

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

**Our ref:** AN/2024/135732/04-L01  
**Your ref:** PA/2024/634  
**Date:** 28 August 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 11 August 2025.

**Environment Agency position**

We support that the amended plans now reflect the proposed finished floor levels of 4.1m Above Ordnance Datum as stated in the flood risk assessment.

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 RevC, dated July 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 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 applicant**

**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>.

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**

