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Planning & Development Management  
East Riding of Yorkshire Council  
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Date: 22 June 2023

Your ref:  
Our ref:

**Proposal:** Erection of replacement dwelling at  
**Site Location:** Church View, North Cliffe, YO43 4UZ  
**Application ref:**  
**Applicant:** Mr C Bradwell & Ms S Preston

## FLOOD RISK ASSESSMENT

### 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. Flood Zones

2.1 The property is located in Flood Zone 1 as is shown on the attached Environment Agency flood risk map see below, this area has a low probability of flooding.

### Environment Agency Flood Risk Map



## 3. Proposed Use & Compatible Uses

3.1 The proposed use of this site is a residential development, which is classified in the NPPF Technical Guidance as a “more vulnerable use”.

3.2 The technical guidance to the NPPF then directs which uses are compatible within each classification of flood zone. In Table 1 of that document it advises that within a Flood Risk Zone 1 more vulnerable uses are compatible.

3.3 I therefore conclude that the proposed new dwelling is safe in terms of flood risk and is an acceptable use for this site.

