HPK/2013/0523

Flood Risk Assessment

Conversion of current Cross Keys Public House Into a total private dwelling.

HIGH PEAK
19 SEP 2013
BOROUGH COUNCIL

The development is for the conversion of the ground floor area (currently used as The Cross Keys public house) into a Private dwelling, the upper 1st floor is currently private accommodation.

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 conversion of the public house is outside the area designated in the Flood zone outlined in the extracts from the Environmental Agency Zoned Plan.

The area of the converted Ground Floor area is approximately 100 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	✓	×	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	×	×	×

Key: ✓ Development is appropriate.
× 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,