Dave Gedney
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2017/126138/01-L01
Your ref: H07-0786-17

Date: 24 August 2017

Dear Dave

Residential development
North Road Gedney Hill

Thank you for referring the above application, which was received on 23 August 2017.

The application site lies partially within Flood Zone 2 defined by the Environment Agency Flood Map as having a medium probability of flooding. The National Planning Policy Framework (NPPF) requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is proposed in such locations.

A FRA has not been submitted with this application. However, the hazard mapping contained within South Holland's Strategic Flood Risk Assessment (SFRA) shows the site to be unaffected if a breach of the flood defence was to occur.

A site specific FRA is therefore unlikely to provide any additional information on flood risk than that already provided within the SFRA. We have therefore deemed submission of a FRA unnecessary in this instance.

We would, however, advise the applicant to refer to the following document for information on flood resilience and resistance techniques that could be incorporated into the development: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (Department for Communities and Local Government, 2007).

We would also recommend that the finished floor levels (FFL) of the development should be set 300mm above ground level, and that future occupants are advised to register with the Floodline Warnings Direct Service.

Environment Agency
Nene House (Pytchley Lodge Industrial Estate),
Pytchley Lodge Road, Kettering, Northants, NN15 6JQ
Email: LNplanning@environment-agency.gov.uk

Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard geographic numbers (i.e. numbers beginning with 01 or 02).

Cont/d..

Please note that our advice has not considered the risk of flooding from ground water, drainage systems, reservoirs, canals or ordinary watercourses. Your Authority will therefore need to be satisfied that the proposed development is also in accordance with other requirements of the NPPF.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Mrs Sharon Nolan
Sustainable Places Planning Advisor

Direct dial 020302 53525
Direct e-mail sharon.nolan@environment-agency.gov.uk



Awarded to Lincolnshire and Northamptonshire Area.

End

Moncrieff, Evelyn

From: Nolan, Sharon <Sharon.Nolan@environment-agency.gov.uk>
Sent: 24 August 2017 10:45
To: _planningadvice
Subject: H07-0786-17 North Road Gedney Hill
Attachments: AN.2017.126138.01-L01.pdf

This message originated from outside your organization

Dear Sir/Madam

Please find attached a copy of the Environment Agency's response to the above application.

If I can be of any further assistance please do not hesitate to contact me on the number below.

Kind regards,

Sharon Nolan
Planning Advisor

Our team mail box has changed to LNplanning@environment-agency.gov.uk

Lincolnshire and Northamptonshire Area
Environment Agency
Nene House, Pytchley Lodge Road, Kettering, NN15 6JQ
53525 (internal)
020302 53525 (external)
sharon.nolan@environment-agency.gov.uk







Awarded to Lincolnshire and Northamptonshire Area

We have recently published new webpages for **LPAs**, **developers** and **Neighbourhood Planning Groups** giving clarification on our planning consultation role. Please refer to this to check if we can provide you with advice on your development proposals. For developments in areas at risk of flooding, please refer to our new **Flood Risk Assessment checklist**.

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