

FAO: Mark Niland
South Holland District Council - Housing
and Planning Department
Priory Road, Spalding
PE11 2XE

Reference: PA-0002254/01
Customer reference: H09-0306-26

28 April 2026

**Erection of ground mounted solar array & associated works
Bakkavor, Sluice Road, Spalding PE12 8HF**

Dear Mark Niland

Thank you for consulting us on the above application, on 09 April 2026.

Environment Agency position

The submitted flood risk assessment (FRA) dated 11 March 2026, ref: 25-3269-KTN-FRA-01-B, prepared by K-Ten Consulting Ltd proposes flood risk mitigation based on the Environment Agency 2115 0.5% tidal breach maps. However, the South East Lincolnshire flood risk advice matrix outlines that flood risk mitigation measures for 'essential infrastructure' should be informed by the 2115 0.1% tidal breach maps.

The 2115 0.1% tidal breach maps indicate that the site is located predominantly in the 'Danger to Some' hazard extent and could experience depths of 0-0.25m and 0.25-0.5m, as shown in Appendix E of the FRA.

The submitted FRA proposes to raise the electrical equipment located within the hazard breach extent by 0.5m and proposes to raise the solar panels located within 0-0.25m flood depths by 0.55m above the ground level.

Whilst these mitigation measures have been informed by the 2115 0.5% tidal breach maps, we consider that they meet the requirements of the South East Lincolnshire flood risk advice matrix to ensure that the development will remain operational during a 2115 0.1% tidal breach event.

Considering this, we do not wish to raise an objection to this application, subject to the imposition of the following condition. However, we note that the extent of equipment needing raising may increase to the west of the site where the 2115 0.5% breach maps show no depths.

Condition

The solar PV panels and electrical equipment shall be raised above the predicted flood depths, shown on the Environment Agency 2115 0.1% tidal breach flood maps contained in the flood risk assessment ref: 25-3269-KTN-FRA-01-B, equivalent to a minimum of 4.5m above Ordnance Datum. This mitigation measure shall be fully implemented prior to operation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

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

As you are aware, the discharge and enforcement of planning conditions rests with your authority. You must therefore be satisfied that the proposed condition meets the requirements of the 6 tests in paragraph 57 of the NPPF.

Please notify us immediately if you are unable to apply our suggested condition, to allow further consideration and advice.

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
Sustainable Places Planning Advisor

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