

# FLOOD RISK ASSESSMENT

Change of Use of Land from site for display of advertising hoarding to use for Storage of Commercial Vehicles, and re-siting of screening bund and palisade fencing.

OS 5180 north of Pro Truck Auctions,  
Sandtoft Industrial Estate,  
Belton, Doncaster,  
DN9 1PN.

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Prepared by

## **1. INTRODUCTION**

This Flood Risk Assessment (FRA) Statement has been compiled to complement the full planning application for change of use of land from site for display of advertising hoarding to use for storage of commercial vehicles, and re-siting of screening bund and palisade fencing.

The Government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process. This course of action seeks to reduce the future damage to property and risk to life resulting from incidents of flooding. National Planning Policy does not prevent all development in flood risk areas, and this would be unsustainable and result in economic stagnation, depriving existing communities of much needed homes, services, employment opportunities etc. It is in the essential interests of the vitality of settlements and for the wider economic and social wellbeing of the community, that development opportunities are not unnecessarily constrained.

## **2. PROPOSAL AND SITE DESCRIPTION**

**2.1** This application is a re-submission of application Ref: PA/2016/88 which was granted permission 14<sup>th</sup> December 2016.

**2.2** The application is not being amended since the first approved submission but as the permission has recently lapsed and the development has not been completed the applicant needs to reapply.

**2.3** This application is for the change of use of a small piece of land measuring 0.9 acres, formerly used for the siting of an advertising hoarding and agriculture. The change of use of the land will necessitate the re-siting of the earth screening bund of 0.25 acres as demonstrated on the attached plans.

**2.4** In addition to moving the bund to provide screening for the site, the removal and installation of the 2.4m palisade security fence will also be necessary.

**2.5** Use of the land for the storage of commercial vehicles.

**2.6** The site is located within Flood Zone 3 according to the Environment Agency's Flood Map for Planning and Flood Zone 2/3 (a) Fluvial as per North Lincolnshire County Council's Strategic Flood Risk Assessment (SFRA).

## **3. POLICY ASSESSMENT**

### **3.1 Appropriate Uses**

**3.2** From table 1 in the NPPF technical guide then in flood zone 3a appropriate uses are less vulnerable uses or water compatible uses.

## 4.0 Proposed Use

4.1 From Table 2 of the NPPF technical guide industrial is within the Less Vulnerable land use classification.

## 5.0 Conclusions

5.1 The use of the land is therefore allowable under the NPPF technical guidance to flood risk and therefore the proposed use is acceptable in terms of Flood Risk.



*Flood Zone 2/3 (a) Fluvial as per North Lincolnshire County Council's Strategic Flood Risk Assessment (SFRA).*

**Flood Risk for X:476335, Y:408400**


The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment, which uses 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 insurance industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home.

Your local Environment Agency office may have more up to date information specific to your location.

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

Low
Moderate
Significant



[View current flood warnings in this area](#)

**What does 'moderate' mean for me?**

Be prepared

The location you have selected is in an area that has a moderate chance of flooding. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). 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.

**6.0 Range of Flooding Events on people and property.**

**6.1** From table 12.2 of the FD2320/TR2 shown below it is clear that as the building and occupants are over 6000m from the River Trent then there is no danger to people or the building from breaching of this river.

**Table 12.2 - Danger to people from breaching relative to distance from defence**

Distance from breach (m)	Head above floodplain (m)						
	0.5	1	2	3	4	5	6
100	Yellow	Orange	Red	Red	Red	Red	Red
250	Yellow	Orange	Red	Red	Red	Red	Red
500	Yellow	Orange	Red	Red	Red	Red	Red
1000	Yellow	Orange	Red	Red	Red	Red	Red
1500	Yellow	Orange	Red	Red	Red	Red	Red
2000	Yellow	Orange	Red	Red	Red	Red	Red
2500	Yellow	Orange	Red	Red	Red	Red	Red
3000	Yellow	Orange	Red	Red	Red	Red	Red
3500	Yellow	Orange	Red	Red	Red	Red	Red
4000	Yellow	Orange	Red	Red	Red	Red	Red
4500	Yellow	Orange	Red	Red	Red	Red	Red
5000	Yellow	Orange	Red	Red	Red	Red	Red

**Key:**  
 Danger for some  
 Danger for most  
 Danger for all

**6.2** As the breach of the river is the most extreme flood event and property and people can be shown to be safe if this occurred then similarly, they will be safe if less extreme flood events occurred.

**6.3** The proposed use is defined as an appropriate use in this flood zone (see FRA) which takes into account climate change.

**6.4** The North Lincolnshire SFRA contains critical flood levels for this area and site in particular therefore, this critical flood level which is a fluvial 1 in 100 return period and a tidal 1 in 200 return period with allowances for climate change. Refer Table 1 below.

**Table 1 - Critical Flood Level (mAOD)**

Water Level	Ground Level
4.10	4.00 – 4.60

This table shows the critical flood level for the site is 4.1m AOD. This means that during a 1:100 year event with allowance for climate change water level at the site could be expected to reach 4.1m AOD.

**6.5** The ground level at the site is 3.7m AOD therefore the proposed Offices floor level will be built at 4.3m AOD thus being a full 200mm above projected inundation level.

**6.6** I therefore conclude that the that for a range of flooding events taking into account climate change the building and occupants will be safe from flood.

**7.0** Consider how people will be kept safe from the identified flood events.




**7.1** People are safe from the event of a breach refer 6.1 above.

**7.2** As the flood event most likely to occur therefore and identified in the SFRA is a slow inundation over many hours then people will be simply advised not to come to work when the flood event risk is at it's highest or sent home from work.

## **8.0** Flood Emergency Planning

**8.1** North Lincs Property will sign up to the Environment Agency Flood Warnings system so as to be able to more accurately rate the degree of risk that they are in, please see below.

Appendix 1 – Environment Agency Flood Warnings

 <p><b>FLOOD ALERT</b>  <small>IL-10840-01-000001-01-000001</small></p>	<p><b>Flooding is possible. Be alert. Used two hours to two days in advance of flooding.</b></p> <ul style="list-style-type: none"> <li>• Be prepared to act on your flood plan</li> <li>• Prepare a flood kit of essential items</li> <li>• Monitor local water levels and the flood forecast on the EA website</li> </ul>
	<p><b>Flooding is expected. Immediate action required. Used half an hour to one day in advance of flooding.</b></p> <ul style="list-style-type: none"> <li>• Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so.</li> <li>• Put flood protection equipment in place.</li> </ul>
 <p><b>SEVERE FLOOD WARNING</b></p>	<p><b>Severe Flooding. Danger to life. Used When flooding poses a significant threat to life.</b></p> <ul style="list-style-type: none"> <li>• Stay in a safe place with a means of escape.</li> <li>• Be ready should you need to evacuate from your home.</li> <li>• Co-operate with the emergency services.</li> <li>• Call 999 if you are in immediate danger.</li> </ul>
<p><b>Warnings no longer in force</b></p>	<p><b>No further flooding is currently expected in your area. Used when river or sea conditions begin to return to normal.</b></p> <ul style="list-style-type: none"> <li>• Be careful. Flood water may still be around for several days.</li> <li>• If you've been flooded, ring your insurance company as soon as possible.</li> </ul>

Google 1



Google 2



