sharman architecture

address: Oak Barn. Willow Drove. Borough Fen. Peterborough. PE6 7QB
email: paulsharman1@btinternet.com
tel: 07724 529094

PLANNING CONDITIONS APPLICATION

REGARDING

2 WEST BANK. CROWLAND. PETERBOROUGH. PE6 0HP.

FOR

MRS GINA PADMORE.



MAY 2024 (REVISED)

PROJECT DETAILS

Location
2 WEST BANK.
CROWLAND.
PETERBOROUGH.
PE6 0HP.

Applicants
MRS GINA PADMORE.
2 WEST BANK.
CROWLAND.
PETERBOROUGH.
PE6 0HP
.

Designers
sharman architecture.
OAK BARN.
WILLOW DROVE.
BOROUGH FEN.
PETERBOROUGH.
PE6 7QB
07724 529094

Local Authority
SOUTH HOLLAND DISTRICT COUNCIL.
COUNCIL OFFICES
PRIORY ROAD.
SPALDING.
LINCS.
PE11 2XE
01775 761161



sharman architecture

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Email: paulsharman1@btinternet.com
Tel: 07724 529094

PLANNING CONDITIONS APPLICATION FORM

Regarding

2 WEST BANK. CROWLAND. PETERBOROUGH. PE6 0HP.

sharman architecture

Address: Oak Barn. Willow Drove. Borough Fen. Peterborough. PE6 7QB
Email: paulsharman1@btinternet.com
Tel: 07724 529094

Project:	2 West Bank. Crowland. Peterborough. PE6 0HP.
Planning:	Planning conditions.
Date:	7th March 2024.

Planning permission reference no:
HO2-0749-19
Dated 23rd DECEMBER 2019

Condition C3:

Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.
Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Answer.
Please refer to the following pages for details answering the condition which show;

- Pictures of the location of the gas and electricity meter box with the gas boilers balanced flue above. These are located on the south facing side elevation of the building towards the rear.
- An air conditioning unit is located to the north facing elevation and is obscured from view from the public realm. Picture enclosed.
- Soil vent pipes are terminated with ridge or tile vents so are not visible.
- Please refer to the enclosed site plan (for condition 4, reference GP/03/D) that shows the aforementioned items marked.

METERS . FLUES & AIR CONDITIONING UNIT.



METERS AND BALANCED FLUE



AIR CONDITIONING UNIT

sharman architecture

Address: Oak Barn. Willow Drove. Borough Fen. Peterborough. PE6 7QB
Email: paulsharman1@btinternet.com
Tel: 07724 529094

Project:	2 West Bank. Crowland. Peterborough. PE6 0HP.
Planning:	Planning conditions.
Date:	7th March 2024.

Planning permission reference no:
HO2-0749-19
Dated 23rd DECEMBER 2019

Condition C4:

Before the commencement of the development hereby granted beyond oversite, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019..

Answer.
Please refer to the following pages.
This shows the following;

- The site plan with the soakaway's for the storm water and BIODISC foul water treatment plant shown.
- An excerpt from the specification for the foul and storm water.
- Photographs of the BIODISC soakaway' the storm water soakaway's and the BIODISC.

All were inspected and passed by the Building Control inspector.

- Passing of building plans notice.
- Completion Certificate details enclosed.
- Levels details before and after construction
- Detailed answer to points raised by ENVIRONMENTAL HEALTH in an e mail received from Planning dated the 24th April (9 days prior to the determination date of the 3rd of May)



OVERSIZED SOAKAWAY TO BIODISC
SIZE 4000mm x 2500mm x 10000mm with 600 cover



SOAKAWAYS TO STORM WATER

BIODISC TREATMENT PLANT FOR FOUL WATERS.



BIODISC

2 WEST BANK. CROWLAND. PETERBOROUGH. PE6 0HP

drawing number
GP/03/D

0 5 10 15 20
Metres
SCALE BAR

N

INTERNAL AREA 194.7m2 X 2 = 389.4m2
BALCONY & OPEN AREAS BELOW 28.29m2 X 2 = 56.58m2

WESTT BANK

SIDE BOUNDARY LINE

AIR CON' UNIT.

SOAKAWAY

PARKING

SOAKAWAY

REAR BOUNDARY LINE

5000 6500 2000

SOAKAWAY

SOAKAWAY

BINS

TREATMENT PLANT SOAKAWAY
10 METRES FROM FOUNDATION

TREATMENT PLANT SOAKAWAY
10 METRES FROM FOUNDATION

GAS AND ELECTRIC METER WITH BALANCED FLUE TO BOILER

GRAVELLED AREA ON HARDCORE

LINEAR COLLECTING DRAIN

HRD PAVED ACCESS WAY

CROSS FALL

BIODISC TREATMENT PLANT
7 METRES FROM FOUNDATION

SIDE BOUNDARY LINE

NUMBER 4

SITE PLAN PROPOSED

scale
1:200 Print at A3

date
JULY 2019

title
SITE PLAN PROPOSED

contract
GINA PADMORE

sharman architecture
WILLOW BARNS. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB
tel: 07724 529 094
email: paulsharman1@btinternet.com

s h a r m a n a r c h i t e c t u r e

OAK BARN. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB

tel: 07724 529094
e-mail: paulsharman1@btinternet.com

S P E C I F I C A T I O N

REF: **GP/19/C…..19/06/2020**

CLIENT: **MR & MRS PADMORE**

ADDRESS: **2 WEST BANK.**
CROWLAND.
PETERBOROUGH.
PE6 0HP.

TITLE: **3 BEDROOM DETACHED DWELLINGS.**

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24 FOUL AND STORM WATER DRAINAGE (below ground)

The Drainage layout to the storm water and the foul water is to be as shown on the ground floor plan and site layout drawings.
All new drainage to be in accordance with BS EN 1401-1:1998 BS 8000 Part 14:1989 and Good Building Practice.
All propriety fittings should be installed in accordance with the manufacturer's instructions.
Foul and surface drains to be upvc to BS 4660 – 110mm dia pipes and are to be bedded and surrounded by 100mm granular material: single size aggregate to BS 882.
Pipes laid to a maximum gradient of 1:40 and a minimum gradient of 1:80 for the 110mm diameter pipes
Where pipes are under driveways/hard standings with less than 900mm cover with concrete paving slabs allowing for 75mm cover of granular fill above the crown of the pipe.
Pipes under 450mm deep are to be protected with 100mm of GEN3 concrete.
Pipes passing through foundations are to be sleeved with a larger diameter pipe and the resulting gaps to be packed with fibreglass.
Pipes passing through walls are to be provided with a concrete lintel over.
A flexible joint is to be provided to the pipework within 600mm of the buildings external face.
Sewer trenches within 1 metre of the house foundations are to be backfilled with concrete to a level of 100mm above the foundation base or the foundations are to be taken down to the drains invert level.
Pipes encased in concrete to be provided with flexible joints from 20mm polystyrene at 3 metre centres.
Inspection points up to 1000mm deep are to be from Osma (or similar approved) polypropylene & to be 475mm diameter.
Manholes over this depth or with more than 3 connections per side are to be from 215mm class 1 engineering bricks to BS 3921, laid English bond in 3:1 sand/cement mortar on 150mm thick C20p concrete base where access is required. Manhole sizes thus are to be 1200mm x 750mm.
The alternative construction for a manhole over this depth is to use precast concrete ring sections (up to 1200mm deep, 1050mm diameter and over this depth 1200mm diameter) and they are to be laid on a 150mm thick c20p concrete base and are to be surrounded by 150mm of c20p concrete.
Should access not be required reduced access telescopic PPIC (polypropylene inspection chamber) up to 3metres can be used.
All manholes are to be fitted with grade C cast iron covers in foot traffic areas and grade A in all other areas.
Foul water drainage discharges to a Klargester Biodisc waste water treatment system unit type BA-X and has an overall diameter of 1995mm .
It has a standard drain invert inlet of 750mm but a 1250 invert depth is available.
Depth from invert to base is 1400mm. The weight of the unit is 0.418 tonnes.
The Klargester BioDisc® is constructed, manufactured & performance tested in accordance with BS EN-12566.
An alarm systems to alert the end user to mechanical failure is required.
The suppliers details are as follows:
Klargester Limited
College Road North,
Aston Clinton,
Aylesbury,
Buckinghamshire
HP22 5EW
Tel: 01296 633000

The discharge point from the BioDisc should be:
12metres from a watercourse. 7.5 metres from a building and the treatment plant soakaway 10 metres from the building.
A notice should be fixed within the dwelling describing the necessary maintenance as follows:
''The foul drainage system from this property discharges to a packaged treatment plant. Maintenance is required (insert frequency) and should be carried out by the owner in accordance with the manufacturer's instructions.''
The owner is legally responsible to ensure that the system does not cause pollution, health hazard nuisance

25 STORM WATER DISCHARGE.

Specification of pipes to be as that for the foul drainage above.
Rwp's will discharge to soakaways which are to be a minimum of 5.0 metre from any buildings and are to the sizes as shown on the drawings.
They are to be 1350mm deep themselves and filled to within 450mm of the ground level with rejects and capped by precast concrete paving slabs with 1 layer of polythene over.
Rodding eyes are to be provided at the head of drain runs and to rainwater pipes not discharging direct to manholes.
Rodding eyes are to be provided at the head of drain runs and to rainwater pipes not discharging direct to manholes.
New drains to rise to rwp locations as shown on the drawings with 45 deg bends and adaptors to suit rwp size.

BC18

The Building Regulations 2010 and the Building Act 1984

Notice of Passing of Building Plans

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts 01775
764723 01775
764557 01775
761161 01775
762937

admin:
bc officers:
s/board:
facsimile:

e: bcadmin@sholland.gov.uk
w: www.sholland.gov.uk

Agent ref:

Reference: B02-0267-20

Type: FULL PLANS

Received: 9th March 2020

Agent:
Sharman Architecture
Oak Barn
Willow Drove
Borough Fen
Peterborough
PE6 7QB

Applicant:
Mr & Mrs Padmore
9 Anderson Drive
Peterborough
Cambs
PE3 6HS

Description: Proposed Three-Bed Detached Dwelling

Location: 2 West Bank Crowland Peterborough

South Holland District Council hereby give notice pursuant to Section 16 of the Building Act 1984 that the plans have been passed, subject to any condition(s) set out below;

1 Where a mechanical ventilation system is installed within a newly created dwelling, the mechanical ventilation system flow rates shall be tested in accordance with Regulation 42 of The Building Regulations 2010 and the results shall be submitted to the Local Authority not later than five days after the final test is carried out.

2 Where Regulation 36 applies, the person carrying out the work must give the Authority a notice which specifies the potential consumption of wholesome water per person per day, calculated in accordance with the methodology referred to in that regulation. This notice must be submitted not less than five days after the work has been completed.

3 Full specifications of the concrete and spiral staircases, in sufficient detail to show compliance with Requirement K1 (Stairs, ladders and ramps) shall be submitted to and approved by the Local Authority 21 days prior to commencement of that part of the work on site.

4 Where a building is erected under the Building Regulations 2010, calculations giving the dwelling target emissions rate (using the Government's Standard Assessment Procedure for dwellings) for the completed dwelling shall be provided to the Local Authority not later than five days after the works have been completed, in accordance with regulation 27.

5 Where a building is erected under the Building Regulations 2010, calculations giving the dwelling target fabric energy efficiency rate (using the Government's Standard Assessment Procedure for dwellings) for the completed dwelling shall be provided to the Local Authority not later than five days after the works have been completed, in accordance with regulation 27A.

INSPECTING OFFICERS - There is no guarantee that a specific officer will be allocated to your project throughout its life. If you have booked an inspection and wish to know who your inspecting officer will be, if you have access to the internet, please check the Building Control section of the South Holland website and you can check who has been allocated to your project on the day.
Alternatively, call the office on the day of inspection and the administration team can advise you.

Yours faithfully



Phil Norman, Planning and Building Control Manager
pnorman@sholland.gov.uk

25th June 2020 **B02-0267-20**

THIS IS NOT A PLANNING PERMISSION.

This decision refers only to that required for the purposes of the Building Regulations and not for planning permission or any other legislation.

PLEASE READ THE ACCOMPANYING NOTES REGARDING THIS DECISION.

Your attention is specifically drawn to the need to notify Building Control at various stages of work, in particular the Commencement.

LIMITATION OF TIME

If the work is not commenced within 3 years of the deposit of plans, the Council may, by notice given under Section 32 of the Building Act 1984, declare that the deposit of the plans shall be of no effect.

NOTICE OF COMMENCEMENT

Notice of Commencement can be by email, in writing or by telephone but the office must be advised in all cases. **Please quote the above reference number each time you contact the office.**

Building Control is not responsible for the quality of the work carried out by the contractor and the issuing of a decision notice or completion certificate should not be taken as a guarantee or a warranty. It is the owner's responsibility to ensure that the work meets their required standards and specifications. The Local Authority are not liable for any financial loss arising from a defect or failure to ensure the work meets the minimum requirements of the Building Regulations.

You should be aware that it is your responsibility to ensure the requirements of the Building Regulations are complied with.

Should you require further advice on this, then you should contact your legal adviser or Building Control.

GENERAL APPLICATION NOTES

In the absence of stamped, authorised plans, the following notes should be read in conjunction with the Approval/Acceptance Notice, on which the relevant drawing numbers are listed.

MATERIALS

All materials used must be in accordance with the manufacturer's specification and usage. Responsibility for compliance with these specifications remains with the owner of the building or their agent.

SOIL CONDITIONS

Developers are advised to establish there is no made ground or wide variations in the type of subsoil within the loaded area and no weaker type of soil exists below the soil on which the foundations rest within such depth as may impair the stability of the structure.

WORKING DRAWINGS

The deposited plans have been examined against the criteria set out in the Building Regulations. It is neither practical nor reasonable to show all relevant matters on working drawings. The fact that minor matters are not mentioned does not alleviate the builder from the responsibility of non-compliance in the carrying out of site operations.

DRAWING TYPE	DRAWING NUMBER	DRAWING DATE
Window Schedule	GP/18/A (pages 1-2)	07-05-20
First Floor Plan	GP/11/J	07-05-20
Structural Calcs	SDR/219/1517 (pages 1-44)	14-05-20 Ground
Floor Plan	GP/10/H	07-05-20
Structural Plans	219/1517/01 Revision A	14-05-20
Structural Plans	219/1517/02 Revision A	14-05-20 General
Plans	TY-771-ANL1-01	01-01-20
Structural Calcs	T-8864 (pages 1-14)	03-03-20
Roof Plan	GP/16/A Rev A	03-03-20
Elevations	GP/13/C Rev C	30-10-19 General
Plans	GP/05/B Rev B	14-07-19
Energy Ratings	Crowland. West Bank (pages 1-75)	25-03-20 General
Plans	GP/15/A Rev F	21-11-19

BC_DECISION - ODB: 21

Block Plans	GP/03/C	01-07-19
General Plans	GP/09/C	01-07-20
General Plans	GP/14/A Rev A	21-02-20
Elevations	GP/12/C Rev C	30-10-19
Location Plan	2 West Bank, Crowland	17-07-19
Section	GP/17/A Rev A	03-03-20
Specification	GP/19/C (pages 1-30)	19-06-20

BC_DECISION - ODB: 21

COMPLETION CERTIFICATE

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts

admin: 01775 764723
bc officers: 01775 764557
s/board: 01775 761161
facsimile: 01775 762937

e: bcadmin@sholland.gov.uk
w: www.sholland.gov.uk

1 **Application number:** B02-0267-20 **Job number:** 54256

2 **To:** Mr & Mrs Padmore 9
Anderson Drive
Peterborough
Cambs
PE3 6HS

3 **Details of Work:**

Description: Detached 3 Bedroom dwelling with integral Triple Garage

4 **Location of building to which the work relates:**

Address: 2 West Bank
Crowland
Peterborough

New Address (if applicable)

2 West Bank
Crowland
Peterborough
PE6 0HP

5 SOUTH HOLLAND DISTRICT COUNCIL hereby certify that so far as the Council has been able to ascertain, after taking all reasonable steps in that behalf, the substantive requirements of the Building Regulations have been satisfied.

6 Full Plans were deposited with the Council on: 9th March 2020

A Building Notice was deposited with the Council on N/A

7 **Date of Completion Inspection:** 9th February 2022 SMY

8 **Signed:** Clint Bell

9 **Limitations of Certificate:**

This certificate relates only to the work described.

LABC

Building Control is not responsible for the quality of the work carried out by the contractor and the issuing of a decision notice or completion certificate should not be taken as a guarantee or a warranty. It is the owner's responsibility to ensure that the work meets their required standards and specifications. The Local Authority are not liable for any financial loss arising from a defect or failure to ensure the work meets the minimum requirements of the Building Regulations.
You should be aware that it is your responsibility to ensure the requirements of the Building Regulations are complied with.
Should you require further advice on this, then you should contact your legal adviser or Building Control.

sharman architecture

Address: Oak Barn. Willow Drove. Borough Fen. Peterborough. PE6 7QB
Email: paulsharman1@btinternet.com
Tel: 07724 529094

RESPONSE TO ENVIRONMENTAL HEALTH

THEIR E MAIL DATED 24th APRIL 2024

Regarding

2 WEST BANK. CROWLAND. PETERBOROUGH. PE6 0HP.

An e mail was received from the Planning officer on behalf of the Environmental Health Department 8 working days prior to the determination date of the previous application which was the 3rd May.

In light of the short time between receipt and an answer the application was withdrawn.

With our previous deposit of information we have further added and revised the information.

An answer to the points raised by Environmental Health officer are shown below which, bearing in mind the 8 week period for a planning conditions application, should provide ample time to give a reasoned response

I have read the comment from environmental health officer(s) and are noted below for ease of reference in italics and underlined.
The comments do not present the truth and facts of the matter and I would ask that they be discounted on various levels and the matter is decided by yourselves using the facts of the situation..

''The Environmental Protection Team are in receipt of multiple complaints that the package treatment plant installed is ***discharging foul water*** *into their private gardens, causing flooding and odour*
We therefore object to the application and recommend that the applicant provides further clarification to the satisfaction of the LPA as to the suitability of the scheme,
Confirms it has been correctly installed, meets the appropriate general binding rules and is operating correctly by way of an assessment from a suitably qualified and experienced drainage engineer or other suitably qualified professional.
I would also bring to your attention that residents have advised that the finished levels of the scheme do not meet the approved plans.
If this is the case, this could potentially impact on the drainage. **''**

I understand the need to consult within your organisation but this e mail statement is incorrect.

We therefore answer as follows:

FIRSTLY
I note the words *multiple complaints.*
Is this 6 or 7 by the same person or are we talking of 2 people who have contacted the EH department because they have got together as a collective?
Obviously in cases of this nature when Environmental Health are involved it becomes rather emotional and the normality of a situation ceases to exist.

Staying on this point please advise on the following:

- How many times has the EH officer visited the property to ascertain the Odour and Flooding together with the dates of their visits.
- Have they ever visited the property in question in previous years?
- Please note that the property has been in occupation for approximately 3 years now; without any complaints and with no problems involved with the installation.
- Are they in receipt of a log of events with regards to odour and flooding.
  This would be normal to have in their possession.
- Could we have sight of a Charter from EH explaining their remit as an official organisation of the Council so we can understand the situation better..

SECONDLY
We are asked in the EH comments if the *scheme is suitable for the property*.
I will reply simply so that I can be easily understood by all regarding the suitability of the scheme.
The scheme and indeed the whole project was submitted to SHDC Building Control and was passed by them in its entirety.
Entirety in this statement meaning it included the drainage.
Please see the enclosed Passing of building plans notice and certificate of completion.
This has no conditions attached appertaining to the drainage.
We would therefore state that, that in itself agrees that the scheme was and is suitable for the project.

THIRDLY
The officer asks *has the drainage installation been installed correctly*.
The project was inspected (as is law) throughout its construction period by the SHDC building Inspector which included the drainage and Treatment Plant installation.
On all visits the works were passed and achieved a final inspection notice from the Local Authority Building Control.
Please see the enclosed Final Notice.
We would therefore state that, as it has been inspected by a nominated and controlled Building Inspector that the installation has been seen to have been installed correctly.

FOURTH
We are asked does the installation meet the *appropriate general and binding rules.*
Quite simply the answer to that is YES.
It accords with the manufacturers installation instructions. In this case a KINGSPAN Clearwater 6 person unit which has the benefit of an Agrement Certificate and is in conformity with all British Standards .
For information purposes there are only 4 people residing at the dwelling.
It accords with the Environmental Agency directives.
It accords with the Local internal drainage board directives.
It accords with the requirements of Building Control.
We would therefore state that the installation is suitable for the project.

FIFTH.
I have inspected the works as someone who has been in the Architectural profession and Building trade for over 50 years and will state that the given the above statements 1 to 4, my own inspection of the treatment plant, my experience on the total lack of any odour in the vicinity of the treatment plant, together with my knowledge there has been no problems since the plants incorporation into the scheme and that the treatment Plant is operating as it should.
Please advise if the EH officer has contacted the Environment agency, Building control or any Internal Engineer that the Local Authority has access to substantiate any points that they have made?

SIXTH
Finally we are back to the question as to whether the levels of the site have been raised significantly to warrant the problem the EH officer feels would lead to the garden flooding to the neighbouring property.
It would appear that my last e mail with its contents, details and photographs appear to have not been seen or have been dismissed out of hand by the EH officer.
I therefore enclose them as part of this document for ease of reference rather than as a separate submission.
The officer states that the residents have advised regarding the finished levels, with specific reference here to the word *residents.*
I see no statement that the EH officer has visited and with no specifics from them are mentioned.

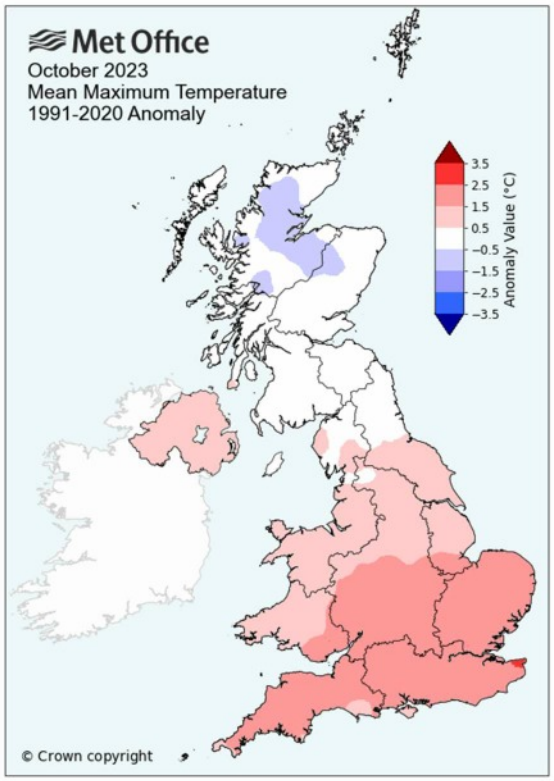
This set of comments from Environmental Health would appear to be based on hearsay with no formal documentation or evidence provided.

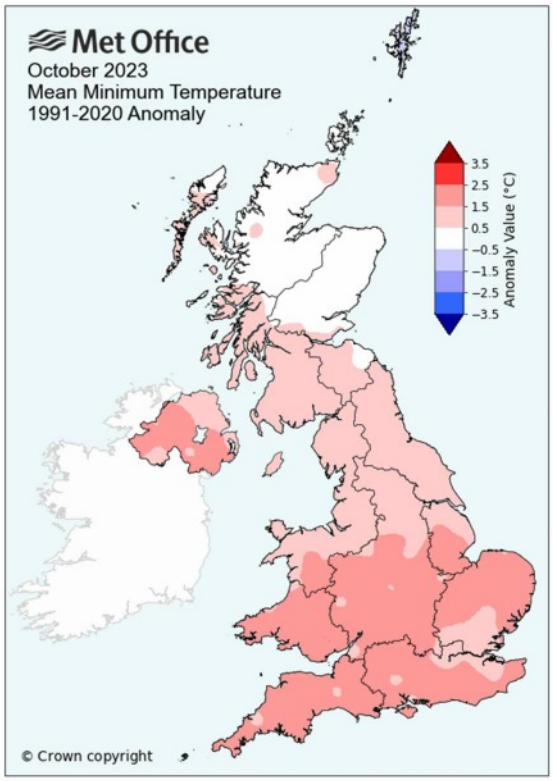
I would ask that in this case our thoughts, details and evidence as supplied in this application are taken seriously.
It has to be accepted that flooding has occurred everywhere throughout the district and indeed country and, the period in question, as shown within this document, has been the wettest 18 months since records began and flooding has occurred due to Environmental conditions and climate change rather than trying to blame the situation on a third party who has followed all construction rules and directions.
Please see the following Rainfall records from the Metrological Office for the period in question together with the Metrological Office assessment of them.

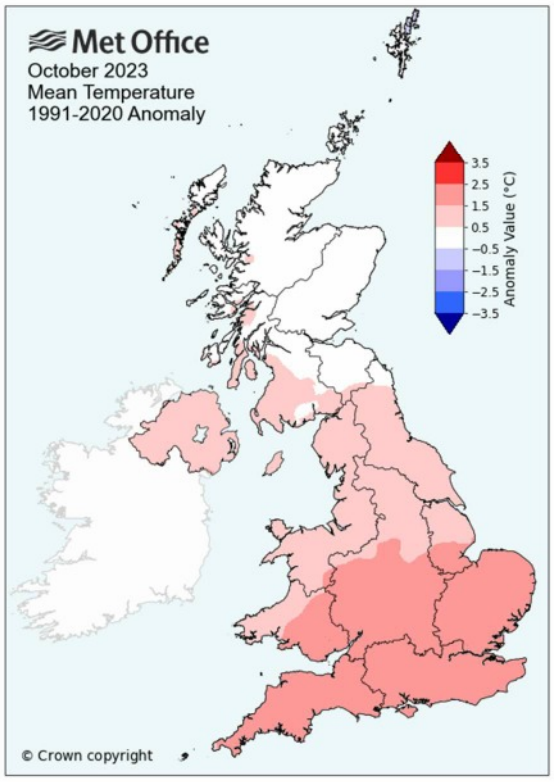
Paul Sharman.
sharman architecture.

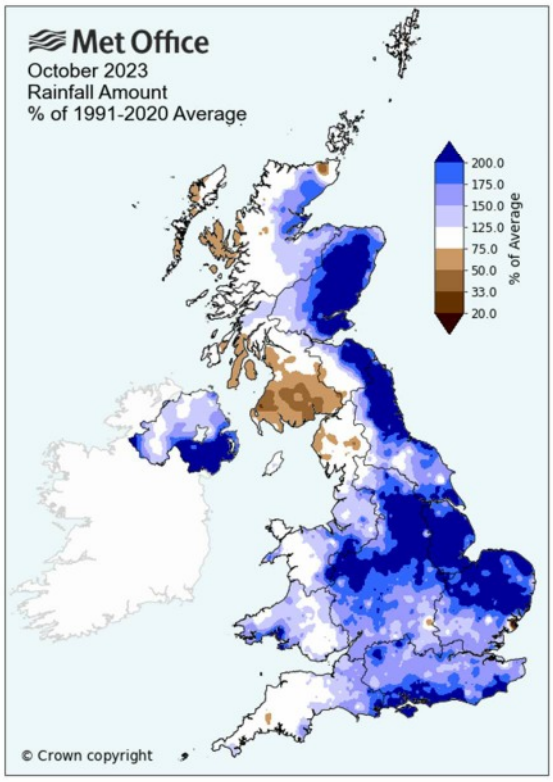
Monthly maps

These maps show monthly average daily maximum, monthly average daily minimum and monthly mean temperature and monthly rainfall for October 2023 as anomalies relative to the October 19912020 long term average.



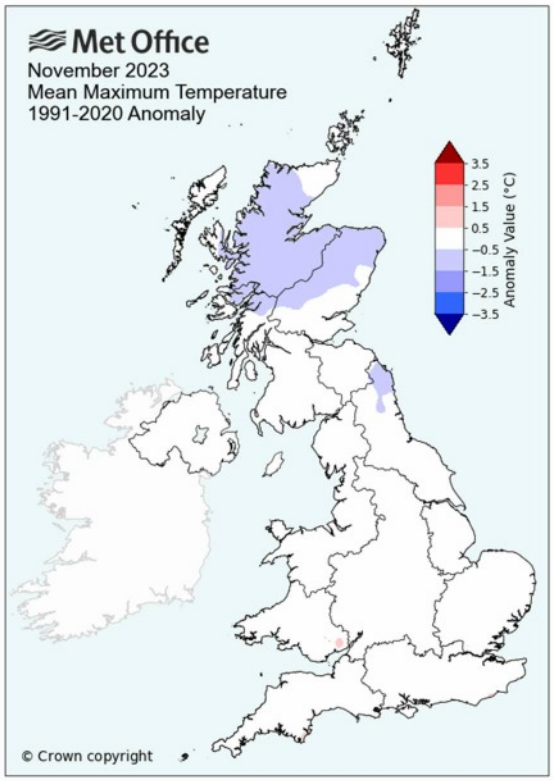


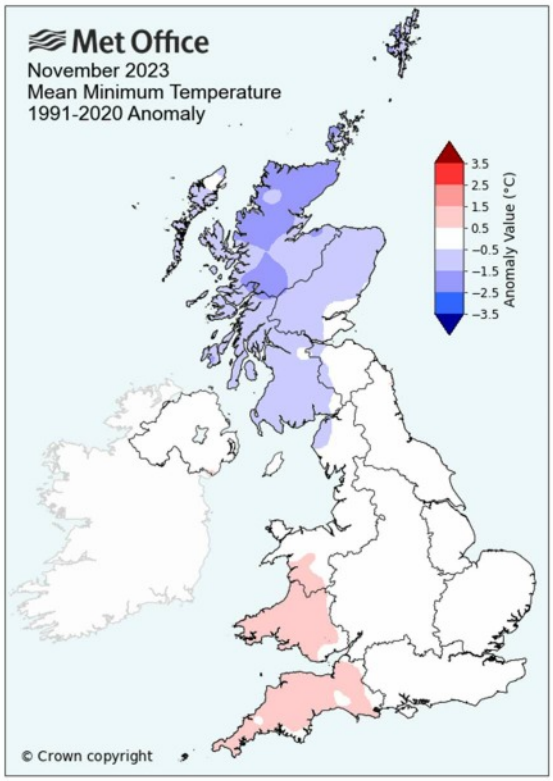


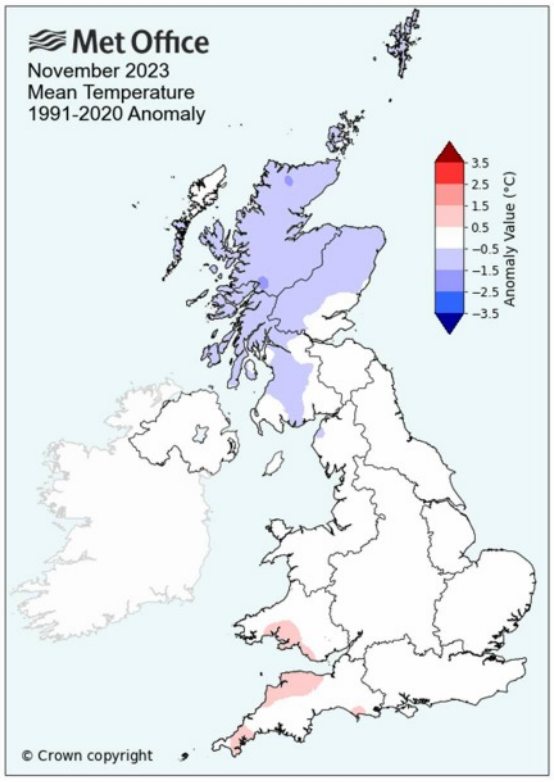


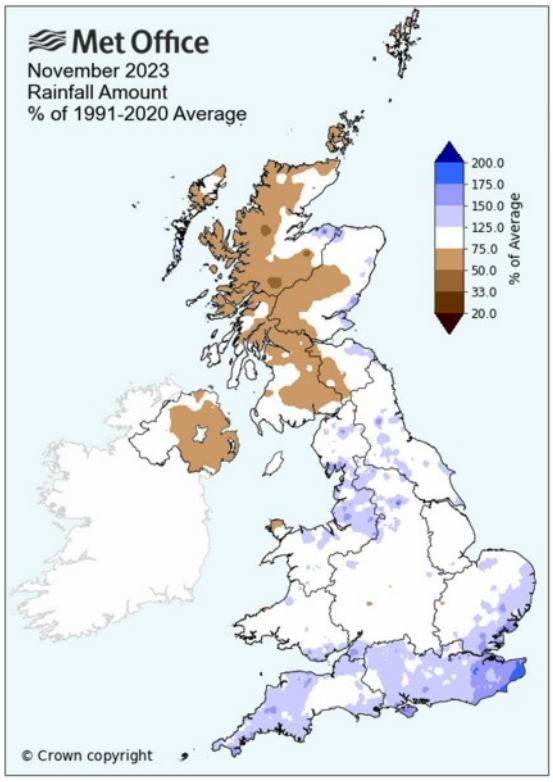
Monthly maps

These maps show monthly average daily maximum, monthly average daily minimum and monthly mean temperature and monthly rainfall for November 2023 as anomalies relative to the November 19912020 long term average.



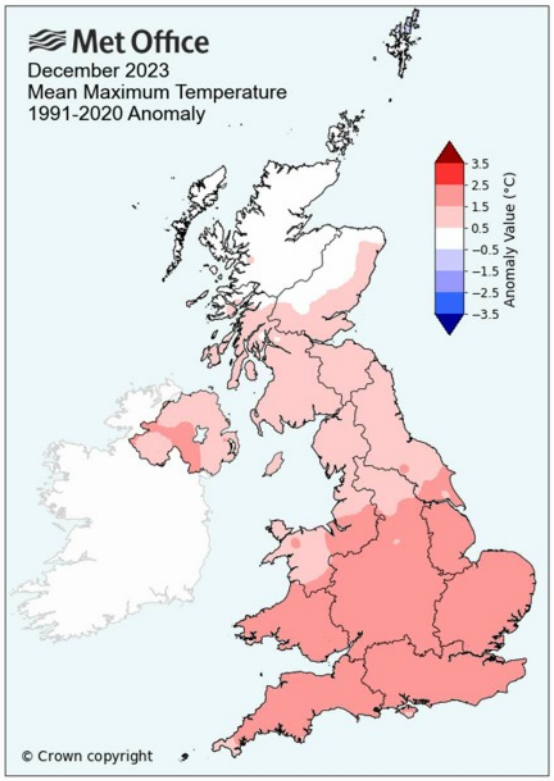


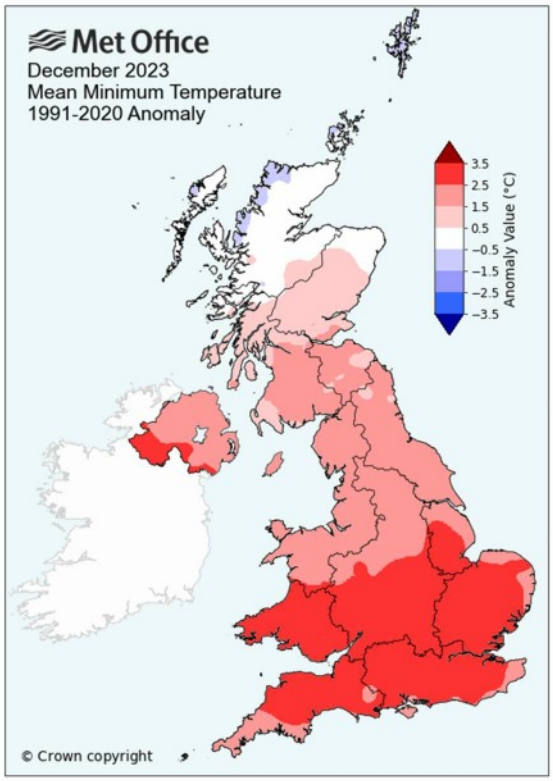


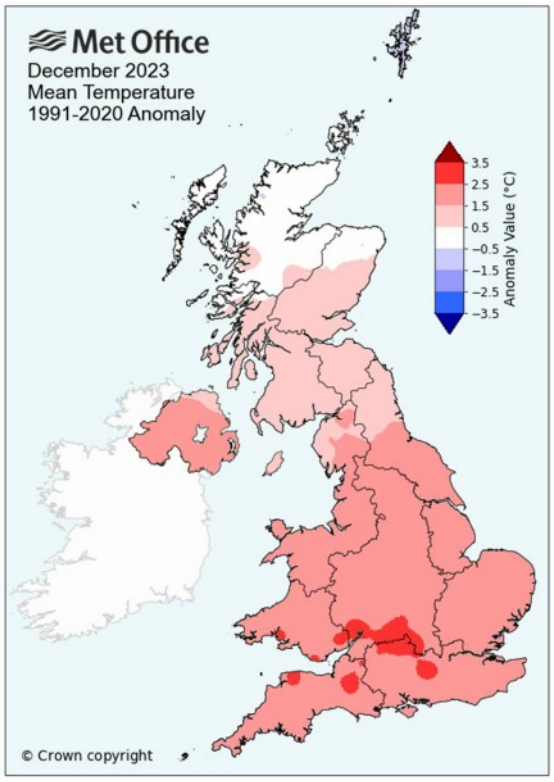


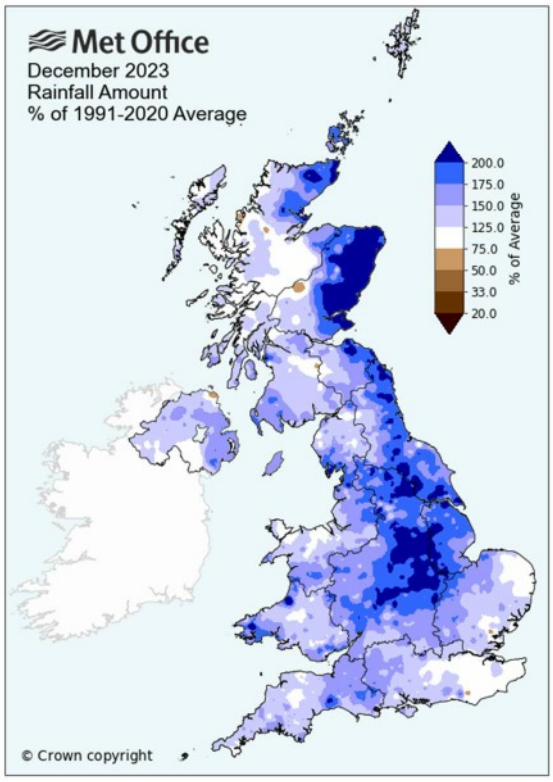
Monthly maps

These maps show monthly average daily maximum, monthly average daily minimum and monthly mean temperature and monthly rainfall for December 2023 as anomalies relative to the December 19912020 long term average.



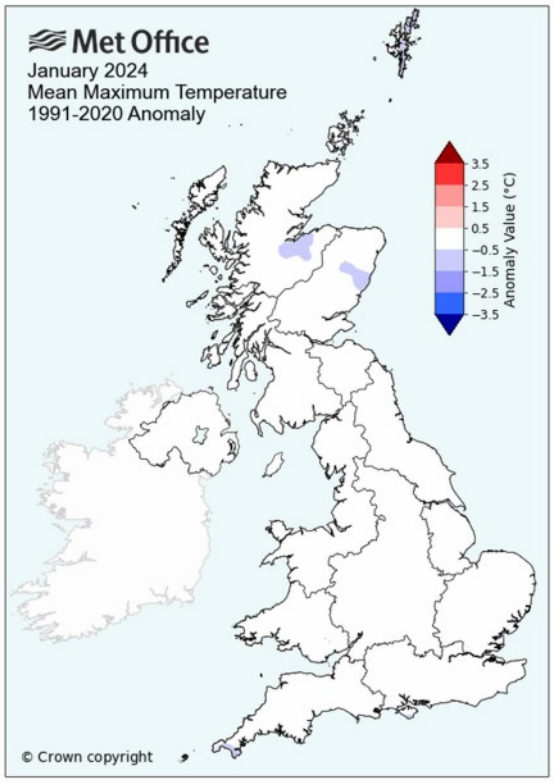


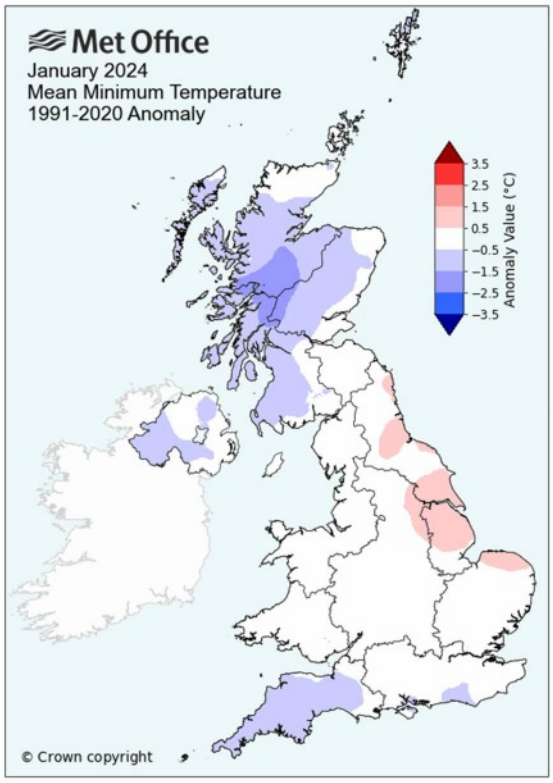


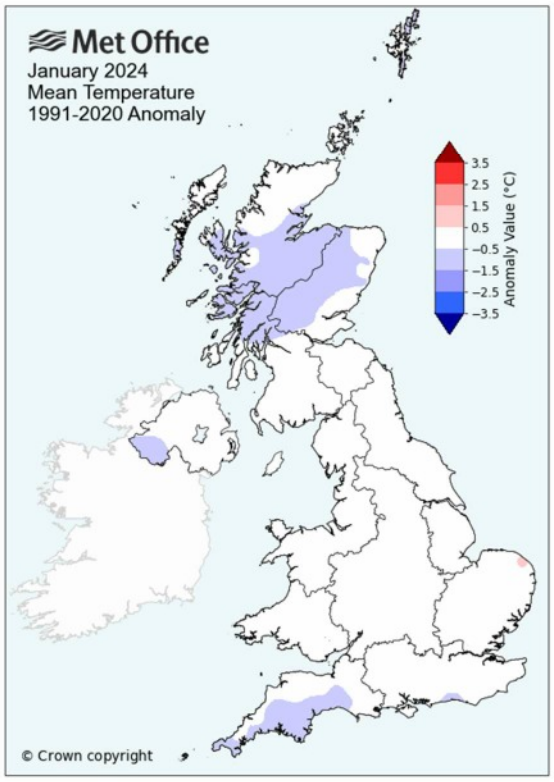


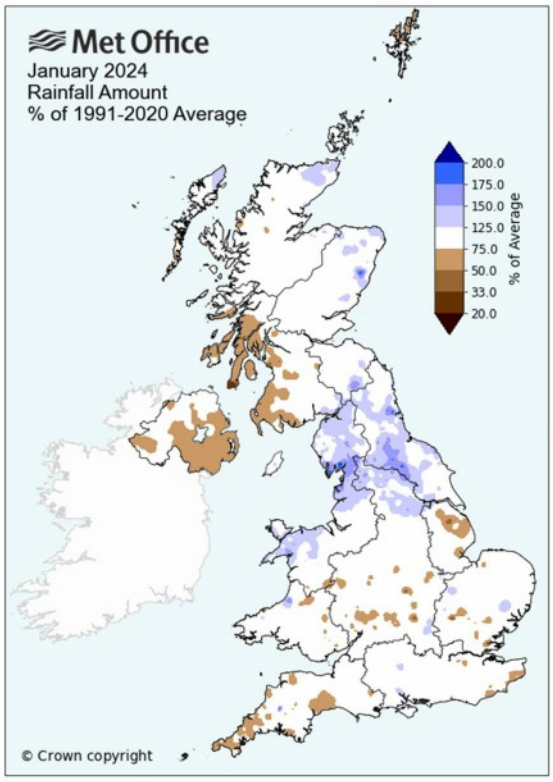
Monthly maps

These maps show monthly average daily maximum, monthly average daily minimum and monthly mean temperature and monthly rainfall for January 2024 as anomalies relative to the January 19912020 long term average.



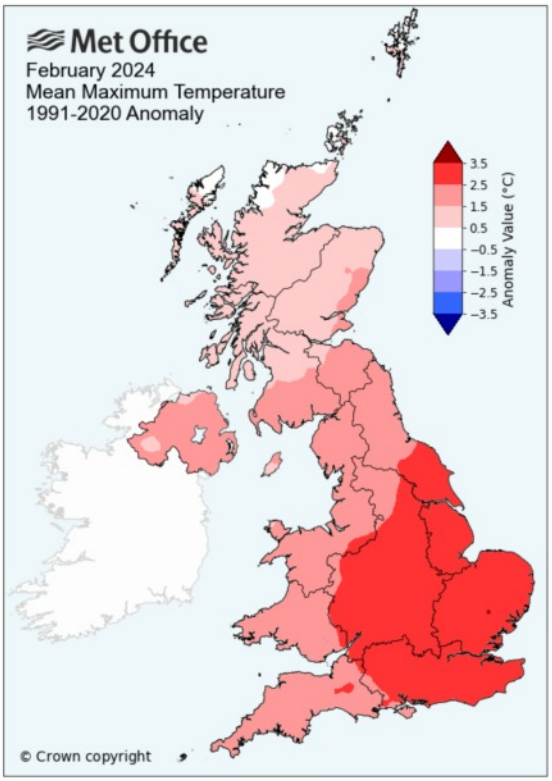


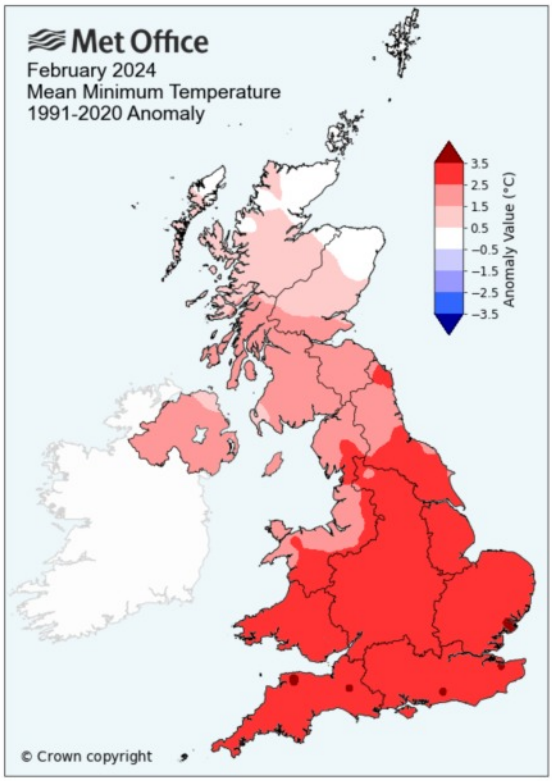


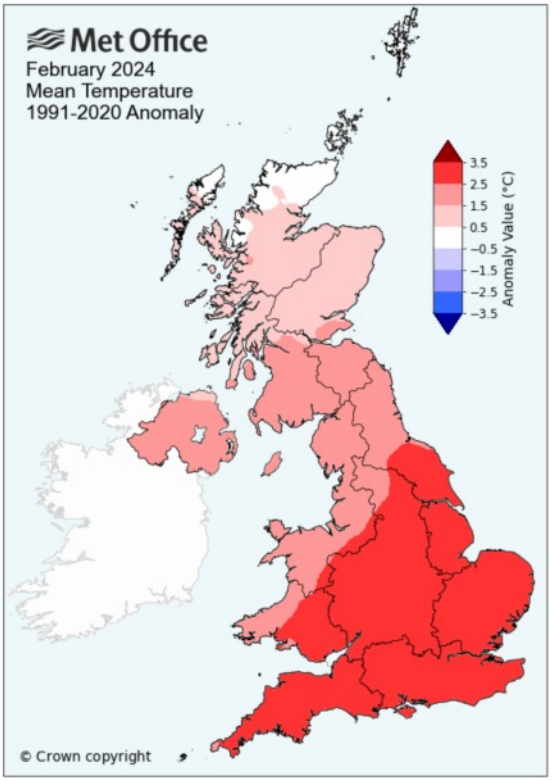


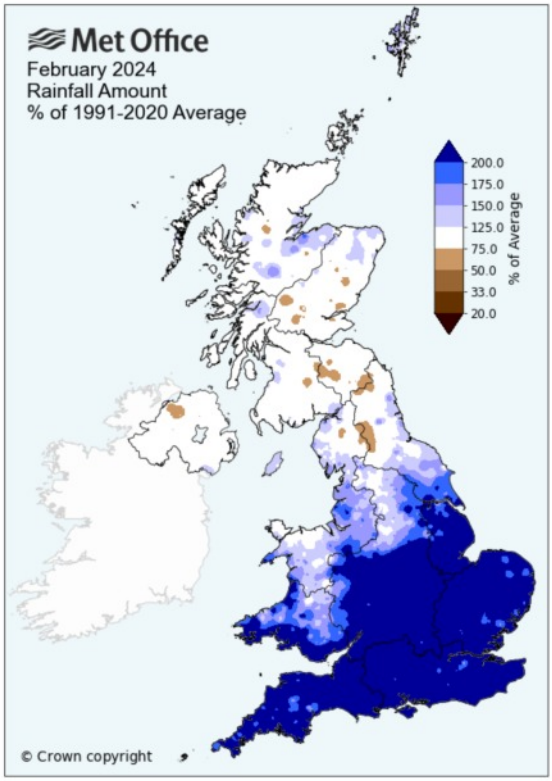
Monthly maps

These maps show monthly average daily maximum, monthly average daily minimum and monthly mean temperature and monthly rainfall for February 2024 as anomalies relative to the February 1991-2020 long term average.



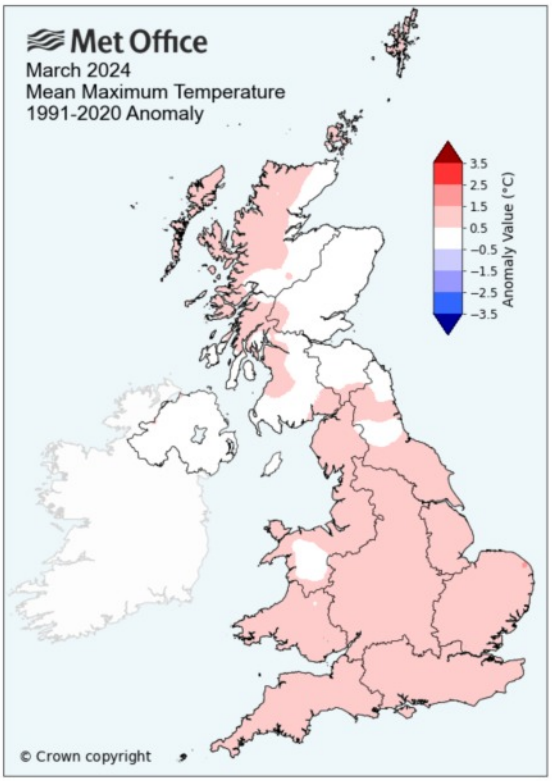


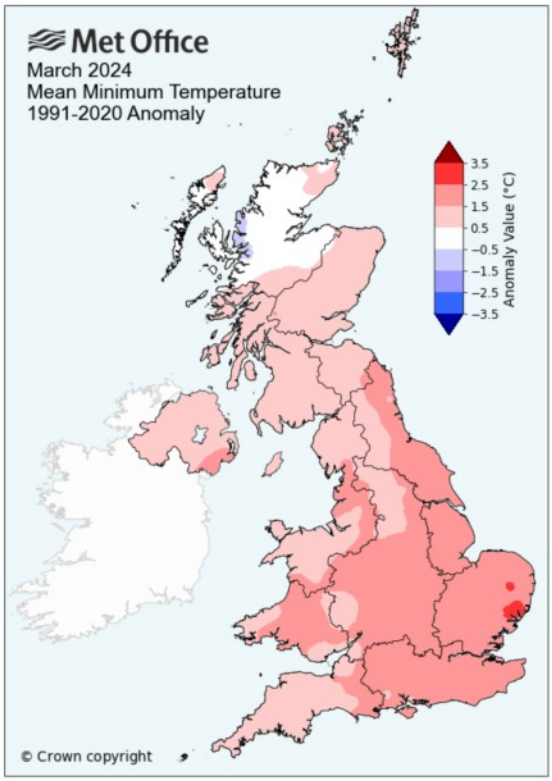


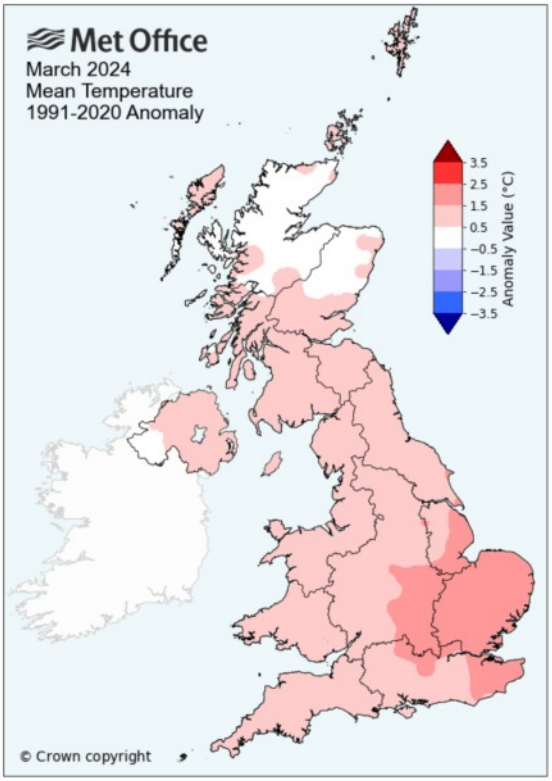


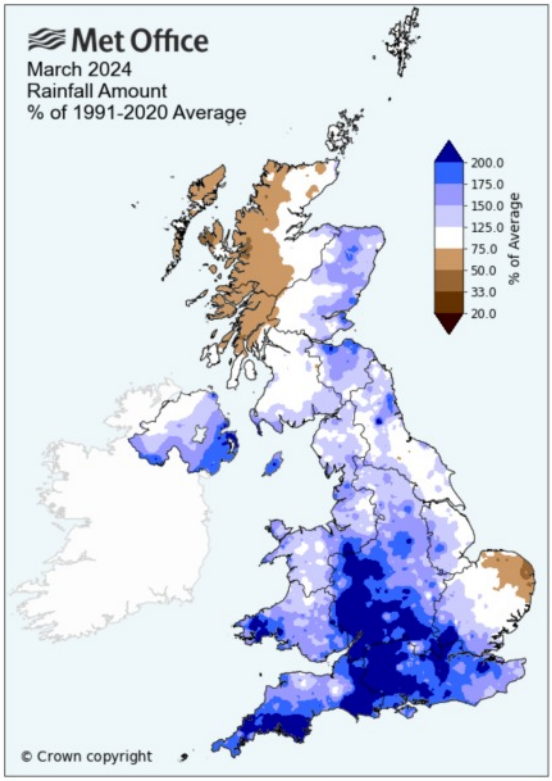
Monthly maps

These maps show monthly average daily maximum, monthly average daily minimum and monthly mean temperature and monthly rainfall for March 2024 as anomalies relative to the March 1991-2020 long term average.









Met Office

Seasonal Assessment – Autumn 2023

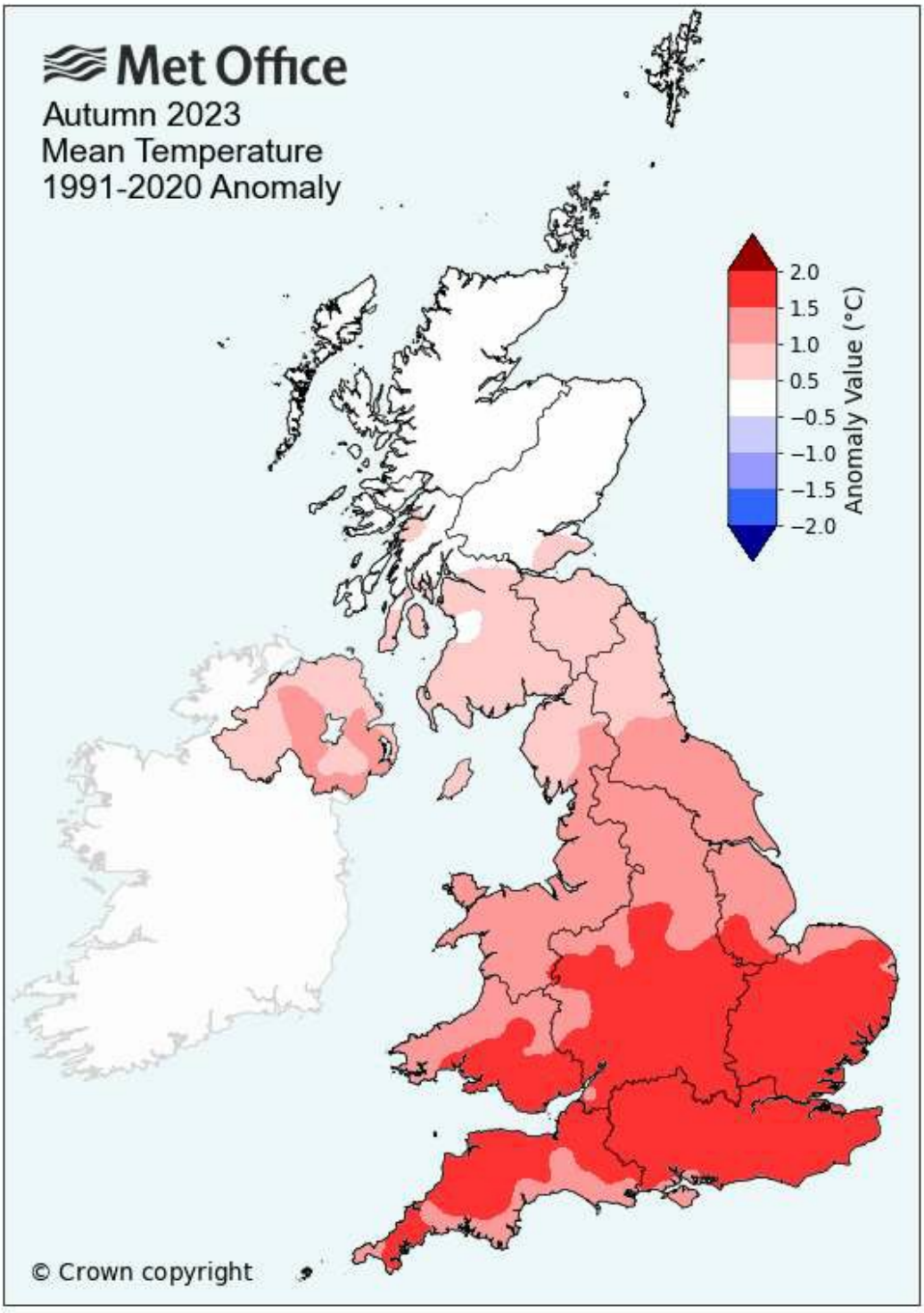
The following represents a provisional assessment of the weather experienced across the UK during Autumn 2023 (September, October and November) and how it compares with the 1991 to 2020 average.

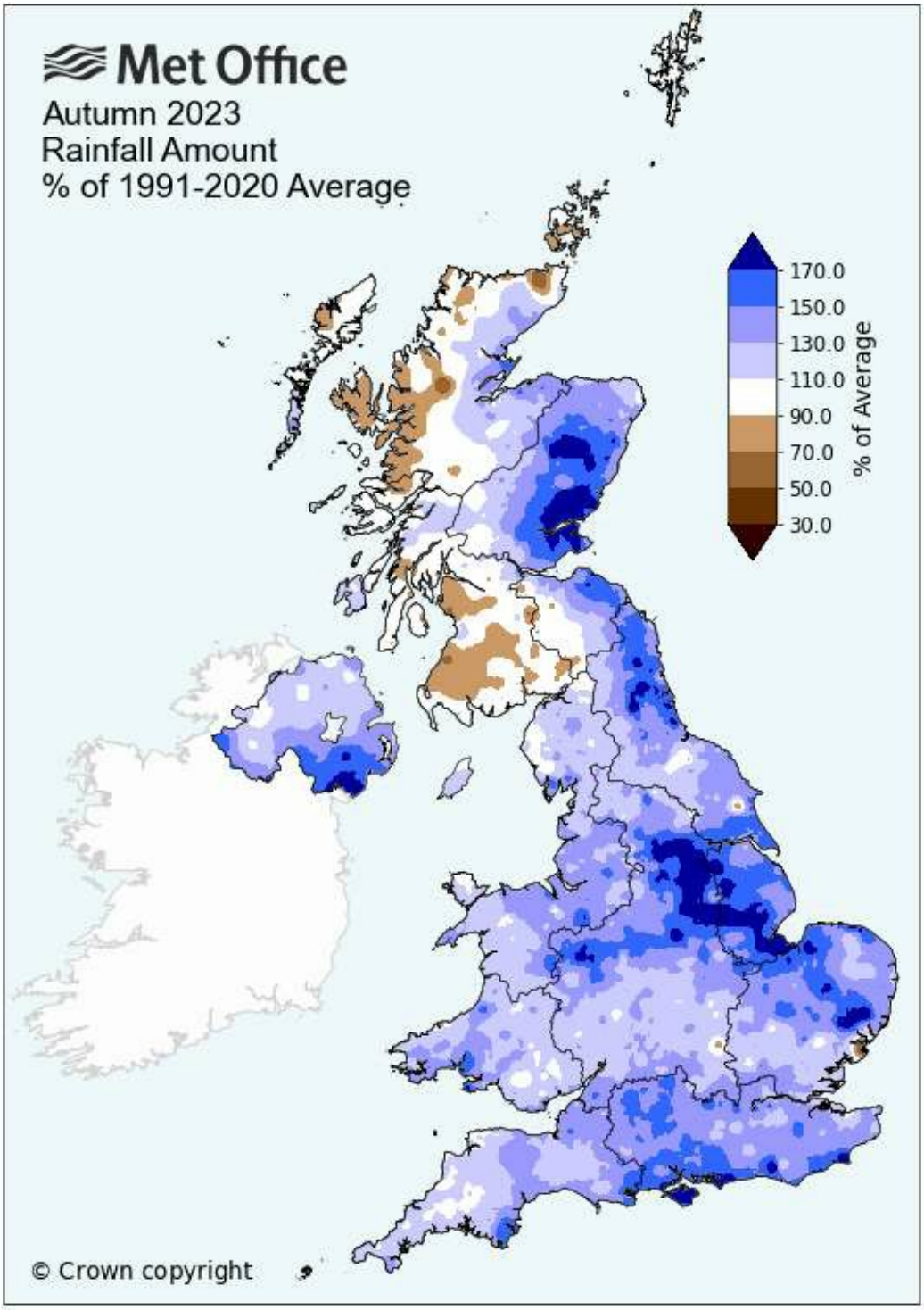
Autumn 2023 was warmer and wetter than average although overall neither quite as warm nor quite as wet as the previous autumn 2022. The three months of the autumn saw dramatic contrasts in the weather. Settled weather in early September brought many warm, dry, sunny days with a significant lateseason heatwave. 30°C was reached on seven consecutive days (a September record), including, unusually, the UK's highest temperature of the year: 33.5°C at Faversham, Kent on 10th. It was the UK's equalwarmest September on record (with 2006). Early October saw some fine weather in the south with temperatures reaching 25°C in the southeast – the most significant October warm spell since 2011. However, overall this was an unsettled and very wet month. The UK recorded its 6th wettest October in the series from 1836 and Eastern Scotland recorded its wettest October by a wide margin. Much of eastern Scotland, eastern England, southeast England and the east of Northern Ireland received well over twice the monthly average rainfall. After a very wet first half, November overall was unremarkable although with some cold wintry weather, particularly in the last week.

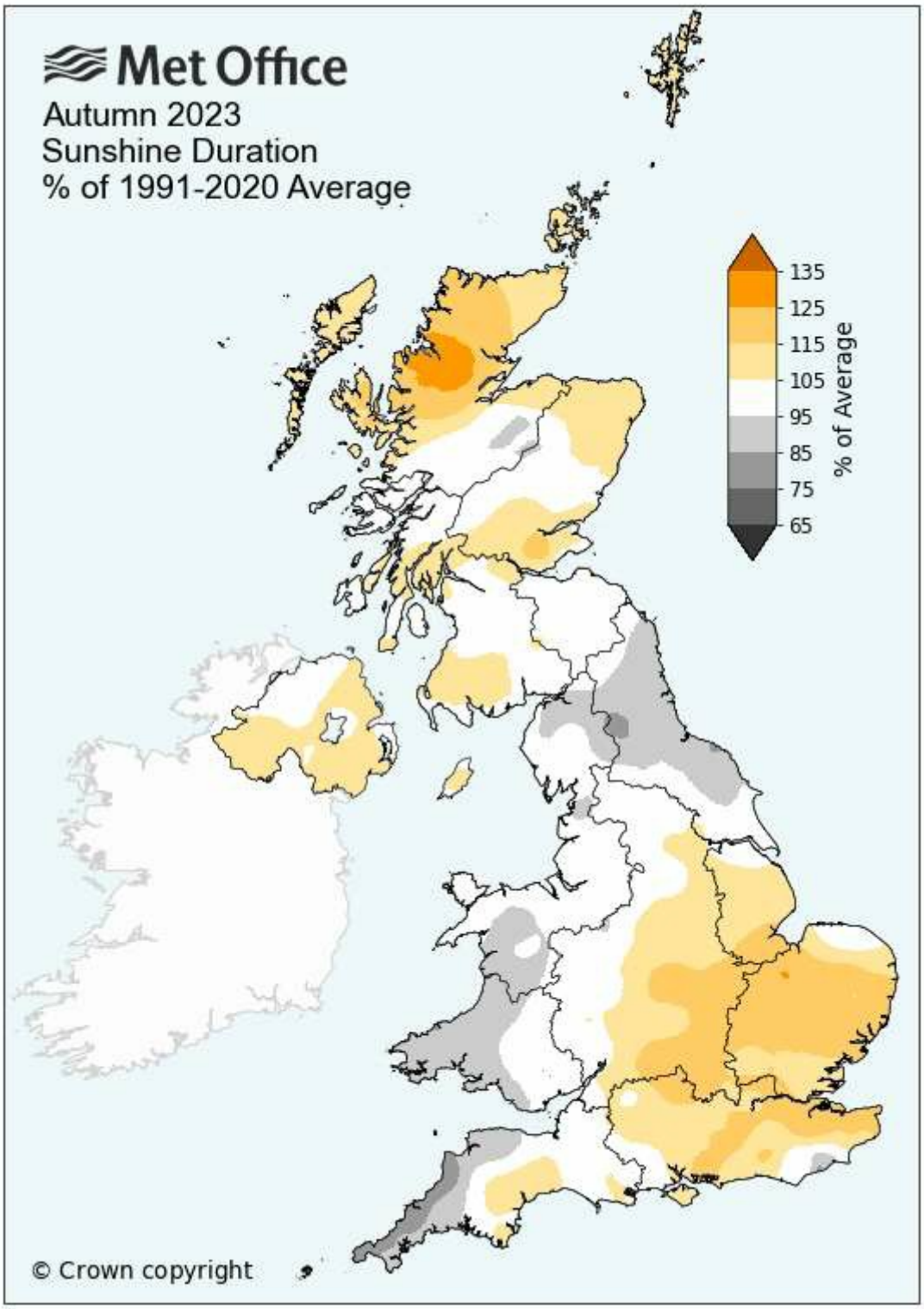
Four named storms affected the UK during the autumn from late September to midNovember: – Agnes, Babet, Ciarán and Debi. These contributed to exceptionally wet and, at times, stormy weather. From 6th to 7th October, Scotland had its wettest 2day period on record, while the Met Office issued two red warnings for rain from Babet from 18th to 20th for parts of Eastern Scotland. Babet also brought the third wettest 3day period on record for England and Wales. Storm Ciarán, at the start of November, was an exceptionally powerful storm – comparable in severity with the 'Great Storm' of 16 October 1987 – but with the strongest winds further south across the Channel Islands and Northern France. These storms resulted in significant and widespread weather impacts, particularly from flooding affecting all four nations, most notably the southeast of Northern Ireland, parts of eastern Scotland and parts of the South Pennines and north Midlands but elsewhere too. The storms also caused damage from high winds and large waves around the coastline.

Temperatures for autumn overall were above average except for northern Scotland, with the highest anomalies, exceeding +1.5°C, across southern England. The UK recorded a seasonal mean temperature of 10.8°C, 1.0°C above the 19912020 long term average, making this the sixth warmest autumn on record in the series from 1884, although autumn 2022 (ranked 3rd) and 2021 (ranked equalfourth) were both slightly warmer. The climate district of southwest England and South Wales had its warmest autumn on record (marginally ahead of 2011 and 2006). The UK recorded 409.8mm of rainfall, 122% of the 19912020 average. Rainfall totals were above average apart from western Scotland, with parts of eastern Scotland, northeast and eastern England, southern England and the east of Northern Ireland receiving over 150% of the 19912020 long term average. Areas such as Angus, South Yorkshire, Nottinghamshire, the Isle of Wight and County Down were particularly wet. This was a sunny autumn for much of Northern Ireland, Scotland, central and southeast England but dull across northern and southwest England and west Wales.

UK statistical summary		
Mean temperature	**Rainfall**	**Sunshine**
The provisional mean value for Autumn is 10.8°C, which is 1.0°C above the 19912020 average.	The provisional total for Autumn is 410 mm, which is 122% of the 19912020 average.	The provisional total for Autumn is 292 hours, which is 105% of the 19912020 average.



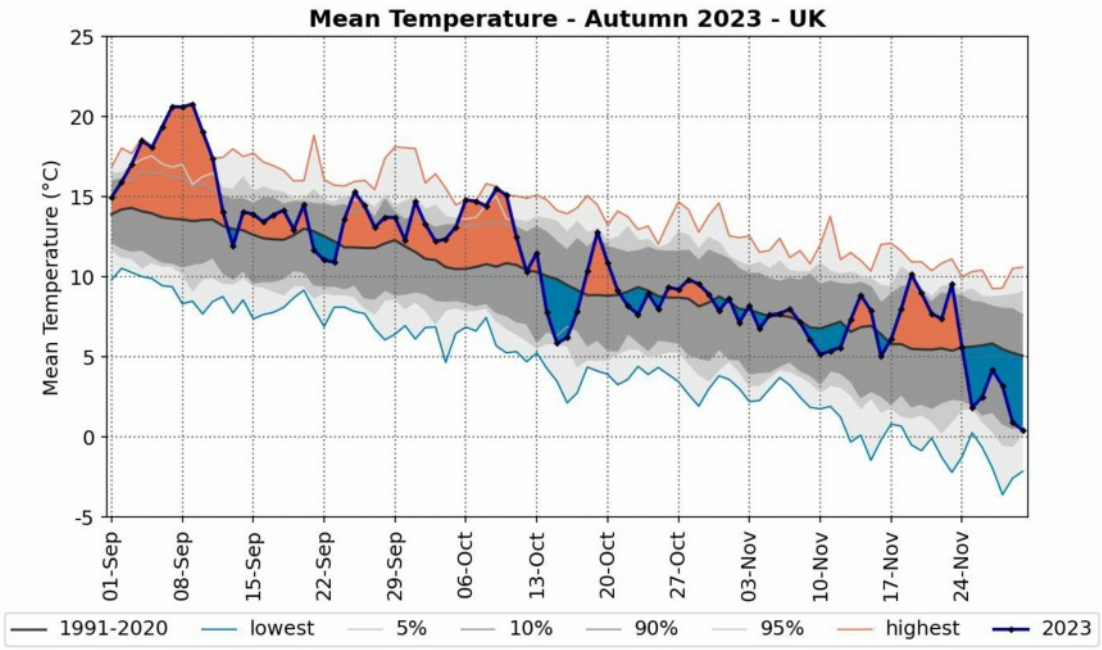

Met Office
Autumn 2023
Rainfall Amount
% of 1991-2020 Average
170.0
150.0
130.0
110.0
90.0
70.0
50.0
30.0
% of Average
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Met Office
Autumn 2023
Sunshine Duration
% of 1991-2020 Average
135
125
115
105
95
85
75
65
% of Average
© Crown copyright

Met Office

Source: HadUK-Grid 01/12/2023 11:07

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Met Office

Seasonal Assessment – Winter 2024

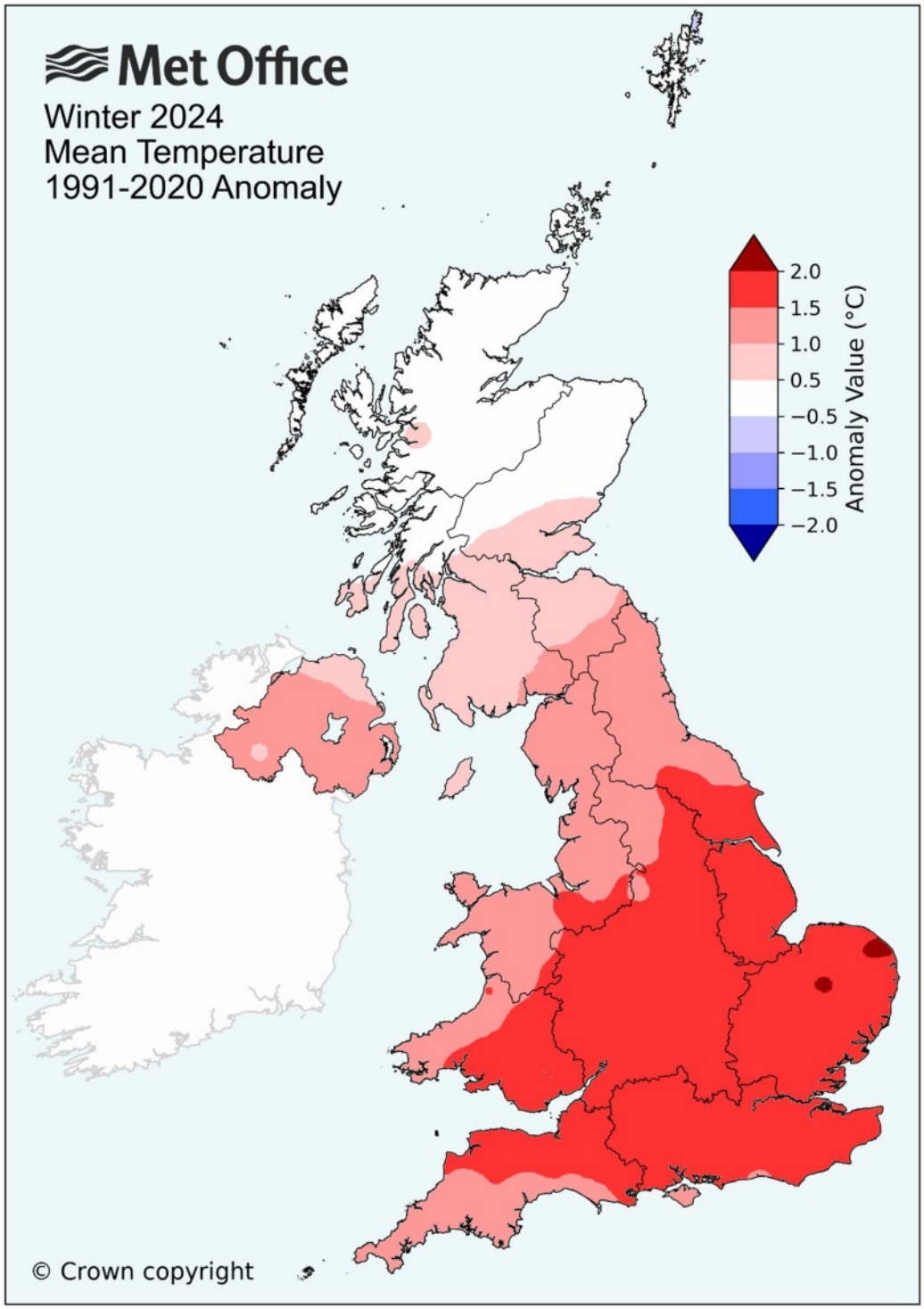
The following represents a provisional assessment of the weather experienced across the UK during Winter 2024 (December 2023, January and February 2024) and how it compares with the 1991 to 2020 average.

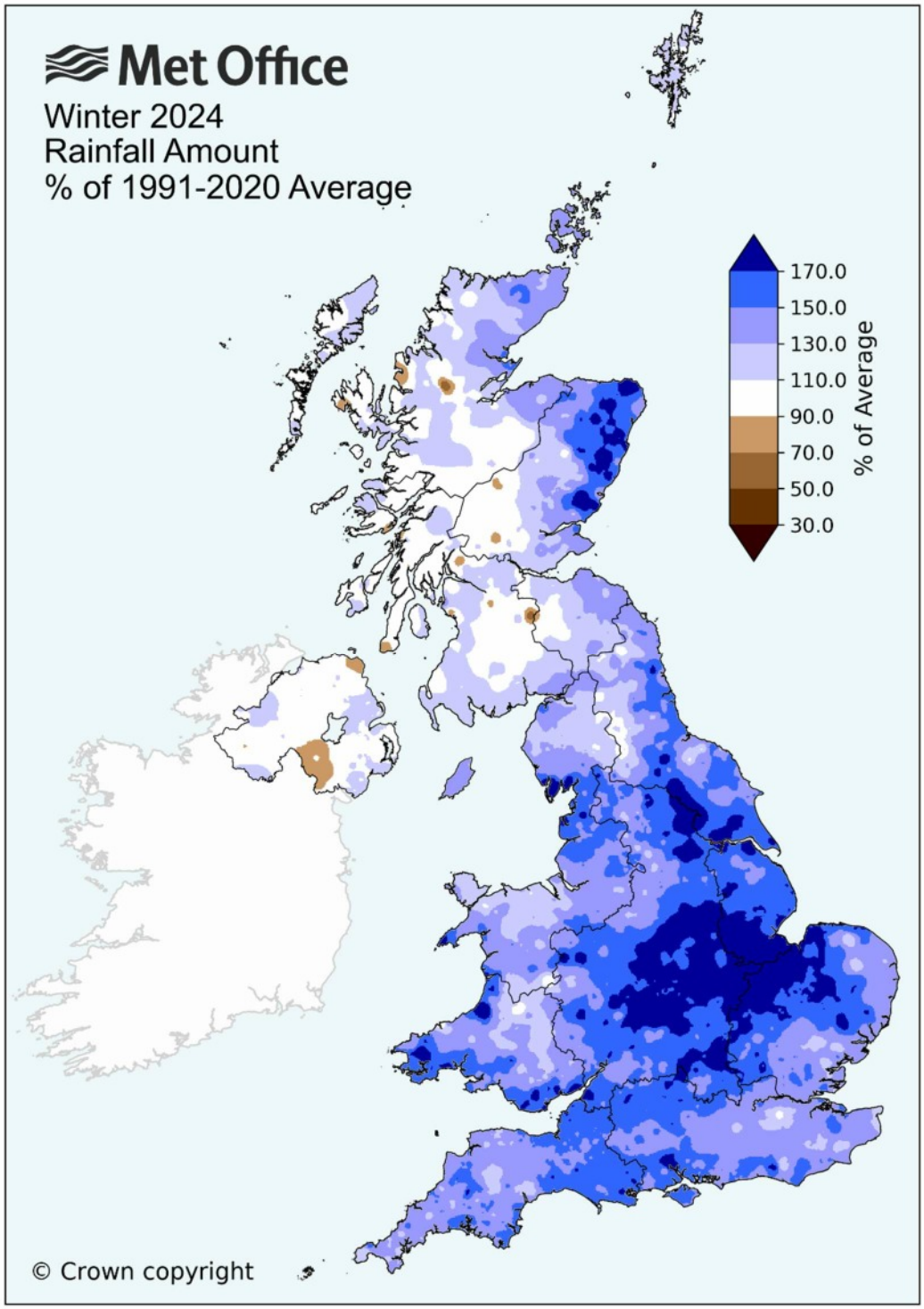
The winter has been milder than average overall, but very variable with cold, wintry spells in early December and midJanuary contrasting with much milder, wetter, unsettled and occasionally stormy weather at other times. December began in a cold snap, with some very hard frosts (4.7degC at Culdrose, Cornwall on 2nd and 12.5°C at Altnaharra, Sutherland on 3rd). However, the weather turned mild with the arrival of storms Elin and Fergus on the 9th to 10th. Thereafter the weather continued mild through most of the month, except across the far north, dull and wet at times with persistent rain from a succession of Atlantic fronts. December ended with a spell of very unsettled, turbulent weather, with storm Gerrit on 27th to 29th bringing further strong winds and heavy rains as the year ended. January began the same way, with the eighth named storm of the 202324 winter, Henk, on the 2nd. High pressure became established across the UK in mid January, bringing dry, sunny conditions and a marked drop in temperature. However, January ended the same way it began, with the arrival of the ninth and tenth named storms of the season, Isha and Jocelyn. February was mild and wet, but without the succession of lowpressure systems that dominated December and January.

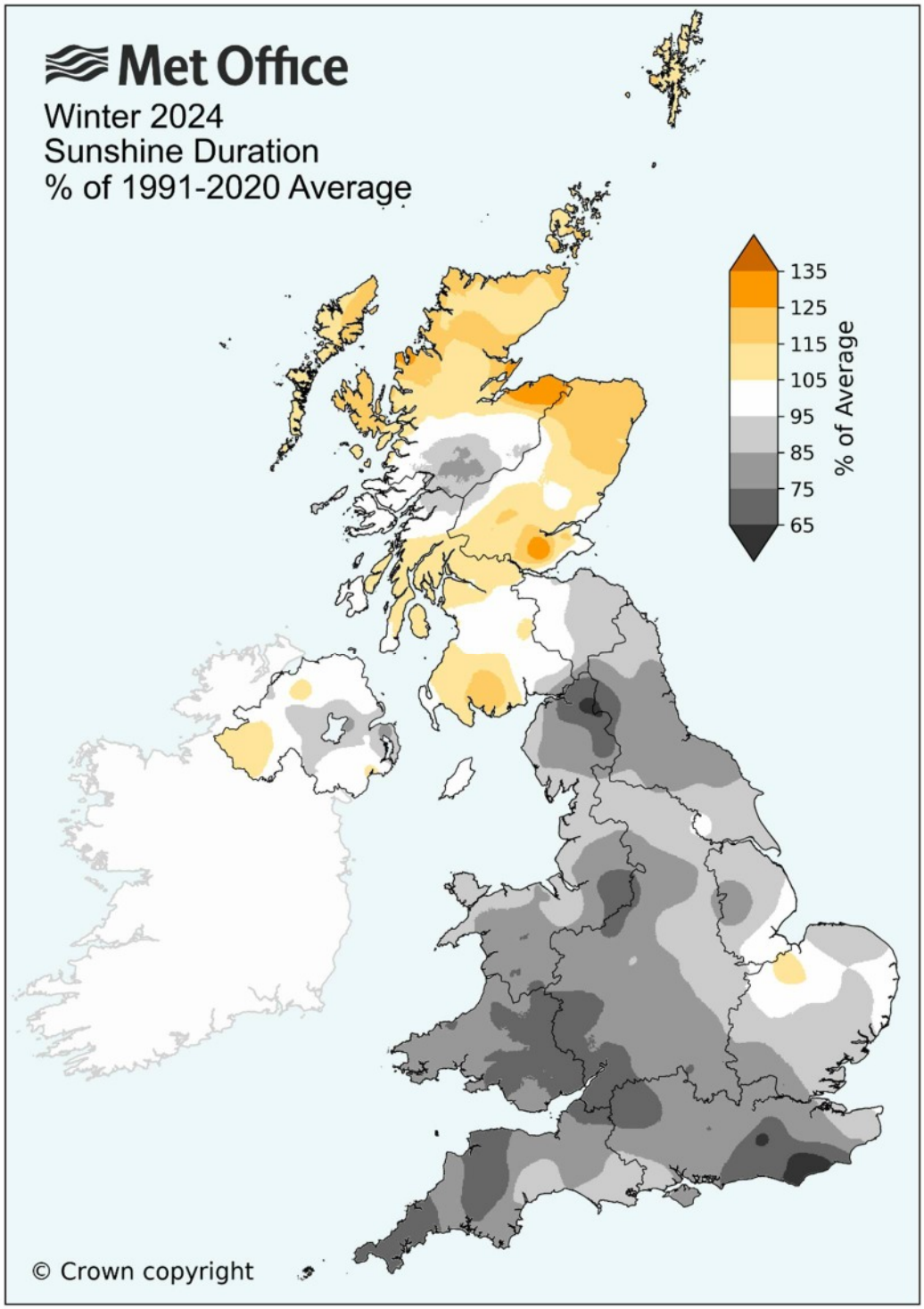
Temperatures for winter overall were above average, with the highest anomalies, exceeding +1.5°C, across England and Wales. The UK recorded a provisional seasonal mean temperature of 5.29°C, 1.20°C above the 19912020 long term average, making this the fifthwarmest winter in the series from 1884, marginally ahead of 5.28°C in 2020. For England and Wales combined, this was the second warmest winter on record, just behind 2016. The UK provisionally recorded 445.8mm of rainfall, 129% the 19912020 average and the eighthwettest winter. Rainfall totals were above average for all regions of the UK. Southern England was particularly wet with 153% of the 19912020 average rainfall. It was a slightly duller than normal winter, with the UK experiencing 145.6 hours of sunshine (90% of the 19912020 average).

The UK recorded its highest daily minimum temperature on record for Christmas Day with 12.4°C at Exeter Airport and East Malling, Kent. In January, the UK saw another record broken, with the highest daily maximum temperature of 19.9°C recorded on the 28th at Achfary, Sutherland. February saw extensive rain across southern England, with East Anglia experiencing a record breaking 106.4mm of rain (248% of the 19912020 average).

UK statistical summary		
Mean temperature	**Rainfall**	**Sunshine**
The provisional mean value for Winter is 5.29°C, which is 1.2°C above the 1991 2020 average.	The provisional total for Winter is 445.8 mm, which is 129% of the 19912020 average.	The provisional total for Winter is 145.6 hours, which is 90% of the 19912020 average.


Met Office
Winter 2024
Mean Temperature
1991-2020 Anomaly
2.0
1.5
1.0
0.5
−0.5
−1.0
−1.5
−2.0
Anomaly Value (°C)
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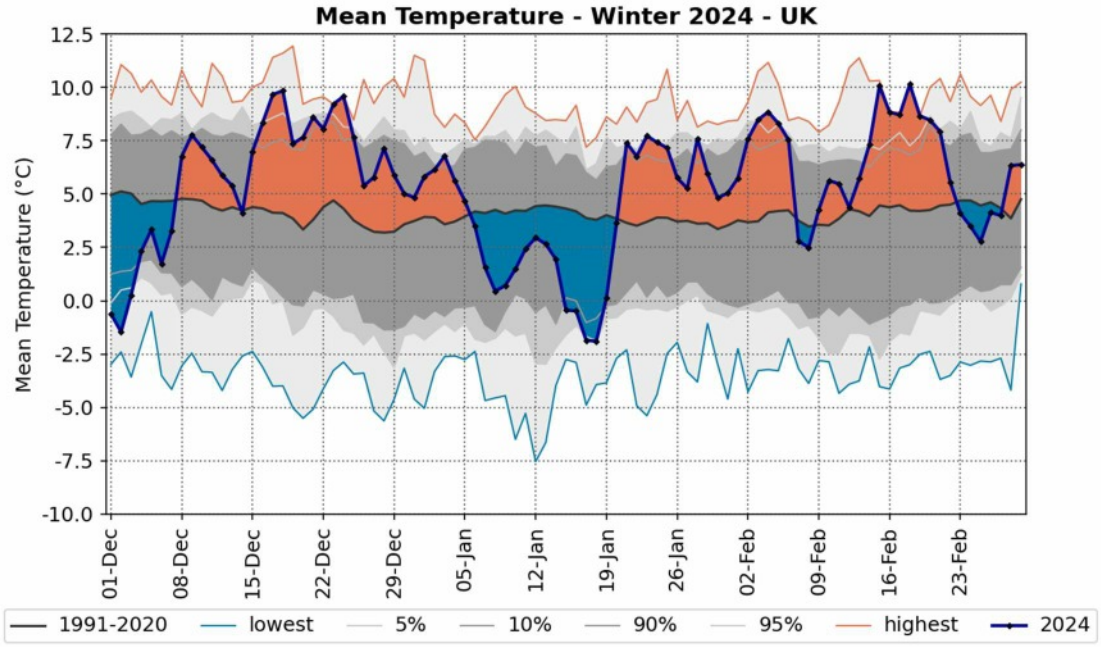

Met Office
Winter 2024
Rainfall Amount
% of 1991-2020 Average
170.0
150.0
130.0
110.0
90.0
70.0
50.0
30.0
% of Average
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Met Office
Winter 2024
Sunshine Duration
% of 1991-2020 Average
135
125
115
105
95
85
75
65
% of Average
© Crown copyright

Met Office

Source: HadUK-Grid 01/03/2024 11:07

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sharman architecture

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Email: paulsharman1@btinternet.com
Tel: 07724 529094

RESPONSE REGARDING BOUNDARIES & LEVELS TO THE SITE

Regarding

2 WEST BANK. CROWLAND. PETERBOROUGH. PE6 0HP.

The following details relate to the points regarding the site levels and boundaries.

The following photographs include pictures as received from the Planning Officer and from the Building Contractor Along with photographs taken by ourselves.
These should answer all points raised.

The pictures from the Planning Officer and Building Contractor are of the site boundaries prior to construction.

To the **Western facing boundary** on the top of the slope and embankment there was originally a series of conifer trees. These were removed, the ground level retained and a series of gabions introduced to stabilise the area.
The railings to the road were retained and refurbished and a picket fence at the same height established behind..
The slope itself was removed (with the gabions retaining the soil and a useable garden was introduced.
This gave an agreeable transition from the existing high to the existing low levels and did away with any possibility Of rain water run off.
See the enclosed photographs under the heading Western Boundary together with a copy of the planning Officers Photographs (picture 4 and 5) to explain the situation.

The **Southern facing boundary** in the Planning Officers pictures 1 and 3 it shows a part 1800mm high close boarded fence in the corner with a 900mm high fence returning up to the gate with a gap and then a further portion of fence to the sloped entrance.
This fence has now been replaced by the owner of that property with an 1800mm high close boarded fence with gravel board.
The building contractor then completed the final area to the road with gabions reducing from the fence to road level forming a pleasing transition.
Upon current inspection the ground level is in line with the gravel board so it has to be rightly assumed and appears that the levels are the same as existed previously.

To the **Eastern facing boundary** the enclosed set of photographs together with Planning Officers pictures 1 and 2 shows the existing fence with a gravel board below at the start and completion of the project so there again it has to be rightly assumed and appears that the levels are the same as existed previously.

To the **Northern facing Boundary.**
There are no pictures of this boundary at the commencement of construction from the contractor or from the Planning Officer but the pictures enclosed at completion of the project shows the ground level at the level of the top of the gravel boards.
If you look at the photograph of the corner of the eastern and northern boundary you will see the bottom of the fence is the top of the northern gravel board and bottom of the eastern boundary gravel board.
The pictures of the northern boundary show this throughout.
Again upon current inspection the ground level is in line with the gravel board so it has to be assumed and appears that the levels are the same as existed previously.
The fence and gravel boards etc are existing.

Although levels have been retained as described I would point out that the Planning Approval makes no mention of levels or boundary types and heights and does not require them as part of a conditional approval.

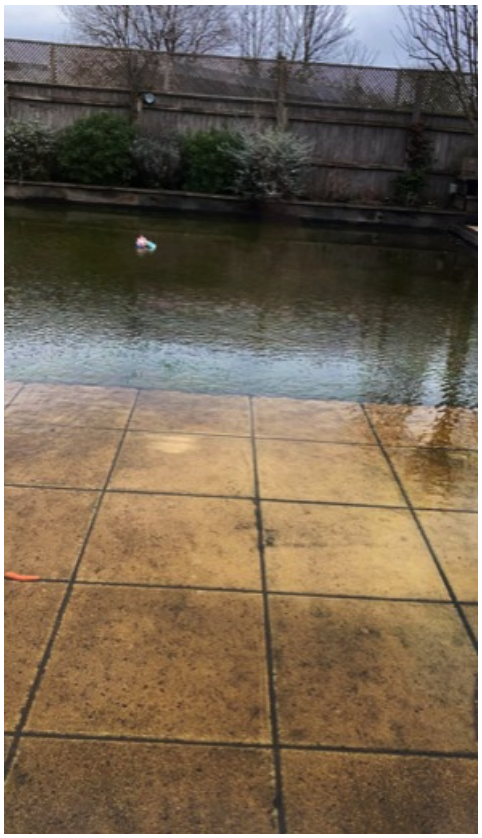
Regarding the need for a drainage engineer post construction.

The weather regarding the rainfall has been the worst in living memory and of the worst since records began in 1836. As you will see from the photographs and comments above, the level of the land has not contributed to the problems the neighbour has experienced with regards to their garden being under water and therefore in this case the construction works are not at fault.
Many gardens and fields locally have experienced flooding as you would have seen within the district at the time and only started to subside with any significance in April

I did notice that the garden in question adjacent to 2 West bank was now clear of water when Inspected the property on the 8th April so I would suggest that there a is nothing associated with 2 West Bank that is affecting this property and that the water problem has been cause by excessively bad weather as described above and below.
If it was the Foul system and indeed the water treatment plant that was the problem then water would still be evident which it is not.
(See picture below)



Adjacent to this site the building contractor has a client at 7 The Willows, Crowland.
Please see below a picture of the garden at 7 The Willows. Crowland.
The occupants state their garden has never flooded before but this year it was 4-6 inches under water which is on a par with the garden of which you refer adjacent to number 2 West Bank.
This dwelling is approximately 200 metres from 2 West Bank and there has been no new building or alterations at the property or around the neighbouring properties.
That surely is strong evidence that a phenomenon such as the weather in the past months would not be solved by a drainage engineers report and in this case a common sense attitude should prevail.
A statement of truth can be obtained from the occupant of 7 The willows should the LPA have any doubts over the validity of the photograph and situation.



Rainfall maps from the Metrological Office for the period October 2023 to March 2024 inclusive are attached under The separate heading of REPLY TO ENVIRONMENTAL HEALTH E MAIL
As you will see when looking at that information the rainfall experienced this past 6 months was, for 4 of the months, **DOUBLE** that which would normally have been expected.

With evidence of flooding locally as shown in the above photograph; the more than excessive rainfall, and the fact that the boundaries and the levels adjacent are more or less the same (as can be seen in the accompanying pictures) at the beginning and upon completion of the building contract, would suggest that a drainage report in this instance is unnecessary as the effects of the rain for the winter months are quite clearly the problem and will continue to be so in the future.
As stated previously reference to the Meteorological office will show this has been one of the wettest winters on record since 1836.

A point I think the neighbouring properties should take note of in light of Climate Change.
The properties with the problem are approximately 50 years old and would all have brick and rubble soakaway's.
A brick/rubble soakaway has a lifetime of approximately 30 - 40 years so with the unbelievable amount of rainfall we have had maybe their soakaway's can't cope and should be looked into.
Their gardens are very low lying in comparison to their own properties so the rainfall from their own roofs, patios etc is draining to their own gardens and if their stowaways are full of sediment which the will be at that age they will hold very little volume of water. One of the reasons why brick/rubble soakaways are no longer favoured!

WESTERN BOUNDARY

SITE PHOTOGRAPHS



PLANNING OFFICER PHOTOGRAPH
HIS REF' PICTURE 4 OF WEST FACING BOUNDARY



PLANNING OFFICER PHOTOGRAPH
HIS REF' PICTURE 5 OF WEST FACING BOUNDARY

SITE PHOTOGRAPHS



WESTERN BOUNDARY VIEW FROM THE PUBLIC ROAD



WESTERN BOUNDARY VIEW FROM DRIVE

WESTERN BOUNDARY VIEW FROM THE DWELLING



SOUTHERN BOUNDARY









EASTERN BOUNDARY

SITE PHOTOGRAPHS



PLANNING OFFICER PHOTOGRAPH
HIS REF' PICTURE 2 OF EAST FACING BOUNDARY



BUILDERS PHOTOGRAPH
HIS REF' PICTURE A



BUILDERS PHOTOGRAPH
HIS REF' PICTURE B


VIEW TO EAST FACING BOUNDARY LHS


VIEW TO EAST FACING BOUNDARY RHS.
5

NORTHERN BOUNDARY



VIEW TO THE NORTH FACING BOUNDARY


VIEW TO EAST / NORTH BOUNDARY CORNER


VIEW TO EAST / NORTH BOUNDARY 5 METRES FROM CORNER


VIEW TO NORTH BOUNDARY 0 METRES FROM CORNER


VIEW TO NORTH BOUNDARY AT THE SIDE OF THE DWELLING