

Flood Risk Assessment

Site: The Croft, Narborough Road, Pentney, PE32 1JD

Proposal: Retention of static caravan for permanent residential accommodation in association with livestock farm

A planning application has been submitted to King's Lynn Borough Council seeking permission for the above development.

A flood risk assessment is required to accompany the application to meet the requirements and general principles contained in Paragraph 9 of the NPPF's Technical Guidance and are submitted to the Environment Agency (EA) for approval.

- The site is located within Flood Zone 1 as indicated on the Environment Agency's Flood maps. The site is also outside any current Hazard Zone of the Councils Strategic Flood Risk Assessment (SFRA) maps and is located in the East of Ouse, Polver and Nar Internal Drainage Board District. The Environment Agency maps have been created as a tool to raise awareness of flood risk with the public sector and partner organisations such as Local Authorities, the emergency services and drainage bodies. The maps do not take into account existing flood defences.
- The King's Lynn and West Norfolk Borough Council's adopted policy documents are the Core Strategy and the adopted West Norfolk Local Plan, Policy CS08 of the former relates to Flood Risk and Climate Change and the implications for development from areas at risk of flooding. Policy DM21 of the Local Plan refers to sites in areas of flood risk and that, inter alia, design of new dwellings to be in accordance with the Environment Agency/Borough Council Flood Risk Design Guidance (Appendix 5).
- The Authority produced a Level 1 Strategic Flood Risk in 2018. The Level 2 Strategic Flood Risk Assessment was prepared in March 2019. The Norfolk Lead Local Flood Authority (LLFA) Statutory Consultee Guidance has been prepared to support the development of the Norfolk County Council LLFA role as a statutory consultee to planning and inform stakeholders such as Local Planning Authorities and developers.
- The site is shown as falling within Flood Zone 1 (fluvial and tidal), but is shown as being at risk from surface water flooding at 1% AEP (annual exceedance probability) with climate change.
- The static caravan has been located on the site for a number of years for use during the lambing periods on the holding. This part of the overall holding has ditches to the boundaries on four sides and is overseen by the IDB cited above. The caravan occupies only a small area of this part of the holding at 40m² and the owners have not experienced any problems with surface water flooding to date.
- No changes in levels are proposed as part of this application and the site sits on a slightly elevated piece of land. There is no concrete pad beneath the caravan and the caravan is

supported on blocks located beneath the 'legs' of the caravan. There is therefore no hard standing nor impermeable paved areas under or surrounding the caravan, allowing for the natural percolation of surface water. Furthermore, there is a ditch immediately to the western side (rear) of the caravan which allows for the natural drainage of surface water from the site in times of inclement weather.

- The site would provide necessary residential occupation associated with the farming of the land in the interests of animal welfare and wider sustainable economic benefits by safeguarding a well-established farm holding within the area. The development would be safe for its lifetime and would not increase the risk of flooding elsewhere or to other property given the well maintained drainage system locally.

During the preparation of this assessment, no evidence was discovered of the site being flooded. It is suggested that the use of permeable drainage methods are retained for use in the area beneath and surrounding the caravan to address potential surface water drainage issues arising as a result of climate change.

Flood Alleviation Measures

The site is located within the IDB's catchment area and this has implications for drainage in the area.

- The IDB maintains a general standard capable of providing flood protection throughout its district, particularly those that could affect property.
- The probability of the site flooding from localised drainage systems is considered low for the reasons set out above.
- Water levels within existing drainage channels are set to rise over time as a result of climate change. However, existing systems and defences and the floor levels to the caravan on the site will be appropriate for the life of the development.
- The planning agent will ensure that the occupiers of the new dwellings are aware of the risk of surface water flooding issues in the locality.
- The residual risk from extreme flood events is low on this site, due to its location within the IDB district area and the level of protection afforded by existing water levels and gravity drainage. The site is actually at very low risk of flooding due to the current standards of drainage and land levels. The risk of flooding to adjoining properties is not increased in terms of probability as a result of the development.

As a result of this assessment, the following conclusions have been reached:-

- The drainage levels locally have been improved and upgraded to minimise the risk of surface water flooding;
- The site is not identified to be at risk from fluvial, tidal or reservoir flooding in this location;
- The minimum standard of drainage of 1 in 50 years afforded by the IDB district accords with DEFRA guidelines for rural drainage works. Freeboard of 900mm to lowest land level is available should a flood event occur for that greater than 1 in 50 years;
- The proposal is classified as more vulnerable development. However, the development incorporates enhanced mitigation for surface water flooding by the provision of permeable areas and the surrounding drainage network.