

Abbie Marwood  
Boston Borough Council  
Development Control  
Municipal Buildings  
West Street  
Boston  
Lincolnshire  
PE21 8QR

**Our ref:** AN/2024/135302/01-L01  
**Your ref:** B/24/0040  
**Date:** 28 February 2024

Dear Abbie

**Application under S73 to vary condition 9 (occupation) of planning permission  
B/22/0192  
Land off Fellands Gate, Old Leake, Boston, PE22 9PN**

Thank you for consulting us on the above application, on 09 February 2024.

**Environment Agency position**

We **object** to the variation of condition 9 as imposed on planning permission B/22/0192 to allow year-round holiday accommodation as it is contrary to Policy 4 of the South East Lincolnshire Local Plan.

**Reason**

The site plan overlain with our hazard mapping shows that the site has a current day (2006) classification of 'danger to most', 'danger to some' and 'low hazard' should a breach of the defences occur in a flood with a 0.1% chance of occurring in any year. Therefore, the site could experience flood depths of up to and above 0.5 metres (m) should a breach in the defences occur.

In addition, the site could experience flood depths of 0.5-1.0m and 1.0-1.6m arising from a breach in the defences during a flood that has a 0.1% chance of occurring in any one year up to 2115.

Seasonal occupancy restrictions have been the primary tool for managing residual flood risk to the caravan and camping sites for some years. The 'closed season' has varied over the years as our knowledge of the likelihood and impact of flooding has improved. The local planning authority and Environment Agency have taken a risk based approach to balance local economic drivers with flood risk. Analysis of actual recorded data for the components most likely to cause tidal inundation clearly show an increase in occurrence for the months of November to March. Balancing the flood risk with the key local economic drivers of October and Easter school holidays; the current occupancy restriction of 1 November to 15 March is considered to be the appropriate period.

The '2049 condition' is only considered acceptable on flood risk grounds where there is no present day risk at the proposed site, i.e. outside of the tidal hazard extents on the 2006, 0.1% maps. As noted above, the site is shown to be at risk during the current day breach scenario. Accordingly, we must advise that this proposed condition, or any

further extension to the current period of occupancy, is not acceptable to us on this site. This is supported by Policy 4 of the South East Lincolnshire Local plan which states *'Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not be permitted to open between 1st November in any one year and the 14th March in the succeeding year'*.

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.

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

Yours sincerely

**Hannah Kelly**

**Planning Adviser**

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

📧 [hannah.kelly@environment-agency.gov.uk](mailto:hannah.kelly@environment-agency.gov.uk)

Team email: [LNplanning@environment-agency.gov.uk](mailto:LNplanning@environment-agency.gov.uk)