FLOOD RISK ASSESSMENT
PREPARED IN CONNECTION WITH THE RETENTION OF AN OUTDOOR RIDING ARENA AT LAND TO THE NORTH OF 224 BATH ROAD, SHAW, MELKSHAM, WILTSHIRE, SN12 8EG

1.0 INTRODUCTION

1.1 This FRA has been prepared to assess the likelihood of flood risk and any mitigating measures required in connection with the retention of an outdoor riding arena at the above site.

2.0 BACKGROUND

2.1 According to the Environment Agency's Indicative Flood Plain Maps, the site area is currently in flood zone 3 and therefore has a high probability of flooding from rivers and the sea. It also has a medium to high risk of surface water flooding.

2.2 A flood risk assessment (FRA) is therefore required to be carried out as part of the planning application for this development.

2.3 It is considered that this FRA is proportionate to the scale of the proposal.

3.0 ASSESSMENT

3.1 The proposed use of the land (i.e. equine riding arena) would come within the outdoor sport and recreation (water compatible development) as defined in the vulnerability classifications within the National Planning Practice Guidance (An extract of annex 3 of the NPPF is provided on the next page) and thus, by applying the level of vulnerability against the level of flood risk, the development is appropriate and no exception test is required. The table overleaf setting out what the requirements is extracted from the NPPG.

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

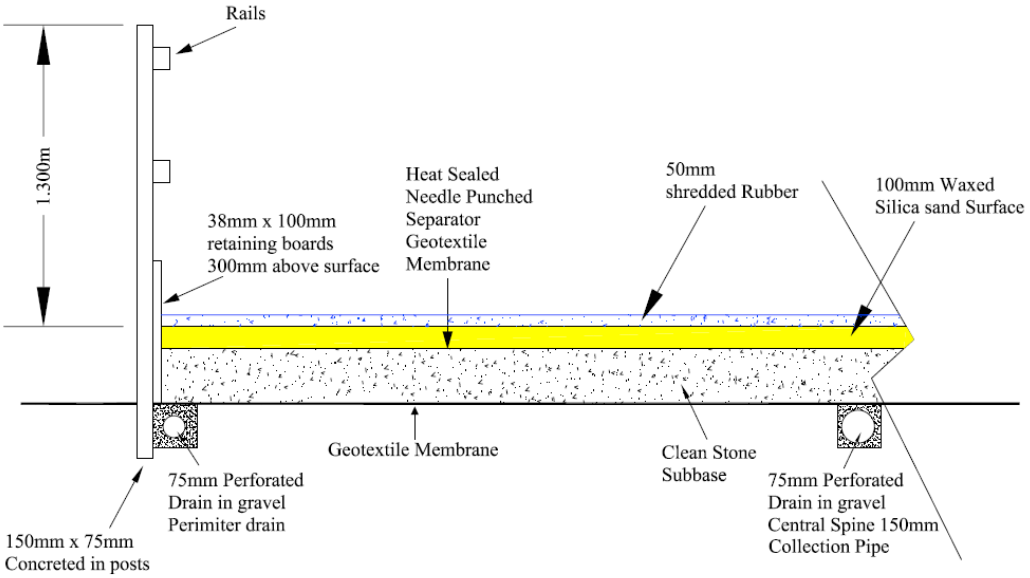
Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required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

Key:

✓ Exception test is not required

X Development should not be permitted

3.2 The application submitted includes a topographical survey of the whole site together with drawings of all the development proposed at the site. No major ground remodelling works have taken place and the riding arena has a permeable surface. The extract below from the submitted plans shows a cross-section of the site and permeable surfacing arrangement.



Cross Section

4.0 FOUL WATER DRAINAGE

4.1 There is no foul water associated with this development.

5.0 CONCLUSIONS

5.1 As there is no increase in hardsurfacing; the arena flooring is permeable, and the use of the site is classified as water compatible, there is no reason to refuse the grounds on flood risk issues. The proposed development will not be at risk to flooding and neither will it give rise to flooding elsewhere.