

Oscar Patman
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2026/137555/01-L01
Your ref: H14-0132-26
Date: 05 March 2026

Dear Oscar

**Erection of 3 bed self-build dwelling, domestic workshop and garage
Adj 4 Clay Drove Pode Hole**

Thank you for consulting us on the above application, on 27 February 2026.

We have reviewed the submitted information that is relevant to our remit and set out our position and comments below.

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 by Ellingham Consulting Ltd, dated February 2026 (ref: ECL1435-2) and the following mitigation measures it details:

- The finished floor level of the dwelling shall be set no lower than 1.0m above existing ground level, equivalent to 2.9 metres above Ordnance Datum AOD
- Flood resilient construction shall be incorporated to 0.6m above the finished floor level
- The dwelling shall have a minimum of 2 storeys
- Demountable defences shall be incorporated to a height of 0.6m above the finished floor level

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 occupant, in accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036.

Informative

Foul drainage

The Building Regulations 2010 and Government Guidance contained within the PPG for Water Supply, Wastewater and Water Quality (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with General Binding Rules for Small Sewage Discharges or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters.

Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do](#).

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

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

Yours sincerely

Timothy Somers
Planning Adviser

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