

North Lincolnshire Council
Development Control
Civic Centre Ashby Road
Scunthorpe
DN16 1AB

Our ref: AN/2017/125913/02-L01
Your ref: PA/2017/1013
Date: 21 September 2017

FAO Tanya Coggon

Dear Tanya

Planning permission to erect a farm managers dwelling in connection with alpaca farm Surrey Lodge, Alpaca Farm, Sandtoft Road, Epworth, DN9 1EW

Thank you for re-consulting us on 5 September 2017, following our objection letter of 27 July 2017 and the submission of a new Flood Risk Assessment (FRA).

Environment Agency position

The new FRA does not comply with the requirements set out in the Planning Practice Guidance to the National Planning Policy Framework. We therefore **maintain our objection**.

Reasons

The FRA fails to:

- assess flood risk at the correct location
- assess flood risk from the appropriate sources
- provide sufficient evidence to demonstrate how people will be kept safe from flood hazards identified
- adequately assess the requirement for flood emergency planning
- consider the findings of the North and North East Lincolnshire SFRA

The application is for development at Surrey Lodge, Alpaca Farm, Sandtoft Road, Epworth, DN9 1EW (grid reference SE 75409 06966). Section 1 of the FRA states that the FRA is for "...the proposed Residential Development to land to Thorne Road, Sandtoft" and includes a map for a site at grid reference SE 69057 09684, 4.3 miles away from the development site.

In section 2.3 of the FRA flood risk is considered from the River Don. Flood risk at this site, in flood compartment 3F4 of the SFRA (Three Rivers) is from multiple sources: River Trent, Stainforth and Keadby Canal, South Soak Drain, North Level Engine Drain,

Hatfield Waste Drain, River Torne and Hatfield Chase IDB. (Trent Valley Flood Compartments are displayed in Map 13 of the North Lincolnshire Strategic Flood Risk Assessment (SFRA)). The SFRA is available online at <http://www.northlincs.gov.uk/planning-and-environment/planning-policy/evidence-monitoring-info/strategic-flood-risk-assessment/>

Paragraph 3.2 (v) states that the proposed dwelling will be 600mm above existing ground levels. No topographical survey has been provided to demonstrate that this provides sufficient resilience. In our response dated 27 July 2017 we advised that the critical flood level in flood compartment 3F4 is 4.1 metres above ordnance datum (mAOD), and that we would expect to see finished floor levels in the dwelling at 300mm above that level.

The Flood Evacuation Plan at Appendix 2 of the FRA references “Land adjacent Arch Villa, Sandtoft” and “Askern, Doncaster”. It also states that the plan has been developed with advice from Doncaster Metropolitan Borough Council. The Flood Evacuation Plan should be specific to the development site and should be developed with advice from the appropriate local authority, North Lincolnshire Council.

If the applicants or agents wish to discuss this position with us, they should contact Alison Beaumont on 020 302 53159 or alison.beaumont@environment-agency.gov.uk.

Overcoming our objection

The applicant can overcome our objection by submitting a revised FRA which covers the deficiencies highlighted above and demonstrates that the development will be safe, not increase risk elsewhere and where possible will reduce flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application.

If an amended FRA is submitted to support this application, please re-consult us and we will provide further comments within 21 days.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Nicola Farr
Sustainable Places - Planning Advisor

Direct dial 02030 255023

Direct e-mail nicola.farr@environment-agency.gov.uk



Awarded to the Environment, Planning and
Engagement Department of Anglian Region,