

**PROPOSED CONVERSION OF REDUNDANT BARN TO HOLIDAY ACCOMMODATION
LINK HOUSE FARM, NEWTON BY THE SEA, ALNWICK, NORTHUMBERLAND NE66 3ED**

FLOOD RISK ASSESSMENT

**PROPOSED CONVERSION OF REDUNDANT BARN
TO HOLIDAY ACCOMMODATION
AT LINK HOUSE FARM**

FLOOD RISK ASSESSMENT

Northpoint
Consulting



Victor Thompson
Link House Farm
Newton-by-the-Sea
Alnwick
NE66 3ED

14 Brenkley Way
Bleazard Business Park
Seaton Burn
Newcastle upon Tyne
NE13 6DS

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FLOOD RISK ASSESSMENT

1.0 INTRODUCTION

1.1 General

This Consultancy received instructions from Mr Robin P Wood of R & K Wood Planning llp, on behalf of the Applicant Mr Victor Thompson, to carry out a Flood Risk Assessment of the Proposed Site, a barn conversion development of 6 No. 2 bedroom apartments for holiday letting, on land to the west of a recent development of 9 holiday chalets, now complete, in support of an Application for Planning Approval, and to the requirements of the National Planning Policy Framework.

The Study has been undertaken with due regards to the Environment Agency's National Standing Advice on Development and Flood Risk.

It is known that part of the land in which the site is to be located is susceptible to flooding and the aim of this report is to assess the risks present to ensure the habitable development is located outwith the flood risk area, or suitably defended.

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2.0 DECRPTION OF THE APPLICATION AREA

The subject Site of 0.2ha is part of an agricultural holding and holiday accommodation complex at Link House Farm, Newton-by-the-Sea, Alnwick, Northumberland NE66 3ED, and situated within the Northumberland Coast AONB.

The holiday accommodation currently comprises 12 No. stone-built cottages and 9 No. timber effect clad chalets.

The subject Site is situated close to and to the North of West of the recent development of the 9 No. holiday chalets granted Planning Approval in 2019 (17/02302/FUL) and now complete. A Site Location Plan is at Appendix 5.1.1.

The subject barn is the 5th of a terrace of large chrysotile asbestos cement roofed structural steel portal frame barns (numbered West to East) with a large lean-to attached at the east.

It is intended that barn 4 and the lean-to be demolished, and that barn 5, with roof and cladding removed, be converted to holiday accommodation which will enhance the recent development of 9 Holiday Chalets, adjacent.

A plan and elevation of the existing barns is at Appendix 5.1.2, with that of the proposed at Appendix 5.1.3.

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3.0 FLOOD RISK

3.1 Potential Sources of Flooding – Level 1 Screening Study

All potential sources of flooding must be considered for any proposed development. A summary of the potential sources of flooding and a review of the potential risk posed by each source at the application site is presented in Table 4-1.

Table 4-1

Potential Risk Posed by Flooding Sources

(i)	Fluvial flooding	No
(ii)	Coastal/Tidal flooding	Yes
(iii)	Flooding from rising/high groundwater	No
(iv)	Overland flow flooding	No
(v)	Flooding from artificial drainage systems	No
(vi)	Flooding due to infrastructure failure	No
(vii)	Contributing to flooding elsewhere	No

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FLOOD RISK ASSESSMENT

3.0 FLOOD RISK [contd.]

3.2 Site Specific Flood Risk Assessment.

3.2.1 Fluvial flooding

The nearest relevant watercourse is the Brunton Burn, some 750m west of and downgrade of the site, and shown not to flood on the Environment Agency Flood Model at Appendix 5.1.4 and the Environment Agency Surface Water Flood Risk Plan at Appendix 5.1.5

3.2.2 Coastal/Tidal flooding

The extent of Coastal/Tidal Flooding is identified on the Environment Agency's Model Flood Outlines at Appendix 5.1.4.

The subject area is shown to be partially at risk from coastal flooding in a 1 in 200-year flood event and habitable development will need to be located outwith the flood line indicated on the above plans, or defended.

The development being the conversion of an existing barn, however, with level floor, and the modelled flood outline showing only a limited area at the North (seaward) side of the barn being affected, the flood outline has been amended to the building line.

The Coastal Flood modelled outline for a 1 in 200 event in any given year is given as 3.79AOD and the floor level of the proposed apartments will therefore be set at 4.10 AOD.

It is considered that a freeboard of 300mm rather than 600mm is sufficient as the site is on the extreme south east of the flood outline, some 1.25km from the tidal source.

Ground levels adjacent will be raised accordingly to provide safe access and egress

3.2.3 Flooding from rising/high ground water.

There is no flooding risk from rising/high ground water.

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FLOOD RISK ASSESSMENT

3.0 FLOOD RISK [contd.]

3.2.4 Overland flow flooding

The Environment Agency Surface Water Flood Risk Plan at Appendix 5.1.6 shows no flood risk within the subject area.

3.2.5 Flooding from artificial drainage systems

The only artificial drainage systems within the subject area is the adjacent holiday chalet drainage. The subject area is not at risk from flooding from artificial drainage systems.

3.2.6 Flooding due to infrastructure failure

As 3.2.5.

The subject area is not at risk from flooding from flooding due to infrastructure failure.

3.2.7 Contributing to flooding elsewhere

The site is on open land within the tidal flood plain.

The subject area will not contribute to flooding elsewhere.

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FLOOD RISK ASSESSMENT

4.0 SUMMARY AND CONCLUSION

From information provided by the Environment Area, reproduced in the appendices and included in the proposed development plans where appropriate, part of the area investigated for the proposal is at the limit of a 1 in 200 flood event as identified in the foregoing and shown on the Plans and Documents within the Appendices.

The floor level of the habitable area has therefore been located above the influence of flooding in line with the information provided by the Environment Agency.

Ground levels will be raised locally to provide safe access.

The Application Site is therefore not at risk from flooding and will not lead to flooding elsewhere..



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FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.1 PLANS..

5.1.1 - Site Location Plan	1:1000@A3 (Ordnance Survey/NCL)
5.1.2 - Plan and Elevation of Existing Barns	1:100@A1 (M Rathbone Arch/NCL)
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5.1.4 - Existing Site Plan With Modelled Flood Outlines	1:500@A1 (Northpoint Consulting)
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FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.1 PLANS

5.1.1 Site Location Plan



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LINK HOUSE FARM, NEWTON BY THE SEA, ALNWICK, NORTHUMBERLAND NE66 3ED**

FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.1 PLANS

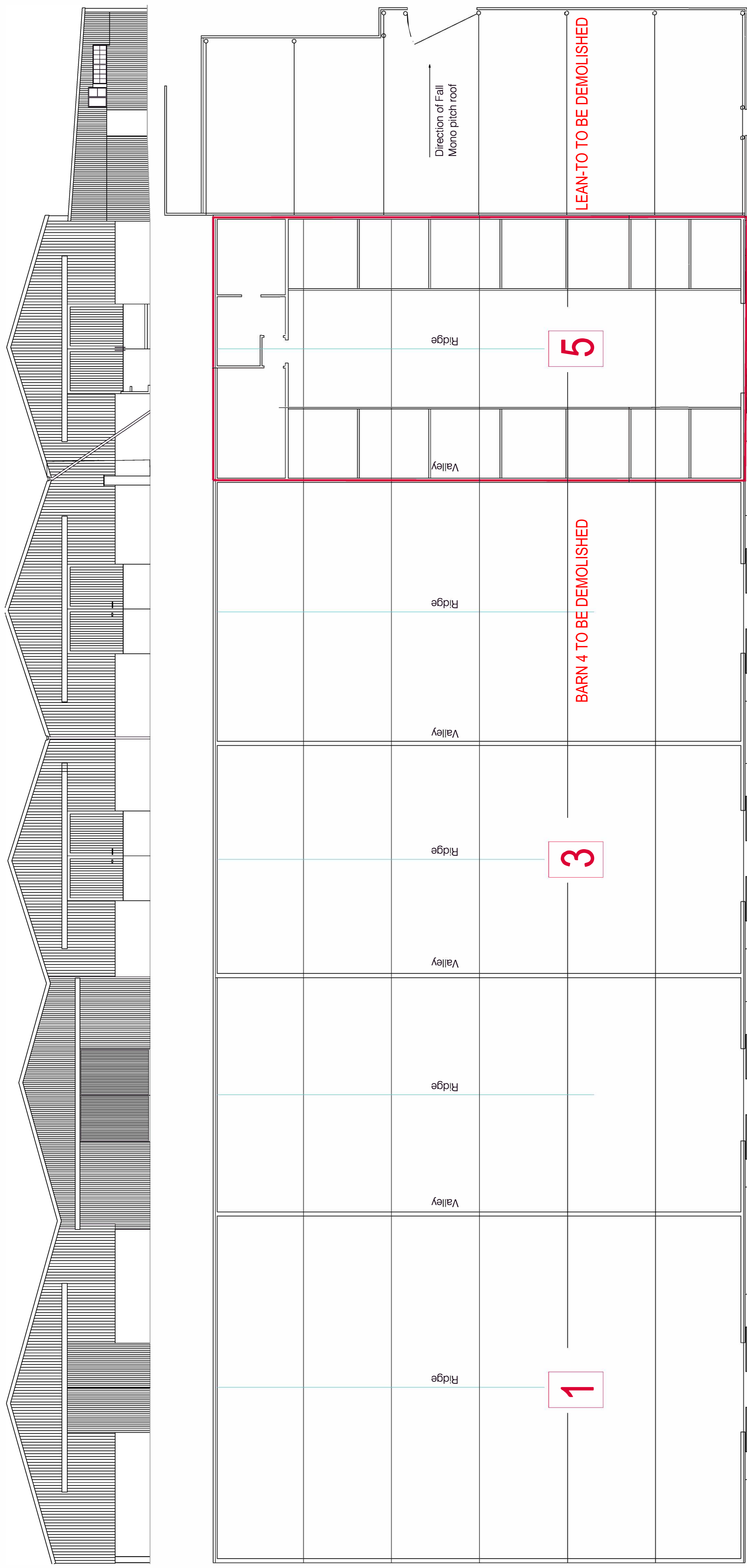
5.1.2 - Plan and Elevation of Existing Barns 1:100@A1 (M Rathbone Arch/NCL)

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FARM BUILDING CONVERSION TO HOLIDAY UNITS
 LINKHOUSE FARM
 NEWTON BY THE SEA
 NORTHUMBERLAND, NE66 3ED
 Dwg Title: EXISTING PLANS & ELEVATIONS

Scale	1:100 @ A1 1:200 @ A3	Copyright	© 2018
Arch	Mech	Elect	IT
Initial Creation Date	MARCH 2018	Issue	1
Revision		Revision	0
Sheet	1	Dwg. No.	21/18

FLOOR PLAN

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Drawn: MR/ABL
 Checked: DW
 Scales: 1:100@A1
 Date Drawn: MAR 2021

Client: VICTOR THOMPSON ESQ
 Project Title: LINKHOUSE FARM - NEWTON-BY-THE-SEA - EMBLETON, NE66 3ED
 Drawing Title: PROPOSED CONVERSION OF REDUNDANT BARN EXISTING PLAN AND ELEVATION

Project Number: 125209/17
 Drawing Number: MR21/18
 Revision: 0
 Sheet Size: A1

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LINK HOUSE FARM, NEWTON BY THE SEA, ALNWICK, NORTHUMBERLAND NE66 3ED**

FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.1 PLANS

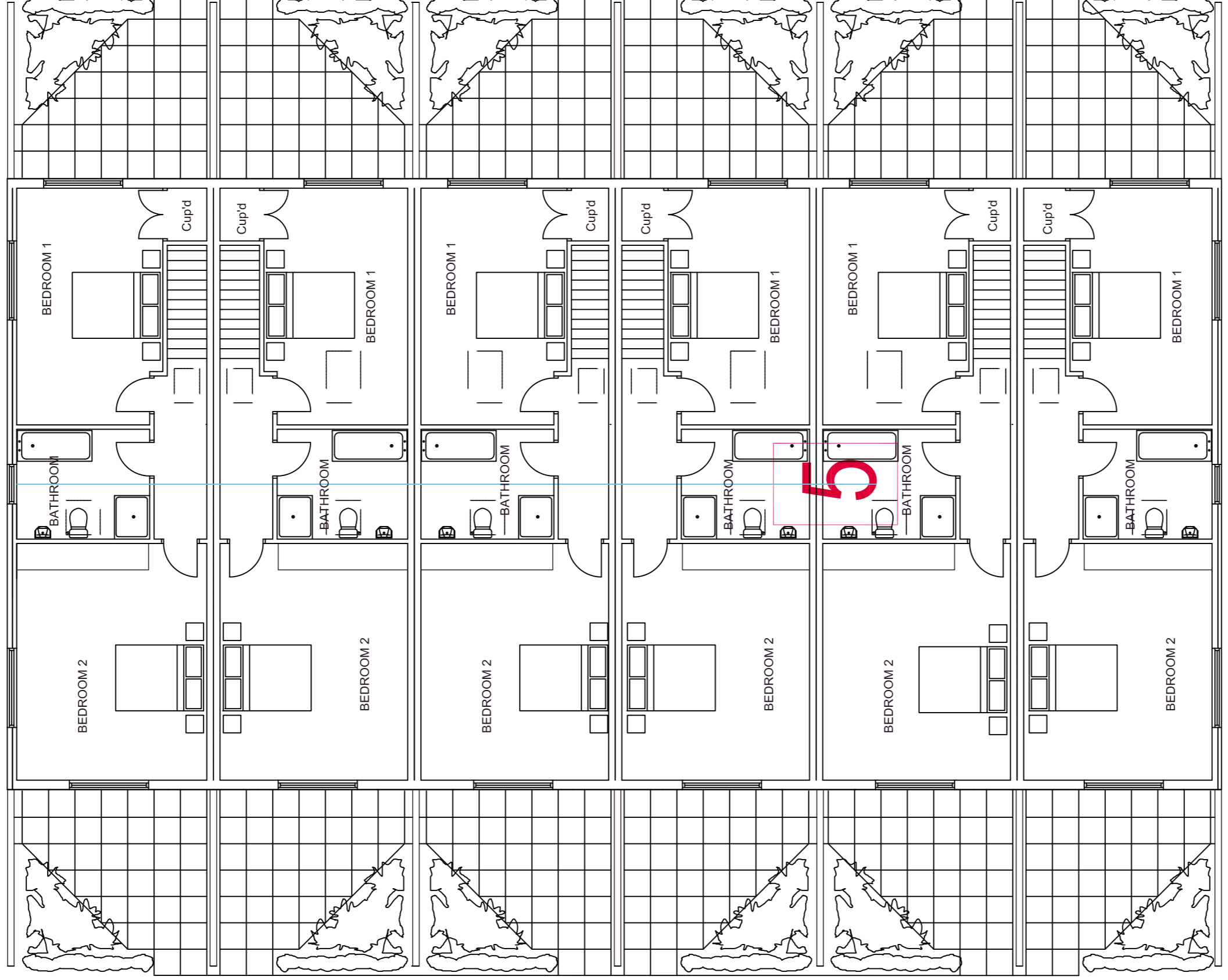
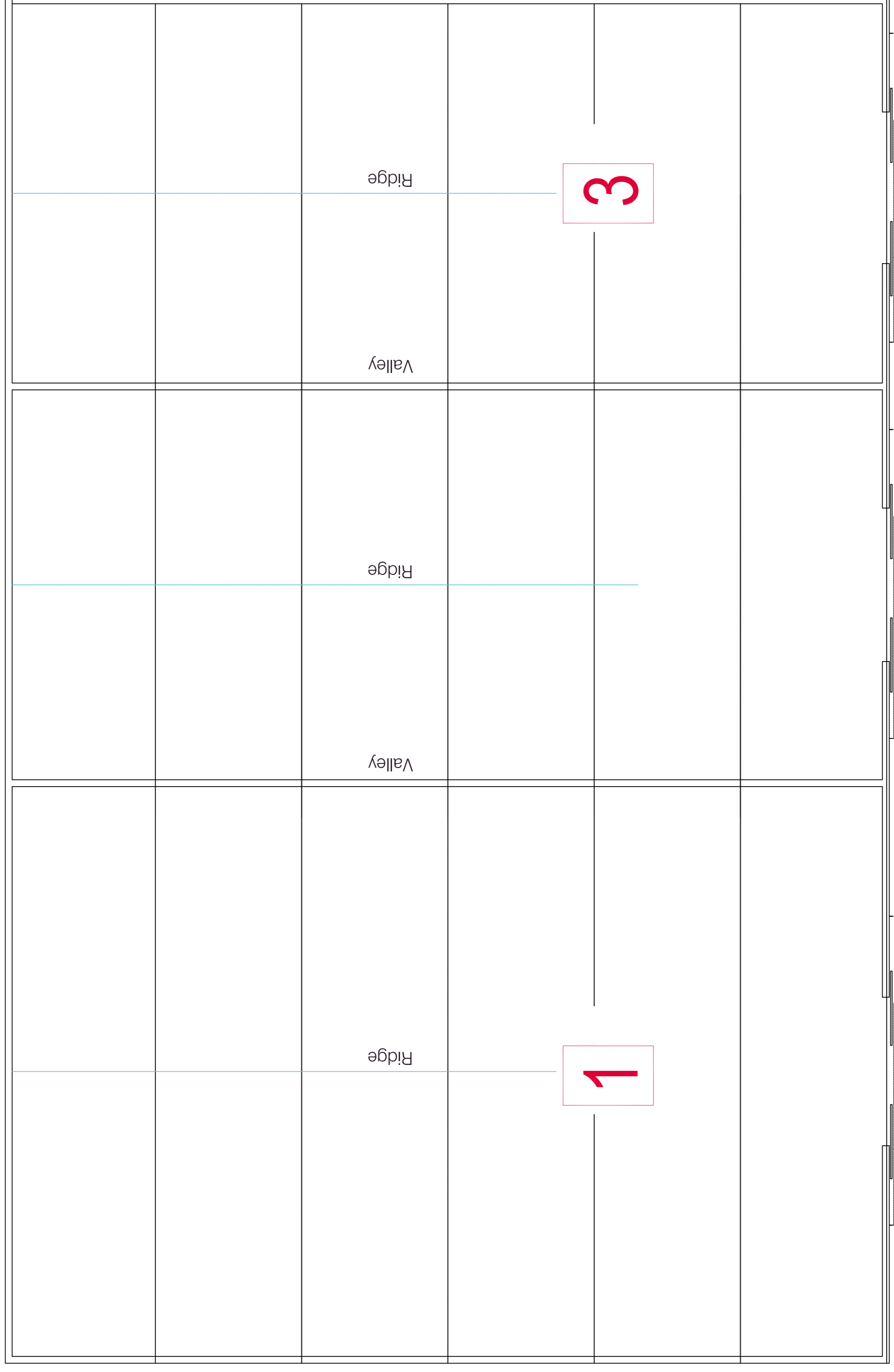
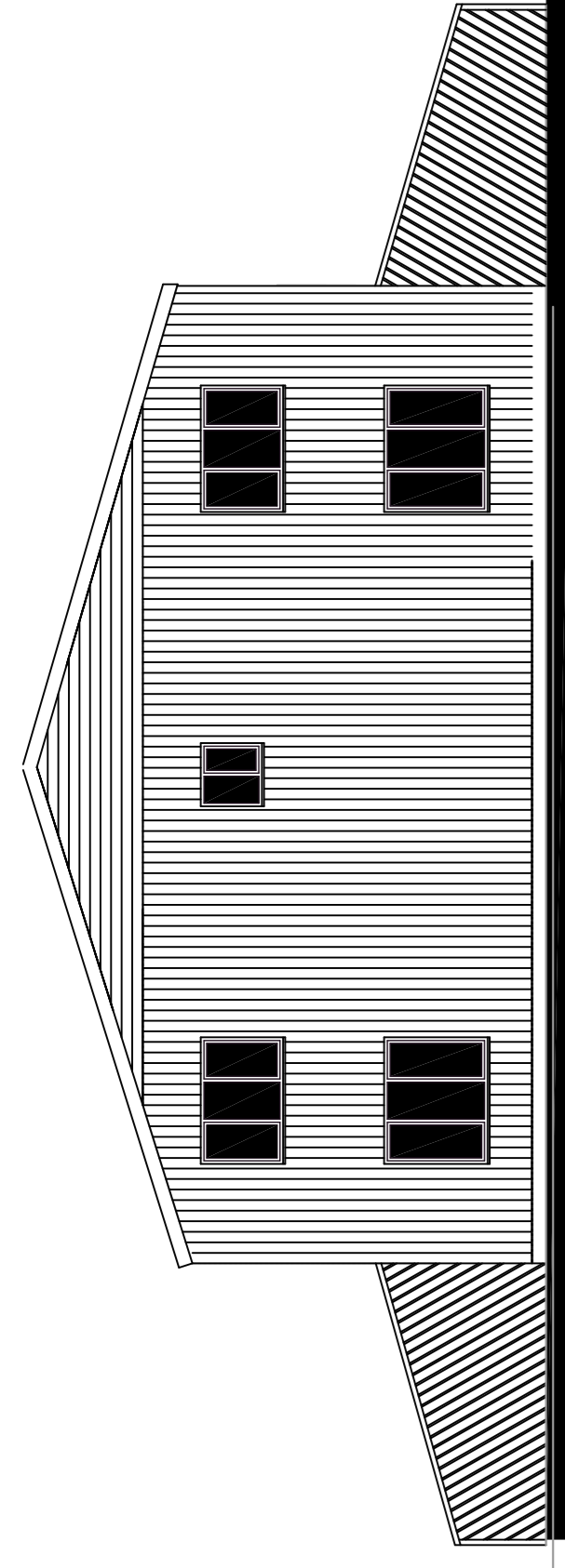
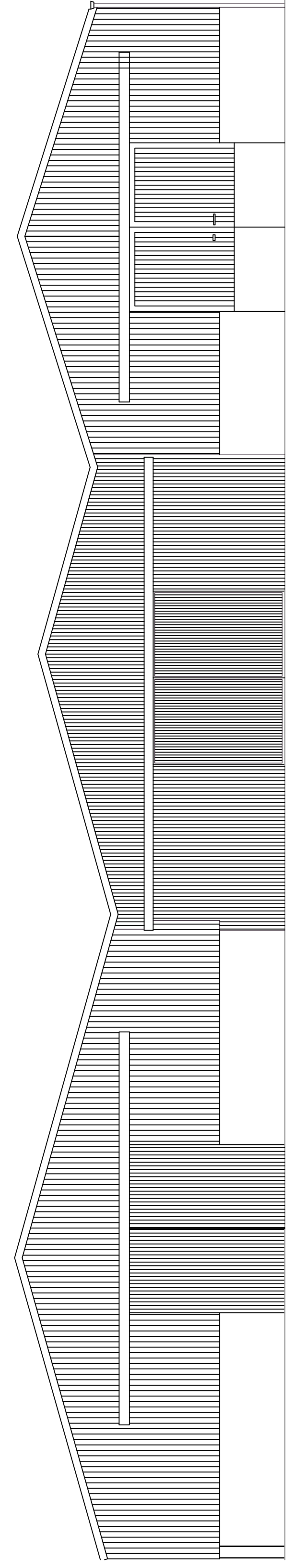
5.1.3 - Plan and Elevation of Proposed Barns 1:100@A1 (M Rathbone Arch/NCL)

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FLOOR PLAN

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FARM BUILDING CONVERSION TO HOLIDAY UNITS
 LINKHOUSE FARM
 NEWTON BY THE SEA
 NORTHUMBERLAND, NE66 3ED
 Dwg Title: **EXISTING PLANS & ELEVATIONS**

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Client	VICTOR THOMPSON ESQ			
Drawn	MRI/ABL	Checked	DW	Scale
Date Drawn	MAR 2021	Scale	1:100@A1	Revision
Project Title	LINKHOUSE FARM - THE SEA, EMBLETON NE66 3ED			
Drawing Title	PROPOSED CONVERSION OF REDUNDANT BARN EXISTING PLAN AND ELEVATION			
Project Number	125209/17	Drawing Number	MR21/19	Revision
Sheet Size	A1			

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FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.1 PLANS

5.1.4 - Existing Site Plan

1:500@A1 (Northpoint Consulting)

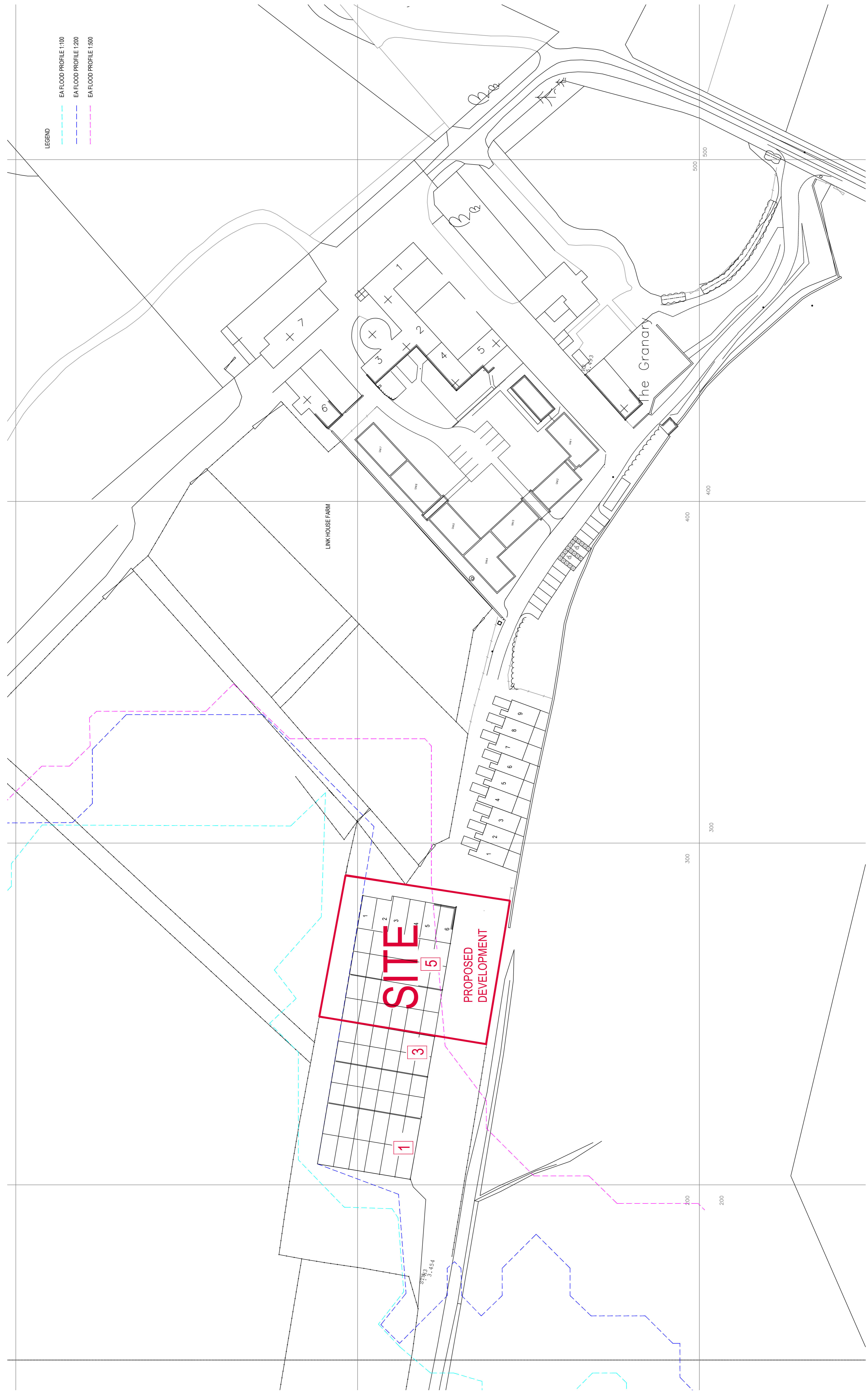
With Modelled Flood Outlines

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LEGEND

- EA FLOOD PROFILE 1:100
- EA FLOOD PROFILE 1:200
- EA FLOOD PROFILE 1:500

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Rev	Date	Drawn	Checked	Details
1	13/02/2021	ABL	DW	Proposed drainage for barn conversion added
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Drawn: ABL
 Checked: DW
 Scales: 1:500@A1
 Date Drawn: 03 MAR 2021

Client: VICTOR THOMPSON ESQ
 Project Title: LINK HOUSE FARM
 NEWTON-BY-THE-SEA, EMBLETON NE66 3ED
 Drawing Title: EXISTING SITE LAYOUT WITH MODELLED FLOOD OUTLINE

Project Number: 12520917
 Drawing Number: N 002B
 Revision: 0
 Sheet Size: A1

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LINK HOUSE FARM, NEWTON BY THE SEA, ALNWICK, NORTHUMBERLAND NE66 3ED**

FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.1 PLANS

5.1.5 - Proposed Site Plan

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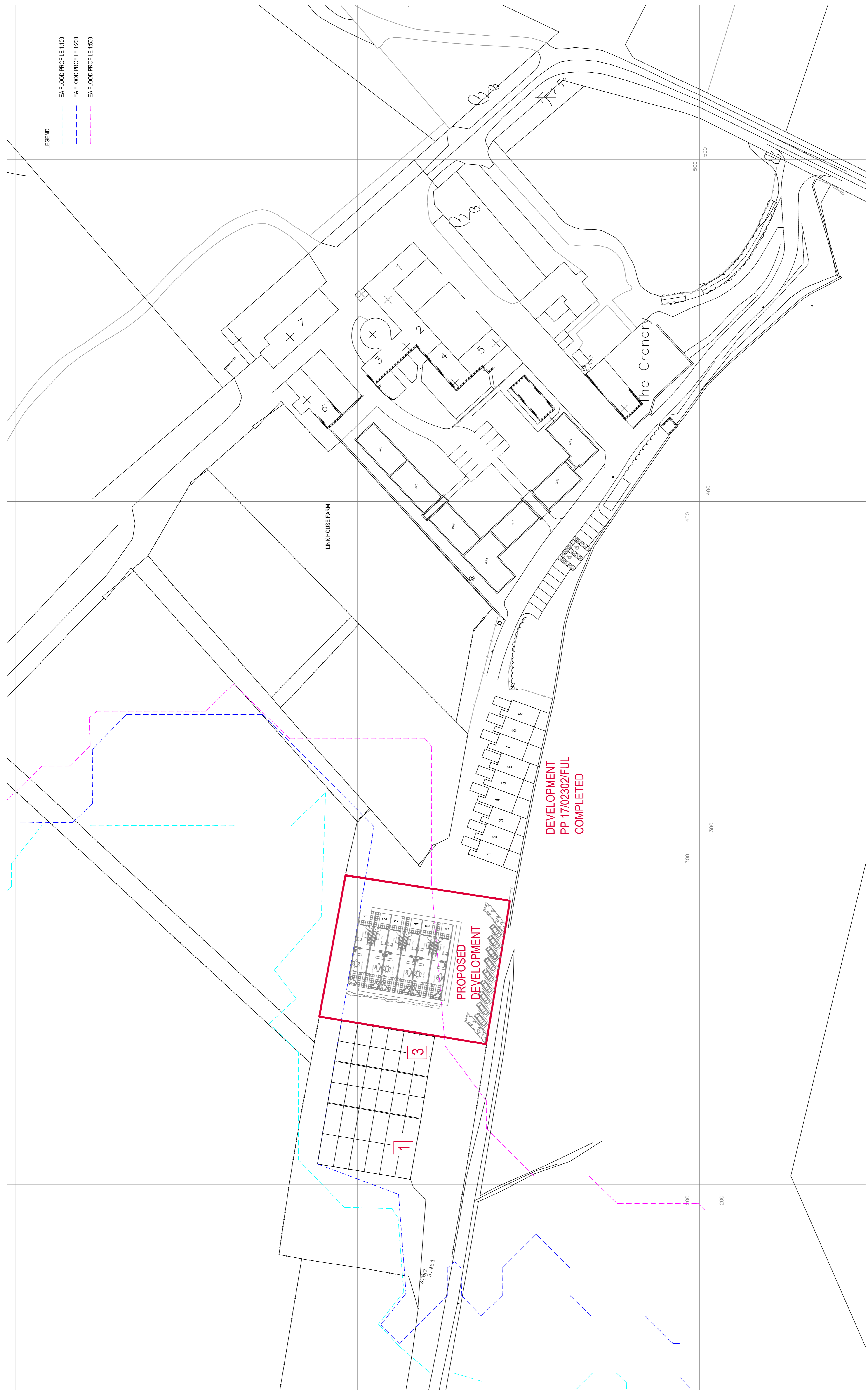
With Modelled Flood Outlines

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LEGEND

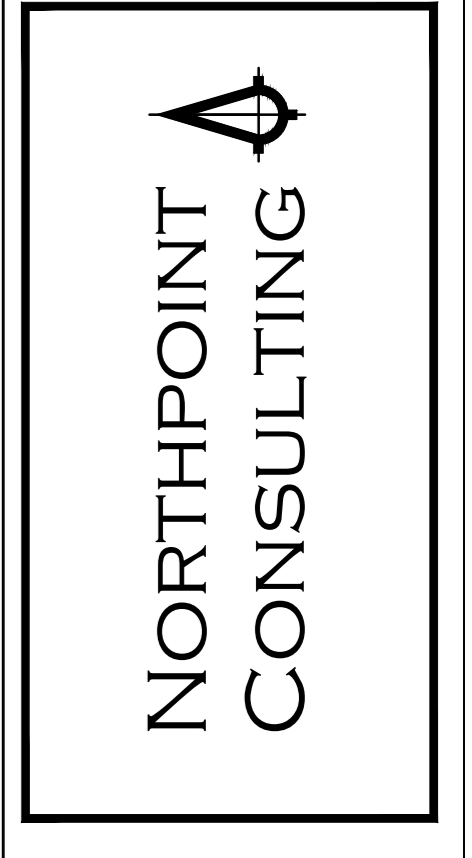
- EA FLOOD PROFILE 1:100
- EA FLOOD PROFILE 1:200
- EA FLOOD PROFILE 1:500

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Rev	Date	Drawn	Checked	Details
1	13/02/2021	ABL	DW	Proposed drainage for barn conversion added
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Client	VICTOR THOMPSON ESQ
Project Title	LINK HOUSE FARM NEWTON-BY-THE-SEA, EMBLETON NE66 3ED
Project Number	12520917
Drawing Number	N 003B
Revision	0
Scale	1:500@A1
Date Drawn	03 MAR 2021
Sheet Size	A1

**PROPOSED SITE LAYOUT
WITH MODELLED FLOOD OUTLINE**

**PROPOSED CONVERSION OF REDUNDANT BARN TO HOLIDAY ACCOMMODATION
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FLOOD RISK ASSESSMENT

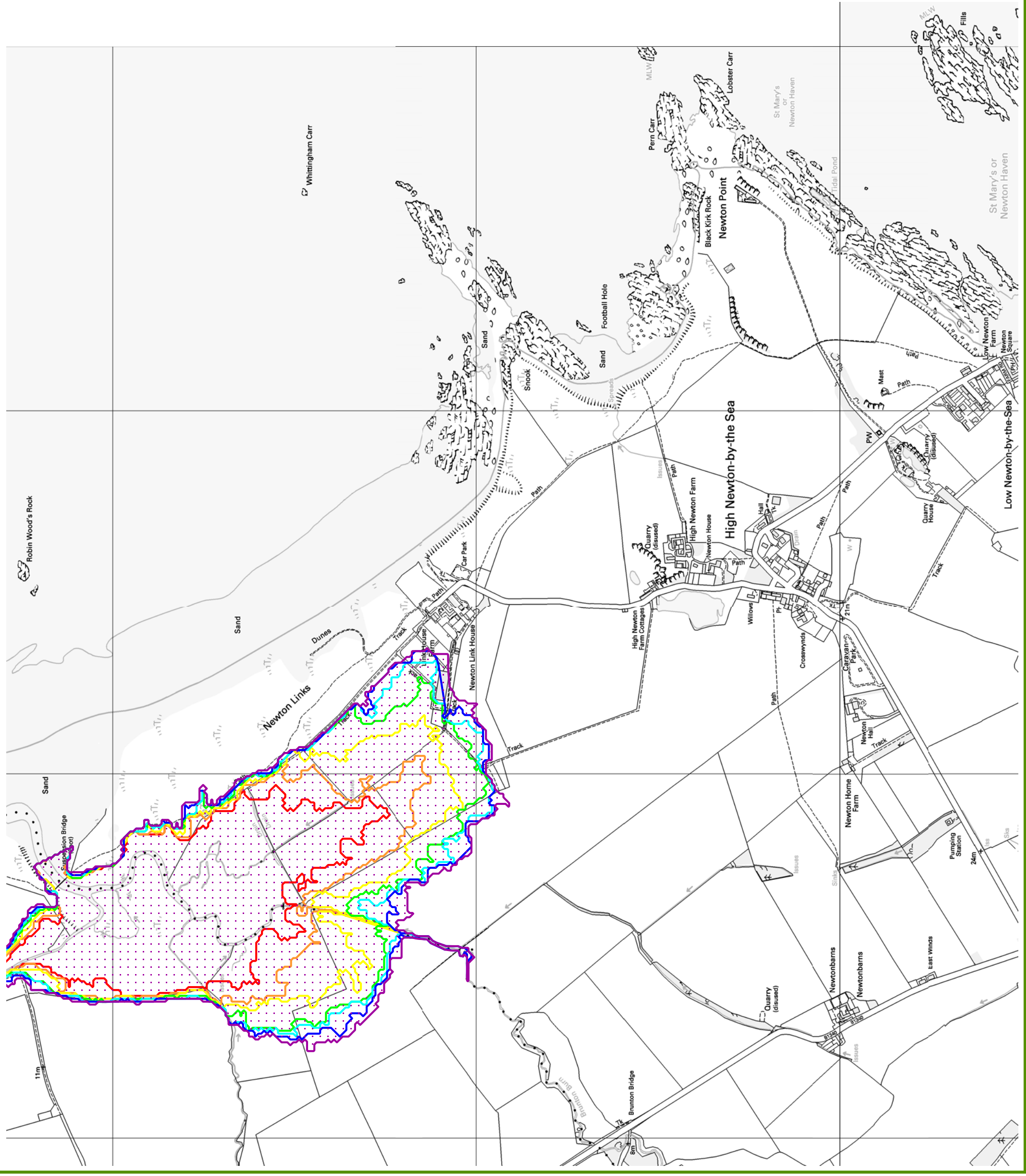
5.0 APPENDICES

5.1 PLANS

5.1.6 - Modelled Flood Outlines

1:10000@A3 (Environment Agency)

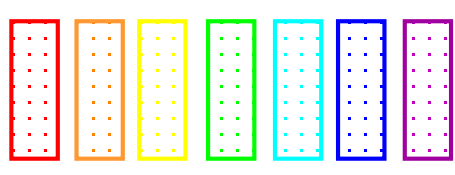




Legend

Extent of a flood with a:

- 1 in 5
- 1 in 10
- 1 in 25
- 1 in 75
- 1 in 100
- 1 in 200
- 1 in 500



chance of happening in any given year

**Modelled Flood Outlines
Beadnell Bay**

Date: 2021 - Feb Scale: 1:10,000 Status: Final
 MapEdit data quality flag: Adequate
 Data Source: MapEdit - data downloaded on 26-02-2021
 Approved by: James Carradice 26-02-2021

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FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.1 PLANS

5.1.7 - Surface Water Flood Risk





1:10000@A3 (Environment Agency) 5

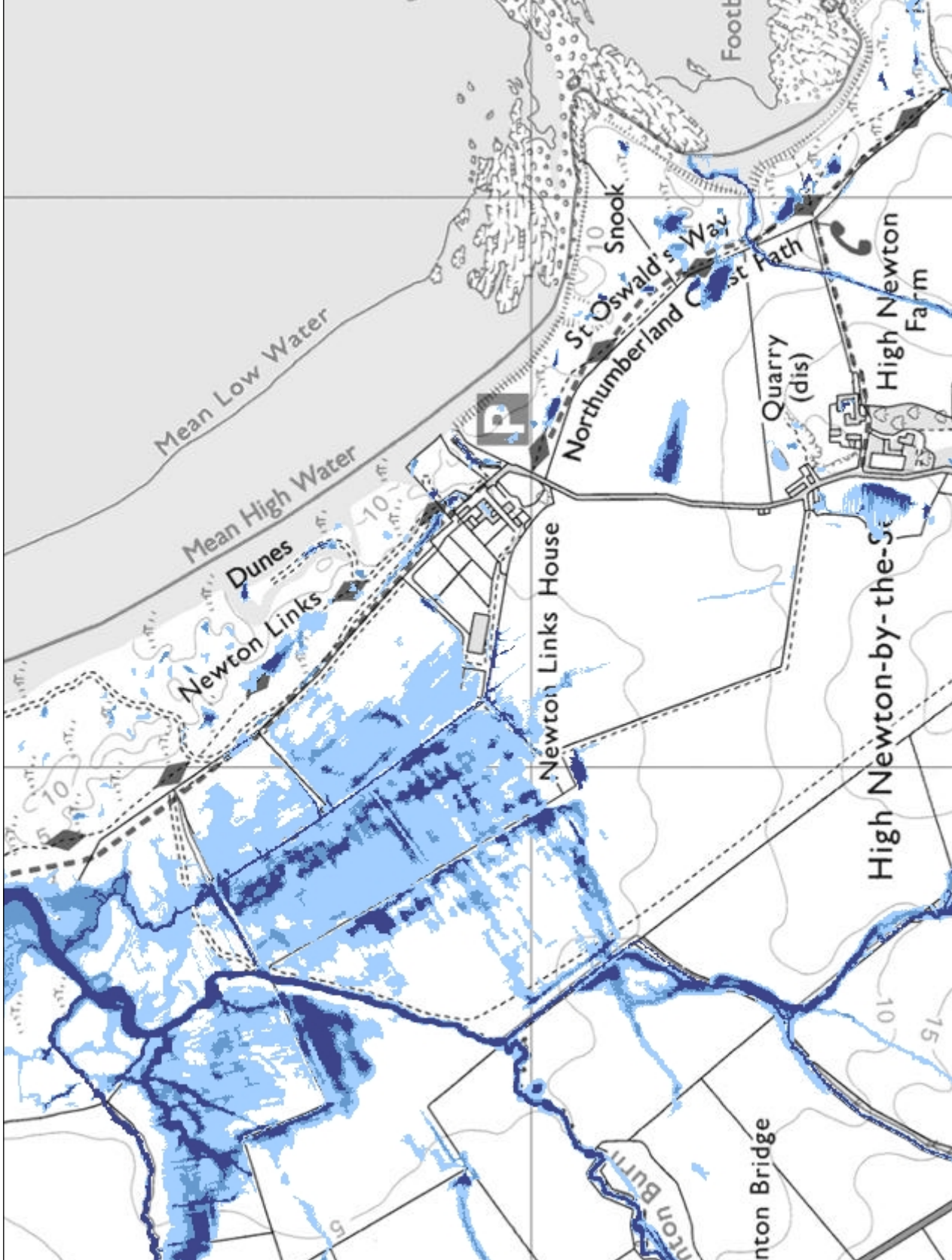


Surface Water Flood Risk



Legend

-  Statutory Main Rivers
-  Flood Extent 1 in 30
-  Flood Extent 1 in 100
-  Flood Extent 1 in 1000



1: 10,000

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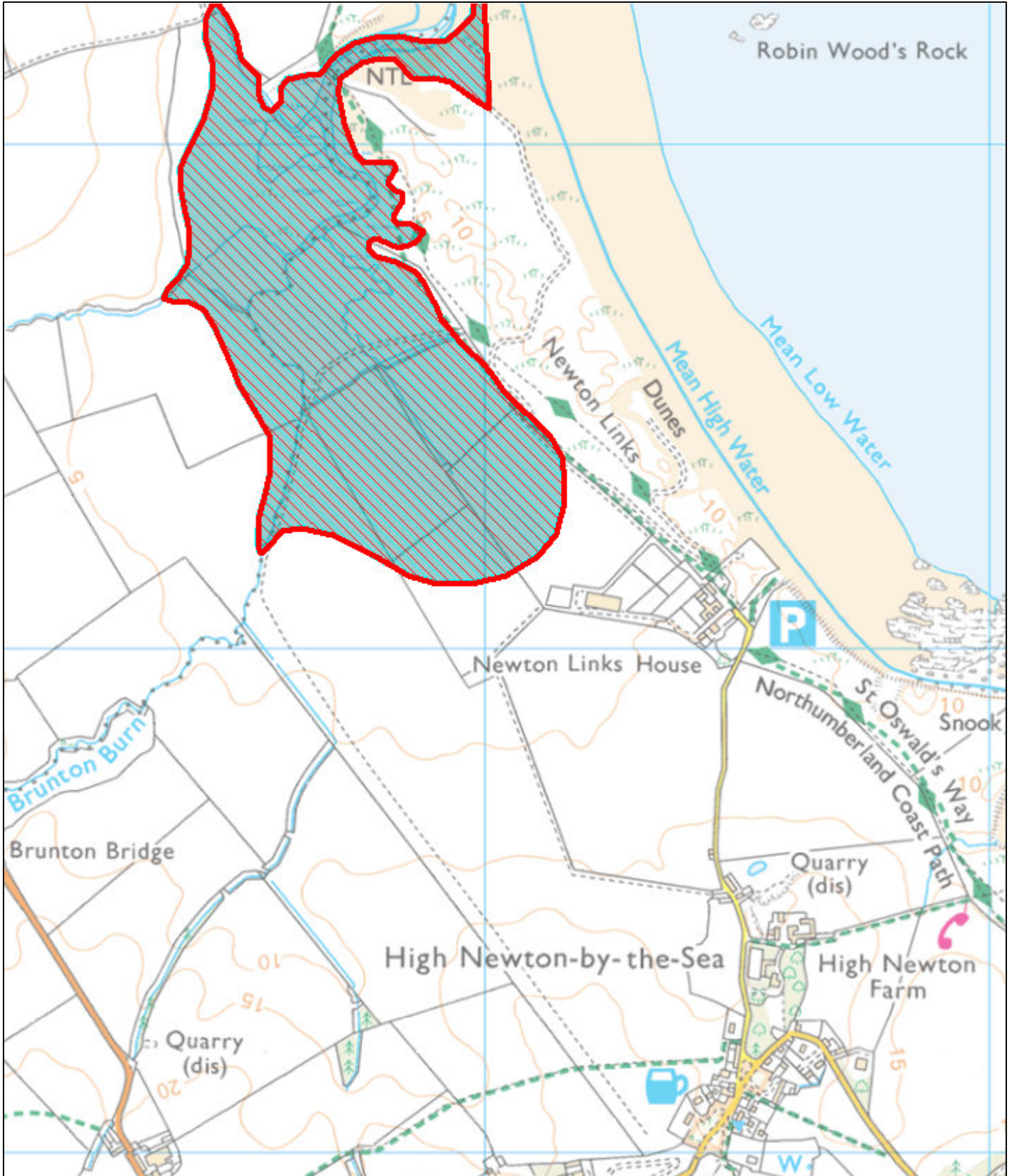
FLOOD RISK ASSESSMENT

5.0 APPENDICES

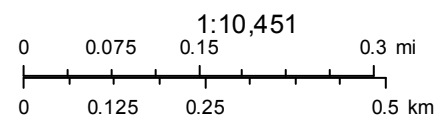
5.1 PLANS





5.1.8 - Historic Flood Events Outline 1983 1:10451@A3 (Environment Agency)





February 26, 2021



-  RECORDED FLOOD OUTLINES
-  FLOOD INFORMATION LOCATIONS
-  RECORDED FLOOD OUTLINES
-  MODELLED INFORMATION LOCATIONS
- OS Traditional Maps

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LINK HOUSE FARM, NEWTON BY THE SEA, ALNWICK, NORTHUMBERLAND NE66 3ED**

FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.2 DOCUMENTS

5.2.1 Environment Agency Node Plan



3.562

3.564

Legend

Node Points with Modelled Flood Levels



Node Point Locations Beadnell

Date: 2021 - Feb Scale: N.T.S. Status: Final

MapEdit data quality flag: Adequate

Data Source: MapEdit - data downloaded on 26-02-2021

Approved by: James Carradice 26-02-2021

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FLOOD RISK ASSESSMENT

5.0 APPENDICES

5.2 DOCUMENTS

5.2.2 Environment Agency Node Table Tidal



Tidal Node Point Table

Beadnell

Chainage	3,562	3,564
1	3.2	3.2
2	3.27	3.27
5	3.37	3.37
10	3.44	3.44
20	3.52	3.52
25	3.55	3.55
Level at		
Return		
Period		
(1:x)*		
50	3.63	3.63
75	3.67	3.68
100	3.7	3.7
150	3.75	3.76
200	3.78	3.79
250	3.81	3.82
300	3.83	3.84
500	3.9	3.91
1,000	3.98	3.99
10,000	4.29	4.29

*Levels are in mAOD

Base year = 2008