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## Flood Risk Scoping Report (Flood Risk Assessment) Canfield Moat, High Cross Lane West, Little Canfield, Dunmow, Essex CM6 1TD

On behalf of: Mr Andrew Smith

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Date: 06 June 2022

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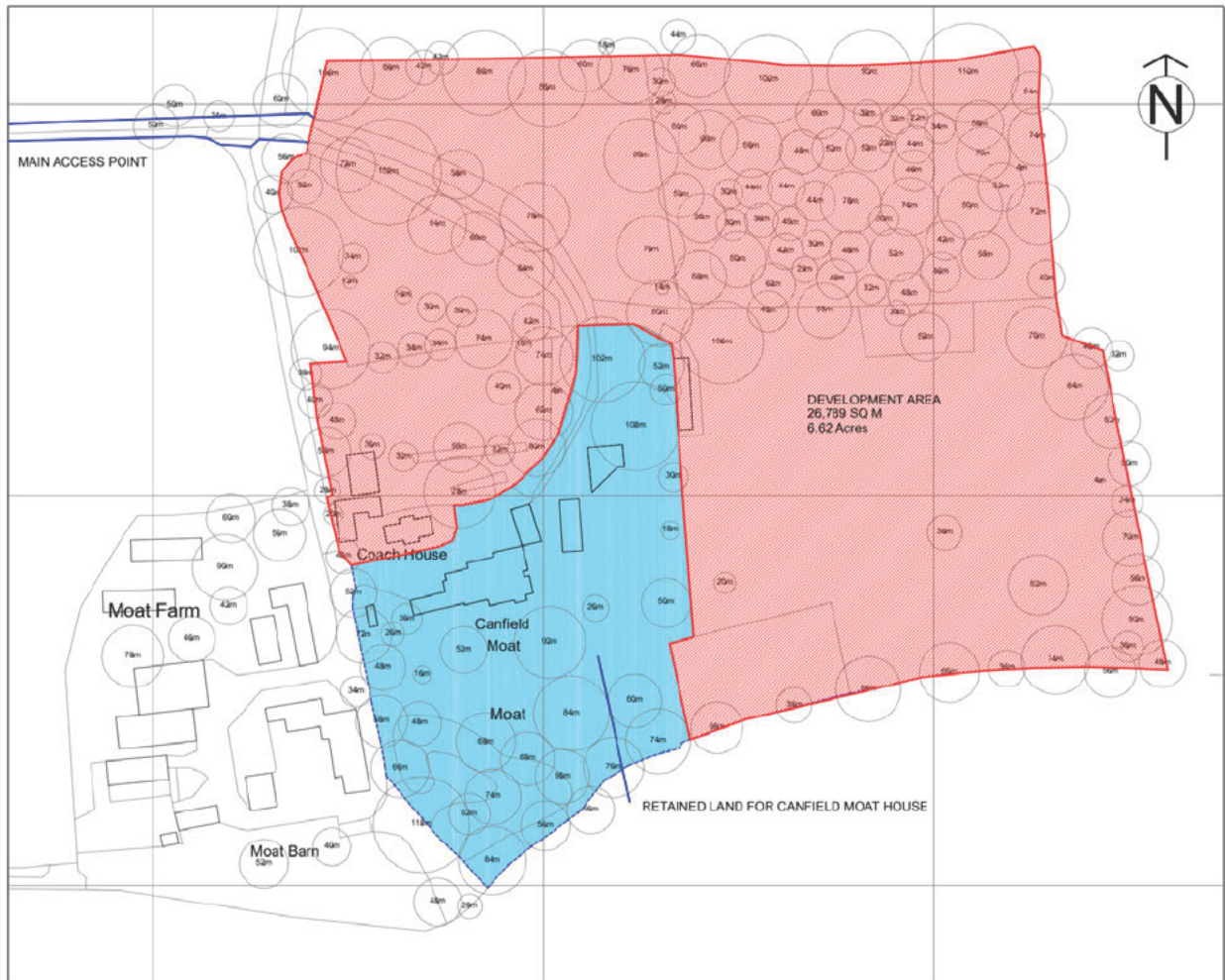
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# Introduction

Planning Direct has been instructed by Mr Andy Smith of Canfield Moat, High Cross Lane West, Little Canfield, CM6 1TD to prepare a Flood Risk Assessment to accompany a planning application seeking permission for 15 new residential units on land adjacent which forms the curtilage of the main house.

A Flood Risk Assessment is required as this application constitutes Major Development due to the size of the site area exceeding 0.5 hectares and the number of new dwellings proposed exceeding the 10 unit threshold.



*Site Area*



*Position of new units*

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# Relevant Policy

## National

### National Planning Policy Framework (NPPF)

The NPPF sets out the government's national policies on different aspects of land use planning in England in relation to flood risk.

Paragraph 155 - Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 159 - If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the Exception Test may have to be applied. The need for the Exception Test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.

## Flood Risk Vulnerability<sup>1</sup>

The flood risk Technical Guidance defines flood risk as follows:

*As set out in the National Planning Policy Framework, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. For these purposes:*

- ***“areas at risk of flooding” means land<sup>2</sup> within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems and which has been notified to the***

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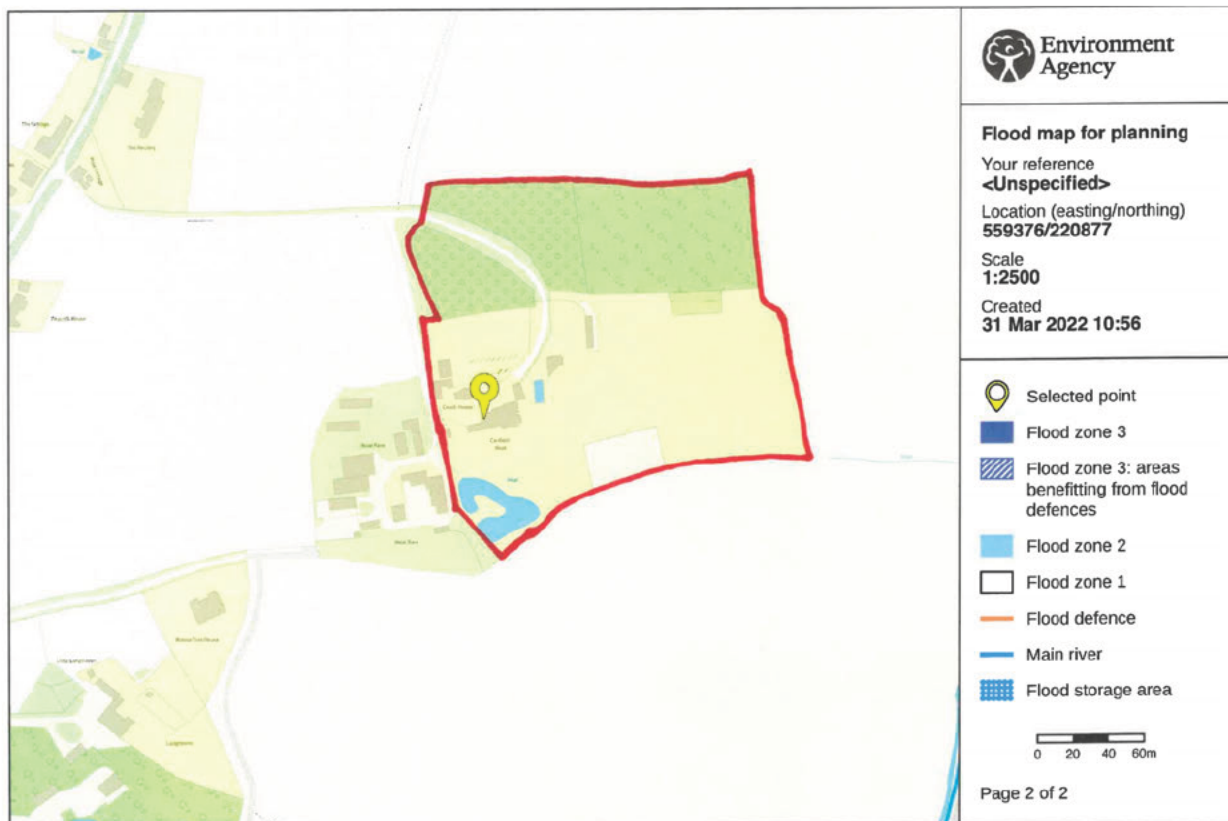
<sup>1</sup> Taken from the Technical Guidance to the NPPF 2012

<sup>2</sup> Note the use of the word 'land' and not 'site'.

local planning authority by the Environment Agency;

- “flood risk” means risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

The application site is entirely within Flood Zone 1 as seen on the map below according to the Environment Agency’s database:



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## The Sequential and Exception Tests

As set out in the National Planning Policy Framework, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The flood zones [see table 3 taken from the Technical Guidance overleaf] are the starting point for

this sequential approach. Zones 2 and 3 are shown on the flood map with Flood Zone 1 being all the land falling outside Zones 2 and 3. These flood zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences.

In order to determine if a Sequential Test (and Exception Test) is required it must be determined what vulnerability classification the proposed development falls into. The development would be classed as “*More Vulnerable*” (see excerpt from the Government advice on flood risk overleaf).

In relation to this application the entire site is in Flood Zone 1 and within the “*More Vulnerable*” category and thus development is appropriate without the need for a Sequential or Exception Test.

**Table 3: Flood risk vulnerability and flood zone ‘compatibility’**

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	x	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	x	x	x

**Key:**      ✓ Development is appropriate.  
                   x Development should not be permitted.

**Notes to table 3:**

This table does not show:

- a. the application of the Sequential Test which guides development to Flood Zone 1 first, then Zone 2, and then Zone 3;
- b. flood risk assessment requirements; or
- c. the policy aims for each flood zone.



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## More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill\* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

*Development vulnerability*

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## Conclusion

National policy defines “areas at risk of flooding” as meaning land within Flood Zones 2 and 3; or land within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency;

The entire site is within Flood Zone 1 and even though the proposed use would be classified as “More Vulnerable” the proposed development is considered to be appropriate with no Sequential Test or Exception Test required.