

Jacob Bryan
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2025/137334/01-L01
Your ref: H09-1184-25

Date: 15 January 2026

Dear Jacob

**Proposed change of use of agricultural building to dwelling
Rear of Derene Damgate Holbeach Spalding PE12 8QL**

Thank you for consulting us on the above application, on 15 December 2025.

Environment Agency position

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning condition is included.

Condition

The finished floor level of the proposed dwelling shall be set no lower than 3.2 metres above Ordnance Datum as outlined in the submitted flood risk assessment (prepared by S M Hemmings).

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.

Information for the applicant

Signing up for flood warnings

We support the suggestion within the FRA that occupiers of the dwelling register with the Environment Agency's Floodline Warnings Direct Service.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's 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.

Foul drainage

No information has been submitted on how foul drainage from the site will be disposed, however as the public foul sewer is over 30 metres from the site we acknowledge that it would not be reasonable to connect to this. The applicant should consider the below information.

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

Calls to 03 numbers cost the same as calls to standard geographic numbers (i.e. numbers beginning with 01 or 02).

Cont/d..

Please note you will need to apply for a permit for discharges from the package treatment plant at this site if the General Binding Rules are not met. Further information can be found via this link: <https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-a-surface-water>.

Details about the permit and how to apply can be found via this link: <https://www.gov.uk/permits-you-need-for-septic-tanks>

Further information on permit applications can be sought from our Pre-Application Advice Service by submitting the request form through the following link: <https://www.gov.uk/guidance/get-advice-before-you-apply-for-an-environmental-permit>.

The granting of planning permission does not guarantee the granting of a permit under the Environmental Permitting Regulations 2016.

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

Direct dial 07867154071

Direct e-mail rebecca.flint@environment-agency.gov.uk