OBJECTION

Dewhurst, Gill

From: Hayes, Chris [Chris.hayes@environment-agency.gov.uk]
Sent: 29 September 2010 15:37
To: Dewhurst, Gill
Subject: H18-0113-10

PLANNING & DEVELOPMENT
29 SEP 2010

Good afternoon

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

Further to our conversation yesterday, I can confirm that we have yet to receive a Planning Policy Statement 25 (PPS25) compliant Flood Risk Assessment (FRA) in support of the above application. In the absence of this assessment we are unable to determine if the site will be safe in the event of flooding.

This is particularly important as PPS25 highlights that caravans are especially vulnerable to flooding due to their instability (paragraph D19). Furthermore, the site lies in close proximity to the raised defences of the River Nene. Although the site is not covered by the Sutton Bridge maps in your Authority's Strategic Flood Risk Assessment, the maps of locations close to the site indicate that it is likely to be at significant risk. Our Coastal Hazard Mapping also indicates that the site is at risk from tidal flooding.

In these circumstances we consider that it is essential that an appropriate FRA is undertaken in order to fully assess this risk and to allow an informed judgement in respect of the suitability of the site for the use proposed. However, the applicant should note that, given the suspected level of risk, we consider that this site may not be suitable for the siting of caravans.

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

Kind regards

Chris

Christopher Hayes
Planning Liaison Officer

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