OBJECTION

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

Our ref: AN/2010/109262/02-L01

Your ref: H18-0113-10

Date: 27 May 2010

PLANNING & DEVELOPMENT
27 MAY 2010
GD

FAO: Ms Gill Dewhurst

Dear Sir/Madam

Change of use of land to touring caravan site (5 caravans): Flood Risk Assessment
Riverside Lodge, Garners Lane, Sutton Bridge, Spalding, PE12 9YP

I refer to our letter of 9 April 2010 in which we objected to the above proposed development on flood risk grounds. I can confirm that we have since received a Flood Risk Assessment (FRA) in support of the application.

Environment Agency Position
We MAINTAIN our objection to this application pending the submission of a FRA that is fully compliant with the requirements of Planning Policy Statement 25 (PPS25).

Reason
The FRA confirms that the site will only be occupied between 1 May and 30 September and it can therefore be considered as 'more vulnerable' development according to table D.2 of PPS25 (subject to an appropriate Flood Warning and Evacuation Plan being produced). However, it contains insufficient information to allow an assessment to be made of the flood risks arising from the proposed development.

Accordingly, a comprehensive FRA should be undertaken which demonstrates that site can be considered 'safe' as required by part c of the Exception Test. Should you wish to discuss the required content of the FRA in any detail, please contact Emma Kirk in our Development and Flood Risk team on 01522 785533.

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 as advised in PPS25 paragraph 26.

Waterside House, Waterside North, Lincoln, LN2 5HA
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Weekday daytime calls to 0870 numbers cost 8p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.

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Please could you forward a copy of the Decision Notice to us for the purpose of monitoring in line with internal targets.

Informative
Guidance on undertaking a comprehensive FRA can be found in Annex E of PPS25 and the associated Practice Guide. These can be viewed online at www.communities.gov.uk. We have also produced advice which may be of use when undertaking this assessment. This can be viewed on our website at www.environment-agency.gov.uk/research/planning/93498.aspx.

As part of the FRA a Flood Warning and Evacuation Plan will need to be drawn up for the site. Guidance on the recommended content of such a plan can be found in Sections 7.25 to 7.33 of the PPS25 Practice Guide. As part of this we recommend that the site registers with our free Floodline Warnings Direct service at www.environment-agency.gov.uk/homeandleisure/floods/38289.aspx or by contacting Allan Bond in our Flood Incident Management team on 01522 785877.

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

Yours faithfully

RICHARD KISBY
Planning Liaison Team Leader

Direct dial 01522 785827
Direct fax 01522 512927
Direct e-mail Chris.hayes@environment-agency.gov.uk

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