

**FAO: Jennifer Chance**  
South Holland District Council  
Planning & Development  
Council Offices Priory Road  
Spalding  
Lincolnshire  
PE11 2XE

**Our ref:** AN/2025/137356/01-L01  
**Your ref:** H14-1219-25  
**Date:** 09 January 2026

Dear Jennifer Chance

**Change of use to 2 separate dwellings  
Sense 38, Church Street**

Thank you for consulting us on the above application, on 22 December 2025.

**Environment Agency response**

The site could experience flood depths of approximately 0.3m arising from a breach in the defences during a flood that has a 1% chance of occurring in any one year up to 2115. The proposed development could therefore experience ingress of flood water in the event of a breach.

We support that the proposed floor plans show the removal of ground floor bedrooms and therefore we have **no objection** to this application. We recommend that flood resilience measures, as proposed in the submitted flood risk assessment, are fully implemented. Further guidance on flood resistance and resilience measures can be found in: CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#).

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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