

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

EA reference: PA-0012744/01

LPA reference: H11-0866-26

Date: 12 October 2026

Dear Jess

**Conversion of detached garage into ancillary annexe for use by family member
36 Market Street, Spalding PE12 9DF**

Thank you for consulting us on the above application, on 22 September 2026.

Environment Agency position

The application site lies within Flood Zone 3, which is land defined by Planning Practice Guidance as having a high probability of flooding. Policy F4(1) of the National Planning Policy Framework states that a Flood Risk Assessment (FRA) must be submitted when development is proposed in such locations. However, having reviewed the submitted plans and taking into account the nature of the proposal, we do not wish to object to the development or request that a FRA is submitted.

However, we wish to draw the attention of the Local Planning Authority and the applicant to the following information.

Flood risk

The site has a future hazard classification of 'Danger for Most' (includes the general public) and could experience flood depths of 0.5 – 1 metre arising from a breach in the defences during a flood that has a 0.1% chance of occurring in any one year up to 2115. As the annex is two storeys in height, occupants would have access to safe refuge at first-floor level. In addition, the annex will remain ancillary to the main dwelling, so additional refuge will be available here.

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

Yours sincerely

Rebecca Flint
Sustainable Places Planning Advisor

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