

Preliminary Flood Risk Assessment

Soho Grange Stud, Box – AGM 2025 039

Introduction

This Preliminary Flood Risk Assessment (PFRA) has been produced by Arena Global Management Ltd on behalf of the applicant, Soho Grange Stud. This PFRA forms part of a Full planning application to support the erection of an extension to the existing equestrian barn, the erection of an outdoor riding arena (manege), the siting of a temporary rural worker's dwelling for the period of 3-years, in association with the breeding of horses and the erection of an enclosure for the muck heap trailer on land at Soho Grange Stud, Box.

This PFRA has been produced because the total site area of the development is over 0.50 Hectares.

As will be demonstrated within this report, it is not considered that the development proposal is located within an area of associated flood risk.

Flood Risk

As **Figure 1** demonstrates, the application site is located wholly within Flood Zone 1, which is afforded the lowest probability of flooding from rivers and the sea. Because of this, it is, therefore, not believed that a full Flood Risk Assessment is required as part of this application.

Furthermore, it is not considered that the proposed development will increase the risk of flooding on site or elsewhere in the immediate vicinity.



Surface Water

The application site is also considered to be located within a low risk of flooding from surface water, and this is also true up to the 1-in-1000 event.

Flood Risk Classification

The proposed development comprises of a temporary log cabin for an essential rural worker. Residential development is classified as being 'Highly vulnerable' within Annex 3 of the National Planning Policy Framework (NPPF). The temporary log cabin is to be located on land which is wholly within Flood Zone 1 and permits an area of land having less than a 1-in-1000 annual probability of river or sea flooding (< 0.1%).

In addition, land and buildings used for agriculture and forestry are classified as being 'Less vulnerable', with development being appropriate in both Flood Zone 2 and Flood Zone 3a. Irrespective of this fact, the proposed extension to the existing equestrian barn, the erection of an outdoor riding manege and the erection of an enclosure for the muck heap trailer is to be located on land which is wholly within Flood Zone 1.

This demonstrates that a Sequential Test is not required for the proposed development as it is located within an area of the lowest associated risk.

Conclusion

This Preliminary Flood Risk Assessment (PFRA) has been produced owing to the fact that the total site area of the development is over 0.50 Hectares. As has been demonstrated within this report, it is not considered that the development proposal is located within an area of associated flood risk. Furthermore, the application site is also considered to be located within a low risk of flooding from surface water.

For these reasons, the proposed development should be considered acceptable by the Local Planning Authority.