



**Planning
Geek**

FLOOD RISK STATEMENT

Site Location: Unit 23 Apex Business Park, Shorne, Gravesend DA12 3HU

Proposal: Erection of a temporary workshop/storage building

Prepared for: Client

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1. Introduction

- 1.1 This Flood Risk Assessment has been written to support the application at Unit 23 Apex Business Park for the erection of a temporary workshop/storage building.
- 1.2 According to the Flood Map for Planning (Appendix A) the site is situated within Flood Zone 1 with a low probability of flooding. Part of the existing access to the site is situated partially within Flood Zones 2 & 3. However, the proposed application site itself is in **Flood Zone 1**.

2. Planning Policy & Assessment

2.1 National Flood Policy

National policy on planning and flood risk is provided by the National Planning Policy Framework (NPPF) and supplementary guidance.

Under the NPPF criteria the proposal is looked upon as a “minor development”.

Flood risk has been mapped nationally by the Environment Agency to show the flood zones used in the NPPF. Appendix 1 shows that the dwelling and application site is located wholly within **Flood Zone 1**.

In the Technical Guidance to the NPPF it states that minor developments are unlikely to cause significant flood risk unless they:

- Have an adverse effect on a watercourse, flood plain or its flood defences
- Would Impede access to flood defence and management facilities, or
- Where the cumulative impact of such developments would have a significant effect
- on local flood storage capacity or flood flows.

None of the above apply in this case. As such and given that the application site where the building is to be located is wholly within Flood Zone 1, it is considered

that the proposed development will not give rise to any flood risk issues. The proposal does not propose any alterations to the existing access road.

- 2.2 The site itself falls entirely within Flood Zone 1 with only part of the existing access drive being partially within Flood Zone 2 & 3. The proposal does not make any changes to this existing access which will remain as existing. The proposed development falls wholly within Flood Zone 1 as can be seen upon the accompany Environment Agency Map extract attached.
- 2.3 As the application site itself falls outside of the flood zone, it is not considered that site specific mitigation measures are required in this instance. Should mitigation be considered necessary, the applicant is content to discuss such measures with the Local Authority.

3. Conclusion

- 3.1 The proposals include for the erection of a temporary building on previously developed land. The application site itself lies wholly within **Flood Zone 1** with just the existing access being situated within partially within Flood Zone 2 & 3.
- 3.2 The risk of flooding as a result of the proposals included within is no greater than currently exists.
- 3.3 No habitable accommodation is provided within the proposals so there would be no risk to persons or of displacement should flooding occur.
- 3.4 This study report abides by the criteria within the NPPF and the EA Advisory Notes to local authorities. As such, it is considered that there is no reason for this application to be refused on the grounds of flood risk.

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Appendix 1 – Environment Agency Flood Map for Planning