

Taylor – Wilkinson Ltd  
Planning & Building Design

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# Flood Risk Assessment

Conversion and extension of existing redundant agricultural barn to form holiday letting accommodation for people with a disability (sui generis) at land to the southwest of Waterside, Yarcombe, EX14 9BQ

Prepared on behalf of Gary Shire  
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14 Seafield Road  
Seaton  
Devon  
EX12 2QS

T: 01297 23261

## 1.0 Introduction

- 1.1 This Flood Risk Assessment (FRA) has been prepared by Dalton-Aram Planning Ltd on behalf of the applicant, Gary Shire, in support of a planning application seeking permission for the conversion and extension of existing redundant agricultural barn to form holiday letting accommodation for people with a disability (sui generis) at land to the southwest of Waterside, Yarcombe, EX14 9BQ.
- 1.2 This FRA has been prepared to determine whether the flood risk vulnerability of the proposed development and the flood zone are compatible.

## 2.0 Proposed development and flood risk vulnerability

- 2.1 The application site for the proposed development (as shown on the location and site plans submitted in support of the application) is almost entirely outside of the Flood Zone 2.
- 2.2 However, the Environment Agency's (EA) Flood Map for Planning highlights that a small section for the site's north western boundary where it adjoins the rural road to the north is partially located within Flood Zone 2 [see Figure 1 below].
- 2.3 Flood Zone 2 is identified as having a medium probability of flooding - land assessed as having between a 1 in 10 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

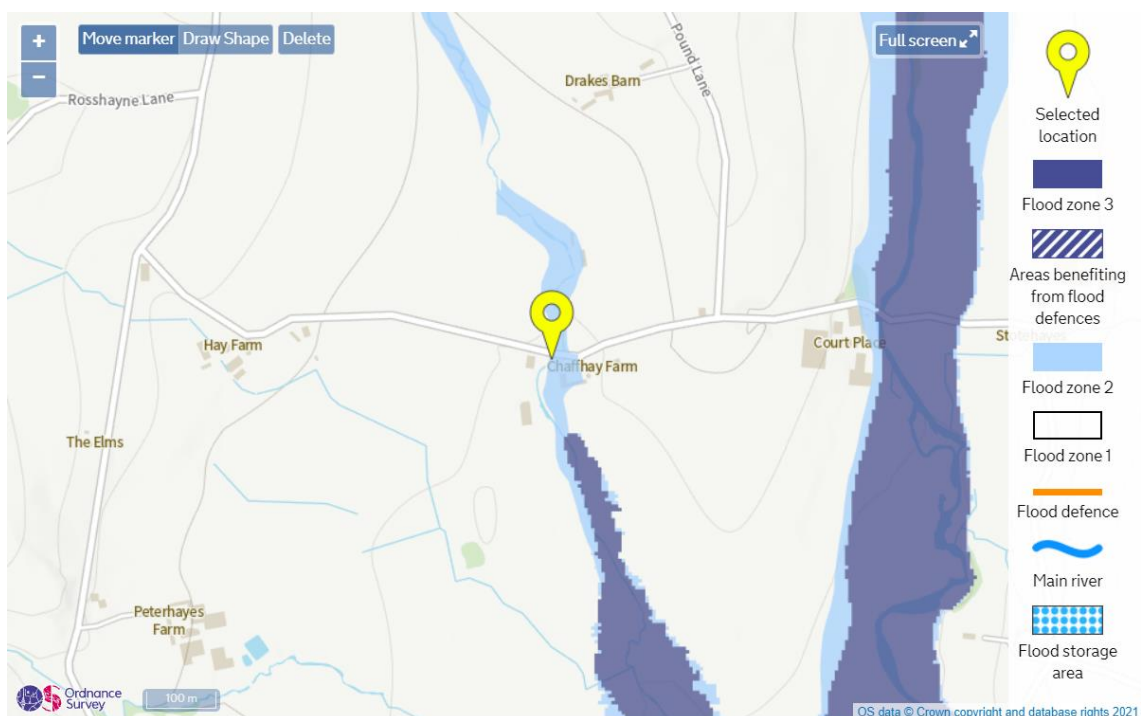


Figure 1. Extract from Environment Agency's Flood Map for Planning

- 2.4 The National Planning Policy Framework (NPPF) and the Planning Practice Guidance set out the requirements for the preparation of a Flood Risk Assessment (FRA). Paragraph 164 of the NPPF requires a site-specific FRA to be submitted in support of planning applications for all sites greater than 1 hectare in Flood Zone 1, for sites of any size within Flood Zones 2 or 3 or in an area within Flood Zone 1 which has critical drainage problems.
- 2.5 The majority of the application site, including the existing building and its proposed extension, are outside of the Flood Zone 2 and 2. Only a small section of the the access to the site and the track to the barn run through Flood Zone 2. Therefore, an FRA for the site is submitted in support of this planning application.
- 2.6 Table 2: 'Flood risk vulnerability classification' of the Planning Practice Guidance highlights that buildings used for dwellings and holiday lets would both fall under a 'more vulnerable' classification.
- 2.7 Table 3 'Flood risk vulnerability and flood zone compatibility' of the Planning Practice Guidance highlights that 'move vulnerable' development are permissible within Flood Zone 2.
- 2.8 Therefore, the proposed change of use of the building would increase the flood risk vulnerability of the site.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

Key:

✓ Development is appropriate

X Development should not be permitted.

Figure 2. Table 3 'Flood risk vulnerability and flood zone compatibility'

## 3.0 Summary and conclusion

- 3.1 The Planning Practice Guidance (PPG) highlights that the Environment Agency's Standing Advice should be followed in carrying out a flood risk assessment for developments involving the change of use into 'water compatible', 'less vulnerable' or 'more vulnerable' categories.
- 3.2 The proposed development would be appropriate, even if located within Flood Zone 2 and 3 (subject to the Exception Test), under Table 3: Floor Risk Vulnerability and Flood Zone Compatibility. However, given that the proposed development falls entirely outside Flood Zones 2 and 3, except of part of the site's access, it is considered that the development is appropriate in terms of flood risk vulnerability.
- 3.3 A safe refuge for occupiers of the building can be provided both within and external to the existing building outside of the Flood Zone.
- 3.4 The building is outside of Flood Zone 2 and consequently its floor levels would remain above the depth of flood level. The risk of flooding to third parties off the site as a consequence of the development would be minimal.
- 3.5 The proposed change of use would have no adverse effect on the existing watercourse, would not impede flows in times of flood and would not increase the risk of flooding to the property. The proposal, therefore, is unlikely to raise significant flood risk issues.
- 3.6 Surface water would be dealt with via soakaways and foul water would be dealt with via package treatment plant. The FRA, therefore, concludes that the proposed development would be appropriate, and the application of the sequential and exception test are not required.