



“Tanglin”, Town Road, Tetney, Grimsby. DN36 5JE
01472 210547 - 07716 196800

Flood Risk Assessment

Location

The application site is located at 20 the Crossings, Airmyn, East Riding of Yorkshire DN14 8LE. A location plan at 1:1250 and a block plan at 1:500 is included with is application.

Proposed Development

The property is proposed to be extended to the side and to the rear for increase living accommodation.

Flood zone

The environment agency Flood risk for planning data is reproduced below. It states that the Premises location is in flood zone 3, an area with a high probability of flooding.



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	472555/425011	23 Nov 2023 10:14

**Your selected location is in flood zone 3
– an area with a high probability of flooding.**

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

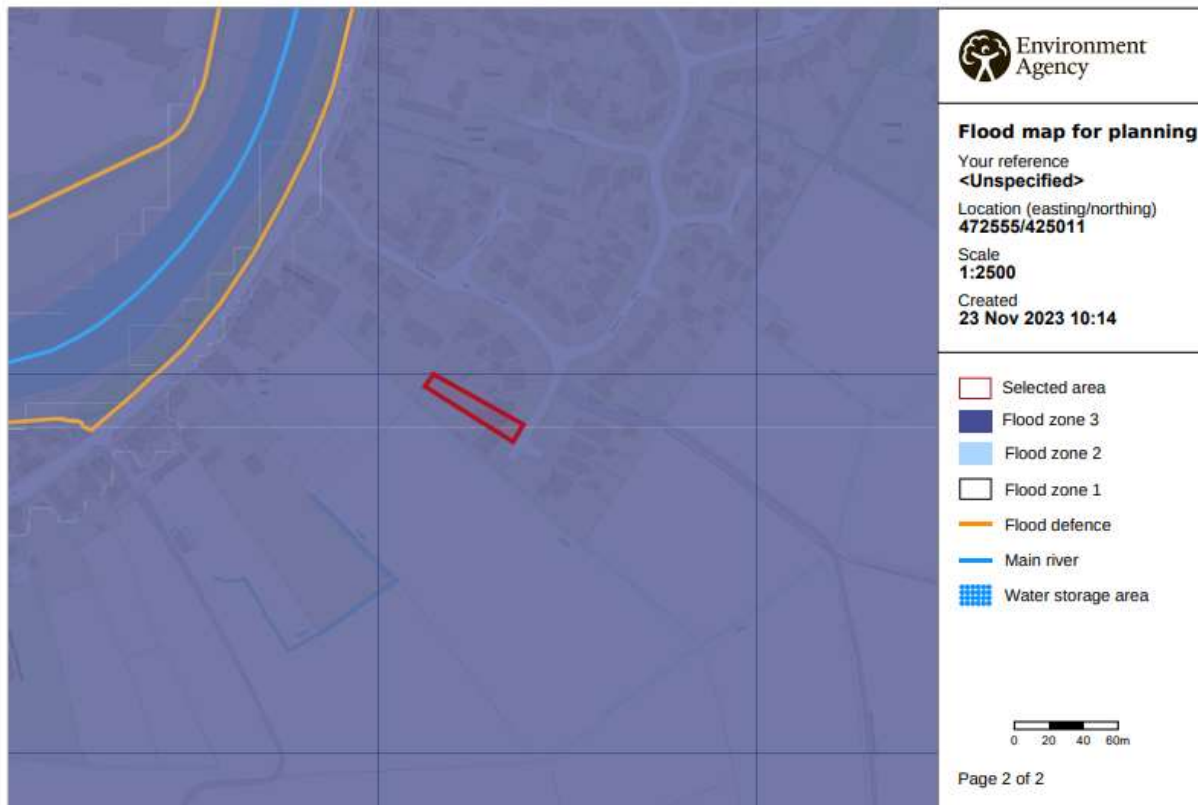
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Extract from ERYC Strategic Flood Risk Assessment

Although the report makes no specific reference to the village of Airmyn, for Goole, the Ouse Catchment Flood Management Plan identifies tidal flooding as the main risk. However, most of the town is defended to a 1 in 200 standard against this by raised river embankments. In practical terms the main risk is from surface water, as the drainage system relies entirely on pumping. Main flooding events in modern times (at least post 1947) have been pluvial ones. 5930 people and 472 businesses are at risk.

For Goole the policy states

It is inevitable that there will be some development in Flood Zone 3, particularly in Goole and Hedon, which lie entirely within this zone. These two settlements also have significant employment land requirements. Here, resilience and mitigation measures will be the key to enabling safe development. Goole is within the Upper Humber Policy Unit of the EA's Ouse CFMP. The high-level strategic Policy for this unit is to "Take action to sustain the current scale of flood risk into the future" and will ensure the protection for Goole & the surrounding area keeps track with climate change. This policy is primarily related to the EA's principal tidal defences along the River Ouse frontage

Flood Risk

The NPPF Flood Zones states

Zone 1 – Low Probability (<0.1%)

Zone 2 – Medium Probability (0.1 – 1.0%)

Zone 3 – High Probability (>1.0%)

The proposal Premises in Zone 3 relates:

This zone comprises land where water has to flow or be stored in times of flood. Local Planning Authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land that would flood with an annual probability of 1 in 20 (5%) or greater in any year, or is designed to flood in an extreme (0.1%) flood, should provide a starting point for consideration and discussions to identify the functional floodplain.

Mitigation

The Environment Agency has issued guidance for Householder and other minor extensions in Flood Zone 2 and 3 and the following flood resilience techniques will be included in the works. (See attached)

- Water, electricity, and gas meters: should be located above the predicted flood level. Electrical services: electrical sockets, heating systems: boiler units and ancillary devices should be installed at least 500mm above the ground floor level to minimise damage to electrical services Electric ring mains should be installed at high level with drops to ground floor sockets and switches.
- The ground floor to be constructed with a solid concrete floor with no voids beneath and no low-level wall vents. FFL to remain same as existing.
- Avoid the use of mineral fibre insulation to the ground floor level (walls & floor) and use a rigid closed cell material as these retain integrity and have low moisture take up. o Plasterboard to be fitted horizontally on the ground floor, for easy replacement. o Where possible, all service entries should be sealed (e.g., with expanding foam or similar closed cell material). Closed cell insulation should be used for pipes which are below the predicted flood level.

Conclusion

Provided the mitigation methods are adopted the proposed development offers no increase in risk to this or other properties in the area.