

## Flood Risk Assessment

This Flood Risk Assessment has been prepared at the request of the Local Planning Authority to support a pending application at Sawmills Farm, Rufford Lane, Rufford, NG22 9DG (LPA reference 23/01265/FUL). This document comprises a site-specific flood-risk assessment proportionate to the degree of flood risk and the scale and nature of the proposed development and has been prepared to assist the Local Planning Authority in making an informed decision on the flood risks associated with the application proposal.

The site has been assessed using the guidance contained within the *National Planning Practice Guidance: Flood Risk and Coastal Change*.

The planning application seeks the change of use of an existing stable building to an amenity block to serve the existing adjacent touring caravan site (a certificated location).

The application site as defined by the red line on the Location Plan submitted as part of the application includes the stable building subject of the proposed change of use, together with the adjacent touring caravan site - and the very western edge of the caravan site is shown to be within Flood Zone 2 of the Environment Agency's Flood Map for Planning, as shown in Figure 1 below.

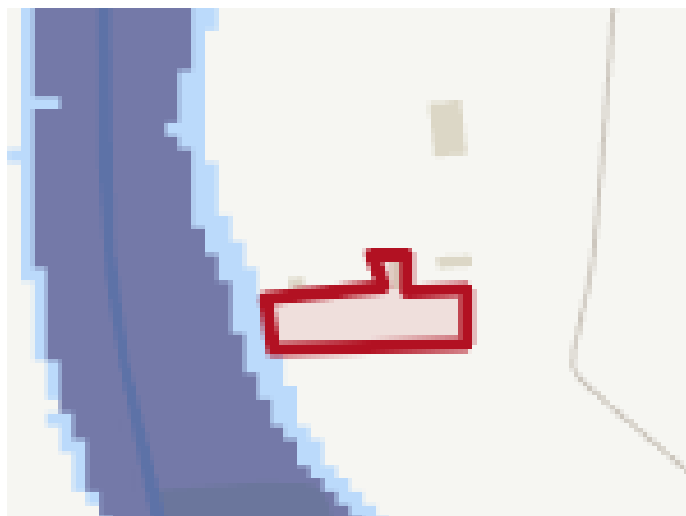


Figure 1: Extract from the Environment Agency's Flood Map for Planning

Notably, this parcel of land was only included within the application site to show that the proposed use of the stable building as an amenity block will be associated with the touring caravan site (rather than any other part of the wider site). There is no development or change of use proposed on this part of the site - and the only development sought as part of the planning application is the change of use of the building itself.

The subject building itself falls within **Flood Zone 1**.

This being so, its use as an amenity block is **acceptable** on flood grounds.

*Paragraph 168* of the NPPF confirms that applications for changes of use should not be subject to the sequential or exception tests.

Having regard to all of the above, this report concludes that the development subject of application 23/01265/FUL is located in Flood Zone 1 and is appropriate for this site, and the proposal is suitable and safe for this location.