



Ian Carrington
East Lindsey District Council
Planning & Regeneration
Tedder Hall
Manby Park
Louth
LN11 8UP

Our ref: AN/2021/131357/01-L01
Your ref: S/203/02387/20
Date: 26 January 2021

Dear Ian

Change of use, conversion of and extension and alterations to existing barn to provide a dwelling and the construction of a vehicular access to the west of the site.

Land To The West Of Holme Farm, West Fen, Stickney, Boston, PE22 8BH

Thank you for referring the above application, which was received on 07 January 2021.

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is proposed in such locations. An FRA has not been submitted in support of this application and this is sufficient reason in itself for a refusal of planning permission.

We have however, checked the flood levels of the site against the proposed finished floor levels as stated in the submitted Planning and Design Statement prepared by Clive Wicks Associates, dated December 2020 and consider them sufficient to mitigate against flood levels. Accordingly, we have **no objection** to the application submitted.

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 faithfully

Jennifer Moffatt
Sustainable Places Planning Adviser

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