

FLOOD RISK ASSESSMENT — UNIT 2 MANOR WAY, OLD WOKING, GU22 9.JX

PROPOSALS: ALTERATIONS TO EXTERNAL APPEARANCE OF BUILDING

Introduction

The Environment Agency flood risk map indicates that part of the application site is within Flood Zone 2 where there is a medium probability of flooding in any year. Medium probability is defined as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. However, as the subject building is in Flood Zone 2, it is necessary to submit a specific flood risk assessment to accompany the application for planning permission, having regard to the National Planning Practice Guidance (NPPG), Part 5 "*Flood Risk and Coastal Change*" issued on 6 March 2014.

Core Strategy Policy CS9 states that the Council will take a sequential approach in the allocation of sites and in determining planning applications. Applications in Flood Zone 2 will only be considered if it can be demonstrated that there are no suitable alternatives in areas at lower risk.

Paragraphs 155 - 165 of the National Planning Policy Framework (NPPF) refer to Planning and Flood Risk and includes the aim of applying a sequential test to steer new developments to areas with a lower probability of flooding. When determining planning applications, paragraph 163 advises that 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 where 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;
- 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.

The Proposed Development

The proposed development involves the recladding of part of the building. Concrete panels will be replaced with matt black sheet corrugated steel. The footprint of the building will be unchanged as a result of these proposals and hence flood risk will not be increased elsewhere. Referring again to Core Strategy Policy CS9, there is no suitable alternative location at lower risk for the development, as of course the recladding can only relate to the subject building.

The development will not have an adverse effect on any watercourse, flood plain or flood defences and will not impede access to flood defences and management facilities. It will not have any impact on local flood storage capacity or flood flows and therefore accords with the NPPG and development plan policy.

Conclusions

We consider that the proposed development is compatible with its location in Flood Zone 2 and that the information provided is proportionate to the scale, nature and location of the development as endorsed by paragraph 031 (Reference ID: 7-031-20140306) of the NPPG.

13 April 2021