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Liz Wells
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2nd August 2017

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00572-17 **Case Officer:** Tracey Meachen
Location: 156 Nene Terrace Road Crowland Peterborough
Proposal: Creation of Lake

I am writing in response to your recent enquiry regarding the creation of a private lake within grounds belonging to 156 Nene Terrace Road, Crowland.

As the works proposed are excavation works, planning permission will be required. The works are also to be conducted on land outside the domestic curtilage.

The land located is within the Environment Agency's Flood Zone 3 which means the land is within an area of high future flood probability. It may be advisable to contact the Environment Agency in the first instance to get their advice regarding flooding issues.

The necessary forms and information, should you wish to proceed with the application, can be obtained from the South Holland web site www.sholland.gov.uk.
I have included a link below:

https://1app.planningportal.co.uk/YourLPA/DownloadOfflineFormsMajorDevelopment

You will need to put in your address, and then choose the full planning application form.

Also required are:

- One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,
- One copy of 1:500 / 1:200 block plan with the proposal outlined in red and metric dimensions to all

boundaries shown. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences,
- One copy of 1:100 / 1:50 floor plans showing the size of lake proposed along with cross sectional details to show the depth and any relevant layers, earth bunds, etc.
- £195 fee per 0.1 of a hectare with a maximum fee of £1,690.

Before submitting an application, please ensure you are submitting:

- the correct fee,
- a fully completed form with appropriate certificates signed and dated at the back of the form,
- All plans to be titled and sequentially numbered,
- All plans showing correct and accurate scale.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk