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Site Specific Flood Risk Assessment

Swalcliffe Park Equestrian
Swalcliffe, Banbury, Oxfordshire

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1. PWA Planning is retained by Swalcliffe Park Equestrian Ltd to progress a planning application for the change of use of land at Grange Farm for mixed use comprising equestrian training/competitions (Use Class D2) and agriculture, together with extension of existing vehicle parking area.
2. As the total site area is in excess of 1 hectare, NPPF and local policy requires that a site specific flood risk assessment be provided in support of the planning application.
3. The application site is entirely within Zone 1 as defined by the Environment Agency's indicative flooding maps. The scheme involves the change of use of existing grass fields for equestrian purposes and this generates no new surface water drainage requirements, no increase in impermeable area and hence no increased or altered run-off characteristics.
4. The new built parts of the development which comprises an area of vehicle parking will be of permeable construction and otherwise will be drained using sustainable drainage methods, including permeable surfacing, soakaways and swales. This will ensure that the surface water flow rates from the site will remain entirely unaffected by the development and indeed where possible will be reduced through better sustainable water management.
5. It is therefore considered that the proposed development is not subject to fluvial or tidal flooding and that the development will have no material impact on the risk of flooding off the site.