

FLOOD RISK ASSESSMENT TO ACCOMPANY THE PLANNING APPLICATION FOR THE CREATION OF AN ALL-WEATHER RIDING ARENA AND ERECTION OF A SMALL EQUESTRIAN BARN.

Land Adjoining at

Badley Bridge Barn,

Badley Hill

Badley

Ipswich

IP6 8RJ

on behalf of

Mrs Drummond

June 2021

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1. Equestrian Blueprint have been instructed by Mrs Drummond provide a Flood Risk Assessment to accompany the ‘Full Planning Application’ for the erection of and the creation of an all-weather riding arena and a timber equestrian barn. The development represents a change of use of the land from Agricultural to Equestrian.

2. INTRODUCTION

2.1 The NPPF sets out the Government’s national policies on different aspects of land use planning in England in relation to flood risk. Supporting technical guidance can be found in the online Planning Practice Guidance published by the government, which must also be read in conjunction with the NPPF.

2.2 The supporting technical guidance sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible, and stresses the importance of preventing increases in flood risk off site to the wider catchment area.

2.3 The technical guidance also states that alternative sources of flooding, other than fluvial (river flooding), should also be considered when preparing a Flood Risk Assessment.

3. SOURCES OF DATA

• Environment Agency • Babergh and Mid Suffolk Strategic Flood Risk Assessment

4. FLOOD RISK Sources of Flooding

4.1 Fluvial Flooding. The site is understood to be located mainly within flood zones 1 & 2 and partly 3a.

4.2 Surface water flooding Surface water flooding occurs in areas where water pools on the surface during times of heavy rainfall. The arena site is deemed to be in a Zone 3 area of high surface water flooding.

5. FLOOD MITIGATION MEASURES

5.1 The proposed development shall use permeable surfaces for the riding arena to prevent any changes to the natural land drainage arrangements.

5.2 It is understood that the arena would be classed as “Water-compatible development”, as it would fall into the exception for “outdoor sports and recreation”.

5.3 The barn is designed to allow water to run under the walls, and has no door thresholds. It is outside of the fluvial flood zone in any case.

5.4 The current ground levels around the arena are detailed on the topographical plan, these levels will averaged out to give a finished level for the arena which will amount to neither a net loss or gain in the floodplain capacity.

6. FLOOD CONTINGENCY PLAN AND EVACUATION PROCEDURES

6.1 Flood risk warnings Prior to the use of the site, the client shall sign up to the Environment Agency Flood Warning Scheme (https://www.gov.uk/sign-up-for-flood-warnings) and frequently monitor the official national flood warning service (https://flood-warning-information.service.gov.uk/warnings).

6.2 If a flood warning is received then the following procedure shall be adopted: a) Raise the alarm and evacuate people and livestock from the paddocks to the barn or the nearest point of safety; b) Contact Emergency Fire Services (999) if necessary and/or Environment Agency Floodline: (0845 988 1188) if event was sudden and unexpected.

6.3 Evacuation Procedure. Access to the site is via a gated access to the main house which links the site with the local highway network and on the occasions when flood waters would make it necessary to arrange safe evacuation of the site then this route would provide egress from the site.

7. SEQUENTIAL TEST

7.1 As stated in the NPPF; paragraph 158: *“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. 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.”*

*7.2* As a further consideration it is noted that the Planning Practice Guidance states: “*When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere. For nationally or regionally important infrastructure the area of search to which the Sequential Test could be applied will be wider than the local planning authority boundary.”* Paragraph: 033 Reference ID: 7-033-20140306

7.3 The Sequential Test has not been applied as this proposal is for the enjoyment of Badley Bridge Barn and a different location would be impractical. A different location would quite possibly prove unsustainable also.

8. SUMMARY

8.1 The Sequential Test has not been applied as a “pragmatic approach” has been taken.

8.2 The proposed barn is outside the flood zone.

8.3 It is understood that the arena would be classed as “Water-compatible development”, as it would fall into the exception for “outdoor sports and recreation”.

9. CONCLUSIONS

9.1 The site is classified as being in flood zones 1,2 and 3 .

9.2 The proposed constructions are compatible with the flood zones.

9.3 The proposal will not alter the flood water holding capacity of the site so will therefore not increase the risk of flooding elsewhere off site.

9.4 In conclusion it is hoped that the proposal is considered acceptable in relation to Flood Risk.

Ends.



The above picture shows the arena site area looking from the pond towards the river, the river follows the line of trees in the background.