

Flood Risk Assessment

Chestnut Farm, Old Wood, Skellingthorpe,
Lincs, LN6 5UA.

FEBRUARY 2024

Fytche-Taylor Planning Ltd
Document Ref: 477/CMA/1106/FRA



This Flood Risk Assessment has been produced by Fytche-Taylor Planning Ltd to supplement a householder planning application to erect a two-storey side extension at Chestnut Farm, Old Wood, Skellingthorpe, Lincs, LN6 5UA.

Project:	Chestnut Farm, Old Wood, Skellingthorpe, Lincoln, LN6 5UA.		
	Erection of a two-storey side extension.		
Client:	Mr C Mayo		
Issue Date:	February 2024	Revision:	A
Job Ref:	477/CMA/1106		
Prepared by:	Daniel Evans Senior Planning Consultant	Signed:	D.Evans

Disclaimer: The content and accuracy of this report is based on information supplied to Fytche-Taylor Planning Ltd in the preparation of the Planning Application. Any statistical, analytical and qualitative data shown is for guidance purposes only and Fytche-Taylor planning Ltd accepts no responsibility should alternative information become available in respect to this development. Use of information or data within this study does not confirm the accuracy of any third-party data supplied or cited. The report shall not be reproduced without the express written permission of Fytche-Taylor Planning Ltd.



FYTCHE-TAYLOR Planning Ltd
 Unit 5 The Quays, Burton Waters, Lincoln, LN1 2XG
 01522 581 383 • info@ftplan.co.uk • www.ftplan.co.uk

Contents

Introduction	4
Purpose	4
Site Description	4
Sources of Flooding	4
Policy Context	5
Flood Mitigation Measures	6
Conclusion	6

Introduction

- 1.1 This Flood Risk Assessment has been prepared by Fytche-Taylor Planning Ltd to accompany a householder planning application to erect a two-storey side extension at Chestnut Farm, Old Wood, Skellingthorpe, Lincs, LN6 5UA.
- 1.2 This report confirms that the proposed development will be safe for its lifetime and will not increase flood risk elsewhere.

Purpose

- 1.3 The purpose of this assessment is to identify the flood risk on site and the surrounding area and to assess the impact of development proposals on the associated flood risk.
- 1.4 The report has been prepared in accordance with guidelines set out in the National Planning Policy Framework and Planning Practice Guidance.

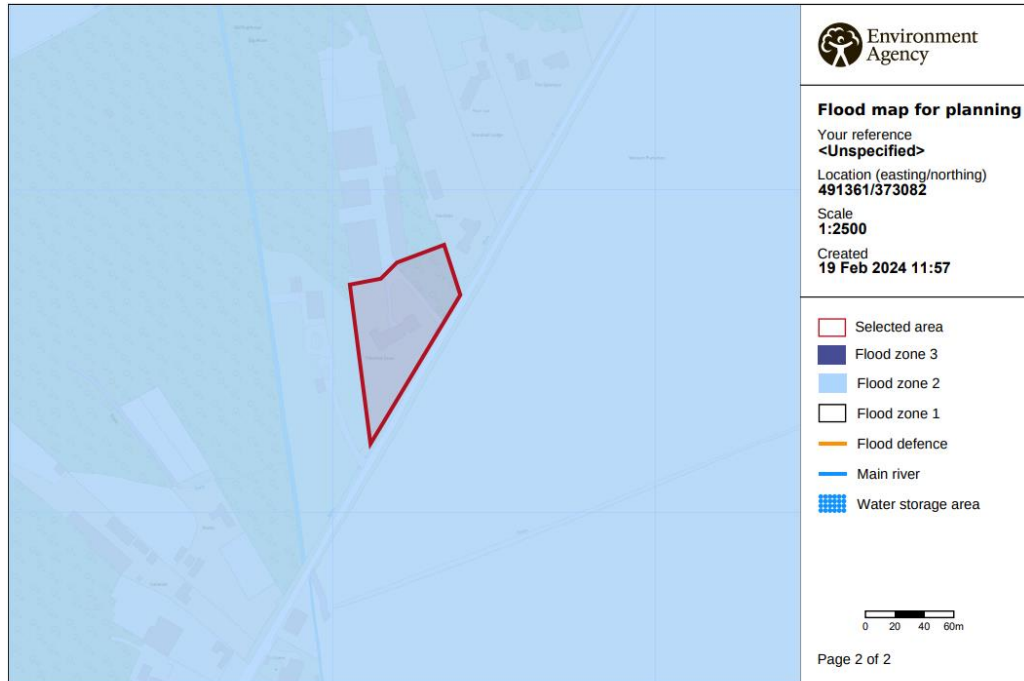
Site Description

- 1.5 Chestnut Farm is a two-storey detached dwelling set within a generous c1.7ha plot located at the Old Wood, Skellingthorpe. The dwelling principally faces south-east and contains an attached annexe to its eastern side. The site is accessed from a single-track road, which connects to Saxilby Road to the north. To the rear of the dwelling are a range of commercial buildings with a hardstanding 'yard' area.
- 1.6 Levels range from 5.13m AOD adjacent to the dwelling to 5.28m AOD to the south (see drawing CHS 24 - 15 - 01 for a topographical survey plan of the existing site). The site is relatively flat with a gentle gradient sloping to the west.
- 1.7 The British Geological Survey website indicates that the geology of the area consists of the Charmouth Mudstone Formation – Mudstone. The DEFRA sponsored Soilscales website describes site soils as “Naturally wet very acidic sandy and loamy soils”. Drainage is described as naturally wet, draining to shallow groundwater.

Sources of Flooding

- 1.8 The whole of the application site is located within Flood Zone 2 where there is a medium probability of flooding as shown on the Environment Agency’s Flood Map for Planning (see Below).

Figure 1: Extract from Gov.uk Flood Map



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

- 1.9 Flood Zone 2 is defined in the NPPG as land having between a 1% and 0.1% annual probability of river Flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding.
- 1.10 Footnote 59 of the NPPF identifies that a “*site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3*”.

Policy Context

- 1.11 The aim of national and local policy, through the application of the sequential test, is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 1.12 Applying the Flood Risk Vulnerability Classification in Annex 3 of the NPPF, the dwelling houses are classified as “More Vulnerable”. Table 2 of NPPG stating that such uses are appropriate in flood zone 2. Conformity with the table in the NPPG alone does not overcome the sequential test of paragraph 168.

1.13 Paragraph 174 of the NPPF states that “*Applications for some minor development and changes of use should not be subject to the sequential or exception tests*”. This includes householder development. As such, the development should not be subject to the sequential test.

1.14 Nevertheless, to meet flood risk policy and guidance the development should still be appropriately flood resistant and resilient and ensure that flood risk is not increased elsewhere.

Flood Mitigation Measures

1.15 The proposed building will incorporate the following flood resistant measures: floor levels within the proposed development will be set no lower than existing levels for the dwelling; the development will use materials that have low permeability including use of engineering bricks to damp and poured concrete slab floors. Driveways and parking areas will be constructed from permeable materials. The internal fit out will include the following flood resilient measures: the lowest plaster boards are installed horizontally; electrical rings are dropped to ground floor from above and any sockets/fuse box set at 500mm above floor level.

Conclusion

1.16 Accordingly, in consideration of flood risk and as confirmed in the FRA, suitable mitigation from flood risk can be achieved in line with the EA’s requirements and those set out in both local and national planning policy. The proposal will not introduce a more vulnerable use and such a use is considered appropriate in flood zone 2.

1.17 Subject to the above measures, the proposed development is considered to be appropriately flood resilient and resistant and will not increase flood risk elsewhere. The proposal is therefore compliant with Policy S21 and the requirements of the NPPF.