

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

Our ref: AN/2024/135732/03-L01
Your ref: PA/2024/634
Date: 25 April 2025

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 07 April 2025, following the submission of amended plans.

Environment Agency position

We have reviewed the amended flood risk assessment (FRA) and consider that it satisfactorily addresses our earlier concerns.

Subject to the condition below, we therefore **withdraw our previous objection**, dated 09 January 2025.

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 (ref 2024/3109 RevB, dated March 2025, compiled by EWE Associates Ltd) and the following mitigation measures it details:

- Ground floor finished floor levels shall be set no lower than 4.1 metres Above Ordnance Datum (AOD)
- Resilience measures shall be included up to 4.4 metres AOD

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 CS19 of the North Lincolnshire Core Strategy 2011.

Advice to the Local Planning Authority

Submitted plan inconsistencies

The amended site plan (ref: D23 001 00 00 051 C Proposed Site Plan, dated 02 Jan

2024) is inconsistent with the other plans/elevations/sections and the FRA because it still shows ground floor finished floor levels for Plot 2 and Plot 3 to be 3.8m AOD. We strongly recommend for clarity that this is amended to indicate ground floor finished floor levels will be 4.1m AOD for all plots as detailed in the FRA, prior to approval of the planning application.

Advice to the applicant

Signing up for flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>.

It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

- For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.
- To get help during a flood, visit <https://www.gov.uk/help-during-flood>.
- For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

Advice to applicant and Local Planning Authority

Ground floor sleeping accommodation

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 areas of flood risk should be avoided if possible.

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

