

Hidden Hive Flood Risk Assessment



Change of Use at land at Beehive, Woodland Lakes to
form a seasonal wedding venue, Lullington Road,
Rosliston, Swadlincote, Derbyshire, DE12 8JD.

August 2019

1.0 INTRODUCTION

This Flood Risk Assessment is submitted in support of a full planning application submitted by Beehive Leisure Limited (the Applicant) for the change of use of land at Beehive Woodland Lakes to form a seasonal wedding venue from 1st April to 31st October including the erection of four linked Tipis and the construction of a timber A frame ceremony structure.

This assessment has been completed in accordance with guidance and reference from the following key sources:

- National Planning Policy Framework (NPPF) (*dated February 2019*)
- Government Guidance titled 'Flood Risk Assessments if you're applying for planning permission'. *Published March 2014 (updated 27th February 2017)*
- South Derbyshire District Council (SDDC) Level 1 Strategic Flood Risk Assessment (SFRA) (*dated November 2008*)

2.0 THE PROPOSAL

This planning application seeks approval for the change of use of land at Beehive Woodland Lakes to form a seasonal wedding venue from 1st April to 31st October including the erection of four linked Tipis and the construction of a timber A frame ceremony structure.

For the past two years the venue has operated under Schedule 2 Part 4 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). However, due to increasing demand of this unique venue the applicant now wishes to formalize the arrangement and is seeking planning permission to host wedding events over the spring/summer season commencing on the 1st April and finishing on 31st October. During the winter the tipis will be dismantled and removed from site.

Whilst there are a number of wedding venues within the locality, there is nothing which is comparable to the Hidden Hive. Since its creation in 2017, the Hidden Hive has grown in popularity, as more and more couples are looking for more relaxed and unique wedding experience. Indeed bookings are already being taken for 2020 and beyond. Further details of Hidden Hive can be found on their website www.thehiddenhive.co.uk

As part of the proposals the Applicant is also seeking to construct a timber 'A' frame ceremony structure. This is as a result of increasing numbers of enquires from couples

asking if they can get married on site. The current laws prevent weddings from taking outside unless they are solemnized in a permanent structure with a solid roof. Last year in his 2018 Budget, the Chancellor, Philip Hammond announced a potential relaxation to the law to allow couples to marry outside without the need for a permanent structure. However, the consultation is still ongoing and the current rules remain in place.

3.0 SITE SPECIFIC FLOOD RISK ASSESSMENT – THE HIDDEN HIVE

This section comprises the site-specific flood risk assessment details in respect of the proposed development.

3.1 Development Site and Location

The site is situated in a secluded woodland meadow located to south of Lullington Road, Rosliston. The site is predominately-managed grassland within a woodland setting. A small brook (Pessall Brook) runs immediately adjacent of the north of the site. To the north–east of the site runs Lullington Road which is bounded by a mature hedgerow and avenue tree planting. To the east of the site is an area of existing permeable hard standing parking and two fishing lakes within pockets of woodland.

The site is accessed via one of two existing accesses off Lullington Road.

The wider surroundings are dominated by woodland, arable fields, hedgerows and tree lined boundaries. The village of Rosliston is located to the north west of the site. Historically the site was in arable production, but has since been reverted to its current use under the National Forest Scheme.

The extent of the proposed development site is shown edged red on Figure 1 below.

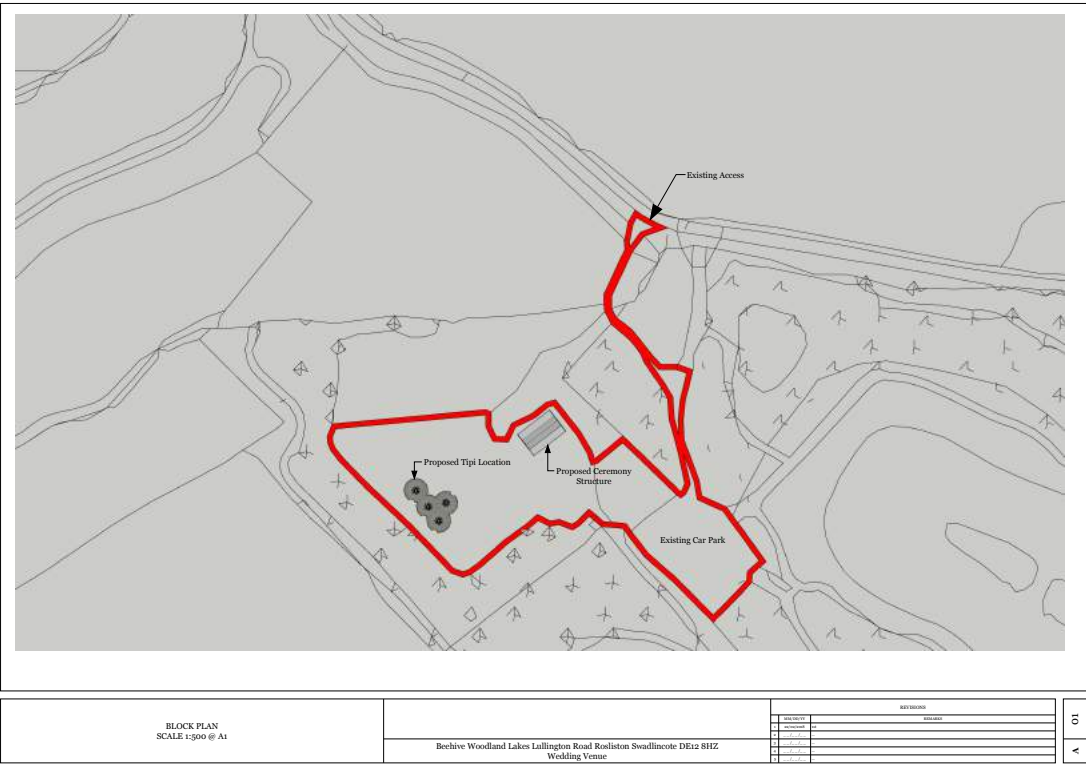
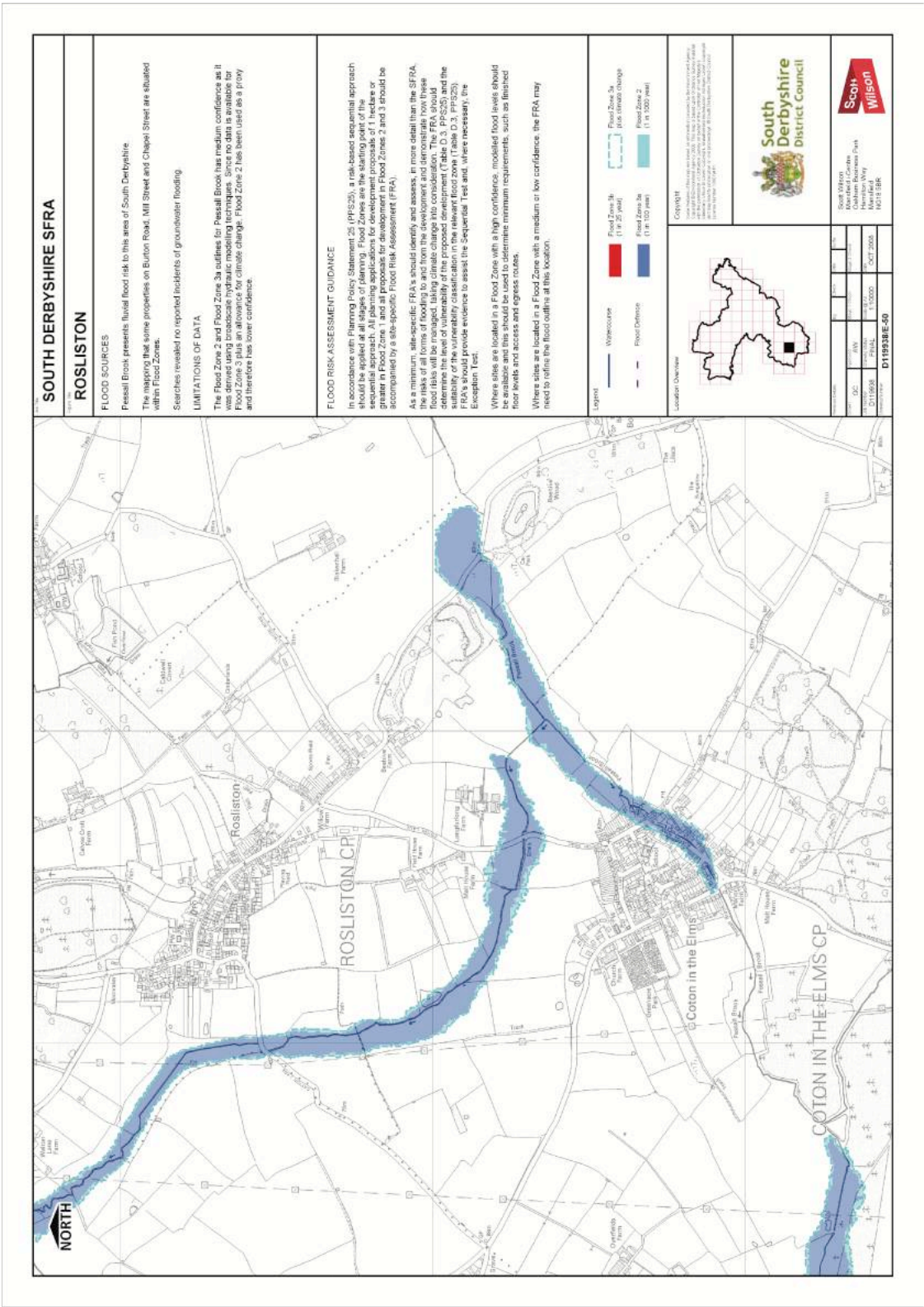
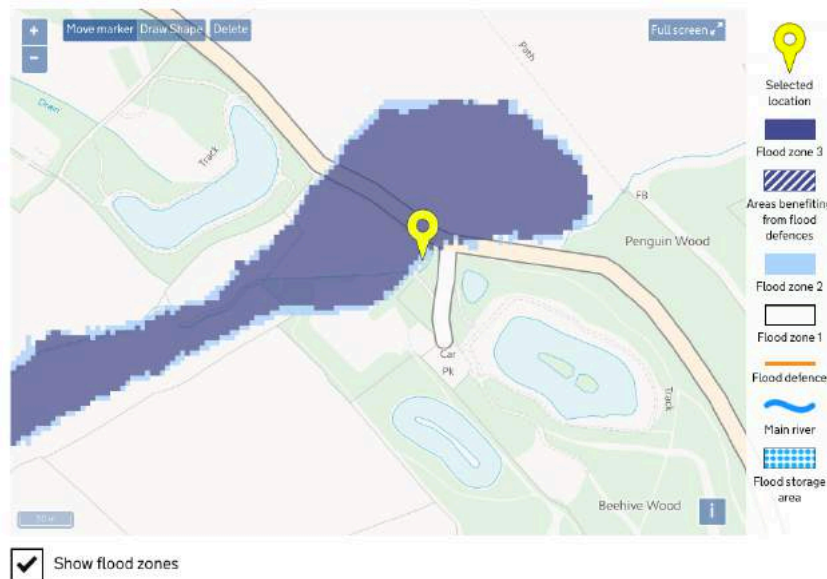


Figure 1. – Site Block Plan

The plan below is taken from South Derbyshire District Council (SDDC) Level 1 Strategic Flood Risk Assessment (SFRA) (dated November 2008).



The plan below is taken from the Environment Agency online Flood Map for Planning website.



With reference to the above plans it is considered that a small section of the access, which serves the proposed development, may fall within either Flood Zone 2 and or 3. Due to the broad-brush nature of the extent of the flood zone it is not overly clear as to which Zone, if any, the development access falls. However, what is clear is that the majority of the development site, where the physical development will take place falls outside of Floods Zone 2 and 3 and is therefore not susceptible to flood and would on its own not require a Flood Risk Assessment.

3.2 Development Proposals

The development proposals have been listed above at Section 2.0.

3.3 Sequential Test

Sequential testing applies to developments located in Flood Zones 2 and or 3. Whilst the majority of the development site falls within Flood Zone 1, which in itself does not require a Flood Risk Assessment a small section of the access, which serves the proposed development, may fall within Flood Zones 2 and or 3. As the application involves a change of use of Sequential and Exception tests do not need to be applied, except for a change of use to a caravan, camping or chalet site, which the proposed development is not.

3.4 Climate Change

Due to the scale and extent of the proposals it is considered that climate change will have an insignificant or indeed negligible impact on the development.

3.5 Site Specific Flood Risk

In assessing site-specific flood risk, consideration has been given to **PPS25 Table 2 – Flood Risk Vulnerability Classification**. This table categorises the proposed uses and their vulnerability to flooding. The details of Table 2 are presented below.

Table 2: Flood risk vulnerability classification

Essential infrastructure

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.
- Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
- Wind turbines.

Highly vulnerable

- Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.
- Emergency dispersal points.
- Basement dwellings.
- Caravans, mobile homes and park homes intended for permanent residential use.
- Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').

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.

Less vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.

- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill* and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do not need to remain operational during times of flood.
- Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.

Water-compatible development

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Having considered the table of uses above the proposed development sits somewhere between the categories of ‘Water-Compatible development’ and ‘Less Vulnerable’. Therefore the vulnerability of the proposed development is low.

Reference is also made to the South Derbyshire District Council (SDDC) Level 1 Strategic Flood Risk Assessment (SFRA) (*dated November 2008*). Section 2.1 of the report provides details of Historical Flooding Events through the District. In respect of Rosliston the only recorded flooding event relates to that on Main Street, which is in the center of the village. Furthermore, having interviewed the Applicant, whose family have occupied and farmed the land for two generations there has been no recorded flood events over the last 80 years.

Overall the likelihood of any flooding event affecting the site is extremely remote.

It is further noted that whilst the proposed access may be located within Flood Zones 2/3, the site and car parking areas can also be access via a separate access to the east of the existing proposed access, which is outside of the Flood Zone area. As such in

the highly unlikely event of flooding there is an alternative means of site access and egress.

3.6 Surface Water Management

The proposed development is a seasonal use and the Tipi structures and associated infrastructure will be removed over the winter period, which is typically during the significant rainfall period. During the period the Tipis are erected any surface water will be readily absorbed by the surrounding land and woodland.

As a riparian owner the Applicant also undertakes a management program to ensure that Pessall Brook is kept clear to ensure that water is not obstructed and can flow freely.

3.7 Occupants and Users of Development

The proposed development will be on a seasonal basis between the 1st April and 31st October. Weddings will typically be held on a weekend with occasional mid week events. It is estimated that there will be between 25-35 events, with each event typically attended by 100 guests.

The nature of the use is temporary and as already assessed less vulnerable to the effects of flooding.

4.0 CONCLUSION

In consultation with the Local Planning Authority it has been determined that due to a small section of the access track which serves the proposed development site potentially being located within either Flood Zone 2 and or 3, it has been necessary to submit a Flood Risk Assessment.

It should be noted that any structures associated with the proposed development are located outside of Flood Zones 2 and 3, which ordinarily would not require a Flood Risk Assessment to be completed.

The existing access to the proposed development has been assessed, in accordance with Government guidance and local resources as having a low vulnerability to flooding. However, in the event of flooding, there is an alternative means of access and egress to the site, which is not affected by either Flood Zones 2 or 3. Therefore the Applicant can clearly

demonstrate adequate alternative means to access the site in the highly unlikely event of flooding.