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Environment Agency

Mark Niland
South Holland District Council
Planning & Development
Priory Road, Spalding
PE11 2XE

Reference: PA-0012692/01
Customer reference: H16-0807-26
12 October 2026

Proposed liquid natural gas filling station and widened access

Land west of West Marsh Road Fulney Spalding PE11 2HR

Dear Mark,

Thank you for consulting us on the above application, on 22 September 2026.

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 conditions are included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (ref: D2890-ACS-XX-XX-RP-A-0014; dated July 2026; submitted by Arthur) and site drawings (ref: D2890-ACS-ZZ-ZZ-DR-A-0105 and D2890-ACS-ZZ-ZZ-DR-A-0102; dated 17/08/2026; submitted by Arthur) and the following mitigation measures it details:

- Finished floor levels of the refueling station shall be set 0.2m above existing ground level
- Finish floor level of the control room shall be set 0.4m above existing ground level

These mitigation measures shall be fully implemented prior to occupation and subsequently retained and maintained thereafter throughout the lifetime of the development.

Reason
To reduce the risk of flooding to the proposed development in accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036.

Hazardous Substances (flood risk) – advice to the LPA/applicant
The High Hazard Regulatory Team has no objection to the application as proposed.

The following points were considered in reaching this conclusion:

1. The storage of Liquefied Propane Gas is not an activity listed in the Environmental Permitting (England and Wales) Regulations 2016.
2. The proposed quantity of Liquefied Propane Gas is below the 50-tonne threshold required to bring the establishment within the scope of the Control of Major Accident Hazards Regulations, as set out in Schedule 1, Part 2 of those Regulations.
3. The application covering letter states that Hazardous Substances Consent has already been granted.
4. The application covering letter states that "the site satisfies requirements under NPPF Annex 3 to be classified as ‘Essential Infrastructure’".

The covering letter has been taken at face value, and if the planning officer has reason to contradict the statements noted in points 3 and 4, the above assessment should be considered invalid.

It is not clear from the application whether the risk of damage to the LPG tank(s) as a result of flooding has been considered.

Tank flotation and associated pipework damage, leading to the release of the vessel contents, are known hazards that can be easily mitigated through appropriate design, e.g. securing the vessel to the ground and ensuring that pipe stress is considered.

The applicant should review the design with their system provider to ensure that the risk of flooding affecting the tanks has been considered.

Flood risk permitting – advice to the applicant
We note that pre-application Flood Risk Permitting Advice has been provided, but it remains unclear if the works in their current format would be granted a permit due to the requirement of technical drawings and methods of work, which have not been provided in relation to the proposed outfall into the Tidal Welland.

Further consultation is necessary to confirm if a permit will be granted and, to receive this permit, alterations to the proposed work may be required. As noted in the correspondence between our flood risk team and the consultants, dated 13 August

2026, this is a complex issue due to the biodiversity, flood defences and overall location that the new headwall and drainage culvert are situated.

Flood warning and emergency response - advice to LPA
We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

Planning practice guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to 'Flood risk emergency plans for new development' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 173 of the NPPF and the guiding principles of the PPG.

We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. We *agree* that this indicates that there will be:

- A danger to most people (e.g. there will be danger of loss of life for the general public)

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

Flood warning and emergency response - advice to LPA
The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit https://www.gov.uk/sign-up-for-flood-warnings. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.
Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood

warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit https://www.gov.uk/prepare-for-flooding.

To get help during a flood, visit https://www.gov.uk/help-during-flood.

For advice on what do after a flood, visit https://www.gov.uk/after-flood.

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

Yours sincerely,

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