



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

Our ref: AN/2022/133013/01-L01
Your ref: B/22/0168
Date: 29 April 2022

FAO Simon Eldred

Dear Simon

**Demolition of fire damaged bungalow and erection of a 3-bedroom detached replacement chalet bungalow with associated parking, amenity space and landscaping
Potterdale, Cut End Road, Fishtoft, Boston PE22 0QZ**

Thank you for consulting us on the above application, on 20 April 2022.

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 (Produced by RM Associates, April 2022 Version 1) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 4.86 metres above Ordnance Datum (AOD) (1.0 metre above existing ground level)
- Mitigation measures to be incorporated as outlined in the FRA up to a minimum of minimum height of 5.26mAOD (300mm above the design flood level)
- The development to be two-storey
- Demountable defences to be installed up to 5.46mAOD (600mm above finished ground floor level)

These mitigation measures shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

As you are aware, the discharge and enforcement of planning conditions rests with your authority. You must therefore be satisfied that the proposed condition meets the requirements of the 6 tests in paragraph 56 of the National Planning Policy Framework. Further guidance on the 6 tests is provided in the planning practice guidance (<https://www.gov.uk/guidance/use-of-planning-conditions>).

Please note that our advice covers the risk of flooding from fluvial and tidal sources only.

Advice to the applicant

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. This is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>. To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what to do after a flood, visit <https://www.gov.uk/after-flood>.

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

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Sustainable Places - Planning Specialist

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