

Flood Risk Assessment

Retrospective Application for
Access Track and Hardstanding at
Land North of Bank End Farm, Lawkland

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1 Flood Risk Assessment

- 1.1 The application site is located at land to the North of Bank End Farm, Lawkland, Austwick in the Craven District. Further information regarding the site and the proposals are found in the submitted documents. Submitted Drawing P1404Track/002 shows the Location Plan. At its nearest point the area of hardstanding is approximately 10 metres from an unnamed watercourse.

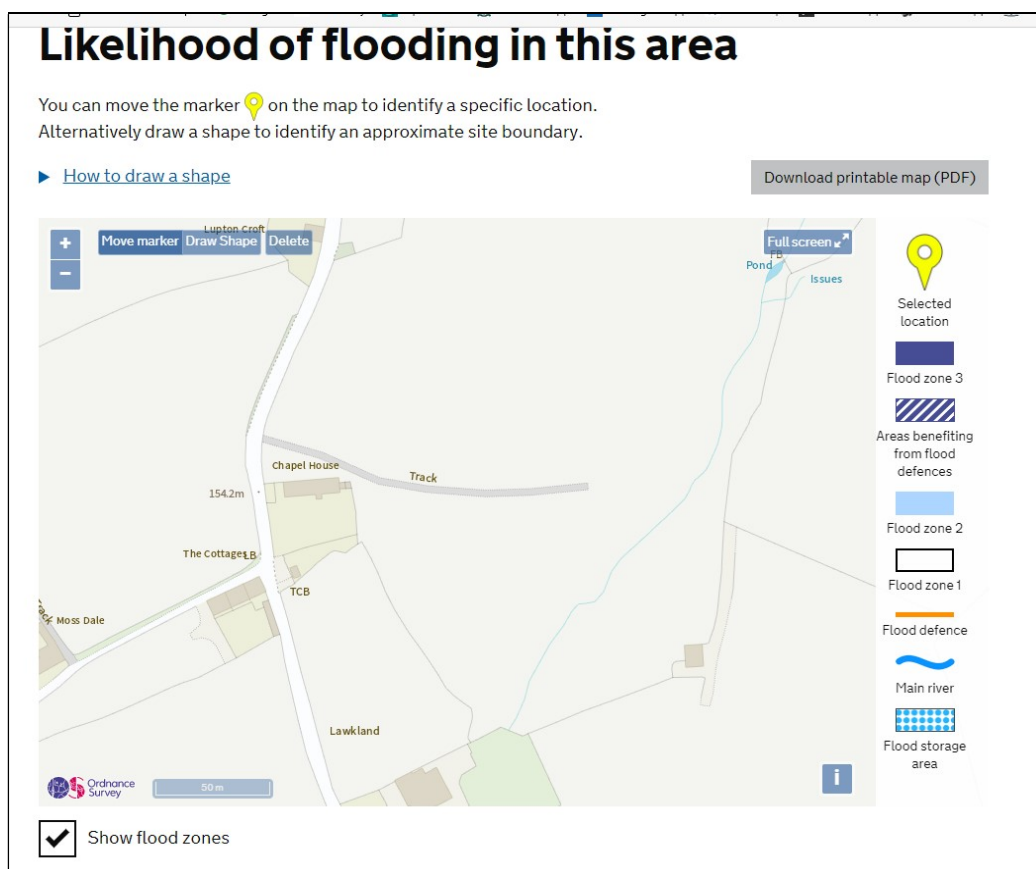


Figure 1: Extract from Flood Map for Planning

- 1.2 Figure 1 above shows an extract from the Flood Map for Planning website. This shows that the whole of the site is within Flood Zone 1, at no risk of flooding.

- 1.3 This application is made in retrospect as the track is already present. Since it is located outside of the Flood Zone it is considered to not have any impact on the likelihood of flooding in the area. In fact, by having a hard-surfaced track for vehicles to travel on and cattle to feed on will actually improve soil health (by avoiding soil compaction and erosion) and thereby reducing run-off.