Flood Risk Assessment

Clover Close, Dinedor

Erection of 14 dwellings

1 Introduction and Policy Context

1.1.1 The purpose of this site-specific Flood Risk Assessment is to provide sufficient information to support the planning application to demonstrate that the development would be safe for its lifetime taking account of the vulnerability of its users. Given that the development proposed is wholly within Flood Zone 1, it is not considered that development will increase the risk of flooding elsewhere.

1.1.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It was updated in July 2021 and replaces the first Framework published in March 2012.

1.1.3 Policy on planning and flood risk in the revised NPPF is dealt with at paragraphs 159-169 in chapter 14 'Meeting the challenge of climate change, flooding and coastal change'.

1.1.4 The national planning guidance to the NPPF was launched as a web-based resource in March 2014. The category dealing with flooding is contained in Flood Risk and Coastal Change.

1.1.5 Paragraph 159 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

1.1.6 Paragraph 160 states that strategic policies should be informed by a strategic flood risk assessment (SFRA) and should manage flood risk from all sources.

1.1.7 As set out in paragraph 161 of the NPPF, all plans should apply a sequential, risk-based approach to the location of development - taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.

1.1.8 Paragraph 162 states that the aim of the sequential test is to steer new development to areas with the lowest probability of flooding, and the strategic flood risk assessment will provide the basis for applying the test.

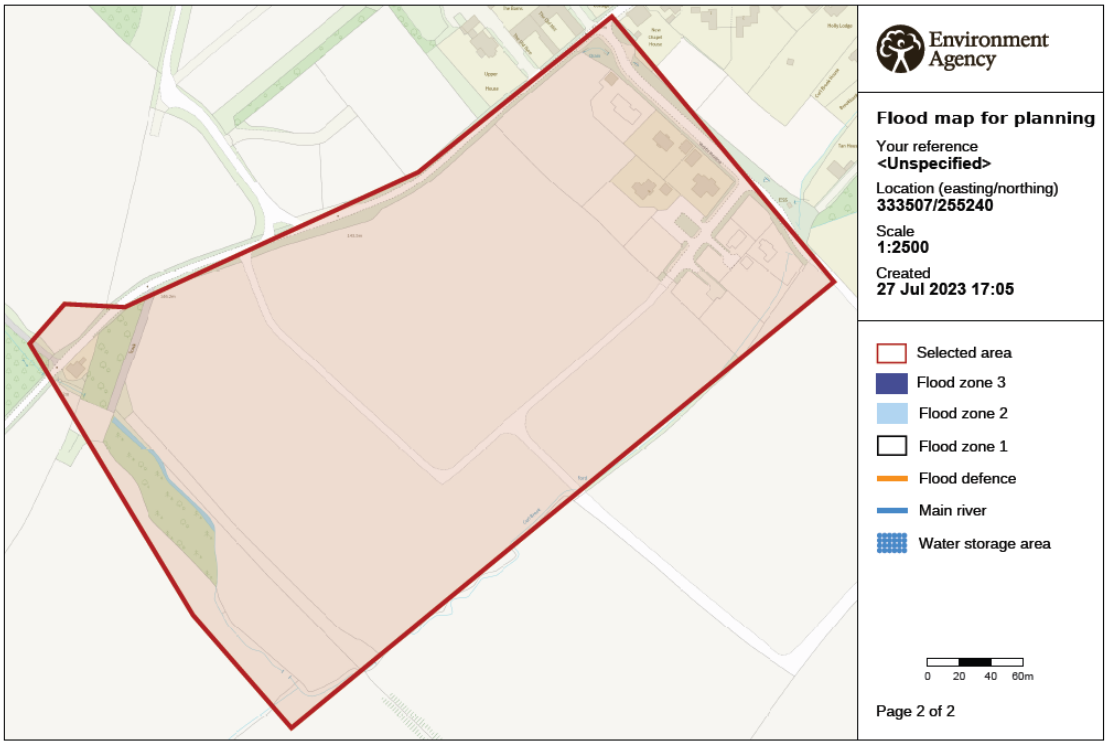
1.1.9 As set out in paragraph 167 of the NPPF, when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment.

1.1.10 Footnote 55 of the NPPF states that a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

2 Flood Risk Assessment

2.1.1 The site is located at Lyonshall, near Kington. A copy of the Environment Agency's Flood Map for Planning, obtained from the GOV.UK website, which shows the Flood Zones in the vicinity of the site, is reproduced as **Figure 1** below. This places the site in Flood Zone 1 in its entirety. There is no land in Flood Zones 2 or 3 near to the site. Importantly, the proposed development is entirely within Flood Zone 1.

Figure 1: EA Flood Map for planning



2.1.2 The Flood Map for Planning (see Figure 1 above) is principally used to inform land use planning and defines Flood Zones that align with the terminology of NPPF and its supporting Planning Practice Guidance to indicate the predicted annual probability of flooding from fluvial and tidal

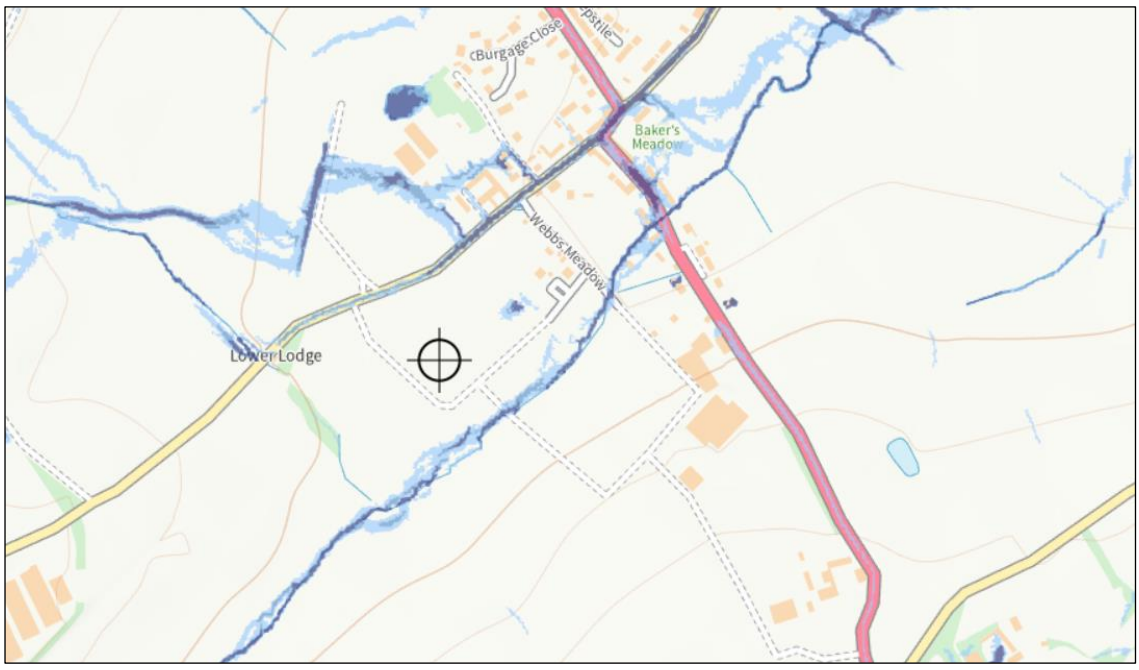
sources. In summary, all land within England is indicated to fall within one of the following Flood Zones:

- **Flood Zone 1 (low probability) - less than 1 in 1000 (0.1%) annual probability of flooding from fluvial or tidal sources.**
- Flood Zone 2 (medium probability) - between 1 in 100 (1%) and 1 in 1000 (0.1%) annual probability of flooding from fluvial sources, or between 1 in 200 (0.5%) and 1 in 1000 (0.1%) annual probability of flooding from tidal sources.
- Flood Zone 3 (high probability) - greater than 1 in 100 (1%) annual probability of flooding from fluvial sources, or greater than 1 in 200 (0.5%) annual probability of flooding from tidal sources.

Commentary: *The proposed development is entirely within Flood Zone 1. The proposals therefore do not increase the risk to users and do not exacerbate flood risk elsewhere.*

2.1.3 We have also considered the surface water flood map which identifies no known surface water issues at the site. There is a small area of flood risk which is immediately to the east of, but outside the site boundary.

Figure 2: Extent of Flooding (Surface Water) Map



3 Summary and conclusion

3.1.1 The planning application is for the residential development of the site which is entirely within Flood Zone 1 and which suffers from no identified surface water flood risks.

3.1.2 On the basis of the foregoing, the proposal does not conflict with the NPPF or the CS (Policy SD3) and there is no reason why planning permission should be withheld on the basis of flood risk.