

# **FLOOD RISK ASSESSMENT**

## **Proposed Annex Redevelopment and Erection of New Double Garage with Attached Stable**

**Sandhill Farmhouse  
Wroot Road  
Epworth  
DN9 1DZ**

**May 2018**



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Our Ref: APP/R2520/D/18/3209667

Mr Sam Reid  
Nexus Design Solutions Ltd  
21 Greetwell Lane  
Nettleham  
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LN2 2PN

14 January 2019

Dear Mr Reid,

**Town and Country Planning Act 1990**  
**Appeal by Mrs Hanna Hill**  
**Site Address: 28 Nurses Lane, Skellingthorpe, LINCOLN, LN6 5TT**

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

[https://www.surveymonkey.co.uk/r/Planning\\_inspectorate\\_customer\\_survey](https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey)

# **FLOOD RISK ASSESSMENT**

## **Sandhill Farmhouse, Epworth, DN9 1DZ**

### **INTRODUCTION**

This FRA has been prepared in support of an application to redevelop an existing annex and erect a new double garage with an attached stable at Sandhill Farmhouse, Wroot Road, Epworth, DN9 1DZ.

The site is in Flood Zone 3 as per Environment Agency's flood risk map and Flood Zone 2/3a Fluvial under North Lincolnshire Council Strategic Flood Risk Assessment (SFRA) November 2011.

### **DESCRIPTION**

Sandhill Farmhouse is located directly off Wroot Road to the west of Epworth via a long private driveway. It is situated in the Isle of Axholme. The site is not visible from any of the roads in the vicinity due to dense woodland to the south of the property and distance from any roads to the north, east and west.

### **POLICY ASSESSMENT**

The Planning Practice Guidance categorises different types of uses & development according to their vulnerability to flood risk. Buildings used for dwelling houses are categorised as 'more vulnerable' and they would constitute appropriate development if falls within Flood Zone 2 and subject to a site-specific flood risk assessment with Sequential and Exception Tests. This is the case for the proposed development hereby assessed.

The National Planning Policy Framework (2012) defines Zone 3 as 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.

The policy framework 2012 states that local planning authorities should apply the Sequential Test and Exception test when determining planning application.

## **SEQUENTIAL TEST**

As per Paragraph 101 of NPPF, “the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding” as long as “there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding”

The location of the development is intrinsic to the rest of the buildings on the site and is fundamentally replacing an existing building of marginally smaller footprint. The whole of Sandhill Farm is located within the same Flood Zone 3. No alternative location for the development is therefore possible.

The redevelopment of the building constitutes being built on brownfield land and is effective use of land by reusing land that has previously been developed as set out in NPPF and Policy CS7 of North Lincolnshire’s Core Strategy.

## **EXCEPTION TEST**

Paragraph 102 of NPPF states the Exception Test should also apply if it is not possible, following application of the Sequential Test, for the development to be located in zones with a lower probability of flooding. The aim of this test is to demonstrate that the proposal is consistent with wider sustainability objectives to such extent that outweigh flood risk.

The proposal will result in a sustainable development and not increase the flood risk to the site or locality.

## **Social**

The redevelopment of the annex will provide the applicant with a dwelling space that can provide opportunity for employment as it can house staff to work with the equestrian facilities on the site. Furthermore if used as a holiday let it will provide an income to the applicant and contribute to the tourism of the area supporting local amenities and services enhancing the community.

## **Environmental**

There is no severe and regular risk of flooding on this site even given the impacts of climate change. The development of the site will make efficient use of previously developed land replacing a building that otherwise will continue to fall into disrepair. The risk of surface water flooding whilst marginally increased for the site by the erection of new outbuildings will be of no consequence to the locality relative to the scale of development. All surface water will be managed by a designed drainage scheme.

## **Economic**

The development will provide employment to not only local tradesmen in construction but on going to staff for regular maintenance and cleaning services. There are two potential uses for the property being housing for equestrian staff or a holiday let. Both will bring a form of income and both will support the local amenities such as pubs, shops, restaurants and tourist attractions in the local area.

## **FLOOD RISK ASSESSMENT**

The North Lincolnshire Strategic Flood Risk Assessment (SFRA) includes the site within Flood Zone 2/3a Fluvial and the flood risk is therefore fluvial in a 1 in 100 return period and tidal in a 1 in 200 return period with allowances for climate change.

The policy document also contains a Critical Flood Level for the area as 4.10 AOD. Flood water could be expected to reach 4.1m AOD during a 1:100 year event with climate change effect included.

The National Grid Reference is SE 475392 404352.

Ordnance Survey data shows local ground level to be 2.826m AOD. One local Bench Mark Datum (cut mark) at National Grid References SK 47539 40435 (2.826 AOD) is on the site at 0.5m above the ground.

No other potential sources of flood risk have been identified.

Surface water flood risk is negligible.

## **MITIGATION**

The proposal is for a replacement dwelling and the additional footprint does not exceed 250 sq. metres. There is a current planning permission granted for the same scheme under a Householder application. The main directive for this Full Planning application is to fundamentally discharge a condition restricting the applicant from using the property as a let, so regardless the scheme is likely to be built.

The proposed development will have the following resilient measures incorporated in the construction in accordance with "Improving the flood performance of new buildings" CLG (2007).

- Floor levels will be set 300mm above ground level. Whilst this ideally would be higher the building is linked to an existing building and therefore maximum reasonably achievable is 300mm.
- Arrange for all service circuits to be routed at high level, where practical socket outlets, boilers etc. to be a minimum of 0.5m above the raised ground floor level.
- Resilient plaster and plasterboards to be installed horizontally to all ground floor walls.
- Flood resistant barriers to doors to be installed.
- Avoid use of absorbent cavity insulation to the ground floor level and install closed cell type cavity insulation.
- A non-return valve should be fitted to foul drain runs.
- Whit goods to be sited on raised plinths.
- The owner of the property will contact the Environment Agency's Floodline on 0845 988 1188 to register the property to receive advance warning of flooding by telephone, mobile, fax, SMS text email or pager.