

APPENDIX A

Extract of Draft Flood Risk Assessment

Lees Roxburgh Limited

3.0 FLOOD RISK

3.1 Flood Mapping

3.1.1 Gov.UK Flood Map for Planning

3.1.1.1 Reference to the Gov.UK Flood Map for Planning (**Figure. 1**) indicates that the site is situated within a Flood Zone 1 Area of flood risk. The nearest area of Zone 2/Zone 3 flood risk is some 200m to the south west at its closest, below site level and is not therefore a source of risk, all as reflected on the mapping.

Zone 1 is land defined within the NPPF as land assessed as having a less than 1 in 1000 annual probability of flooding (<0.1% in any year). All uses of land are appropriate in this zone.



Figure 1: Gov.UK Flood Map for Planning

3.1.2 Gov.UK Surface Water Flood Risk

- 3.1.2.1 Reference to the Gov.UK Surface Water Flood Risk Map (**Figure 2**) identifies areas of flood risk surrounding the site including a small ribbon of risk extending from within the site down and along the railway.

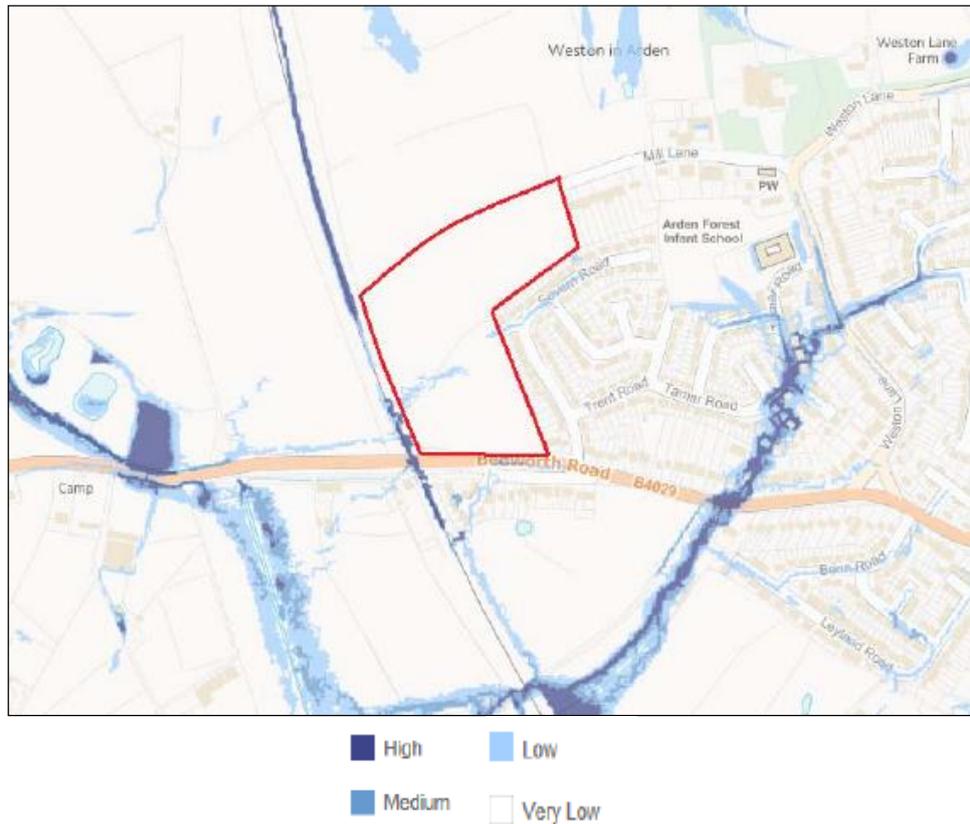


Figure 2: Gov.UK Risk of Flooding from Surface Water

3.2 Sequential and Exception Tests

- 3.2.1 The proposed development is situated within a Flood Zone 1 Risk Area. On this basis, the Sequential and Exception Tests as set out in NPPF are not applicable.

3.3 Sources of Flood Risk

3.3.1 **Water Bodies and Watercourse Systems**

- 3.3.1.1 There is a large fishing pond 300m to the north east. Ground levels fall from this area to the north and therefore away from this site.

There are therefore no water bodies which present a source of flood risk.

- 3.3.1.2 Similarly, there are no watercourse systems which present a source of flood risk.

- 3.3.1.3 It is concluded that the risk of flooding associated with water bodies and watercourse systems can be discounted.