

## **GREEN SWALLOW NORTH LIMITED**

**Job No 1235**

**Demolition of Barn and replacement dwelling, Beckside Farm, Distington**

### **FLOOD RISK ASSESSMENT**

The planning application is for a replacement of an extant barn conversion on the site of Beckside Farm. The Environment Agency mapping indicates the existing site is NOT at flood risk and sits in Flood zone one.

The replacement dwelling is designed to raise the habitable accommodation to the upper floor level to remove any risk from surface water flooding of the property. As the barn location is not at Flood Risk there is no technical reason to offer this as a reason for refusal.

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 existing farmhouse and barn.

The topography of the site and road location allows access and egress to higher ground in a flood event therefore there is no impact on the building occupation.

In summary the flood zoning has no impact on the erection of the replacement dwelling and safe egress is available from the site, the scheme is compliant with planning policy.

Author

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## Flood map for planning

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

**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/>

