

Flood Risk Assessment



Change of Use from Arable Field to a Dog Exercising Area

February 2025

Introduction

This Flood Risk Assessment (FRA) is submitted in support of a planning application for the change of use of an arable field to a secure dog exercising area at Manor Farm, Manton, North Lincolnshire, DN21 4JT.

The purpose of this assessment is to evaluate the potential flood risks associated with the proposed development and demonstrate that appropriate mitigation measures will be implemented to minimise any negative impact. This assessment will consider national and local planning policies, the Sequential Test, and practical flood resilience strategies that ensure the development remains safe and sustainable.

Site Location

The site is located at Land off Manor Farm, Manton, North Lincolnshire, DN21 4JT. Please see the site plan and location plan attached to this report.

Proposed Development

The development consists of the following:

Change of use of arable land to:-

- A 0.41 hectare fenced dog exercising area with low input grassland and wildflower meadows.
- Secure 1.9m high wooden post and wire fencing, designed to blend with the rural character and ensure security for dogs.

Flood Risk Classification

The site is classified by the Environment Agency as being located in Flood Zone 1 and described as having a low chance of flooding from rivers and seas. There is no identified risk of surface water of the site. Please see the relevant flood risk maps attached to this report.

Nearby watercourses:

- Internal drainage board ditches
- Field boundary ditches

Flood Zone Compatibility

The proposed development is classified as a 'water-compatible' land use under Flood Risk and Coastal Change Planning Practice Guidance. The proposal does not involve vulnerable infrastructure, residential properties, or essential services that would otherwise be at greater risk from flooding.

Floodwater Displacement and Increased Flood Risk

This proposal involves no permanent structures or buildings, ensuring the development does not displace floodwater or increase flood risk elsewhere. The design also ensures that the area remains a natural space with minimal disruption to existing water levels and flows.

Additionally, the use of the site as a dog exercising area means that it will not be permanently occupied. In the event of flooding, the site will be closed, reducing any potential human risk.

Flood Mitigation Measures

To minimise flood risk and ensure the site remains safe and functional, the following mitigation measures will be implemented:

- **Fencing Design Considerations:** The fencing will be open in nature, allowing the free flow of water in extreme flood events, thereby preventing obstruction to floodwater movement and ensuring that water can disperse naturally without causing localised water pooling.

- **Flood Resilience & Evacuation Plan:** In the event of flooding, the site is designed to be temporarily unusable without causing significant disruption. No permanent infrastructure, utilities, or human habitation is proposed, making it a low risk development in terms of flood impact.
- **Long-Term Flood Adaptation Measures:** The planned enhancement of ground vegetation will provide additional natural flood absorption, creating an ecosystem that is more resilient to flooding over time. This aligns with regional flood management strategies that emphasise the role of natural landscapes in mitigating flood impacts.

Site Monitoring and Management

To ensure the long-term viability of the site and minimise risks associated with flooding, the following monitoring and management strategies will be implemented:

- **Weather Monitoring:** The site manager will monitor local weather forecasts and Environment Agency flood warnings to assess the risk of adverse conditions.
- **Temporary Closures:** If heavy rainfall or flood risks are predicted, the site will be temporarily closed to prevent damage to the ground and ensure visitor safety.
- **Ground Condition Assessments:** The ground conditions will be regularly checked, and the site will be closed if it becomes too wet or unsuitable for use.
- **Preventive Measures:** The site manager will implement preventive actions such as temporary signage and notifying customers in advance of any closures due to poor weather conditions.

Conclusion

This Flood Risk Assessment has demonstrated that the proposed development:

- Will not increase flood risk elsewhere due to its permeable design and open fencing.
- Includes mitigation measures such as permeable surfacing, ground cover improvements, and flood resilience strategies to minimise any potential flood impact.
- Enhances biodiversity and contributes to sustainable management by supporting natural water absorption and habitat creation.
- Minimises human risk as it is a non-residential development that can be safely vacated in flood conditions.

Given these factors, the proposal is compliant with national and local flood risk planning policies and should be considered acceptable for planning approval. The development will provide a community facility while ensuring that flood risk is properly managed and mitigated through effective management.

The enhancement of biodiversity through grass and wildflowers further strengthens the case for approval. By transitioning from intensive grass production to a managed grassland environment, the proposal not only supports ecological diversity but also contributes to long term flood resilience by promoting soil retention and improved water infiltration.

This Flood Risk Assessment provides a clear justification for granting planning permission while ensuring that flood risk is properly managed and mitigated.