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## **PLANNING STATEMENT**

### **Incorporating the Flood Risk Assessment**

**1 Plover Close, Worle, Weston Super Mare**  
**Planning Application Ref: 24/P/0488/FUL**

#### **The Proposal**

The application is for the change of use of a small piece of open space located to the rear of 1 Plover Close and 2 Cormorant Close. The land is accessed from Mead lane which runs down the side of the two properties.

It is proposed to change the use of this piece of land to residential garden and to be incorporated into the rear garden of 1 Plover Close.

In order to do this it is proposed that the wall between the existing garden and the open space is demolished with a new 2m high wall constructed along the Mead Lane boundary.

It is proposed that the wall will be rendered and with anti graffiti paint.

#### **Planning History**

Planning permission for the change of use was originally granted on 18 December 2015 (ref: 15/P/2443/F). The permission was never implemented and has now lapsed.

#### **Flood Risk Assessment**

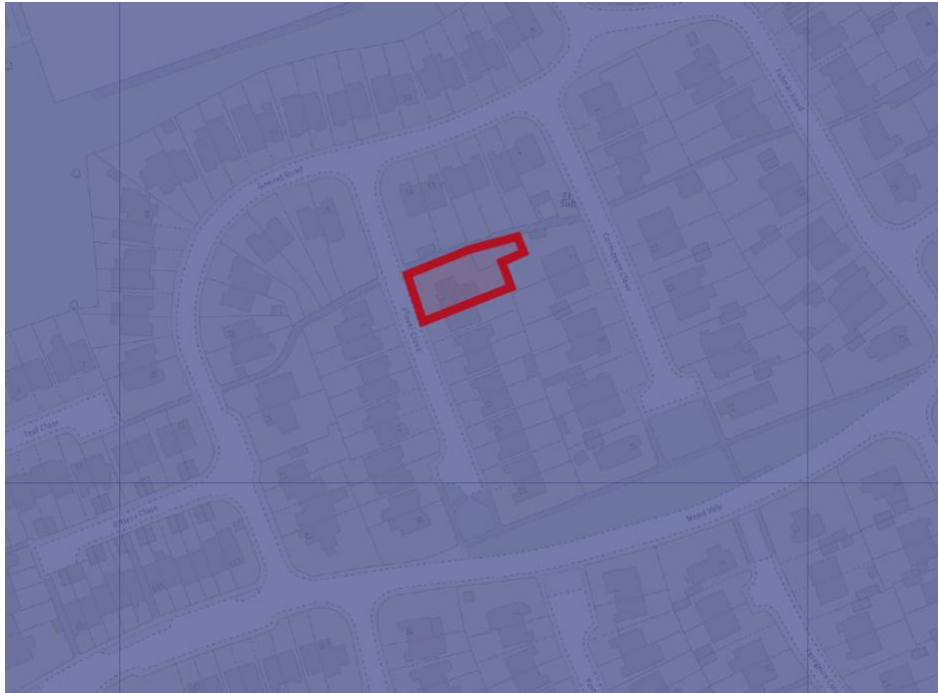
The purpose of the flood risk assessment is to assess the potential for flooding as a result of the development proposed.

Planning policy for flood risk is set out in the National Planning Policy Framework (NPPF), including Annex 3, published in December 2023 plus the NPPF technical guidance published in March 2012. The policy documents set out key planning objectives in relation to land usage and flood risk management.

#### Vulnerability Classification

Annex 3 of the NPPF (Flood Risk Vulnerability Classification) assesses the flood risk vulnerability of a site based on its site operations and use. In this case the existing use of the site as open space is classified as water compatible development whereas the proposed use as residential is classified as more vulnerable.

The Flood Map produced by the Environment Agency indicates that the site falls wholly within Flood Zone 3 as does a significant area of the surrounding town.



Environment Agency Flood Map

Paragraph 174 of the NPPF states that applications for change of use to residential should not be subject to the sequential or exception tests.

#### Flood Impact of the Change of Use

In this case the proposal is for the change of use of a small piece of land from open space to residential with the only operational development comprising the demolition of a wall dividing the open space with the existing garden of 1 Plover Close and the erection of a new wall along Mead Lane in order to enclose the space within the garden.

It is considered that, in flooding terms, this is a very minor development that would not have an impact on the existing risk of flooding on the site or on the surrounding area.

In terms of the operational development, the land is open and without occupied buildings and shall remain so on the grant of planning permission. While the boundary treatments on the site will change slightly, this movement will not have a material impact on the risk of flooding of the site itself and will not impact on, or re-direct the flow of flood waters in times of flood.

