

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

Our ref: AN/2026/137385/01-L01
Your ref: H09-1284-25
Date: 23 January 2026

Dear Mark Niland

**Change of use of land to caravan site for use by gypsies/travellers and retention of change of use of existing building to associated service dwelling - retrospective
Lazy Acre Caravan Site, Little Dog Drove, Holbeach St Johns, Spalding, PE12 8RR**

Thank you for consulting us on the above application, on 05 January 2026.

Environment Agency position

The proposed development involves the use of static caravans for year-round residential occupation. As outlined in paragraph 079 of the planning practice guidance section on Flood Risk and Coastal Change (ID: 7-079-20220825), the proposed residential static caravans have a flood risk vulnerability classification of 'highly vulnerable' and are incompatible with Flood Zone 3a. Therefore, this element of the proposal is contrary to national planning policy.

Notwithstanding the policy objection, the hazard mapping found in South East Lincolnshire Strategic Flood Risk Assessment shows the site to be situated outside of the hazard extents for the future climate change scenario.

Therefore, **we do not wish to object** to this application.

We recommend that static caravans are secured to the ground using an adequate mechanism such as chains and ground anchors and finished floor levels should be set at a minimum 300mm above ground level.

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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