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

Date: 2 September 2020

Your ref
Our ref

Dear Sirs,

Proposal: Full Planning Application for a detached chalet bungalow
Site Location: Adj 40 High Street, Crowle, Scunthorpe, DN17 4LD
Approval ref:
Applicant: Mr Tony Chapman

FLOOD RISK ASSESSMENT IN RESPECT OF ABOVE PROPOSED DEVELOPMENT.

1. 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. Site Location

2.1 As can be seen from the accompanying site location plans and maps plus the Environment Agency Flood Risk Map below the proposed new dwelling will be sited within a Flood Risk Zone 1.

Environment Agency Flood Risk Map



3. Compatible and Proposed Use

3.1 From table 1 in the NPPF technical guide then in flood zone 1 more vulnerable uses are compatible and appropriate in this flood zone.

3.2 From table 2 to the NPPF this then sets out definitions for more vulnerable uses one of which is “buildings used for dwelling houses”.

3.3 The proposed development fully complies with the NPPF Technical Guide and is safe in terms of Flood Risk.

