

Proposed Livestock Accommodation Building

Gregsons Farm
Newsholme
BB7 4JF

Flood Risk Assessment

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Introduction

This Flood Risk Assessment has been prepared to accompany a full planning application for the erection of a livestock building at Gregsons Farm, Newsholme.

Flood Risk Assessment

The Need for a Flood Risk Assessment

The Environment Agency's standing advice (www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-a-flood-risk-assessment) sets out the circumstances where a flood risk assessment is required. In this case the application site is within Flood Zone 1 and the flood map for planning shows that part of the existing access track it is at risk of flooding from surface water.

Risk of flooding from rivers and the sea

Figure 1 below shows the proposed development site is designated as Flood Zone 1.

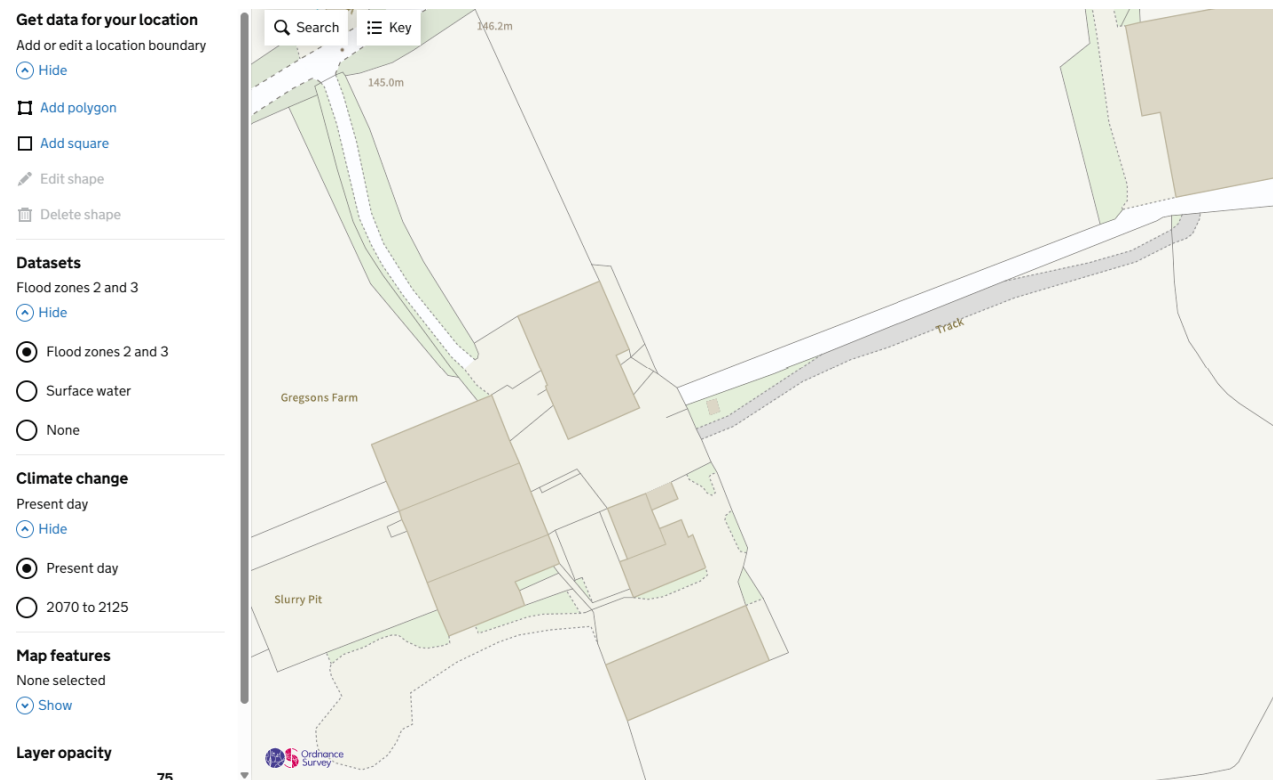


Fig. 1: Environment Agency Flood Zones 2 & 3 Map for Gregsons Farm

Figure 2 below shows that part of the access track and existing yard is designated as at risk of surface water flooding (annual likelihood 1 in 30) but no part of the development site is.

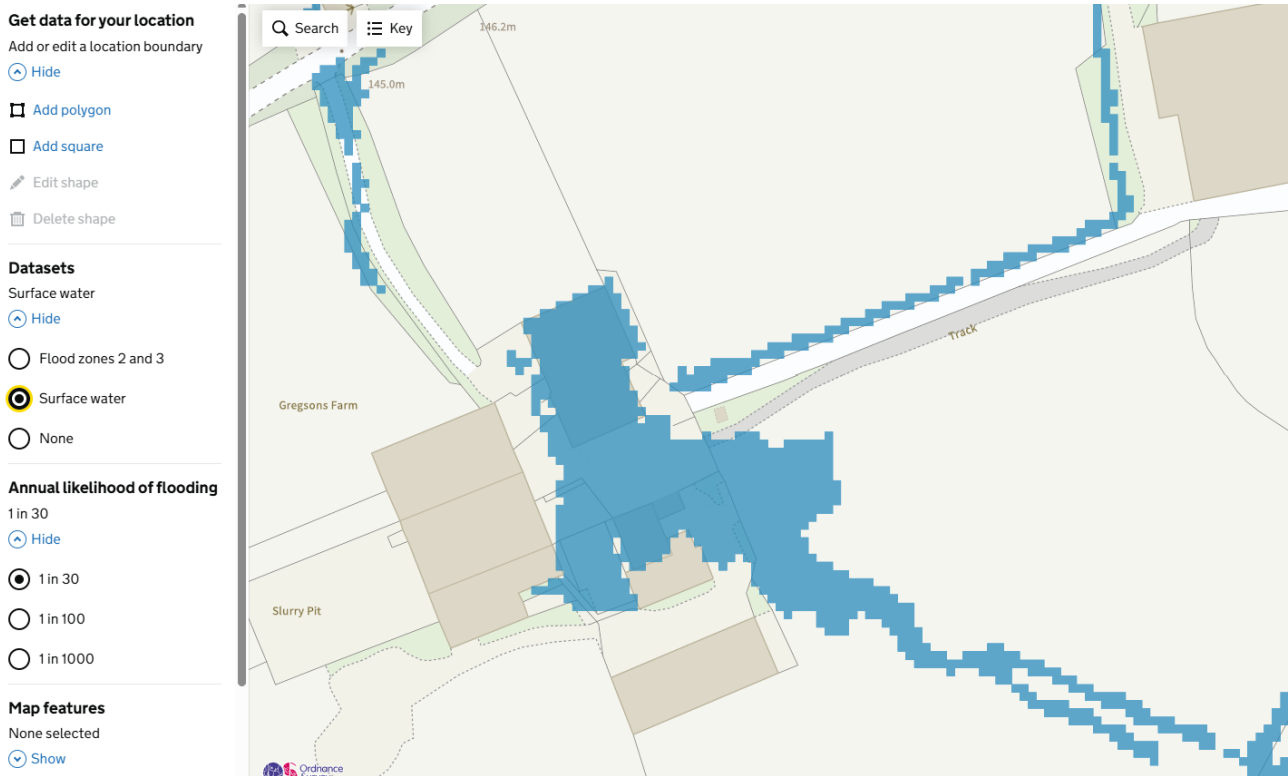


Fig. 2: Environment Agency Surface Water Map for Gregsons Farm

The development site does not fall within any surface water risk or flood zones 2 and 3 as shown in Figure 3.



Fig. 3: Overlay of the Environment Agency Surface Water Map for Gregsons Farm over the development site

Risk of flooding from surface water

The Environment Agency's surface water flood map provides mapping to show three levels of risk. High Risk Surface Water flooding equates to a 1 in 30 (3.3%) chance of a flood in the given location each year. Medium Risk Surface Water flooding equates to a 1 in 100 (1%) chance of a flood each year, and Low Risk Surface Water flooding equates to a 1 in 1000 (0.1%) chance of a flood each year.

Figure 2 and 3 above show that only a very small proportion of the access route, and part of the existing farmyard is designated as at risk from surface water flooding.

Annex 3 of the NPPF 'flood risk vulnerability classification' categorises development types into 5 groups ranging from the most vulnerable 'essential infrastructure' to the least vulnerable 'water compatible development'. The proposed development is a building for agriculture or agricultural use and is classed as 'less vulnerable'. The existing track and yard falls to be classed as 'less vulnerable'.

Conclusion and Recommendations

The access track is in situ and will not be further developed as part of the proposed works. The track currently serves as an agricultural access between the main farmstead and silage clamps to the east and will continue to be used as such. There are no proposed alterations nor changes in levels to the access track designated as at risk of surface water flooding. The proposed development will not result in any changes to surface water flood risk either on or off the site.