

# FLOOD RISK ASSESSMENT

Proposed Touring/Camping Pitches  
and change of use of pond to a commercial fishing pond

The Conifers  
Church Lane, Croft, Lincolnshire, PE24 4RU



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## DOCUMENT HISTORY

1	Planning Application	01.11.2023
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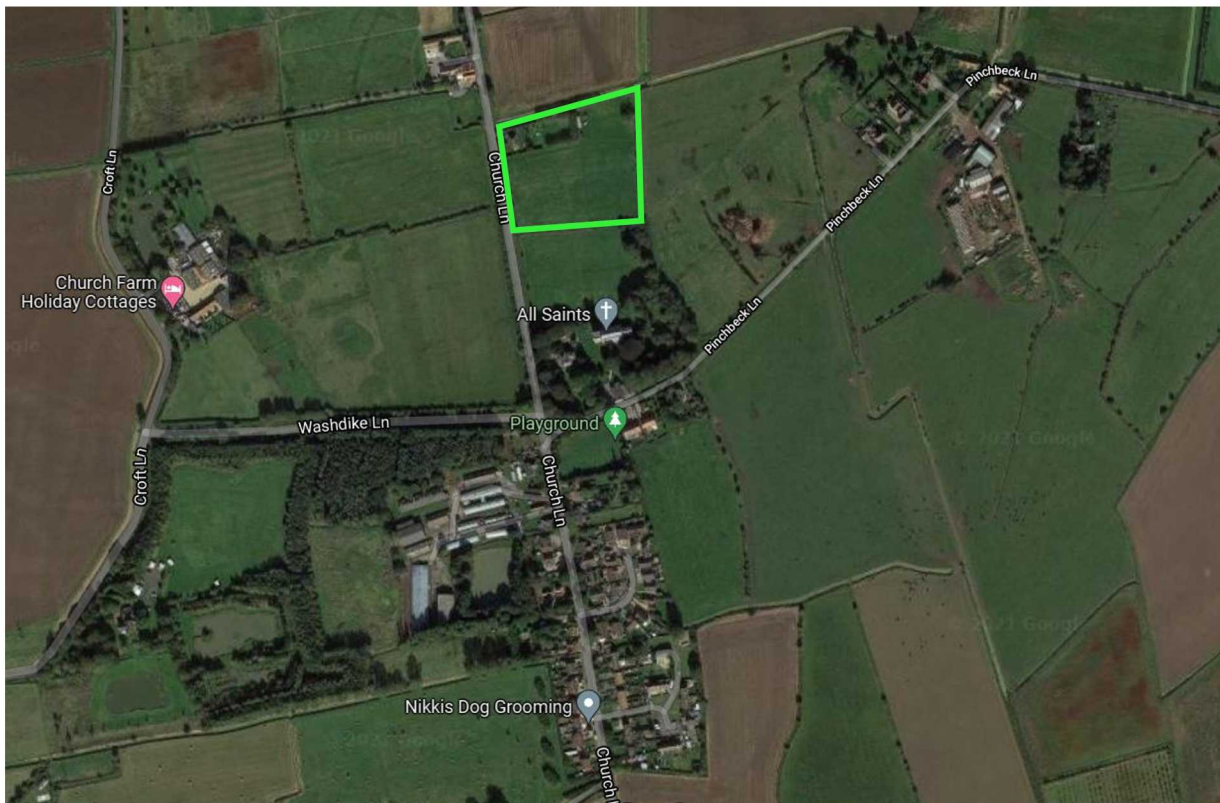
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## 1 INTRODUCTION

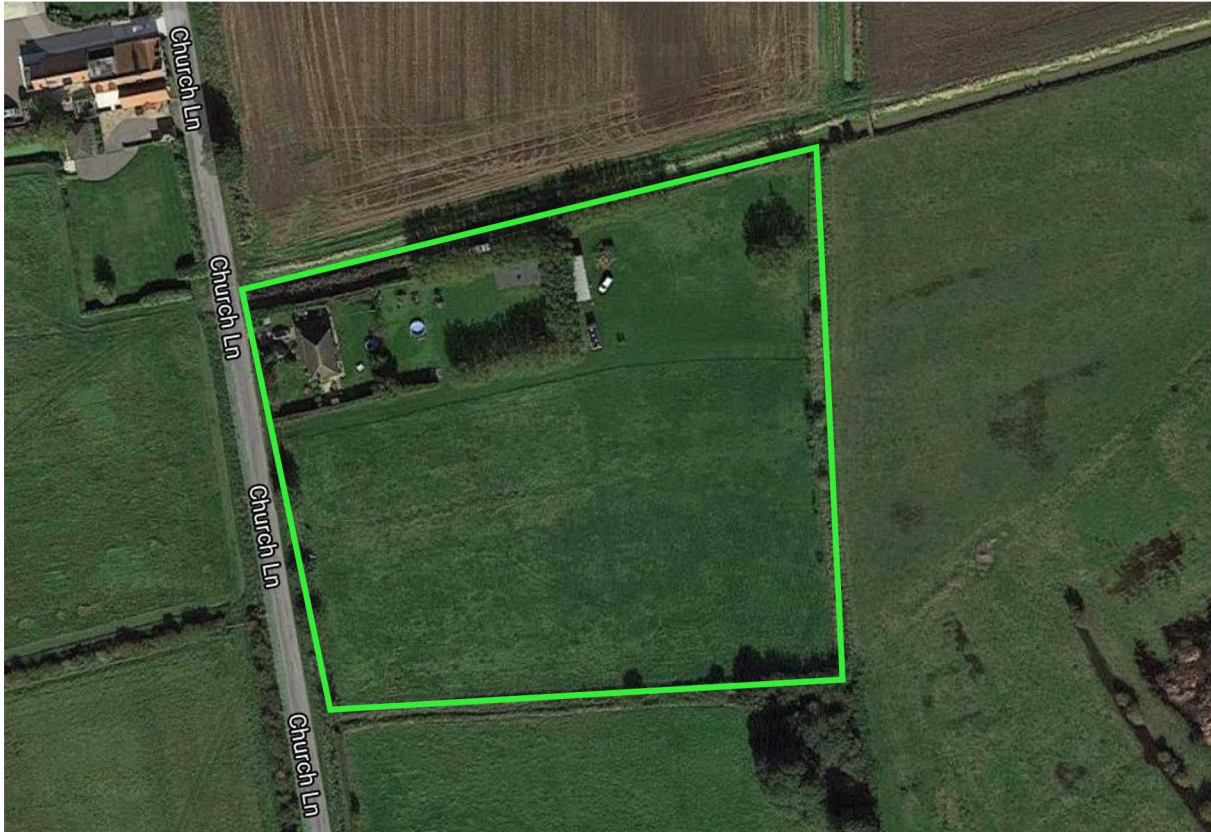
- 1.1 This Flood Risk Assessment (FRA) accompanies a planning application for the proposed change of use of land to provide 8 no. touring/camping pitches, the erection of a toilet/shower block and change of use of pond to an 8-peg commercial fishing pond.
- 1.2 The objective of this FRA is to identify, 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 The Conifers is located on the eastern side of Church Road (at Grid reference TF 53355 64625) which is to the north of the main body of Croft village (Figure 1).
- 2.2 The Conifers is a detached dwelling with a large garden to the rear/east, with an existing store/workshop in the northeast corner. The property also includes a paddock which is largely located to the south but also extends to the northeast of the garden (Figure 2). Planning permission has been granted to excavate a pond within the paddock and to convert part of the workshop to a holiday let (application reference S/039/02070/21). This permission is extant with the pond and the new access in place.



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



**Figure 2:** Aerial photograph showing the property in more detail.

### 3 THE PROPOSAL

3.1 The proposal involves the following components:

1. The change the use of the existing pond (which has recently been stocked with common carp, yellow carp and tench) to a commercial fishing pond with 8 no. pegs. Parking will be provided within the area enclosed by landscaping to the rear of the dwelling (where parking is already approved for the permitted holiday let).
2. The change the use of the north eastern corner of the adjoining field for the creation of 8 no. touring/camping pitches.
3. The erection of a toilet and shower block alongside the touring pitches in the location of an existing static caravan which is to be removed.

3.2 Access will be via the improved access which was approved under application S/039/02070/21 and is already in place. The landscaping approved under the same scheme has also been carried out and is establishing well.

## 4 FLOOD RISK PLANNING POLICY

- 4.1 The NPPF sets out the Government's national policies on different aspects of land use planning and in relation to flood risk. The NPPF is also supported by web-based Planning Practice Guidance (PPG)
- 4.2 The PPG uses Flood Zones to characterise flood risk, and these refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning and are as indicated in the Table 1. As can be seen in Figure 3, the application site is located within Flood Zone 3a.

TABLE 1: FLOOD ZONES	
Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 & 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

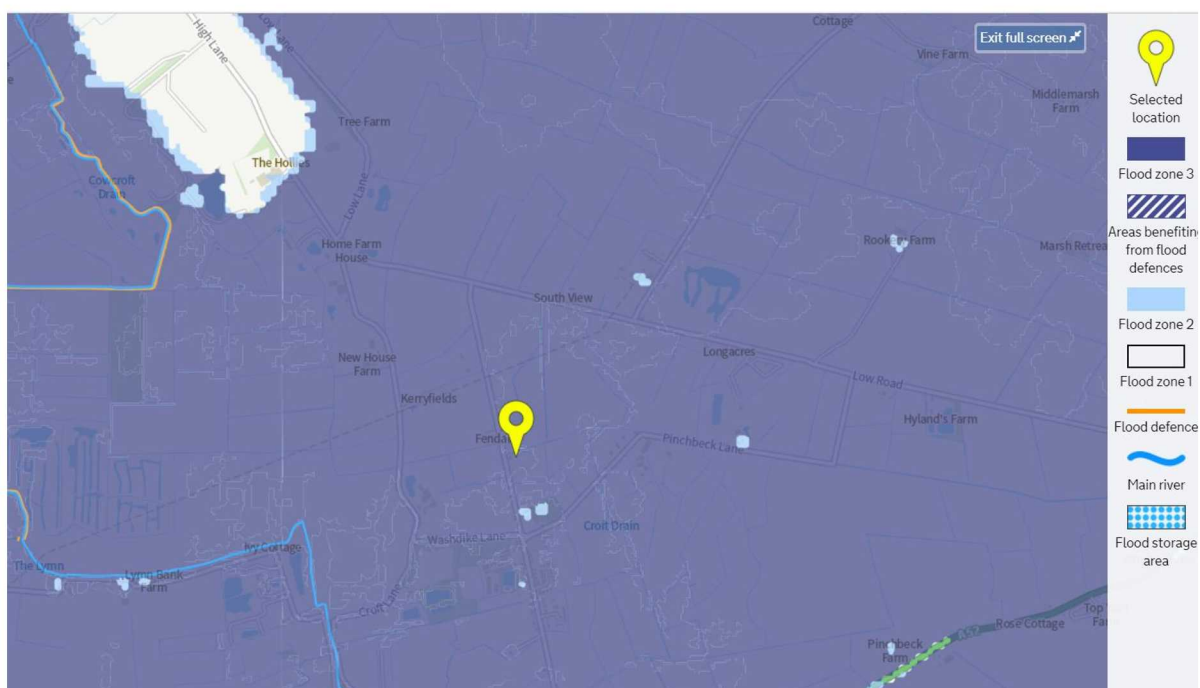


Figure 3: Extract from the Flood Map for Planning with the site highlighted.

- 4.3 The NPPF requires the application of a Sequential Test to steer new development to areas with the lowest probability of flooding. The Flood Zones provide the basis for applying the test.
- 4.4 The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should consider the flood risk vulnerability of land uses (as shown in Table 2) and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

<b>TABLE 2: FLOOD RISK VULNERABILITY CLASSIFICATION</b>	
<b>Essential infrastructure</b>	<ul style="list-style-type: none"> <li>• Transport infrastructure</li> <li>• Essential utility infrastructure</li> <li>• Wind turbines.</li> </ul>
<b>Highly vulnerable</b>	<ul style="list-style-type: none"> <li>• Emergency Service which are required in times of flood</li> <li>• Basement Dwellings</li> <li>• Mobile Home parks</li> <li>• Installations requiring hazardous substances consent</li> </ul>
<b>More vulnerable</b>	<ul style="list-style-type: none"> <li>• Hospitals</li> <li>• Residential institutions (i.e., care homes, hostels, prisons)</li> <li>• Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels</li> <li>• Non-residential uses for health services, nurseries and educational establishments</li> <li>• Landfill and hazardous waste management facilities</li> <li>• Site used for holiday short-let caravans and camping</li> </ul>
<b>Less vulnerable</b>	<ul style="list-style-type: none"> <li>• Emergency services which are not required to be operational during flooding</li> <li>• Buildings used for commercial establishments (i.e., shops, restaurants)</li> <li>• Land and buildings used for agriculture and forestry</li> </ul>

- 4.5 In this instance Annex 2 of the East Lindsey District Council Local Plan (2018) states that the Sequential Test is automatically passed when a proposal is for holiday accommodation within the Coastal Zone.
- 4.6 Based on the vulnerability of a development the PPG states what Flood Zone(s) the development is appropriate in. This is demonstrated by Table 3 (page 7). Table 3 confirms that the proposed touring and camping pitches, classified as 'more vulnerable' in Table 2, are appropriate within Flood Zone 3 but are subject to the Exception Test.

TABLE 3: FLOOD RISK VULNERABILITY AND FLOOD ZONE 'COMPATIBILITY'					
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓*

KEY: ✓ Development is appropriate ✗ Development should not be permitted

4.7 The NPPF states that for this Test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

4.8 Again, Annex 2 of the Local Plan (2018) recognises the importance of tourism to the Coastal Zone economy and as a result confirms that the first criterion of the Exception Test is passed. In relation to the second criterion, this site-specific FRA has been produced to ensure that the development is safe and will not increase risk elsewhere.

4.9 Overall the proposal satisfies the requirements of the Sequential and Exception Tests.

## 5 FLOOD RISK SOURCES

5.1 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

5.2 The Environment Agency flood data at Appendix A that because of existing defences the site is not at risk of flooding from the River Steeping.

5.3 The risk from nearby smaller drains and dykes is low due to the topography of the area and the network of roads, drains, dykes etc. which lie in the intervening area.

### TIDAL

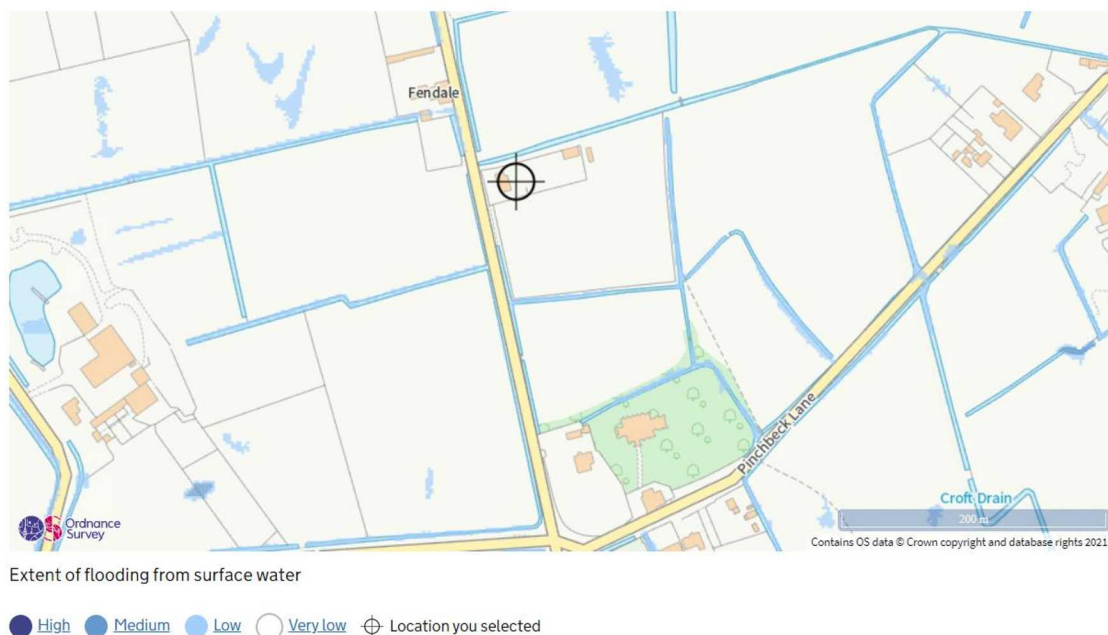
5.4 Although the North Sea is over 6.1km to the east, tidal flooding is said to be the main source of flood risk to the site. The Environment Agency hazard maps (Appendix A) show that the site would not be affected during either a 1 in 200 or 1 in 1000-year

event during the present day. During a 1 in 200-year/0.5% event in 2115 the site is predicted to be affected by flooding up to 0.5m deep. The depths from overtopping during a 1 in 200-year/0.5% event in 2115 reduces to 250mm, with some areas (the location of the holiday cottage) being unaffected.

- 5.5 The Environment Agency has confirmed that the coastline in this area is mainly protected from flooding by earth embankments, concrete floodwalls and natural sand dunes which are supplemented by beach nourishment to maintain foreshore levels. The Agency state that these defences are in fair condition and provide protection against a flood with a 0.5% chance of occurring: a 1 in 200-year chance. Whilst these defences protect the site a residual risk that they may be breached or overtopped remains.

### SURFACE WATER

- 5.6 The Flood Map for Planning shows that the site is at 'very low' risk of surface water flooding (Figure 4). 'Very low' risk means that each year this area has a chance of flooding of less than 0.1%.



**Figure 4:** Extract from the Surface Water Flood Map with the site highlighted.

### OTHERS

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



## 6 MITIGATION

- 6.1 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.
- 6.2 In accordance with the Local Plan (Policy SP19, Clause 7) the seasonal occupation period for the proposed touring pitches will be between the 15th March and 31st October (or the first Sunday in November if half term falls in November) in any year.
- 6.3 A Flood Warning and Evacuation Plan (FWEP) has been prepared and accompanies the planning application. This provides a means by which those staying at the site shall be made aware of the flood hazard and identifies any procedures that will enable them to avoid being directly exposed to the hazard in any future flood events that may affect the site. The FWEP will be put in place by the owners of the site and a summary version kept on site for visitors. The FWEP should be reviewed on an annual basis.
- 6.4 The site is already registered with the Environment Agency flood warning service. The owners of the site are responsible for issuing warning and evacuation instructions following any flood warning from the Environment Agency.

## 7 CONCLUSIONS

- 7.1 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 will also not increase the risk of flooding elsewhere.