

FLOOD RISK ASSESSMENT

Land adjacent The Cross Keys Inn, Chapel Milton.

The development is for two semi-detached properties and ancillary stores on land formally used for an overflow car park to The Cross Keys Inn.

KEY FEATURES INCLUDE:-

The nearby unnamed stream and the river of Black Brook that merge to form the river Goyt downstream of Chapel Milton;

The main developed land for the two dwellings is outside the area designated in the Flood Zone outlined in extracts from the Environmental Agency Zoned Plan;

The area to the south of the public footpath where it is intended to build the outbuildings ancillary to the dwellings is within the Zoned Area;

The area of the site is approximately 400 square metres.

ZONE 1 LOW PROBABILITY

The site is designated in Zone 1 with a low probability of flood risk with a probability of less than 1: 1000 of flooding (<0-1%).

APPROPRIATE USES

Table 3 refers to flood risks and flood zones compatibilities and conclude that development is appropriate.

HISTORY

Extensive flood relief works were implemented on the line of the river Black Brook approximately 20 - 25 years ago resulting in elevating flooding to land and property. This work proved effective eliminating flooding to areas adjacent to the river.

CONCLUSIONS

The results of substantial flood relief defences has made land adjacent to the river as a low risk area suitable for sustained development.

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	x	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	x	x	x

Key: ✓ Development is appropriate.
 x Development should not be permitted.

Notes to table 3:

This table does not show:

- a. the application of the Sequential Test which guides development to Flood Zone 1 first, then Zone 2, and then Zone 3;
- b. flood risk assessment requirements; or
- c. the policy aims for each flood zone.

Flood risk assessment

- 6. Properly prepared assessments of flood risk will inform the decision-making process at all stages of development planning. A Strategic Flood Risk Assessment is a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that changes or development in the area will have on flood risk. It may also identify, particularly at more local levels, how to manage those changes to ensure that flood risk is not increased. A site-specific flood risk assessment is carried out by, or on behalf of, a developer to assess the risk to a development site and demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now, and taking climate change into account. There should be iteration between the different levels of flood risk assessment.

Strategic Flood Risk Assessment

- 7. As set out in the National Planning Policy Framework, Local Plans should be supported by Strategic Flood Risk Assessment. The Strategic Flood Risk Assessment should be prepared in consultation with the Environment Agency,