

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

Our ref: AN/2025/137371/01-L01
Your ref: H12-1156-25
Date: 16 January 2026

Dear Jacob Bryan

**Demolition of barns and erection of self build dwelling
Barns to rear of 60 South Drove**

Thank you for consulting us on the above application, on 29 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 development shall be carried out in accordance with the submitted flood risk assessment dated December 2025, ref: 'ECL1122-2/SEVEN22 Architecture Ltd', prepared by Ellingham Consulting Ltd and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 1.0 metre above the surrounding ground levels
- The dwelling shall have a minimum 2 storeys
- Demountable defences shall be included to 0.6m above the finished floor level
- Flood resilience measures shall be incorporated to 0.7m above the finished floor level

These mitigation measures shall be fully implemented prior to occupation and subsequently shall be 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 assessment

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708 506 506
Email: LNplanning@environment-agency.gov.uk

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The submitted flood risk assessment proposes 0.6m of flood resistant construction above the finished floor level but does not explicitly propose the use of demountable defences. The South East Lincolnshire flood risk advice matrix outlines that mitigation should include the use of demountables to 0.6m above the finished floor level for dwellings proposed in areas of flood depths 1-1.6m.

We are therefore satisfied that the proposed development will be acceptable if the 0.6m of flood resistant construction is in the form of demountable defences. Please contact us if you wish to discuss this matter further or if it is not intended to include demountable defences.

Sequential Test

As you will be aware, in accordance with Paragraph 173-175 of the National Planning Policy Framework, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding and the sequential test establishes if this is the case.

Where the sequential test has to be applied, it is for you as Local Planning Authority to determine an appropriate area of search and whether the test is passed.

Further advice on how to do this is found in Paragraphs 27 to 30 of the Government's Planning Practice Guidance on Flood Risk and Coastal Change [here](#).

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 part b) of the exception test which requires demonstration that the development will be safe for its lifetime, without increasing flood risk elsewhere. 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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