



FLOOD RISK ASSESSMENT

to be submitted in conjunction with an

APPLICATION FOR PLANNING PERMISSION

STABLE & FEED STORE

at

THE SHEEPWASH

PICKEDMOOR LANE

OLDBURY-ON-SEVERN

BRISTOL

BS35 IPL

Prepared by:

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Site: Land at The Sheepwash, Pickedmoor Lane, Oldbury-on-Severn, Bristol, BS35 IPL

Applicant/s: BC & RJ Thornell

Description: Erection of a stable and feed store

1. INTRODUCTION

This document provides information in relation to the Flood Risk Assessment for the Erection of a Stable and Feed Store at Land at The Sheepwash, Pickedmoor Lane. This document has been prepared as part of the application.

The site extends to 0.84 of permanent pasture, and a plan is attached at **Appendix 1**.

2. FLOOD RISK

The Environment Agency flood risk map attached at **Appendix 2**, shows the location of the proposed stable block indicated by a red square. The plan confirms that the location of the site is within Flood Zone 3, however, it is in an area which benefits from nearby flood defences.

The site is circa 6m above Ordnance Datum and the stable block floor level will be raised 0.5 metres in order to raise it above the existing ground level.

Surface water leaving the site discharges into the existing water course bounding the property. There are no significant areas of flooding immediately downstream of the site.

3. EXCEPTION TEST

Planning practice guidance states that stable blocks would fall within the 'less vulnerable category' and the development therefore is not considered to be high risk in terms of flooding. Mitigation measures are proposed, and the stable will be raised 0.5 metres above the existing ground level. A warning and evacuation plan will also be implemented on site.

4. SEQUENTIAL TEST

A sequential test is used in order to direct development at the lowest probability flooding (Flood Zone 1). The site is located in Flood Zone 3, therefore, a sequential Test is required and detailed below.

Site

The site comprises 0.84 acres located at The Sheepwash, Pickedmoor Lane.

Area of Search

We have considered land within a 5 mile radius of the subject property.

Other Sites

There are currently three sites with 5 mile radius as show on the Rightmove annex at **Appendix 3**. However, all sites are clearly unsuitable for equestrian development.

Consideration has also been given to the availability of land to rent within the local area, however, there is currently no land available to rent on the local market.

5. CONCLUSION

The site has been classified within Flood Zone 3 according to the Environment Agency Flood Risk Map, however, the proposed site benefits from nearby flood defences. Other locations outside the flood zone are not considered suitable for the proposed development as they are not within the applicant's ownership and unsuitable for equestrian development.

With consideration of the above points, the proposal is deemed appropriate and acceptable in relation to the potential flood risk.

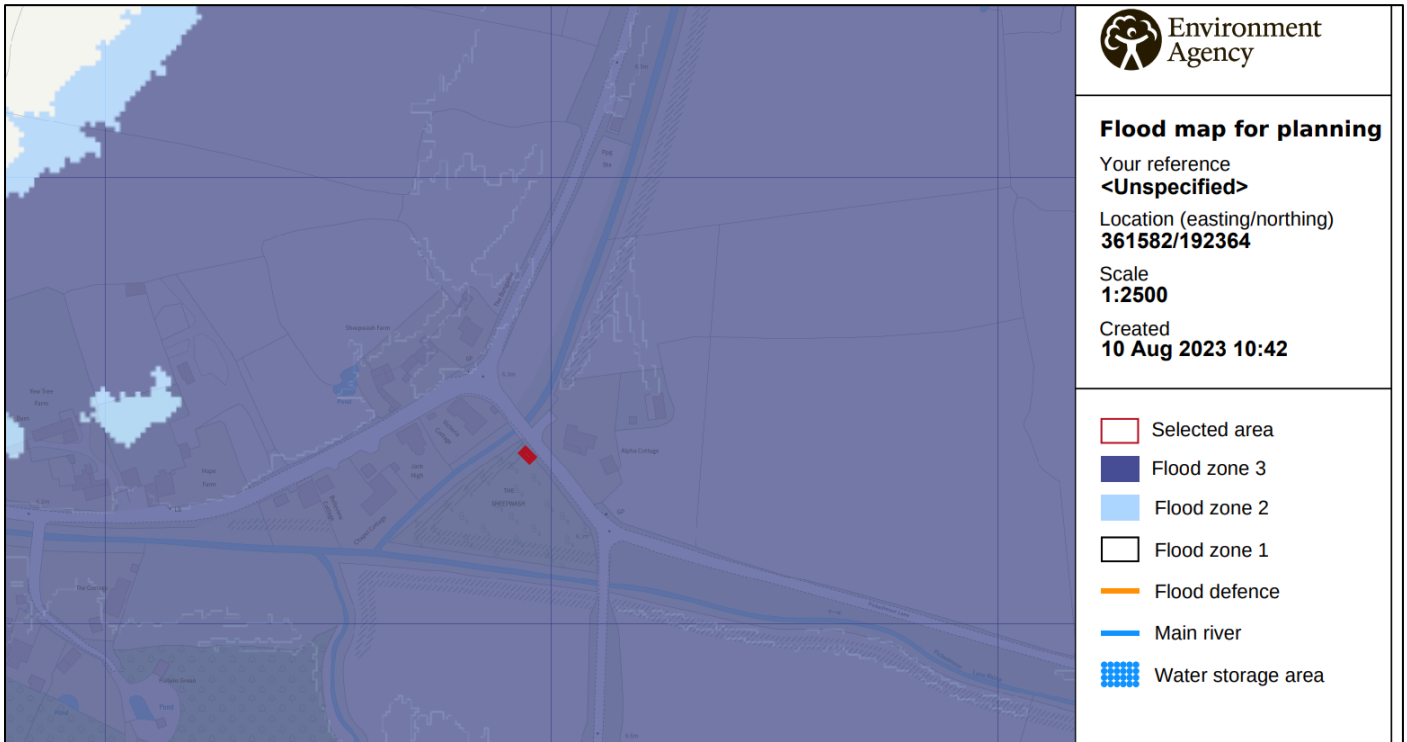
Signed:

A solid black rectangular box redacting the signature of Toby Read.

Toby Read
for and on behalf of David James



Appendix 2





Appendix 3

BS35 1PL ✕ + 5 miles ▼ Min Price ▼ to Max Price ▼ Min Beds ▼ to Max Beds ▼

Land For Sale in BS35 1PL, within 5 miles > ☆ Save search 🔔 Create Alert

3 results Sort: Highest Price ▼ List ☰ Map 📍

☰ Prioritise properties with... + Add keyword

Oldbury Lane, Thornbury, Bristol ✕

Land for sale


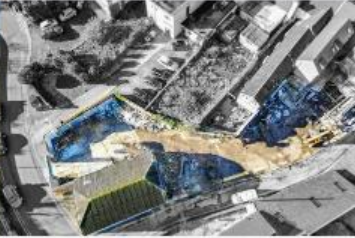
1.28 miles

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