FLOOD RISK ASSESSMENT

Change of Use of Land to Extend the Period for the Temporary Use of Land as a Caravan and Campsite at Martha's Down, Hindon, SP3 6DJ

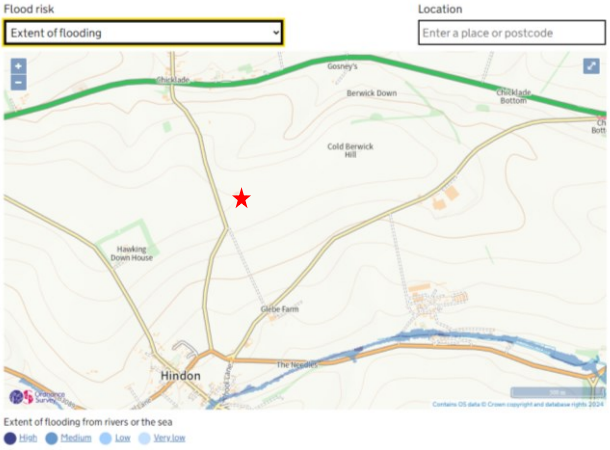
Introduction

This Flood Risk Assessment (FRA) has been prepared to support an application to extend the period of the temporary recreational camping and caravan site and is required because the site area exceeds 1 hectare.

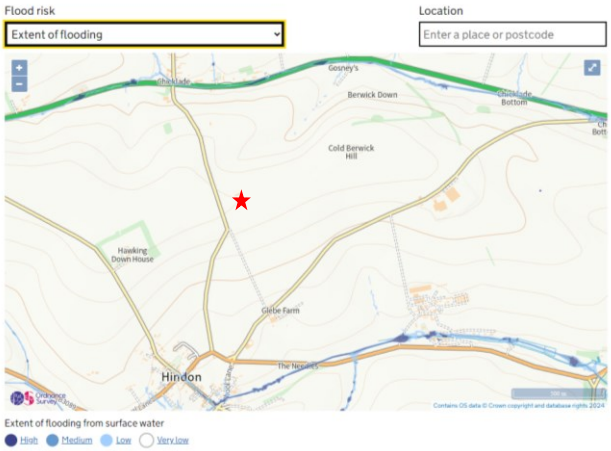
Risk of Flooding

The maps below show the application site (red star) in relation to areas at risk of flooding from various sources.

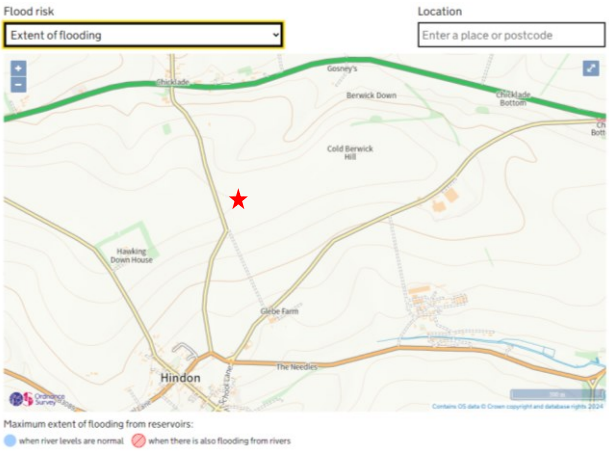
Mains River



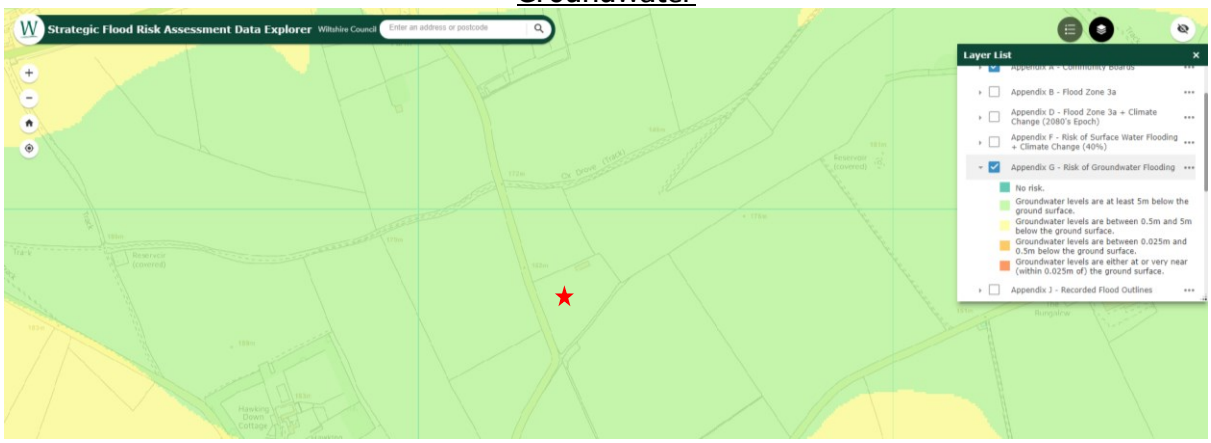
Surface Water



Reservoir



Groundwater



Impact of Development

The mapping demonstrates that the site is not within an area at risk of flooding from any source and the sequential and exception tests do therefore not apply.

The site is already in a mixed use of agriculture (less vulnerable) and a temporary recreational camping and caravan site (more vulnerable). The proposal to retain this mixed use but with an extended period for the temporary recreational camping and caravan site does not alter the vulnerability. The camping and caravan site only becomes highly vulnerable if it involves permanent residential occupation which is not the case.

There is no surface water run-off from the existing use of land and the proposed use of land.

Conclusion

The site is not in an area at risk of flooding and the proposal to retain the mixed use of the land but with an extended period for the temporary recreational camping and caravan site, with no operational development, will not increase the risk of flooding elsewhere. As such, the proposal complies with Core Policy 67 of the Core Strategy and Chapter 14 of the National Planning Policy Framework.