

12 SEP 2007

FLOOD RISK ASSESSMENT
For
Alterations To Existing Garage & New Workshop,
Keadby Bridge Filling Station, Station Rd, Gunness, Scunthorpe, DN15 8SX.

Background Information

1. The attached plan (appendix 1) shows that the above property is in an indicative flood plain, Zone 3, with possible threat of flooding from the River Trent.
2. According to the Environment Agency's records the site is within an area that flooded during the 1947 flood event and the 1954 tidal surge. However insufficient records are available to establish whether this particular site was affected and if so to what depth.
3. By 1965 the Trent River Authority completed an alleviation scheme designed to protect the area against flooding as severe as that experienced during the 1947 & 1954 events and the application site benefits from the protection of major flood defences. The design height of the defences, around Gunness are approx. 6.42m above Ordnance Datum.
4. The Internal Drainage Board for the Scunthorpe area have also been contacted but their information is also limited and does not enhance the information recorded in this assessment.
5. There is a low probability of flooding (see appendix 2), which might impact upon the above site, either by a failure of the defences (e.g. a breach) and/or by overtopping of the defences, by a flood of greater severity than that for which the defences were built. However it must be stated, that the application site lies within a "rapid inundation zone" and if a breach were to occur at Gunness then the site would be rapidly inundated by floodwater.

Result Of Flood Risk / Flood

6. Should the water levels of the River Trent rise to such a point as to present the risk of flooding it is deemed that sufficient warning of such an event will be given. These warning would be in the form of previous defence breaches at greater risk points such as Nottingham and at the bend in the river at East Stockwith and by media flood risk warnings posted by "Floodline".
7. In the event of warnings such as the above the management of the proposed development would issue a statement (both verbally & written – if sufficient time allows) to its clients to stay away from the centre until such risks have passed and the all clear given.

Text Only Cymraeg 11 September 2007

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Map of DN15 8SX :

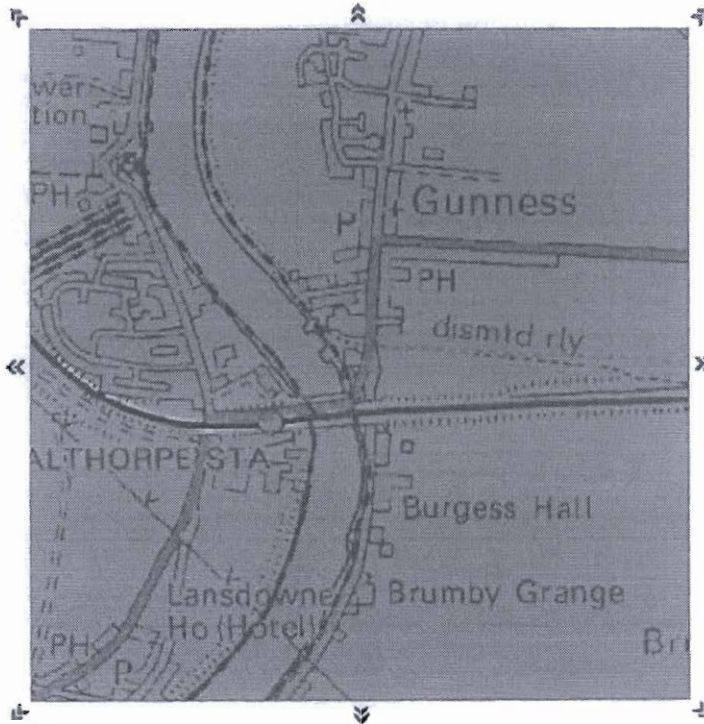
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Current map scale: 1:20,000



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Be prepared

The information below provides an indication of the likelihood of flooding in your area. This came from a national flood risk assessment completed in 2005, which used ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories, low, moderate or significant, as used by the insurance industry.

The Environment Agency has provided this information to the financial services industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home. For more information, follow the link to **Flood risk and home insurance** on the left of the page.

What is the likelihood of flooding from rivers or the sea in my area?

Low

View current flood warnings in this area

What does 'low' mean for me?

The location you have selected is in an area that is unlikely to flood except in extreme conditions. The chance of flooding each year is 0.5% (1 in 200) or less. This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

Flood defences reduce but do not completely remove the likelihood of flooding and can be over topped or fail in extreme weather conditions.

Do not use this information on likelihood of flooding when applying for planning permission. To find out how the Flood Map can help when planning a new development, please click here.

For a fuller explanation of flood likelihood, click here.

Be aware:

- To find out if you can get advance flood warnings for this location, click here.
- To find out how to be prepared for all types of flooding go to our Floodline pages or call Floodline on tel: 0845 988 1188.
- Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc. Click here to find out more.



Flooding: be prepared



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