

Flood Risk Assessment

Change of Use from Dog Exercise Field to Private Equestrian Paddock Pegasus, Dawsmere Road, Gedney Drove End

1. Introduction

This Flood Risk Assessment has been prepared in support of a planning application for the change of use of land from a dog exercise field to a private equestrian paddock, together with the erection of a small stable block, associated with the dwelling known as Pegasus, Dawsmere Road, Gedney Drove End.

The purpose of this assessment is to demonstrate that the proposed development is appropriate in relation to flood risk and will not increase flood risk on or off the site.

2. Flood Risk Context

According to the Environment Agency Flood Map for Planning, the site lies within Flood Zone 3, which is defined as land having a high probability of flooding.

Development proposals within Flood Zone 3 must demonstrate that they are appropriate to the flood risk context and that they will not increase flood risk elsewhere.

The proposal is limited to:

- The change of use of existing land to form a private equestrian paddock.
- The construction of a small stable block associated with this use.

3. Nature of the Development

The proposed development comprises:

- A private paddock for grazing horses
 - A small stable building measuring approximately 24.57 square metres
- The paddock will remain open grassed land, with no significant alteration to ground levels or drainage characteristics.

Importantly, the proposal does not involve the creation of any residential accommodation or sleeping areas.

The stable block is a small agricultural-style structure which will be used only for the shelter of horses and storage of associated equipment.

4. Flood Risk Vulnerability

In accordance with the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) Flood Risk and Coastal Change, equestrian paddocks and stables are generally considered less vulnerable forms of development.

The proposal does not introduce any highly vulnerable uses such as residential accommodation.

There will therefore be no increased risk to life as a result of the development.

5. Impact on Flood Risk

The proposal will not increase flood risk for the following reasons:

- The majority of the site will remain open grassland used for grazing.
- The development introduces only a very small building footprint.
- There will be no significant increase in impermeable surfaces.
- Ground levels will remain unchanged.
- Existing site drainage patterns will remain unaffected.

The proposal therefore will not increase flood risk either on the site itself or elsewhere.

6. Flood Resilience and Safety

The stable building will be used only intermittently for the shelter of horses and storage associated with the paddock.

The building does not contain any accommodation and therefore does not place occupants at risk during flood events.

The occupants of the host dwelling will retain full control of the site and will be able to respond appropriately in the event of flood warnings.

7. Conclusion

This Flood Risk Assessment demonstrates that the proposed change of use to a private equestrian paddock and erection of a small stable block at Pegasus, Dawsmere Road, Gedney Drove End is acceptable in relation to flood risk.

The proposal is appropriate because:

- The site lies within Flood Zone 3, however the development proposed is low vulnerability in nature.
- The proposal does not introduce residential accommodation or sleeping areas.
- There will be no increase in risk to life.
- The development will not increase flood risk on or off the site.
- The majority of the land will remain open grassland used for grazing.

The development is therefore considered to be appropriate and safe in flood risk terms, and the proposal should not be resisted on flood risk grounds.