

# FLOOD RISK ASSESSMENT

Proposed Extensions to Dwelling

Sea Lane Farm, Warren Road,  
Skidbrooke, Lincolnshire, LN11 7DF



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## DOCUMENT HISTORY

1	Planning Application	17.04.2022
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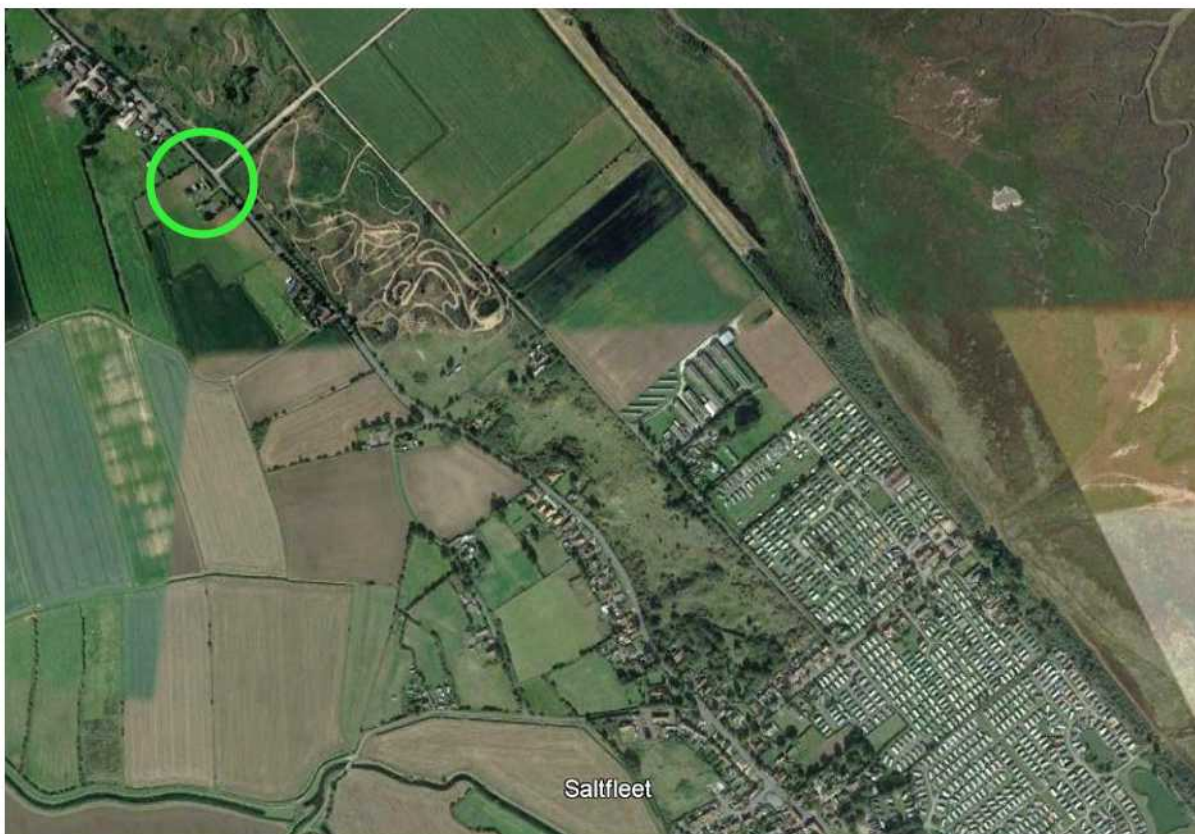
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## 1 INTRODUCTION

- 1.1 This Flood Risk Assessment (FRA) accompanies a householder planning application for extensions and alterations to the dwelling at Sea Lane Farm in Saltfleet.
- 1.2 The objective of this FRA is to identify, appraise, manage, and reduce the flood risk to life and property at the proposed site and has been produced in accordance with the requirements set out in the National Planning Policy Framework (NPPF) and the associated Planning Practice Guidance.

## 2 THE SITE & SURROUNDINGS

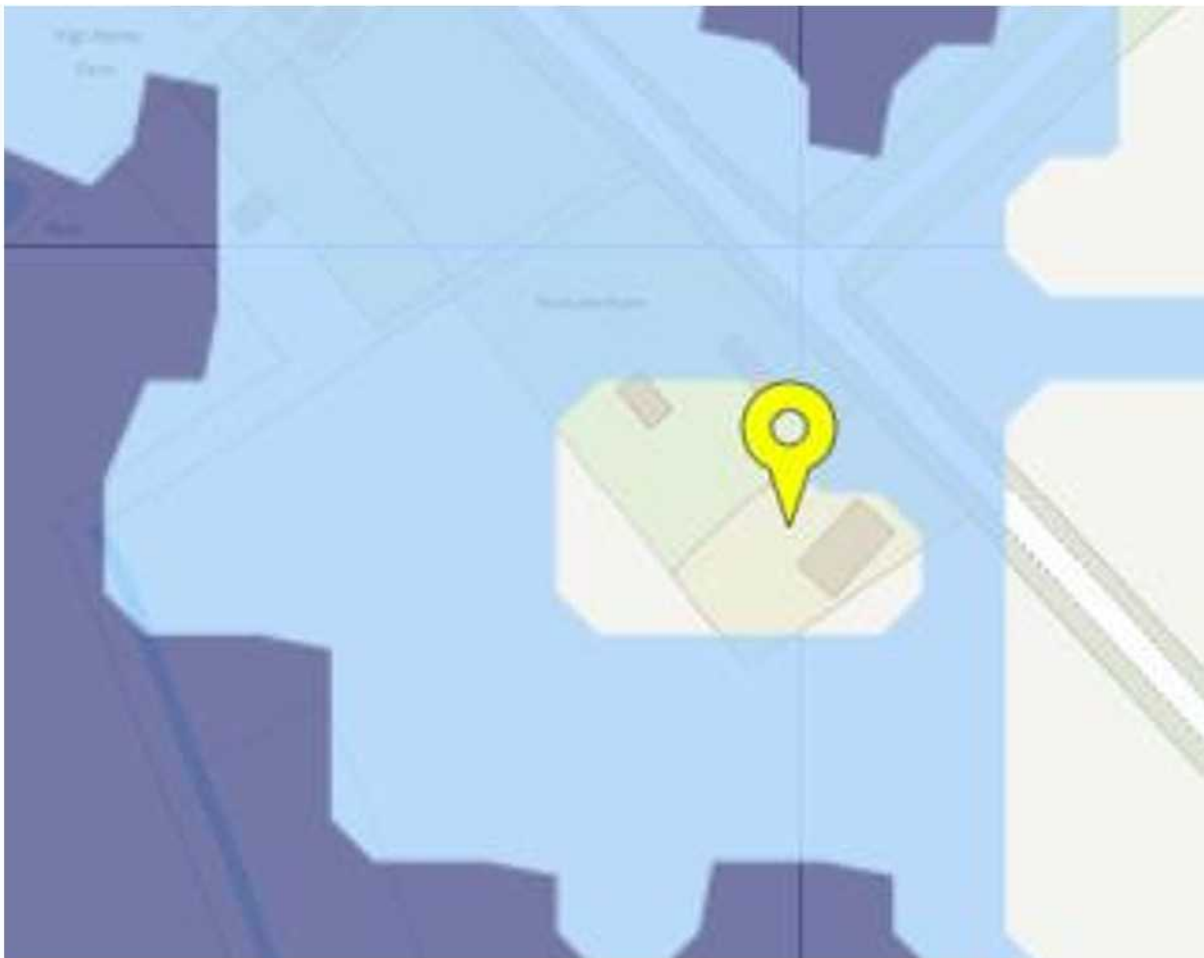
- 2.1 Sea Lane Farm is located on the western side of Warren Road (A1031), to the north of the village of Saltfleet (Figure 1) and at Grid Reference TF 44461 94809. To the south is a certified caravan site and the land to the east is used as an offroad motorcycle course (visible in Figure 2). To the west is agricultural land and to the north is a dwelling and associated grounds.
- 2.2 The Flood Map for Planning shows that the existing dwelling is in Flood Zone 1 and at low risk of flooding (Figure 3). The proposed extensions will just encroach into Flood Zone 2.



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



**Figure 2:** Aerial photograph showing Sea Lane Farm in more detail.



**Figure 3:** Environment Agency flood map with the site highlighted.

### 3 THE PROPOSAL

- 3.1 The proposal is to extend the existing bungalow at both ends of the building. A small extension will make the existing dining kitchen larger at the south western end of the building. On the eastern side of the building a long extension will provide an additional bedroom (with ensuite), a TV room and an attached garage.
- 3.2 As part of the proposal a new vehicular access is proposed to the front of the dwelling.

### 4 FLOOD RISK PLANNING POLICY

- 4.1 The sequential and exception tests do not apply to this 'minor' development.

### 5 HISTORIC FLOODING

- 5.1 The historic flood map created by the Environment Agency shows that the site has not been flooded in the past and that the flooding from the 1953 east coast floods stopped at Warren Road.

### 6 FLOOD RISK SOURCES

- 6.1 The following sources of flood risk have been identified. Where mitigation is required to reduce the risk from flooding this is discussed in Section 7.

#### **FLUVIAL**

- 6.2 The nearest water course is the Lindsey Marsh Drainage Board maintained Sunderfleet Eau approximately 900m to the south/west. The Board have confirmed that they have no records of this watercourse flooding. The risk from this source is low due to the elevated level of the site and the network of roads, drains, dykes etc. which lie in the intervening area.

#### **TIDAL**

- 6.3 The tidal defences for the North Sea are over 500m to the east. The coastline in this area is mainly protected from flooding by earth embankments, natural sand dunes and salt marsh. These defences provide protection against a flood with a 0.5% (1 in 200 year) chance of occurring. Whilst these defences protect the site a residual risk that they may be breached or overtopped remains. In the worst-case scenarios, the site would not be affected by a present-day breach or overtopping of the defences. However, it could be affected in the future (2115), with parts of the site being affected by flooding up to 500mm deep.

## **SURFACE WATER**

- 6.4 The Flood Map for Planning shows that the site is at 'very low' risk of surface water flooding. 'Very low' risk means that each year this area has a chance of flooding of less than 0.1%.

## **OTHERS**

- 6.5 There are no Anglian Water foul or surface water sewers in or adjacent to the site.
- 6.6 The Flood Map for Planning shows that the site is not at risk of reservoir flooding.

## **7 MITIGATION**

- 7.1 The previous section has identified the sources of flooding which could potentially pose a risk to the site and the proposed caravans. This section of the FRA sets out the mitigation measures which are to be incorporated within the proposed development to address and reduce the risk of flooding to within acceptable levels.
- 7.2 As the proposal involves an extension it is not practical to raise the floor levels within the new sections of the building. Physical measures should be incorporated into the development where possible i.e., raising electrical installations at least 600mm above finished floor level.
- 7.3 The property should be registered with the Environment Agency flood warning service; further details are available at <https://www.gov.uk/sign-up-for-flood-warnings>.

## **8 CONCLUSIONS**

- 8.1 This FRA is compliant with the requirements set out in the NPPF and the associated Planning Practice Guidance. This report demonstrates that subject to the flood mitigation measures being implemented there will be no risk to life or property as part of this development. The proposal should also not increase the risk of flooding elsewhere.