

Our Ref:
Your Ref:

Date: 8 April 2011

Dear

**Request for information under the Freedom of Information Act 2000 (FOIA) /
Environmental Information Regulations 2004 (EIR)**

Requests for information that is recorded are generally governed by the Freedom of Information Act 2000 (FOIA). The information you have requested is environmental and it is therefore exempted from the provisions of FOIA by FOIA s.39(1). We have therefore considered your request under the provisions of the Environmental Information Regulations 2004 (EIR).

Please find attached a map as requested.

Our role in the planning system is to provide flood risk advice to the local planning authority. The local authority is the decision maker and has to weigh up flood risk against other considerations when deciding what is best for the local community.

The Lincolnshire Coastal Study was developed in partnership between Lincolnshire County Council, the three coastal authorities of: Boston Borough Council, East Lindsey District Council, South Holland District Council and ourselves. The partnership agreed its findings, and signed-off the completed study as a sound evidence base during March 2010.

The study produced hazard maps and established a number of principles, which present coastal communities with good opportunities to develop major employment and business related activities and still allocate new housing provided it is based on local need and includes adequate mitigation against the risk of flooding. This study allows for new development to be built along the Lincolnshire Coast and does not impose a ban as is often reported. This will of course need to be tested in East Lindsey District Council's Core Strategy, as part of the public consultation stage, which is due late Autumn this year.

The hazard map represents the consequence of flooding, when a sea defence fails. The level of consequence is divided into four colours, with red areas being the highest consequence whereby flood water would be fast flowing with significant debris, and are mainly those areas directly behind the raised sea defences. As you move further away from the sea defences the level of consequence reduces and why the colours change from red to orange to yellow to green, with green representing the lowest consequence whereby flood water would be shallow flowing.

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The primary principle of the study is to increase the safety of people by reducing the number of people at risk of flood hazard in the Study Area. The planning system requires those who promote development to justify proposals using a sound evidence base.

East Lindsey District Council, through public consultation, will determine where its growth needs to be and flood risk will be a significant factor in justifying its decisions.

Whilst we have clear coloured boundaries based on the consequence of flooding this does not translate to clear boundaries when it comes to development. Although the majority of our coastal communities sit within the red, orange and green, their local needs may differ. Therefore, when applying the coastal study principles to the planning system using the hazard map the partnership agreed that:

In the areas coloured red, orange, yellow and green:

- employment led development such as shops, leisure facilities and business premises will be permitted.
- New housing development may occur where it meets local needs and includes flood resilient design and emergency planning.
- New caravan sites or extensions to existing sites may be allowed for short-let tourist use between the months of April and September subject to the mitigation of flood risk through flood resilient design and emergency planning.

Outside of the coastal hazard map and river floodplains:

- there are little or no constraints on development (housing or employment led) from a flood risk perspective.

The hazard map only considers development from a flood risk perspective, there may be other planning considerations which could prevent a specific development from proceeding, such as traffic issues.

If I can be of any further assistance then please do not hesitate to contact me.

Yours sincerely

Alison Hirst
Communications Business Partner

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Our Ref:
Your Ref:

Date: 23 November 2011

Dear

Thank you for your recent request for information regarding our advice to East Lindsey District Council on planning applications in North Somercotes.

As you are aware, we provide flood risk advice to the local authority as part of the planning process. It is the planning authority who take the decision on whether to grant planning permission, and decide on the conditions imposed on any permission.

Our advice along the Lincolnshire coast is influenced by our hazard map, which models the extent, velocity and depth of water if a breach was to occur in the sea defences at intervals along the coast. The hazard maps were produced as part of the evidence base for the Lincolnshire Coastal Study, which was developed in partnership between Lincolnshire County Council, Boston Borough Council, East Lindsey District Council, South Holland District Council and ourselves. The partnership agreed its findings, and signed-off the completed study as a sound evidence base during March 2010. I provided you with information on the Coastal Study in my letter to you dated 8 April 2011.

For North Somercotes, the depth of water as shown on the hazard map, varies across the village. Therefore our advice to East Lindsey District Council on flood mitigation measures varies accordingly.

We always use the best available information and modelling when giving or advice, therefore our advice before the hazard maps became available may have differed from the advice we would give now which may also explain any variation in mitigation measures.

East Lindsey District Council is currently developing their strategic flood risk assessment for the district. This will include guidance to developers on mitigation measures.

If I can be of any further assistance, then please do not hesitate to contact me.

Yours sincerely

Alison Hirst
Communications Business Partner

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