

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

Our ref: AN/2025/136839/01-L02
LPA ref: H09-0442-25
Date: 09 January 2026

Dear Jennifer Chance

Hybrid application for 158 dwellings comprising:- full application for the erection of 62 dwellings, associated landscaping and infrastructure and outline application for the erection of approximately 96 dwellings (some matters reserved)

Land off Battlefields Lane, South Holbeach, Spalding, PE12 7PG

With reference to our letter dated 30 July 2025, we have now had further discussions with the Planning Consultant regarding our objection to the proposed development.

Following further consideration of flood risk to this site, we are satisfied that the proposed flood risk mitigation measures are acceptable in addressing tidal risk and wish to revise our previous advice. Accordingly, we withdraw our objection and consider that the proposed development will be acceptable provided that the following condition is included within the planning permission's decision notice:

Condition

The development shall be carried out in accordance with the submitted flood risk assessment dated October 2024, ref: '087.5018/FRADS/2', prepared by Paul Basham Associates Ltd and the mitigation measures it details (e.g. finished floor levels shall be set no lower than 4.35 metres above Ordnance Datum (AOD))

These mitigation measures shall be fully implemented prior to occupation 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 and future occupants in accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036.

Informatics

Flood risk issues not in our direct remit

Ceres House, Searby Road, Lincoln, LN2 4DW
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Surface water disposal does not fall under the Environment Agency's direct remit or expertise. However, it is an important consideration for managing flood risk for this development. Where necessary, the advice of relevant experts should be sought to ensure the provision of an adequate means of surface water disposal such that flood risk on and off-site isn't increased. We have not reviewed the potential impact of the proposed ground raising on surface water drainage in the area. Your Local Planning Authority must be satisfied that the increase in ground levels will be acceptable in relation to surface water drainage.

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 fluvial/tidal risk and part b) of the exception test, which requires demonstration that the development will be safe for its lifetime. 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.

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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