



North Lincolnshire Council  
Development Control  
Civic Centre Ashby Road  
Scunthorpe  
DN16 1AB

**Our ref:** AN/2025/136426/01-L01

**Your ref:** PA/2025/254

**Date:** 17 April 2025

**FAO Dean Watson**

Dear Dean

**Hybrid planning permission comprising of outline, with all matters reserved for up to 550 dwellings, a local centre (use class E), associated landscaping, drainage and other infrastructure works. Full planning permission for the construction of a new vehicular access off the M181/A1077(M) roundabout, a pedestrian and cycle link to Scotter Road, a pumping station, earthworks and off-plot drainage, ecological and associated landscaping and infrastructure works Land east of M181/A1077(M), Burringham, Scunthorpe, DN17 1US**

Thank you for consulting us on the above application on 27 February 2025 and for agreeing additional time to respond.

### **Environment Agency position**

We have **no objection** to the proposed development, subject to the imposition of the following planning condition to address North Lincolnshire Council's aspirations regarding the wider Lincolnshire Lakes strategic development and ensure that the latest flood risk data and guidance is taken into account at each stage of development.

### **Flood risk**

#### **Condition**

Prior to the commencement of each phase or sub-phase of development hereby granted outline permission, an updated Flood Risk Assessment (FRA) shall be submitted to and approved in writing by the Local Planning Authority. The updated FRA shall be in accordance with the latest North Lincolnshire Council Strategic Flood Risk Assessment and the latest requirements of national and local planning policy and associated guidance and shall make use of the best available information on flood risk.

The FRA shall take account of the wider strategic flood risk implications to the Lincolnshire Lakes planned development by including the following:

- A consideration of the H++ credible maximum scenario climate change allowances for sea level rise

- An assessment of potential flood water displacement resulting from the expected raised development platforms across the Lincolnshire Lakes area and its impact, if any, on the site subject to this planning permission

The FRA shall identify appropriate flood risk mitigation measures shown to be necessary in light of the above assessments.

The mitigation measures within each approved FRA shall be fully implemented in accordance with the agreed timing/phasing arrangements, or within any other period as may subsequently be agreed in writing by the Local Planning Authority, and subsequently maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

### **Reason**

To mitigate the risk of flooding to the proposed development and future occupants, ensure safe access and egress to and from the site, and prevent increased flood risk to third parties, in accordance with paragraph 173 of the National Planning Policy Framework, policy CS19 of the North Lincolnshire Core Strategy 2011 and policy F1 of the Lincolnshire Lakes Area Action Plan.

### **Advice to the local planning authority**

An equivalent pre-commencement condition on the full aspect of this application would ensure the proposal is considered within the context of the wider Lincolnshire Lakes strategic development and allow the updated Strategic Flood Risk Assessment (SFRA) to be taken into account. We understand you are currently considering whether such a consideration is appropriate: please contact us if you would like to discuss this further.

### **Further explanation**

The updated Flood Map for Planning published in March 2025 shows this site to be in Flood Zone 1, indicating a low probability of tidal or fluvial flooding. The flood zones do not take account of the expected impacts of climate change.

As noted in the submitted Flood Risk Assessment (BWB, LLP1-BWB-ZZ-XX-T-W-0001\_FRA, updated 31 January 2025), the development site is also not impacted by the breach or overtopping (0.5% AEP plus upper end climate change) flood events from the Trent, as shown by the Environment Agency approved Tidal Trent Jacobs 2023 model. The use of this model has been agreed with North Lincolnshire Council for development in the Lincolnshire Lakes area.

However, we understand that the proposed development is viewed as part of the wider Lincolnshire Lakes strategic development allocated in your Core Strategy and developing Local Plan, so flood risk implications need to be addressed in this context. In particular, it is expected that to develop sites to the west of the M181, closer to the River Trent, it will be necessary to raise land levels. It is therefore important to establish whether this could displace floodwater across the Lincolnshire Lakes area, impacting sites such as the current one, and whether this has implications for mitigation measures.

We understand that the Council intends to commission modelling to address this as part of the production of a level 2 SFRA for the Lincolnshire Lakes area, using the Jacobs 2023 model. The SFRA is also expected to include an estimate of the H++ credible maximum scenario and any implications for individual developments.

**Advice to the applicant**

For information on expected timescales or progress of the above modelling and SFRA work, we advise you to contact North Lincolnshire Council's Planning department.

**Biodiversity**

**Advice to the local planning authority**

We have reviewed the relevant reports with respect to our remit and are happy that the 10% biodiversity net gain (BNG) for watercourse units is met.

Your Ecologist has recommended conditions relating to BNG and water vole protection: we would be happy to be consulted when applications are received to discharge these conditions, should you see benefit in this.

**Advice to the applicant**

We note the intention to undertake mink trapping as part of the developer's responsibilities to mitigate against water vole loss. It would be beneficial if a link could be made with the Waterlife Recovery Trust, who are currently leading a nationwide drive to control mink. An additional consideration for the water vole mitigation area is how the project will deter predation from cats. Currently the population of water vole have little to no pressure from predation from cats and with the increased numbers that will in the area this needs to be considered.

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

**Nicola Farr**  
**Sustainable Places - Planning Advisor**

