



Item 3

North East Lincolnshire Council  
Development Management  
Municipal Offices Town Hall Square  
Grimsby  
DN31 1HU

**Our ref:** AN/2025/136630/02-L01  
**Your ref:** DM/0317/25/FUL  
**Date:** 31 July 2025

Dear Owen Toop

**Retention of engineering works and siting of containers to provide amenity space and sleeping accommodation for anglers with associated drainage works and retention of anglers WC/store building with associated works (revised description and amended plans uploaded 25.07.2025)**

Thank you for re-consulting us on the above application, on 18 July 2025.

**Environment Agency position**

The revised description and amended plans, now detail that the development will be used for sleeping accommodation for anglers. Therefore, in the absence of an acceptable flood risk assessment (FRA) we **object** to this application and recommend that planning permission is refused.

**Reasons**

The submitted FRA (ref RD5855, compiled by Ross Davy Associates) does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess the flood risks posed by the development, or demonstrate how people will be kept safe from the flood hazard taking the impacts of climate change into account.

Mitigation

The amended plan 'Proposed Container Plans and Elevations' (dated March 2025, referenced 'RD:5855-04 C') show that the development will provide overnight accommodation, and as a result the mitigation within the FRA is inadequate. The FRA should detail the appropriate mitigation for this site, based on mitigation measures required for this type of development.

As proposed, the development does not appear to be classed as 'less vulnerable development' as previously assumed, and now appears to be 'more vulnerable' as per [Annex 3](#) of the National Planning Policy Framework. The mitigation for this development should be informed by the flood risk standing advice matrix, which can be accessed within Appendix C of the [North East Lincolnshire Strategic Flood Risk Assessment](#). As proposed, the site appears to fall under the 'New short-let Camping and Caravan Sites (incl. log cabins & chalets)' category of the flood risk standing advice. The FRA should consider whether using a seasonal occupancy restriction is appropriate in this case.

**Environment Agency**  
Nene House (Pychley Lodge Industrial Estate),  
Pychley Lodge Road, Kettering, Northants, NN15 6JQ  
Email: [LNplanning@environment-agency.gov.uk](mailto:LNplanning@environment-agency.gov.uk)  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

*Customer services line: 03708 506 506  
Calls to 03 numbers cost the same as calls to standard  
geographic numbers (i.e. numbers beginning with 01 or 02).*

Cont/d..

### Hazard mapping

Similarly to application 'DM/0077/25/FUL' on this same site, the FRA claims that the development is located outside of the flood zone. However, as previously noted for this site, the coastal hazard mapping in this location has revealed what appears to have been a filtering/lidar resolution issue at this site. For this application, some areas of the site in the model DTM are shown to have land levels of approximately 5.5 metres above Ordnance Datum whereas our latest lidar shows that land levels are around 4.0 – 4.8mAOD. We believe that this has resulted in the dry island shown in the hazard mapping at this location and a reduction in flood depths.

Based on this, the Environment Agency believe it is likely that the development would experience flooding should a breach occur in the defences during a flood that has a 0.5% chance of occurring in any one year up to 2115. The FRA has not accounted for this issue and provided an assessment on what the expected flood depths across the site are likely to be. We advise that the FRA could review the flood depths experienced on surrounding land and use this as a basis of their assessment.

### Residual risk

The presence of a soil bund presents an additional residual risk as this bund could degrade, fail, or be removed over time. It cannot be viewed as an adequate form of mitigation. When assessing flood risk the FRA should assume that the bund is not present, and that flood water would impact the development.

The FRA highlights that there is land next to the site that is at a lower level. However, we note that the surrounding area is shown to be impacted by our tidal hazard mapping to significant depths. There are also some surrounding areas with similar land levels to the site, which are impacted by our tidal hazard mapping. We would like to make the applicant aware that the floodplain in this area would likely to become confined and fill up in a flood event and flood depths would impact the whole site.

### **Overcoming our objection**

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the details below.

Yours sincerely

**Miss Emily Fisher**  
**Planning Advisor**

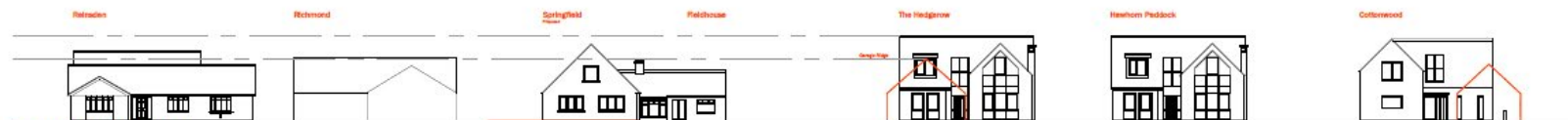
Direct dial 07384064534

Direct e-mail [Emily.Fisher@environment-agency.gov.uk](mailto:Emily.Fisher@environment-agency.gov.uk)

Item 6 - DM/0356/25/FUL - Springfield, Waltham Road, Brigsley



SITE BLOCK PLAN  
1:200



PROPOSED STREET ELEVATION  
1:200



The Hedgerow & Roadside Garage



The Hedgerow - Hawthorn Paddock - Cottonwood



Cottonwood & Roadside Garage

**RT ARCHITECTS**

**SPRINGFIELD**  
Waltham Road, Brigsley

NOT FOR CONSTRUCTION

Project ID: SP0425

Revisions  
For Planning

01.08.2025

Notes  
1.

Scale @ A1: 1:200

Street Elevations

**A2.0**

© 2023



Item 6 - DM/0356/25/FUL - Springfield, Waltham Road, Brigsley



Large Detached Properties



2 Storey Houses with street facing gables  
Roadside Garages with street facing gables



Springfield in Context

1.5-storey street facing gables



RT  
ARCHITECTS

SPRINGFIELD  
Waltham Road, Brigsley

NOT FOR CONSTRUCTION

Project ID: SP0435

Revisions

1. For Planning

01.08.2025

Notes

1.

Scale @ A3 NTS

context

A2.1

01/08/2025