

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

Our ref: AN/2025/136792/01-L01
Your ref: H16-0584-25
Date: 16 July 2025

Dear Mark Niland

**Hybrid application: full planning application for the erection of 160 dwellings and associated infrastructure, demolition of existing buildings and outline planning application for the erection of up to 274 dwellings
Land off Monks House Lane, Spalding, PE11 3LH**

Thank you for consulting us on the above application, on 01 July 2025.

Environment Agency position

The proposed site is in Flood Zone 3a as shown on the Flood Map for Planning. However, as identified in the submitted flood risk assessment (FRA), the site falls outside of the fluvial and tidal hazard extents, as shown in Appendix A of the South East Lincolnshire Strategic Flood Risk Assessment. We support the recommendation of the FRA to incorporate flood resilience measures into the development.

We are satisfied that the submitted FRA is appropriate to the nature, scale and location of development and therefore we have **no objection** to the proposed development.

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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