

FAO: Lucy Buttery
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2021/132556/01-L01
Your ref: H14-1218-21
Date: 14 December 2021

Dear Lucy

Hybrid planning application seeking full planning permission for 100 new homes, landscaping and infrastructure and outline planning permission (all matters reserved except access) for up to 300 new homes, landscaping and infrastructure.

Land at Yews Farm Spalding Road Pinchbeck PE11 3PB

Thank you for consulting us on the above application, on 30 November 2021.

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.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. It is also contrary to the South East Lincolnshire Strategic Flood Risk Assessment. 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.

Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for the 0.5% year 2115 flood event. The finished floor levels proposed are inadequate.

For this location we would expect the finished floor levels to be set above the maximum breach depth for the 2115 year, 0.5% event tidal hazard mapping, with flood resilient construction to a height of 300mm above the predicted flood depth.

The tidal breach hazard mapping and shows the site could be flooded up to depths of 1 metre from a breach in the defences during a flood that has a 1% > fluvial / 0.5% tidal

Environment Agency

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

Customer services line: 03708 506 506

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chance of occurring in any one year up to 2115.

Your flood risk standing advice matrix (2016) sets out the required mitigation (including setting of finished floor levels) based on the flood depths the site will experience and can be viewed at <http://www.southeastlincslocalplan.org/wp-content/uploads/2017/03/SELincs-Standing-Advice-Matrix-2016-final-agreed-matrix.xlsx>.

We note the applicant is suggesting an anomaly between the surveyed ground levels and claims that the flood depths will be up to 0.5 metres. If the applicant wishes to contest the flood risk map they must request the hazard mapping data from South Holland or consider conducting their own modelling to evidence the depths they are suggesting.

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 re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

If you are minded to approve this application for major development contrary to our flood risk objection, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2021](#).

This statutory instrument prevents you from issuing planning permission without first referring the application to the Secretary of State for Housing, Communities and Local Government (via the National Planning Casework Unit) to give them the opportunity to call-in the application for their own determination. This process must be followed unless we are able to withdraw our objection to you in writing. A failure to follow this statutory process could render any decision unlawful, and the resultant permission vulnerable to legal challenge.

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

Keri Monger
Sustainable Places - Planning Adviser

Direct dial 020 847 48545

Direct e-mail keri.monger@environment-agency.gov.uk