

Georgina Hopwood
Development Management
North Lincolnshire Council
Church Square House
30-40 High Street
Scunthorpe
DN15 6NL

Our ref: AN/2026/137522/01-L01
Your ref: PA/2026/42
Date: 23 February 2026

Dear Georgina

**Planning permission for therapy treatment room and dog grooming salon on land opposite 21 Manchester Square, New Holland
21 Manchester Square, New Holland, DN19 7RQ**

Thank you for consulting us on the above application, on 23 February 2026.

Environment Agency position

In the absence of a flood risk assessment (FRA), we **object** to this application and recommend that planning permission is refused.

Reason(s)

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. In addition the Environment Agency hazard mapping indicates that the site is located within the 'danger to most' hazard area, with potential flood depths of over 1.6 metres in case of a breach in the defences during a tidal flood event that has a 0.5% chance of occurring in any one year up to 2115.

The National Planning Policy Framework (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere.

In particular, the FRA should refer to the Environment Agency's Hazard Mapping. Our Hazard Mapping shows the consequences should a breach or overtopping of our sea defences occur, including the likely flood depths, velocities and overall hazard that could impact the site over its lifetime.

As a Non-major 'Less Vulnerable' development, whose site falls within the hazard mapping of 'Danger to All', the FRA should follow the standing advice set out in Appendix C of the [North and North East Strategic Flood Risk Assessment 2022](#). Specifically, cell C5 of the Standing Advice Matrix.

The local standing advice requires that 'Single storey buildings should be built with FFLs above the flood depth (referring to the relevant 2115 0.5% tidal breach map). If this is not practicable an area of safe refuge will need to be provided or an appropriate flood warning and evacuation plan will need to be submitted to and approved by the Local Planning Authority.'

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if an FRA is submitted and we will respond within 21 days of re-consultation.

Further guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#)

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

Timothy Somers
Planning Adviser

[Redacted contact details]