

# FLOOD RISK ASSESSMENT

## **PROPOSED ERECTION OF AN AGRICULTURAL BUILDING;**

Micheals Farm, Warren Road, Skidbrooke, Louth. LN11 7DF



Pawnshop Passage, Mercer Row, Louth, Lincolnshire, LN11 9QJ

T: 01507 611155 W: [www.lincsdesignconsultancy.co.uk](http://www.lincsdesignconsultancy.co.uk)

## CONTENTS

<b>1</b>	INTRODUCTION	3
<b>2</b>	EXISTING SITE	4
<b>3</b>	PROPOSED SCHEME	5
<b>4</b>	SEQUENTIAL & EXCEPTIONS TEST	6
<b>5</b>	ASSESSMENT OF POTENTIAL SOURCES OF FLOODING AND MITIGATION MEASURES	6
<b>6</b>	CONCLUSION	9

## DOCUMENT HISTORY

<b>ISSUE NO</b>	<b>COMMENTS</b>	<b>DATE</b>
1	Planning	11.02.2022

## 1 INTRODUCTION

1.1 This statement accompanies a full planning application for the erection of an agricultural building at Michaels farm, Warren Road, Skidbrooke, Louth, LN11 7DF.

1.2 The Government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process. This course of action seeks to reduce the future damage to property and risk to life resulting from incidents of flooding. National Planning Policy does not prevent all development in flood risk areas and this would be unsustainable and result in economic stagnation, depriving existing communities of much needed homes, services, employment opportunities etc. It is in the essential interests of the vitality of settlements and for the wider economic and social wellbeing of the community, that development opportunities are not unnecessarily constrained. Accordingly, the aims of this site specific FRA will be as follows:

- Identify and address flood risk issues associated with the development.
- Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future.
- Assess whether the project will increase the flood risk elsewhere.
- Demonstrate that the project is safe and where possible, reduces flood risk.
- Propose measures to deal with the identified effects and risks.

## 2 EXISTING SITE

- 2.1 The application site consists of an area of agricultural yard at Michaels Farm Skidbrooke. Existing agricultural buildings are located to the south and west with agricultural fields to the north and east, the grid reference for the site is TF 44101 95366. (See Figure 1).
- 2.2 The application site lies within Flood Zone 3a as indicated on the Environment Agency Flood Map.



**Figure 1;** Aerial photograph showing the site.

### 3 PROPOSED SCHEME

- 3.1 The proposed application seeks full planning permission for the erection of an agricultural building.



**Figure 2;** Proposed site plan



## 4 SEQUENTIAL AND EXCEPTIONS TEST

- 4.1 The proposed agricultural building is located on an existing farmyard which is owned by the applicant and is used for the running of their agricultural business. The building therefore cannot be located in another location at a lower risk of flooding.
- 4.2 The site is located within Flood Zone 3a and the proposed agricultural falls within the Less Vulnerable classification therefore the Exception Test is not required.

## 5 ASSESSMENT OF POTENTIAL SOURCES OF FLOODING AND POSSIBLE IMPACT

- 5.0 This section presents an assessment of Flood Risk to the development from
- a) external sources; and
  - b) potential of the proposed development to cause flood risk elsewhere

### A) Assessment of Flood Risk to Development from External Sources

#### 5.1 **Assessment of Flood Risk from Fluvial/Tidal Sources**

- 5.1.1 The Flood Zone Map shows the site as being located within Flood Zone 3. The site is located approximately 1km away from North Sea therefore this is the dominant source of flooding.

#### 5.2 **Assessment of Flood Risk from Overland Flow (Pluvial)**

- 5.2.1 The Environment Agency Surface Water Flood Map shows that the site is at a low chance of surface water flooding.

#### 5.3 **Assessment of Flood Risk from Ground Water**

- 5.3.1 The area surrounding the site is not known to suffer from ground water problems.

## **5.4 Assessment of Flood Risk from Reservoirs**

5.4.1 The Environment Agency Risk of Flooding from Reservoirs Map shows the site is not at risk from reservoir flooding.

### **B) Potential of the Proposed Development to Cause Flood Risk Elsewhere**

5.5 In order to mitigate flood risk posed from the site post development adequate control measures have been considered for the site. The proposed development will increase the area of impermeable area within the site. In accordance with recognised guidance there is a hierarchy of surface water from new development should be discharges. The should be as follows

- Infiltration
- Water course
- Public sewer

5.6 The applicant wishes to use a soakaway for the disposal of surface water from the development (subject to percolation tests).

### **MITIGATION MEASURES**

5.7 The potential source of flooding has been identified as tidal from the North Sea. Whilst the development is stated to be within the flood plain the likelihood of flooding is considered to be extremely low, though the site is still theoretically at risk of flooding. Given the Less Vulnerable classification of the proposed agricultural building mitigation measures are not required.

## 6 CONCLUSION

6.1 The following conclusions, in relation to the questions posed at the start of this document, are as follows:

6.2 ***Identify and address flood risk issues associated with the proposed development;***

The potential sources of flood risk have been identified and discussed in detail within the assessment. The main sources of flooding for the site have been identified as being Tidal from the North Sea.

6.3 ***Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future:***

The Environment Agencies hazard mapping shows that theoretically the site could be at risk from fluvial flooding. Yet, whilst the development is stated to be within the flood plain the likelihood of flooding is considered to be extremely low.

6.4 ***Assess whether the project will increase the flood risk elsewhere:***

The amount of impermeable area will be increased and the surface water from the roof area will be discharged into a soakaway.

6.5 ***Demonstrate the project is safe and where possible reduces flood risk overall and proposes measures to deal with the identified effects and risks:***

Whilst the development is stated to be within the flood plain the likelihood of flooding is considered to be extremely low given the standard of the existing protection. Given the Less Vulnerable classification of the proposed agricultural building mitigation measures are not required.



6.6 This report demonstrates the proposed development is compliant with the requirements of the National Planning Policy Framework, and it is considered that planning permission should not be refused on flood risk grounds.