

FAO: Ian Carrington
Boston Borough Council
Development Control
Municipal Buildings West Street
Boston
Lincolnshire
PE21 8QR

Our ref: AN/2024/135445/01-L01
Your ref: B/24/0121

Date: 18 April 2024

Dear Ian Carrington

**Construction of 102no. residential dwellings
Agricultural land adjacent to White House Lane, Fishtoft, Boston, PE21 0BE**

Thank you for consulting us on the above application, on 25 March 2024.

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 condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment dated March 2024, ref: 'R - 00156 – 001 – FRA – B', prepared by SEA Consulting Engineers and the following mitigation measures it details:

- Finished floor levels to be set no lower than 1.0 metre above the existing ground level, equivalent to 3.5 metres above Ordnance Datum (AOD)
- The dwellings shall have at least two storeys
- Demountable defences/flood doors shall be provided to a height of 600mm above the finished floor level, to cover all ground floor doors
- Flood resilience and resistance measures to be incorporated into the proposed development as stated.

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place throughout the lifetime of the development.

Reason

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

Informative

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

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

Direct e-mail: danielle.maclean-spencer@environment-agency.gov.uk

Team e-mail: LNplanning@environment-agency.gov.uk