FLOOD RISK STATEMENT

Client: Mr M Gibson

Project: Proposed agricultural buildings, Flag Lane, Whaplode Drove

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The NPPF and NPPG introduce the concept of flood risk vulnerability and flood zone compatibility, providing a mechanism for assessing the appropriateness of proposed uses against various degrees of flood risk (refer to tables 1, 2 & 3 below). Applying the likelihood of flooding from the EA 'Flood Map for Planning', the site falls within flood zone 3. Table 2 classifies the proposed agricultural development as being 'Less Vulnerable'. Table 3 compares Table 1 and Table 2; this confirms that the proposed development is appropriate in this location.

FLOOD ZONES
Table 1

Zone 3a – High Probability

Definition
Land having between a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding

FLOOD RISK VULNERABILITY CLASSIFICATIONS
Table 2

LESS VULNERABLE	• Police, ambulance and fire stations which are not required to be operational during flooding • Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure. • **Land and buildings uses for agriculture and forestry.** • Waste treatment • Minerals working and processing • Water treatment works which do not need to remain operational during times of flood. • Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

FLOOD RISK VULNERABILITY AND FLOOD ZONE 'COMPATIBILITY'
Table 3

Flood Risk Vulnerability classification (Table 2)	Essential Infrastructure	Water compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception Test Required	✓	✓
Flood Zone 3a	Exception Test Required	✓	X	Exception Test Required	✓
Flood Zone 3b 'Functional Floodplain,	Exception Test Required	✓	X	X	X

X = Development should not be permitted ✓ = Development is appropriate