

# **ZA23/25519/FUL – Proposed Slurry Lagoon with raised bund**

## **Flood Risk Assessment**

Low Ground Farm  
Eller Gill Lane  
Eislack  
Skipton  
BD23 3AR

Prepared by Cathy Dakin MA Town Planning, MRTPI  
November 2023



WBW Surveyors Ltd  
Skipton Auction Mart  
Gargrave Road  
Skipton BD23 1UD  
+44 01756 692 900  
[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)

## 1. Introduction

- 1.1 Low Ground Farm comprises 405 acres of land with a complex of existing agricultural buildings.
- 1.2 The application site is accessed by an existing access track that already serves the farmyard and farmhouse. The application site for the proposed new slurry lagoon is seen on the photograph below, set into the existing banking to the north west of the farm building visible and indicated with a red arrow.



Figure 1: Photograph looking at Low Ground Farm with the application site visible (facing South)

## 2. Site Characterisation

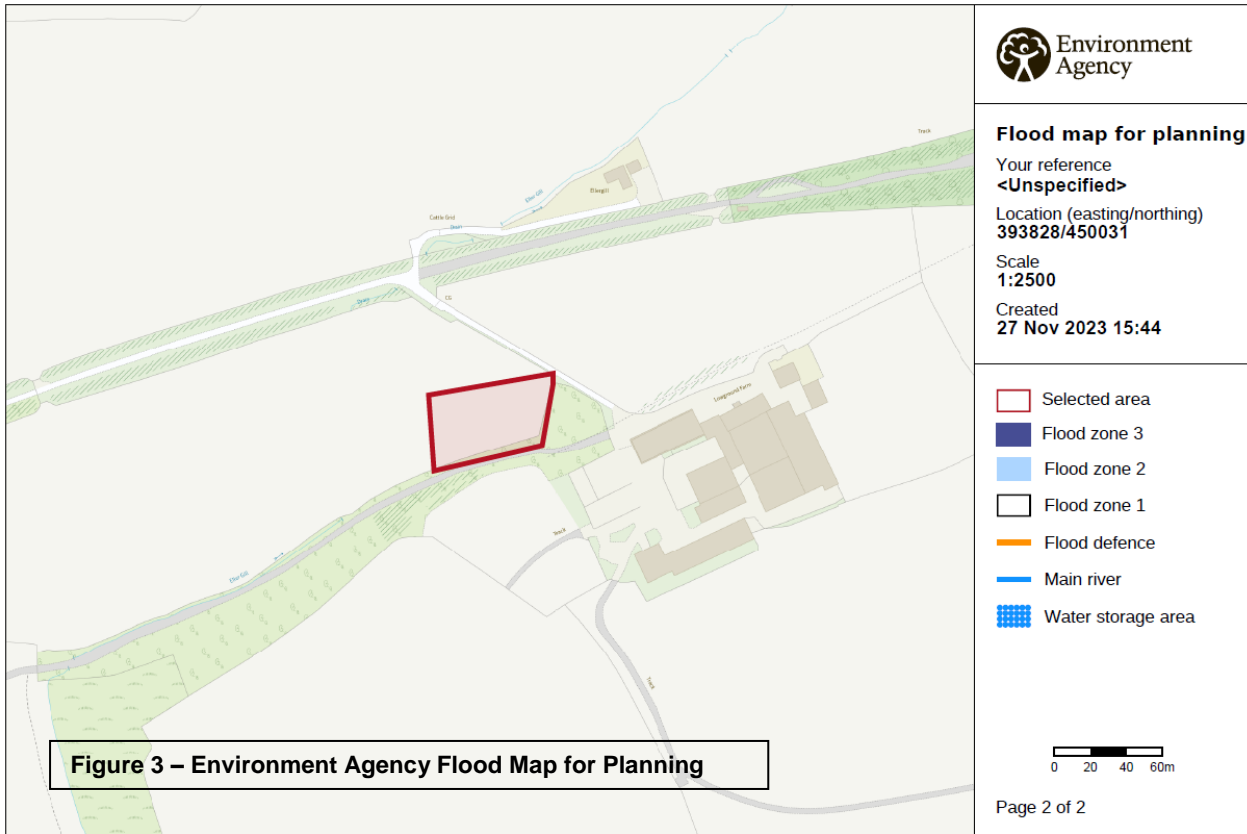
- 2.1 The site lies approximately 0.7 miles to the east of the hamlet of Elslack and is accessed off the unclassified Church Lane which joins the C248, which then joins the A56 Colne and Broughton Road.
- 2.2 The application site sits on ground approximately 128 metres AOD (above sea level) and has a separation distance of approximately 1.92 miles from the River Aire to the north east. The site lies entirely within Flood Zone 1.



Figure 2 – Low Ground Farm - application site shown in red

### 3. Assessment of Flood Risk

3.1 The application site lies wholly within Flood Zone 1, thus has low probability of flooding. See extract map for planning below (figure 3) available on the Environment Agency website.

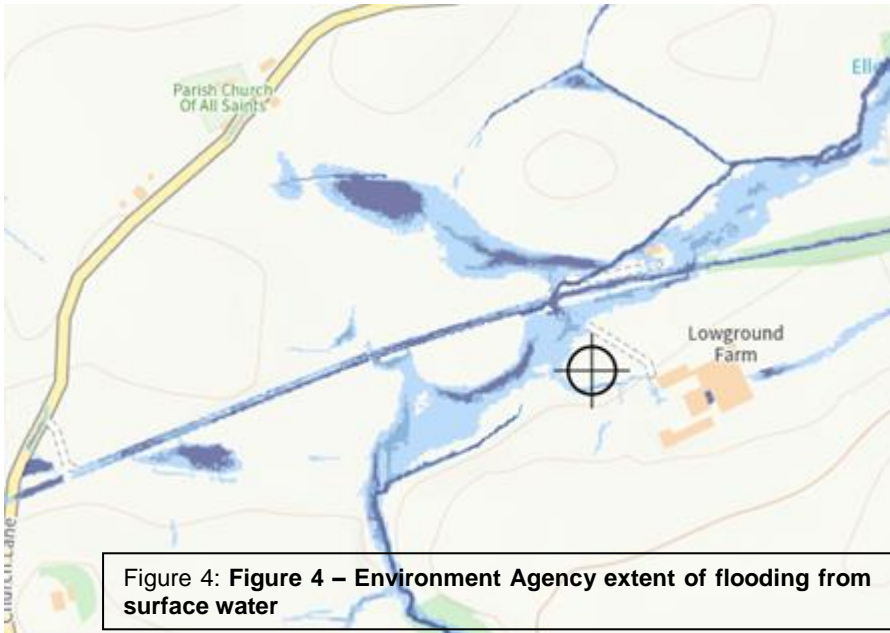


© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

### 4. Risk of Flooding from Surface Water

4.1 Consideration has been given to the risk of surface water flooding (see figure 4 below). Reference to the Environment Agency Surface Water Flood map shows that there is a low risk to a small part of the application site, with a chance of flooding between 0.1% and 1% each year.

4.2 It is also noted that the Environment Agency advise that flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast, the applicant does not consider that their land is a problem area and neither does the Council’s SFRA map (see figure 5).



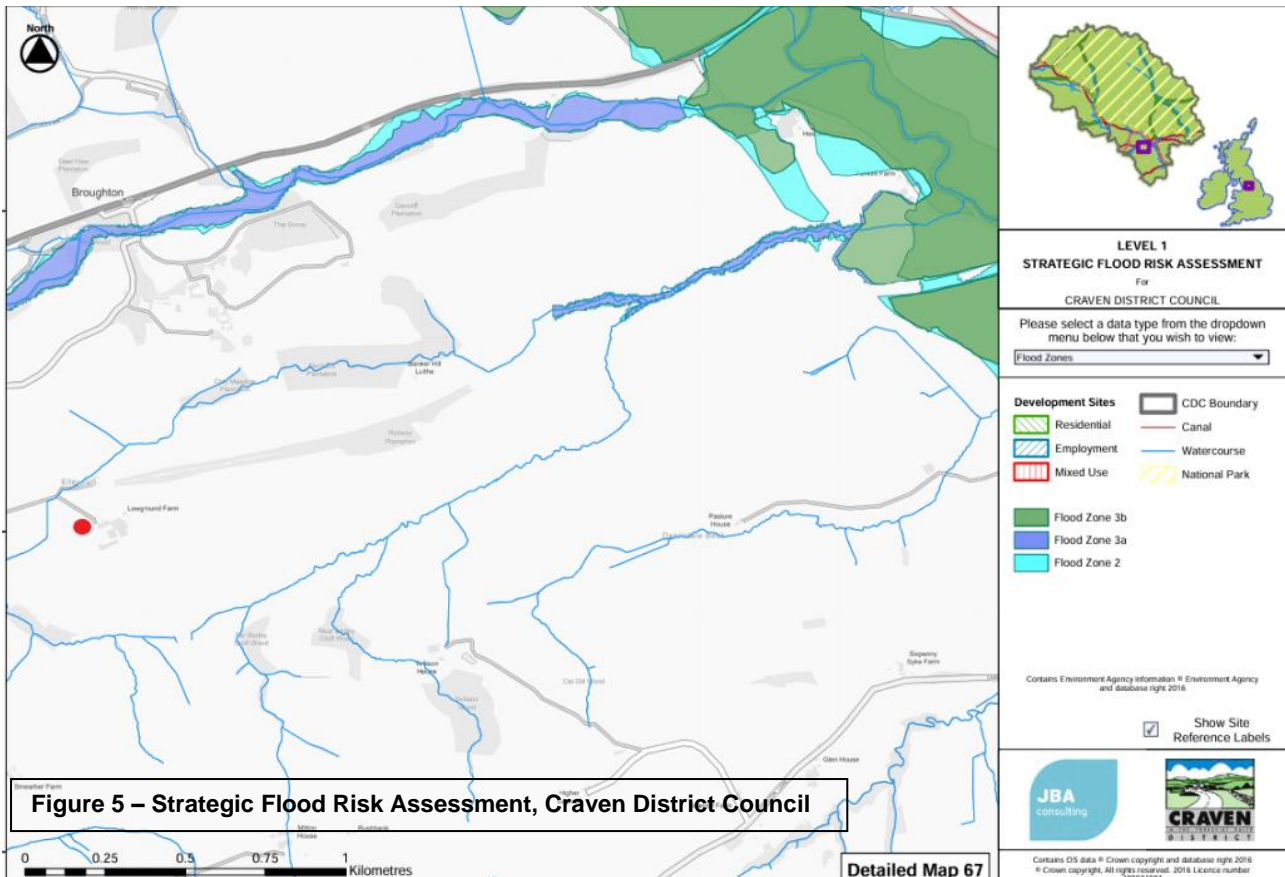
4.3 The existing field has been in the ownership of the applicants' family for approximately 80 years and the applicants themselves have farmed at Low Ground Farm for 32 years and the slurry lagoon site is not prone to flooding, if it were they would not have chosen this site for the considerable investment they are now about to make in constructing the lagoon in this location.

4.4 A site visit was undertaken by WBW Surveyors on 4<sup>th</sup> October 2023, whilst the visit did not follow a period of prolonged rainfall, the photograph taken below does not suggest that the land is regularly flooded.



4.5 The Craven District Council Level 1 Strategic Flood Risk Assessment published in January 2017 “provides an understanding of flood risk from all sources and identifies the extent and severity of flood risk across Craven District”. “This document provides a reference to which all parties involved in development planning flood risk can reliably turn to for initial advice and guidance”. [Executive Summary, page iii of final report].

4.6 As can be seen on the figure 5 below [Map 67 of the Craven District Council Level 1 Strategic Flood Risk Assessment (SFRA)], the application site is unaffected by flood risk from fluvial, tidal, surface water (pluvial), groundwater or infrastructure failure.



## 1. National Planning Policy Framework

- 5.1 Flood Risk and Coastal Change Planning Practice Guidance is an online resource that supports the National Planning Policy Framework (NPPF). The document advises Local Planning Authorities on how planning can take account of the risks associated with flooding and coastal change.
- 5.2 Inappropriate development in areas at risk of flooding should be avoided by directing new development away from areas at highest risk. Where development in high risk areas is necessary, this should be made safe without increasing flood risk elsewhere. No sequential test is required for this application as it is not in Flood zone 2 or 3 and is a minor development.
- 5.3 In order to demonstrate compliance with the requirements of national planning policy, the following assessment of flood risk in the context of Flood Risk and Coastal Change Planning Practice Guidance has been made:
- 5.4 The proposed development is for the construction of a slurry lagoon, as shown on submitted drawings OT150-1, 2, 3, 4 & 5.



- 5.5 The proposed agricultural development is situated in flood zone 1 with a low probability of flooding.
- 5.6 In accordance with NPPF Table 2 (Appendix A), the slurry lagoon is classified as *Less Vulnerable* development. The agricultural development is proposed to be constructed within the area of Flood Zone 1. In accordance with NPPF Annex 3, *Less Vulnerable* developments in Flood Zone 1 are appropriate and an exception test is not required

## 6. Summary

- 6.1 The proposed slurry lagoon is not on a site identified as being at risk of flooding and neither is any of the land surrounding it (see red circle on figure 5 above to identify application site).