

Planning Submission Package

Cleator Cricket Club – New Ladies' Changing Rooms

BNG, Flood Risk Assessment & Drainage Strategy

Prepared for submission in accordance with the Environment Act 2021, Biodiversity Net Gain Regulations 2024, and NPPF flood risk guidance.

Biodiversity Net Gain (BNG) Assessment

This section presents the Small Sites Metric (SSM) assessment for the 80 m² ladies' changing rooms. The site currently consists of short-mown amenity grassland with no priority habitats. Post-development habitat creation will include species-rich grassland and native shrub planting.

****Baseline Units:**** 0.016

****Post-Development Units:**** 0.064

****Net Gain:**** 300% (exceeds 10% statutory requirement)

Landscaping and long-term management are proposed to ensure continued biodiversity gain.

Flood Risk Assessment (FRA)

The site is located within Flood Zone 3 (high probability of flooding). The proposed development is classified as "less vulnerable" and therefore acceptable in Zone 3 subject to mitigation.

****Sequential and Exception Tests:****

- Sequential Test: No alternative sites available outside Flood Zone 3; test passed.
- Exception Test: Wider community benefits (female sports participation) and safety for the building's lifetime; test passed.

****Finished Floor Level (FFL):**** Matches the existing clubhouse level, which has demonstrated flood resilience.

****Flood-Resilient Construction:**** Waterproof membranes, raised electrical services, and water-resistant materials to mitigate residual risk.

****Safe Access & Egress:**** Follows existing clubhouse patterns; safe refuge is available.

****Residual Risk:**** Minimal, managed through resilient construction and ongoing maintenance.

Surface Water Drainage Strategy

Surface water from the new 80 m² changing rooms will drain to the same watercourse as the existing clubhouse, maintaining the established site drainage arrangement.

Discharge will be limited to no greater than the existing pre-development runoff rate. Attenuation will be provided if required to manage the 1% AEP (1 in 100-year) storm with climate change allowance.

The design will follow SuDS principles. Infiltration will be used where feasible; otherwise, attenuation and controlled discharge

to the watercourse will be employed. Water-quality protection will be included.

All necessary consents (LLFA, EA, ordinary watercourse) will be obtained. Existing clubhouse drainage will be verified and remediated if necessary. Long-term maintenance will ensure continued operation of all drainage components.