Your Ref: PP-14460297
Our Ref: 1443-5 LMS SB

10 November 2025

Robert Doughty Consultancy

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Submitted via the Planning Portal only

Planning and Building Control Manager
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Sir

R K WILSON BUILDERS LTD
S73 APPLICATION – VARIATION OF CONDITION 3 (FLOOD RISK) OF PLANNING PERMISSION H08-0282-24
ERECTION OF 6, SINGLE STOREY DWELLINGS, RISEHOLME FARM, WINDMILL LANE, GOSBERTON RISEGATE, SPALDING, PE11 4ES

Please find attached an application made under S73 to vary condition 3 (flood risk) of planning permission H08-0282-24, submitted via the Planning Portal reference PP-14460297.

Planning permission was granted subject to compliance with the conclusions of the Flood Risk Assessment.

Following the grant of permission, work on the design for the construction of the foundations was undertaken and it became clear that the prevailing ground conditions were not best suited to filling the void underneath the raised floor levels of the bungalows.

Accordingly, we have indicated that the retained void beneath the block and beam floor will in fact be served with an air brick which is specifically designed to prevent the ingress of water in the unlikely event of a flooding incident. In addition, a periscope ventilator will allow the shallow void beneath each bungalow to dry out if a) there is a flooding event and b) that flood water actually manages to get into the void.

We would also make the point that there is no change whatsoever to the approved finished floor levels; that in the present-day scenario there is no flood risk and that our changes relate to flood resilience and does not alter the risk of flooding.

We have included in our application an addendum to the original Flood Risk Assessment which details a typical cross-section of the floor construction indicating the vent and the periscope ventilator, together with a specification of an example airbrick for approval.

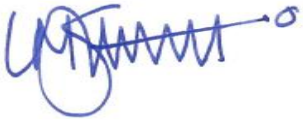
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We trust you will consider the application favourably, however, should you require any further information please do not hesitate to contact us.

Yours faithfully



Lewis Smith MRTPI

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