

Scott Jackson
North Lincolnshire Council
Development Plans Team
Civic Centre Ashby Road
Scunthorpe
DN16 1AB

Our ref: AN/2026/137516/01-L01
Your ref: PA/2026/178
Date: 10 March 2026

Dear Scott

**Planning permission for the proposed erection of single industrial/commercial building, accommodating seven units
Keyo Agricultural Services, Europa Way, Ancholme Business Park, Brigg, DN20 8UN**

Thank you for consulting us on the above application, on 19 February 2026.

Environment Agency position

The proposed development will only meet the National Planning Policy Frameworks requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment (FRA) (dated 26 November 2025, compiled by RCD) and the mitigation measures it details. In particular the finished floor levels of the industrial buildings shall be set no lower than 2.6 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants, in accordance with CS19 of the North Lincolnshire Core Strategy.

Advice to the applicant

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the [Flood Risk and Coastal Change pages](#) of the planning practice guidance.

Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)
- British Standard 85500 – Flood resistant and resilient construction [BS 85500:2015 | 30 Nov 2015 | BSI Knowledge](#)

Tidal overtopping flood risk

We note that the Environment Agency tidal overtopping hazard mapping impacts this site. This has not been mentioned in the FRA, but we acknowledge that the mapping we provided has been submitted with this planning application. For the applicant and Local Planning Authority's awareness, the site could experience flood depths of over 1.6 meters arising from overtopping of the defences during a flood that has a 0.5% and 0.1% chance of occurring in any one year up to 2115.

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

