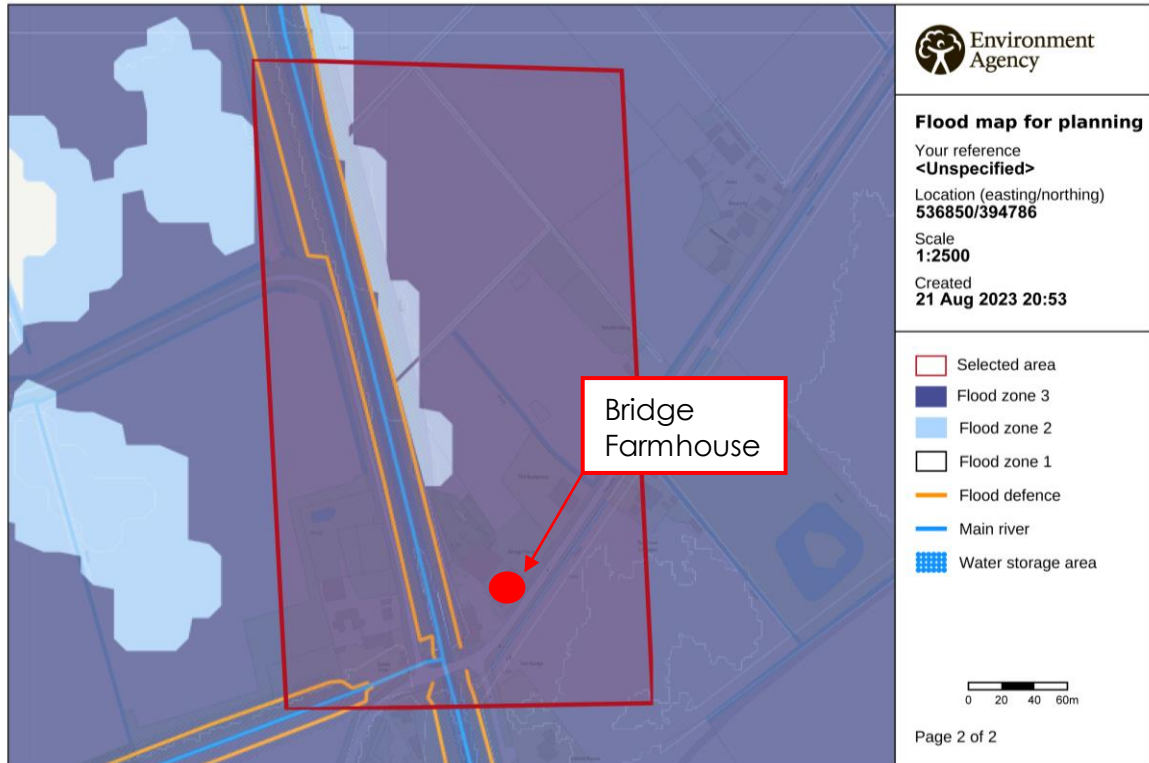


Fen Bridge Farm, Austen Fen, LN11 0NX
Outbuildings Conversion
Full Planning with Listed Building Consent
BFH-FP-009 Brief Flood Risk Assessment

21/08/2023

The property is in Flood zone 3.



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TF3694 : Navigation warehouse, Austen Fen, 2007 Flood
 taken 16 years ago, near to Yarburgh, Lincolnshire, England

This is 1 of 4 images, with title starting with Navigation in this square



This is 1 of 4 images, with title starting with Flooded Louth Canal at Austen Fen, November 2019 in this square

<https://www.geograph.org.uk/photo/6321053>
Nov 2019 - Upgraded Flood defence installed along canal



Bridge Farmhouse
not flooded

Ref: "Get the data.com"

Nearest flood risk to LN11 0NX by risk level

Flood Risk	Postcode	Distance	Flood Map
High	DN36 5TN	3.8km	DN36 5TN flood map
Low	LN11 7HU	2.8km	LN11 7HU flood map
Very Low	LN11 0XW	5.5km	LN11 0XW flood map
None	LN11 0PN	2.3km	LN11 0PN flood map

We have been informed by the previous owner and neighbours that the property has not been known to flood in its history.

The canal and drainage ditch running north keep the farm and its immediate surroundings free of flooding. Evidence supporting this is shown in the photographs in this document.

The ground floors of both the farm and the annex will be solid brick and stone pavements and all electrical installations will be min 500mm above the finished floor level. The annex floor will be reclaimed brick raised 150mm above its existing level and damp proofed as shown in section **BFH-FP-006**

The East Lindsey Strategic Flood Risk Assessment (March 2017) refers to the NPPF ...

“which sets out the requirements for planning applications and local plans in dealing with flood risk and climate change.

- *Take full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); (s17)*
- *Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production) ;(s17)*
- *Plan for new developments to avoid increased vulnerability to the range of impacts arising from climate change. (s99)*
- *Where new development is proposed in vulnerable areas, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. (s.99)*
- *Avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk but where development is necessary, making it safe without increasing flood risk elsewhere. (s100)*
- *Apply the sequential and exceptions test as appropriate (see NPPF s101) and Planning Policy Guidance (paras 019 and 023)*
- *Manage Flood Risk from all sources “*

The buildings date back to the 19th century and have been recognised as historically important. For this reason, we are obligated to ensure their survival and restoration in order to best protect and preserve for future generations to enjoy.

Whilst there is no evidence of flooding to the properties in the past, we accept the risk and there is no harm in preparing for that event. We therefore propose to raise the floor levels to the outbuildings except for in the entrance areas so that the exterior will look as but the interior will be protected from any risk of flood.

Due to the farmhouse being a listed asset, we do not propose to change the floor levels as the ground floor existing ceiling height is already low at 2.1m from finished floor level. In this case, the floor will be laid with reclaimed stone and any electrical points will be raised to no less than 500mm above FFL (as per existing)

This minor development will certainly provide wider benefits to the community that outweigh flood risk by ensuring the future of these buildings. It will not increase flood risk elsewhere as we do not propose to change any surface materials. In addition, a water harvesting tank will be installed underground to use effectively this precious resource.