

Flood Risk Assessment

The proposed development is the building of a 30m x 50m manège in the 4 acre field within the property and the addition of 2 wooden stables adjoining the 2 existing wooden stables. This development is within a field in Flood Zone 1 which is at low risk of flooding. The manège will be drained to a soak away constructed adjacent to it. It will be situated 160m South of the River Whipling.

The manège is being built to enable the residents of Farm End House to exercise their horses when riding out on the public highway is not safe, either due to it being at busy times of the day on the roads or if the weather is unsuitable, for example fog, wind, ice or rain.

This development will cause no increase to the number of residents at the Farm End House and its paddocks and whilst at the property they are in Flood Zone 1 and at low risk of flooding.

The driveway used to access Farm End House from the public highway also serves 2 other properties. The section of drive closest to the public highway runs parallel to the River Whipling and is in flood zone 3, therefore a flood risk assessment has been prepared.

There is no alternative location for the manège as it must be built within the boundary of the property.

Having been in contact with the Environment Agency I was informed that the River Whipling at this point is designated as an ordinary water course, not a designated main river. Therefore they do not hold hydraulic modelling data for it. For this reason they are unable to provide any modelling products for a flood risk assessment. In addition, I was informed that the Environment Agency flood warning service does not cover this water course.

In view of the absence of hydraulic modelling a visual inspection of the site was carried out. This showed that the drive itself was porous and is significantly raised, in addition there is a slight fall across the drive away from the river. The field on the West side of the drive is at a considerably lower level and continues to descend with distance from the drive.

If the river were to breach the Western bank the water would flow over the drive and into the field leaving the drive as a causeway. There are however several places on the North Eastern side where it has been known to breach in extreme weather. So a breach affecting the Western side is an unlikely scenario and has not occurred at any time in the last 60 years.

Using the information above an evacuation plan has been made.

Evacuation Plan:

The main user of the land should monitor the weather forecast for prolonged heavy rain.

The main area of development is in Flood Zone 1 so in the unlikely event of the drive flooding the residents of Farm End House can remain in an area of minimal flood risk.

In the event of an extreme emergency there is a farm track belonging to Mr M Chatterton at the rear of the property which could be accessed from Station Farm. It would allow vehicular egress out on to Plungar Lane. This is highlighted blue on the map.

