

Jess Hill
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2025/137223/01-L01
Your ref: H16-1073-25
Date: 27 November 2025

Dear Jess

**Proposed self build dwelling
Land Adj 26 Stonegate Spalding Lincolnshire PE11 2PH**

Thank you for consulting us on the above application, on 07 November 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 conditions are included.

Condition

The ground floor of the dwelling hereby approved shall be used as garage, WC, store, hall, boot room, garage and utility only and as annotated on approved drawing 116 P02; dated August 2025; submitted by Seven22 Architecture LTD, and for no other habitable accommodation.

Reason

In accordance with the details of the application and to ensure that there is no sleeping or vulnerable living accommodation on the ground floor, in order to protect the inhabitants of the property from the risk of flooding in accordance with Policy 4 of the South Lincolnshire Local plan 2011-2036.

Condition

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions to provide additional habitable/living accommodation shall be erected.

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 4 of the South Lincolnshire Local plan 2011-2036.

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

Environment Agency
Ceres House, Searby Road, Lincoln, LN2 4DW
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

*Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).*

Cont/d..

Rebecca Flint
Sustainable Places Planning Adviser

Direct dial 07867154071

Direct e-mail rebecca.flint@environment-agency.gov.uk