



Flood Risk Assessment

Works	Proposed First Floor Change of Use to 5no. En-Suite Bed-Sits
Side Address	Hope & Anchor PH Sluice Road South Ferriby North Lincolnshire DN18 6JQ
Client	Mr C. McGurran
Reference	341SFBY
Date	September 2014

Flood Risk Assessment

- 2nd September 2014 First Issue
A - -

341SFBY – Proposed Change of Use to 5no. En-Suite Bed-Sits at Hope & Anchor PH, Sluice Road, South Ferriby, DN18 6JQ

Assessment

- 1.0 Preamble**
- 2.0 Initial Assessment**
- 3.0 Sequential Test**
- 4.0 Exceptions Test**
- 5.0 Conclusion**

Appendix A Location Plan

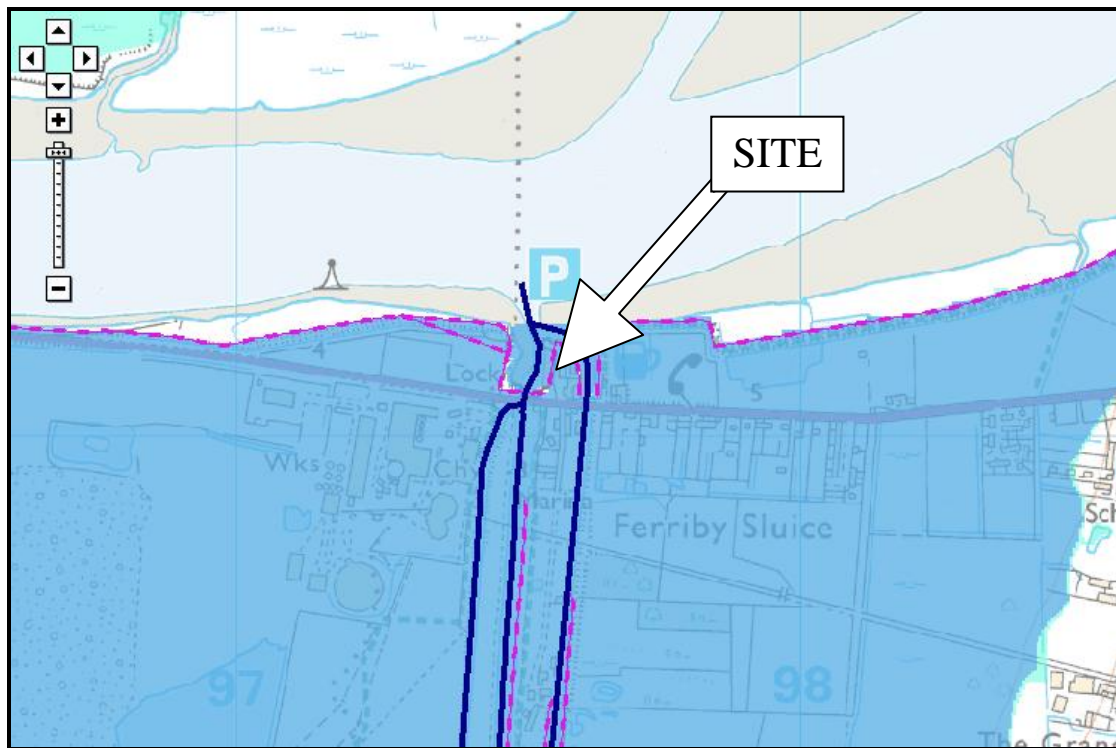
Assessment

1.0 Preamble

- 1.1 This Flood Risk Assessment will accompany a Planning Application for the Change of Use of the First Floor of the Hope & Anchor PH into 5no. Bedroom Suites, off Sluice Road, South Ferriby, DN18 6JQ.
- 1.2 The site itself is extensively developed with the existing public house and separate outbuilding; with the entire site area laid to hardstanding, thus 100% impermeable.
- 1.3 The site is located to the Western extremity of the village, North off Sluice Road, adjacent to the River Ancholme and River Humber.
- 1.4 The purpose of this assessment is to comply with National Planning Policy Framework (NPPF); to enable an investigation into the potential flood associated risks relating to the development. The purpose of the Flood Risk Assessment is therefore to: -
 - Demonstrate whether a particular project is likely to be affected by flooding from any source, both now and in the future;
 - Satisfy the Local Planning Authority that the development is safe and, where possible, reduces the flood risk overall.
 - Demonstrate whether it will increase the flood risk elsewhere.
 - Demonstrate the measures proposed to deal with the identified risks.

2.0 Initial Assessment

- 2.1 The site has been subject to a flood in 2013, when a high tide and storm surge coincided to create unusually high water levels on the East coast and up the River Humber and Trent. Prior to this, the site has not been subject to flooding under its current use and the current flood banks.
- 2.2 Below is an extract of the Environment Agency Flood Map for Planning (Rivers & Sea), showing the site location.



- 2.3 The site is identified as within a Flood Zone 3. This is land assessed as having a 1 in 100 or greater annual probability of river flooding ($>1\%$), or a 1 in 200 or greater annual probability of flooding from the sea ($>0.5\%$) in any year

2.5 Zone 2 under the National Planning Policy Framework Technical Guidance is defined as below:

<p>Zone 2 - medium probability</p> <p>Definition This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.</p> <p>Appropriate uses Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses, as set out in table 2, are appropriate in this zone. The highly vulnerable uses are <i>only</i> appropriate in this zone if the Exception Test is passed.</p> <p>Flood risk assessment requirements All development proposals in this zone should be accompanied by a flood risk assessment.</p> <p>Policy aims In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage systems.</p>

2.5 Zone 3 (a) under the National Planning Policy Framework Technical Guidance is defined as below:

<p>Zone 3a - high probability</p> <p>Definition This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.</p> <p>Appropriate uses The water-compatible and less vulnerable uses of land (table 2) are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone.</p> <p>The more vulnerable uses and essential infrastructure should only be permitted in this zone if the Exception Test is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.</p> <p>Flood risk assessment requirements All development proposals in this zone should be accompanied by a flood risk assessment.</p> <p>Policy aims In this zone, developers and local authorities should seek opportunities to:</p> <ul style="list-style-type: none">• reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage systems;
--

2.6 Taking NPPF Table 2 (below), buildings used as accommodation, are defined as ‘more vulnerable’ classification.

<p>More vulnerable</p> <ul style="list-style-type: none"> • 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 waste⁶. • Sites used for holiday or short-let caravans and camping, <i>subject to a specific warning and evacuation plan.</i>⁷

2.7 Under NPPF Table 3 (below), confirms that the development is appropriate if the site is taken as Zone 2, or requires an exceptions test if the site is taken as Zone 3 (a).

Flood Risk Vulnerability		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b (Functional Floodplain)	Exception Test Required	✓	✗	✗	✗

Key:

✓ Development is appropriate

✗ Development should not be permitted

2.8 Taking into consideration the locality of the site, for the purposes of this assessment, it shall be assumed the worse case, and the site lies within a ‘Zone 3 (a), High Probability’. As the proposed vulnerability is classed as ‘more vulnerable’; it is therefore noted that an Exception Test is required.

3.0 Sequential Test

- 3.1 Taking the Environmental Agency's standing advice document in relation to this we have looked at the following points and responded as follows:-

In relation to the Development Plan, the site lies within an area of established commercial and domestic mixed use.

Does the site fall within the windfall criteria? North Lincolnshire Council's current Local Plan does not identify 'windfall' sites and as such we conclude we cannot satisfy this criteria.

Are there available alternative local sites located in Zone 1? Due to the nature of this Planning Application (alterations to the existing first floor) we can confirm that there are no other sites suitable in alternative Zone 1, as the alterations are within the existing building. This therefore satisfies the criteria.

Availability of similar sites in Zone 2 – there are no other available sites within the Zone 2 locally as described above, which could provide an alternative location which is better or worse than that chosen. This therefore satisfies the criteria.

We therefore conclude that the Sequential Site has been adequately demonstrated.

4.0 Exception Test

- 4.1 The NPPF paragraph 102 states an Exception Test can be applied. The Exception Test looks at two areas:

1. it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;
2. a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

- 4.2 (1) The change of use proposed from a single dwelling linked to the existing public house, to 5no. bedroom suites does not increase the vulnerability from that at present. However, the provision of low cost en-suite accommodation, ideal for local Contractors and travelling representatives to the Cemex site, as well as for visitors to the area, including those on walking or sailing trips, and visitors to the marina, is a welcome addition to a rural location which has much to offer.

There are no other guest houses, B&B's or hotels in South Ferriby, and any visitors or Contractors have to stay in nearby Barton or Scunthorpe, increasing travel requirements.

The site of the Hope & Anchor is clearly sustainable due to its location opposite the Marina and Cemex plant, as visitors can walk to their chosen destination, as well as being able to utilise the public transport into Barton, Scunthorpe or Hull.

In addition to the improved location of accommodation, within the village itself, the improved economic impact of having visitors stay in the village could be extended to the use of the local facilities, including the shop, public houses and sports facilities - all of which contribute to the local rural economy.

It must be identified however, that there is already accommodation within the first floor of the building, which has been utilised on a private basis for many years. Economically, it can no longer be sustained, and an alternative, which doesn't increase the risk to life at risk from flooding, will improve the general aspects of the use of the building, whilst providing a much needed provision within the village.

- 4.3 (2) As the amendments proposed consists only of internal modifications, there will be no increase in flood risk elsewhere as a result of the development.

In addition, as previously stated, the proposed accommodation replaces existing accommodation to the first floor only, with the ground floor area utilised as the pub. The building recently survived a significant flood and is proven to be in a good state of repair.

The first floor accommodation is safe from flooding, although it is appreciated that the impact of any flood will affect those staying. In order to ensure that residents are safe, details of who to contact in the event of a flood and details of the Floodline Warnings Direct from the Environment Agency, shall be provided within each room, and the communal areas.

5.0 Conclusions

- 5.1 We conclude that, although we understand the site lies within a zone of potential flooding, the change of use from a private domestic flat, to bedroom suites, is no worse than current use, and that all accommodation is at first floor level, away from the direct impact of any flooding.

APPENDIX A

LOCATION PLAN

