

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

**Our ref:** AN/2025/137266/01-L01  
**Your ref:** H16-1089-25  
**Date:** 12 December 2025

Dear Oscar Patman

**Proposed conversion of existing barns to office use and the development of a padel club on adjacent land  
Bridge Farm, Holbeach Road, Spalding, PE12 6JP**

Thank you for consulting us on the above application, on 24 November 2025.

**Environment Agency position**

The site has a future hazard classification of 'Danger for All' (includes the emergency services) and could experience flood depths of 0.5 – 1.0m arising from a breach in the defences during a flood that has a 0.5% chance of occurring in any one year up to 2115.

The submitted flood risk assessment (FRA) dated October 2025, prepared by RM Associates proposes the raising of finished floor levels by 0.3m. We note that the proposed office building would also benefit from refuge on the first floor in the event of a flood. Flood resistance/resilience measures and a flood warning and evacuation plan have also been proposed as part of the FRA's mitigation strategy.

Whilst the proposed office and padel club could be impacted flood water ingress in the event of a breach in the defences, we consider that the FRA is appropriate to the nature, scale and location of development and accordingly we have **no objection** to this application. We advise that the proposed measures are fully implemented and that a flood warning and evacuation plan is submitted and approved by your Local Planning Authority prior to the granting of planning permission.

**Flood warning and emergency response**

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

Planning practice guidance (PPG) to the National Planning Policy Framework (NPPF) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 of the NPPF and the guiding principles of the PPG.

We have considered the findings of the flood risk assessment in relation to the likely duration, depths, velocities and flood hazard rating against the design flood for the proposal. We agree that this indicates that there will be a Danger for All people (e.g. there will be danger of loss of life for the general public and the emergency services).

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

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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