

AJP Civils Limited

Flood Risk Screening Assessment (Site Specific)

**St, Athanasius Monastery
Langdale End, Scarborough.
YO13 0HL.**

Retrospective Lean To

February 2014



This flood risk screening assessment has been created by AJP Civils Limited for Bishop Anthony in regards to a retrospective planning application for a lean to shed.

The site is located within 30meters of Black Beck and is classified as flood zone 3a.

According to Table 2 of the National Planning Policy Framework Technical Guidance ,(NPPFTG) : Flood risk vulnerability classification is less vulnerable as it is for agriculture or forestry purposes.

As a minor development the shed itself will not have an adverse effect on the watercourse or floodplain and will not significantly have an effect on the local flood storage capacity or flood flows.

The Sequential test cannot be considered due to lack of land therefore the Exception Test is as follows:

The building will be flood resilient and resistant and not be affected by water ingress as there will be no damp proof courses built into the buildings structure and a free flow of flood water will be possible through the building which will be made of reinforced concrete and steel. The floor level will be above existing ground levels and will be laid with falls outwards to self-drain the building after a flood has taken place.

Following guidance notes on Table 3 as set out by the NPPFTG: Flood risk vulnerability and flood zone compatibility, the development is classed as appropriate.

