

FAO: Jess Hill
South Holland District Council
Planning & Development
Priory Road, Spalding
PE11 2XE

EA reference: PA-0013104/01
LPA reference: H17-0747-26

Date: 14 October 2026

Dear Jess

**Proposed first floor extension to both incomplete dwelling and garage
15 The Reservoir, Surfleet, Spalding PE11 4DJ**

Thank you for consulting us on the above application, on 24 September 2026.

Environment Agency position

We have reviewed the submitted flood risk assessment (FRA) dated September 2026, ref: ECL1878/BLISS DESIGN DEVELOPMENTS LTD, prepared by Ellingham Consulting Ltd. We note that planning permission ref H17-0216-21 regularises the replacement dwelling at this site, which is currently incomplete.

The submitted FRA outlines that the incomplete dwelling has been built with a finished floor level (FFL) of 5.21m above Ordnance Datum, as required by Condition 4 of planning permission H17-0216-21. The approved drawing, EVONE0078H, also requires the development to be built out with the inclusion of voids. We advise that your Local Planning Authority is content that the incomplete dwelling has been built out in accordance with the existing permission on site, in respect of these flood risk planning requirements.

It is our understanding that the scope of this planning application relates to the proposed first floor extensions to the dwelling and garage only. Therefore, our assessment only considers the proposed extension and does not consider the incomplete dwelling controlled by a separate permission.

We note that the submitted elevation drawings do not show the inclusion of voids, however, as per the above, it is our understanding that the approval of elevation drawings under this application will not extinguish the requirement for the incomplete dwelling to comply with the flood risk requirements of permission H17-0216-21.

Considering the above, we have no objection to this application. We advise that your Local Planning Authority is content with the inclusion of additional habitable accommodation, particularly above the garage, and any implications for flood risk emergency procedures that may arise.

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

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