

# FLOOD RISK ASSESSMENT

Change of use of part of  
agricultural building to uses  
incidental to the enjoyment of  
the dwelling

Brookside, Newland, Coleford,  
GL16 8NJ

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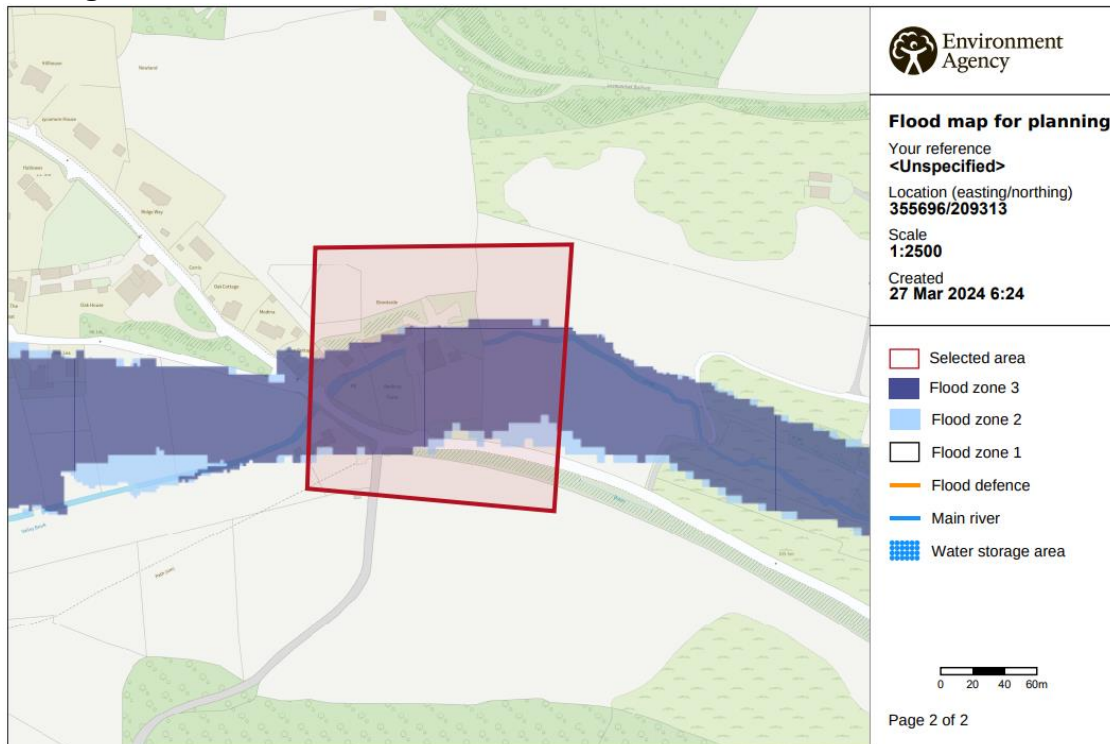
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## **1. The Site and Proposal**

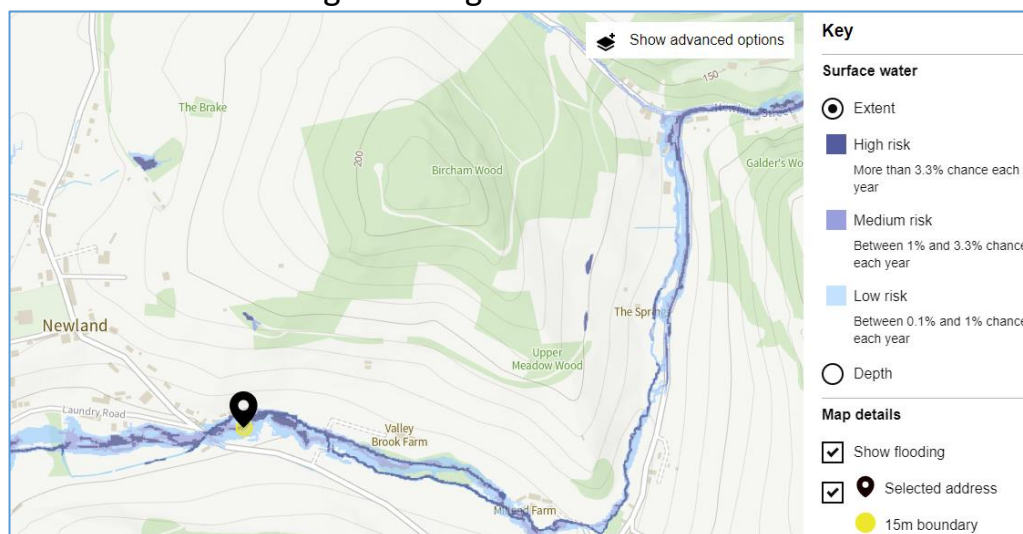
- 1.1 Brookside is located on the eastern edge of Newland, 2KM south west of Coleford. The property lies on the north side of the 'C' road known as Clearwell Road linking Newland with Clearwell to the south east.
- 1.2 The property comprises of the applicants dwelling which is a detached dormer bungalow, in front (south) of which is a steel portal frame agricultural building and large area of hardstanding. East of here is a small caravan and motorhome park also owned and run by the applicants.
- 1.3 Valley Brook runs through the property and is partly culverted under the building the subject of this application.
- 1.4 The application site concerns the northern half of the existing building and land adjacent (west). Planning permission is sought for the change of use of part of the agricultural building for purposes incidental to the enjoyment of the dwelling and encompass this and intervening land within the domestic curtilage.

## 2. Flood Risk and Planning Policy

2.1 The Environment Agency flood map (extract below) indicates that the site falls within a floodzone 3 (1% AER / 1 in a 100 year probability of flooding). The source of flooding is Valley Brook runs which through the applicant's property and has historically been partially culverted including under the application building.



2.2 The site is also at a low to medium risk of surface water flooding as is indicated in the extract from the EA surface water flood map below. There are no other known sources of flooding affecting the site.



2.3 Annex 3 of National Planning Policy Framework (2023) titled 'Flood Risk Vulnerability Classification' identifies the proposal as being 'less vulnerable' development – storage and leisure use.

### **Less vulnerable**

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill\* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
- Car parks.

2.4 Table 3 of the PPG on the following page titled 'Flood Risk Vulnerability and Flood Zone incompatibility' confirms that 'Less Vulnerable' development is permissible in flood zone 1, 2 and 3a. Table 3 does not account for the need to undertake a sequential and exception test.

2.5 Paragraph 174 of the NPPF and the PPG explains that the sequential test and exception test does not need to be applied for individual developments that comprise of minor development. Minor development includes householder development and change of use.

**Table 2: Flood risk vulnerability and flood zone ‘incompatibility’**

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Key:

✓ Exception test is not required

X Development should not be permitted

2.6 The principle of the development is therefore acceptable in flood risk policy terms.

### **3. Development Flood Risk Considerations**

- 3.1 The building is believed to have been constructed in the 1980's as an agricultural building and is of a typical agricultural construction comprising concrete block walls with corrugated metal sheeting above and fibre cement corrugated sheet roof. No extension or alterations to the building are required to accommodate the use and so the development will not change the flood characteristics of the site and surroundings or increase flood risk for third parties. There is also no increase in impermeable area.
- 3.2 The part the building the subject of this application has been partitioned off from the remainder of the building and is being used for incidental purposes, namely a utility with washing machine, childrens play room, gym and general domestic storage. These are all 'less vulnerable uses' permissible in floodzone 3 and the storage is relatively low value and so in the event of a flood, flood water will pass through the building as it has done historically.
- 3.3 There are no access or residual flood risks issues that need to be considered.

## 4. Summary

- 4.1 This FRA demonstrates that whilst the site falls within floodzone 3, the proposed use is compatible with the flood zone designation and the development will not increase flood risk elsewhere.
- 4.2 The flood risk considerations accord with Forest of Dean Core Strategy Policy CS1 and CS2 and Section 14 of the NPPF (2023).
- 4.3 Given the nature and scale of development proposed, there are no flood based reasons why planning should be withheld.