

From: Nolan, Sharon [mailto:Sharon.Nolan@environment-agency.gov.uk]
Sent: 07 August 2017 14:19
To: Theyer, Adrian <Adrian.Theyer@Bakkavor.com>
Subject: RE: AN/2017/12604/01-L01 160 Six House Bank

**** External Email ****

Dear Adrian

Thank you for your email and providing the further, more detailed information for your proposed development.

The application site **lies partially** within Flood Zone 3 defined by the Environment Agency Flood Map as having a high 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.

However, the hazard mapping (2116) 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 you 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.

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 National Planning Policy Framework (NPPF).

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

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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](#).

From: Theyer, Adrian [<mailto:Adrian.Theyer@Bakkavor.com>]
Sent: 07 August 2017 13:53
To: Nolan, Sharon <Sharon.Nolan@environment-agency.gov.uk>
Subject: AN/2017/12604/01-L01 160 Six House Bank

Dear Sharon,

Thank you for your time this morning to discuss the flood risk at 160 Six House Bank. As requested I have attached various maps to show the properties correct location as follows;

1. OS map of Six House Bank – This is the most accurate & current map of the street I have seen. Note the location of the church, property, plot & Leaves Lake Drove.
2. The 2116 flood depth maps – Please note the position of landmarks from the above OS map
3. The current flood risk map used for planning – taken from the Environment Agency website. Note the flood risk is zone 1

I agree that the 2116 district flood depth map is not as clear as it could be without showing the individual houses. However, I hope that I have demonstrated that the plot is not in a flood risk area.

I will call you later today to discuss again once you have had time to look at the maps.

Thanks again for your help.

Adrian Theyer
Group Safety, Health & Environmental Advisor

Bakkavor Group

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