
From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 04 February 2025 14:35
To: _planningadvice
Subject: EA response- H16-0767-23
Attachments: AN.2023.134805.02 EA response.pdf

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Dear Planning Officer

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 using the details below.

Kind regards

Danielle Maclean-Spencer

Planning Advisor | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area
Direct email: danielle.maclean-spencer@environment-agency.gov.uk
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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 16 January 2025 13:58
To: LN Planning <LNplanning@environment-agency.gov.uk>
Subject: 4. Amendment Consultation

PLANNING CONSULTATION: AMENDMENT RECEIVED

Reference Number: H16-0767-23

Type FULL

Proposal: Demolition of vacant former public house and erection of 88 bed care home including onsite parking amenity space and associated works.

Location: Former Bull And Monkie Church Gate

Applicant: Crispen Holdings Ltd

Amended Information:

Amendment 2 - Proposed amendments to building form to provide proposed new 86 bed care home including on site parking, amenity space and associated works

The Council have received an amendment to the above application and would be pleased to receive any further observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **6th February 2025** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Greg Watkinson** who is dealing with this application.

Note:

If this is a Householder Application, in the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of representations in writing, any representations made about this application will be sent to the Secretary of State and there will be no further opportunity for you to comment at appeal stage.

Consult_Email_Amend ODB95

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

Our ref: AN/2023/134805/02-L01
Your ref: H16-0767-23
Date: 04 February 2025

Dear Greg Watkinson

**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 re-consulting us on the above application, on 16 January 2025.

Environment Agency position

We have reviewed the amended plans and have updated our recommended planning condition below, to reflect the revised drawings submitted.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment dated 06 June 2024, dated: '3943- Former Bull & Monkie PH, Spalding, Rev C', prepared by EAS Transport Planning Ltd and the following mitigation measures it details:

- The finished floor level of the ground floor level shall be set no lower than 6.75m above Ordnance Datum
- The development shall have a minimum of 2 storeys
- The basement level shall be used for non-habitable uses only and as annotated on the submitted drawing reference: '1315PL-RDT-ZZ-B1-DR-A-2000', and for no other habitable accommodation
- Demountable defences/flood doors shall be provided to a height of 600mm above ground level and shall cover all ground floor doors
- Flood resilient construction shall be provided to a height of 300mm above the predicted flood depth

These mitigation measures shall be fully implemented prior to occupation and subsequently 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 in accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036.

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

Danielle Maclean-Spencer
Sustainable Places Planning Advisor

Direct dial: 07826 875888

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