

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

Our ref: AN/2024/135732/01-L01
Your ref: PA/2024/634
Date: 31 July 2024

Dear Scott

**Planning permission to demolish a bungalow and erect three dwellings
1 Station Road, Gunness, Scunthorpe, DN15 8SU.**

Thank you for consulting us on the above application on 03 July 2024.

Environment Agency Position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (FRA) (referenced: 2024/3109 Revision 0, Complied by EWE Associates Ltd, dated April 2024) and the following mitigation measures it details:

- Finished floor levels of the dwellings shall be set no lower than 4.1 metres above Ordnance Datum
- Flood resilience measures shall be included up to 4.4 metres above Ordnance Datum

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy CS19 of the North Lincolnshire Core Strategy 2011.

Advice to the Local Planning Authority

Flood warning and emergency response

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG.

We have considered the findings of the flood risk assessment and during a breach event of the River Trent defences the site and access/egress route could experience flood depths of 1.15 metres, this would give a hazard rating of 'a danger to some people (e.g. the elderly and infirm)'.

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. The proposal will increase the occupancy of the site, it is for the LPA to decide if this is appropriate in communication with areas emergency planners. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Advice to the applicant

Floodline Warnings Direct

We support the suggestion in the FRA that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188.

Flood Insurance

We note that the proposed floor plans show ground floor sleeping accommodation is proposed. It is increasingly difficult to insure properties with ground floor accommodation if they are at risk of flooding at any probability. It is advised that ground floor sleeping accommodation in the floodplain should be avoided. We would suggest having no sleeping accommodation on the ground floor.

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

Yours sincerely

Miss Emily Fisher
Planning Advisor