Planning Permission H13-0219-26

Flood Risk Assessment

Plan Summary

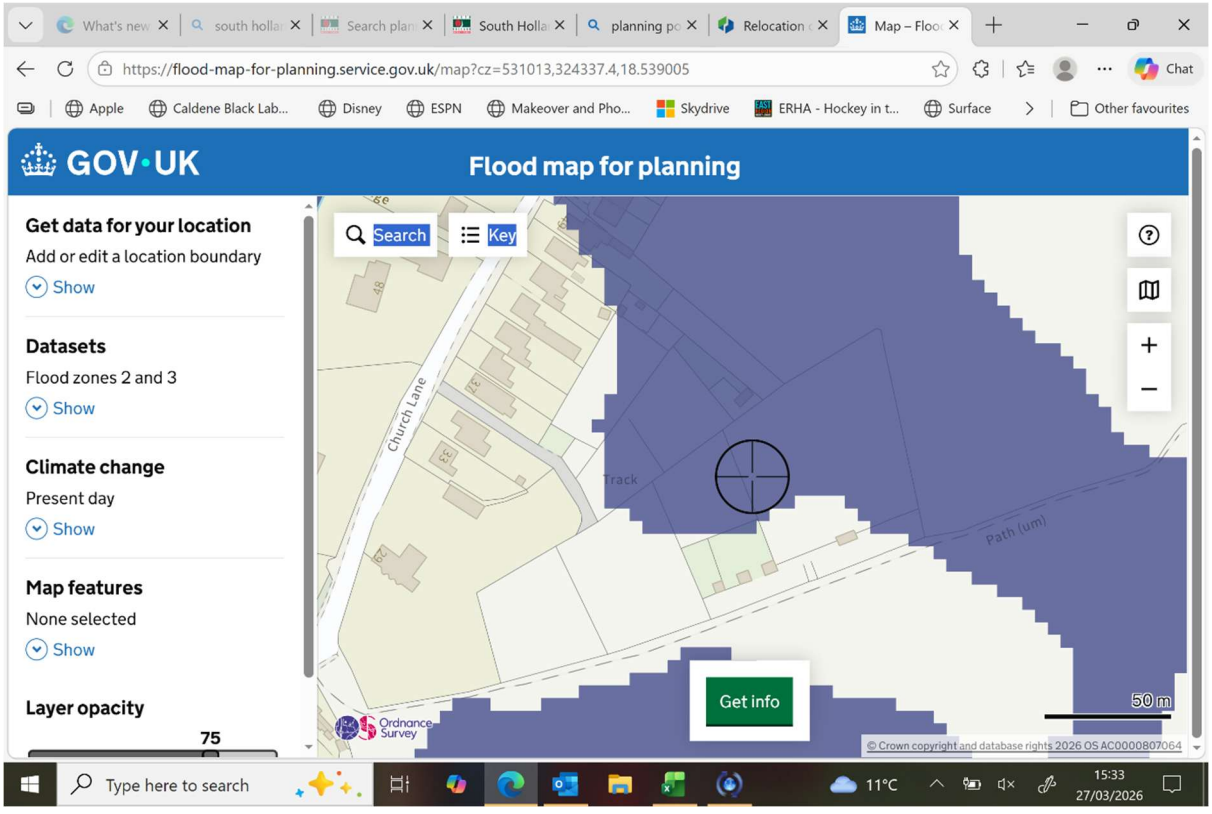
The previous planning permission approval of H13-0911-15, included the location of stables and hay store. Approval is requested to relocate the hay store to be alongside the stables to help ease of use and also provide a level of wind protection to the horse(s). The specification of the hay store remains as wood with the same dimensions at 24ft x 12ft and the use of the land remains the same. Patio slabs will be used to create a firm foundation inside the hay store to help protect the hay from damp.

Flood Map

The flood map (Diagram 1) as provided by the planning.service.gov.uk, shows that the land in ownership and in the development plot is covered by Flood zone 1 and Flood Zone 3.

The current location of the stables, hay store can be seen in diagram 1 which are all located in Flood Zone 1.

Diagram 1 – Flood Risk Map



Given the application location includes Flood Zones 1 and 2, there is a requirement to confirm the risk and provide an assessment of the risk.

Diagram 2 – Block plan showing the relocation of the Hay store



The planning application is to gain approval to relocate the hay store (as can be seen in diagram 2).

Risk Assessment

- The total land (blue lined) includes Flood Zones 1 and 3.
- The development area (red lined) also includes Flood Zone 1 and 3.
- The existing location and the new location of the Hay store are in Zone 1.
- The Hay store size (24ft x 12ft) and fabrication (wood and Onduline roof) is unchanged.
- The Hay store is fitted with guttering, which collects the rain water, which is used for the horses to consume.

Conclusion

- Whilst the development location includes Flood zone 3, the majority of the land is Flood Zone 1. The location of the Hay store is in Flood Zone 1.
- Given the Hay store is used for storing dry Hay, there is no impact on drainage and impact on potential flooding and no further detailed assessment is required.