

**STATIONING OF 23 HOLIDAY LODGES AND 1 LODGE FOR SITE MANAGER  
(RENEWAL OF PLANNING PERMISSION DC/18/04377)  
HONEYPOT FARM CAMPSITE, THE STREET, WORTHAM, IP22 1PW.**

**FLOOD RISK ASSESSMENT**

## INTRODUCTION

1. This Flood Risk Assessment (FRA) has been produced in support of a planning application proposing the use of land for the stationing of 23 holiday lodges and 1 lodge for site manager at Honeypot Farm Campsite, The Street, Wortham.
2. The application seeks to renew planning permission DC/18/04377 which itself was a renewal of planning permission 2689/15.

## BACKGROUND AND PLANNING HISTORY

3. The application site has been used as a campsite for touring caravans and tents for more than 40 years. The Council's first planning record for the site is an application in 1975 for 'extension to existing certified touring caravan and camp site' (application 0221/75). Further planning applications were approved in 1983, 1989, 1994, 1995, 1996, 2004, 2006 and 2008 and the site currently has permission for up to 35 touring caravans or tents.

## FLOOD RISK ASSESSMENT

4. The Environment Agency (EA) confirms that the application site is situated within Flood Zone 1 where all types of development are acceptable. The site is not at risk of flooding from rivers, or the sea and it is not in an area at risk of surface water flooding. Consequently, occupants of the holiday lodges would not be at any risk.

## DRAINAGE

5. The holiday lodges fall within the definition of a caravan and will therefore be exempt from Building Regulations in terms of drainage. Foul drainage for the units will be provided by means of private treatment plants. The position of the private treatment plants are yet to be confirmed and therefore the applicant is happy for details of foul drainage to be controlled by a planning condition as previously imposed on the previous planning permission. Surface water will discharge to soakaways.

6. In summary, future occupants of the holiday lodges would not be at any risk from flooding and the proposed development would not cause flooding elsewhere.



## Flood map for planning

Your reference	Location (easting/northing)	Created
2091	608564/276998	9 Mar 2022 11:27

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

### **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

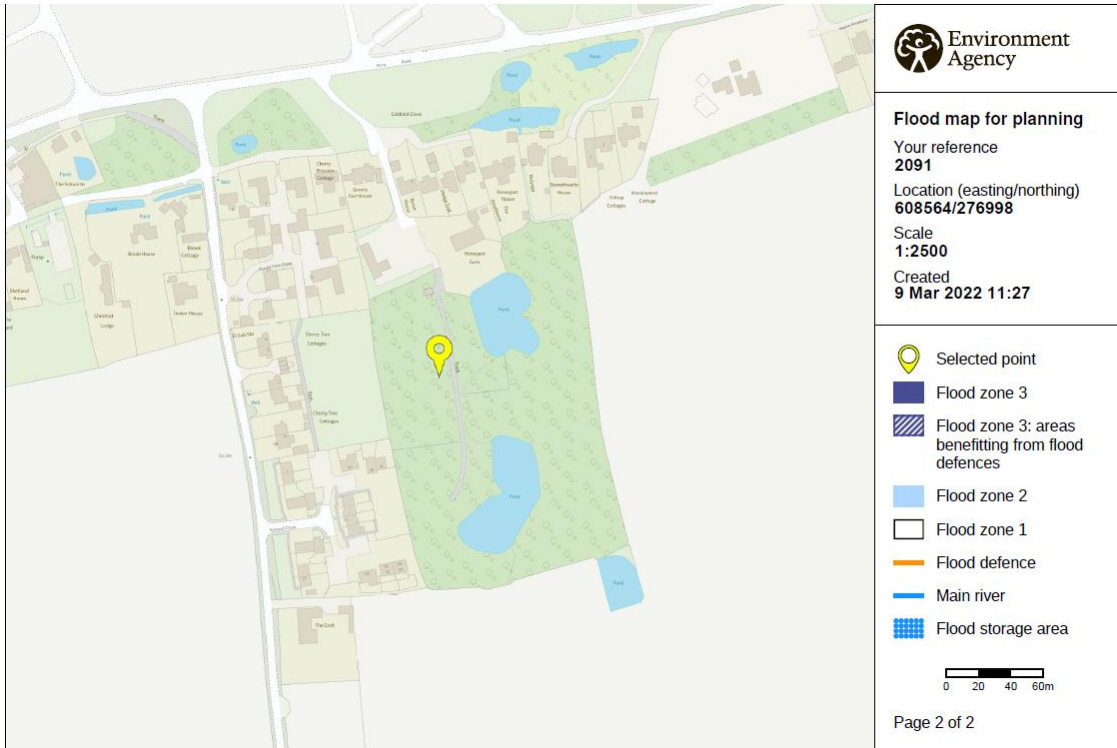
### **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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