

Flood Risk Assessment – Scalegill Hall Farm, Scalegill Road, Moor Row

Proposal:

Hybrid planning application for the redevelopment of Scalegill Hall Farm including full planning permission for the demolition of redundant farm buildings, the refurbishment of the Grade II Listed Scalegill Hall, conversion of an existing stone barn to two dwellings, and outline planning permission for residential development with all matters reserved except access



Thomsen Estates

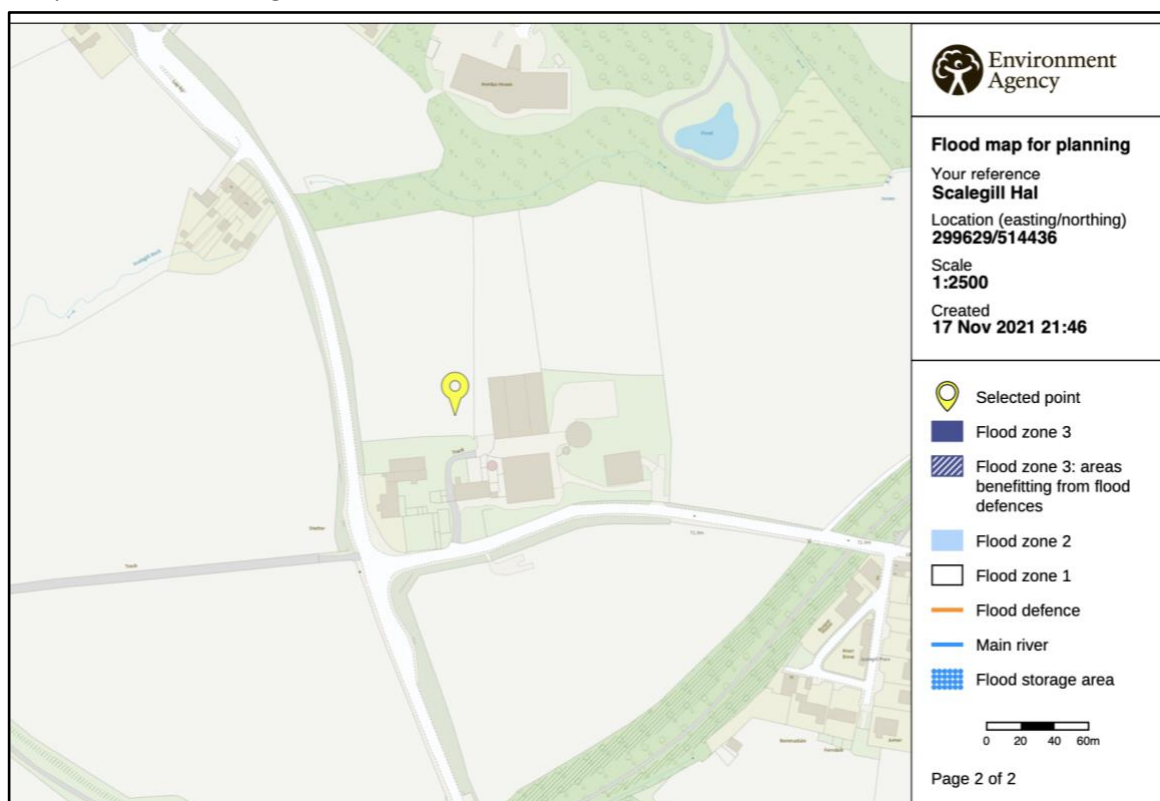
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SRE Associates - Planning and Development Consultancy



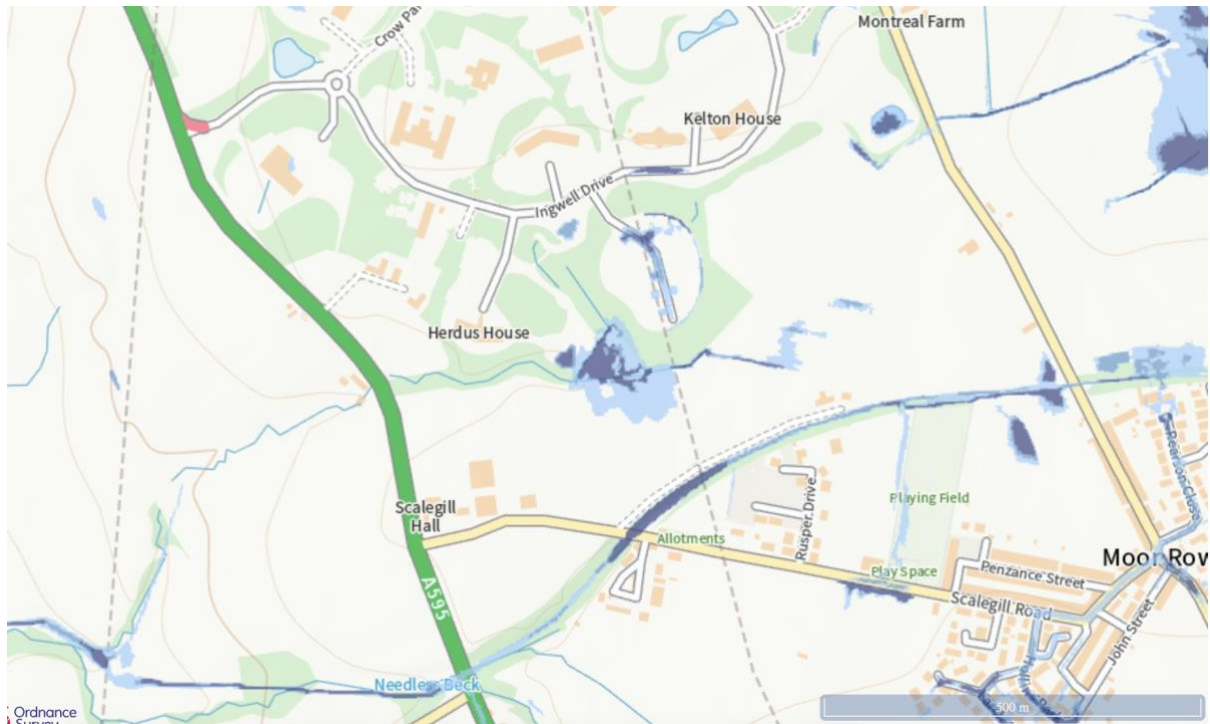
1.0 Introduction

- 1.1 This Flood Risk Assessment (FRA) has been prepared on behalf of Thompsen Estates in support of an application for the redevelopment of Scalegill Hall Farm including full planning permission for the demolition of redundant farm buildings, the refurbishment of the Grade II Listed Scalegill Hall, conversion of a stone barn to two dwellings and outline planning permission for residential development with all matters reserved except access.
- 1.2 The FRA is required for the planning application as the total application site is over 1.0ha in size. The proposed outline residential development site however is under 1.0ha in size.
- 1.3 The EA guidance on FRA's states *a flood risk assessment should also be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application.*
- 1.4 The nearest watercourse to the site, Scalegill Beck, is located to the north, between agricultural land adjacent to the application site (within the applicants' ownership) and the curtilage land of the Nuclear Decommissioning Agency building, Herdus House.
- 1.5 No part of the buildings or land is within a Flood Zone 2 or 3 as detailed below:



Environment Agency Flood Zone Map – Scalegill Road

- 1.6 The proposed application site is located on an area of the site that has not previously flooded at any stage and is not within the Flood Zones 2 & 3. Scalegill Beck is set at a lower land level, and is over 100m away from the application site at the nearest point.
- 1.7 The vehicular access to the site and all residential properties existing and proposed are not at any Flood Risk.
- 1.8 The Environment Agency surface water flood map is detailed below:



- 1.9 As noted from the above, the application site is not considered to be at risk from surface water. The nearest surface water basin with flooding potential is noted as to the northeast of the application site. This is the sustainable drainage basin located within the Westlakes Science Park as detailed below in the Google Earth image:



- 1.10 To conclude, the site is not located within a higher category Flood Zone designation and is not considered at risk from surface water flooding.

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