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Flood Risk Assessment

Kids Planet

Rawsons Green, Belper

June 2026

Project	Erection of a detached composite building for use ancillary to existing day nursery
Client	Kids Planet, 1 Rawson Green, Kilburn, Belper, DE56 0LN
Reference	2744
Project Team	Claire Preston
Version	1.0
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1 Introduction

1.1 JMI Planning is a Midlands based town planning consultancy. Its directors are chartered town planners with over 30 years' combined experience in both the public and private sector.

1.2 The author of this appraisal, Claire Preston, has 17 years' experience as a planner in the private sector and she is a member of the Royal Town Planning Institute.

1.3 This Flood Risk Assessment has been produced at the request of Amber Valley District Council in support of an application seeking full planning permission for the erection of a detached composite building for use ancillary to the existing nursery Kids Planet validated under application ref: AVA/2026/0297.

2 Flood Risk Assessment

2.1 The purpose of this assessment is to evaluate the potential risk of flooding affecting the site and to demonstrate that the proposed development can be safely accessed and occupied throughout its lifetime, without increasing flood risk elsewhere.

2.2 This assessment has identified that the development site itself lies outside areas at risk of flooding; however, parts of the access are affected by flood events being located in Flood Zone 2.

3 Site Description

3.1 The site comprises the existing nursery building, play area and associated car parking. The site for the building is proposed to the rear of the main nursery building as shown in Figure 1 below. The application site is generally flat. Land levels to the wider site do fall away in a southerly direction towards Rawson Green.

3.2 The aerial photograph below shows the site and its surroundings.



Figure 1 – Aerial photograph of site and surroundings. The application site is edged red.

3.3 Figure 2 below is taken from the GOV.UK Flood Map for Planning is shown below.

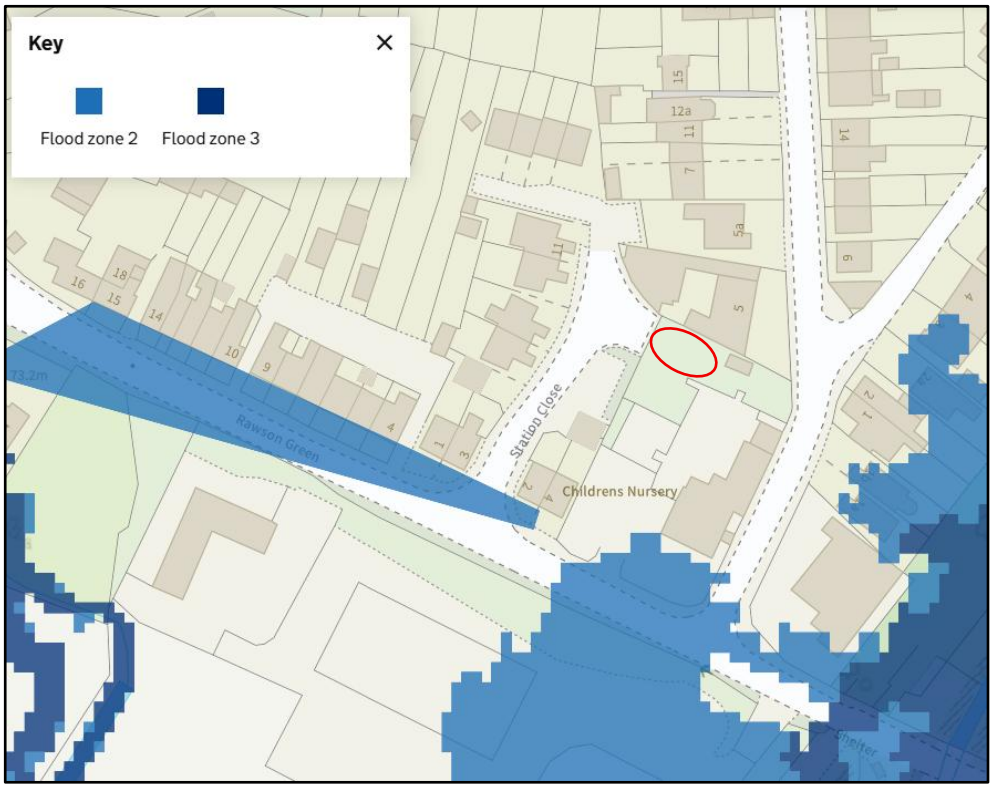


Figure 2 – The application site is circled red.

3.4 The application site lies within Flood Zone 1, representing land with a low probability of flooding.

3.5 The site itself is not predicted to flood during the 1 in 100 year or 1 in 1000-year flood events.

3.6 The access point off Rawson Green is affected by floodwater during more extreme flood events and is shown, in Figure 2, located in Flood Zone 2.

3.7 The surface water map in Figure 3 below, shows neither the application site, wider site nor the access is vulnerable to surface water flooding.

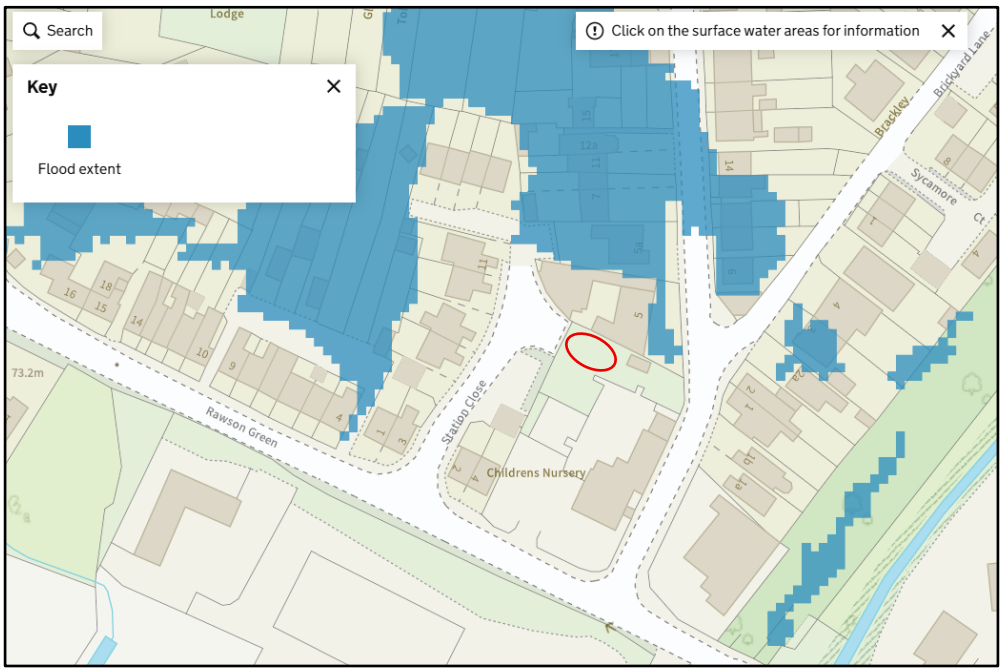


Figure 3 – GOV.UK Flood Map for Planning - surface water mapping. The application site is circled red.

4 Flood Risk to the Development

4.1 The proposed development area remains dry during events of flooding, including the climate change 2070 to 2125 allowance scenario as shown in Figure 4 below

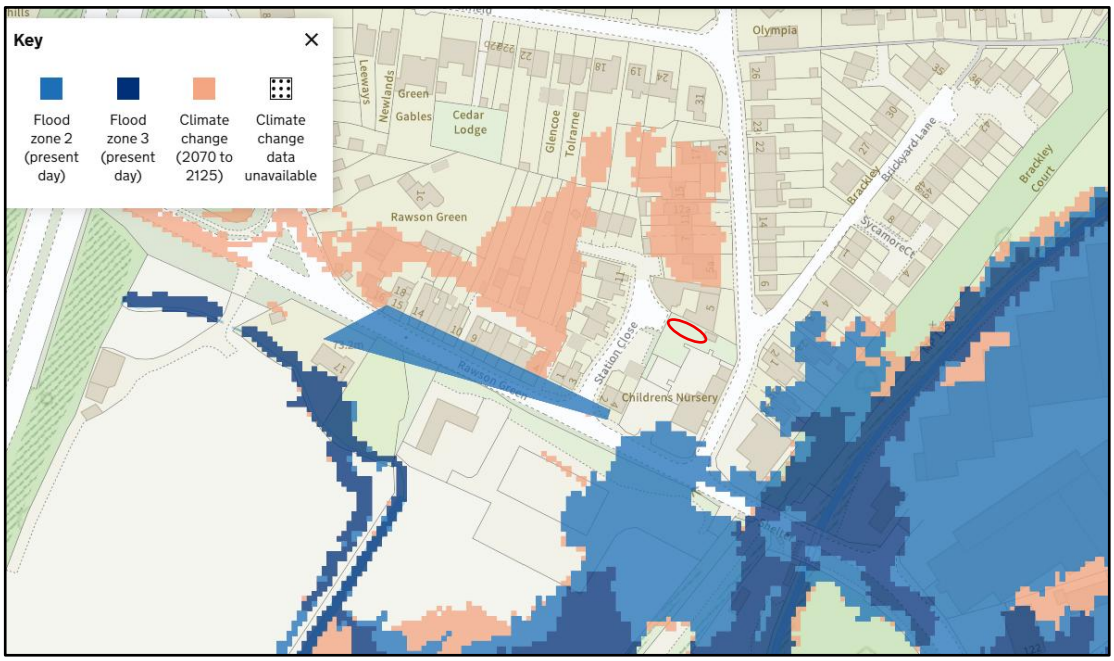


Figure 4 – GOV.UK Flood Map for Planning – Climate Change (2070 – 2125) The application site is circled red.

4.2 Floodwater is not expected to enter the building; therefore, the development will remain operational during flood events.

5 Flood Risk to the Access

5.1 The access and parts of Rawsons Green are located in Flood Zone 2, however key findings include:

- The application site itself remains flood free.
- Flooding is limited to the access.
- Safe refuge remains available at the application site, play areas, the main nursery building and its associated car parking area.

6 Safe Access Strategy

6.1 Given that the application site itself is not at risk of flooding, the risk associated with the access can be appropriately managed through advanced warning via Environment Agency flood alerts to staff, children, parents and visitors.

7 Conclusion

7.1 The Flood Risk Assessment demonstrates that:

- The application site lies within Flood Zone 1.
- The building itself is not at risk of flooding from fluvial or surface water sources.
- Flooding is limited to the access off Rawsons Green.
- Appropriate flood warning and evacuation procedures can mitigate flood risk.
- The development can be safely occupied for its lifetime without increasing the risk of flooding elsewhere.

7.2 It is concluded the proposed development is therefore considered acceptable in flood risk terms.