

# Flood Risk Supporting Statement

Site: Land Adjacent Woodland Cottage, Whitmore, Congleton, CW12 3NE

Application Type: Permission in Principle (PiP) – Erection of a Single Dwelling

Date: October 2025

## 1. Introduction

This statement provides an overview of the site's flood risk context and outlines how potential flood-related issues will be appropriately managed in connection with the proposed erection of a single dwelling on land adjacent to Woodland Cottage, Whitmore. The purpose of this report is to demonstrate that the site is suitable for residential development in principle, with detailed flood risk assessments and mitigation measures to be addressed comprehensively at the Technical Details Consent (TDC) stage, in accordance with the National Planning Policy Framework (NPPF, December 2024 update) and associated Planning Practice Guidance (PPG) on flood risk and coastal change.

## 2. Site Location and Context

The site lies adjacent to Woodland Cottage, Whitmore, Congleton, within a semi-rural area accessed via the A527 and local roads serving dispersed residential properties. The land comprises a modest grassed and partly loose stone-surfaced plot, gently sloping, with no apparent drainage channels or watercourses immediately adjoining the proposed development footprint.

The Environment Agency's Flood Map for Planning (map reference 388582.3, 360921.2) identifies the site as lying within Flood Zone 2, representing land with a medium probability of flooding from rivers—an annual probability between 1 in 100 (1%) and 1 in 1,000 (0.1%). No part of the site is identified within Flood Zone 3, nor is it located within an area identified as benefitting from formal flood defences.

## 3. Historical Flooding Evidence

A review of the Environment Agency's recorded flood outlines and historic flood data indicates no evidence of recorded flood events affecting Woodland Cottage or adjacent dwellings (in Flood Zones 2 and 3) along this section of Whitmore. Local enquiry and aerial imagery analysis show that neighbouring properties, including Woodland Cottage and other nearby houses, have not experienced flooding in living memory. This supports the conclusion that, while the site lies within Flood Zone 2 on a precautionary basis, the actual risk to existing and proposed dwellings is low.

#### 4. Policy Context

The NPPF and PPG require that new development in areas at risk of flooding should be directed towards areas of lowest flood risk (Sequential Test) and that it should be demonstrated that development will be safe for its lifetime without increasing flood risk elsewhere.

The proposed dwelling is classified as a 'More Vulnerable' use under the PPG flood risk vulnerability categories, which is appropriate within Flood Zone 2, subject to satisfactory mitigation being provided at the detailed design stage.

As a Permission in Principle application, the scope is limited to assessing the principle of development (use, location, and amount). The detailed flood risk mitigation, drainage design, and finished floor levels will be considered and secured at the Technical Details stage, consistent with NPPF paragraph 164 and PPG guidance on the proportionate handling of flood risk for PiP applications.

#### 5. Flood Risk and Proposed Approach

The key considerations for future design and mitigation are as follows:

- a) Fluvial Flood Risk

The Flood Zone 2 classification indicates a medium probability of flooding from nearby watercourses. However, no evidence of local flooding exists, and topographical data suggests the site sits slightly elevated relative to any nearby flow routes.

- b) Surface Water and Groundwater Risk

The Environment Agency's surface water mapping (to be verified at detailed stage) suggests that the site is not within an area of significant surface water accumulation. Groundwater flooding potential is similarly low based on regional soil and bedrock data. A full site-specific FRA at the next stage will confirm these findings and provide drainage proposals consistent with Sustainable Drainage System (SuDS) principles.

#### 6. Future Mitigation and Design Commitments

Although detailed design is beyond the scope of this PiP submission, the following broad measures are anticipated and will be confirmed in the subsequent Technical Details Consent application:

1. 1. Finished Floor Levels (FFL):

The new dwelling will be constructed with finished floor levels raised appropriately above surrounding ground levels, typically no less than 600 mm above the estimated design flood level, or as refined by detailed FRA data.

## 2. 2. Flood-Resilient Construction:

The dwelling will incorporate flood-resistant and resilient materials to mitigate potential shallow flooding impacts, consistent with BS 851188-1:2019+A1:2021 and the Environment Agency's guidance on property flood resilience.

## 3. 3. Surface Water Management:

A SuDS-based drainage strategy will be developed to ensure surface water runoff is controlled and does not increase flood risk elsewhere. Permeable surfacing, attenuation storage, and controlled discharge will be incorporated.

## 4. 4. Safe Access and Egress:

The development layout will ensure that residents can safely access and evacuate the site in the unlikely event of a flood. Access routes will be maintained at or above predicted flood levels wherever feasible.

## 5. 5. Flood Warning and Preparedness:

The future occupier(s) will be encouraged to register with the Environment Agency's Flood Warning Service, and a proportionate Flood Evacuation and Response Plan will be prepared at the detailed stage.

## 7. Summary and Conclusion

The site lies within Flood Zone 2 but from searches has no recorded history of flooding, and surrounding dwellings, including Woodland Cottage, have not been affected by past flood events. National policy permits residential (more vulnerable) development in Flood Zone 2, provided flood risk can be managed safely and sustainably.

The principle of one dwelling on this site is therefore considered acceptable, subject to a detailed Flood Risk Assessment and drainage strategy to be submitted with the subsequent Technical Details Consent application. Appropriate mitigation and resilience measures (raised floor levels, SuDS drainage, and flood-resistant construction) will ensure the proposed dwelling is safe for its lifetime and will not increase flood risk elsewhere.

Accordingly, it is concluded that flood risk does not represent a constraint to the principle of residential development at this location, and the proposal complies with the relevant provisions of the NPPF (2024) and local planning policy relating to flood risk management.