

## **GREEN SWALLOW NORTH LIMITED**

**Job No 1235**

**Beckside Farm, Distington**

### **FLOOD RISK ASSESSMENT**

The planning application is for a new detached garage adjacent to the replaced Beckside Farmhouse.

The Environment Agency mapping indicates the proposed new garage is not at Flood Risk and sits in Flood Zone One.

Part of the application site does sit within Flood Zone 2 and 3 on the attached EA plan. This however is the access road to the site running to the West of the farmhouse and newly erected barn / dwelling.

In summary the flood zoning has no impact on the erection of a new garage and an improved safe egress is available from the site if the application is approved.

Author

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## Flood map for planning

Your reference	Location (easting/northing)	Created
1235BECKSIDE	301034/523763	11 Jul 2020 14:36

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

### This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

