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North Lincolnshire Council
Development Control
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

Date: 7th June 2023

Your ref
Our ref

Proposal: Full Planning Application to retain Biomass heating boiler house and flue plus two storage containers in addition to change of use of land to storage of log wood.

Site Location: Grass Care Services Ltd R/O Rectory Lodge, Station Road, Gunness, DN15 8SU

Application ref:

Applicant: Mr Adrian Smith / Grass Care Services Ltd

FLOOD RISK ASSESSMENT

1.0 National Planning Policy Framework

1.1 Section 10 of the National Planning Policy Framework sets out the requirements for applications/developments to meet climate change flooding and coastal change.

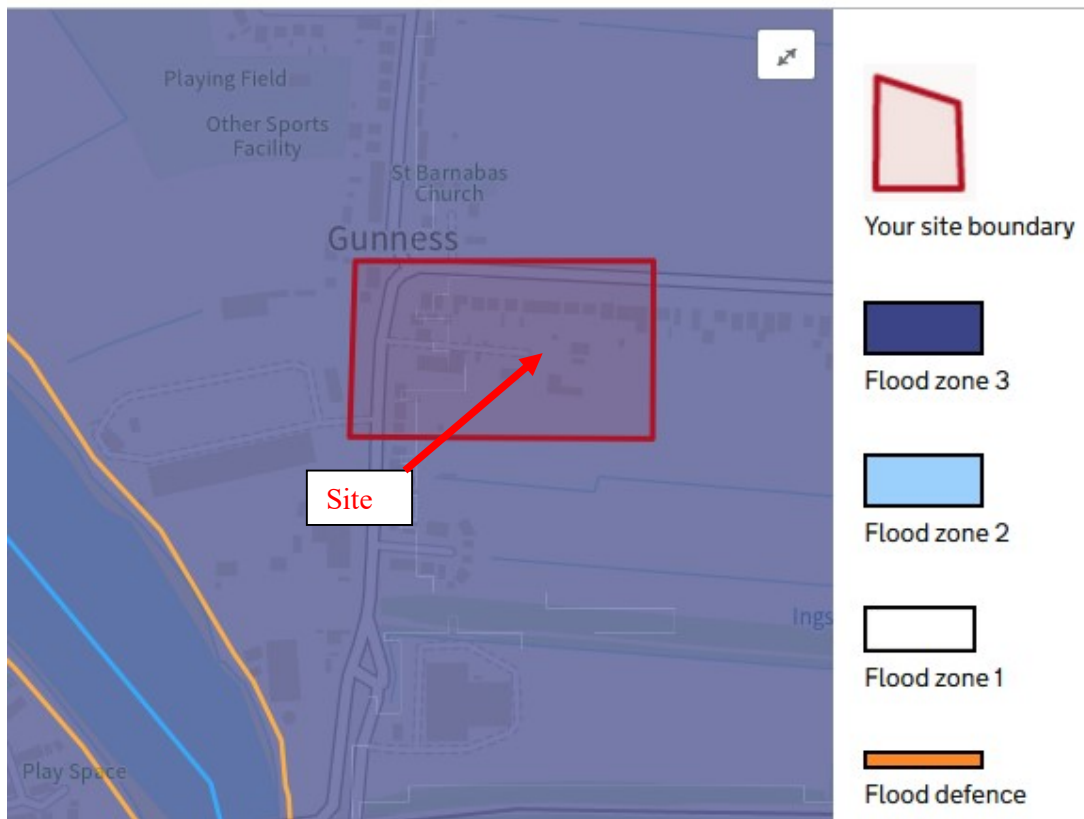
1.2 This guidance directs LPA's that inappropriate developments in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary making it safe without increasing flood risk elsewhere.



2.0 Flood Zones

2.1 The property is located in flood zone 3a as is shown on the attached Environment Agency flood risk map see below, This map shows the area to be protected by Flood Defences.

Environment Agency Flood Risk Map



3.0 Appropriate Uses

2.1 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 land used for storage and agriculture is within the Less Vulnerable land use classification and therefore is an appropriate use within a Flood Zone 3a area.



Table 1 of NPPF Technical Guidance

<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>

Table 2 of NPPF Technical Guidance

<p>Less vulnerable</p> <ul style="list-style-type: none">• Police, ambulance and fire stations which are <i>not</i> required to be operational during flooding.• Buildings used for shops, financial, professional and other services,
<p>restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable”, and assembly and leisure.</p> <ul style="list-style-type: none">• <u>Land and buildings used for agriculture and forestry.</u>• Waste treatment (except landfill and hazardous waste facilities).• Minerals working and processing (except for sand and gravel working).• Water treatment works which do <i>not</i> need to remain operational during times of flood.• Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

5.0 Conclusion

5.1 The proposed land use is compatible and appropriate in a Flood Risk 3a area, the proposed development is therefore allowable under the NPPF technical guidance to flood risk and thus the proposed uses are acceptable in terms of Flood Risk.

