
From: LN Planning <LNplanning@environment-agency.gov.uk>
Sent: 11 September 2024 18:53
To: _planningadvice
Cc: Niland, Mark
Subject: EA response- H18-0463-24
Attachments: AN.2024.135649.02 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. Apologies for the delay in providing you with our response and thank you for your patience.

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
Direct dial: 07826875888

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From: LN Planning
Sent: 04 September 2024 12:02
To: planningadvice@sholland.gov.uk
Cc: Maclean-Spencer, Danielle <Danielle.Maclean-Spencer@environment-agency.gov.uk>
Subject: FAO: Mark Niland - Extension Request for H18-0463-24

FAO: Mark Niland

Good Afternoon Mark,

We are keen to comment on this application [H18-0463-24]. However, we are not going to be able to meet our deadline of 06 September 2024, due to resource pressures. Therefore, our response for the above application will be late.

Would it be possible to get an extension of time until Friday 13 September 2024?

We apologise for any inconvenience this causes.

Kind regards

Hannah Kelly

Planning adviser | Environment Agency | Sustainable Places | Lincolnshire and Northamptonshire Area

✉ Ceres House, Searby Rd, Lincoln, LN2 4DW

📧 hannah.kelly@environment-agency.gov.uk

Team email: LNplanning@environment-agency.gov.uk

Working days: Monday to Friday

(Please note I will be **out of the office on Thursdays**)

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

Our ref: AN/2024/135649/02-L01
Your ref: H18-0463-24
Date: 11 September 2024

Dear Mark Niland

Change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units
Bridge Hotel, 4 Bridge Road, Sutton Bridge, Spalding, PE12 9UA

Thank you for re-consulting us on the above application, on 19 August 2024, following the submission of amended plans.

Environment Agency position

The amended flood risk assessment (FRA) and drawings do not satisfactorily address our earlier concerns. We therefore maintain our objection set out in our response dated 20 June 2024.

Reasons

The amended FRA dated 23 July 2024, ref: 'Proposed change of use from hotel to residential use at the Bridge Hotel', prepared by S M Hemmings does not propose adequate flood risk mitigation to ensure the development will remain safe for its lifetime.

The submitted FRA proposes that the finished floor level (FFL) of the ground floor will be set to a level of 7.25 metres above Ordnance Datum (mAOD). We consider that an FFL of 7.25mAOD would be adequate to mitigate the flood risk for the ground floor level; however, the submitted FRA does not confirm whether this will be achievable for the eastern part of the building. We therefore request that clarification is provided as to whether an FFL of 7.25mAOD for the eastern part of the building is achievable.

We support the recommendation in the submitted FRA that the lower ground floor/basement level shall not contain any habitable accommodation and shall therefore be used for non-habitable uses only, such as storage. However, the amended floor plans drawing dated 30 July 2024, ref: '723-04-D', prepared by Clayton Architecture Ltd, proposes kitchen/dining uses on the lower ground floor/basement level. We are therefore of the view that the provision for habitable accommodation on the lower

ground floor/basement level poses an unacceptable risk to life, due to the potential inundation of flood water in the event of a breach in the flood defences.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which address the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised information submitted and we will respond within 21 days of receiving it.

Note to applicant

In accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036, we would not support the provision of self-contained ground floor accommodation, with FFLs below the predicted flood depth, due to the flood hazard posed to people. Should an FFL of 7.25mAOD for the eastern part of the building be unachievable, we advise that the maximum achievable FFL is proposed. In line with Policy 4, we would expect mitigation to be proposed to ensure the development remains safe for its lifetime. We would require unrestricted access to a habitable room above the flood level and an emergency evacuation plan to be submitted, for the approval of the Local Authority.

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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