

# **SUPPORTING STATEMENT & FLOOD RISK ASSESEMENT**



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## 1 INTRODUCTION

- 1.1 This Supporting Statement has been prepared to accompany a full planning application for the excavation of a proposed lake at land south of Land Dike, Fulstow.

## 2 EXISTING

- 2.1 The site is located to the east of Fulstow. Immediately to the west of the site is a very large lake and a single dwelling; The Moorings. To the north of the application site over the road is Harness Farm which is now in a state of ruin. To the east and south is Agricultural land.
- 2.2 As existing, the site is used for horse grazing. There is currently a static caravan on the site.
- 2.3 Vehicular access to the site is via an existing field gate from Land Dike. All boundaries are planted with established hedging providing significant screening of the site from the wider landscape.
- 2.4 The topography of the site is relatively flat, the grid reference for the centre is TF 33584 97807 and it comprises an area of 2.72 hectares. The site is in Flood Zone 3. [see figure 2 & section 4 for FRA].



Figure 1: Aerial photograph showing the location of the site.

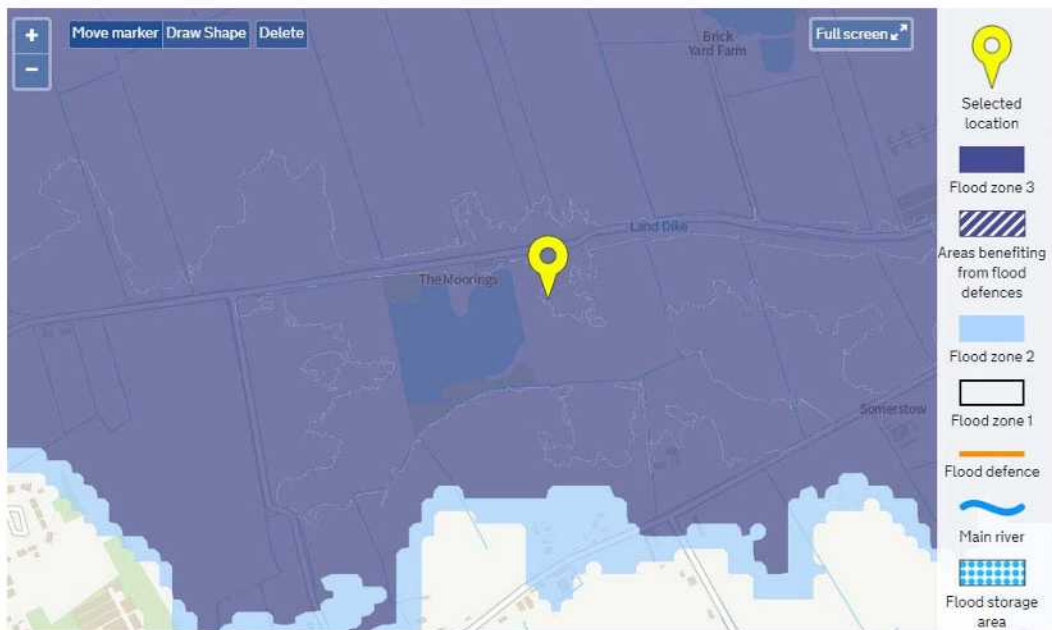


Figure 2: Extract from Flood Map for planning showing the site in Flood Zone 3.

### **3 PROPOSED SCHEME**

- 3.1 The proposal involves the excavation of a lake of approximately 2 acres.
- 3.2 The lake has been designed to leave sufficient room around the perimeter of the site for vehicular access for maintenance of the existing boundary hedges.
- 3.3 The site will still be accessed from the existing field gate off Land Dike.

### **4 FLOOD RISK ASSESEMENT**

- 4.1 The site is in Flood Zone 3 [see figure 2]. The surface water flood map shows that part of the southern and western parts of site could be affected by surface water flooding.
- 4.2 In terms of vulnerability classification, the development is a 'water compatible' form of development.
- 4.3 As the pond will be formed below ground level it may provide an element of storage and could act to reduce the flow of water during a flood event.
- 4.4 Overall it is considered that the proposed pond will have no effect on flood risk and therefore planning permission should not be refused on flood risk grounds.

### **5 CONCLUSIONS**

- 5.1 In summary, the proposed pond meets the requirements of both local and national planning policy and can be supported. Great care has been taken to ensure the development is sensitive and will not harm the existing character of the area but instead provide a use to the site which is in-keeping with neighbouring uses.