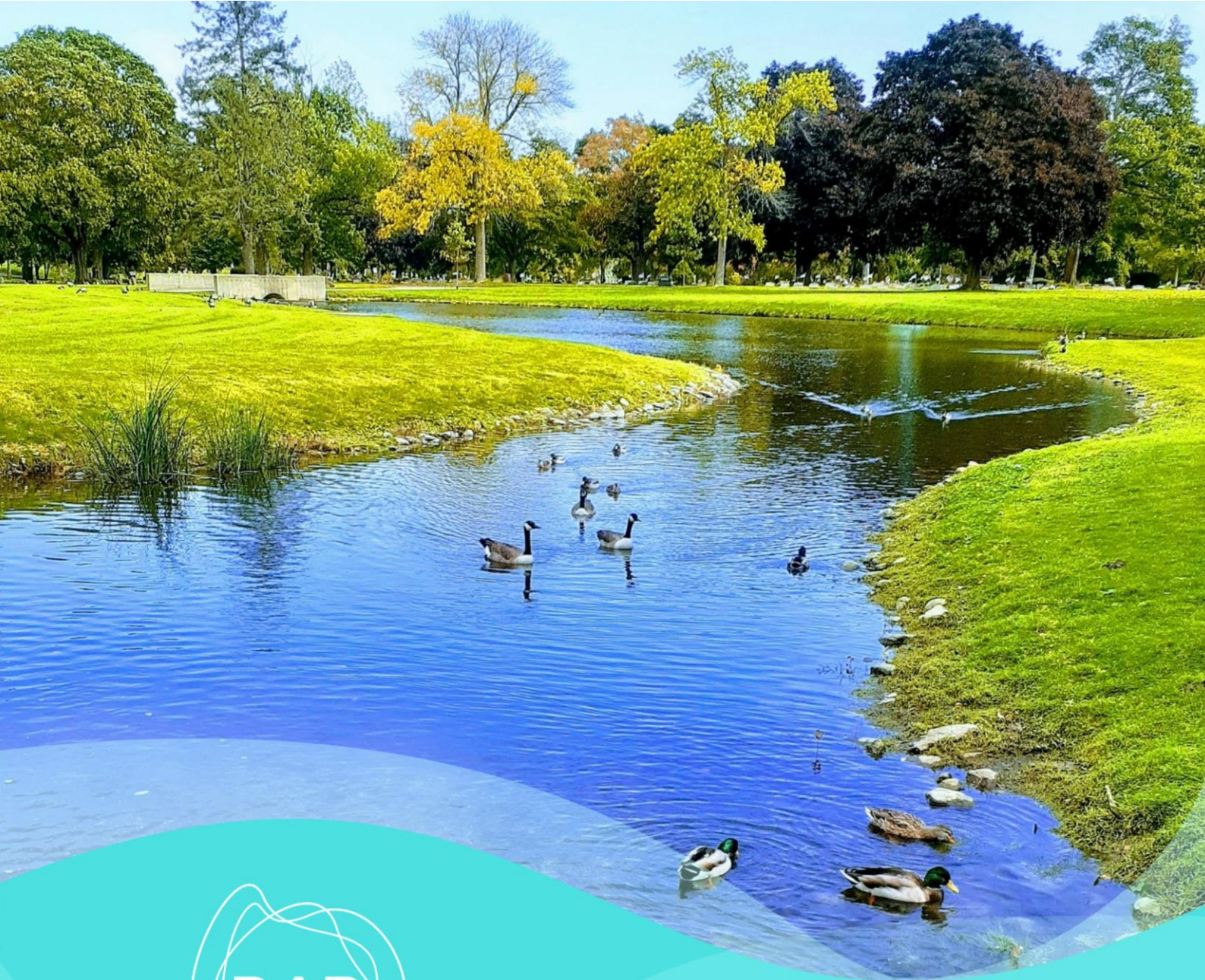




Firs Farm Nursery, Scropton – Flood Risk Assessment

19th August 2026
Version 4.0
RAB: 3248



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Quality Control

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Checked	G. Hollyhead
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Revision History

Version	Date	Amendments	Issued to
1.0	20.12.2023	First Issue	Gavin Cox
2.0	05.01.2024	Minor amendments to site details and recommendations	Gavin Cox
3.0	09.04.2024	Minor amendments to reflect revised scope of application	Gavin Cox
4.0	19.08.2026	Updated drawings	Nadan Cox



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1.0 Introduction

RAB Consultants has prepared this Flood Risk Assessment (FRA) in support of the proposed residential change of use at Firs Farm Nursery, Scropton, DE65 5PN.

The development site is located in Flood Zone 3 according to the Environment Agency's Flood Map for Planning (Rivers and Sea). A Flood Risk Assessment for this site is required under the National Planning Policy Framework (NPPF), as it is located in Flood Zone 3.

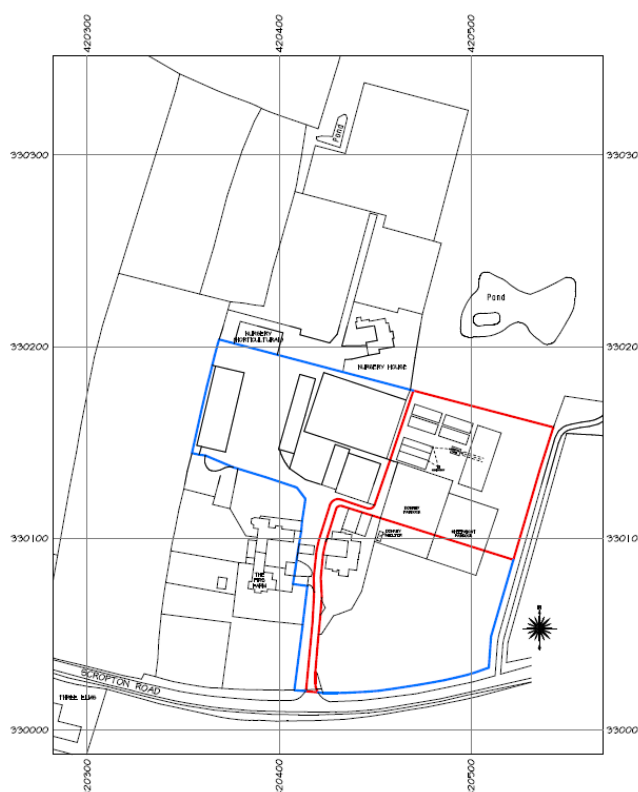
A site-specific FRA is required to ensure that the development is safe from flooding and will not increase the risk of flooding elsewhere.

2.0 Site details

2.1 Site location

TABLE 1: SITE LOCATION

Site address:	Firs Farm Nurseries, Scropton, DE65 5PN
Site area:	Approximately 1.0 ha
Existing land use:	Wellness studio
OS NGR:	SK 20430 30112
Local Planning Authority:	South Derbyshire District Council



2.2 Site description

The existing site comprises a detached single storey building that is currently being used as a wellness studio, located within the built area of Firs Farm. The site is located north of the River Dove and east of Foston Brook. A topographic survey can be found in Appendix A.

Access to the site is from the farm's private drive off Scropton Road.

2.3 Development proposal

A change of use is proposed to convert the existing wellness studio into a two-storey dwelling with living space on the ground floor and bedrooms on the first floor. New dormers are proposed on the first floor. In addition, the existing open patio will be converted into a closed glass garden room. Proposed plans are included in Appendix A.

Access to the site will remain as existing.

3.0 Flood Risk

3.1 Sequential test

According to the Environment Agency's Flood Map for Planning the site lies in Flood Zone 3, which is described in the NPPF as land having a 1 in 100 or greater annual probability of river flooding (1% or greater Annual Exceedance Probability, AEP).

The NPPF follows a sequential risk-based approach in determining the suitability of land for development in flood risk areas, with the intention of steering all new development to the lowest flood risk areas. NPPF Planning Practice Guidance (PPG) Annex F confirms the 'Flood risk vulnerability classification' of a site, depending upon the proposed usage. This classification is subsequently applied to Table 2 'Flood risk vulnerability and flood zone compatibility' to determine whether:

- The proposed development is suitable for the flood zone in which it is located; and
- Whether an Exception Test is required for the proposed development.

The proposed development is classed as 'more vulnerable' in accordance with NPPF PPG. The development is therefore appropriate for the Flood Zone. A Sequential Test and Exception Test are not required for change of use applications in accordance with Policy F5 and F6 of the NPPF, PPG.

3.2 Climate Change Impact

The Environment Agency guidance document 'Flood risk assessments: climate change allowances' was released in February 2016 and last updated in May 2022. It includes statistical increases on peak fluvial flows by Management Catchment and allowance categories based on epochs and development vulnerability classification.

Referring to the NPPF PPG, the development is classified as 'more vulnerable' and has an expected lifetime of 100 years therefore the 'central' allowance category applies for development in Flood Zone 3a. This equates to an increase of 31% on modelled flow for the Dove Management Catchment in the 2080s.

The guidance also relates to peak rainfall intensity allowance, which is relevant for surface water flooding. For the '2070s' it is recommended the 'central' allowances of 30% for the 1% AEP and 25% for the 3.3% AEP rainfall events are used for the Dove Management Catchment.

3.3 Flood History

The map provided in the August 2012 Level 1 Derbyshire County Council & Derby City Council Strategic Flood Risk Assessment (SFRA) indicates that there has been a record of fluvial flooding in Scropton. Further information is not provided in the SFRA to judge whether the proposed site was affected by this event.

The Environment Agency hold one record of widespread flooding in the area, that includes the proposed site, from a flood event in 1957. This predates the flood defence scheme now in place.

The site owner states that the site remained dry during the 1957 event.

No information about flooding at the site has been found from online searches.

3.4 Fluvial (Rivers)

The proposed site is located in Flood Zone 3 according to the Environment Agency's Flood Map for Planning (Figure 1).

The nearest watercourses and primary sources of flooding to the site is the River Dove (370m to the south) and the Foston Brook (1.8km to the west). Foston Brook is a tributary of the River Dove and joins it 980m to the west of the site.

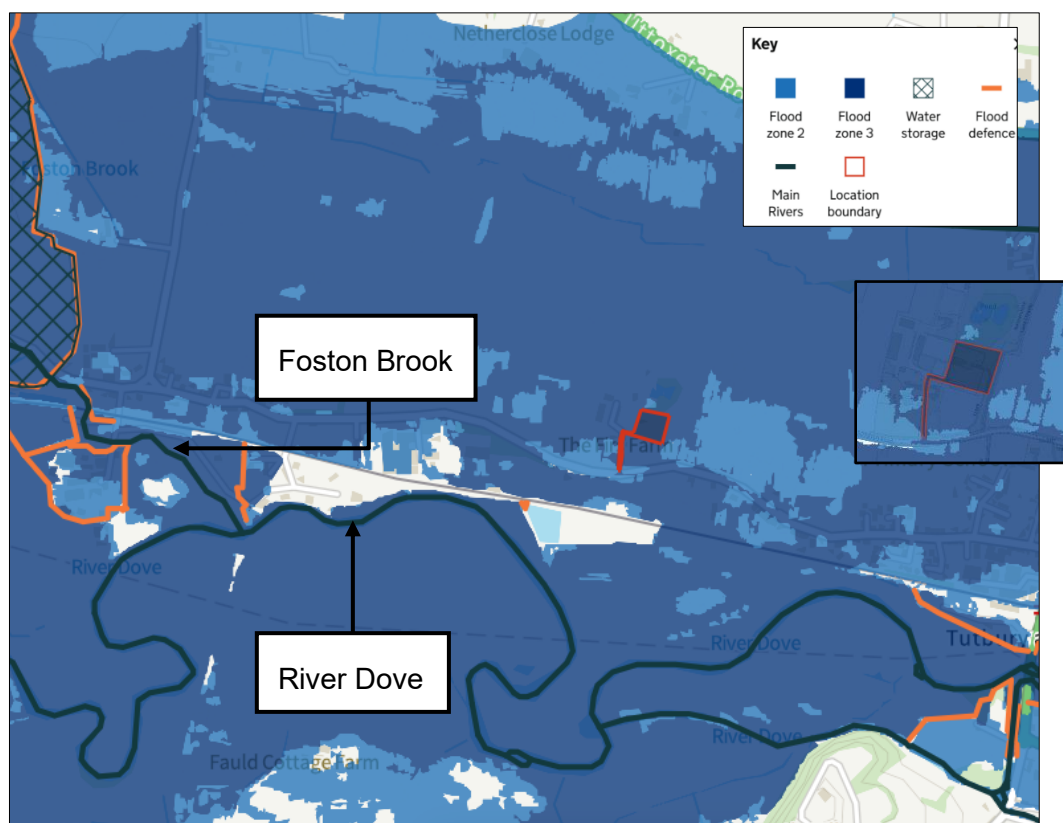


FIGURE 1: ENVIRONMENT AGENCY'S FLOOD MAP FOR PLANNING



The Environment Agency has provided 1D modelled data from the River Dove Design Model 2012 and the River Dove Flood Risk Mapping Study 2009. The Environment Agency data with node maps is included in Appendix B. A summary of the modelled 1D data for the River Dove and Foston Brook is provided in Table 2.

TABLE 2: MAXIMUM WATER LEVELS FOR THE RIVER DOVE AND FOSTON BROOK

Node Label	Annual Exceedance Probability – Maximum Water Levels (mAOD) Defended						Defence Label	Crest Levels of Defences (mAOD)
	5%	2%	1.33%	1%	0.1%	1% (+20% Climate Change)		
0.794	59.04	59.83	60.03	60.13	No data	60.32	432	60.30 ¹
RD35	56.39	56.49	56.53	56.56	56.80	56.68	3028	56.88 – 57.06 ²
RD34	55.82	55.92	55.96	56.00	56.22	56.12	3028	56.88 – 57.06

The most relevant node from the Foston Brook model is '0.794', which has a peak water level of 60.13mAOD during the 1% AEP event. Given the distance between Foston Brook and the site, the 1D in-channel modelled levels are likely to overestimate the flood levels that could affect the site. Furthermore, Foston Brook is unlikely to represent the primary source of flooding to the site. Nevertheless, data relating to the brook has been taken into account when assessing its potential impact on the site.

The River Dove is therefore considered to provide a more realistic representation of flood levels at the site and is the primary source of fluvial flooding.

The most relevant nodes from the River Dove model are 'RD35' and 'RD34', which indicate water levels of 56.56mAOD and 56.00mAOD respectively in the 1% AEP event. The ground around the wellness centre is typically 55.50m – 55.52mAOD with a building threshold level of 55.71mAOD (a topographic survey is given in Appendix C).

Comparing modelled in-channel flood levels with site ground levels suggests a high risk of flooding however, the site receives protection from flood defences on both the Dove and Foston Brook. The site is identified as benefitting from defences on the Environment Agency's Reduction in Risk of Flooding map. The site is therefore not expected to be inundated during the represent day 1% AEP event. However, there is a residual risk of future flood events worsening due to climate change and also defence failure which will be considered in the breach and overtopping sections below.

The data provided by the Environment Agency does not take into account the latest climate change allowances. It is beyond the scope of this project to re-model the River Dove and Foston Brook with new climate change allowance flood levels. Future defence improvements cannot be guaranteed. Therefore, the

¹ Condition Grade: Overall – 2 / Worst - 2

² Condition Grade: Overall – 2 / Worst - 3



assessment assumes current defence arrangements remain in place, and condition grading does not deteriorate. The available data will therefore be used to judge residual risk of breach and overtopping.

3.5 Flood defence breach or overtopping

Breach and overtopping analyses have not been undertaken by the Environment Agency for this location. Modelling defence failure scenarios is beyond the scope of such a small development; therefore, hazard has been estimated according to the simple approach in Flood Risk Assessment Guidance for New Development R&D Technical Report - FD2320/TR2.

3.5.1 Breach Risk

The proposed site is approximately 370m away from the River Dove embankment. The typical ground level at the site is 55.28mAOD, which gives the maximum head above the floodplain of 1.12m based on an average of the defended 1% AEP +20% CC levels of 56.40mAOD. In accordance with Table 12.2 of the FD2320/TR2, this gives a flood hazard of 'Danger for Some'.

The proposed site is approximately 1.8km away from the Foston Brook embankment. The typical ground level at the site is 55.28mAOD, which gives the maximum head above the floodplain of 5.04m based on the defended 1% AEP +20% CC level of 60.32mAOD. In accordance with Table 12.2 of the FD2320/TR2, this gives a flood hazard of 'Danger for Most'. However, as stated above, given the distance between the site and the Foston Brook embankment, it is likely that flood depths would reduce significantly in the event of a breach³, as floodwater disperses before reaching the site. The assessment represents a conservative screening-level assessment and actual flood depths at the site are expected to be substantially lower. Therefore, a potential breach of the River Dove defences is considered to represent the primary source of flood risk in this instance.

3.5.2 Overtopping Risk

In terms of overtopping⁴, the defences are complex with a series of structures of varying crest levels, including the raised embankment of the railway. A simplification has therefore been made in the following way: The flood defence design standard is 1% AEP. Node RD34 (the most adjacent node) has a 1% AEP peak level of 56.00mAOD and a 0.1% AEP peak level of 56.22mAOD. Assuming, conservatively, that the defences are brim-full in the 1% AEP event then the 0.1% AEP flood level would be 0.22m above the defence crest (see Table 2). This equates to a flood hazard of 'Danger for Some' in accordance with Table 12.1 of FD2320/TR2.

Similarly, with Foston Brook, where data is available for both the 1% AEP and 0.1% AEP events (nodes 0.433, 0.548 and 0.572) the 0.1% AEP peak flood level would be at most 0.65m above the crest level assuming brim-full defences in the 1% AEP event. This equates to a 'very low flood hazard' in accordance with Table 12.1 of FD2320/TR2. As above, depths are expected to be substantially lower before reaching the site.

³ The assessment is intended as a conservative screening appraisal rather than a substitute for hydraulic modelling.

⁴ The assessment is intended as a conservative screening appraisal rather than a substitute for hydraulic modelling.

3.6 Coastal/Tidal

The site is not affected by coastal or tidal flood risk.

3.7 Pluvial (Surface water)

The Environment Agency Surface Water Map (Figure 2) identifies the majority of the site including the wellness studio to be at 'very low' risk from surface water flooding (Table 3). There are areas of 'low' and 'medium' risk identified to the west and east boundaries of the site and a section of the private access road to the north with a maximum flood depth of 0.2m expected. When climate change is considered (Figure 3), the extent and depth of flooding generally increase a little at the site.

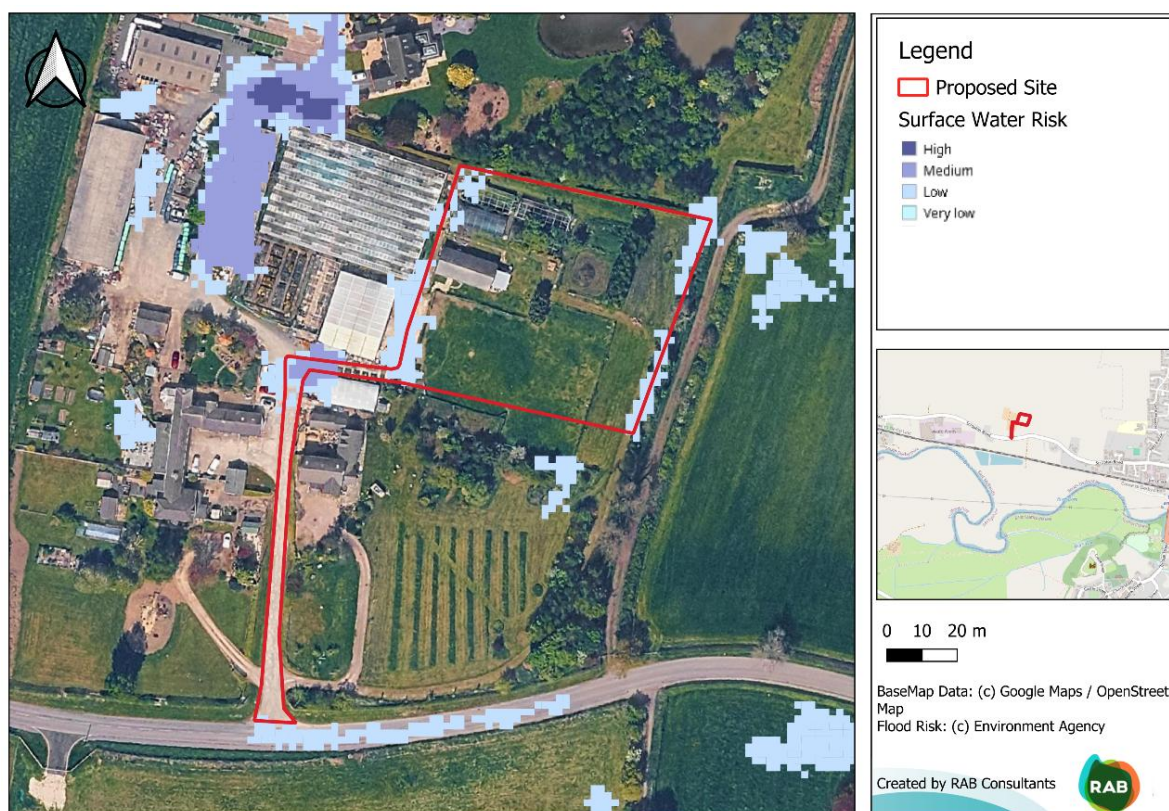


FIGURE 2: ENVIRONMENT AGENCY'S RISK OF FLOODING FROM SURFACE WATER (PRESENT DAY)

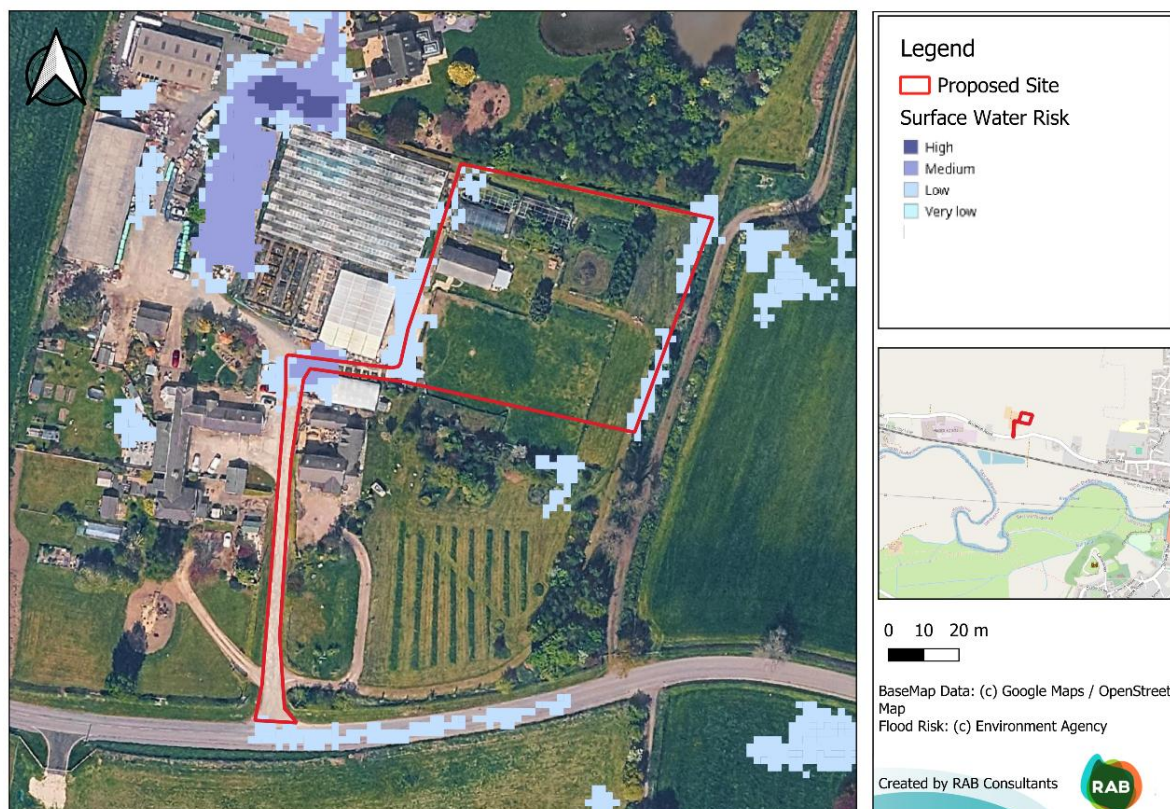


FIGURE 3: ENVIRONMENT AGENCY'S RISK OF FLOODING FROM SURFACE WATER (CLIMATE CHANGE: 2040 AND 2060)

TABLE 3: ENVIRONMENT AGENCY SURFACE WATER RISK CATEGORIES

Surface Water Risk Category	Surface water flooding Annual Exceedance Probability
Very Low	< 0.1%
Low	Between 1% and 0.1% (1 in 100 years and 1 in 1000 years)
Medium	Between 1% and 3.3% (1 in 100 years and 1 in 30 years)
High	> 3.3% (1 in 30 years)

3.8 Artificial water bodies

The Environment Agency's Reservoir Flood Map (Figure 4) identifies that the site is at risk of flooding from this source when river levels are normal. Reservoir flooding is extremely unlikely to happen. The Environment Agency as the enforcement authority for the Reservoirs Act 1975, ensures that reservoirs are inspected regularly, and essential safety work is carried out. The risk of flooding reservoirs is therefore considered to be lower than fluvial risk which has been assessed in Section 3.4.

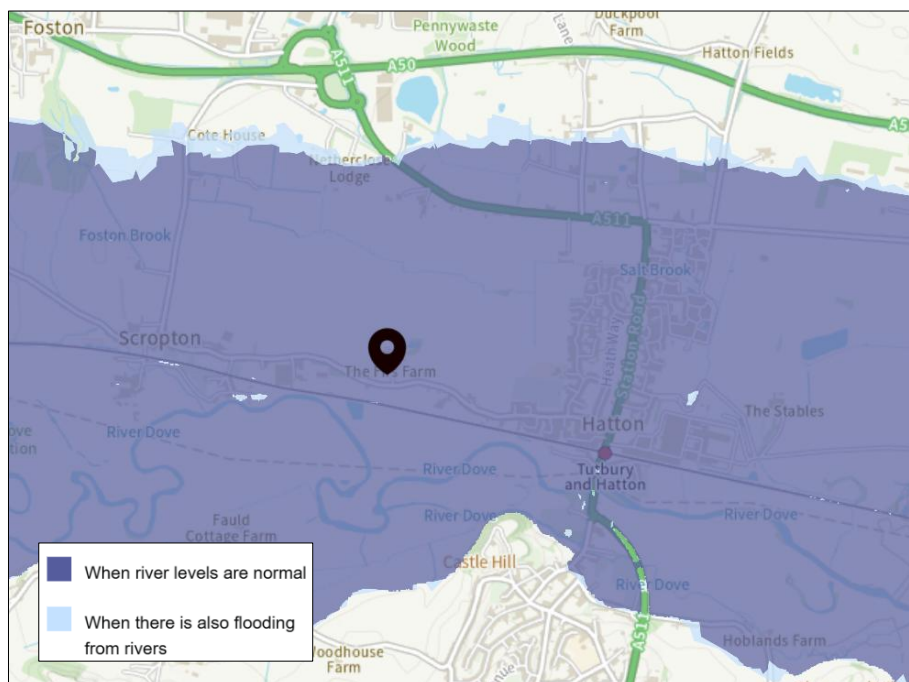


FIGURE 4: ENVIRONMENT AGENCY RISK OF FLOODING FROM RESERVOIRS

There are no canals in Scropton that would pose a flood risk to the proposed site.

3.9 Groundwater

The 2012 SFRA states that there is no record of groundwater flooding in the area. However, the Areas Susceptible to Groundwater Flooding Map shows the site to be in an area classed as being between 50% and 75% susceptible to groundwater flooding.

With the site being in the River Dove and Foston Brook floodplains, groundwater will be closely linked to fluvial water. Any groundwater is therefore expected to essentially match fluvial levels; fluvial risk has been assessed in Section 3.4.

3.10 Sewers

The map provided in the 2012 SFRA indicates that there have not been any recorded sewer incidents near the site. The client has no knowledge of sewer flooding problems within the site.

Sewers generally act as a conduit for water arising from other sources. In this case, the nearby River Dove and Foston Brook are the main source of flood risk to the site which has been assessed in Section 3.4.

Based on this information, a further assessment of sewer flooding is not appropriate.

4.0 Mitigation Methods

4.1 Risk to structures

4.1.1 Finished floor levels / Risk Control Measures



In order to afford a level of protection against flooding it is normally recommended that finished floor levels are set 0.3 - 0.6m above the modelled 1% AEP plus climate change design flood level.

In this case, the proposed site is protected against the 1% AEP design flood event and it is expected that this level of protection will be maintained for the lifetime of the development. There is however a residual risk of defence breach and overtopping. No defence failure flood modelling has been undertaken by the Environment Agency, and it is disproportionate to the scale of development to provide this data for this FRA. Comparing in-channel defended modelled flood data with levels at the site is unrealistic, as water levels would reduce considerably as flooding spreads out into the floodplain from a constrained overtopping or breach input.

The finished floor level of the wellness studio was raised during its construction, by approximately 0.5m relative to the wider ground within the site. The current threshold level of the wellness studio is 55.71mAOD which is approximately 0.3 – 0.5m above adjacent ground.

As a change of use application, there are height constraints that mean further raising of the floor level is not technically feasible. The residual risk of defence failure will therefore be mitigated by:

- Restricting bedrooms to the proposed upper floor only.
- Implementing a flood resilience strategy in the ground floors (Section **Error! Reference source not found.**).
- Implementing a flood warning and evacuation plan for residents (Section 4.2.2).

4.1.2 Risk Mitigation Measures

Flood resistance is a strategy of temporary or permanent measures taken to reduce the amount of flood water that will enter buildings. A Flood Resistance strategy should be incorporated to manage the residual flood risk. The following measures should be considered:

- Install flood resistant doors and flood windows or flood boards where applicable. Suitable consideration should be given to emergency evacuation rescue routes, fire safety, planning approvals and historic building constructions.
- Water resistant wall sealant up to 600 mm above ground level, around the exterior of the building and the basement wall that is exposed. Suitable consideration should be given to the existing construction including the consideration for breathable wall sealants where appropriate.
- Any routes of ingress, for example pipe entries or cable entries, to be sealed with appropriate material (e.g. silicone, mortar, etc.) to prevent the ingress of water through the entry points up to 600 mm above ground level. Suitable consideration should be given to the use of appropriate materials, gas safety requirements,
- The use of non-return valves for domestic wastewater, overflow and foul water connections for any appliances located on the ground floor (or basement levels) of the property.

Flood recoverability (or flood resilience) measures are intended to reduce damage to a building such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment. Flood resilience should be incorporated into the ground floor of the proposed dwelling to mitigate the residual risk.

The following measures should be considered:



- Water-compatible final coating on floors (e.g. resin surface or specialised treated wood or tiles).
- Raised electrics.
- Water-compatible plaster (e.g. lime-based) in conjunction with masonry internal wall construction (if appropriate).
- Water-compatible internal wall insulation (closed-cell insulation) to internal lining of external walls and party wall partitions (if appropriate).
- Store high-value water sensitive items above the flood level.
- Utilising water compatible fixtures, fittings and furnishings.
- Arranging items so they can be reactively moved to an upper level should flooding threaten the building.

More detailed information about flood resilience can be found in the following documents:

- Environment Agency publication: 'Prepare your property for flooding'
<https://www.gov.uk/government/publications/prepare-your-property-for-flooding>
- RAB Consultants publication: 'Homeowners guide to flood resilience'
http://www.knowyourfloodrisk.co.uk/sites/default/files/FloodGuide_ForHomeowners.pdf
- Improving the Flood Performance of New Buildings: Flood Resilient Construction
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7730/flood_performance.pdf

4.2 Risk to occupiers

4.2.1 Safe access/egress

The site and access route benefit from defences which provide a high standard of protection against fluvial flooding, the primary risk to the site. Safe access is therefore expected in all but the most extreme flood event.

There remains a residual risk from defence failure. The breach and overtopping hazards have already been assessed in line with Tables 12.1 and 12.2 of FD2320-TR2 (Section 3.4). This assessment concluded a danger to people classification of 'danger to most' and 'danger for all' during the breach scenario and 'danger for most' and 'low hazard' during the overtopping scenario.

The residual risk to residents will be mitigated by the implementation of a Flood Warning and Evacuation Plan (Section 4.2.2).

4.2.2 Flood warning and evacuation plan

Residual risk will be mitigated by the implementation of a Flood Warning and Evacuation Plan provided in Appendix D. In the event of an emergency safe refuge will be available on the first floor of the dwelling.

The proposed site is included in an Environment Agency Flood Warning area '*River Dove at Scropton*'.

The free service offers a minimum 30 minute lead time before the onset of flooding at the site. Residents should register to receive a Flood Warning for this area from the Environment Agency by the channels



identified in Table 4. A choice is provided on how they are to be contacted by the Environment Agency in the event of a flood, such as an automated telephone call, fax or email.

TABLE 4: FLOOD WARNING INFORMATION

Channel	Details
Register for Flood Warnings	https://www.gov.uk/sign-up-for-flood-warnings
Floodline	0345 988 1188 (Quick Dial Code: 308123)
Typetalk	0845 602 6340
Live information	https://flood-warning-information.service.gov.uk/

4.3 Risk to others

4.3.1 Floodplain compensation

Environment Agency guidance states there must be no loss of flood storage capacity for flooding up to the 1% AEP plus climate change event.

The proposed development is a change of use therefore, there will be no increase to the building footprint. No impact on flood storage volume or flood flows is therefore expected.

4.3.2 Surface water run-off

The proposal is to convert an existing building and as such no change to existing runoff rate, volume and water quality will occur. The proposal however offers an opportunity for betterment.

The SuDS Manual (2015) discusses the SuDS approach to managing surface water runoff which is intended to mimic the natural catchment process as closely as is possible. The approach sets out the design objectives in respect of SuDS:

- Use of surface water runoff as a resource;
- Manage rainwater close to where it falls (at source);
- Manage runoff on the surface (above ground);
- Allow rainwater to soak into the ground (infiltration);
- Promote evapotranspiration;
- Slow and store runoff to mimic natural runoff rates and volumes;
- Reduce contamination of runoff through pollution prevention and by controlling the runoff at source; and
- Treat runoff to reduce the risk of urban contaminants causing environmental pollution.

Depending on the characteristics of the site and local requirements, these may be used in conjunction and to varying degrees. Table 5 presents the functions of the SuDS components (from which a management train can be created) and their feasibility in respect of the site.

TABLE 5: FEASIBILITY OF SuDS TECHNIQUES AT THE DEVELOPMENT SITE

Technique	Description	Feasibility Y / N / M (Maybe)
Good building design and rainwater harvesting	Components that capture rainwater and facilitate its use within the building or local environment.	Yes – It is feasible to include water butts on downpipes for water reuse.
Porous and pervious surface materials	Structural surfaces that allow water to penetrate, thus reducing the proportion of runoff that is conveyed to the drainage system (green roofs, pervious paving).	Maybe – Hardstanding areas around the development could be made permeable (e.g. gravel). This would provide space for water storage and treatment.
Infiltration Systems	Components that facilitate the infiltration of water into the ground. These often include temporary storage zones to accommodate runoff volumes before slow release to the soil.	No – No major change is proposed to the existing drainage system.
Conveyance Systems	Components that convey flows to downstream storage systems (e.g. swales, watercourses).	No – No major change is proposed to the existing drainage system.
Storage Systems	Components that control the flows and, where possible, volumes of runoff being discharged from the site, by storing water and releasing it slowly (attenuation). These systems may also provide further treatment of the runoff (eg ponds, wetlands, and detention basins).	Maybe – A small raingarden could be retrofitted as part of the development to provide some betterment.
Treatment Systems	Components that remove or facilitate the degradation of contaminants present in the runoff.	Maybe – There is scope within the development to create a small SuDS treatment train to provide water quality benefits.

Given the proposal is for the conversion of an existing building, it is expected that the existing drainage arrangement will be re-used.

There is an opportunity within the development to create a small SuDS treatment train to provide a degree of betterment and seek water quantity, quality, amenity and biodiversity benefits. Viable SuDS components include:

- Water-butts.
- Porous paving.
- Small retrofitted raingarden.

5.0 Conclusion

Planning permission is sought to change the use of an existing building at Firs Farm Nursery, Scropton to create a single detached dwelling.

The site is located in Flood Zone 3 according to the Environment Agency's Flood Map for Planning due to the River Dove and Foston Brook. The site benefits from flood defences however, there is a residual risk from defence failure.

All other sources of risk have been considered and fluvial is considered the primary risk.

Residual risk will be mitigated by restricting bedrooms to the proposed upper floor, implementing a scheme of flood resilience within the ground floor conversion and implementing a Flood Warning and Evacuation Plan for residents.

The proposed development will have no impact on surface water runoff from the site however there is scope to provide some betterment by the use of small, retrofitted SuDS components.

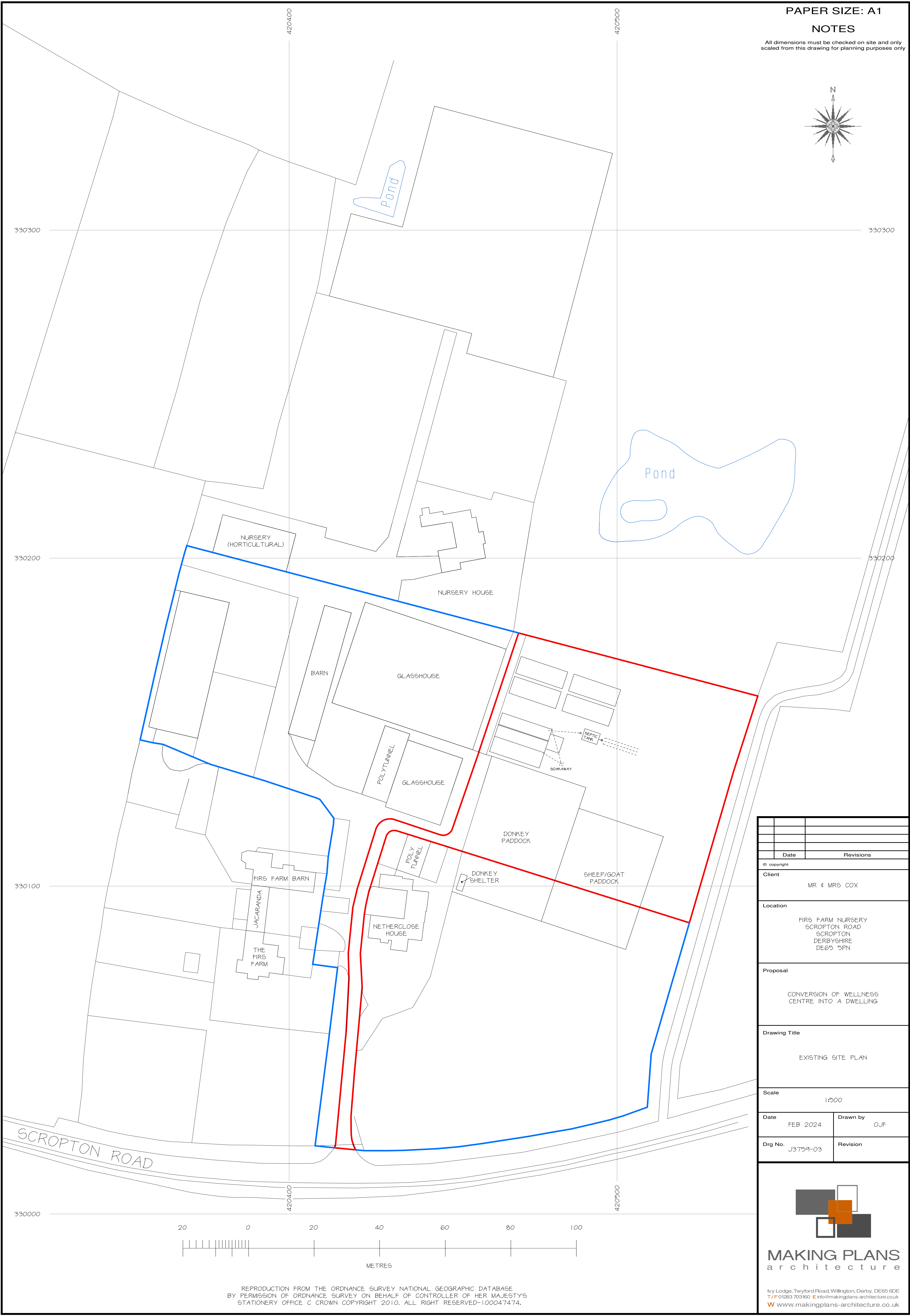
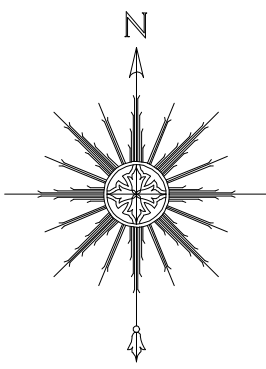
It is concluded that the proposed development is appropriate for the flood risk and is not expected to increase the risk of flooding elsewhere, provided that the recommendations in this report are adhered to.

6.0 Recommendations

- Restrict bedrooms to the proposed upper floor only.
- Incorporate flood resistance and flood recoverability measures within the ground floor of the dwelling, in line with Section 4.1.2 of this report, which should be confirmed by a qualified Property Flood Resilience surveyor.
- Residents must register to receive Environment Agency Flood Warnings and implement a Flood Warning and Evacuation Plan - an outline plan is provided in Appendix D.
- Consider the use of small, retrofitted SuDS components when making arrangements to drain the dwellings, in line with Section 4.3.2 of this report.
- Construction (Design and Management) Regulations 2015:
 - The revised CDM Regulations came into force in April 2015, which defines the duties for all parties involved in a construction project, including those promoting the development. One of the designer's responsibilities is to ensure that the client organisation, in this instance Firs Farm Nursery, is made aware of their duties (please see [link](#) for Commercial Client) under the CDM Regulations.



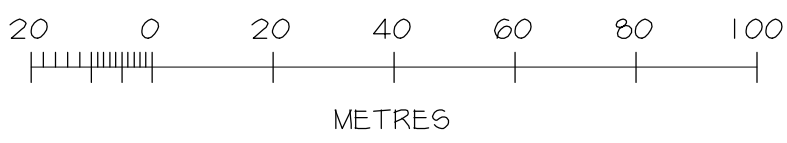
Appendix A – Proposed Plans



	Date	Revisions
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Client	MR & MRS COX	
Location	FIRS FARM NURSERY SCROPTON ROAD SCROPTON DERBYSHIRE DE65 5PN	
Proposal	CONVERSION OF WELLNESS CENTRE INTO A DWELLING	
Drawing Title	EXISTING SITE PLAN	
Scale	1:500	
Date	FEB 2024	Drawn by OJF
Drg No.	J3759-03	Revision

MAKING PLANS
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NOTES

All dimensions must be checked on site and only scaled from this drawing for planning purposes only

	Date	Revisions

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Client	MR & MRS COX
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Location	FIRG FARM NURSERY SCROPTON ROAD SCROPTON DERBYSHIRE DE65 5PN
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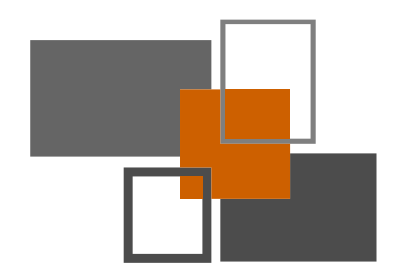
Proposal	CONVERSION OF WELLNESS CENTRE INTO A DWELLING
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Drawing Title	SITE LOCATION PLAN
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Scale	1:1250
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Date	FEB 2024	Drawn by	OJF
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Drg No.	J3759-01	Revision	
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MAKING PLANS
architecture

Ivy Lodge, Twyford Road, Willington, Derby, DE65 6DE
T/F 01283 703160 E info@makingplans-architecture.co.uk
W www.makingplans-architecture.co.uk

SHO. VELUX PK10
940 X 1600
ROOFLIGHTS

26'30"

9'00"

GLASS LEAN-TO ROOF

NEW ANTHRACITE GREY RAL 7016 ALUMINUM DOORS & WINDOWS

NEW DORMERS WITH ROOF TILES & HORIZONTAL
TIMBER GLASSING TO MATCH EXISTING

NEW ANTHRACITE GREY RAL 7016 ALUMINUM DOORS & WINDOWS

NEW DORMERS WITH ROOF TILES & HORIZONTAL
TIMBER CLADDING TO MATCH EXISTING

GLASS LEAN-TO ROOF

NEW ANTHRACITE GREY RAL 7016 ALUMINIUM DOORS & WINDOWS

Architectural elevation drawing of a house. The drawing shows a gabled roof with a new dormer and a glass lean-to roof. Labels indicate: NEW DORMER WITH ROOF TILES & HORIZONTAL TIMBER CLADDING TO MATCH EXISTING, GLASS LEAN-TO ROOF, and NEW ANTHRACITE GREY RAL 7016 ALUMINIUM DOORS & WINDOWS.

0 1 2 3 4 5
METRES (@ 1:100)

METRES (@ 1:50)

	Date	Revisions

Client

MR N COX

Location

FIRS FARM NURSERY
SCROPTON ROAD
SCROPTON
DERBYSHIRE
DE65 5PN

Proposal

CONVERSION OF WELLNESS CENTRE INTO A DWELLING

Drawing Title

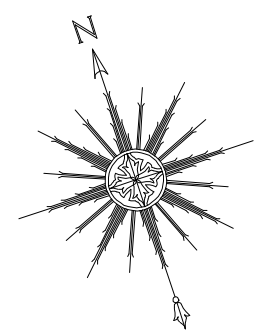
PROPOSED FLOOR PLAN
AND ELEVATIONS

Scale

1:50 & 1:100

Date JUN 2026	Drawn by MRP
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Drg No. J4137-06	Revision
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Appendix B – Environment Agency Data

Product 4 (Detailed Flood Risk Data) Firs Farm, Derby DE65 5PN

Reference number: 329301

Date of issue: 20 November 2023

Model Information

The following information and attached maps contain a summary of the modelled information relevant to the area of interest. The information provided is based on the best available data as of the date of issue.

Model Name	Release Date
River Dove Flood Risk Mapping Study	2009
River Dove Design Model	2012
Caveat	
Information from the 2009 model has been included to provide flood levels for the 2 extreme flood events not modelled as part of the 2012 scheme	

Flood Map for Planning (Rivers and Sea)

The Flood Map for Planning (Rivers and Sea) indicates the area at risk of flooding, **assuming no flood defences exist**, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring in any year for fluvial (river) flooding (Flood Zone 3). It also shows the extent of the Extreme Flood Outlines (Flood Zone 2) which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. The Flood Zones refer to the land at risk of flooding and **do not** refer to individual properties. It is possible for properties to be built at a level above the floodplain but still fall within the risk area.

This Flood Map only indicates the extent and likelihood of flooding from rivers or the sea. It should also be remembered that flooding may occur from other sources such as surface water, sewers, road drainage, etc.

To find out which flood zone a location is in please use: <https://flood-map-for-planning.service.gov.uk/>

Definition of flood zones

- **Zone 1** - The area is within the lowest probability of flooding from rivers and the sea, where the chance of flooding in any one year is less than 0.1% (i.e. a 1000 to 1 chance).
- **Zone 2** - The area which falls between the extent of a flood with an annual probability of 0.1% (i.e. a 1000 to 1 chance) fluvial and tidal, or greatest recorded historic flood, whichever is greater, and the extent of a flood with an annual probability of 1% (i.e. a 100 to 1 chance) fluvial / 0.5% (i.e. a 200 to 1 chance) tidal. (Land shown in light blue on the Flood Map).
- **Zone 3** - The chance of flooding in any one year is greater than or equal to 1% (i.e. a 100 to 1 chance) for river flooding and greater than or equal to 0.5% (i.e. a 200 to 1 chance) for coastal and tidal flooding.

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the [Strategic Flood Risk Assessment](#) when considering location and potential future flood risks to developments and land uses.

Reduction in Risk of Flooding from Rivers and Sea due to Defences dataset (Replaces Areas Benefiting from Defences dataset)

The Areas Benefiting from Defences dataset (ABDs) is a dataset created by the Environment Agency to show areas that benefit from formal flood defences. This dataset was removed on 30 November 2022 from the Flood Map for Planning portal. A new dataset called Reduction in Risk of Flooding from Rivers and Sea due to Defences has been created:

<https://environment.data.gov.uk/DefraDataDownload/?mapService=EA/ReductionInRiskOfFloodingFromRiversAndSea&mode=spatial>

Instead upon searching for an address or location, users will be informed if their site is within an area assessed as having a reduction in risk of flooding from rivers and sea due to the presence of defences and it will direct users to seek flood risk assessment data (via a [Product 4](#)), which means Environment Agency staff can provide more detailed information relating to the impact of any flood defences in the area.

Please contact if there any queries: FCRM_risk_assessment@environment-agency.gov.uk

Node Data

The attached map will show a selection of 1D model node points near to your site - the fluvial levels for these node points are shown in an attached document ('River Dove Node Data Hatton Upstream')

Please note we do not hold information for 2012 modelled levels at node point 1.818 and 2009 modelled levels at node point 0.794 for the relevant return periods.

Fluvial Flood Levels (m AOD)

The modelled levels are given in m AOD (N), m AOD indicates metres Above Ordnance Datum (Newlyn).

The information is taken from the model referenced above and does not include the updated climate change figures.

Climate Change

In February 2016 the '[Flood Risk Assessments: Climate Change Allowances](#)' were published on GOV.UK. This is in replacement of previous climate change allowances for planning applications. The data provided in this product does not include the new allowances. You will need to consider this data and factor in the new allowances to demonstrate the development will be safe from flooding. The fluvial climate change factors are now more complex and a single uplift percentage across England cannot be justified.

The Environment Agency will incorporate the new allowances into future modelling studies. For now, it remains the applicant's responsibility to demonstrate through their proposal and flood risk assessments that new developments will be safe in flood risk terms for its lifetime.

Recorded Flood Outlines

Following an examination of our records of historical flooding we do hold records of flooding for this area, please find tabulated information below for these recorded flood events.

Flood Event Code	Flood Event Date	Source of Flooding	Cause of Flooding
20434	01/08/1957	Main river	Channel capacity exceeded (no raised defences)

The corresponding recorded flood outline/s can be accessed here:

<https://data.gov.uk/dataset/recorded-flood-outlines1>

The Recorded Flood Outlines take into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding. It includes flood extents that may have been affected by overtopping, breaches or blockages. Any flood extents shown do not necessarily indicate that properties were flooded internally. It is also possible that the pattern of flooding in this area has changed and that this area would now flood or not flood under different circumstances.

Please note that our records are not comprehensive and that the map is an indicative outline of areas which have previously flooded, not all properties within this area will have flooded. It is possible that other flooding may have occurred that we do not have records for.

You may also wish to contact your Local Authority or Internal Drainage Board (where relevant), to see if they have other relevant local flood information.

Flood Defences

Flood defences do not completely remove the chance of flooding. They can be overtopped by water levels which exceed the capacity of the defences.

Attached is a map showing a plan of the flood defences in the area, alongside crest levels and other additional information

<https://data.gov.uk/dataset/spatial-flood-defences-including-standardised-attributes>

Planning development/s

If you have requested this information to help inform a development proposal, then you should note the information on GOV.UK on the use of Environment Agency Information for Flood Risk Assessments. You can also request pre application advice:

<https://www.gov.uk/planning-applications-assessing-flood-risk>

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Supporting Information

River modelling: technical standards and assessment guidance

The link below contains standards for the flood risk management industry on how to build and review hydraulic models and provide evidence for flood risk management decisions.

<https://www.gov.uk/government/publications/river-modelling-technical-standards-and-assessment>

Surface Water

Managing the risk of flooding from surface water is the responsibility of Lead Local Flood Authorities. The 'risk of flooding from surface water' map has been produced by the Environment Agency on behalf of government, using information and input from Lead Local Flood Authorities.

You may wish to contact your Local Authority who may be able to provide further detailed information on surface water.

It is not possible to say for certain what the flood risk is but we use the best information available to provide an indication so that people can make informed choices about living with or managing the risks. The information we supply does not provide an indicator of flood risk at an individual site level. Further information can be found on the Agency's website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Flood Risk from Reservoirs

The Flood Risk from Reservoirs map can be found on the Long Term Flood Risk Information website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?map=Reservoirs>

Flood Alert & Flood Warning Area

We issue flood alert/warnings to specific areas when flooding is expected. If you receive a flood warning you should take immediate action.

You can check whether you are in a Flood Alert/Warning Area and register online using the links below:

<https://www.gov.uk/check-flood-risk>

<https://www.gov.uk/sign-up-for-flood-warnings>

If you would prefer to register by telephone, or if you need help during the registration process, please call Floodline on 0345 988 1188.

The associated dataset for flood warning areas is available here:

<https://data.gov.uk/dataset/flood-warning-areas3>

The associated dataset for flood alert areas is available here: <https://data.gov.uk/dataset/flood-alert-areas2>

Flood Risk Activity Permits

We now consider applications for works, which may be Flood Risk Activities, under Environmental Permitting Regulations. This replaces the process of applying for a Flood Defence Consent. You may need an environmental Permit for flood risk activities if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river
- in the flood plain of a main river
- on or near a sea defence

Please go to this website to find out more about how to apply:

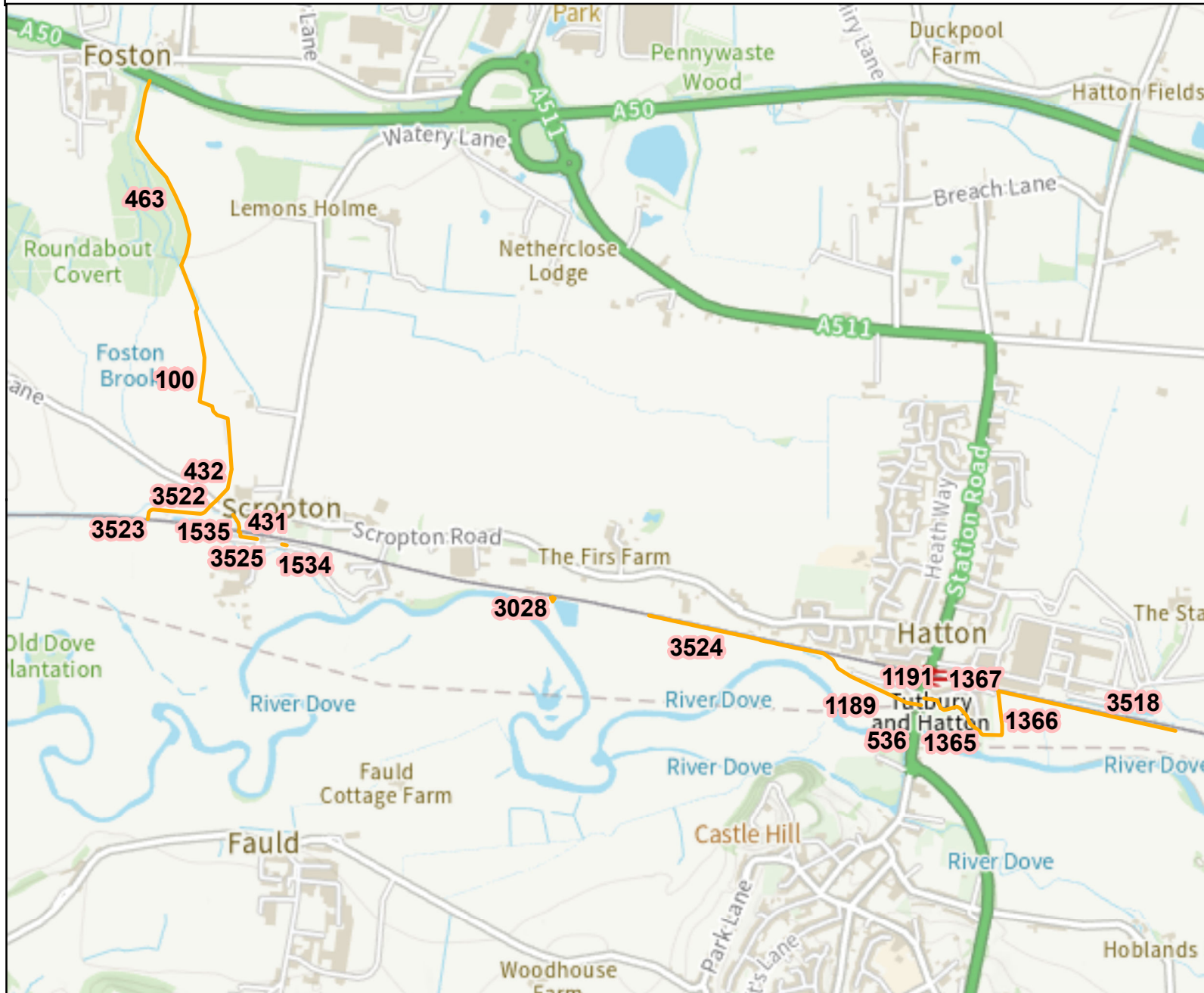
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Please be aware that Bespoke and Standard Rules permits can take up to 2 months to determine and will incur a charge.

Further details about the Environment Agency information supplied can be found on the GOV.UK website:

<https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather>

Flood Defence Location Plan for the River Dove between Foston and Hatton



Legend

— Flood Defences

Scale: 1:20,000
Created: 09/02/2022
Eastings: 420,375
Northings: 330,282



Annual Exceedance Probability - Maximum Water Levels (mAOD) Defended								
NODE LABEL	MODEL	EASTING	NORTHING	5% (1 in 20)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	1% (+20% Climate Change)
0.433	River Dove Design Model 2012	419143	330090	57.31	57.50	57.58	57.65	57.88
0.548	River Dove Design Model 2012	419067	330146	57.64	57.97	58.12	58.22	58.47
0.572	River Dove Design Model 2012	419073	330170	57.68	58.00	58.14	58.22	58.45
0.794	River Dove Design Model 2012	418928	330317	59.04	59.83	60.03	60.13	60.32
RD25	River Dove Design Model 2012	422176	329379	52.72	52.85	52.90	52.94	53.08
RD26	River Dove Design Model 2012	421669	329377	53.60	53.75	53.80	53.84	54.03
RD27	River Dove Design Model 2012	421627	329417	53.60	53.75	53.80	53.84	54.03
RD28	River Dove Design Model 2012	421435	329517	53.87	54.09	54.17	54.25	54.53
RD28D	River Dove Design Model 2012	421461	329521	53.77	53.96	54.04	54.11	54.34
RD29	River Dove Design Model 2012	421391	329505	54.11	54.37	54.48	54.58	54.88
RD30	River Dove Design Model 2012	421056	329698	54.47	54.76	54.87	54.98	55.28
RD31	River Dove Design Model 2012	420657	329523	54.78	55.01	55.11	55.20	55.49
RD34	River Dove Design Model 2012	420252	329675	55.82	55.92	55.96	56.00	56.12
RD35	River Dove Design Model 2012	419884	329963	56.39	56.49	56.53	56.56	56.68
RD36	River Dove Design Model 2012	419506	329872	56.92	57.00	57.04	57.07	57.19
RD37	River Dove Design Model 2012	419443	329870	56.83	56.94	56.98	57.03	57.16

Annual Exceedance Probability - Maximum Water Levels (mAOD) Defended					
NODE LABEL	MODEL	EASTING	NORTHING	0.5% (1 in 200)	0.1% (1 in 1000)
0.433	River Dove Flood Risk Mapping Study 2009	419149	330091	57.99	58.16
0.548	River Dove Flood Risk Mapping Study 2009	419066	330146	58.69	58.87
0.572	River Dove Flood Risk Mapping Study 2009	419071	330161	58.70	58.86
1.818	River Dove Flood Risk Mapping Study 2009	418789	331161	60.80	60.86
RD25	River Dove Flood Risk Mapping Study 2009	422262	329366	53.00	53.14
RD26	River Dove Flood Risk Mapping Study 2009	421688	329381	53.90	54.08
RD27	River Dove Flood Risk Mapping Study 2009	421633	329406	53.90	54.08
RD28	River Dove Flood Risk Mapping Study 2009	421438	329524	54.31	54.59
RD28D	River Dove Flood Risk Mapping Study 2009	421460	329524	54.16	54.41
RD29	River Dove Flood Risk Mapping Study 2009	421398	329507	54.63	54.92
RD30	River Dove Flood Risk Mapping Study 2009	421073	329675	55.04	55.30
RD31	River Dove Flood Risk Mapping Study 2009	420665	329521	55.27	55.56
RD34	River Dove Flood Risk Mapping Study 2009	420265	329670	56.05	56.22
RD35	River Dove Flood Risk Mapping Study 2009	419915	329959	56.62	56.80
RD36	River Dove Flood Risk Mapping Study 2009	419497	329884	57.13	57.31
RD37	River Dove Flood Risk Mapping Study 2009	419449	329866	57.10	57.30

Please see River Dove Flood Defence Plan

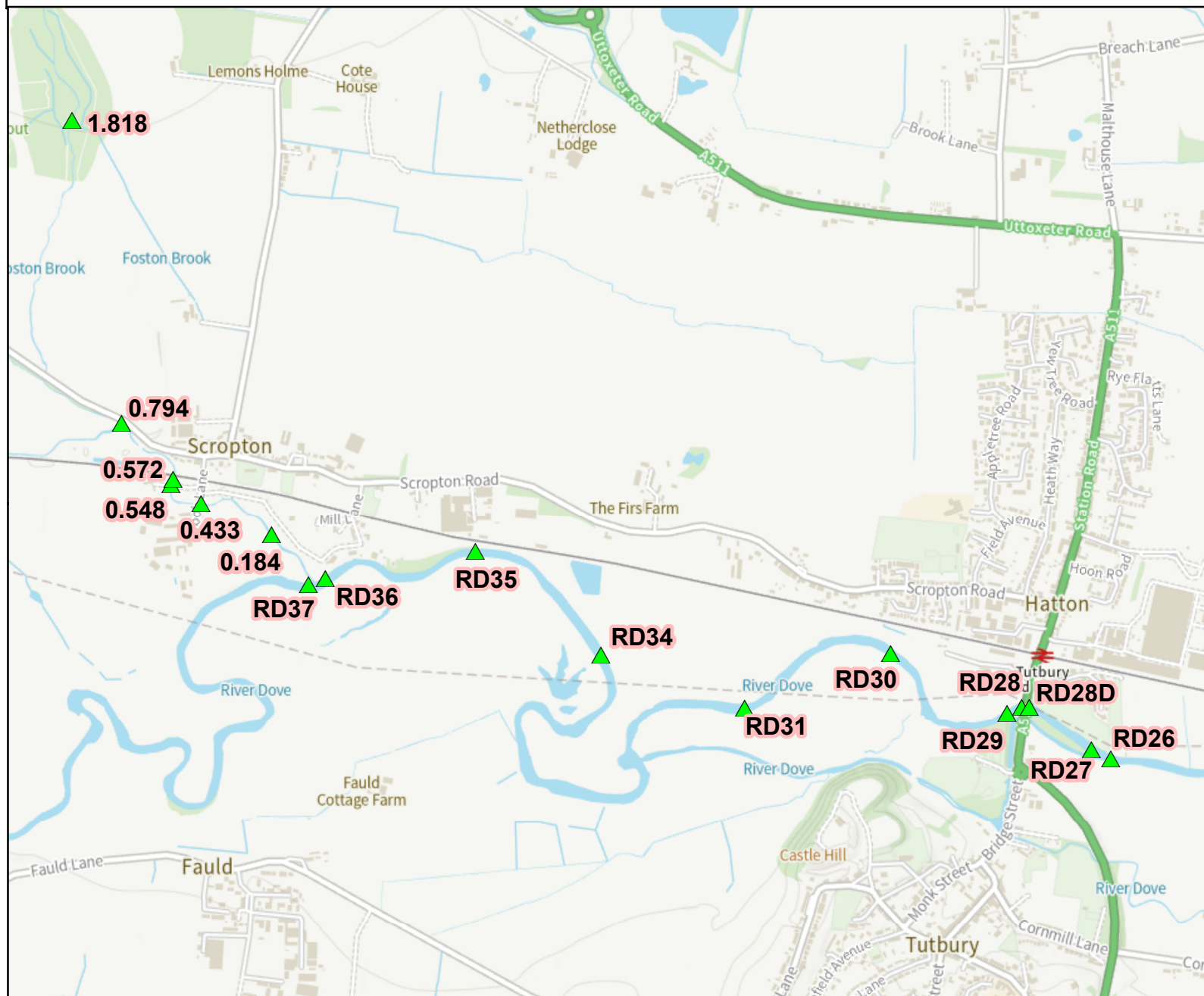
Node Label	Crest Levels (mAOD)		Asset Type	Description	Standard of Protection (yrs)	Length (m)	Condition		Year built
	Downstream	Upstream					Overall	Worst	
100	60.3	60.3	Embankment	Defence modified in 2001 & 2013 to form part of Foston FSR . Cohesive fill earth embankment with grass cover. Wet side slope 1 in .25, Dry side slope 1 in 5, crest width of 3.5m. Bandwidth 10m	100	790.97	2	2	1973
431	58.82	58.6	Embankment	Link floodbank to railway	100	14.71	3	3	1973
432	60.3	60.3	Embankment	Formerly the first floodbank, modified & incorporated into Foston FSR 2013. Cohesive fill earth embankment with grass. Wet side slope 1:3.25, Dry side slope 1:5, & crest width of 3.5m. Bandwidth 10m	100	128.09	2	2	1973
463	60.71	64.52	Embankment	Main cut-off bank north. Bandwidth 20m	100	705.97	2	2	1972
536	0	54.12	Bridge Abutment	Northern abutment to Tutbury Bridge.	100	20.95	3	3	0
1189	54.7	55	Embankment	Embankment. Bandwidth 20m	100	301.36	2	2	2001
1191	55	54.7	Wall	Floodwall	100	31.33	2	2	2014
1365	54.2	54.3	Embankment	Existing earth embankment raised with cohesive clay material to meet design flood defence level. Top soiled and grass seeded. 1 in 4 slopes and 4m crest width (varies).Bandwidth 12m	100	389.26	2	3	2002
1366	54.2	54.2	Embankment	Embankment. Bandwidth 15m	100	89.48	3	4	2002
1367	54.2	54.2	Embankment	New flood bank adjoining to railway embankment	100	15.43	3	3	2002
1534	58.35	58.35	Wall	St. Pauls Church cattle creep defence.	100	18.28	2	2	1973
1535	58.6	58.63	Wall	New brick floodwall.	100	52.16	3	3	1995
3028	56.88	57.06	Embankment	Ring bank at blood lake at Scropton. Bandwidth 12m	100	35.78	2	3	0
3518	53.7	53.75	Embankment	Cohesive clay embankment constructed with 1 in 3.25 wet side slope, 3.5m crest width and 1 in 5 dry side slope. Bandwidth 20m	100	635.45	3	3	0
3522	60.3	60.3	Embankment	A 200m length of Leathersley Lane has been raised to tie in with the flood embankment (Foston North and South). Construction as per DCC Highways specification for road construction.	100	25.67	2	2	2014
3523	60.3	60.3	Embankment	Cohesive fill earth embankment with grass cover. Wet side slope is 1 in 5, Dry side slope of 1 in 5, and crest width of 5m. Embankment forms part of Foston Flood Storage Reservoir. Bandwidth 40m	100	257.38	2	2	2014
3524	55.6	55.6	Embankment	Cohesive clay embankment with 1 in 5 dry side slope, 1 in 3.25 wet side slope and 3.5m crest width.3 no. access tracks cross the embankment. 1 no. outfall located along length. Bandwidth 20m	100	665.11	2	3	2014
3525	58.28	58.3	Embankment	Cohesive fill earth embankment with 1 in 3.25 side slopes and 3.5m crest.100mm dia drain runs between rail line and toe of embankment. Bandwidth 13m	100	73.16	2	2	2014

Node Point Location Plan for the Foston Brook and The River Dove between Scropton and Hatton



Legend

▲ Modelled Levels Foston Brook and River Dove



Scale: 1:16,000
Created: 10/02/2022
Eastings: 420,296
Northings: 330,093





Appendix C – Topographic Survey

FL:	Floor level		Building line
CL:	Ceiling level		Beam
SusCL:	Suspended ceiling level		Ceiling Break
U/S:	Underside level		Angled Ceiling
SHL:	Still height level		Window
HHL:	Head height level		Dimension
SPR:	Spring Point		Ground light

B _q	Telephone call	G:	Circumlocution	SV	Stop waste
B _q	Back gully	Gy	Gully	Tcb	Transporter cab box
B _q	Bandole	HL	Height	TLL	Two leg loop
B _q	Bandmark	HL	Impassion control	TAL	Theatrical and tale
B _q	Band	PL	Flow level	TAL	Theatrical and tale
B _q	Bus stop	IL	Invert level	TL	Traffic light
B _q	Initial Tension	L	Letter box	THL	Threshold
C _q	Back Gully	MG	Lamp Post	Tp	Tenage pump
C _q	Cover Lined	LP	Light	Ts	Trade
CBK	Cable Cut	MH	Machinist	Tp	Tenage pump
CPS	Cables paving line	Mv	Master pump	Twt:	Top of wall to the
CTV	Cable TV line	NVP	No visible pipe	U	Up to 18
C _q	Cable	PL	Flow level	WL	Water level
Ep	Electricity post	Pb	Pond box	Wm	Water
Er	Earth rod	Re	Reinforcing bar	Wm	Water
Fr	Flow	Sp	Stop waste		
Fr	Flagstaff	St	Ship stop		
Flow			Veget Grass		
Drop Rock			Verge		
Verge Trench			Verge		
Verge Concrete			Tops		
			Bottoms		

— OS BUILDING OUTLINE
— OS DETAIL

REV	DATE	DESCRIPTION OF WORK	SURVEYOR	CHECKED BY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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AERIAL SURVEYS ■ EARTHWORK CALCULATIONS ■ MEASURED BUILDING SURVEYS ■ TOPOGRAPHICAL SURVEYS

laprastic, Suite 1, Woburn House, South Street, Vernon Gate, Derby, DE1 1U.

Tel: 01332 650 580 www.napimac.com Email: info@napimac.com

CLIENT

Firs Farm

Nursery

PROJECT

Firs Farm Nursery

Scropton

DE65 5PN

TITLE _____

Topographical

Survey

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Scale	1:200@A0	Date	24.10.2023
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Level datum	GNSS	Grid orientation	GNSS
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b number: 6345 Revision: 0

Document Number: 0343 Revision: 0

awing no. 0001 Sheet 1 of 1

Notes:

All critical measurements should be checked on site prior to design. No liability will be taken for this plan passed onto 3rd parties. Trees and other survey data may be omitted due to dense vegetation. See

This summary has been submitted to the Ordnance Survey (2002) national grid via a Global Positioning System (GPS) and is accurate to within 10m.

This survey has been conducted as the Geomatics Survey (GS) National Grid via a Global Positioning System (GPS) and the GS Active Network (GS NET). A true OSGB06 coordinate has been established near to the site centre via a transformation using the OSTN15 & OSGM15 transformation

models. The survey has been correlated to this point and a further one or more *OG2006* points established to create a true *OG* bearing for angle orientation. No scale factor has been applied to the survey therefore the coordinates shown are arbitrary and not true *OG* coordinates.

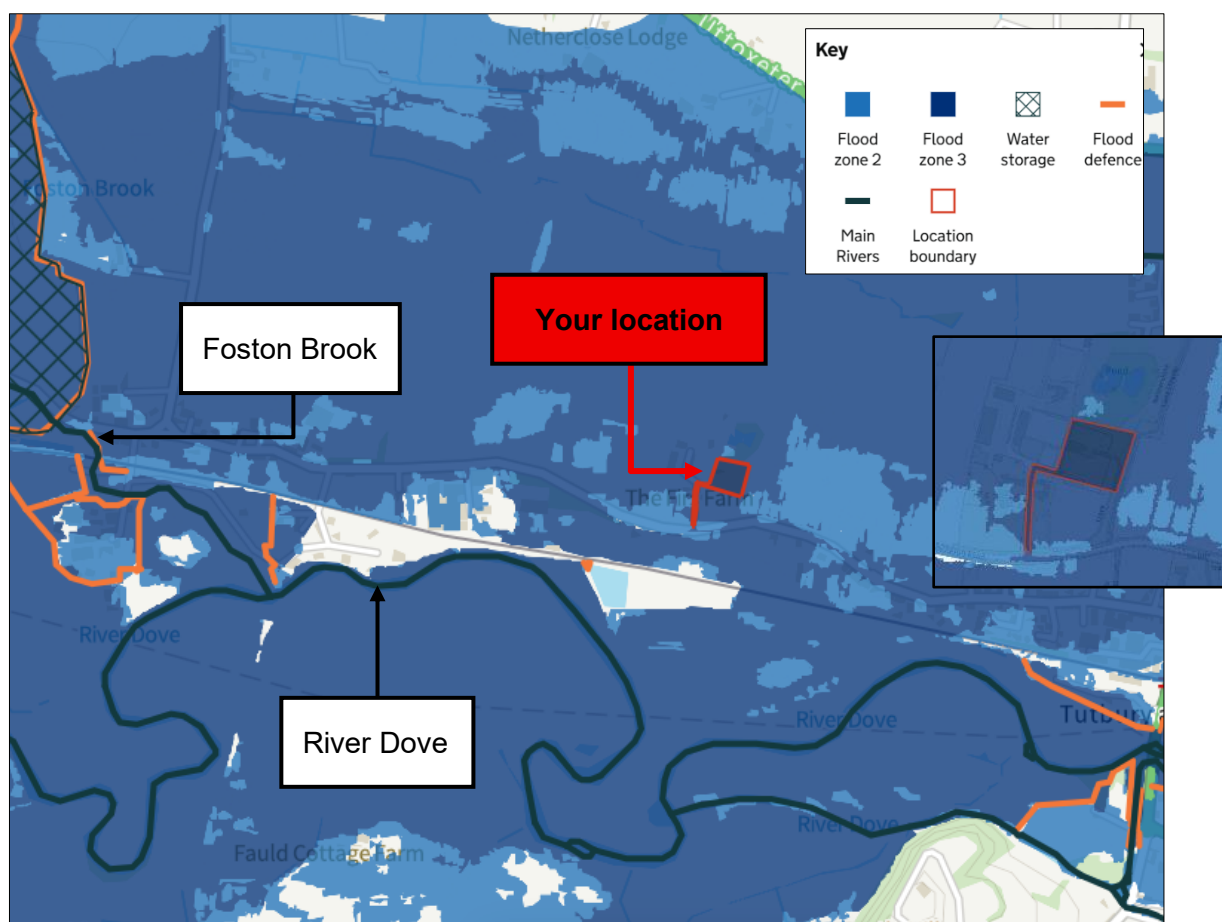
Please refer to the survey station table to enable establishment of the on-site grid.

Copyright MapInfo 2023

Appendix D – Flood Warning and Evacuation Plan

The proposed dwelling at Fir Farm Nursery, Scropton is located within Flood Zone 3 due to the River Dove and Foston Brook according to the Environment Agency's Flood Map for Planning which is the highest risk category.

The site receives protection from flood defences and therefore no flooding is expected unless the defences breach or overtop during an extreme flood. In this case, deep flooding is expected to affect the site and access road.





KEY CONTACT DETAILS		
Organisation / Responsible Person	Name	Number
Personal Phone Numbers		
Family Member		
Neighbour		
School Number		
Other		
Emergency Services / First Responders		
Environment Agency	Floodline	0345 988 1188
	Flood Warning Area	<i>River Dove at Scropton</i>
	Quick dial code	308123
	Flood Alert Area	<i>Lower Dove</i>
	Quick dial code	208018
	General Enquires	08708 506506
	EA Incident Hotline (24-hour service)	0800 80 70 60
	Type talk	0345 602 6340
Police		101 / 999
Fire & Rescue Service		999
Ambulance Service		101 / 999
South Derbyshire District Council	General Enquirers	01283 595795
	Out of office emergency	01332 912642
British Transport Police		0800 405040 or Text 61016



IN AN EMERGENCY DIAL 999		
Other Contact Details		
National Flood Forum		01299 403 055
Insurance Company	Insurance Policy Number	
Gas Supplier		
Electricity Supplier		
Water Company		
Electrician		
Plumber		
Network Rail		0345 711 4141
Taxi Services		
Bank		
Equipment/Repair Suppliers		
Vet	General	
	Emergency	



FLOOD WARNING SERVICE	
What is the Flood Warning Service?	A Flood Warning dissemination service provided throughout England in areas at risk from rivers and the sea. In some parts of England, a flood warning service for flooding from groundwater is also provided.
Who provides the service?	Environment Agency
How is it provided?	Flood Alerts and Warnings are provided via the Flood Warning Service. The service is provided via automated telephone calls, texts, emails AFTER you register to receive the service. You will be able to choose how you are contacted by the Environment Agency in the event of a flood.
Why do you need it?	• To receive flood alerts / flood warnings relevant to the site and surrounding area. • To allow you to monitor live information. • To allow to decide the actions required.
Who will need to register to receive the service?	The residents at Firs Farm Nursery should register to receive the service.
Is it free?	Yes, the service is entirely free.
YOUR FLOOD WARNING SERVICE DETAILS	
Channel	Details
Register for Flood Warnings	https://www.gov.uk/sign-up-for-flood-warnings
Floodline (for up-to-date flooding information)	0345 988 1188
Your Flood Warning area details	• '<i>River Dove at Scropton</i>' • Quick Dial Code (used when calling Floodline): 308123
Your Flood Alert are details	• '<i>Lower Dove</i>' • Quick Dial Code (used when calling Floodline): 208018
Typetalk	0845 602 6340
Live Flood Alert & Flood Warning information	https://flood-warning-information.service.gov.uk/
Dialling Floodline	



1. After receipt of a Flood Warning, you are recommended to call the Environment Agency Floodline 'dial and listen' service to hear further information.
2. After dialling **0345 988 118** you will be given the option of entering a quick dial code for the Flood Warning area that relates to you. The *Flood Warning* quick dial code that relates to the site is 308123.

This will give you an automated response regarding any flood warnings that have been issued for this area. If you wish to speak to someone about flooding in relation to this area you need to state that it is the Flood Warning for '**River Dove at Scropton**'.

3. The Flood Alert Area in relation this area is '**Lower Dove**' and the quick dial code which relates to the flood alert area is 208018.

Flood Warning Codes

The Environment Agency use flood warning codes, each with specific public information / advice relating to it:



REMEMBER TO PREPARE, ACT, SURVIVE

FLOOD RESPONSE ACTIONS FOR FIRS FARM NURSERY, SCROPTON

Below is a list of actions you are required to take based on the Flood Warning Code issued by the Environment Agency.

Code	Details of actions required
 FLOOD ALERT PREPARE	FLOOD ALERT - PREPARE What this means for Firs Farm Nursery, Scropton: Water levels are rising but the risk of flooding at Firs Farm Nursery, Scropton is considered to be low. When is it issued: 24 to 2 hours in advance. Flood Alerts are issued between 0900hrs to 1700hrs. In exceptional circumstances, they may be issued outside these hours. What you should do: • Be prepared to act on your flood plan. • Monitor local news and weather forecasts. • Monitor Severe Weather Warnings for rainfall and thunderstorms issued by the Met Office on https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings#?date=2020-12-11. • Be aware of water levels near Firs Farm Nursery, Scropton and adjacent roads. You can view river levels on https://flood-warning-information.service.gov.uk/river-and-sea-levels. • Check Flood Warnings and monitor live flood information on https://flood-warning-information.service.gov.uk/. • Keep up to date with the latest situation - call Floodline • Monitor and maintain visual observations of the surroundings to check for flooding. • Have your flood kit (grab bag) ready in case you need to evacuate. • Check you know how to turn off your gas, electricity and water mains supplies. • Move parked vehicles on to higher ground if it's safe to do so. • Move important items upstairs or to a safe place in your property, starting with cherished items and valuables, then furniture and furnishings. • Consider moving pets to a safer location. • Block doorways and airbricks with flood boards and sandbags.

	- Follow live updates and advice provided by the Environment Agency, the Council, Police and Fire and Rescue Service on their social media channels (e.g. Twitter). - Consult with the Environment Agency to determine if the situation is likely to worsen. - Consider evacuation.
 FLOOD WARNING 	FLOOD WARNING - ACT Definition: Flooding is expected, and you should take immediate action. You should take action when a flood warning is issued and not wait for a severe flood warning. What this means for Firs Farm Nursery, Scropton: Water levels are still rising, and flooding of roads near Firs Farm Nursery, Scropton is expected. You should implement your flood warning and evacuation plan now. When is it issued: minimum of 30 minutes in advance. What you should do: - Act on your flood plan immediately. - Monitor local news and weather forecasts. - Monitor Severe Weather Warnings for rainfall and thunderstorms issued by the Met Office on https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings#?date=2020-12-11. - Be aware of water levels near Firs Farm Nursery, Scropton and adjacent roads. You can view river levels on https://flood-warning-information.service.gov.uk/river-and-sea-levels. - Check Flood Warnings and monitor live flood information on https://flood-warning-information.service.gov.uk/ - Keep up to date with the latest situation - call Floodline - Monitor and maintain visual observations of the surroundings to check for flooding. - Turn off gas, electricity and water supplies if it's safe to do so; never touch an electrical switch if you're standing in water. - If you lose utility services, evacuate to the designated rest centre/alternative accommodation. - Move parked vehicles to higher ground if it's safe to do so.



	• Move important items upstairs or to a safe place in your property, starting with cherished items and valuables, then furniture and furnishings. • Move family and pets to safety. • If you have property protection products such as flood barriers, or air brick covers, use them now. • Ensure your flood kit (grab bag) is accessibly and ready. • Evacuate if water levels are rising and expected to continue to rise. • Evacuate the site as advised to do so by the emergency services. • If flooding has occurred and evacuation is not possible, stay in a high place with means of an escape. • Listen to and cooperate with the emergency services. • Avoid walking or driving through floodwater, there could be hidden dangers. • If in danger call 999 immediately.
 SEVERE FLOOD WARNING SURVIVE	SEVERE FLOOD WARNING - SURVIVE Definition: There is severe flooding and danger to life, you must act now. These are issued when flooding is posing significant risk to life or disruption to communities. What this means for Firs Farm Nursery, Scropton: Flooding from is now posing a significant risk to life or disruption to the local community. Flooding of roads near Firs Farm Nursery, Scropton is expected. When is it issued: when there is exceptional flooding situations where there is significant risk to life or disruption to communities. What you should do: • Act as with a Flood Warning. • Call 999 if in immediate danger • Follow advice from the emergency services. • Collect your flood kit (grab bag) and evacuate the site as advised to do so by the emergency services. • Alert neighbours and offer help if it is safe to do so. • Avoid driving or walking through flood water. • Keep away from floodwater. • Keep your family and pets away from floodwater.



	• Wash your hands if you've been in contact with flood water. • If flooding has occurred and evacuation is not possible, stay in a high place with means of an escape and await rescue if required. • Listen to and cooperate with the emergency services.
	FLOOD WARNING NO LONGER IN FORCE Definition: Flood Alerts and Warnings have been removed in the last 24 hours. What this means for Firs Farm Nursery, Scropton: Further flooding is currently not expected. There may still be flood water following flooding. What you should do: • Only return to the building when it is safe and when advised by the council and Emergency Services. • Contact the insurance company and follow their advice. • Take photographs and videos to document damage and record the flood water height. • Ask the insurer before discarding items and debris. • Take advice from specialists before starting repairs. Remember it can take as long as 18 months to recover from flooding. • Flood water may contain harmful substances such as sewage. Wear the correct PPE and wash your hand thoroughly if you come into contact with flood water. • Assess whether safety inspections are required by utility companies before turning the water, gas and electricity back on. • Contact the Environment Agency Floodline and request Flood Support Officers or further advice and information.
DON'T WAIT FOR A FLOOD TO SEE IF YOUR FLOOD PLAN WORKS TEST IT NOW!	



Evacuation Arrangements

EVACUATION ARRANGEMENTS

Residents should complete the following information as part of your pre-flood evacuation planning. This ensures that you have clear arrangements in place before flooding occurs, making your response faster, safer, and more organised.

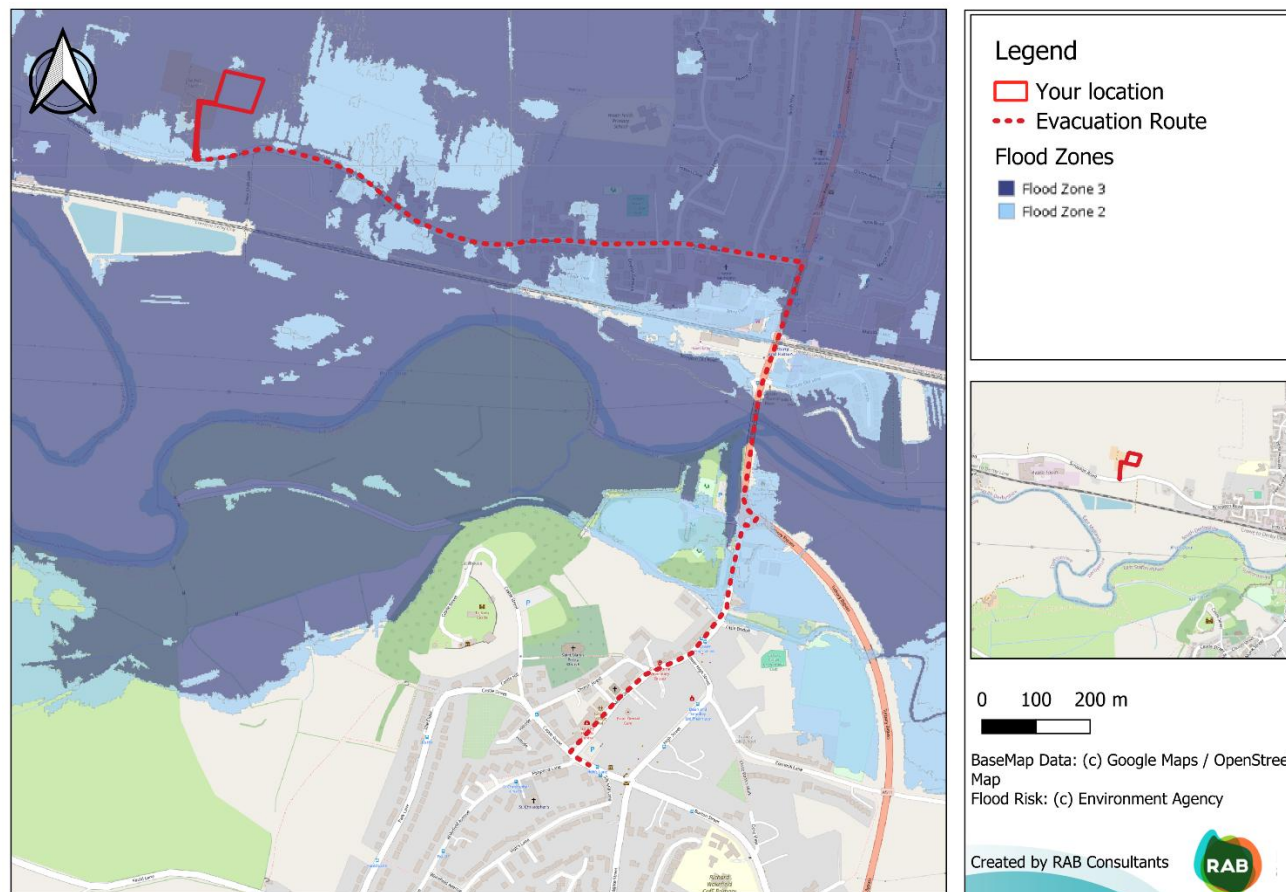
DETAILS

	Address	Details (e.g. how to get there)
Assembly Point / Family Rendezvous Point		•
Alternative Accommodation Arrangement		•
Emergency Arrangements		• If water levels rise and evacuation is not possible, stay inside the building. Move to upper floors and seek refuge until it is safe to leave. • Do not leave the building until the it is safe. • If an emergency occurs while you are inside, call 999 immediately if there is a danger to life and follow their instructions. • Evacuate immediately if first responders instruct you to and follow their instructions.



Evacuation Route

EVACUATION MAPS





EVACUATION ROUTE DIRECTIONS	DANGERS OF FLOOD WATER
1. Turn left out of Firs Farm Nursery onto Scropton Road. 2. At the roundabout, turn right onto Station Rd/A511. 3. At the roundabout, take the 2nd exit onto Bridge St 4. Turn right onto Monk St. 5. Turn left onto Duke St. 6. You will now be out of the flood extents.	• Floodwater is extremely dangerous. Never put yourself at risk. Emergency services are responsible for public safety and for coordinating the incident response - always follow their advice. • DO NOT walk through flowing water. Currents can be deceptively strong, and even shallow, fast-moving water can knock you off your feet. • As little as 15cm of fast-flowing water can cause you to lose balance and prevent you from regaining your footing. • DO NOT swim through floodwater. You could be swept away or struck by hidden debris. • If you must walk through standing water, use a pole or stick to check the depth and to avoid hazards such as open manholes, ditches, or sudden drop-offs. • DO NOT drive through flooded areas. Floodwater may conceal road damage or abrupt drop-offs. • Just 30cm of floodwater can move a car. • 60cm of moving water is enough to sweep away most vehicles. • Avoid all contact with floodwater. It may be contaminated with sewage, oil, chemicals, or other hazardous substances. • Remember, if in doubt, stay out. Your safety is the priority.
IF EMERGENCY RESPONDERS DIRECT YOU TO A DIFFERENT EVACUATION ROUTE, FOLLOW THEIR INSTRUCTIONS AND COOPERATE FULLY	DO NOT PUT YOUR OWN SAFETY OR THE SAFETY OF OTHERS AT RISK.



FLOOD KIT /

Flood Kits (also called grab bags) hold key items to be used in emergencies including floods. It should be stored in a place where it can be easily accessed. Regular checks should be carried out to ensure the documents are up to date and the equipment is in working order. Ensure you collect it before evacuating.

LOCATION OF FLOOD KIT:

Documents	Quantity
A paper copy of this Flood Warning and Evacuation Plan	
Insurance Details	
Passports	
Other key documents	
Financial and banking information	
Equipment	Quantity
First aid kit	
Prescription/regular medication	
Spare keys/security codes	
Torch and spare batteries	
Portable or wind-up radio	
Mobile phones and charger (with the useful telephone numbers already stored and a full battery)	
Rubber gloves	
Wellington boots and Waterproof clothing	
Message pads, marker pens and general stationery	
Money	
Bottled water	



Useful Links

Description	Website Link
WEATHER AND FLOOD RISK	
Environment Agency Flood Warnings	https://flood-warning-information.service.gov.uk/warnings
River, sea, groundwater and rainfall levels	https://flood-warning-information.service.gov.uk/river-and-sea-levels
Weather Warning Guide	https://www.metoffice.gov.uk/weather/guides/warnings
Guide to email alert service	https://www.metoffice.gov.uk/about-us/guide-to-emails
5-day flood risk for England and Wales	https://flood-warning-information.service.gov.uk/5-day-flood-risk
Severe Weather Warning Service • Weather warning impacts and what they mean • Guides for some of the weather impacts that could be expected when warnings are issued • What are the National Severe Weather Warning Service Impact tables?	https://www.metoffice.gov.uk/weather/guides/severe-weather-advice
Met Office Live Severe Weather Warnings	https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings#?date=2020-10-02
BBC Weather	https://www.bbc.co.uk/weather
HEALTH & SAFETY	
Flooding: questions and answers about health	https://www.gov.uk/government/publications/flooding-questions-and-answers-about-health?_ga=2.130150351.154742462.1601547542-874870731.1577975136
Food Standard Agency – Advice after flooding	https://www.food.gov.uk/business-guidance/food-safety-after-a-flood
FLOOD ADVICE & SUPPORT	
National Flood Forum	https://nationalfloodforum.org.uk/



OTHER USEFUL WEBSITES

FloodRe	https://www.floodre.co.uk/
UK Power Networks	https://www.ukpowernetworks.co.uk/
Severn Trent Water	https://www.stwater.co.uk/help-and-contact/contact-us/
National Highways Agency	https://nationalhighways.co.uk/



Audience and Distribution

This Flood Warning and Evacuation Plan is applicable to all residents living at Firs Farm Nursery, Scropton and has been made accessible to them.

Exercising and Testing

Residents should test this plan to implement improvements identified during the test or exercise.

Plan Review and Document Control

This document is to be reviewed and updated annually, when necessary and after a flood event in order to maintain safety. A review schedule and document control record sheet is provided below. Details of all changes should be recorded in the form.

The flood model data, monitoring guidance and flood / weather warning information provided by the Environment Agency, Met Office and South Derbyshire District Council are subject to change. An annual review should be undertaken to verify the information provided in this plan and make any necessary updates accordingly. The plan should also be reviewed following a flood event to capture 'lessons learnt'.

Every resident is responsible for regularly reviewing and updating their plan, which includes document control and review.



Review Schedule and Document Control

Scheduled Review Date	Revision Required (Y/N)	Reason for Update	Sections Revised	Revised Plan Version Number
August 2027				