

Mrs Lisa Spencer
Hambleton District Council
Development Management
Civic Centre Stonecross
Northallerton
North Yorkshire
DL6 2UU

Our ref: RA/2024/147871/01-L01
Your ref: ZB24/02267/MAN
Date: 08 January 2025

Dear Lisa

CONVERSION OF EXISTING SHOP UNIT TO CREATE A 1 BEDROOM, 1 PERSON DWELLING WITH LOUNGE, KITCHEN, SHOWER ROOM AND BEDROOM. UPGRADING EXISTING WINDOWS, NO OTHER EXTERNAL WORKS

STACY PEARSON LIMITED HAIRDRESSERS 87C - 87D MARKET PLACE THIRSK NORTH YORKSHIRE YO7 1ET

Thank you for consulting us on the above-named planning proposal, which we received on 18 December 2024.

Flood Risk

Our Flood Map for Planning shows the site lies within Flood Zone 2/3, with a high probability of flooding from rivers and/or the sea. The application is for conversion of a retail space to a dwelling, which is considered to be a 'more vulnerable' land use in [Annex 3](#) of the National Planning Policy Framework. It is therefore necessary for the application to pass the Sequential Test and Exception Test and to be supported by a site-specific flood risk assessment (FRA), which can demonstrate that 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'.

Environment Agency position

In the absence of an acceptable Flood Risk Assessment (FRA) we object to this application and recommend that planning permission is refused.

Reasons

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property
- include the current finished floor levels of building preferably in metres above

- ordance datum (mAOD)
- include any flood risk mitigation measures to address flood risk for the lifetime of the development
- take the impacts of climate change into account
 - There is no assessment of the impact of climate change using appropriate climate change allowances

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Planning Advice Service

Please advise the applicant that if they would like to get further specific advice on how to overcome our objection, they can take advantage of our planning advice service. We can offer services including meetings, telecons and reviews of revised information prior to formal submission. We encourage the applicant to contact us directly to discuss this further.

We currently charge £100 plus VAT per officer per hour. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms for our charged for service are available [here](#)

I hope that the information provided is of use.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Jennifer Dickinson
Planning Advisor

Direct e-mail Jennifer.dickinson@environment-agency.gov.uk