

FAO: Catherine Sutton
South Holland District Council
Council Offices
Priory Road, Spalding
PE11 2XE

EA reference: PA-0006069/01

LPA reference: H17-0503-26

Date: 30 June 2026

Dear Planning Officer

**Demolition of existing building, re-location of existing access and erection of
2no dwellings
Rear of The Mermaid Inn, 2 Gosberton Road, Surfleet, Spalding PE11 4AB**

Thank you for consulting us on the above application, on 10 June 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 April 2026, ref: 'Residential Development, The Mermaid Inn, Rev 1', prepared by RM Associates, including that the finished floor level of the dwellings shall be set no lower than 0.3m above existing ground level, equivalent 5.0mAOD.

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

Informative

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures.

Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

Government guidance on flood resilient

construction <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me by the email address below.

Yours sincerely

Danielle Maclean-Spencer
Sustainable Places Planning Advisor

National Contact Centre: 03708 506 506

LNplanning@environment-agency.gov.uk

Ceres House, Searby Road, Lincoln, LN2 4DW