

Jennifer Chance
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2025/137201/02-L01
Your ref: H06-0726-25
Date: 09 January 2026

Dear Jennifer

**Demolition of existing dwelling and erection of 2 dwellings
Rozel Marsh Road Gedney Drove End Spalding PE12 9PL**

Thank you for re-consulting us on the above application on 22 December 2025 following the submission of amended plans.

We note the amended plans show a different layout on the ground floor, however as the uses have not changed we **have no objection** to this amendment. We have updated our recommended conditions to reflect the amended plans and repeated our informative comments for your ease.

Condition 1

The development shall be carried out in accordance with the submitted flood risk assessment dated July 2024, ref: 'ECL1308/G R MERCHANT LTD', prepared by Ellingham Consulting Ltd and the following mitigation measures it details:

- The finished floor level of the first floor living accommodation shall be set no lower than the predicted flood level of 5.8 metres above Ordnance Datum

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

Reason 1

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.

Condition 2

The ground floors of the properties hereby approved shall be used as garage, WC, utility, store only and as annotated on approved drawings '4275-24 02B' and '4275-24 01B', and for no other habitable accommodation.

Reason 2

In accordance with the details of the application and to ensure that there is no sleeping or vulnerable living accommodation on the ground floor, in order to protect the

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

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inhabitants of the property from the risk of flooding in accordance with the NPPF.

Condition 3

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to provide additional habitable/living accommodation shall be erected [other than those expressly authorised by this permission].

Reason 3

To reduce the risk and impact of flooding in accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036.

Informatives

Sequential Test

As you will be aware, in accordance with Paragraph 173-175 of the National Planning Policy Framework, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding and the sequential test establishes if this is the case.

Where the sequential test has to be applied, it is for you as Local Planning Authority to determine an appropriate area of search and whether the test is passed.

Further advice on how to do this is found in Paragraphs 27 to 30 of the Government's Planning Practice Guidance on Flood Risk and Coastal Change [here](#).

Exception test

In accordance with the National Planning Policy Framework (paragraphs 178 and 179), the proposed development is appropriate provided that the site meets the requirements of the exception test. Our comments on the proposals relate to part b) of the exception test which requires demonstration that the development will be safe for its lifetime, without increasing flood risk elsewhere. Your Authority must decide whether or not the proposal provides wider sustainability benefits to the community that outweigh flood risk and whether the test has been passed overall.

Flood warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit [Get flood warnings by text, phone or email - GOV.UK](#). It is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit [Prepare for flooding: Protect yourself from future flooding - GOV.UK](#).

To get help during a flood, visit [What to do before or during a flood - GOV.UK](#).

For advice on what to do after a flood, visit [What to do after a flood - GOV.UK](#).

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

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