

157 BOOTHFERRY ROAD, GOOLE, EAST RIDING OF YORKSHIRE, DN14 6AL

FLOOD RISK ASSESSMENT

Final Report v1.0
October 2023

Report Title **157 Boothferry Road, Goole, East Riding of Yorkshire, DN14 6AL**
Flood Risk Assessment
Final Report v1.0

Client Wasley Wood LLP

Date of issue 16 October 2023

Prepared by Flora Lockey MEnvSci *Assistant Flood Risk Consultant*

Checked and approved by Keely Bonser BSc (Hons) MSc PhD MCIWEM *Director*

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1 INTRODUCTION

1.1 Purpose of Report

Weetwood Services Ltd ('Weetwood') has been instructed by Wasley Wood LLP to prepare a Flood Risk Assessment (FRA) report to accompany a planning application for the proposed conversion at first and second floor of 157 Boothferry Road, Goole ("the site") for residential use.

The assessment has been undertaken in accordance with the requirements of the revised National Planning Policy Framework (NPPF) updated on 5 September 2023 and the Planning Practice Guidance (PPG) updated on 25 August 2022.

1.2 Structure of the Report

The report is structured as follows:

- Section 1** Introduction and report structure
- Section 2** Provides background information relating to the development site
- Section 3** Presents national and local flood risk planning policy
- Section 4** Assesses the potential risk of flooding to the development site
- Section 5** Presents a summary of key findings and the recommendations

1.3 Relevant Documents

The assessment has been informed by the following documents:

- Strategic Flood Risk Assessment, East Riding of Yorkshire Council, November 2019
- East Riding Local Plan 2012 - 2029: Strategy Document, April 2016

2 SITE DETAILS AND PROPOSED DEVELOPMENT

2.1 Site Location

The approximately 0.05 ha site is located to the north of Boothferry Road, Goole at Ordnance Survey National Grid Reference SE 739 239, as shown in **Figure 1**.

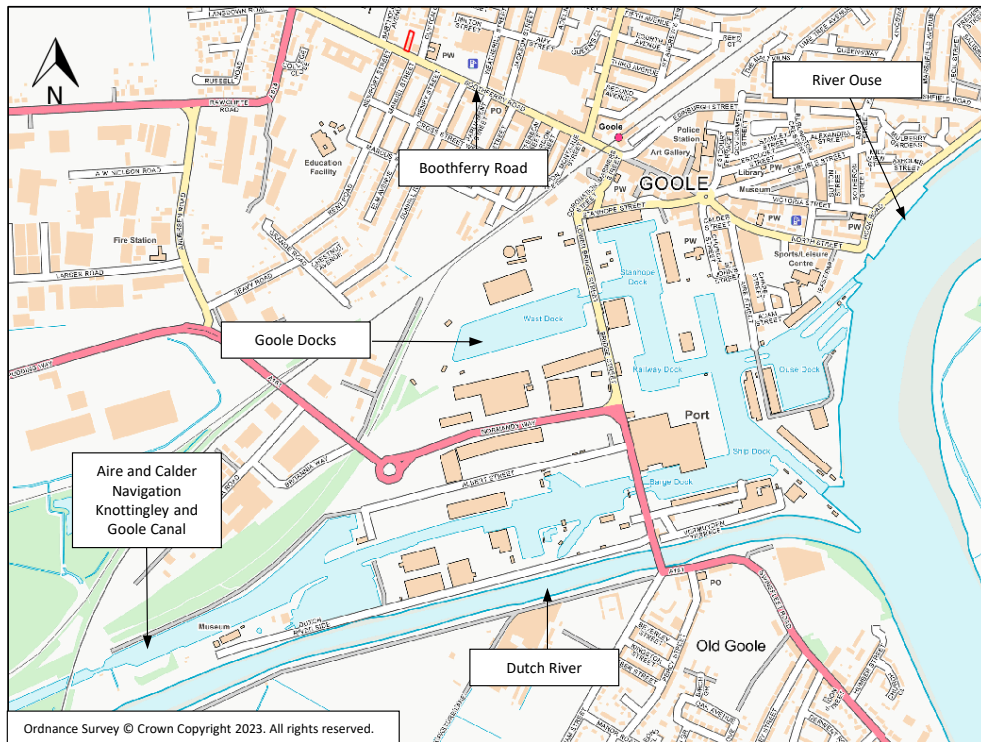


Figure 1: Site Location and Location of Surface Waterbodies

2.2 Existing and Proposed Development

The site currently comprises a semi-detached building used as office space (use class E).

The development proposals entail the conversion of the existing first and second floors at the site to accommodate three residential units. Vehicular access will continue to be provided via Boothferry Road to the south of the site. The proposed site plan is provided in **Appendix A**.

The NPPF classifies residential development as More Vulnerable to flood risk.

2.3 Surface Waterbodies in the Vicinity of the Site

The River Ouse is located to the north and east of Goole. At its closest, the River Ouse is located approximately 1.20 km east of the site and flows predominantly in a southerly direction prior to flowing in an easterly direction towards the River Humber/Humber estuary approximately 12.20 km to the east of the site.

The Aire and Calder Navigation Knottingley and Goole Canal is located approximately 1.06 km south of the site. The Goole Docks are hydraulically connected to the Canal and the River Ouse and is located approximately 0.6 km to the south-east of the site.

The Dutch River flows in an easterly direction approximately 1.25 km south of the site and outfalls into the River Ouse approximately 1.53 km south-east of the site.

The River Ouse and Dutch River are classified as 'main rivers' and are shown in **Figure 1**.

2.4 Topographic Levels

LiDAR data has been used to develop a digital terrain model of the site and surrounding area as illustrated in **Figure 2**.

Site levels are indicated to be in the region of 2.99 to 3.38 m AOD.

Ground levels on Boothferry Road adjacent to the site are in the region of 3.06 to 3.33 m AOD.

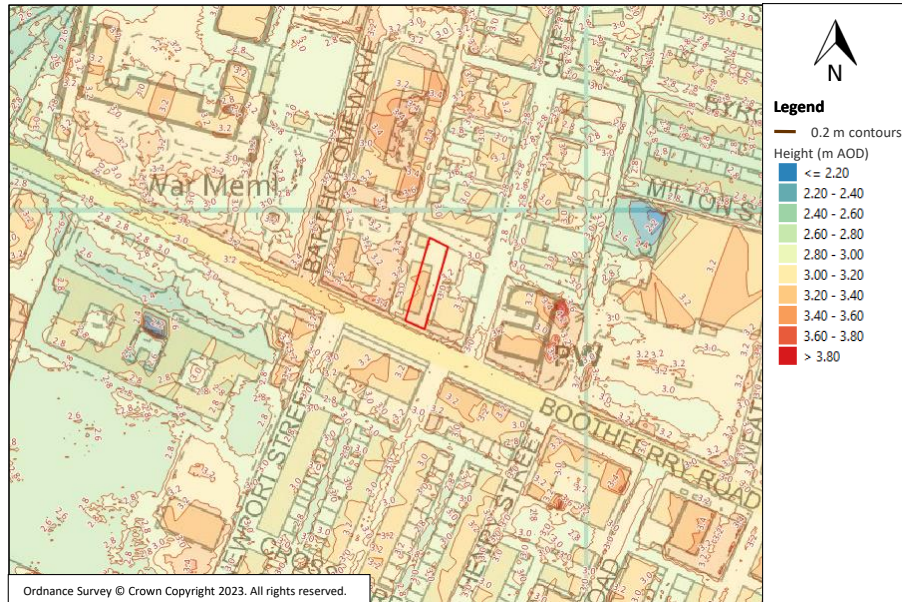


Figure 2: Digital Terrain Model from LiDAR Data

2.5 Ground Conditions

According to the Soilsapes soils dataset produced by the Cranfield Soil and AgriFood Institute¹, soil conditions at the site and within the surrounding area are described as loamy and clayey soils of coastal flats with naturally high groundwater.

The National Geoscience Data Centre's Single Onshore Borehole Index² holds a record of a borehole located approximately 75 m west of the site. This indicates that sand, clay and gravel is present up to 8.5 m bgl underlain by sand and marl up to 111.6 m bgl.

British Geological Survey mapping of surface geology³ indicates the underlying bedrock formation comprises sandstone (Sherwood Sandstone Group), overlain by clay, silt, sand and gravel (Alluvium).

According to the MAGIC website⁴ the superficial deposits at the site are classified as a Secondary A aquifer whilst the underlying bedrock is classified as a Principal aquifer.

The site is not shown to be located within a designated groundwater source protection zone.

¹ www.landis.org.uk/soilsapes/

² <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>

³ <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>

⁴ <https://magic.defra.gov.uk/MagicMap.aspx>

3 PLANNING POLICY AND GUIDANCE

3.1 National Planning Policy and Policy Guidance

The thrust of national planning policy, as articulated in the NPPF is that inappropriate development in areas at risk of flooding should be avoided where possible, as summarised below:

- Inappropriate development in areas at risk of flooding should be avoided and that development should be directed away from areas at highest risk (whether existing or future), but where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (NPPF para. 159).
- The policy of seeking to steer development to areas with the lowest risk of flooding, from any source, is implemented through the application of the flood risk Sequential Test. Development should not be allocated or permitted if there are reasonably available sites, appropriate for the proposed development in areas with a lower risk of flooding. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding (NPPF para. 162).
- If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives) the Exception Test may have to be applied. The need for the test will depend on the potential vulnerability of the site and of the vulnerability of the development proposed (as set out in Annex 3 of NPPF; also PPG Table 2) (NPPF para. 163). For example, the Exception Test need not be applied for less vulnerable development in any flood zone, or for more vulnerable development in flood zones 1 or 2.
- Where the Exception Test must be applied, application of the test for development proposals at the application stage should be informed by a site-specific flood risk assessment. For the test to be passed it should be demonstrated that: (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; (b) and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall (NPPF para. 164). Both elements of the test should be satisfied for the development to be permitted (NPPF para. 165).
- A site-specific flood risk assessment should be provided for all development in flood zones 2 and 3 [whilst] in flood zone 1, an assessment should accompany all proposals involving: sites of 1 ha or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use (NPPF para. 167).
- Development should not increase flood risk elsewhere (NPPF para. 167).
- Development should only be allowed in areas at risk of flooding where the flood risk assessment (and the sequential and exception tests, as required), demonstrate that: a) within the site, the most vulnerable development is located in areas of lowest flood risk (unless there are overriding reasons to prefer a different location); b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) the development incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual (flood) risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan (NPPF para.167).
- Applications for some minor development and changes of use should not be subject to the sequential or exception tests (NPPF para. 168). The exceptions are stated in Footnote 56.

Guidance on application of the sequential and exception test is provided in the PPG. For example:

- The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future (i.e. taking climate change into account) medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding (PPG para. 023).
- Where it is not possible to locate development in low risk areas, the Sequential Test should go on to compare reasonably available sites within medium risk areas and then, only where there are no reasonably available sites in low and medium risk areas, within high risk areas (PPG para. 024).

- Initially, the presence of existing flood risk management infrastructure should be ignored, as the long-term funding, maintenance and renewal of this infrastructure is uncertain. Climate change will also impact upon the level of protection infrastructure will offer throughout the lifetime of development (PPG para. 024).
- The Sequential Test should be applied to ‘Major’ and ‘Non-major development’ proposed in areas at risk of flooding, but it will not be required where; the site has been allocated for development and subject to the test at the plan making stage (provided the proposed development is consistent with the use for which the site was allocated and provided there have been no significant changes to the known level of flood risk to the site, now or in the future which would have affected the outcome of the test); the site is in an area at low risk from all sources of flooding, unless the Strategic Flood Risk Assessment, or other information, indicates there may be a risk of flooding in the future; the application is for a development type that is exempt from the test, as specified in footnote 56 of the NPPF (PPG para. 027).
- For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives. Equally, a pragmatic approach needs to be taken where proposals involve comparatively small extensions to existing premises (relative to their existing size), where it may be impractical to accommodate the additional space in an alternative location. For nationally or regionally important infrastructure the area of search to which the Sequential Test could be applied will be wider than the local planning authority boundary (PPG para. 027).
- ‘Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available’ (PPG para. 028).
- The Exception Test should only be applied as set out in Table 2 [of the PPG (“Flood Risk Vulnerability and Flood Zone Incompatibility”)] and only if the Sequential Test has shown that there are no reasonably available, lower risk sites, suitable for the proposed development, to which the development could be steered (PPG para. 032).

3.2 Local Planning Policy

The East Riding Local Plan 2012 - 2029 was adopted by East Riding of Yorkshire Council in April 2016. The following policy is relevant in respect of flood risk:

Policy ENV6; Managing Environmental Hazards

- A. *Environmental hazards, such as flood risk, coastal change, groundwater pollution and other forms of pollution, will be managed to ensure that development does not result in unacceptable consequences to its users, the wider community, and the environment.*

Flood risk

- B. *The risk of flooding to development will be managed by applying a Sequential Test to ensure that development is steered towards areas of lowest risk, as far as possible. The Sequential Test will, in the first instance, be undertaken on the basis of the East Riding of Yorkshire Strategic Flood Risk Assessment (SFRA) and the Environment Agency's Flood Map, within appropriate search areas. Where development cannot be steered away from Flood Zone 3, the sub-delineation of Zone 3a, detailed within the relevant SFRA, will be used to apply the Sequential Test, with preference given to reasonably available sites that are in the lower risk/hazard zones. Where necessary, development must also satisfy the Exception Test.*
- C. *If, following application of the Sequential Test, it has not been possible to successfully steer development to Flood Zone 1 or a sequentially preferable site, a Sequential Approach will be taken to site layout and design, aiming to steer the most vulnerable uses towards the lowest risk parts of the site and upper floors.*
- D. *Flood risk will be proactively managed by:*

1. *Ensuring that new developments:*
 - i. *limit surface water run-off to existing run-off rates on greenfield sites, and on previously developed land reduce existing run-off rates by a minimum of 30%, or to greenfield run-off rate;*
 - ii. *do not increase flood risk within or beyond the site;*
 - iii. *incorporate Sustainable Drainage Systems (SuDS) into major development proposals and proposals at risk of flooding, unless demonstrated to be inappropriate;*
 - iv. *do not culvert or otherwise build over watercourses, unless supported by the Risk Management Authority;*
 - v. *have a safe access/egress route from/to Flood Zone 1 or establish that it will be safe to seek refuge at a place of safety within a development;*
 - vi. *incorporate high levels of flood resistant and resilient design if located in a flood risk area;*
 - vii. *are adequately set-back from all watercourses including culverted stretches; and*
 - viii. *adhere to other relevant SFRA recommendations.*
2. *Supporting proposals for sustainable flood risk management, including the creation of new and/or improved flood defences, water storage areas and other schemes, provided they would not cause unacceptable adverse environmental, social, or economic impacts.*
3. *Supporting the removal of existing culverting and returning these sections to open watercourse.*
4. *Designating areas of Flood Zone 3b (Functional Floodplain) and safeguarding land for current and future flood risk management, on the Policies Map.*

Coastal change

- E. *Development likely to be affected by coastal change will be proactively managed by designating a Coastal Change Management Area (CCMA) on the Policies Map.*
- F. *Within the CCMA proposals will be supported where it:*
 1. *Can be demonstrated that an appropriate temporary development, such as those included in Table 11, will contribute to the local economy and/or help to improve the East Riding's tourism offer; or*
 2. *Would involve re-location or roll back of existing development to an alternative location, provided the existing development is in permanent use and is a permanent structure, or is an existing caravan or holiday home park. The alternative location should be a suitable coastal location; and*
 3. *Is ensured that:*
 - i. *the development is safe from the risks associated with coastal change for its intended lifespan;*
 - ii. *the development does not have an unacceptable impact on nature conservation, heritage and/or landscape designations;*
 - iii. *sites to be vacated as a result of relocation/roll back or expiry of a temporary permission, will be cleared and restored to a natural state, with net sustainability benefits and, where appropriate, public access to the coast; and*
 - iv. *the development has an acceptable relationship with coastal settlements in relation to character, setting, residential amenity and local services.*
- G. *Development proposals for sustainable coastal change management, including improvements to coastal defences or managed realignment, should have regard to the most up to date Shoreline Management Plan and the latest coastal monitoring information. Proposals will be supported where they would not have any unacceptable adverse environmental, social or economic impacts.*

Groundwater pollution

- H. *The risk of groundwater pollution will be managed by:*
 1. *Avoiding development that will increase the risk of pollution in Source Protection Zones (SPZ) and where this is not possible, ensuring that appropriate mitigation measures are employed;*
 2. *Supporting developments which will decrease the risk of pollution in SPZs by cleaning up contaminated land and incorporating pollution-prevention measures;*

3. *Preventing inappropriate uses/activities in SPZ1 and SPZ2, unless adequate safeguards against possible contamination can be agreed;*
4. *Preventing non-mains drainage that would involve sewage, trade effluent or other contaminated discharges, as far as possible; and*
5. *Ensuring re-development of previously developed sites does not contaminate under-lying aquifers.*

3.3 Water Framework Directive

The Water Framework Directive (WFD) provides a legal framework for the protection, improvement and sustainable use of inland surface waters, groundwater, transitional waters, and coastal waters across England, and seeks to:

- Prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters
- Achieve at least 'good' status for all waterbodies by 2015
- Promote the sustainable use of water as a natural resource
- Conserve habitats and species that depend directly on water
- Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment
- Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants; and
- Contribute to mitigating the effects of floods and droughts.

The WFD applies to any proposed development which has the potential to impact on a waterbody. Where this is the case, the Environment Agency may require evidence demonstrating that the proposed development does not compromise the aims of the WFD.

4 REVIEW OF FLOOD RISK

4.1 Historical Records of Flooding

The Environment Agency Historic Flood Map⁵ indicates that there are no records of flooding at or within the immediate vicinity of the site. However, Appendix H of the 2019 Strategic Flood Risk Assessment (“Historic Flooding Events”) indicates that the site has been impacted by a flood event in August 2011 caused by the exceedance of the drainage capacity following a period of intense rainfall.

4.2 Flood Risk from Rivers (Fluvial and Tidal)

The Environment Agency Flood Map for Planning (Rivers and Sea)⁶ (**Figure 3**) indicates the site to be located in flood zone 3. This is reiterated on Appendix C of the 2019 Strategic Flood Risk Assessment (“Flood Risk from Rivers and Sea”). Table 1 of the PPG defines flood zones as follows⁷:

- Flood zone 1: Low Probability. Land having a less than 1 in 1,000 annual probability of river or sea flooding
- Flood zone 2: Medium Probability. Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding
- Flood zone 3a: High Probability. Land having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of sea flooding
- Flood zone 3b: Functional Floodplain. Land where water from rivers or the sea has to flow or be stored in times of flood. Land having a 1 in 30 or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as a 1 in 1,000 annual probability of flooding).

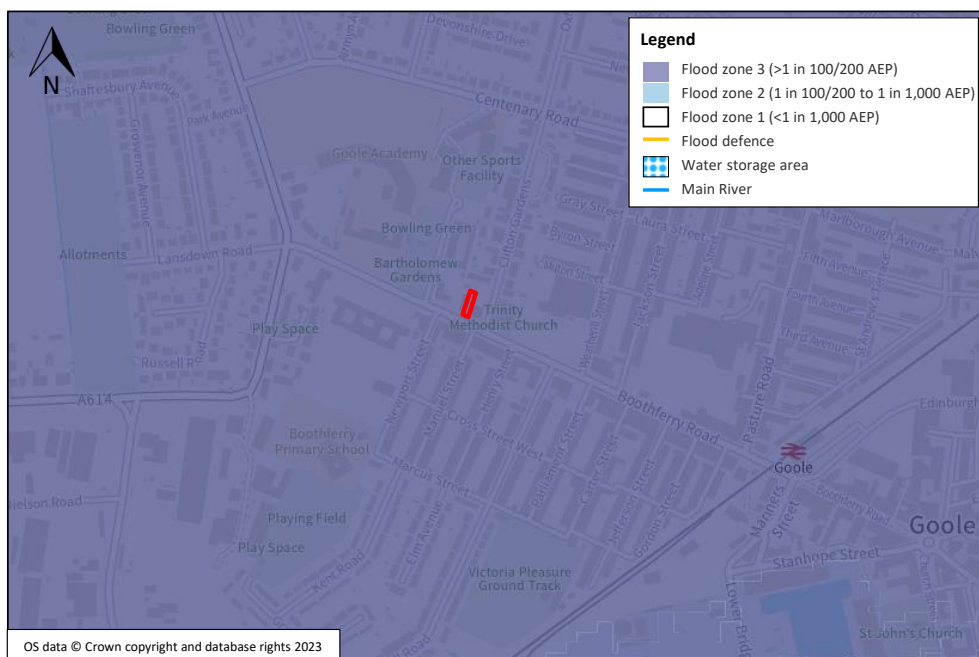


Figure 3: Flood Map for Planning

Source: gov.uk website; Accessed: September 2023

Flood zone 3b is not separately distinguished on the Flood Map for Planning. However, Appendix C of the 2019 Strategic Flood Risk Assessment (“Flood Risk from Rivers and Sea”) confirms that the site is not located in the functional floodplain and that the site is located in flood zone 3a.

⁵ <https://data.gov.uk/dataset/76292bec-7d8b-43e8-9c98-02734fd89c81/historic-flood-map>

⁶ <https://flood-map-for-planning.service.gov.uk/>

⁷ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables>

The zones do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.

The Environment Agency Spatial Flood Defence database⁸ indicates that flood defences are present along the banks of the River Ouse and the Dutch River, consisting of flood walls and embankments with a 1 in 200 AEP standard of protection. Crest levels range between 5.78 to 7.38 m AOD and 6.39 to 7.19 m AOD for each river respectively.

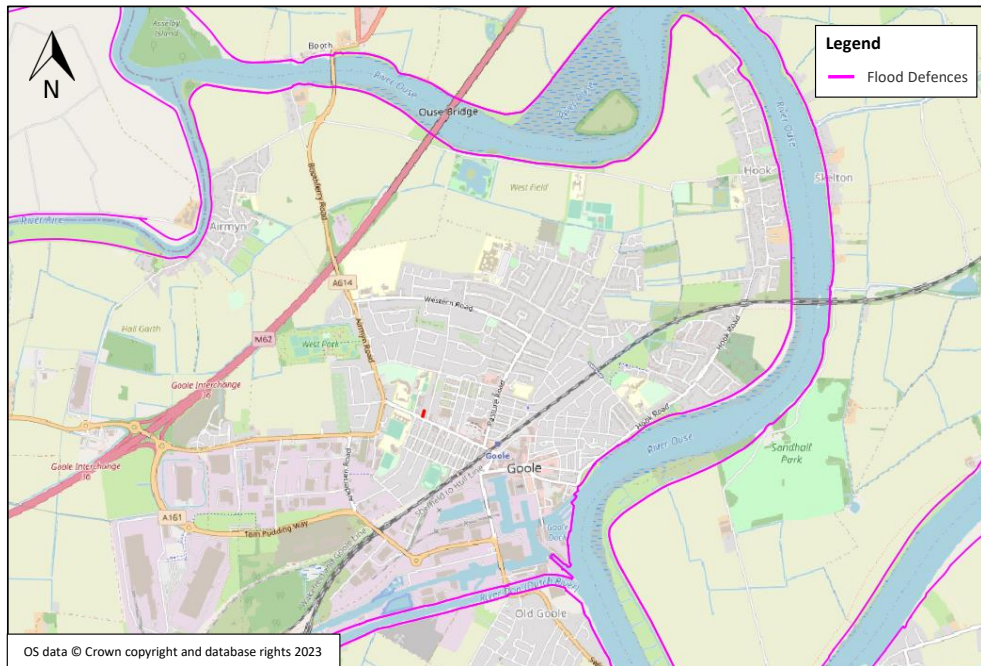


Figure 4: Existing Flood Defence Locations

A hydraulic model of the River Ouse was developed on behalf of the Environment Agency by JBA Consulting as part of Upper Humber Flood Risk Mapping Study (2016). This assesses the risk of flooding from the River Ouse for the defended and undefended present day 1 in 30, 1 in 100, 1 in 200 and 1 in 1,000 AEP events (combined fluvial and tidal) and during the 1 in 100 fluvial AEP event plus 20% climate change and the 1 in 200 tidal AEP event plus climate change.

The modelled (defended) outputs (refer to **Figure 4**) indicate that no flooding of the site or Boothferry Road is expected from the River Ouse during all modelled events.

The current Environment Agency guidance on climate change allowances (May 2022) for fluvial events advises that for More Vulnerable development in flood zone 3, the Central allowance should be used to assess flood risk for the lifetime of the development. The Central allowance for the Don and Rother management catchment is +28% (2080s).

Given the distance between the flood extent and the site (refer to **Figure 4**; approximately 1 km), and that the site is not expected to flood during the present day 1 in 1,000 AEP event, it is reasonable to assume that the site would not be expected to flood during the 1 in 100 AEP event plus 28% climate change.

⁸ <https://environment.data.gov.uk/dataset/8e5be50f-d465-11e4-ba9a-f0def148f590>

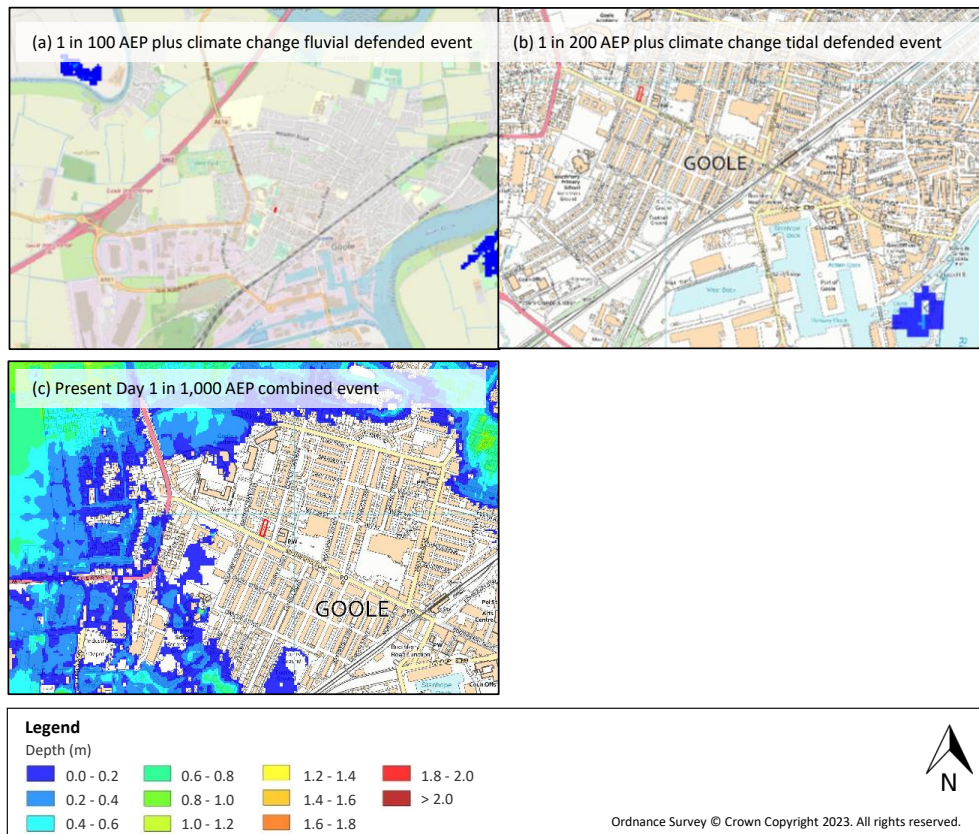


Figure 5: Modelled (Defended) Flood Extents

Source: Upper Humber Flood Risk Mapping Study, JBA Consulting, 2016

A breach of the existing River Ouse flood defences has also been assessed as part of 2016 Upper Humber Flood Risk Mapping Study for the present day 1 in 100 fluvial AEP event and 1 in 200 tidal AEP event. Breach 9 presents the worst-case scenario at the site.

Climate change allowances have not been assessed by the Environment Agency for the aforementioned breach scenarios. In the absence of such data, the undefended scenario may be utilised as a proxy (albeit recognising that this is expected to be a conservative approach with flood risk significantly overestimated) to assess the consequences associated with a breach when taking climate change into account.

The modelled outputs for the present-day breach 1 in 100 (fluvial) and 1 in 200 (tidal) AEP events and undefended 1 in 100 fluvial AEP event plus 20% climate change and 1 in 200 tidal AEP event plus climate change are provided in **Figure 5**.

The modelled outputs indicate that the site would be expected to flood up to a maximum flood depth of 0.16 m and 1.65 m (breach scenario) and 1.70 m and 0.20 m (undefended scenario) during the aforementioned events respectively. The outputs also indicate that Boothferry Road would be expected to flood up to a maximum depth of 2.06 m and 0.54 m during the undefended 1 in 100 fluvial AEP event plus 20% climate change and 1 in 200 tidal AEP event plus climate respectively.

Based on Google Street imagery, it is reasonable to assume that the ceiling height of the ground floor is in excess of 2.0 m and, therefore, the finished floor level of the first floor will be above the maximum flood depths expected at the site. As such, the proposed residential units would be expected to remain dry.

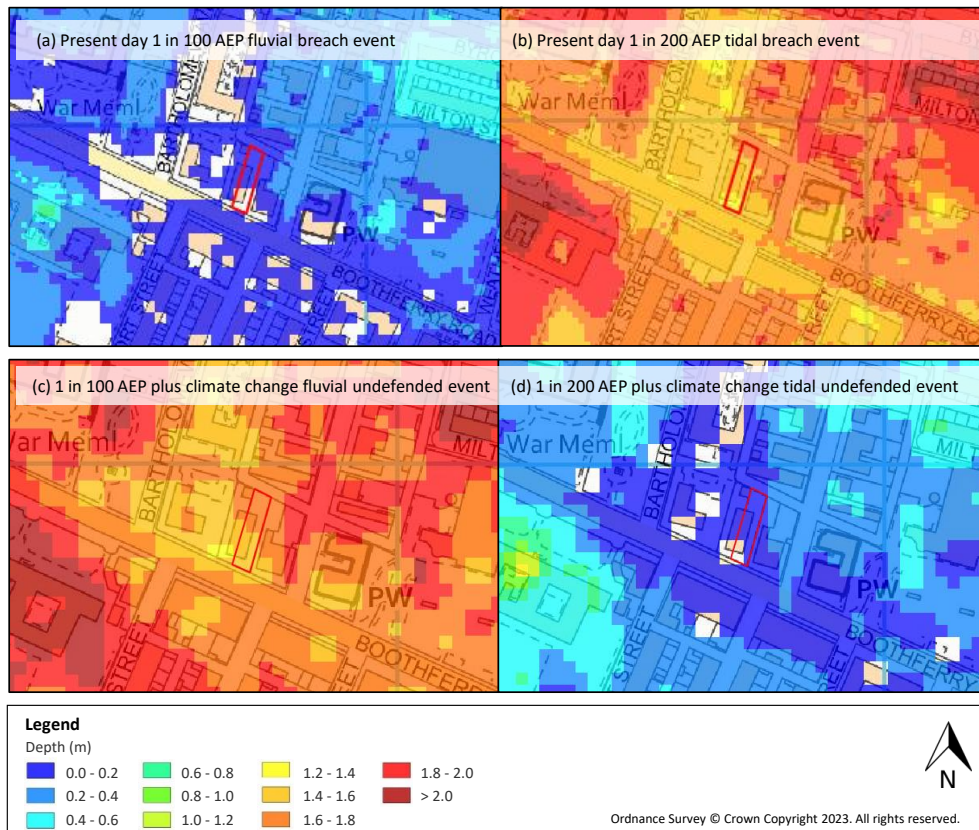


Figure 6: Modelled Flood Extents – Breach and Undefended

Source: Upper Humber Flood Risk Mapping Study, JBA Consulting, 2016

4.3 Flood Risk from Small Watercourses and Surface Water (Pluvial)

There are no small watercourses located within the vicinity of the site.

The Flood Risk from Surface Water map (**Figure 7**) indicates that the site and Boothferry Road adjacent to the site are at a Very Low risk of surface water flooding.

4.4 Flood Risk from Reservoirs, Canals and Other Water Impounding Structures

No information has been provided by the Environment Agency for the Aire and Calder Navigation Knottingley and Goole Canal or Goole Docks. However, the canal and docks are not embanked and water levels within the canal and docks are controlled by a series of lock structures. As such, the risk of flooding from the canal and docks is assessed to be low.

In addition, the Flood Risk from Reservoirs map (**Figure 8**) indicates that the site is not at risk of flooding when river levels are normal, however, there is a risk when there is also flooding from rivers. However, all large reservoirs are regularly inspected by reservoir panel engineers with essential safety work carried out as required. As detailed on the gov.uk website, reservoir flooding is therefore extremely unlikely to occur.

4.5 Flood Risk from Groundwater

The JBA Groundwater Flood Risk Indicator map (**Figure 9**) indicates that the site is at a Negligible risk during a 1 in 100 AEP groundwater flood event.



Figure 7: Flood Risk from Surface Water
Source: gov.uk website; Accessed: September 2023

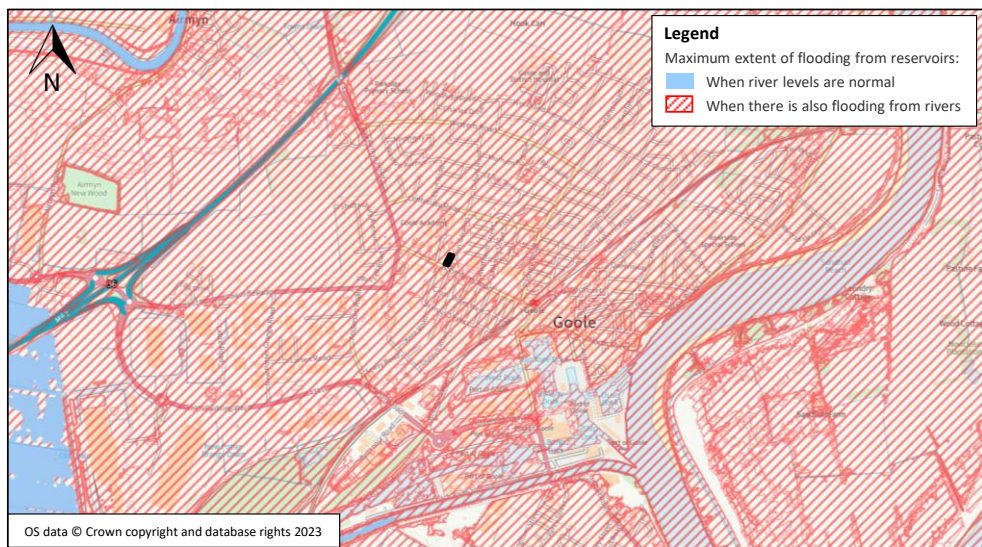


Figure 8: Flood Risk from Reservoirs
Source: gov.uk website; Accessed: September 2023

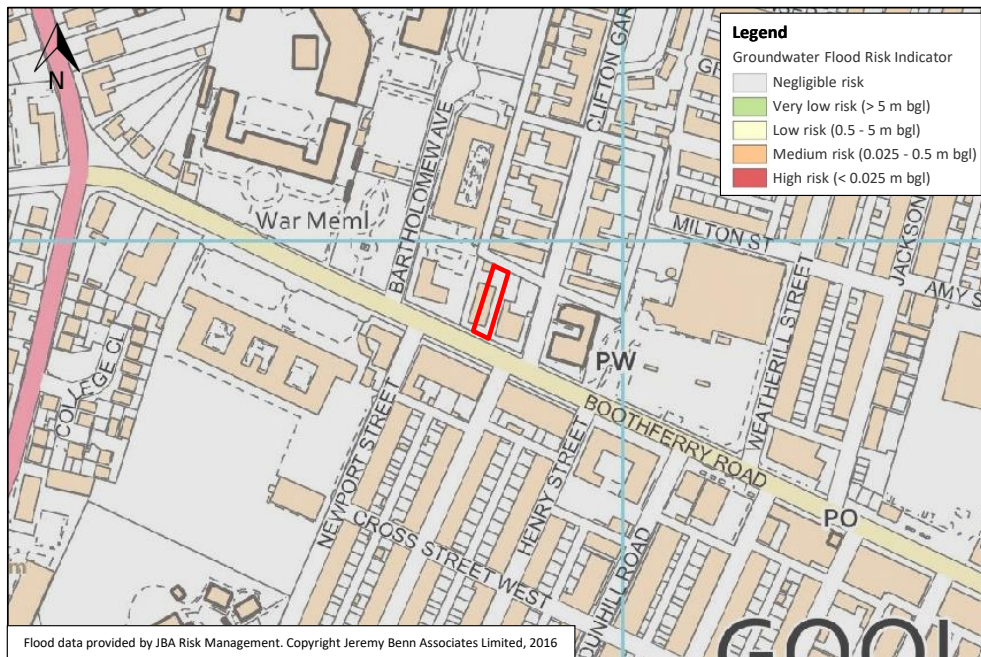


Figure 9: JBA Groundwater Flood Risk Indicator Map
Source: Blue Sky Maps; Accessed: September 2023

4.6 Flood Risk Mitigation

The risk of flooding to the proposed development from all identified sources is assessed to be low, with the exception of the River Ouse which presents a high risk. Proposals are for the conversion of the first and second floor of an existing building, which are not expected to be impacted by a flood event from the River Ouse. However, it is recommended that a Flood Warning and Evacuation Plan is prepared in consultation with East Riding of Yorkshire Council emergency planning team. The site is included in an Environment Agency flood alert and warning area. This provides the opportunity for the relevant response procedures set out in the plan to be invoked in response to receipt of a flood warning from the Environment Agency.

4.7 Flood Risk Elsewhere

The site is for the conversion of an existing building, with no proposals to alter the building footprint or site levels. Therefore, there will be no impact on flood risk elsewhere.

4.8 Flood Risk Sequential Test

NPPF para. 168 states that applications for changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments (as set out in NPPF Footnote 55).

5 SUMMARY AND RECOMMENDATIONS

This report has been prepared on behalf of Wasley Wood LLP and relates to the proposed redevelopment of the first and second floors at 157 Boothferry Road, Goole for residential use.

The Environment Agency Flood Map for Planning indicates the site to be located in flood zone 3.

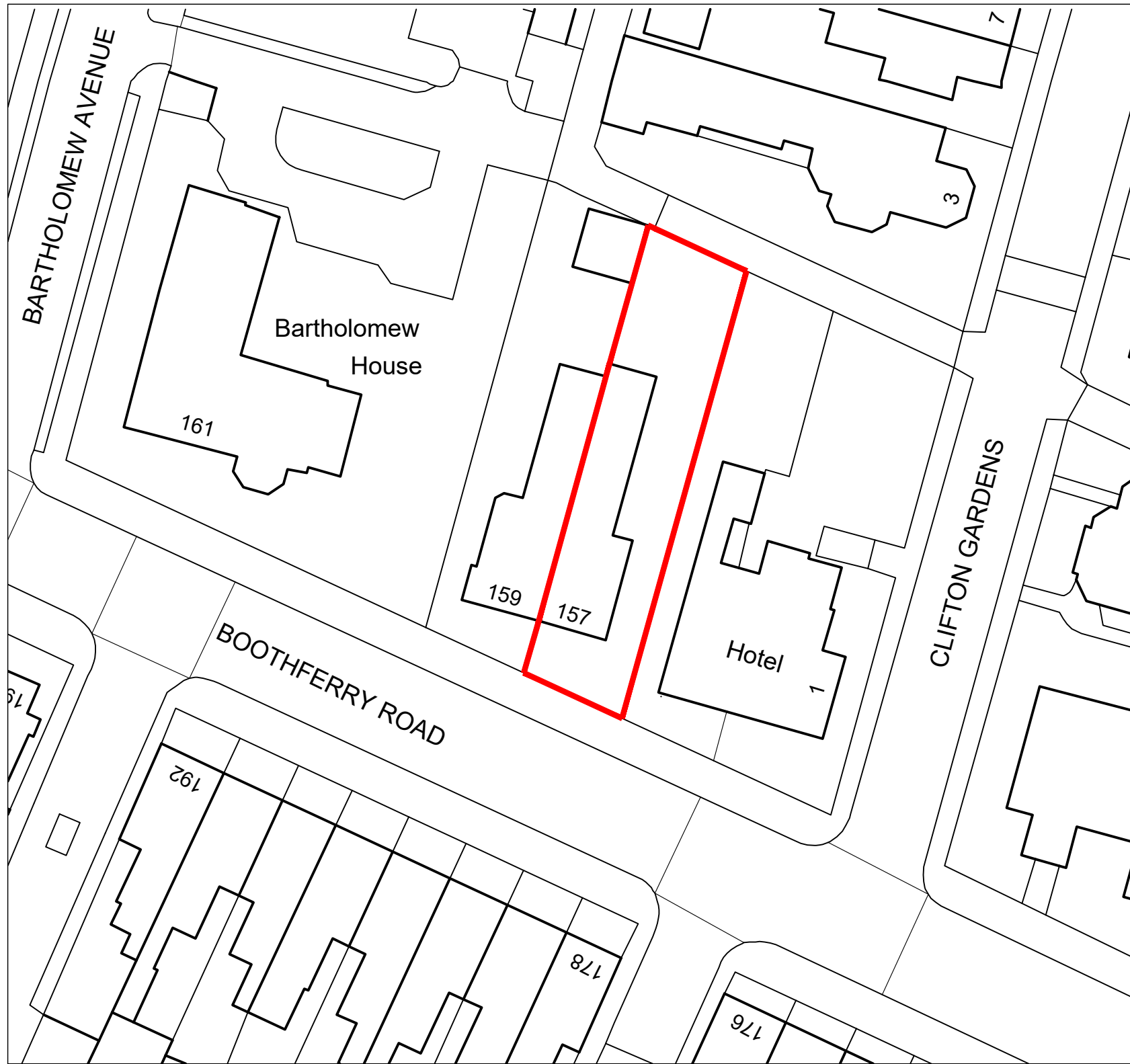
NPPF para. 168 states that applications for changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments (as set out in NPPF Footnote 55).

The risk of flooding to the proposed development from all identified sources is assessed to be low, with the exception of the River Ouse which presents a high risk. Proposals are for the conversion of the first and second floor of an existing building, which are not expected to be impacted by a flood event from the River Ouse. However, it is recommended that a Flood Warning and Evacuation Plan is prepared in consultation with East Riding of Yorkshire Council emergency planning team.

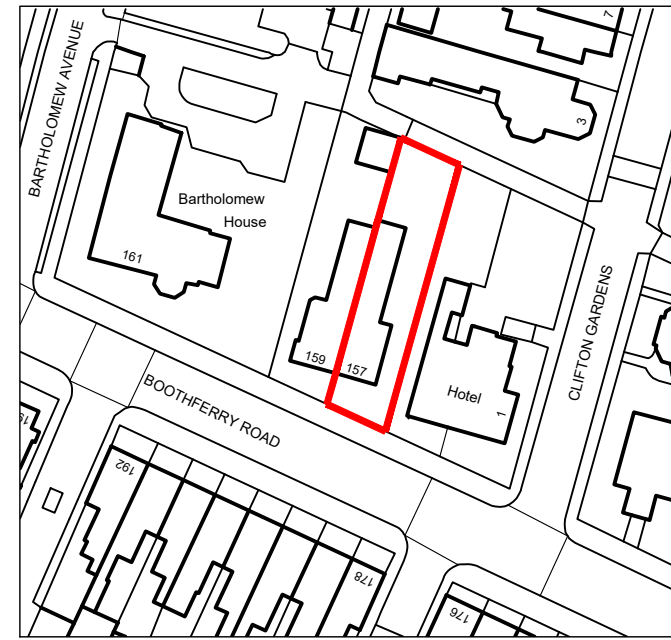
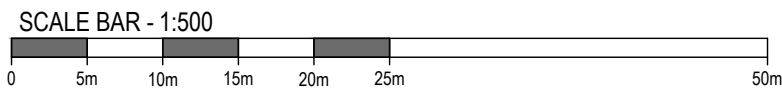
In conclusion, this report demonstrates that the proposed development may be completed in accordance with the requirements of planning policy.

APPENDIX A

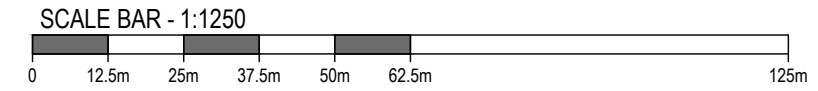
Proposed Site Plan



SITE PLAN

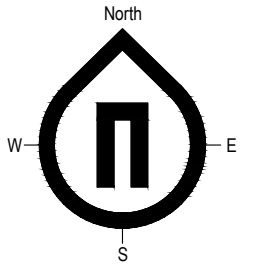


LOCATION PLAN



NOTES
 Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
 Contractor must verify all dimensions on site before commencing any work or shop drawings.
 Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architect is to be informed before the work is initiated. Work within the Construction (Design & Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. This drawing is copyright and must not be reproduced without consent of NW Architects Limited.

DRAWING STATUS/TYPE KEY
 F Feasibility SK Sketch L Landscape C Construction
 P Planning M Marketing S Survey AB As Built
 T Tender TNT Tenant OS Ordnance Survey



REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
REVISIONS					



27 York Place - Leeds - LS1 2EY
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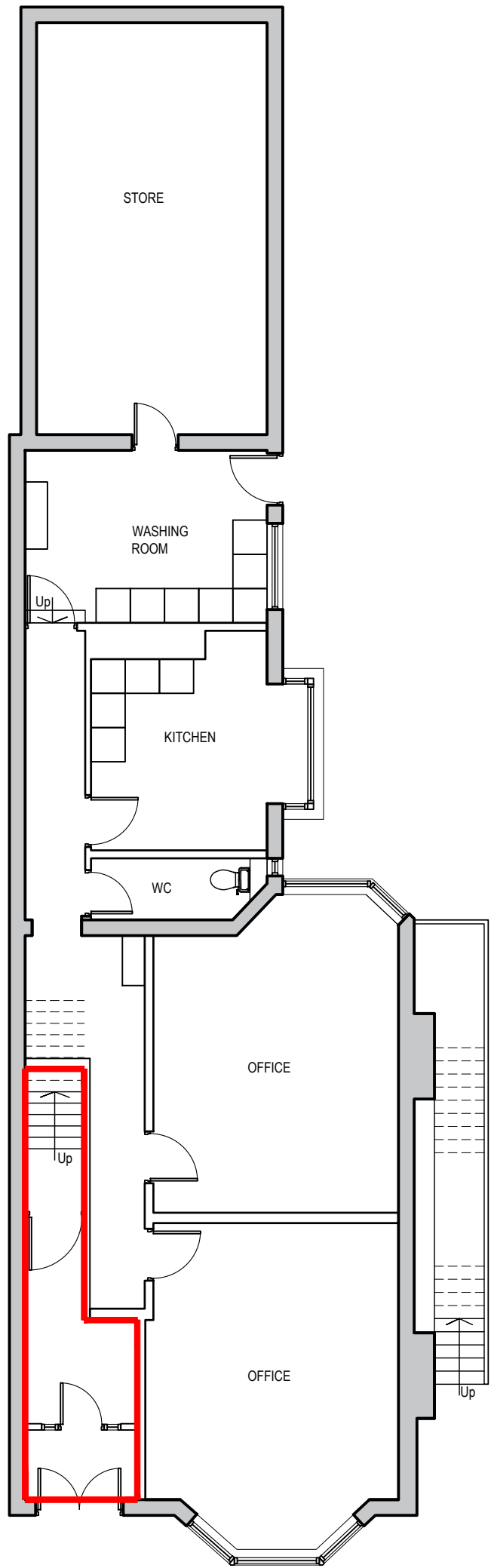
CLIENT
 Wood Lane Property Ltd

PROJECT
 157 BoothFerry Road,
 Goole, DN14 6AL

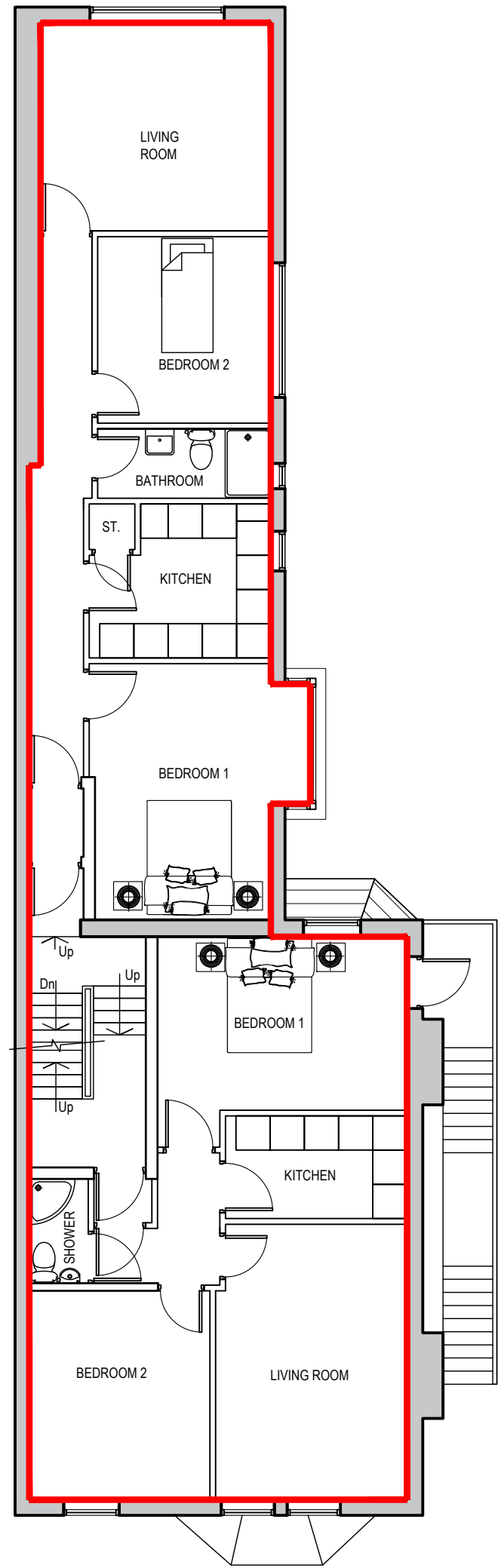
DRAWING TITLE
 Existing
 Location Plan

Scale	Drawn By	Date Drawn
1:500 / 1:1250 @ A3	AP	03/01/23
	Checked By	Date Checked
	NW	03/01/23

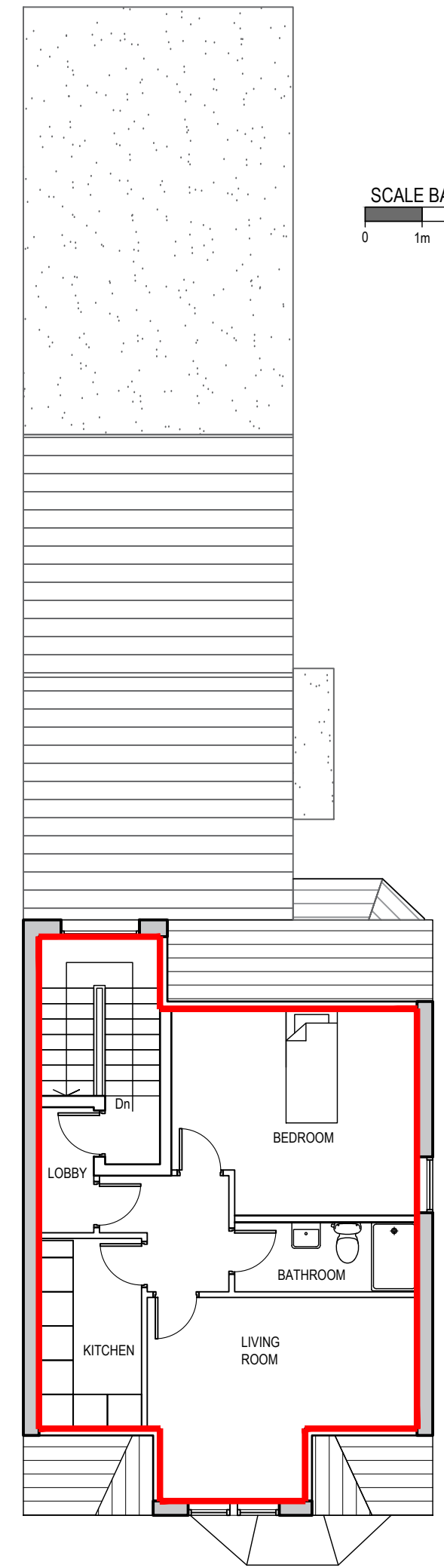
Drawing No. 22075-S100
 Revision -



GROUND FLOOR



FIRST FLOOR

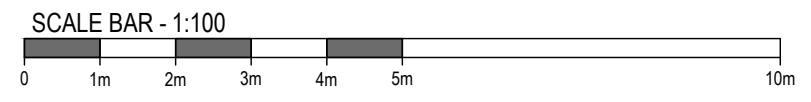


SECOND FLOOR

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P Planning	M Marketing	S Survey	AB As Built
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NW-ARCHITECTS
 27 York Place - Leeds - LS1 2EY
 leeds@nw-architects.co.uk - Tel: 0113 880 0510 - Fax: 0113 880 0511
 www.nw-architects.co.uk

CLIENT
 Wood Lane Property Ltd

PROJECT
 157 Boothferry Road,
 Goole, DN14 6AL

DRAWING TITLE
**Proposed
 Floor Plans**

Scale	Drawn By	Date Drawn
1:100 @ A3	AP	24/05/23
	Checked By	Date Checked
	NW	24/05/23

Drawing No. **22075-P110** Revision -

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