not be permitted.

Assessment

Sequentially, the extension is functionally associated with the building to which it would be attached and there is no sequentially preferable location.

Anecdotally there is no record of the site having flooded. The adjacent brook is some 4 metres lower and the garden is retained by a substantial wall as illustrated on the photographs below.



Given that no human beings will occupy the building there would be no risk to life or any material changed hydrological circumstances away from the site. Animal husbandry will follow the established regime at the existing animal park, this being ultimately controlled under separate legislation.

Conclusion

This is a minor development, as defined in the NPPG. Furthermore it is water compatible and entirely consistent with the existing use and buildings on the site. As such there is no material risk to flood prevention objectives, nor is it necessary to build in any special flood resilience measures, given the non-habitable nature of what is essentially a building of lightweight temporary construction.