

FAO: Chris Panton  
East Lindsey District Council  
Planning & Regeneration  
Tedder Hall  
Manby Park  
Louth  
LN11 8UP

**Our ref:** AN/2022/132925/01-L01  
**Your ref:** S/090/00359/22  
**Date:** 07 April 2022

Dear Chris

**Internal alterations to existing building to provide an arcade with associated facilities on site of part of the existing building which is to be removed, relocation of existing fairground rides mounted on new bases, provision of additional fairground rides and provision of lighting columns  
The Spa, Butlins Funcoast World, Roman Bank, Ingoldmells, PE25 1NJ**

Thank you for consulting us on the above application, on 21 March 2022.

### **Environment Agency position**

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that a flood risk assessment (FRA) must be submitted when development is proposed in such locations.

A FRA has not been submitted in support of this application. However, the submission of a FRA is unlikely to result in changes to our position. We therefore **do not wish to object** to the application or to request that a FRA is submitted.

### **Information for your authority**

#### Flood Warning and Evacuation Plan

We note that the application is not supported by a Flood Warning and Evacuation Plan (FWEP). In this instance we consider that warning and emergency response is fundamental to managing flood risk. We strongly recommend that a FWEP is obtained prior to determining the application and that you consult with your Emergency Planning staff on its contents.

The Environment Agency does not comment on or approve the adequacy of proposed flood emergency response procedures accompanying development proposals. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupant/user covered by our flood warning network. The Planning Practice Guidance (Flood Risk and Coastal Change section, paragraphs 056-058) provides information on producing evacuation plans for development and the role of the local authority in ensuring these are appropriate.

#### **Environment Agency**

Ceres House, Searby Road, Lincoln, LN2 4DW  
Email: LNplanning@environment-agency.gov.uk  
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..

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

**Rebecca Flint**  
**Sustainable Places Planning Adviser**

Direct dial 020 7714 0844

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