

Mr Adrian Fox
c/o Environment Agency
Waterside House Waterside North
Lincoln
Lincolnshire
LN2 5HA

Our ref: AN/2014/120680/01-L01

Date: 26 November 2014

Dear Mr Fox

**Proposed demolition of 1 single storey dwelling and erection of 2 two storey dwellings
15 Watery Lane, Butterwick, Boston, PE22 0HS**

Thank you for your recent enquiry, which was received on 25 November 2014. Having looked at your proposed scheme we have identified the following areas that we feel need to be addressed as part of a planning application and these are set out below in our Preliminary Opinion of your proposal.

Flood Risk

The proposed site lies within an area identified at risk of flooding, where the expected flood conditions are hazardous. The Environment Agency recommends that the proposal is accompanied by a Flood Risk Assessment (FRA) which contains evidence that appropriate mitigation measures, including flood resilience techniques, have been incorporated into the development. Please refer to the following document for information on flood resilience and resistance techniques to be included: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (Department for Communities and Local Government, 2007).

Any FRA should consider all sources of flooding which may include tidal, fluvial, ground water, drainage systems, reservoirs, canals or ordinary watercourses. The local planning authority (LPA) will need to be satisfied that the proposed development is in accordance with all flood risk requirements of the National Planning Policy Framework.

As you are aware, the Environment Agency's Coastal Hazard Mapping affects the proposed site. Our Hazard Mapping shows the consequences should a breach or overtopping of our existing sea defences occur. The results show the likely flood depths, velocities and overall hazard to the proposed site. The minimum mitigation measures required for proposals that do not include ground floor sleeping can be informed by the flood depths arising from the 2115 0.5% breach scenario. This information can be within our Hazard Mapping.

The finished floor levels (FFL) of any new two storey dwellings should be informed by the predicted flood depths and set as required below:

- For areas where flood depths are 1.0m - 1.6m:
Proposals must be a minimum of 2 storeys. FFL should be set a minimum of 1.0m above ground level with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level. In addition, demountable defences to a height of 600mm should be installed on ground floor doorways.

Please note that we will need to see the minimum mitigation requirements set out above included as part of any formal planning application otherwise it is likely that we will object to the application on flood risk grounds.

Finally, we would support the recommendation of a FRA advising that future occupiers of the development will sign up to the free Floodline Warnings Direct Service. More information on this service can be found at the following link: <https://fwd.environment-agency.gov.uk/app/olr/home>.

Review of Documentation and Further Work

We do have a voluntary charged-for service where we can provide more detailed pre-application advice. As part of this service we can provide a dedicated project manager to act as a single point of contact to coordinate any problems, data requests or review technical documents. Should you wish us to undertake a detailed review of any FRA (or any subsequent revision to take on the board our comments above) or want further advice to address these issues, we can do this as part of our charged service.

Please note that this response is based on the information you have provided at this time and if this changes in the future we would need to consider our position again.

Yours sincerely

Mr Rob Millbank
Sustainable Places - Planning Advisor

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