

FAO: Jess Hill
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2026/137473/01-L01
Your ref: H02-0033-26
Date: 02 March 2026

Dear Jess Hill

**Construction of new detached dwelling
Land to rear of 53 West Street, Crowland**

Thank you for consulting us on the above application, on 02 February 2026 and for allowing us additional time in which to respond.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's 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 dated November 2025, ref 'ECL1637/RTK', prepared by Ellingham Consulting Ltd and the following mitigation measures it details:

- The dwelling shall have a minimum of two storeys
- The finished floor level shall be set no lower than 4.315 metres above Ordnance Datum (mAOD)
- Demountable defences shall be included up to 0.6m above the finished floor level
- Flood resilient construction shall be incorporated up to 4.9mAOD

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

Reasons

To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036.

**Informative (to be included on the Decision Notice)
Flood Risk Activity Permit**

The site is located adjacent to West Bank. West Bank forms part of the dam to the Crowland and Cowbit Flood Storage Reservoir. The Reservoir is classed as being 'High Risk', the highest category and falls within the scope of the Reservoirs Act 1975. The integrity of this wall is imperative to the Flood Storage Reservoirs ability to operate and therefore the reservoir walls are heavily regulated under The Environmental Permitting (England and Wales) Regulations 2016.

A Flood Risk Activity Permit must be acquired for any work on or within 8m of the embankment, for a Reservoirs Panel Engineer to assess, oversee and approve any works to prevent any damages to this wall. As the dwelling is proposed to be within 8m of the embankment a Flood Risk Activity Permit will be required. A permit must be acquired prior to any works undertaken in proximity to the embankment.

We strongly advise the Applicant to consult with us at the earliest opportunity through our pre-application permitting advice service. The Applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted. To discuss our permit requirements, please contact our local Partnerships and Strategic Overview team on psown@environment-agency.gov.uk.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506.

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

Danielle Maclean-Spencer
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