

FAO: Mark Niland
South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2025/137099/01-L01
Your ref: H18-0879-25
Date: 22 October 2025

Dear Mark Niland

Erection of 8 dwellings
Land Adjacent 39 Custom House Street, Sutton Bridge, Spalding, Lincolnshire, PE12 9UJ

Thank you for consulting us on the above application, on 02 October 2025.

Environment Agency position

In accordance with Policy 4 of the South East Lincolnshire Local Plan 2011-2036, we object to this application, due to the absence of an acceptable flood risk assessment (FRA).

Reasons

The submitted FRA dated July 2025, ref 'ECL1582/G R Merchant', prepared by Ellingham Consulting Ltd does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change planning practice guidance.

In particular, the FRA fails to fully explain how the predicted flood depth band of 1-1.6m has been derived. Appendix B of the South East Lincolnshire Strategic Flood Risk Assessment shows that the site could experience flood depths of 1-2m 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 FRA states 'Based upon the topographic survey and the depth and extent of flooding in Figure 3 the maximum flood depth during the 0.5% annual probability (1 in 200 chance each year) tidal event in 2115 is estimated to be between 1.0m and 1.6m'. We request that further explanation and reasoning on how the depth band has been derived is provided in the FRA.

The flood risk mitigation currently proposed in the FRA is in line with the advice outlined in the South East Lincolnshire flood risk advice matrix for potential depths of 1-1.6m. We note that if the depths were determined to exceed 1.6m, the proposed flood risk mitigation measures would need reconsidering against the advice contained in the flood risk advice matrix.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

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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