

Flood Risk Assessment

Our ref 15309/12/NT/KJ
Date 6 November 2023
To East Riding of Yorkshire Council
From Lichfields

Subject North Landing Car Park, Thornwick Bay, Flamborough, Bridlington, YO15 1BJ

1.0 Introduction

- 1.1 This Flood Risk Assessment has been prepared by Lichfields on behalf of Bourne Leisure Limited and accompanies an application which seeks retrospective planning permission for the installation of bollards and an Automated Number Plate Recognition (ANPR) system at North Landing Car Park, Thornwick Bay, Flamborough, Bridlington, YO15 1BJ.
- 1.2 The site extends to approximately 0.78 ha and is located to the north-east of Thornwick Bay Holiday Park which is owned and operated by Bourne Leisure under its Haven brand. The car park comprises two separate areas and is dissected by North Marine Road. The main car park is located to the north-west of North Marine Road, and there is a smaller, overflow car park to the rear of North Landing Café and Beachside Shop.

Figure 1 EA Flood Risk Map



Source: Gov.uk, 2023

- 1.3 The Government's Flood for Planning 2023 locates the majority of the car park within Flood Zone 1 where there is a low risk of flooding (i.e., land having a less than 0.1% annual probability of river or sea flooding). A small area in the far north parcel of the car park, falls within Flood Zone 3 where there is a high risk of flooding (i.e., Land having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea). An extract from the relevant Flood Risk Plan from the Environment Agency is provided at Figure 1 above. Whilst the full extent of the car park as defined by the red line on Figure 1 does marginally overlap with Flood Zone 3, the subject of this application, APNR equipment and bollards are entirely within Flood Zone 1.
- 1.4 East Riding's Flood Data Map also recognises that the area is susceptible to groundwater flooding.

2.0 Planning Policy

- 2.1 The National Planning Policy Framework ("NPPF") states that a site-specific Flood Risk Assessment should be provided for all development in Flood Zones 2 and 3.
- 2.2 The Planning Practice Guidance states that the Flood Risk Assessment should be proportionate to the anticipated degree of flood risk and make optimum use of information already available (para 021 ID: 7-021-20220825 rev. 25.08.2022). This is reflected in the scope of information provided in this statement.
- 2.3 Policy ENV6 seeks to manage the risk of flooding by applying a Sequential Test to ensure that development is steered towards areas of lowest risk, as far as possible. Where development cannot be steered away from Flood Zone 3, the sub-delineation of Zone 3a, detailed within the relevant SFRA, will be used to apply the Sequential Test, with preference given to reasonably available sites that are in the lower risk/hazard zones. Where necessary, development must also satisfy the Exception Test.
- 2.4 Notwithstanding this, Paragraph 168 of the NPPF states that applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific Flood risk Assessments set out in footnote 55.

3.0 Development Description and Assessment of Flood Risk

- 3.1 The development is minor in the form of two ANPR cameras and bollards, all of which are located within Flood Zone 1. No development is proposed within Flood Zone 3. The development will not create floorspace and no drainage is proposed or required.
- 3.2 We also note that car parks are within the "less vulnerable" category of development in the PPG and are appropriate uses within Flood Zone 3a. In accordance with the PPG, less vulnerable uses do not require an exception test.
- 3.3 Further to this, we consider that the proposals fall within the definition of "Minor Development" as defined by the PPG:

"alterations: development that does not increase the size of buildings".

- 3.4 The PPG states that minor developments are unlikely to raise significant flood risk issues, except in certain circumstances, none of which apply to the application proposals. The proposal seeks the installation of bollards and an ANPR system. From our review of the site and relevant policy, we cannot identify any conflict between the development and aspects of flood policy applied proportionality in this situation. Should you consider otherwise please set this out and we will review.
- 3.5 On the basis of the above, the proposal is in accordance with Policy ENV6 and the NPPF.

4.0 Conclusion

- 4.1 Having assessed the application proposal against the relevant flood risk planning policy guidance, we conclude that the application proposal does not give rise to any flood related planning issues, does not require assessment against the Sequential and Exception Tests, nor does it require referral to the Environment Agency.