



Our ref. WG1360 FRS.ppp
29 January 2024

**Flood Risk Statement.
Change of use of redundant agricultural buildings to a dwellinghouse at
Siddicks Barns, Skelton**

Introduction

Siddicks Barns are located in Skelton (near Goole) to the north of the linear settlement and east of Sandhall Road. The River Ouse is to the west and Ashcroft House (planning permission approved 2003) to the east.

The accompanying application proposes change of use of these redundant agricultural buildings to a single dwellinghouse.

Whether a Full Planning Application or application under Class Q Prior Approval, flood risk is a material consideration.



Consideration of Flood Risk

The application site is located within Flood Zone 3 and a copy of the Flood Map is appended to this statement. Consequently, the site has a high probability of flooding and the proposed use is classified as 'more vulnerable' to flood risk.

Change of use however is exempt from the Flood Risk Assessment Sequential Test and therefore acceptable in principle provided flood mitigation measures are incorporated into the design.

The East Riding of Yorkshire Council Strategic Flood Risk Assessment records that the site has not been affected by any historic flood events.

Environment Agency mapping suggests:

A 1 in 100 year fluvial flood event will not affect the application site.

A 1 in 200 year tidal flood event may result in flood depths of 0.25 to 0.50m.

Lidar data records the site level as 4.30 AOD.

A flood event might therefore achieve a level of 4.60 AOD based on the 1 in 200 year event.

Standing advice for vulnerable developments recommends finished floor levels should be a minimum of 0.3m above the estimated river or sea flood level. The finished floor level for the application site should therefore be 4.90 AOD which is 0.6m above average ground level.

Local site levels confirm that Ashcroft House to the east has a finished floor level of 0.6m above ground level which was required by Condition 3 of planning permission ref. 03/03876/REM for reason of reducing the risk of flooding.

Mitigation of Flood Risk

It is proposed that a finished floor level of 0.6m above existing ground level should achieve appropriate protection from a flood event to allow the change of use of the redundant agricultural buildings to a single dwellinghouse.

The existing buildings do allow for such a raise in floor level with limited alteration to the existing building fabric and architectural detail. The only exception is the cart openings to the east where the preference is to retain these openings as a point of entry to the dwelling.

This will result in a modest area of the conversion being vulnerable to a flood event, but the rooms are intentionally service accommodation (so Boot Hall, Utility Room, and Cloaks) and will be finished in flood recoverable materials.

This sacrificial approach to the service accommodation accords with standing advice where floor levels cannot be raised and should relocate vulnerable uses above the flood level and include extra flood resistance and resilient measures.

The first floor of the conversion will provide safe refuge should it be required, but given the low level of the predicted flood event, this will likely be unnecessary.

Detailed design of the conversion shall apply relevant guidance included in Communities and Local Government publication "*Improving the flood performance of new dwellings*".

Conclusion

This statement concludes that the risk from a flood event at the application site can be mitigated through passive design to allow the successful conversion of the redundant agricultural buildings to a single dwellinghouse.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
476613/425702

Created
29 Jan 2024 10:11

**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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference

<Unspecified>

Location (easting/northing)

476613/425702

Scale

1:2500

Created

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Selected area

Flood zone 3

Flood zone 2

Flood zone 1

Flood defence

Main river

Water storage area



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