

FLOOD RISK ASSESSMENT

Introduction

This Flood Risk Assessment (FRA) has been produced to accompany a full planning application for the the change of use of grazing land for the construction of a manège with and formalisation of existing vehicular access at Stone Creek Farm, Stone Creek Road, Sunk Island, East Riding Of Yorkshire, HU12 0AP.

Site Context & Proposed Development

The current application relates to the formalisation of existing access and erection of a ménage to be located to the rear of Stone Creek Farm, for the development of eventing sport horses for competition by the application/landowner.

The proposals also include the change of use of grazing land on which the ménage will be constructed. The arena will be located in part of an existing field, enclosed by timber post and rail fencing, and be covered in a mix of equestrian silica sand and fibre on terram membrane.



Figure 1 Site location plan

Flood Risk

The National Planning Policy Framework (NPPF) confirms Local Planning Authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. This goes on to advise that

inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

As shown at Figure 2, the application site lies within Flood Zone 3 (high probability of flooding from rivers and the sea).

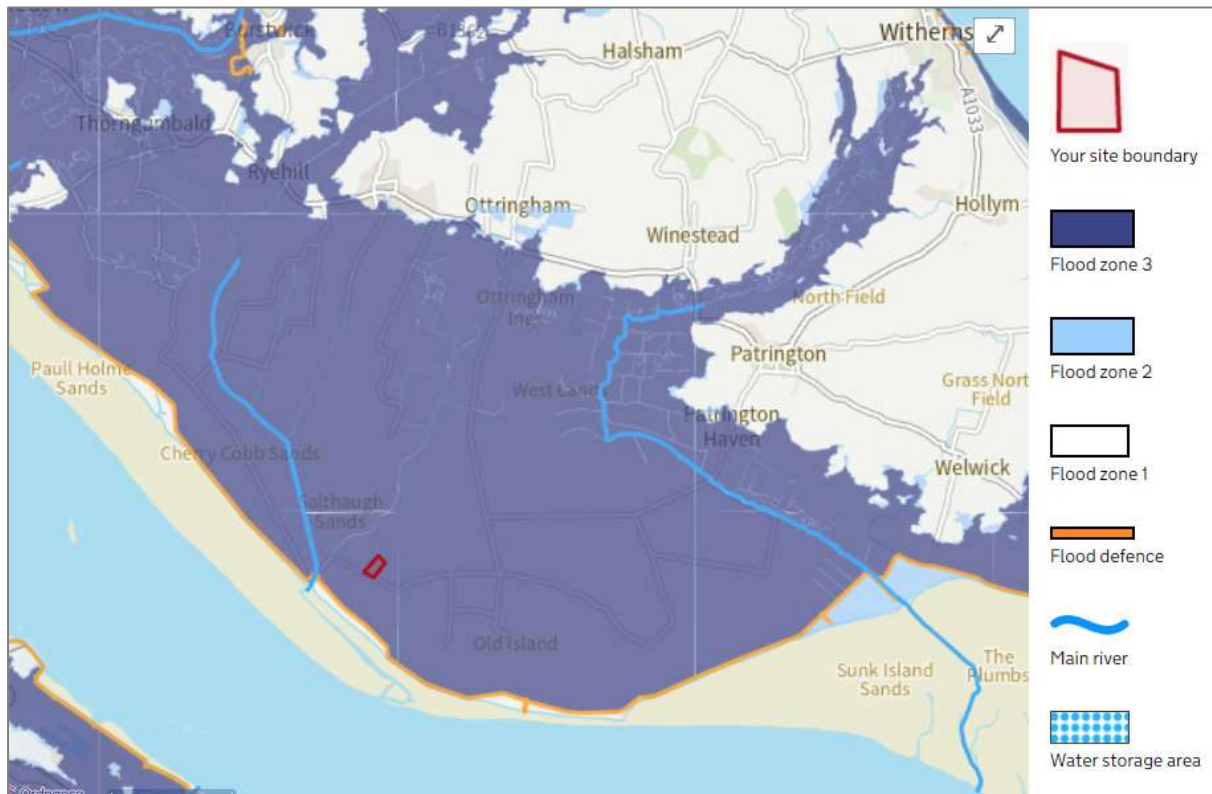


Figure 2 Flood map for planning

Assessment of the Flood Risk

The application site lies within Flood Zone 3 and therefore a Site Specific Flood Risk Assessment is required to accompany the application. The proposals are for the change of use of land and therefore a sequential test is not necessary as per paragraph 168 of the NPPF and footnote 56. Additionally, the proposals will not result in a change to the vulnerability of the development, the existing and proposed use remaining as 'Water-compatible development' as classified in the NPPF Annex 3: Flood risk vulnerability classification.

The proposed site lies on the Sunk Island peninsula at 3.4m above sea level, the peninsula benefits from flood defences along the River Humber as denoted in orange on Figure 2. The manège is considered water-compatible development (NPPF Annexe 3) and constructed in porous and permeable materials (equestrian silica sand and fibre on terram membrane) which aids quick

drainage. Beneath the permeable manège surface two land drains will be positioned across the width of the manège, these will drain to an existing drainage ditch to the south east field boundary akin to the existing field drain network beneath the field in question. This is considered to be both sustainable and suitable for the proposed change of use and manège and would therefore accord with national and local policy objectives.

Conclusions

Considering all of the above, it is evident that the proposals are suitable. This is because they:

- Will introduce permeable development with suitable drainage; and
- Cannot be directed to a lower risk Flood Zone.

The proposals can therefore be seen to accord with the NPPF and Local Plan in terms of flood risk.