

Plans & Design

27 South Head Drive, Chapel

Change of Use of Land and Associated Development

Flood Risk Assessment

The site is within Flood Zone 3 as identified on Environment Agency Flood Map.

There are no known flood defences protecting this area.

The development poses a low risk site as there will be no habitable structures as part of the works and the change of use of the land is appropriate to the surrounding area and neighbouring uses. The existing level area adjacent to the river is to be extended back into the banking by approximately 1.5m.

Surface water from the new structure on site will be discharged to the existing watercourse

When referring to the flood risk guidance notes referred to in National Planning Policy , Table 2: Flood Risk Vulnerability Classification, Paragraph: 066 Reference ID: 7-066-20140306 states amenity as Water-Compatible Development and that development is appropriate in a Level 3 flood zone. See reference below.

<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-2-flood-risk-vulnerability-classification/>