

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

Our ref: AN/2025/136915/01-L01
Your ref: H16-0692-25

Date: 18 August 2025

Dear Sam Dewar

**Development of site to provide a food store and drive-thru, along with all associated works and access
Land to the south of Holbeach Road, Spalding, Lincolnshire, PE12 6JP**

Thank you for consulting us on the above application, on 29 July 2025.

Environment Agency position

We have no objection to this application; however, we would like to draw your Local Planning Authority's and the Applicants attention to the following information.

Flood risk

As outline in the submitted flood risk assessment (FRA) dated July 2025, ref: '1506-54r1a', prepared by ARP Associates, the site has a future hazard classification of 'Danger for Most' (includes the general public) and could experience flood depths of 0.25 – 0.5m 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 South East Lincolnshire flood risk advice matrix outlines that for single storey less vulnerable development in 'Danger for Most' that finished floor levels should be raised above the predicted flood depth or if this is not practicable, an area of safe refuge will need to be provided, or an appropriate flood warning and evacuation plan will need to demonstrate how this risk will be managed.

We support that the finished floor levels of the development are raised at least 300mm and that flood resistance and resilience measures proposed in the FRA are fully implemented. We also support the recommendation that a flood warning and evacuation plan is prepared for each building and advise that your Local Planning Authority is satisfied with the adequacy of the plans.

Foul drainage

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

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

Cont/d..

In addition to planning permission, you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

Drainage fields and infiltration systems for use in wastewater treatment used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul infiltration system and not less than 50 metres from the nearest potable water supply.

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 me on the number below.

Yours sincerely

Danielle Maclean-Spencer
Sustainable Places Planning Advisor

Direct dial: 07826 875888

Direct e-mail: danielle.maclean-spencer@environment-agency.gov.uk

Team e-mail: LNplanning@environment-agency.gov.uk