

FAO: Emma Turvey
Boston Borough Council
Development Control
Municipal Buildings West Street
Boston
Lincolnshire
PE21 8QR

Our ref: AN/2024/135465/01-L01
Your ref: B/24/0119
Date: 19 April 2024

Dear Emma Turvey

**Conversion of existing brick store sheds/barn to residential/holiday let use
Lime Tree Farm, Wyberton Roads, Wyberton, Boston, PE20 1BE**

Thank you for consulting us on the above application, on 02 April 2024.

Environment Agency position

In accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036, we **object** in principle to this application, due to the proposed development posing an unacceptable risk to life and property from flooding and we recommend that planning permission is refused.

Reasons

The site lies within Flood Zone 3a, which is land defined by the planning practice guidance as having a high probability of flooding; the site also has a future hazard classification of 'danger for all' (includes the emergency services), based on the Environment Agency hazard mapping.

The site could experience flood depths greater than 1.6 metres 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. Notwithstanding the mitigation measures proposed, in line with the South East Lincolnshire flood risk advice matrix found in your Strategic Flood Risk Assessment, the risk to life and property from tidal inundation would be unacceptable if the development were to be permitted. Policy 4 of the Local Plan is clear that a change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating 'danger for all' will not be supported. We note that the proposed plans show an 'attic study/store' but this is not considered sufficient to overcome safety concerns that 'danger for all' flood conditions present.

Informative**Holiday let use**

We note that the application proposes both holiday let and residential uses. We consider that the only mitigation measure that would make the change of use development acceptable, in terms of flood risk, is to restrict this to a holiday let only and also impose the seasonal occupancy restriction, as outlined in Policy 4 of the South East Lincolnshire Local Plan 2011-2036. Should the proposal be amended and a seasonal occupancy restriction proposed, we would likely be in a position to withdraw our objection.

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 on the number below.

Yours sincerely

Danielle Maclean-Spencer
Sustainable Places Planning Advisor

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