



Flood Risk Assessment

**Dog Walking Facility and Glamping Site
Lower Green Farm
Ickleford
SG5 3TW**

**Revision A: February 2026
Report Reference: 1420-FRA-01-A**

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Revision Record

Revision	Date	Description	Written	Approved
0	03/02/26	Planning Issue	MJA	MJA
A	25/02/26	Updated layout drawings	MJA	MJA

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1.0 Introduction

1.1 Instructions

- 1.1.1 This Flood Risk Assessment has been prepared from instructions received from Brown and Co for Mr and Mrs Mckenna.
- 1.1.2 The report has been prepared to support the submission of a planning application.
- 1.1.3 The benefit of this report is to our instructing Client.

1.2 Site Location

- 1.2.1 The proposed development is located at Lower Green Farm, Ickleford, SG5 3TW as shown in **Figure 1.1** below and enclosed in **Appendix A**. The approximate National Grid Reference for the site is E518618, N232623.

Figure 1.1 Site Location Plan



1.3 Current Use and Description

- 1.3.1 The site currently comprises undeveloped greenfield land. The existing site is shown on the topographical survey enclosed in **Appendix B**. The site is largely flat but has a fall from west to east.

- 1.3.2 There are no watercourses located to the north, east and west of the site, see **Figure 1.1** above.

1.4 Proposed Development

- 1.4.1 The proposed development will comprise of a dog walking field to the north and a glamping site to the south. The proposed development layout is shown on the plan enclosed in **Appendix C**.
- 1.4.2 Taking account of paragraph 006 of the Planning Practice Guidance for 'Flood risk and costal change' the lifetime of a commercial development is considered to be 75 years.
- 1.4.3 The 'Flood Risk Vulnerability Classification' of various development types is defined within Annex 3 of the National Planning Policy Framework (NPPF) – February 2025. A glamping site is classified as a More Vulnerable whilst a dog walking facility would be considered Water Compatible development. The relevant extract from Annex 3 of the NPPF is set out below.

More Vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- **Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.**

Water-Compatible Development

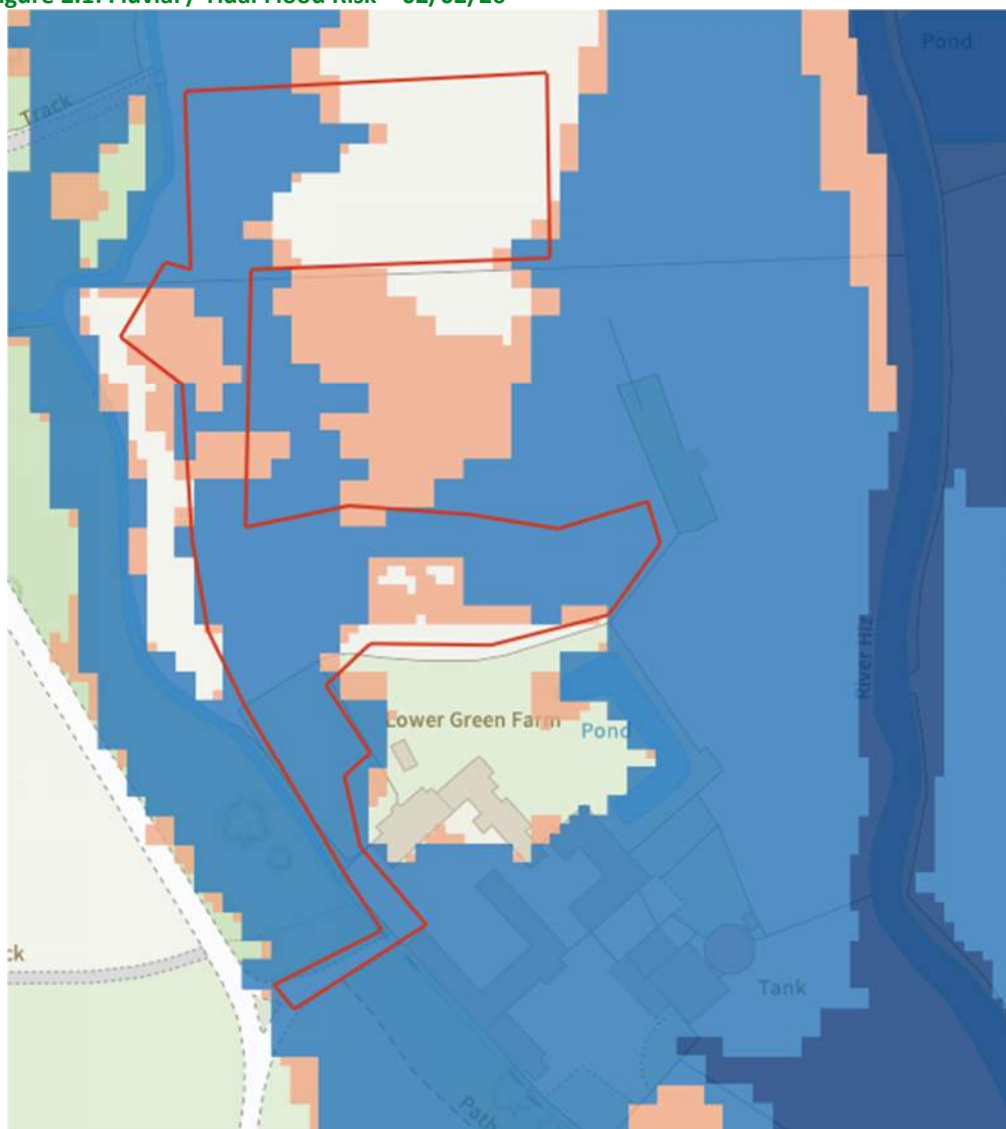
- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas and wharves.
- Navigation facilities.
- Ministry of Defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity open space, nature conservation and biodiversity, **outdoor sports and recreation** and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

2.0 Site Specific Flood Risk

2.1 Risk of Fluvial / Tidal Flooding

- 2.1.1 The likelihood of fluvial and tidal flooding is defined on the Environment Agency's map 'Flood Map for Planning'. This flood map is published on the gov.uk website.
- 2.1.2 An extract of this flood map is provided below in **Figure 2.1**. The approximate site boundary is shown in red.

Figure 2.1: Fluvial / Tidal Flood Risk – 02/02/26



Source: <https://flood-map-for-planning.service.gov.uk>

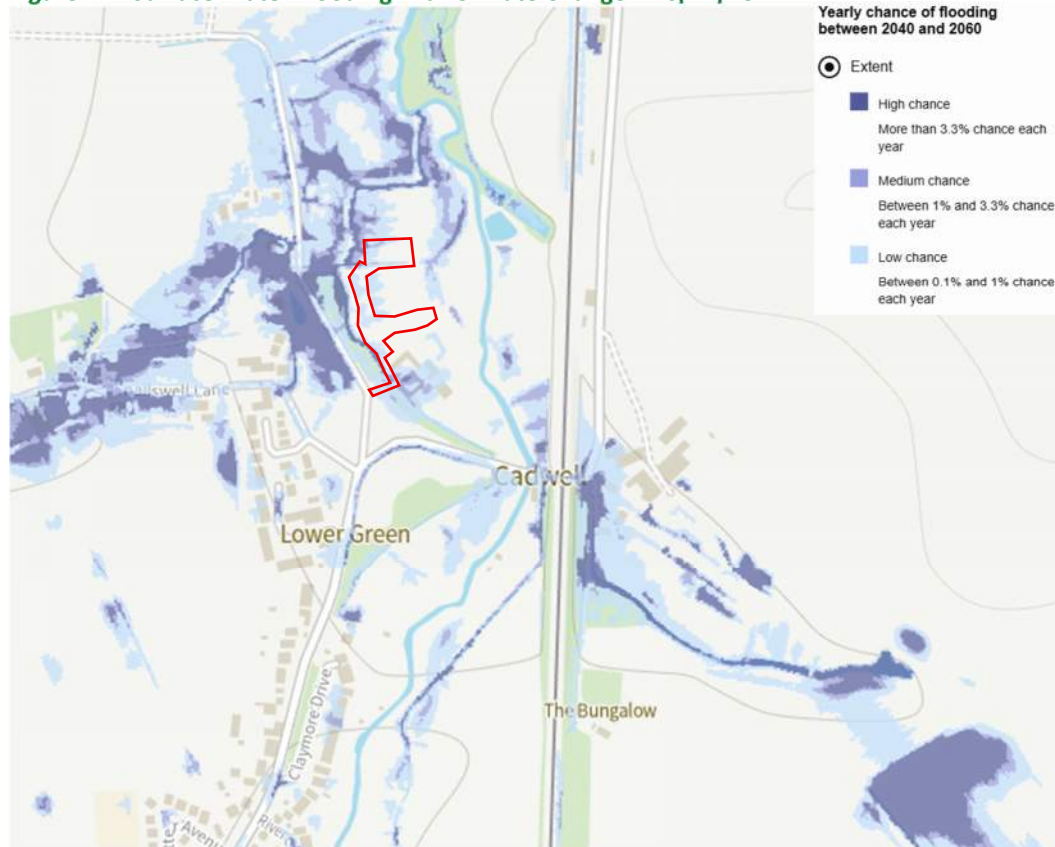
- 2.1.3 The Environment Agency's flood map shows that the proposed development site is located within Flood Zone 1 (Low Probability) and Flood Zone 2 (Medium Probability) and as such, the development is at a low (less than 1 in 1000 years) to medium (1 in 100 years to 1 in 1000 years) risk of flooding from rivers or the sea.

2.2 Risk of Surface Water Flooding

- 2.2.1 The likelihood of surface water flooding is defined on the Environment Agency's map 'Flood risk from surface water'. This flood map is published on the gov.uk website.
- 2.2.2 An extract of this flood map is provided below in **Figure 2.2**. The approximate site boundary is shown in red.
- 2.2.3 Regarding the accuracy of this map the EA state that:

"Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk."

Figure 2.2: Surface Water Flooding with Climate Change – 10/12/25



Source: <https://check-long-term-flood-risk.service.gov.uk/map>

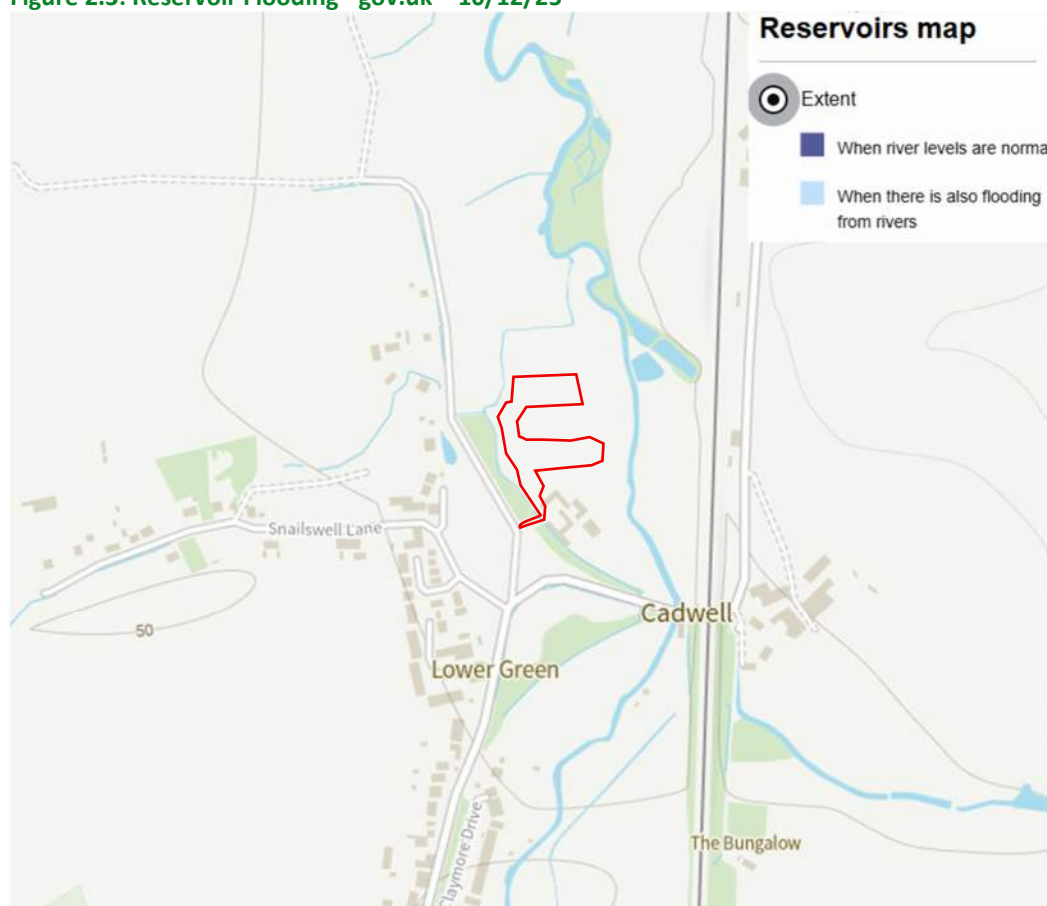
- 2.2.4 The majority of the site is located in an area of very low or low surface water flood risk. There are small areas of medium and high surface water flood risk on the northern dog walking portion of the site adjacent to the western watercourse.

- 2.2.5 The glamping site located in low and very low areas of surface water flood risk is acceptable.
- 2.2.6 We would consider areas of a dog walking site flooding during extreme events to also be compatible with the proposed use.
- 2.2.7 From a surface water flood risk perspective we consider the development to be acceptable.

2.3 Risk of Reservoirs, Canals and Other Artificial Sources Flooding

- 2.3.1 The likelihood of reservoir water flooding is defined on the Environment Agency's map 'Flood Risk from Reservoirs'. This flood map is published on the gov.uk website.
- 2.3.2 An extract of this flood map is provided below in **Figure 2.3**. The approximate site boundary is shown in red.

Figure 2.3: Reservoir Flooding - gov.uk – 10/12/25



Source: <https://check-long-term-flood-risk.service.gov.uk/map>

- 2.3.3 The site is not at risk of reservoir flooding. We are not aware of any canals or other artificial sources which may cause flooding on the site.

2.4 Risk of Ground Water Flooding

- 2.4.1 We do not have any records of ground water flooding within the vicinity of the site. We therefore consider the risk of ground water sewer flooding to be low.

2.5 Risk of Sewer Flooding

- 2.5.1 We do not have any records of sewer flooding within the vicinity of the site. We therefore consider the risk of sewer flooding to be low.

2.6 Previous Flood Events

- 2.6.1 The flood map enclosed in **Appendix D** shows the site previously flooded during the 1947 flood event.

2.7 Summary of Flood Risk

- 2.7.1 The proposed development site is located within Flood Zone 1 and 2. The site is predominately located at a very low and low risk of surface water flooding although some parts adjacent to the dog walking site's western boundary have areas of medium and high risk surface water flooding.
- 2.7.2 The site is at a low risk of flooding from all other sources.

2.8 Flood Risk Vulnerability and Flood Zone 'Compatibility'

- 2.8.1 The suitability of different development types to be built and occupied within a particular Flood Zone is defined within Table 2 of the Planning Practice Guidance for 'Flood Risk and Coastal Change'. Table 2 is replicated below in **Table 2.1** below. This table maps vulnerability classes against the flood zones to indicate where development is 'appropriate' and where it should not be permitted.
- 2.8.2 The proposed glamping site and dog walking field are located within Flood Zone 1 and 2. The glamping use classes is classified as a More Vulnerable whilst the dog walking facility is water compatible development. Based on this categorisation of the development it is considered 'appropriate'.

Table 2.1: Flood risk vulnerability and flood zone 'compatibility'

Flood Zone	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †		Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

✓ Development is appropriate

✗ Development should not be permitted.

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

" * " In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

3.0 Surface Water Management

- 3.1.1 The proposed development will not create any impermeable areas and will therefore have no surface water drainage. The new access routes through the site will be constructed from loose permeable surfaces so will act like a permeable surface

4.0 Conclusions

4.1 Site location and proposed development

- 4.1.1 The proposed dog walking field and glamping site is located at Lower Green Farm, Ickleford, SG5 3TW.

4.2 Flood Risk

- 4.2.1 The proposed development site is located within Flood Zone 1 and 2. The site is predominately located at a very low and low risk of surface water flooding although some parts adjacent to the dog walking site's western boundary have areas of medium and high risk surface water flooding.
- 4.2.2 The site is at a low risk of flooding from all other sources.
- 4.2.3 The proposed development's vulnerability classification is compatible with the Flood Zone therefore the development is appropriate.

Appendix A

Location Plan

Brown and Co drawing no. 25-066-DL0101P1



Issue Status			
Planning			
This drawing is copyright. Only figured dimensions to be worked to.			
Revision		Drawn	Check
P1	First Issue	AD	AD
		Date	
		12.02.26	

Key

Location Plans

- Redline Site Area (m2)
15,740.15
- Blueline Area
- Land in control of applicant

1:1250

03060

30

60m

client

McKenna

project

Lower Green Farm, Ickleford
Proposed Glamping Site and Dog Walking
Field

drawing

Location Plan

date

13.10.25

scale

1:1250 @ A3

drawn

AD

check

AD

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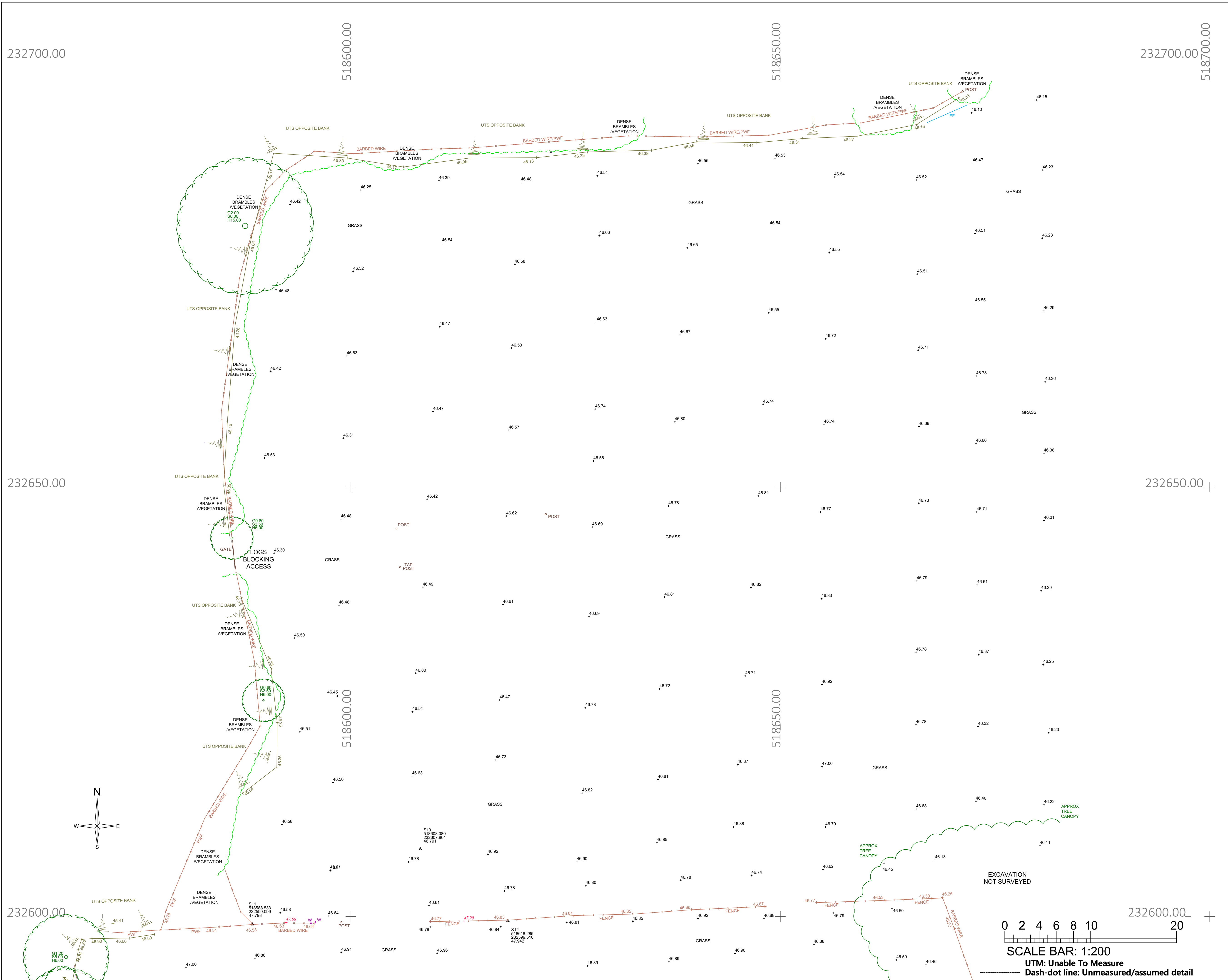
066

DL0101

P1

Appendix B

Topographical Survey
Site Focus Surveys drawing no. SFS-666BRO-4-2D



TOPOGRAPHIC SITE LEGEND

- BF FENCE - CLF CHAIN LINK - BWF BARBED WIRE - EF ELECTRIC - PWF POST & WIRE - PF PANEL - RS RAIL - PT POST - TK TRACK - RE ROAD EDGE (NO KERB) - FO FOOTPATH - DK DROP KERB - KO KERB OUTLET - KB KERB - BW BRICK WALL - SW STONE WALL - CW CONCRETE WALL - BLW BLOCK WALL - RW RETAINING WALL - STR STRUCTURE - BM BENCHMARK - STN SURVEY STATION - MHS MANHOLES - CP CATCH PIT - CP DOWNPIPE - VP VENT PIPE - RE RODDING EYE - CL COVER LEVEL - SL SOFFIT LEVEL - L INVERT LEVEL - G GULLY	- CB BOARDING - CH CHESTNUT - EF ELECTRIC - PWF POST & WIRE - PF PANEL - RS RAIL - PT POST - TK TRACK - RE ROAD EDGE (NO KERB) - FO FOOTPATH - DK DROP KERB - KO KERB OUTLET - KB KERB - BW BRICK WALL - SW STONE WALL - CW CONCRETE WALL - BLW BLOCK WALL - RW RETAINING WALL - STR STRUCTURE - BM BENCHMARK - STN SURVEY STATION - MHS MANHOLES - CP CATCH PIT - CP DOWNPIPE - VP VENT PIPE - RE RODDING EYE - CL COVER LEVEL - SL SOFFIT LEVEL - L INVERT LEVEL - G GULLY	- LP LAMPPOST - MS MILESTONE - TS TRAFFIC SIGNAL - RS ROAD SIGN - BCN BELUSHIA BEACON - BD BOLLARD - HR HAND RAIL - CR CRASH BARRIER - BS BENCH - BS BUS STOP - CB ST CALL BOX - STBX ST ABOVE GROUND BOX - BTM ST MANHOLE - TP ST TELEGRAPH POLE - CTV CABLE TELEVISION - EP ELECTRICITY POLE - ELMH ELECTRICITY MANHOLE - ER EARTH ROD - GAS GAS - FH FIRE HYDRANT - FHMP FIRE HYDRANT IMPOST - WM WATER METER - WV WATER STOP VALVE - SV STOP VALVE - SYMP STOP VALVE IMPOST - MTR METER - US UNIDENTIFIED SERVICE - TSOB TRAFFIC SIGNAL CONTROL BOX - HEDGE HEDGE - FO FOLIAGE OUTLINE - BANKING BANKING
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INDICATIVE BUILDING SECTION
HEIGHT MEASUREMENT LOCATIONS

SITE SURVEY NOTES:

The depiction of a wall, fence or hedge does not necessarily represent a legal boundary. It is the clients responsibility to confirm legal boundaries with the vendor.

Unless previously agreed, all services existing on site have been surveyed apart from where access is restricted by vehicles or other significant obstructions.

For safety reasons, pipe sizes and directions are estimated from above ground and are therefore approximate values.
Drawing units set to unitless, levels and dimensions are in metres, unless otherwise stated.

The computation of the horizontal and vertical survey control was recorded using our survey grade GNSS receivers.
Data provided by Leica Geosystems Smartnet RTK correction service.
Primary survey control was established on control station 1 and referenced to station 2.
A scale factor of 1 has been applied to this survey although based on OSGB36(15)

DO NOT SCALE FROM THIS DRAWING.
Plotting on paper may lead to a variety of scaling risks/errors due to paper stretching or inaccurate plotter settings etc. Therefore dimensions scaled from a paper reproduction of this survey should be treated with caution.
This is a 2D drawing, therefore ground level nodes/z values are set to zero value.

A large part of the details measured have been done using non-contact laser scanning methods. All due care and attention has been maintained throughout the collection and plotting of survey details, however, any critical dimensions should always be double checked and verified on-site prior to new installations, amendments or considerations.

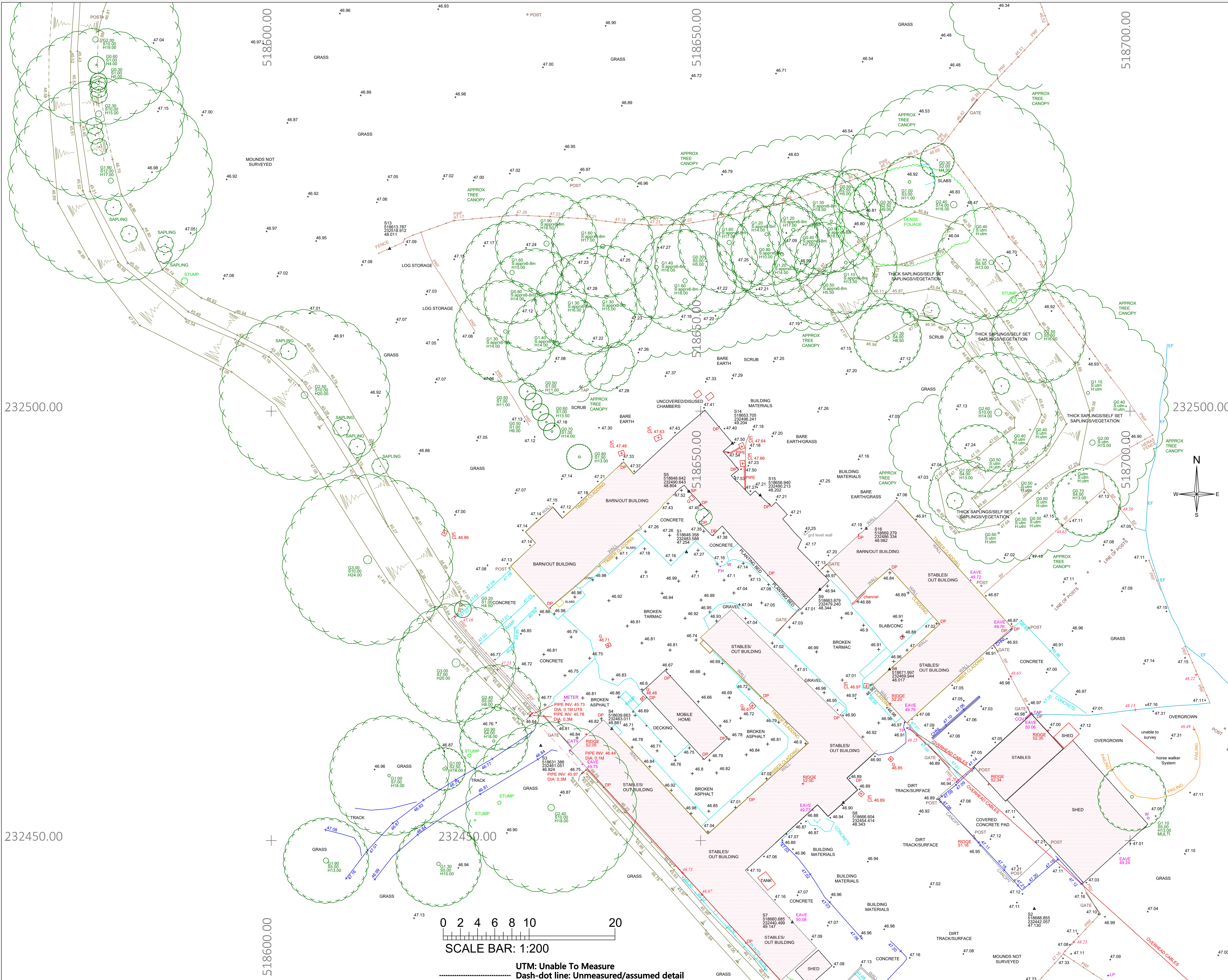
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SITE FOCUS SURVEYS
TOPO-ENG-MSS-3DHD8
sitefocussurveys.co.uk
info@sfurveys.co.uk
01480 354508
07446 138947
Cambridgeshire

Title/Address:
**Lower Green Farm,
Lower Green, Ickleford,
Hitchen,
Herts,
SG5 3TW**

Details:
Topographic Survey
Client:
Mr & Mrs Mckenna
Size & Scale: A1 @ 1:200
Surveyed: 03/10/2024
Drawn by: DF
Drawing id:
SFS-666BRO-4-2D-1/4



TOPOGRAPHIC SITE LEGEND

BF	BOARD FENCE	LP	LAMPPOST
CLF	CHAIN LINK FENCE	MS	NAME SIGNPLATE
CF	CHESTNUT FENCE	TS	TRAFFIC SIGNAL
BWF	BARBED WIRE FENCE	RS	ROAD SIGN
EF	ELECTRIC FENCE	BCN	BELLSHA BEACON
PWF	POST & WIRE FENCE	BD	BOLLARD
PF	POST & WIRE FENCE	HR	HAND RAIL
IS	IRON RAILING	CR	CRASH BARRIER
PT	POST	BS	BENCH
TK	TRACK	BT	BT BOX
FP	FOOTPATH	BT	BT ABOVE GROUND BOX
DR	DROP KERB	TP	TELEGRAPH POLE
KO	KERB OUTLET	EP	ELECTRICITY POLE
K	KERB	ELMH	ELECTRICITY MANHOLE
BW	BRICK WALL	ER	EARTH ROD
SW	STONE WALL	PH	FIRE HYDRANT
CW	CONCRETE WALL	PHMP	FIRE HYDRANT IMPOST
BLW	BLOCK WALL	WM	WATER METER
RW	RETAINING WALL	WV	WATER STOP VALVE
SH	SHED	WV	STOP VALVE
STR	STRUCTURE	WV	STOP VALVE IMPOST
BM	BENCHMARK	MT	METER
STN	SURVEY STATION	US	UNIDENTIFIED SERVICE
MHS	MANHOLES	TSB	TRAFFIC SIGNAL CABIN BOX
WH	WATER HOLE		
MHC	MANHOLE COVER		
CP	CATCH PIT		
DP	DOWNPIPE		
VP	VENT PIPE		
RE	RODDING EYE		
CL	COVER LEVEL		
SL	SOFFIT LEVEL		
L	LEVEL		
G	GULLY		

INDICATIVE BUILDING SECTION

123.45 ABOVE GROUND OBJECT LEVEL

1

2

3

4

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Please contact us with any questions or if any errors or inaccuracies have been identified.

SITE FOCUS SURVEYS

TOPO-ENG-MSS-3DHDS

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info@sfurveys.co.uk
01480 354508
07446 138947
Cambridgeshire

Title/Address:
Lower Green Farm,
Lower Green, Ickleford,
Hitchin,
Herts,
SG5 3TW

Details:
Topographic Survey

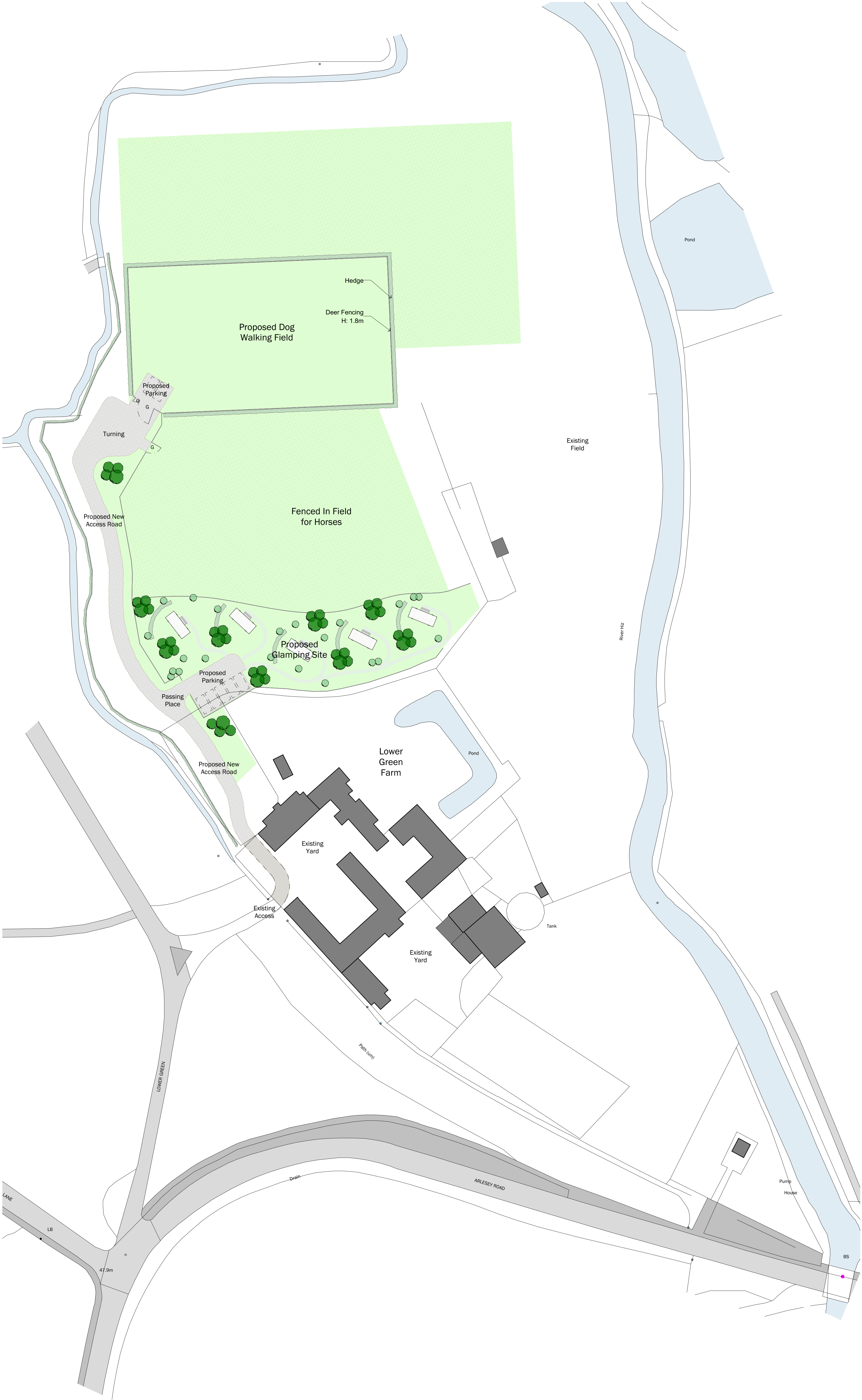
Client:
Mr & Mrs Mckenna

Size & Scale: A1 @ 1:200	Surveyed: 03/10/2024	Drawn by: DF
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Drawing id:
SFS-666BRO-4-2D-3/4

Appendix C

Site Plan as Proposed
Brown and Co drawing no. 25-066-DK0001P1



Issue Status				
Planning				
This drawing is copyright. Only figured dimensions to be worked to.				
Revision		Drawn	Check	Date
P1	First Issue	AD	AD	12.02.26

N

1:500

012.525m

client

McKenna

project

Lower Green Farm, Ickleford
Proposed Glamping Site and Dog Walking Field

drawing

Site Plan As Proposed

date

13.10.25

scale

1:500

@ A1

drawn

AD

check

AD

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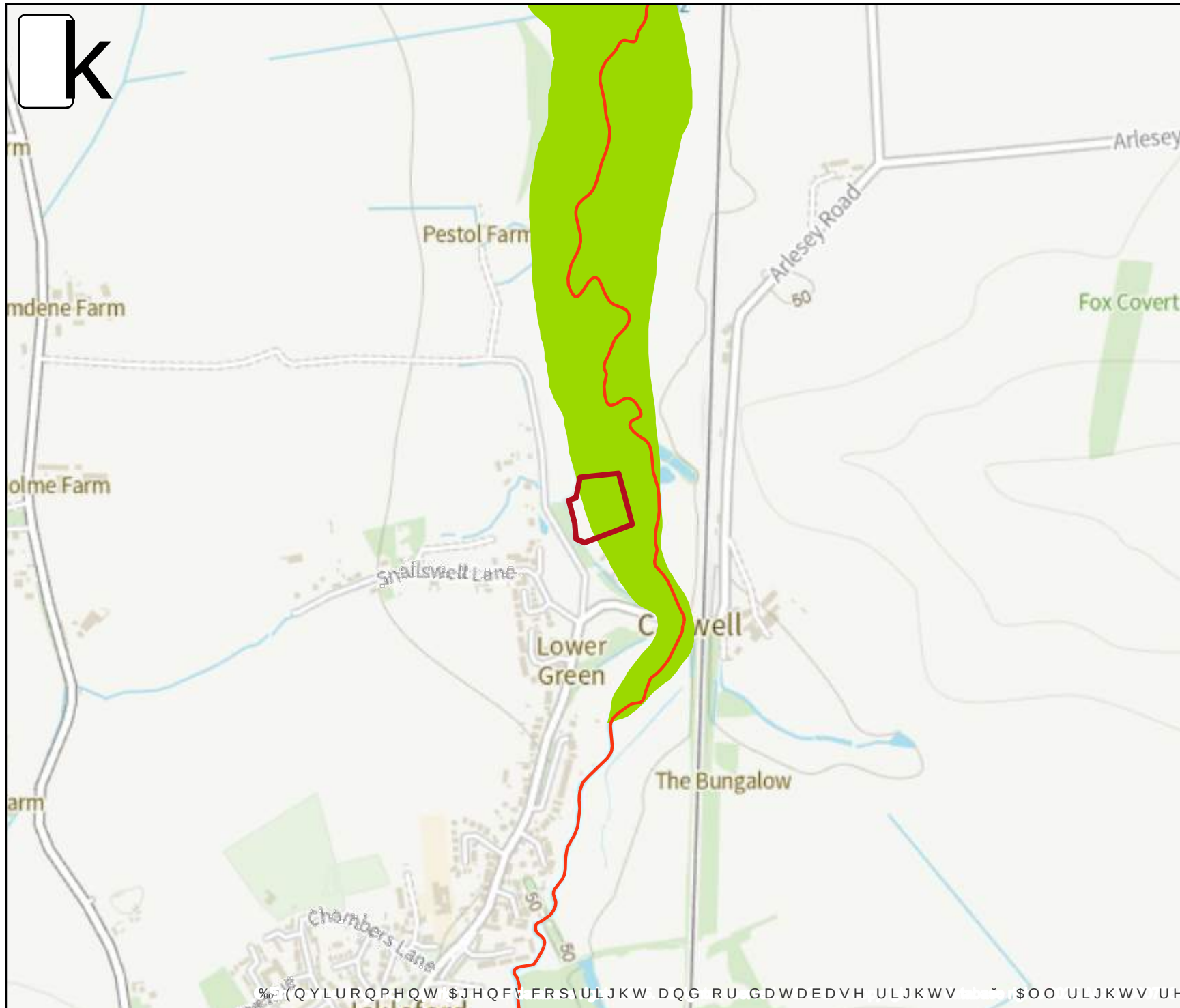


3DVW IORRGV
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- 6HOHFWHG DUH
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- 0DUFK



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