

Flood Risk Assessment: Glamping Pod “Woodpecker”

****Location:**** Bucklands Farm, Brantridge Lane, Balcombe, RH17 6JT

****Applicant:**** GivonsBrothers LTD

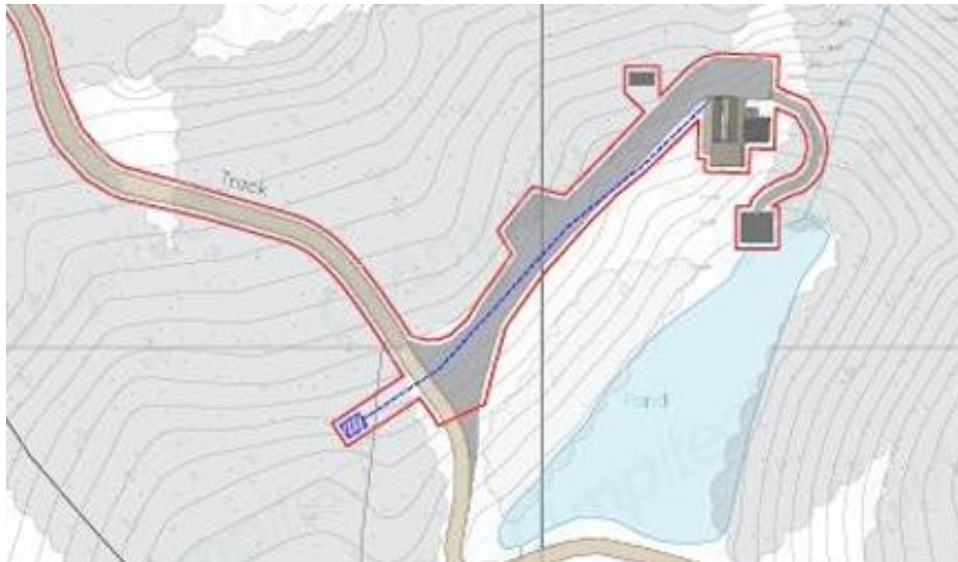
****National Grid Reference:**** TQ 28341 29961

Introduction

Development Site

The proposed development site is located at Bucklands Farm, Brantridge Lane, Balcombe, RH17 6JT (Grid Ref: 528341, 129961) and is currently used as a holiday let site. The glamping pod will be sited on existing land that has historically not been subject to flooding.

Looking over the lifetime of the proposed development, the site lies within Flood Zone 1, the lowest probability flood zone, and is less than 1 hectare in area. Therefore, a Flood Risk Assessment is required due to a 3.3% Annual Exceedance Probability (AEP) surface water risk nearby.







Development Proposals

The development proposal(s) for the above site are for the installation of a single glamping pod, known as “Woodpecker,” for use as a holiday let. The site will remain permeable and retain natural surface water flow paths. The proposed development is therefore classified as “Less Vulnerable” under Table 2 of the Planning Practice Guidance.

The lifetime of the proposed development is assumed to be 60 years (commercial use).

Sequential Test

As this application relates to a minor development, the sequential test is not required under the National Planning Policy Framework (NPPF).

Exception Test

As this is a minor development in Flood Zone 1, the exception test is not required.

Nonetheless:

- Wider sustainability benefits: The development promotes low-impact tourism and rural economic sustainability.
- Safe development: See below.

Site-Specific Flood Hazards

The proposed development site lies within Flood Zone 1, with the main risk of flooding coming from a surface water source. Importantly, the identified surface water risk (3.3% AEP) affects only a woodchip path which is situated approximately 3 meters below the level of the proposed pod. The pod itself is not within the surface water risk zone.

Tidal Flooding

There is no risk of tidal flooding at the site due to its inland location.

Fluvial Flooding

There is no significant fluvial flood risk to the pod, as no major rivers are in immediate proximity. Overflow from nearby ponds eventually drains to the River Ouse at a much lower elevation.

Surface Water Flooding

- Current Management: Surface water is managed naturally via gravity-fed flow into adjacent ponds, with overflow toward the River Ouse.
- Flood depth: 0.00 m at the pod location.
- Velocity: Low at nearby path.
- Risk: The development itself is outside the surface water flood extent.

Groundwater Flooding

There is no known history or evidence of groundwater flooding on or near the proposed development site.

Flood Risk Management

Flood Control Measures

- The pod is sited 3 meters above the nearest surface water flood zone.
- Site levels and drainage patterns have been retained to ensure water flows away from the pod.
- No ground lowering or obstruction of overland flow paths is proposed.

Flood Mitigation Measures

- The pod is elevated and located on naturally higher ground.
- No specific flood barriers are required.
- GivonsBrothers LTD will ensure staff and visitors are aware of local rainfall risks and maintain the existing drainage routes.
- A Site Flood Plan will be available on site for guests in extreme rainfall scenarios.

Conclusions

- The glamping pod “Woodpecker” is located in Flood Zone 1 with no direct flood risk to the development itself.
- A 3.3% AEP surface water flow path affects only a lower-lying woodchip path, approximately 3 meters below the pod.
- The site benefits from natural drainage, and no mitigation is necessary beyond prudent maintenance of drainage paths.
- The development meets NPPF flood risk requirements and can be considered safe for its lifetime without increasing flood risk elsewhere.