Online Comment

Application	H03-0048-25
Location	Land off Littleworth Drove Deeping St Nicholas Spalding
Proposal	Rural exception site of affordable housing comprising 24 dwellings

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Name	Parish Clerk
Address	Deeping St Nicholas Parish Council

Date Submitted	05-06-25
For/Against	Objections

PC Comments: As discussed at meetings 22-7-24 & 27-1-25. See comments below.
1. It's in flood zone 3. In the July 2018 housing boundary map this area is firmly outside the red line, i.e. not available for building on.
2. A previous development for this area was turned down a few years ago on grounds of flooding and drainage, and also concerns about access.
3. The enclosed flood risk assessment states that for this level of risk, dwellings should be two storeys, yet it shows what appears to be four dwellings with ground floor bedrooms, contrary to planning policy of a flood risk area.
4. The dwellings on a higher level will cascade water onto the bungalows and other existing dwellings at a lower level. The Avenue is already prone to flooding which this will exacerbate.
5. Access would be onto a 40mph road within yards of where it changes to a 50mph road at that point - not ideal but maybe a separate issue.
6. Affordable housing - How will this be affordable? (Addressed in proposal)