

## **Hatch Gate Farm – Flood Risk Assessment**

The Council have taken the view that this is a 'major' application, and as such a Flood Risk Assessment is required.

The site is within Flood Zone 1, the zone with the least probability of flooding. Paragraph 181, Footnote 63 of the National Planning Policy Framework (NPPF) is relevant here, and states that:

*"In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use."*

This advice is followed through within the Council's own Level 1 Strategic Flood Risk Assessment (SFRA) (May 2023) at Paragraph 8.2.1.

The site is less than 1ha in size and no critical drainage problems have been identified. It is not identified within the SFRA as being at increased flood risk in future. Both agricultural and storage/distribution uses are classified as 'less vulnerable' uses and as such the development would not introduce a more vulnerable use.

As such, this is not a development where a site-specific flood risk assessment is required, either by national policy or the Council's own SFRA. This is due to the size of the site, its location within Flood Zone 1 and not being at an elevated flood risk in the future, and the vulnerability of the existing and proposed uses.

In terms of surface water flooding, Figure 1 below shows areas around the site at risk of flooding, and Figure 2 is an extract from the proposed Block Plan, with the pre-existing hardstanding shaded in blue. None of the new hardstanding associated with the development located to the west is within an area at risk of surface water flooding.

It is therefore not considered that the development has followed Paragraph 170 of the NPPF by directing development away from areas at the highest risk of flooding and complies with Paragraph 181 by ensuring that flood risk is not increased elsewhere. The development is also in accordance with MDDL Policy CC09 and the SFRA.



**Figure 1: Surface Water Drainage at Hatch Gate Farm**

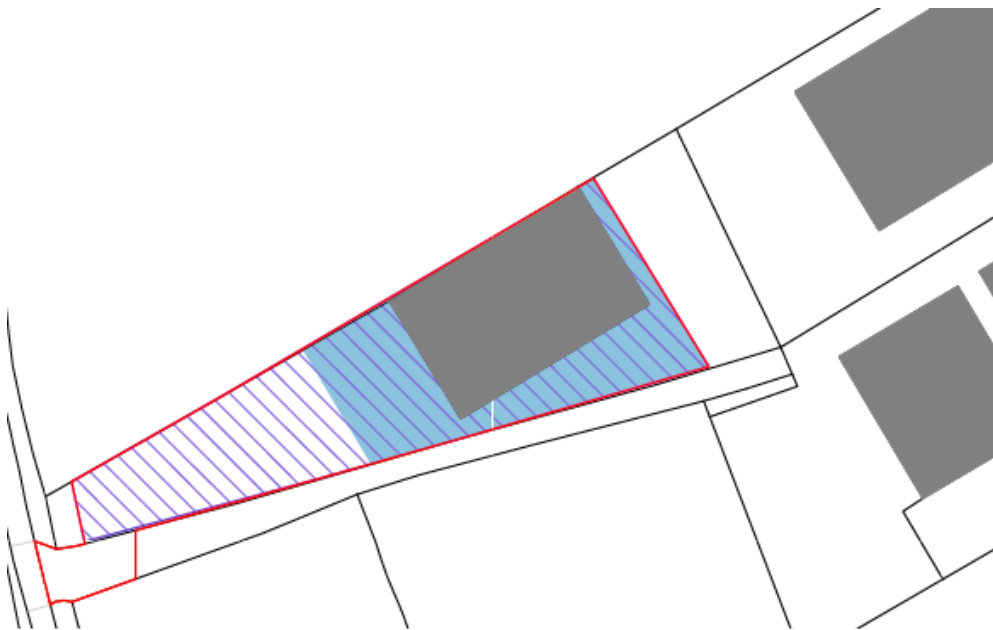


**Figure 2: Proposed Block Plan**