FLOOD RISK ASSESSMENT

In support of a Full Planning Application for
Residential Development
1 Dwelling

At the
Haulage Yard adjacent to Miki-Lea Manor,
Oxcroft Bank,
Moulton Chapel,
PE12 0XT.

February 2023

1. INTRODUCTION

This Flood Risk Assessment (FRA) Statement has been compiled to complement a Full Planning Application for one dwelling on land to the front of the applicants dwelling, at Miki-Lea Manor, Oxcroft Bank, Moulton Chapel, PE12 0XT.

This section of the site has been used as a haulage yard for a period in excess of 12 years.

The Government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process. This course of action seeks to reduce the future damage to property and risk to life resulting from incidents of flooding.

National Planning Policy does not prevent all development in flood risk areas, and this would be unsustainable and result in economic stagnation, depriving existing communities of much needed homes, services, employment opportunities etc. It is in the essential interests of the vitality of settlements and for the wider economic and social wellbeing of the community, that development opportunities are not unnecessarily constrained.

Accordingly, the aims of this site-specific FRA will be as follows:

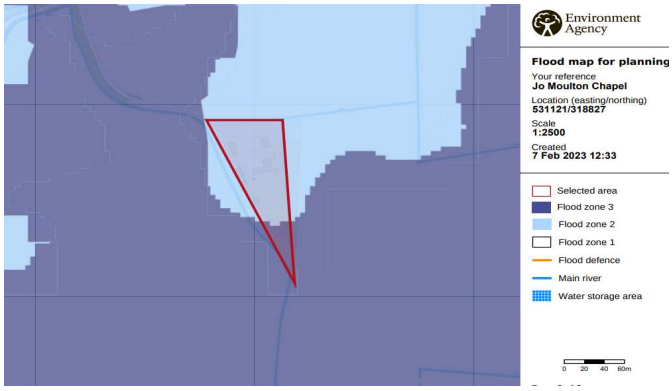
- Identify and address flood risk issues associated with the development.
- Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future.
- Assess whether the project will increase the flood risk elsewhere.
- Demonstrate that the project is safe and where possible, reduces flood risk.
- Propose measures to deal with the identified effects and risks.

2. PROPOSAL AND SITE DESCRIPTION

- The site consists of a large dwelling, garden area, paddock land, workshop, garage and haulage yard. The proposal is for the erection of 1 no. 4-bedroom 2 storey detached dwelling.

3. POLICY ASSESSMENT

The application site falls within Flood zone 2 of the Environment Agency flood maps for planning as demonstrated below.



Environment Agency flood map for planning.



Proposed site plan (not to scale).

Paragraph 159 of the NPPF (2021) states that "Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."

Paragraph 161 of the NPPF (2021) states " All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations

Annex 3 of the NPPF (2021) provides a flood risk vulnerability classification as per the use of development. This proposal fits the definition of;

• Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.

This is classed as more Vulnerable.

Paragraph 162 of the NPPF (2021) states " The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding."

Para 163. "If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.

Para 164. "The application of the exception test should be informed by a strategic or sitespecific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Para 165. "Both elements of the exception test should be satisfied for development to be allocated or permitted."

Para 167. "When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;

c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;

d) any residual risk can be safely managed; and

e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Sequential Test

Whilst the development use falls within flood zone 2, much of the surrounding area and indeed much of South Holland in general, is of a higher flood risk, therefore finding a sequentially preferable site in flood risk terms is unlikely and the applicants have compelling personal reasons, as set out in the accompanying Planning Statement for remaining local to this land.

Exception Test

Paragraph 163 of the NPPF states that if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.

As shown below, Table 3 of the Flood Risk chapter in National Practice Guidance indicates whether development is permitted only subject to a Sequential Test or an Exception Test should be applied upon flood risk vulnerability and flood risk probability.

		Flood Risk Vulnerability				
		Essential infrastructure	**Highly vulnerable**	**More vulnerable**	**Less vulnerable**	**Water compatible**
Flood Zones	**Zone 1**	✓	✓	✓	✓	✓
	Zone 2	✓	Exception Test required	✓	✓	✓
	Zone 3a	Exception Test required	X	Exception Test required	✓	✓
	Zone 3b	Exception Test required	X	X	X	✓

Table 2. Flood risk vulnerability and flood zone 'compatibility'

As demonstrated above, the proposed development would be 'more vulnerable' to flood risk but located on land in Flood Zone 2, therefore, the Exception Test is not required.

Conclusion

The site for the proposed dwelling is within Flood Zone 2, large parts of the region are within flood zone 3, therefore, the location for the proposed dwelling is within an area of lower risk.

The proposed development would be classed as 'more vulnerable' to flood risk but located on land in Flood Zone 2, therefore, the Exception Test is not required.

The South East Lincolnshire SFRA states that the majority of the Boston Borough area and large parts of the South Holland District lie within Flood Zone 3. For this reason, it is necessary to use the refined flood risk information (Hazard and Depth maps) to assist with the application of a Sequential Test.

The proposed site does not fall within any hazard areas within the SFRA maps.