

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

**Our ref:** AN/2026/137416/01-L01  
**Your ref:** H16-1191-25  
**Date:** 30 January 2026

Dear Oscar

**Demolition of redundant commercial buildings and the erection of 5 dwellings  
39-41 Albert Street, Spalding, PE11 2LD**

Thank you for consulting us on the above application, on 12 January 2026.

**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 condition is included.

**Condition**

The development shall be carried out in accordance with the submitted flood risk assessment dated 19 August 2025, prepared by S M Hemmings and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 1.0m above existing ground level, equivalent to 4.65mAOD
- The dwelling shall be a minimum of two storeys.
- Flood resilient construction shall be incorporate to a minimum of 0.3m above Finished Floor Levels, equivalent to 4.95mAOD
- Demountable defences shall be provided to 0.6m above the finished floor levels

These mitigation measures shall be fully implemented prior to occupation and subsequently shall be retained and maintained thereafter throughout the lifetime of the development.

**Reasons**

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

**Note to LPA**

Finished floor levels

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

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We note that the submitted FRA does not explain how the finished floor levels of the dwellings are intended to be achieved. The submitted elevation drawings do not suggest that the floor levels will be achieved through the building design, nor do they denote that the ground levels across the site will be raised.

We encourage your Local Planning Authority to be satisfied that the recommendations of the submitted FRA can be fully implemented, and that there are no wider planning implications on matters such as surface water flooding or design.

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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