

COMMENTS

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

Our ref: AN/2009/106935/05-L01

Your ref: H16/0027/09

Date: 25 June 2009

FAO: Richard Fidler

PLANNING & DEVELOPMENT

26 JUN 2009

Dear Sir/Madam

**TWO SINGLE STOREY EXTENSIONS TO EXISTING BUILDING, ERECTION OF
DETACHED PORTACABIN OFFICE AND EXTENSION TO EXISTING CAR PARK.
REVISED FINAL FLOOD RISK ASSESSMENT.
RANGELL GATE, LOW FULNEY, SPALDING, PE12 6EW.**

I refer to the Environment Agency's previous response to you dated 27 February 2009, in which we maintained our objection to the proposed development on flood risk grounds.

Environment Agency Position

I can confirm that we have received an amended Flood Risk Assessment (FRA) in support of the application. The Environment Agency has assessed the amended FRA against the requirements and general principles contained in Annex E 'the Assessment of Flood Risk of Planning Policy Statement 25 (PPS25)', we consider that the FRA and suggested mitigation measures are proportionate to the scale, nature and location of development.

Accordingly, the Environment Agency is prepared to **WITHDRAW** its objection subject to the following condition being appended to any subsequent approval of planning permission:

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by Geoff Beel Consultancy dated June 2009 and the following mitigation measures detailed within the FRA:

- Finished floor levels for the proposed development will be set no lower than 3.5m AOD
- The proposed portacabin on site will be securely fastened down (for example the use of chains and ground anchors).

Environment Agency
Waterside House Waterside North, Lincoln, Lincolnshire, LN2 5HA.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
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The applicant shall confirm completion of the approved scheme in writing within one month thereafter

Reason

To reduce the risk and impact of flooding to the proposed development and future occupants.

As you are aware the discharge of planning conditions rests with your Authority. It is, therefore, essential that you are satisfied that the proposed draft condition meets the requirements of Circular 11/95 'Use of Conditions in Planning Permission'. Please notify us immediately if you are unable to apply our suggested condition, as we may need to tailor our advice accordingly.

Please note that our advice has not considered the risk of flooding from other sources, such as 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 PPS25.

Please could you forward a copy of the Decision Notice to the Environment Agency for the purpose of monitoring in line with Defra High Level Targets.

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

Yours faithfully

Richard Kisby
Team Leader Planning Liaison

Direct dial 01522 785882

Direct fax 01522 512927

Direct e-mail dean.rezzougui@environment-agency.gov.uk

cc Geoff Beel (Geoff Beel Consultancy)

PLANNING & DEVELOPMENT

- 1 MAR 2009

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OBJECTION

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

Our ref: AN/2009/106935/02-L01

Your ref: H16/0027/09

Date: 27 February 2009

Dear Sir/Madam

TWO SINGLE STOREY EXTENSIONS TO EXISTING BUILDING, ERECTION OF DETACHED PORTACABIN OFFICE AND EXTENSION TO EXISTING CAR PARK RANGELL GATE, LOW FULNEY, SPALDING, PE12 6EW.

I refer to the Environment Agency's previous response dated the 5 February 2009 in which we objected to the proposed development on flood risk grounds.

I can confirm that we have since received an amended Flood Risk Assessment (FRA) in support of the application. Having assessed the amended FRA provided by Geoff Beel Consultancy, dated February 2009, the Environment Agency **MAINTAINS** its objection for the following reasons:

Reason

The FRA submitted with this application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25 (PPS25). The submitted FRA does not therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted FRA fails to:

- Consider the issue of safe access, egress and safe refuge in a flood event. This should be provided in a flood warning and evacuation plan.
- Provide details of how water may affect the site if a breach event were to occur. This should include the depths and velocities likely to be on site.
- Provide details as to the flood resistant and resilient methods which are to be employed on site.
- Contain information regarding the portacabin proposed on site. A paragraph should be included within the revised FRA to illustrate that the portacabin will be securely fastened to the ground, what the portacabin is to be built on and that there is space underneath the portacabin to enable the free passage of water during a flood event.
- Include the level for the Coronation Channel for the 1 in 100 year event with the inclusion of climate change. This is required to show the freeboard is

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adequate and to support section 7.4 of the FRA.

If the applicants or agents wish to discuss this position with us, they should contact our Development Control team on 01522 785533 (please ask for Emma Kirk).

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us as advised in PPS25 paragraph 26.

Please could you forward a copy of the Decision Notice to us for the purpose of monitoring in line with DEFRA High Level Targets.

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

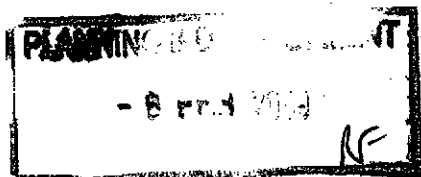
Yours faithfully

RICHARD KISBY
Team Leader Planning Liaison

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OBJECTION

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

Our ref: AN/2009/106935/01-L01

Your ref: H16/0027/09

Date: 5 February 2009

Dear Sir/Madam

TWO SINGLE STOREY EXTENSIONS TO EXISTING BUILDING, ERECTION OF DETACHED PORTACABIN OFFICE AND EXTENSION TO EXISTING CAR PARK RANGELL GATE, LOW FULNEY, SPALDING, PE12 6EW.

Thank you for referring the above application, which was received on 19 January 2009.

Environment Agency Position

In the absence of an adequate Flood Risk Assessment (FRA), we **OBJECT** to this application for the following reasons:

Reasons

The application site lies within Flood Zone 3a defined by Planning Policy Statement 25 (PPS25) as having a high probability of flooding. Although the extensions to the existing buildings have a footprint less than 250 sq metres, a FRA should be submitted to assess the risk to the stand alone Portacabin unit which forms part of the application.

We will provide you with bespoke comments within 21 days of receiving formal reconsideration. Our objection will be maintained until an adequate FRA has been submitted.

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us as advised in PPS25 paragraph 26. Please could you forward a copy of the Decision Notice to us for the purpose of monitoring in line with DEFRA High Level Targets.

Information for Applicants

To assist in the preparation of a satisfactory PPS25 compliant FRA, please refer to 'Environment Agency Guidance Note 3', which provides guidance on the requirements for undertaking a FRA for developments within the Zone 3 - 'High probability' floodplain. Guidance note 3 can be viewed at www.pipernetworking.com/floodrisk/fra3.html

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This note should also be read in conjunction with Annex E of PPS25. The amount of detail required in the FRA will in most cases be dependent upon the scale and nature of the proposed development, and the type of application applied for (i.e. outline, full). Should you wish to discuss the required content of the FRA in any detail, please contact our Development Control team on 01522785533.

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

Yours faithfully

RICHARD KISBY
Team Leader Planning Liaison

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