

Flood Risk Assessment

1. Development description and location: *Land South-East of Common Middle Road, Crowle*

a. What type of development is proposed (e.g., new development, an extension to existing development, a change of use etc.) and where will it be located?:

Replacement Agricultural Building for the housing of livestock, and retention of shepherd's hut for purposes ancillary to agriculture and not for permanent occupation.

b. What is its flood risk vulnerability classification?

Low Vulnerability

c. Is the proposed development consistent with the Local Plan for the area?

The proposed development is consistent with the provisions of the Local Plan for the area.

d. What evidence can be provided that the Sequential Test and where necessary the Exception Test has/have been applied in the selection of this site for this development type?

There is no statutory requirement to undertake a sequential or exception test in this instance.

e. Will your proposal increase overall the number of occupants and/or users of the building/land, or the nature or times of occupation or use, such that it may affect the degree of flood risk to these people?

The retention of the shepherd's hut and replacement agricultural building would increase the users of the land and structures.

2. Definition of the flood hazard

a. What sources of flooding could affect the site?

River and drainage canal flooding

b. For each identified source in box 2a above, can you describe how flooding would occur, with reference to any historic records where these are available?

Flooding could occur from the adjacent drainage canal.

c. What are the existing surface water drainage arrangements for the site?

Soakaway

3. Probability

a. Which flood zone is the site within?

The site is within Flood Zone 3

b. If there is a Strategic Flood Risk Assessment covering this site (check with the local planning authority). Does this show the same or a different flood zone compared with the Environment Agency's flood map? (If

different you should seek advice from the local planning authority and, if necessary, the Environment Agency).

Not applicable.

c. What is the probability of the site flooding, taking account of the maps of flood risk from rivers and the sea and from surface water, on the Environment Agency's web site, and the Strategic Flood Risk Assessment, and of any further flood risk information for the site?

The site is at the highest risk of flooding.

d. If known, what (approximately) are the existing rates and volumes of surface water run-off generated by the site?

Not known.

4. Climate change

How is flood risk at the site likely to be affected by climate change? (The local planning authority's Strategic Flood Risk Assessment should have taken this into account. Further information on climate change and development and flood risk is available on the Environment Agency's web site.

Flood risk could be increased as a result of climate change.

5. Detailed development proposals

Where appropriate, are you able to demonstrate how land uses most sensitive to flood damage have been placed in areas within the site that are at least risk of flooding (including providing details of the development layout)?

Not applicable.

6. Flood risk management measures

How will the site/building be protected from flooding, including the potential impacts of climate change, over the development's lifetime?

The applicant will monitor weather updates prior to visiting the site, will monitor the risk of flooding whilst livestock are present on the land and in the proposed building, and whilst on the site, the applicant will subscribe to the Environment Agency's text flood warning service.

7. Off site impacts

a. How will you ensure that your proposed development and the measures to protect your site from flooding will not increase flood risk elsewhere?

The size of the building and retained shepherd's hut are not of sufficient size to cause an adverse flooding impact off site.

b. How will you prevent run-off from the completed development causing an impact elsewhere?

The size of the building would not yield surface water run off rates which would cause an adverse impact off site however, the surface water will be diverted to a soakaway to ensure its natural dispersal into the soil.

c. Are there any opportunities offered by the development to reduce flood risk elsewhere?

Not applicable.

8. Residual risks

a. What flood-related risks will remain after you have implemented the measures to protect the site from flooding?

The threat of flooding as site still in Flood Zone 3.

b. How, and by whom, will these risks be managed over the lifetime of the development? (E.g., flood warning and evacuation procedures).

The shepherd's hut will not be used for permanent residential accommodation. The applicant will monitor weather updates prior to visiting the site, will monitor the risk of flooding whilst livestock are present on the land and in the proposed building, and whilst on the site, the applicant will subscribe to the Environment Agency's text flood warning service.

Andrew Cunningham MRTPI

Director

Lavingham Planning Consultants Ltd

September 2016