

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

FAO Scott Jackson

RLC/0533/LE01

04 May 2020

Dear Scott,

PLANNING APPLICATION PA/2020/362

I refer to the above planning application and the Environment Agency, (EA), letter reference AN/2020/362 dated 24th April 2020 and comment as follows.

North and North East Lincolnshire Strategic Flood Risk Assessment, (SFRA) November 2011

This document produced nearly 9 years ago used the best information available at that time. The SFRA identifies critical flood levels across the district which would be accepted without the need for further support. The critical flood level for this site is identified as being 4.10m AOD and the SFRA confirms that this area only had a Level 1 assessment undertaken.

Existing land levels on the site are approximately 1.00m AOD, which if the critical flood level above is to be used then flood depths would be 3.10m, this is unrealistic and a data request was made to the EA on the 3rd February 2020 for the product 4 and 8 flood data.

River Torne Hazard Mapping Study, Capita AECOM, 2018

The data was supplied by the EA and was from the above study, which is more detailed and supersedes the strategic level of information in the SFRA. The flood level data was included in the FRA for the River Torne and South Engine Drain. The worst case 1.0% (1 in 100) + 30% climate change allowance in-channel flood level is for the River Thorne and is 1.93m AOD.

The information also included the flood level on the floodplain for a range of return periods, which showed that the site is not affected by flooding from these watercourses, and again this is included in the FRA.

Information on the flooding from the River Trent **was not provided by the EA** and it is assumed that, as there is a large area of higher land in Flood Zone 1 between the site and the River Trent, it is not at risk of flooding from this source.

Ordinary watercourses

The site lies within the district of the Doncaster East Internal Drainage Board, (IDB), and the Boards maintained watercourse is located on the southern boundary of the site. To date the IDB have not made any comment on the flood risk from their system.

Proposed Mitigation

Although the site is at low risk of flooding from the nearby watercourses with no flooding shown the lodges will be raised a minimum of 0.60m above the ground level, the glamping pods will be raised 0.30m above ground level and the floor of the reception building will be raised 0.15m above ground level.

Additional Mitigation

If your planning authority considers that additional mitigation is required a flood emergency plan could be the subject of a condition which would include as a minimum;

- Potential sources of flooding and severity;
- Flood warning trigger level;
- Actions to be taken by staff on receipt of warning;
- Identification of escape routes and potential flood depths;
- Deploying flood protection and safe refuge;
- Reoccupation of the Site;
- Training and Exercising;
- Emergency contact information.

I trust the above provides you with enough information to be able to determine the application.

Yours sincerely,



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