

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

Our ref: AN/2023/134805/01-L01
Your ref: H16-0767-23
Date: 18 September 2023

Dear Greg

**Demolition of vacant former public house and erection of 88 bed care home including onsite parking amenity space and associated works.
Former Bull and Monkie, Church Gate, Spalding, PE11 2RA**

Thank you for consulting us on the above application, on 07 September 2023.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (FRA) (Ref: 3943 Former Bull & Monkie PH Revision C, dated 06 June 2023, compiled by EAS Transport Planning Ltd) and the following mitigation measures it details:

- Ground floor finished floor levels shall be set no lower than 6.75m above Ordnance Datum.
- Demountable defences/flood doors shall be provided to a height of 600mm above ground level and shall cover all ground floor doors.
- The proposed development shall have non-habitable basement level as stated in the FRA and shown in Proposed Lower Ground Floor drawing (ref: 1315PL RDT ZZ B1 DR A 2000 Rev PL).
- Flood resilient construction shall be provided to a height of 300mm above the predicted flood depth.
- The development shall have a minimum of 2 storeys.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants aligned with Policy 4 of the South East Lincolnshire Local Plan 2011.

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

*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..

Advice to the applicant**Flood Warnings**

We support the suggestion in the FRA that future occupants sign up to Floodline Warnings Direct to receive advance warning of flooding. This can be done online at <https://www.gov.uk/sign-up-for-flood-warnings> or by phoning Floodline Warnings Direct on 0345 988 1188

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

Yours sincerely

Miss Emily Fisher
Planning Advisor

Direct dial 07384064534

Direct e-mail Emily.Fisher@environment-agency.gov.uk