

FLOOD RISK ASSESSMENT

SITING OF A LOG CABIN FOR HOLIDAY USE

Langholme Fisheries, Howes Lane, Emmotland, YO25 8JS

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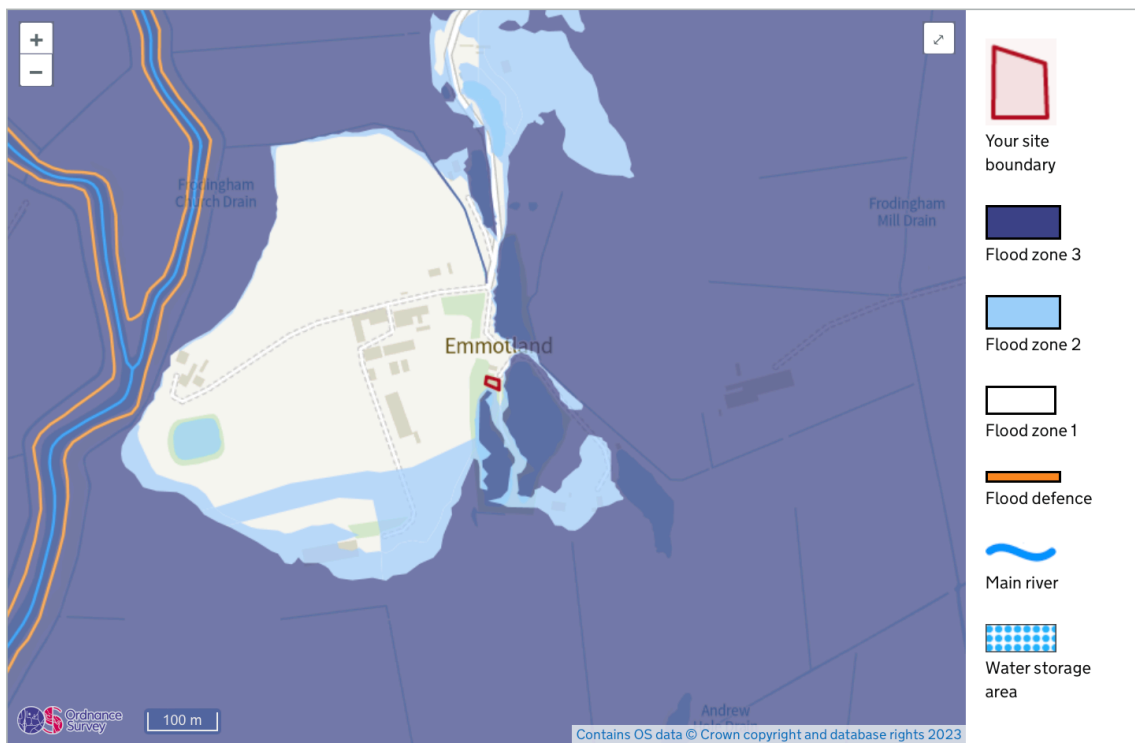
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Specialist Agricultural & Rural Planning Consultants

1. FOUL, WASTE & SURFACE WATER MANAGEMENT

Flood Risk and Surface Water Management

Paragraph 31 of the National Planning Policy Framework Planning Practice Guidance states that site specific flood risk assessment should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a strategic flood risk assessment for the area and the interactive flood risk maps available and the Environment Agency's website.

Flood Risk



A review of the mapping has shown the buildings and lagoons are within Flood Zone 1, whilst the existing site access tracks (which make up part of the red line application area due to validation requirements) are partially located within Flood Zone 2 & 3.

An overlay showing the precise location of the unit in relation to the Flood Zone can be seen below.



The Environment Agency’s Flood Map for Land Use Planning confirms that the area of development is located entirely within Zone 1. Flood Zone 1 represents land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)”

Flood Risk Conclusion

It is evident that no development will take place within the allocated flood zone; this proportionate flood risk assessment is being provided as a result of part of the red line application boundary being located within flood zone 2 and 3. This relates to the existing fish lake access which can be seen on the attached plans. No works whatsoever will take place within these areas (FZ2 or FZ3).

Surface Water Management

Given the nature of the development, no formal surface water management systems are proposed. Foul water will be contained within a sealed package treatment plant, a specification for which can be seen attached.

Conclusion

The development is located within flood zone 1, the proposed use is within a low risk category. The development does not propose any positive drainage (the log cabin is positioned on stilts, with water passing freely beneath the unit). The flood risk associated with the development is considered negligible.