Flood Risk Assessment

Flat 5A Island House, Longford

August 2024

Location and Development Description

1.1 Site Location

The Site is located at Flat 5A, Island House, Longford, UB7 0ES (see Figure 1).

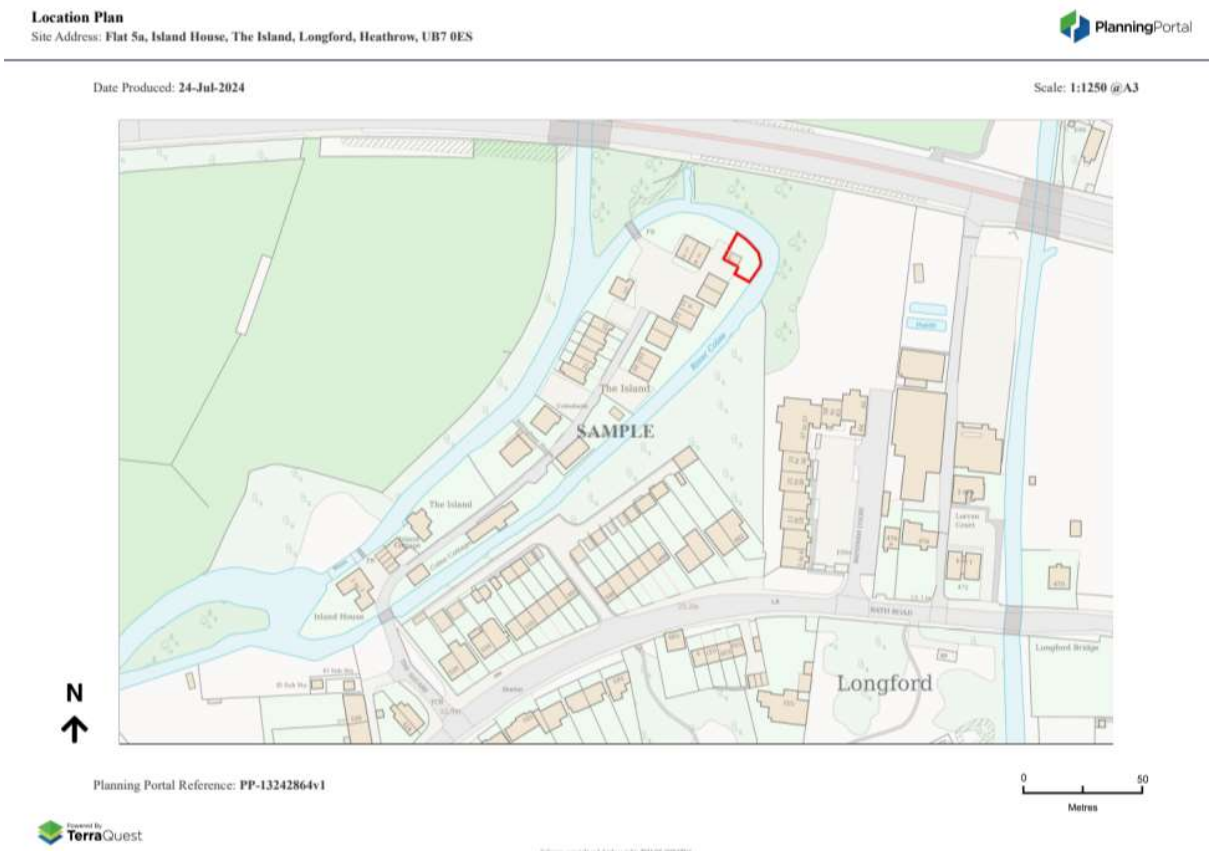

Figure 1 – Site Location

1.2 Existing Development

The existing site consists of a 1.5-storey detached dwelling and an associated parking space.

1.3 Proposed Development

The proposed development is for a 1.5 storey side extension to create habitable space. The proposed extension would have a ground floor footprint area of 34.5m^2

1.4 Existing Topography

The site ground levels rise from south-west to north and east as shown on the contour map (Figure 2).

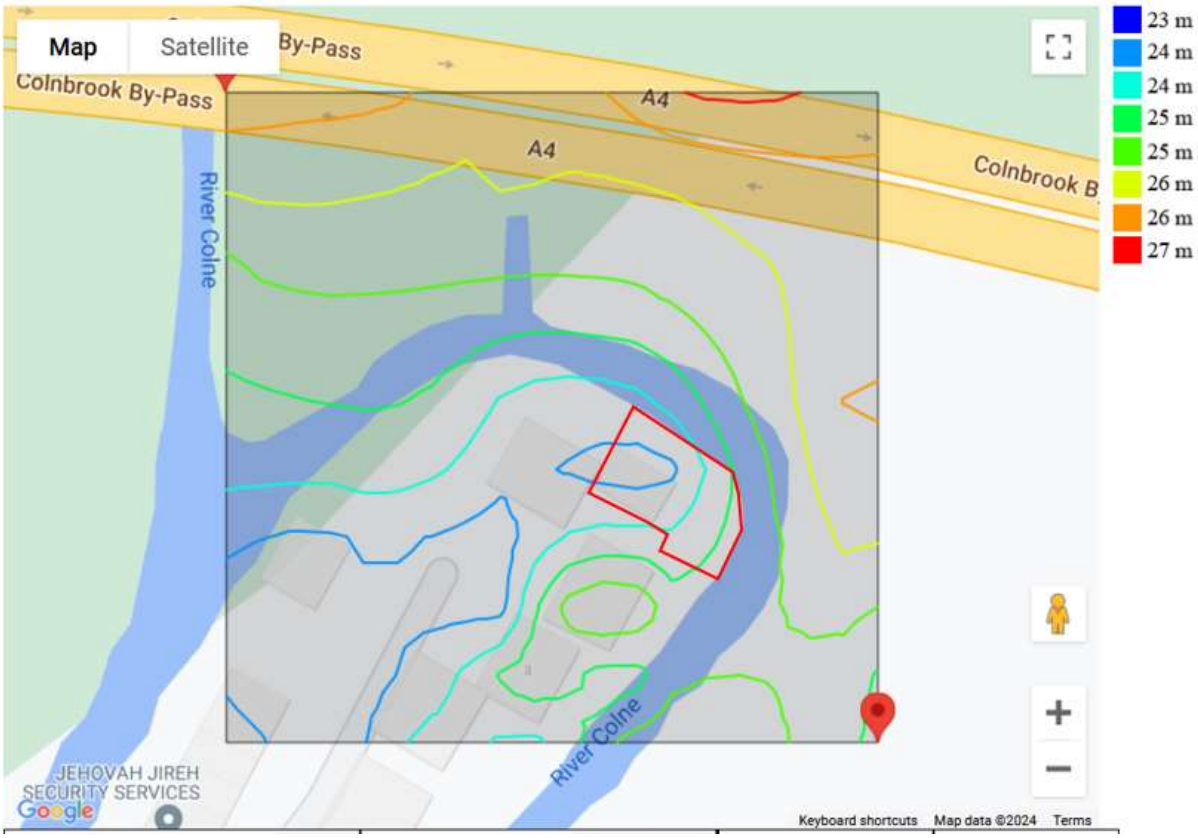

Figure 2 – Ground Contours

1.5 Flood Zone

River Colne flows adjacent to the northern and eastern boundary of the site. The site is located within Flood Zone 3 (Figure 3) with portions of it sitting within the functional floodplain (Figure 4).

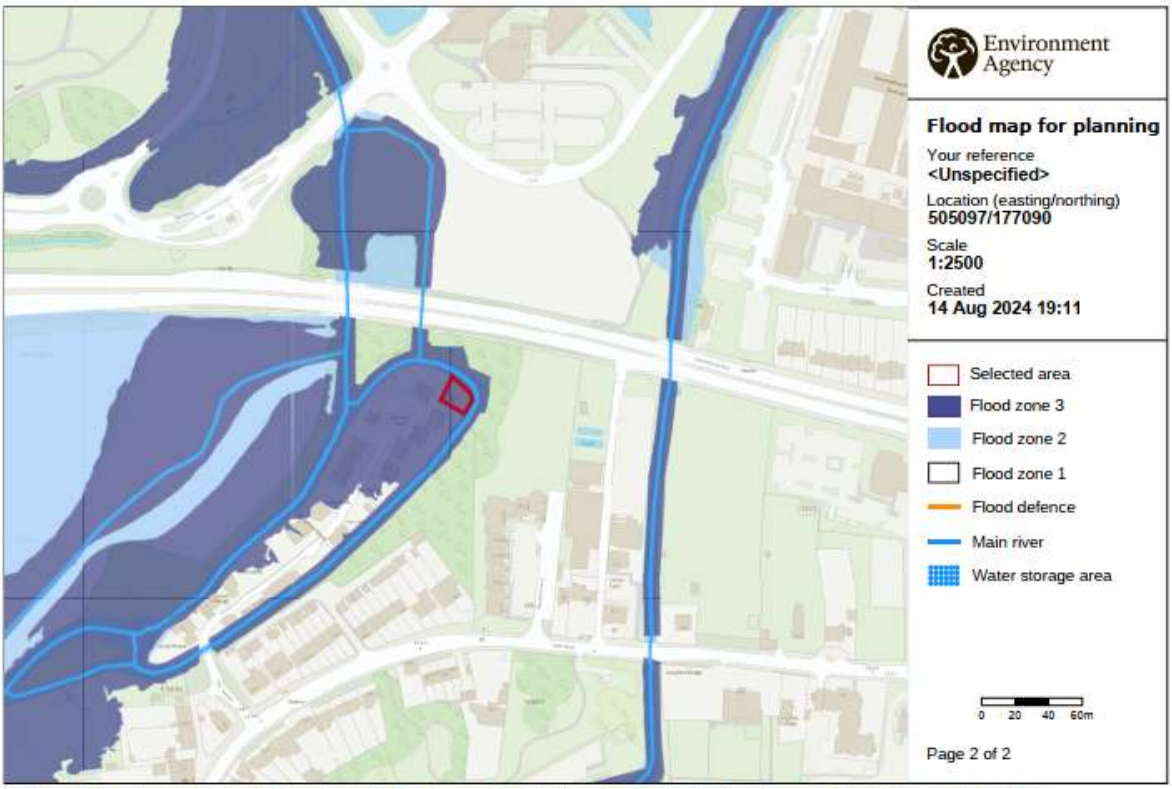

Figure 3 – Flood Zone

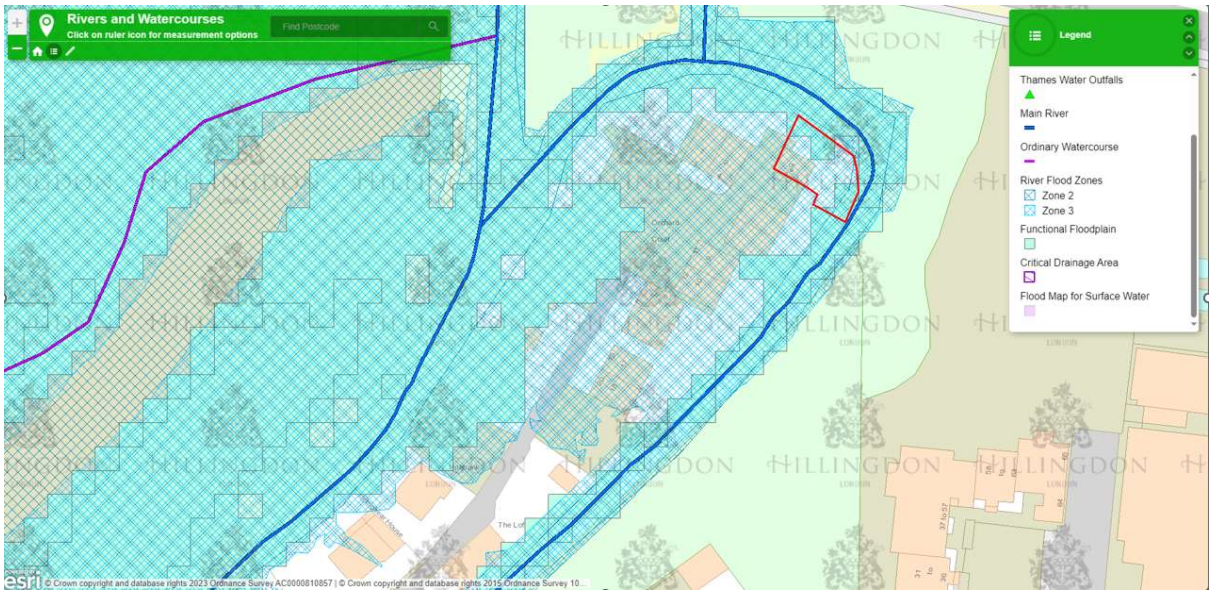

Figure 4 – Functional Floodplain areas

Flood zone descriptions are shown in Table 1

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: • land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or • land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

Table 1 – Flood Zone Terminology

The site lies within the EA's Flood Zone 3 which is described as having a high probability of flooding. Portions of the site are also classified as functional floodplain where water flows or is stored in times of flood.

1.6 Vulnerability Classification

The proposed development is considered to fall under the classification of 'More Vulnerable' land uses based on Table 2 of PPG Technical Guidance. Table 3: Flood Risk Vulnerability and Flood Zone Compatibility in PPG, states that these land uses are compatible in Flood Zone 3 (with the requirement to apply the Exception Test) (as in Table 2 below).

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

✓ Development is appropriate

✗ Development should not be permitted.

Table 2 – Vulnerability Classification

1.7 Sequential Test and Exception Test

Paragraph 101 of the NPPF sets out guidance on the application of the Sequential Test, the aim of which is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Where areas of lower risk are not available, the Exception Test, as set out in paragraph 102 of the NPPF can be applied, to ensure that flood risk to people and property will be managed satisfactorily.

As the proposed development is classified as a 'Minor Development', and there would be no additional vulnerability to flood risk nor any worsening of flood risk elsewhere over that as a result of the proposal on this site. Therefore, a Sequential and Exception Test are considered as passed.

1.8 Environment Agency Data

Information regarding the current flood risk at the site has been sought from the Environment Agency and will be provided as an appendix to this document.

Proposal

The proposed extension would be located in the area outside the functional floodplain zone and the extension levels would be the same as the existing house. Given the scale and nature of the proposed development, the proposal would not impede the flow of water in flood events, subject further assessment following the receipt of EA data.