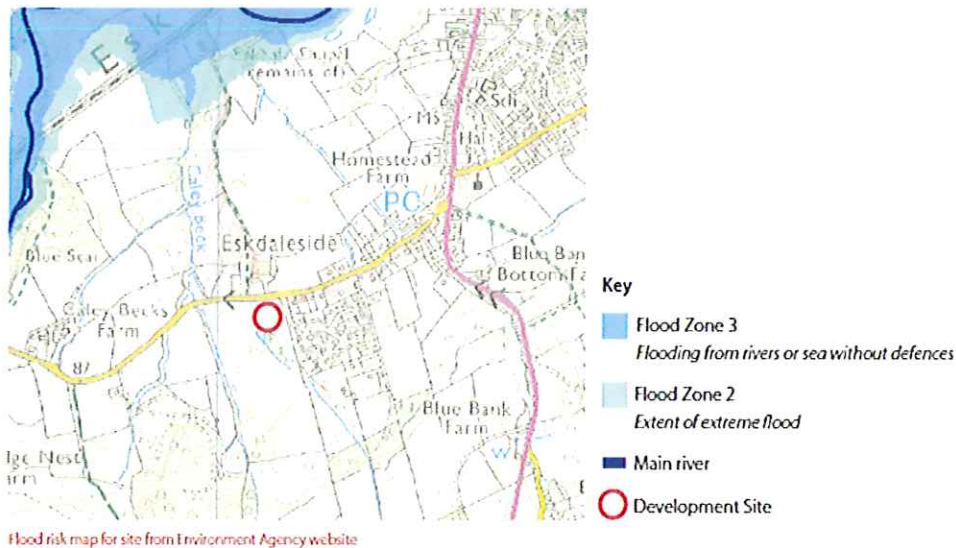


NYM/2014/0254/NEW  
 Development at Sleights  
**FLOOD RISK ASSESSMENT**  
 16 06 2014

**7.0 Flood Risk Assessment**

The extract below from the Environment Agency Map notes that the site is clear of any flood risk.

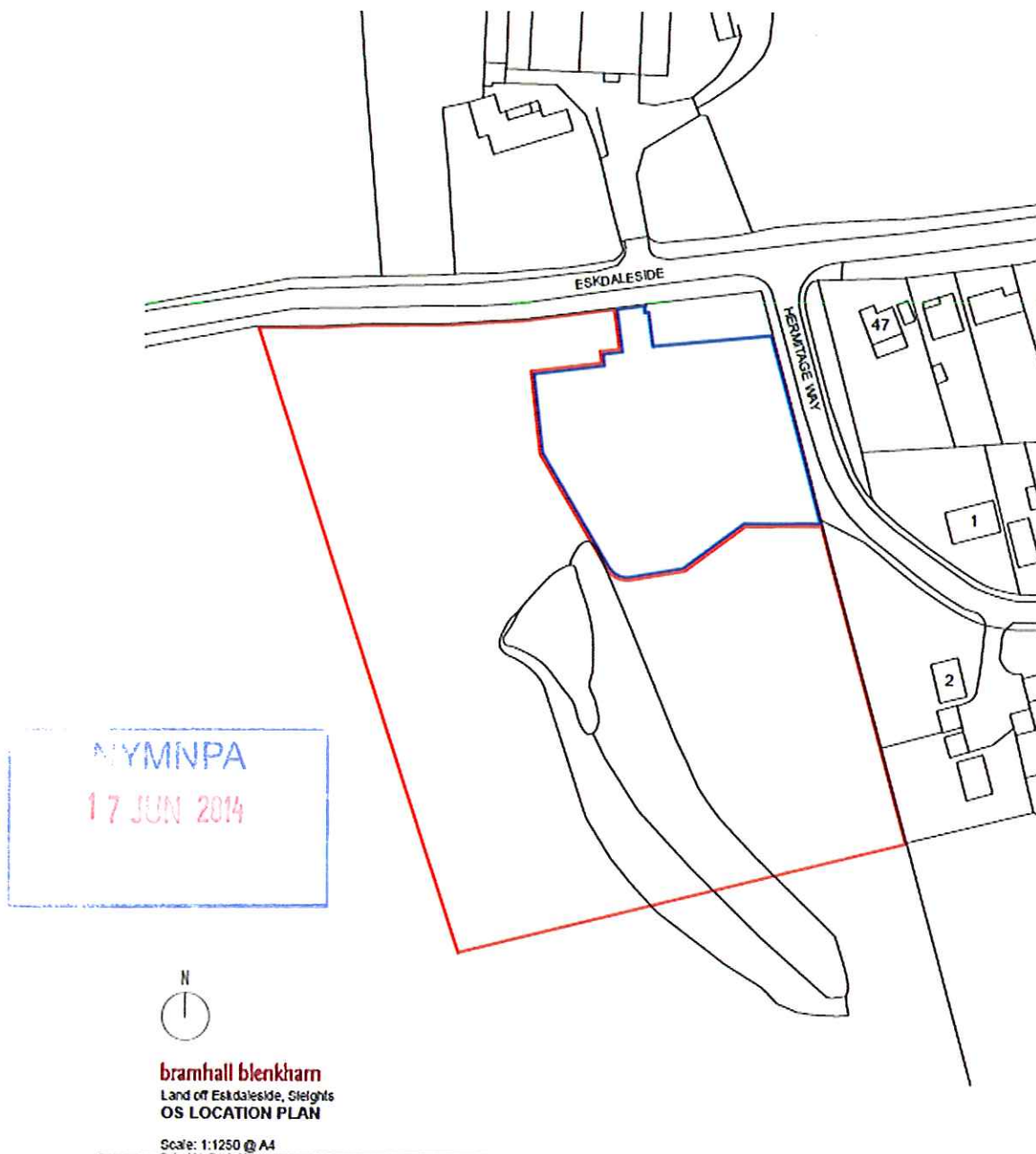
The plan shown blue highlights the additional extent of an extreme flood from rivers or the sea. These outlying areas (indicated by light blue) are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year. The dark blue areas indicate a risk from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.



The application is concerned with the re-grading of excavated soil from the adjoining affordable housing development. As can be seen from the accompanying section drawings the proposal merely involves the filling of minor depressions and an average of 100mm over the entire red line site. The scheme will therefore not impact on issues of flood risk. The site is within Flood Zone 1 as noted by criteria below and also shown on above location plan. It is situated at the higher end of an escarpment.

The plan below notes the adjoining site to be developed for affordable housing in blue and the area to be re-graded shown outlined in red.

NYMNEA  
 17 JUN 2014



*Flood Zone 1 – Low Probability  
Definition*

*This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).*

*Appropriate uses*

*All uses of land are appropriate in this zone.*

*Flood risk assessment requirements*

*For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment. This need only be brief unless the factors above or other local considerations require particular attention.*

*Policy aims*

*In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems.*

- See more at: <http://www.ambiental.co.uk/riskcentral/flood-zones/#sthash.CggGrxQL.dpuf>

As can be seen from the above criteria all uses of land are appropriate in Flood Zone 1 and due to the minimal work proposed and location of the site at high level, there is no harm to flooding caused by the works.

Bramhall Blenkarn The Maltings Malton YO17 7DP

