

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

EA reference: PA-0008541/01

LPA reference: H09-0656-26

Date: 06 August 2026

Dear Jess Hill

**Demolition of existing barn & erection of twenty-three dwellings, with access from Foxes Low Road & a secondary access formed to the north, together with associated landscaping & open space
Former Nursery Foxes, Low Road, Holbeach PE12 7EE**

Thank you for consulting us on the above application, on 17 July 2026.

Environment Agency position

The submitted flood risk assessment does not specify finished floor levels for the proposed dwellings; however, the finished floor levels indicated on the drainage strategy are adequate to mitigate the risk of flooding. We are therefore satisfied that the proposed development will meet the NPPF'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 17 May 2026, ref: 26-OP-1547-FRA_1.0 and the drainage strategy dated 11 May 2026, ref: 26-OP-1547-DS_1.0. In particular, the development shall incorporate the following mitigation measures:

- Finished floor levels shall be set as follows:
 - Plots 1 & 2 shall be set at 3.35 metres above Ordnance Datum (mAOD)
 - Plots 3-5 shall be set at 3.20AOD
 - Plots 6-13 shall be set at 3.65mAOD
 - plots 14-23 shall be set at 3.5mAOD

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.

Informative

Flood resistance and resilience

We support the recommendation of the flood risk assessment that flood resistance and resilience measures are incorporated into the proposed development.

For further information on flood resistance and resilience measures for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

- Government guidance on flood resilient construction <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>
- CIRIA Code of Practice for property flood resilience https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx
- British Standard 85500 – Flood resistant and resilient construction <https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me by the email address below.

Yours sincerely

Danielle Maclean-Spencer
Sustainable Places Planning Advisor

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