Flood Risk Assessment

Grove Close Hampkins Hill Road Chiddingstone KENT TN8 7BA

Introduction

This flood risk assessment has been prepared on behalf the applicant to support a submission for the erection of stables with ancillary storage and menage. The document has been requested by the Council since part of the site falls within Flood Zone 3a.

The application site in the main comprises a substantial paddock located at the corner of Hampkins Hill Road and the B2027. The paddock is currently used for grazing land for the applicant's horses. The grazing land itself extends to some 6 acres.

National Planning Policy

The NPPF and the online 'Planning Practice Guidance' set out the Governments planning policies for England and how these are to be applied. This includes ensuring that flood risk is taken into account at all stages of the planning process, avoiding inappropriate development in areas at risk of flooding and directing development away from those areas where risk are highest.

A site specific FRA is required for development within Flood Zones 2 and 3.

Environmental Flood Maps

Extent of flooding from rivers or the sea

Extent of flooding from rivers or the sea

The Flood Map above shows that whilst the majority of the site falls within Flood Zone 1 (low risk), there is a slither of land along the western boundary which falls within Flood Zone 3A (medium risk).

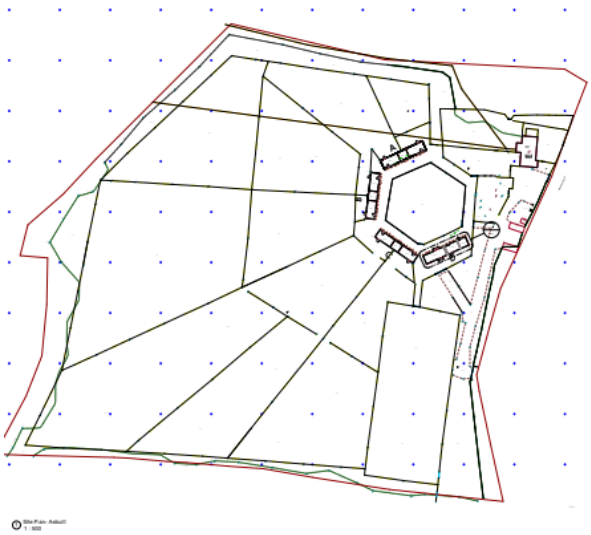
Extent of flooding from surface water

Extent of flooding from surface water

In addition to the above, the surface water EA plan shows that most of the site has a 'very low' risk of surface water flooding with a small part of the site falling within 'low' (light blue), 'medium' (mid blue) and 'high' dark blue.

Assessment

In accordance with the NPPF, horse stables are outdoor sports facilities and accordingly are classed as a 'Water Compatible' land use permissible within Flood Zone 3. Accordingly, there is no need for either a sequential test or exception test to be passed.



Furthermore, as can be seen from the proposed site plan (extract above) both the stables and menage have been sited entirely within Flood Zone 1 and also outside of the western part of the site which is at a higher risk of surface water flooding. Indeed, the only 'physical' development within the western part of the site is the open fencing which has no impact on flood risk either within the site or elsewhere.

In short, the proposal will have no impact on flood risk.

September 2021