



# **G.R. MERCHANT LTD**

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**Ref: 3209-17**

**RESIDENTIAL DEVELOPMENT  
SINGLE DWELLING WITH DETACHED DOUBLE GARAGE  
THE COTTAGES  
BLUE HOUSE FARM  
LITTLEWORTH DROVE  
DEEPING ST NICHOLAS  
SPALDING  
LINCS  
PE11 3DH**

**FOR**

**I MCDONALD**



**PLANNING, DESIGN & ACCESS STATEMENT**

**RESIDENTIAL DEVELOPMENT  
SINGLE DWELLING WITH DETACHED DOUBLE GARAGE  
THE COTTAGES  
BLUE HOUSE FARM  
LITTLE WORTH DROVE  
DEEPING ST NICHOLAS  
SPALDING  
LINCS  
PE11 3DH**

This application is a re-application following refusal of application H03-0407-17 which was refused on 22<sup>nd</sup> June 2017 for the following reasons:-

- 1. The site is located within an area identified as open countryside. It is not closely related to an established settlement limit. Deeping St Nicholas is the nearest settlement which only benefits from a local primary school and basic farm shop. These are considered insufficient to meet the needs of day to day living without dependence on a motor vehicle. Although the application site may benefit from a public transport route, busses are likely to be infrequent, and the bus stop is too far away. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles to access local services which would be contrary to one of the core planning principles to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning. Further although the proposal would help to provide the supply of housing required within the district the benefits of just one property would be limited and are outweighed by the environmental harm that it would cause in terms of the development's effect upon the character and appearance of the area.*

*Consequently, the site is not considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the character of the open countryside. It is therefore contrary to Policies SG1, SG2 and SG4 of the South Holland Local Plan and Paragraphs 14, 17, 49 and 55 of the National Planning Policy Framework, 2012. Paragraphs 14, 17 and 49 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment. Paragraph 55 stresses that local planning authorities should avoid new homes in the countryside, unless there are special circumstances.*

- 2. The application is situated in Flood Zone 3. Although a Flood Risk Assessment has been submitted, the applicant has not demonstrated that the proposal would be developing land with the lowest flood risk taking into account both the*

*probability and the potential consequences of flooding. The proposal therefore fails to comply with advice at paragraphs 100 and 101 of the Framework that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Therefore due to the potential for flood risk, the proposal cannot be considered to be sustainable development. Despite the economic and social benefits which would result in the addition of new dwellings, it is considered that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits due to the potential for flooding. The application as submitted is therefore contrary to national guidance contained in Section 10 of the National Planning Policy Framework, 2012.*

The applicant has lived at The Cottage, Blue House Farm, Deeping St Nicholas for 39 years and recently he realised that his property was un-registered, which included the land the subject of this application, therefore an application was made to change the use to domestic garden under reference H03-0444-16 which was duly approved on 29<sup>th</sup> June 2016 with the following reasons:-

1. *The development must be begun not later than the expiration of three years beginning with the date of this permission.*

*Reason: As required by section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.*

2. *The development hereby permitted shall be carried out in accordance with the following approved plans:*

*Site plan 1:1250*

*Reason: For the avoidance of doubt and in the interests of proper planning.*

Within the Planning Officers report of H03-0444-16 it is stated "The site is located within the defined settlement limits".

There are 2 established semi-detached cottages located to the rear of Blue House Farm. The small parcel of agricultural land is located directly to the rear of the cottages. Currently the land is grassed and has very tall mature leylandi hedging completely enclosing the rear and side. The cottages are directly adjacent to the agricultural plot with only a hawthorn hedge separating them.

Both cottages have a front garden and a drive, however, there is no existing back garden and the hawthorn hedge is almost directly against the rear of the dwellings leaving the visibility through the back windows limited. The owner of the Blue House Farm intends to downscale to the cottage which he owns and increase the rear garden for his grandchildren to play in; the applicant only owns one of the cottages however, following the change of

use, would wish to offer some of the land of adjoining owner so that both curtilages of the property could be increased.

The proposal will not create domestic curtilage that would be considered too large as currently neither property has a rear garden and due to the setting the proposal only ended benefitting just one of the properties, again due to the size of the plots in the immediate vicinity the large back garden would not be out of keeping. Therefore it may be considered that the character of the area would not be harmed and does not conflict with policy SG21.

The plot of land does not appear to have been used for agricultural recently. It sits to the rear of the cottages and does not affect any neighbours to the side or rear and it can only be accessed from the side of the cottages. Due to existing hedges the land does appear to lend itself to being an extension to the garden cottages as it is a small plot, isolated from other fields and privately located to the rear of the cottages. The National Planning Policy Framework 2012 encourages the most effective use of land. On this occasion the land appears to serve no agricultural purposes now nor is likely to in the future and would not materially look out of place as part of a residential curtilage.

The refused application H03-0407-17 has contradictory statements made as follows to that of H03-0444-16.

#### Policy Considerations:

As the site is currently outside a defined settlement limit, the relevant Local Plan Policy would be HS7 (new housing in the open countryside) which states that new housing development in the countryside (including Other Rural Settlements) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9.

However, paragraph 49 of the National Planning Policy Framework 2012 leads to presumption in favour of sustainable development which makes provision for residential development on suitable site in a sustainable location.

In addition, there is a lack of a deliverable 5 year supply of housing at the moment, which has given more weight to the National Planning Framework rather than the Local Plan. Sites are at the moment being assessed in terms of being sustainable.

Paragraph 14 of the Framework explains the presumption in favour of sustainable development running through the Framework means that where relevant policies of the development plan are out of date, permission should be granted unless any adverse of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or where specific policies in the Framework indicate that development should be restricted. The application also needs to pass the Sequential and Exception tests as identified within section 10 of the Framework.

The applicant states that the proposal is sustainable as the site is opposite Hospital Farm which has a bus stop. Buses go to Market Deeping and Spalding. There is also a primary school a short walk away. Slightly further than the school there is a farm shop with a wide range of food items available. However, the only bus service that offers more than a few journeys per day has bus stops listed as New Road and opposite the former Bluebell Inn only. The bus stops are more than half a mile from the application site which is too great a distance. The farm shop only sells a limited range of produce. The facilities in Deeping St Nicholas and Hop Pole are therefore considered insufficient to meet the needs of daily living without a reliance on a motor vehicle. The application site is therefore not considered sustainable in that respect.

Since the original Flood Risk Assessment dated January 2017 the Council has issued an updated Strategic Flood Risk Assessment with Revised Residual Depth Zone Maps. I attach copies of the present day and 2015 maps which show the site clearly unaffected by floodwaters and would refer you to the Planning Officer report for planning application H03-0366-17 as follows:-

National policy states that the 'aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonable available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying for this test. A sequential approach should be issued in areas known to be at risk from any form of flooding'.

This means that in addition to the Environment Agency Flood Maps, the more refined South East Lincolnshire Strategic Flood Risk Assessment March 2017 and its hazard maps should be used, which show the probability and the consequences of flooding. Because most of South Holland falls within Flood Zones 2 and 3 it has been agreed with the Environment Agency that the sequential test should be applied by settlement area (in this case for the Deeping St Nicholas area).

The NPPF identifies that 'when applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken'. The Site Allocations Flood Risk Sequential Test February 2017 (based on the SFRA data) identifies the flood risk for the emerging South East Lincolnshire Local Plan allocations and reasonable alternatives by settlement. This report (agreed with the Environment Agency) is up to date and also forms an appropriate basis for considering reasonable alternatives, in flood risk terms, for sites considered through the planning application process.

The site is clearly in Flood Zone 1 of the updated South Holland Strategic Flood Risk Assessment and hence the Sequential Test has been met.

Shaws Coaches run a regular bus service from Market Deeping to Spalding five times daily and immediately opposite is a request “pick-up” which has been an accepted “pick-up” in all the 39 years the applicant has lived at the site.

All major supermarkets deliver to Deeping St Nicholas and the Council has recently granted permission for the expansion of the Vine House Farm Shop 470 metres away, under reference H03-1291-16 to include a larger range of goods as well as a café, this facility and Deeping St Nicholas is served by a public footpath which includes easy access to the Primary School 300 metres away from the application site.

A local group supported by John Hayes MP are trying to open the railway station again. If successful this would enable residents to easily connect from Peterborough to London and beyond – see appendix.

In conclusion:-

1. The site is referred to as not being in the open countryside – see Planning Officer comments to H03-0444-16
2. The site is next to existing dwellings and business site and located within defined settlement limits - see H03-0444-16 the site is deemed to be sustainable
3. As a result of the updated South Holland Strategic Flood Risk Assessment the site is clearly shown in Flood Zone 1 of the Environment Agency Flood Maps, hence the sequential test has been complied with
4. Despite the fact that Deeping St Nicholas has limited facilities access to public transport and public footpath available to the centre of the village including Primary School and Farm Shop

The following section of this statement is as suggested by “The Commission for Architecture and the Built Environment” (CABE):-

## **USE**

The proposal is for a single property sited in such a way as not to interfere with neighbouring properties, the final design to be determined by Conditions at Reserved Matters stage.

## **AMOUNT**

A single property is proposed, final design to be determined by Reserved Matters.

## **LAYOUT**

The layout for a single dwelling is likely to be occupied by the applicant with a detached garage with possibly a tarmac drive to lessen the impact to neighbouring properties.

Orientation of the proposed property will be designed to avoid over-looking, all to be agreed at Reserved Matters stage.

## **LANDSCAPING & BOUNDARY TREATMENT**

Existing mature landscaping to boundaries and the open countryside to be retained and complimented by comprehensive tree planting scheme to be agreed at Reserved Matters stage.

## **APPEARANCE**

The indicative layout for a four bedroom family house with detached double garage orientated as shown will avoid any issues of over-looking. Final layout to be determined by Reserved Matters.

## **ACCESS**

Access to the site to be via existing roadway which will be upgraded (block paving, tarmac etc) and a minimum of 4.10 metres wide.

Access to and within the property to comply with Part M of the Building Regulations – Access for all.

## **EXTERNAL MATERIALS**

To be determined at Reserved Matters stage.

## **APPLICATION PLAN**

3209-17-01                      Location & Indicative Site Layout Plan

## **FLOOD RISK**

A site specific Flood Risk Assessment accompanies the application

### *10.0 Conclusions and Recommendations*

#### *10.1 As a result of the assessment, the following conclusions have been reached:-*

*. The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by main river defences to a 1 in 100 year return period, (0.1%)*

*. Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.*

*. Existing design water levels of minus 0.10m AOD compare with ground levels of 2.00m AOD, giving freeboard of 2.10 metres which would be increased to 2.40m with floor levels raised some 300mm above existing ground level and a further 300mm of flood resilient construction incorporated above finished floor level and safe refuge in the roof space of the single storey dwelling.*

G R Merchant  
November 2017

**APPENDIX**

**LOCATION PLAN 1/2500**

**'GOOGLE' SITE PLANS & PHOTOGRAPHS**

**H03-0444-16 APPROVAL NOTICE**

**H03-0407-17 REFUSAL NOTICE**

**H03-1291-16 APPROVAL NOTICE**

**SHAWS COACHES – BUS SERVICE TIMETABLE**

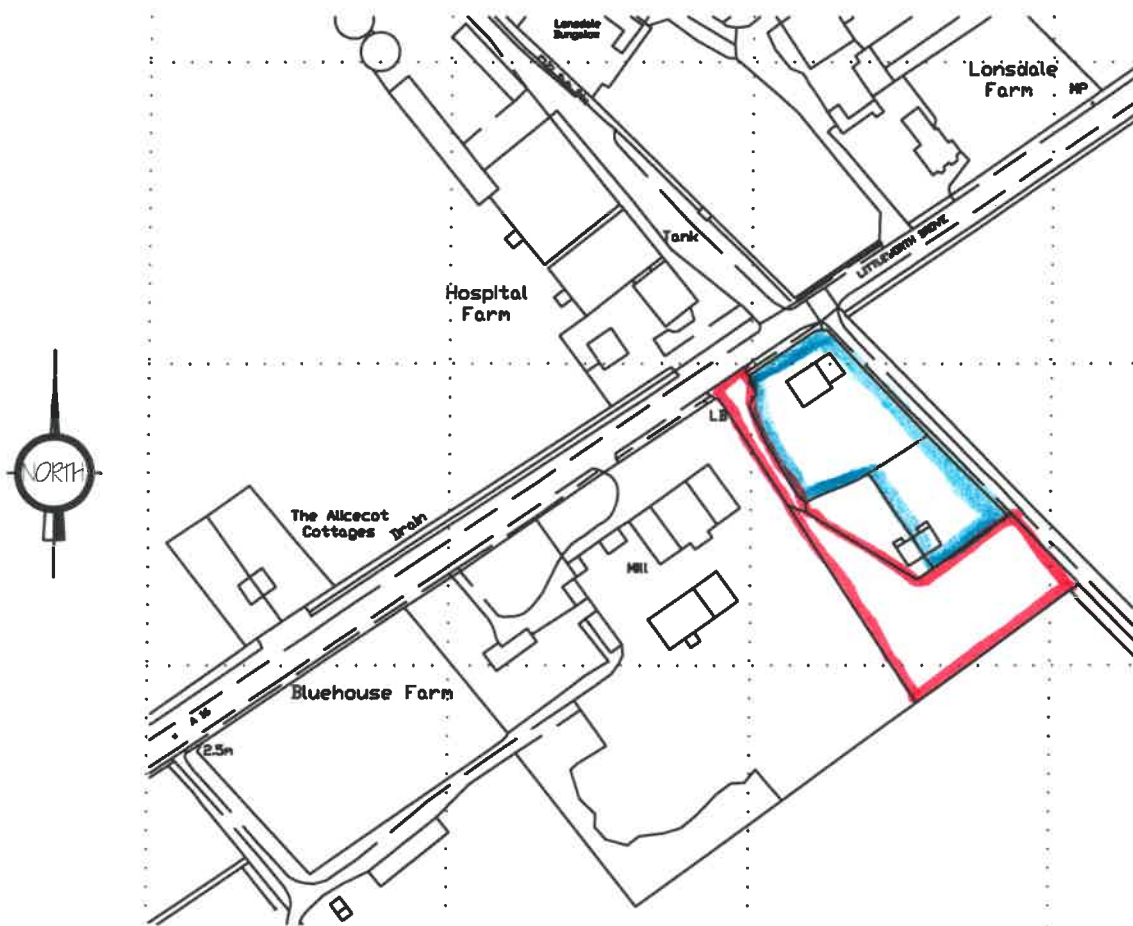
**THE VOICE – EXTRACT CONCERNING RAILWAY STATION STOP FOR  
DEEPING ST NICHOLAS**

**SOUTH EAST LINCOLNSHIRE LOCAL PLAN MAP  
DEEPING ST NICHOLAS**

**SITE SPECIFIC FLOOD RISK ASSESSMENT**

**GENERIC FLOOD RESILIENT CONSTRUCTION**

**LOCATION PLAN 1/2500**



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LOCATION PLAN,  
1/ 2500.

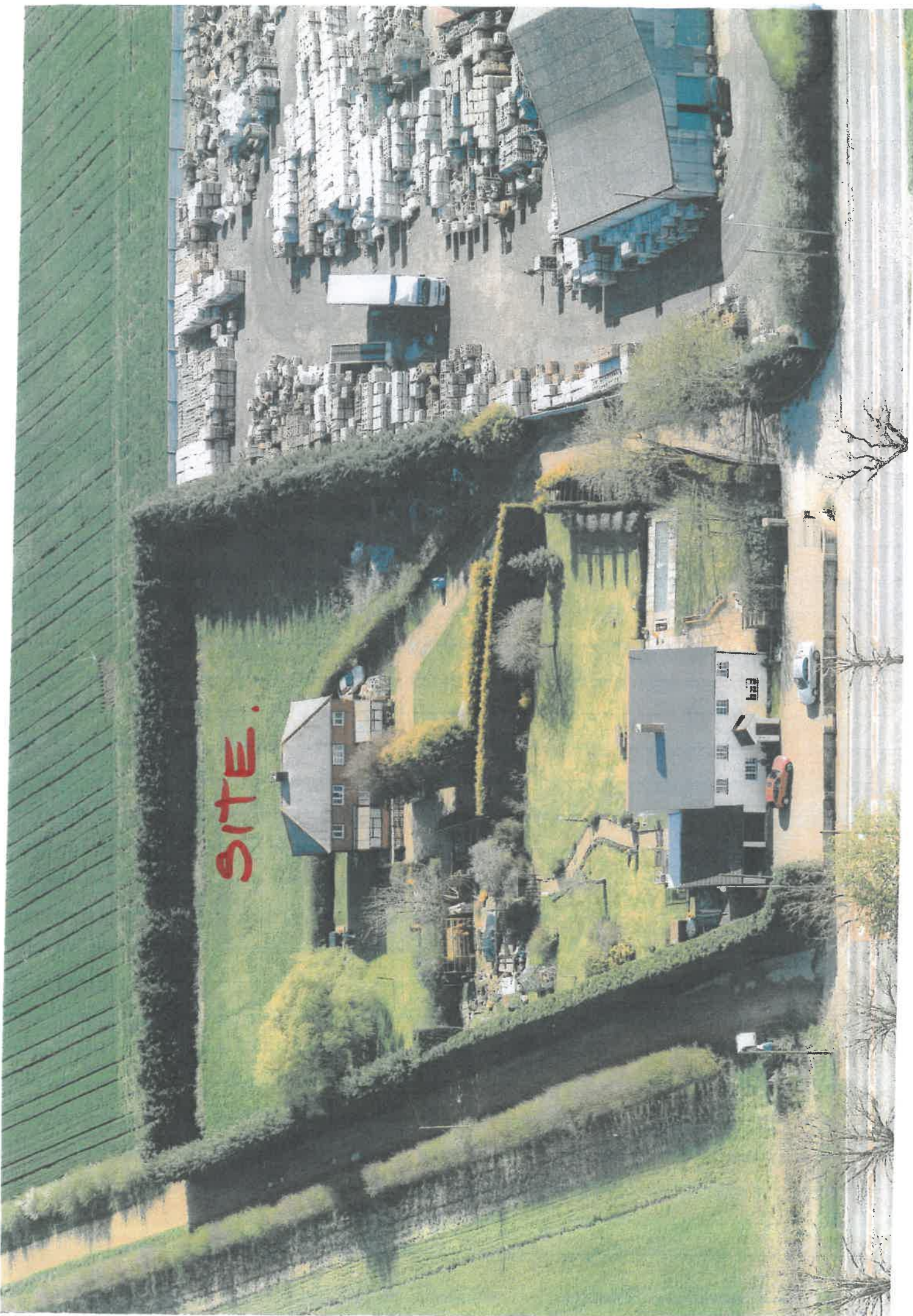
## **'GOOGLE' SITE PLANS & PHOTOGRAPHS**



Imagery ©2017 Google, Map data ©2017 Google 200 m



Imagery ©2017 Google, Map data ©2017 Google 20 m



SITE.

## **H03-0444-16 APPROVAL NOTICE**

Mr Ian McDonald  
The Cottages  
Blue House Farm  
Main Road  
Deeping St Nicholas Spalding Lincs  
PE11 3DH

Council Offices  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE  
Admin 01775 764723  
DC Officers 01775 764703  
facsimile 01775 762937  
planningadvice@sholland.gov.uk  
www.sholland.gov.uk

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **FULL**

**Reference:** H03-0444-16 **Date of Decision:** 29th June 2016  
**Applicant:** Mr Ian McDonald  
The Cottages  
Blue House Farm  
Main Road  
Deeping St Nicholas Spalding Lincs  
PE11 3DH  
**Location:** The Cottages Blue House Farm Main Road Deeping St Nicholas  
**Description:** Change of use of agricultural land to domestic garden

**South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):**

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site plan 1:1250

Reason: For the avoidance of doubt and in the interests of proper planning.

#### **Notes:**

The Local Planning Authority has acted positively and proactively in determining this

application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



**Paul Jackson**  
**Place Manager**  
**South Holland District Council**

**BUILDING REGULATIONS:**

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or [bcadmin@sholland.gov.uk](mailto:bcadmin@sholland.gov.uk)

**H03-0407-17 REFUSAL NOTICE**

Mr I McDonald  
The Cottages  
Blue House Farm, Main Road  
Deeping St Nicholas  
Spalding Lincs  
PE11 3DH

Council Offices  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE  
Admin 01775 764723  
DC Officers 01775 764703  
facsimile 01775 762937  
planningadvice@sholland.gov.uk  
www.sholland.gov.uk

## TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

**Reference:** H03-0407-17 **Date of Decision:** 22nd June 2017  
**Applicant:** Mr I McDonald  
The Cottages  
Blue House Farm, Main Road  
Deeping St Nicholas  
Spalding Lincs  
PE11 3DH  
**Location:** The Cottages Blue House Farm Main Road Deeping St Nicholas  
**Description:** Erection of chalet style dwelling with double garage and pellet store

**South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):**

- 1 The site is located within an area identified as open countryside. It is not closely related to an established settlement limit. Deeping St Nicholas is the nearest settlement which only benefits from a local primary school and basic farm shop. These are considered insufficient to meet the needs of day to day living without dependence on a motor vehicle. Although the application site may benefit from a public transport route, buses are likely to be infrequent, and the bus stop is too far away. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles to access local services which would be contrary to one of the core planning principles to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning. Further although the proposal would help to provide the supply of housing required within the district the benefits of just one property would be limited and are outweighed by the environmental harm that it would cause in terms of the development's effect upon the character and appearance of the area.

Consequently, the site is not considered to be a suitable site for housing with particular

regards to the principles of sustainable development and the protection of the character of the open countryside. It is therefore contrary to Policies SG1, SG2 and SG4 of the South Holland Local Plan and Paragraphs 14, 17, 49 and 55 of the National Planning Policy Framework, 2012. Paragraphs 14, 17 and 49 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment. Paragraph 55 stresses that local planning authorities should avoid new homes in the countryside, unless there are special circumstances.

- 2 The application is situated in Flood Zone 3. Although a Flood Risk Assessment has been submitted, the applicant has not demonstrated that the proposal would be developing land with the lowest flood risk taking into account both the probability and the potential consequences of flooding. The proposal therefore fails to comply with advice at paragraphs 100 and 101 of the Framework that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Therefore due to the potential for flood risk, the proposal cannot be considered to be sustainable development. Despite the economic and social benefits which would result in the addition of new dwellings, it is considered that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits due to the potential for flooding. The application as submitted is therefore contrary to national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

#### Notes:

The determined plans are:

1:1250 Location Plan and Flood Risk Assessment (prepared by Geoff Beel Consultancy dated January 2017.

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



**Paul Jackson**  
**Place Manager**  
**South Holland District Council**

#### **BUILDING REGULATIONS:**

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning

permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or [bcadmin@sholland.gov.uk](mailto:bcadmin@sholland.gov.uk)

## **H03-1291-16 APPROVAL NOTICE**

Ryland Design Services Ltd  
Woodlands Business Centre  
Lincoln Road  
Welton  
Lincoln  
LN2 3PZ

Council Offices  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE  
Admin 01775 764723  
DC Officers 01775 764703  
facsimile 01775 762937  
planningadvice@sholland.gov.uk  
www.sholland.gov.uk

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **FULL**

**Reference:** H03-1291-16 **Date of Decision:** 15th February 2017  
**Applicant:** Vine House Farm Bird Foods  
Vine House Farm  
Main Road  
Deeping St Nicholas  
Spalding Lincs  
PE11 3DG  
**Location:** Vine House Farm Bird Foods Vine House Farm Main Road Deeping St  
Nicholas Spalding  
**Description:** New farm shop, tea room, car parking and access

**South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):**

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
dwg. no's. RDS 11182/01E, RDS 11182/02D, RDS 11182/03 and RDS 11182/04;  
Flood Risk Assessment prepared by Geoff Beel Consultancy dated February 2017; and  
e-mail from applicant (Ryland Design) dated 26-01-17.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The retail area shall be used solely for the sale of products grown on the applicant's

agricultural holding and for any small ancillary items connected with the sale of bird food.

**Reason:** To ensure that the building does not develop into an unrestricted retail use which would be contrary to the principles of sustainable development which ensures that established shops and facilities develop and modernise in ways which are sustainable.

This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan, 2006 and national guidance contained in Section 8 of the National Planning Policy Framework, 2012.

- 4 No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

**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 SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 5 Visibility from the proposed access shall be in line with the Manual for Streets and shall measure 2.4m x 43m in both directions. Before the access is brought into use, all obstructions exceeding 0.6 metres high shall be cleared from the land between highway boundary and the vision splays and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

**Reason:** In the interests of safety of the users of the public highway and the safety of the users of the site.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

- 6 Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas, to include the colour scheme and finish to be applied, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

**Reason:** To ensure that the Local Planning Authority retains control over the external materials of construction 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 Policy SG14 of the South Holland Local Plan, 2006.

- 7 Details of the design of all external doors and the door and window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold, cill and lintol detailing, and means of opening. The doors and the door and window frames shall be installed in accordance with the approved details and thereafter so maintained.

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 Policy SG14 of the South Holland Local Plan, 2006.

- 8 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by Geoff Beel Consultancy and dated February 2017) forming part of this planning application.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 9 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 10 Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

#### Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



**Paul Jackson**  
**Place Manager**  
**South Holland District Council**

**BUILDING REGULATIONS:**

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or [bcadmin@sholland.gov.uk](mailto:bcadmin@sholland.gov.uk)

## **SHAWS COACHES – BUS SERVICE TIMETABLE**

# Bus Route 100 - Monday to Saturday excluding Bank Holidays

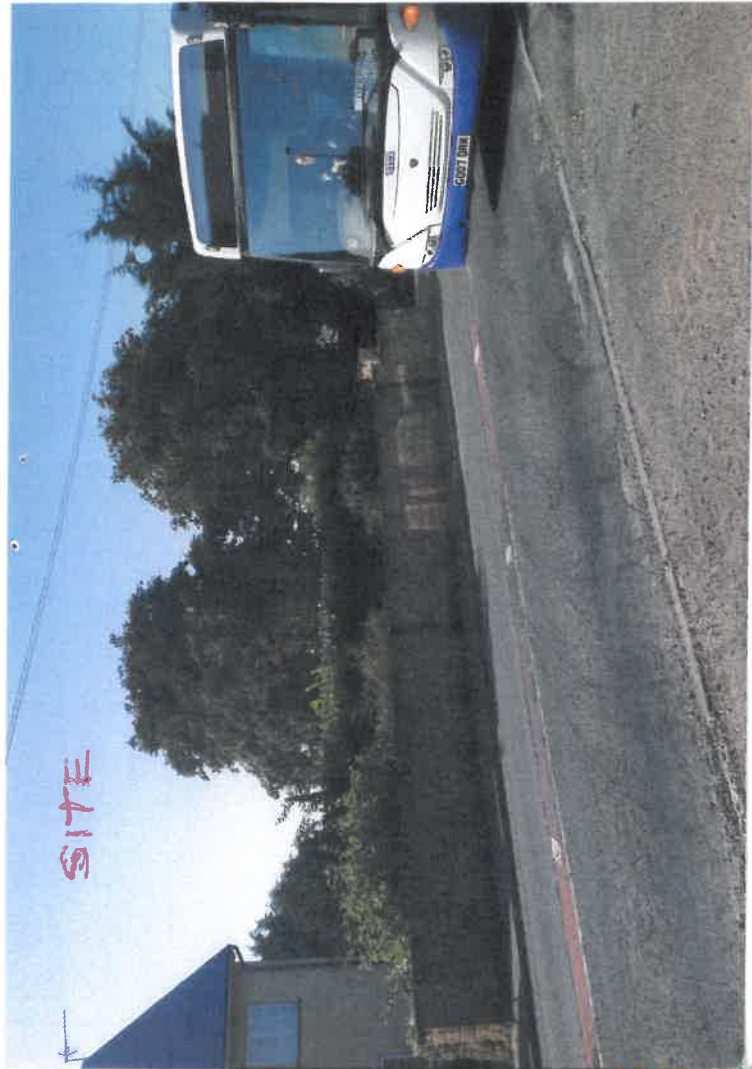
| Market Deeping ➔ Spalding     | NS *   |       | *     | NS    |
|-------------------------------|--------|-------|-------|-------|
| Market Deeping                | 07:38  | 09:35 | -     | 17:05 |
| Market Place - Opp Stage      |        |       |       |       |
| Market Deeping Church Street  | -      | -     | 11:35 | 15:00 |
| Market Deeping                | -      | -     | 11:37 | 15:02 |
| Halfleet                      |        |       |       |       |
| Godsey Lane Health Centre     | -      | -     | 11:40 | 15:05 |
| Deeping St. James Cross       | 07:43  | 09:40 | 11:46 | 15:11 |
| Broadgate Lane                | 07:44  | 09:41 | 11:47 | 15:12 |
| Park Estate                   | 07:48  | 09:45 | 11:51 | 15:16 |
| Hoppole Blue Bell Inn         | 08:00  | 09:53 | 11:59 | 15:23 |
| Deeping St. Nicholas New Road | 08:03  | 09:56 | 12:02 | 15:26 |
| Stennet Avenue                | 08:11  | 10:02 | 12:08 | 15:32 |
| Spalding                      | 08:13  | 10:04 | 12:10 | 15:34 |
| Goodfellow's School           | 08:15  | 10:06 | 12:12 | 15:36 |
| Cradge Bank / Aintree Drive   |        |       |       |       |
| Spalding Bus Station          | 08:25* | 10:15 | 12:21 | 15:51 |
|                               |        |       |       | 17:42 |

# Bus Route 100 - Monday to Saturday excluding Bank Holidays

| Spalding ➔ Market Deeping     | NS *  |       | NS *  | Sets only | NS    |
|-------------------------------|-------|-------|-------|-----------|-------|
| Spalding Bus Station          | 08:25 | 10:20 | 12:25 | 16:15     | 16:00 |
| Cradge Bank / Aintree Drive   | 08:44 | 10:30 | 12:35 | 16:25     | 16:10 |
| Spalding Goodfellow's School  | 08:46 | 10:32 | 12:37 | 16:27     | 16:12 |
| Stennet Avenue                | 08:48 | 10:34 | 12:39 | 16:29     | 16:14 |
| Deeping St. Nicholas New Road | 08:53 | 10:39 | 12:44 | 16:34     | 16:19 |
| Hoppole Blue Bell Inn         | 08:56 | 10:42 | 12:46 | 16:37     | 16:22 |
| Park Estate                   | 09:02 | 10:48 | 12:53 | 16:43     | 16:28 |
| Broadgate Lane                | 09:06 | 10:52 | 12:57 | 16:47     | 16:32 |
| Deeping St. James Cross       | 09:07 | 10:53 | 12:58 | 16:48     | 16:33 |
| Godsey Lane, Health Centre    | 09:12 | 10:58 | 13:03 | -         | -     |
| Market Deeping Halfleet       | 09:14 | 11:00 | 13:05 | -         | -     |
| Market Deeping Church Street  | 09:15 | 11:01 | 13:06 | -         | -     |
| Market Deeping                | -     | -     | -     | 16:53     | 16:38 |
| Market Place - The Stage      |       |       |       |           | 18:23 |

\* Operates to and from Good School when open  
 ■ No pick up at Haverfield Road on school days  
 NS Not Saturdays

Valid from 4th March 2017



**THE VOICE – EXTRACT CONCERNING RAILWAY STATION STOP FOR  
DEEPING ST NICHOLAS**

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An archive picture of Littleworth Station which Peterborough and Spalding Transport Forum is campaigning to have reopened.

## Campaign to reopen Deeping St Nicholas station picks up pace

in News 22/08/2014



An archive picture of Littleworth Station which Peterborough and Spalding Transport Forum is campaigning to have reopened.

**The Minister of State for Transport has thrown his weight behind a campaign to reopen a disused railway station.**

John Hayes, who is also MP for South Holland and the Deepings, is backing the campaign to reopen Littleworth station at Deeping St Nicholas, which was launched by the Peterborough and Spalding Transport Forum in 2005.

The forum organised a feasibility study that shows Littleworth would become the nearest drive-to station for over 27,000 residents.

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George Scott, forum vice president, said: "There is now an opportunity for Lincolnshire County Council to put our views forward with the recent £280m bidding project for East Coast Franchise.

"This includes running additional passenger services via the joint line and re-opening of Littleworth which would support the new house building in our area for key workers who commute into London.

"The public need to raise questions about transport plans with the council such as why isn't the reopening of Littleworth Station and shuttle buses to and from both Spalding and Littleworth stations, including the Deeping St James area, in their strategy plans?

"We have support from Network Rail and John Hayes MP but the local councils have yet to throw their support behind the scheme which will benefit thousands. We now appeal to them to do so.

"We still do not see Littleworth in the local plan or the recently unveiled Spalding Transport Strategy Proposals.

"We need you to act now by contacting the council or joining the forum, get involved, start a petition and help us improve transport in our area!"

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## ONE COMMENT



scottgh01  
27/08/2014 at 7:43 pm

THIS IS A CHANCE FOR COMMUNITY TO COME TOGETHER AND PROVIDE AN INCREASE OF FACILITIES IN THE AREA NOT ONLY FOR TRAVEL BUT TO OPEN SMALL BUSINESS UNITS ON THE STATION SITE, PARKING FOR TRAVELLERS HAS BEEN ADDRESSED AND SOLVED. SO GET THE COMMUNITY SPIRIT AND SUPPORT THE REOPENING.

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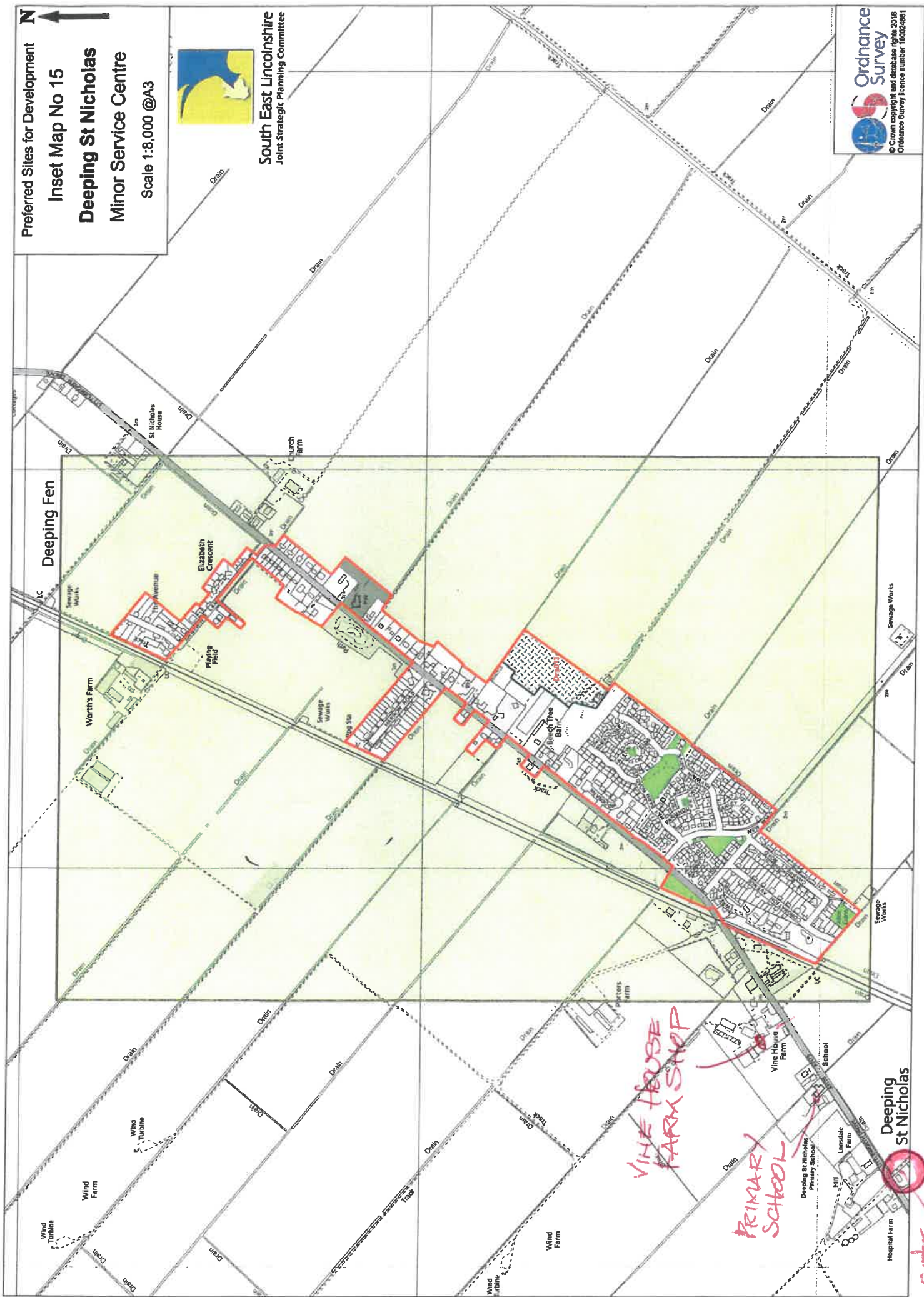
**SOUTH EAST LINCOLNSHIRE LOCAL PLAN MAP  
DEEPING ST NICHOLAS**

•

Preferred Sites for Development  
Inset Map No 15  
**Deeping St Nicholas**  
Minor Service Centre  
Scale 1:8,000 @A3



South East Lincolnshire  
Joint Strategic Planning Committee



## **SITE SPECIFIC FLOOD RISK ASSESSMENT**

**FLOOD RISK ASSESSMENT  
FOR PROPOSED  
RESIDENTIAL DEVELOPMENT AT  
BLUE HOUSE FARM, MAIN ROAD,  
DEEPING ST. NICHOLAS, SPALDING, Lincs.**

**FINAL REPORT**

**GEOFF BEEL CONSULTANCY**

**NOVEMBER 2017**

**GCB/MERCHANT**

**DISCLAIMER**

*This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development at The Cottages, Blue House Farm, Main Road, Deeping St. Nicholas, Spalding, Lincs. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr Ian McDonald" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Geoff Beel Consultancy" during the necessary investigative process, and the conclusions and recommendations could therefore, differ in the event of material subsequently being found erroneous, incomplete or misleading. "Geoff Beel Consultancy" therefore, accepts no liability should this prove to be the case.*

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- 3.0 THE SITE AND SEQUENTIAL TEST
- 4.0 EXISTING FLOOD ALLEVIATION MEASURES
- 5.0 POTENTIAL SOURCE OF FLOODING
- 6.0 EXTENT OF KNOWN FLOODING
- 7.0 PROBABILITIES AND TRENDS OF FLOODING
- 8.0 IMPACTS OF FLOODING
- 9.0 RESIDUAL RISKS – EXTREME EVENTS
- 10.0 CONCLUSIONS AND RECOMMENDATIONS

Fig 1 - Location Plan – OS Map

Fig 2 - Environment Agency Flood Map for Planning

Fig 3 - South Holland District Council Updated Strategic Flood Risk Assessment Map (2016) – Residual Depth (2116)

Fig 4 - Welland and Deepings Internal Drainage Board district plan

## 1.0 INTRODUCTION

- 1.1 An outline planning application is being submitted by Mr Ian McDonald for proposed residential development at The Cottages, Blue House Farm, Main Road, Deeping St. Nicholas, Spalding, Lincs.
- 1.2 Planning approval requires a Flood Risk Assessment to accompany the planning application for approval by the Environment Agency and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

The site is shown within Flood Zone 3 of the Environment Agency's Flood Zone Map. The latest Agency Flood Zone Maps have been created as a tool to raise awareness of flood risk with the public and partner organisation such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site is also shown within Flood Zone 1 of the South Holland District Council's Updated Strategic Flood Risk Assessment Map (2016) and located in the Welland and Deepings Internal Drainage Board district.

- 1.3 Geoff Beel Consultancy was appointed on 25<sup>th</sup> October 2017 to undertake a Flood Risk Assessment.
- 1.4 A previous Flood Risk Assessment prepared by the author in January 2017 was approved by the Environment Agency on 4<sup>th</sup> May 2017 file ref: AN/2017/125553 which formed part of planning application H03-0407-17 which was refused approval on 22<sup>nd</sup> June 2017.

## 2.0 LOCATION

- 2.1 The development site is located at The Cottages, Blue House Farm, Main Road, Deeping St. Nicholas some 100metres south of the A16 (T) Spalding Road. The National Grid Reference of the central point of the site is TF 20231468.
- 2.2 The position and extent of the site is shown on Fig 1 – Location Plan at the end of the document.
- 2.3 The site is shown within Flood Zone 3 of the River Welland as detailed on the Environment Agency Flood Map for Planning but shown in Flood Zone 1 of the South Holland District Council Updated Strategic Flood Risk Assessment Map (2016) and located within the Welland and Deepings IDB district.

### 3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is existing garden land to The Cottages with ground levels generally at 2.00m aOD.
- 3.2 The site is located in the garden of an existing dwelling and adjacent to an area of industrial development of approximately 0.24 hectare.
- 3.3 The proposed site layout consists the construction of a detached single storey dwelling and garage.
- 3.4 The site drains by gravity to the Blue House Farm Dyke.
- 3.5 The Sequential Test and the Exception Test will require to be applied by the Local Planning Authority but the development may be permitted as the site is protected against the 1 in 100 year return period fluvial event, meeting the requirements of NPPF.

All of Deeping St. Nicholas is located in Flood Zones 2 & 3 of the Environment Agency Flood Zone Map for Planning however the Sequential Test is met as the site is located in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment Residual Depth Map (2016).

### 4.0 EXISTING FLOOD ALLEVIATION MEASURES

- 4.1 The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy and Practice for the Protection of Floodplains' and is considered to be passive until such time as a flood greater than that for which the defences were designed occurs. The likelihood of flooding due to overtopping or failure of a flood defence embankment is considered to be small.
- 4.2 The site is located within the Welland and Deepings Internal Drainage Board district with the Blue House Farm Dyke main drain some 250 metres from its south western boundary. Land levels at the site are generally at 2.0m aOD.
- 4.3 The existing standard of drainage for the Welland and Deepings Internal Drainage Board is of a 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works and urban areas.
- 4.4 The site and surrounding land drains by gravity to the Blue House Farm Dyke and hence to the South Drove Drain to Pode Hole Pumping Station at Spalding to discharge into the Vernatts Drain and hence to the tidal River Welland.
- 4.5 The site is located some 3.50kms north of the River Welland flood defences and 6.00kms south of the River Glen flood defences.

Both the River Welland and River Glen are main rivers, the responsibility of the Environment Agency within the terms of the Water Resources Act 1991. Both of the main rivers and fluvial defences offer protection against the 1 in 100 year return period flood event.

- 4.6 Current maintenance standards within the Welland and Deepings Internal Drainage Board and the Environment Agency main river flood defences are generally good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. However, bank slips, blocked culverts etc may occur from time to time and these matters are usually dealt with promptly.

## 5.0 POTENTIAL SOURCES OF FLOODING

- 5.1 Five potential sources of flooding have been identified as a result of this assessment:

- a) local blockages to existing IDB main drain system.
- b) storm return period of 1 in 50 years being exceeded
- c) failure of Pode Hole Pumping Station
- d) overtopping and breaching of embankments to the River Welland
- e) overtopping and breaching of embankments to the River Glen

- 5.2 The probability of flooding from source a) is low due to the maintenance standards already achieved and managed by the IDB.

The probability of flooding from b) is also low due to the Welland and Deepings IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years. The design water level within the vicinity of the site is minus 0.10m aOD with land levels generally at 2.0m aOD.

- 5.3 Failure of Pode Hole Pumping Station may occur due to long term mechanical breakdown or power supply being disrupted. However, in these circumstances, if conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

- 5.4 Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and development. The Boards policy regarding the connection of future developments to the arterial system enables a flexible approach to be adopted and meet the criteria for “sustainable urban drainage”.

- 5.5 The River Welland embankments are located approximately 3.50kms south of the site offering protection to Deeping St Nicholas and surrounding agricultural land.

Floodwaters of the River Welland flowing through the Deepings area are diverted away from the urban development into the Maxey Cut flood relief channel at Tallington, some 7.00kms upstream.

The combined effect of the River Welland and Maxey Cut discharges provides flood protection against a 1 in 100 year return period event. The probability of flooding from this source is also considered to be low.

- 5.6 Maintenance standards of the River Welland, Maxey Cut and their flood embankments, all designated main river within the terms of the Water Resources Act 1991 are generally good and the responsibility of the Environment Agency.
- 5.7 The River Glen embankments are located approximately 6.00kms north of the site offering protection to land in the Welland and Deepings IDB district. If a breach or overtopping occurred to the south embankment of the River Glen, floodwaters would be diverted away from the site by both the Counter Drain and the North Drove Drain which flow in a north easterly direction to the Pode Hole Pumping Station.

## 6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded.

## 7.0 PROBABILITIES AND TRENDS OF FLOODING

- 7.1 The probability of this development flooding from localised drainage systems is low. It is also intended to construct floor levels at least 300mm above existing ground level.
- 7.2 The probability of the site flooding with water from any main river system is less than 1% because of the flood embankments to the River Welland and the River Glen.
- 7.3 The probability of the site flooding with water from any Welland and Deepings main drain system is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.
- 7.4 If under very extreme events, levels of floodwater from the Welland and Deepings main drain or arterial systems rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.
- 7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the raising of floor levels above existing ground level will be appropriate for the design life of the development (i.e. 100 years).

## 8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor levels of the development will be 300mm above existing ground levels with a further 300mm of flood resistant construction above finished floor level offering additional protection against impacts arising from any extreme short duration, localised events.
- 8.3 The general location of the site within the catchment is such that if flooding occurred from any of the Welland and Deepings main drain systems, then sufficient warning time would be available.
- 8.4 No displacement of water from the site will affect any adjoining properties and agricultural land as surface water drainage will discharge to soakaway and hence the nearby IDB main drain.

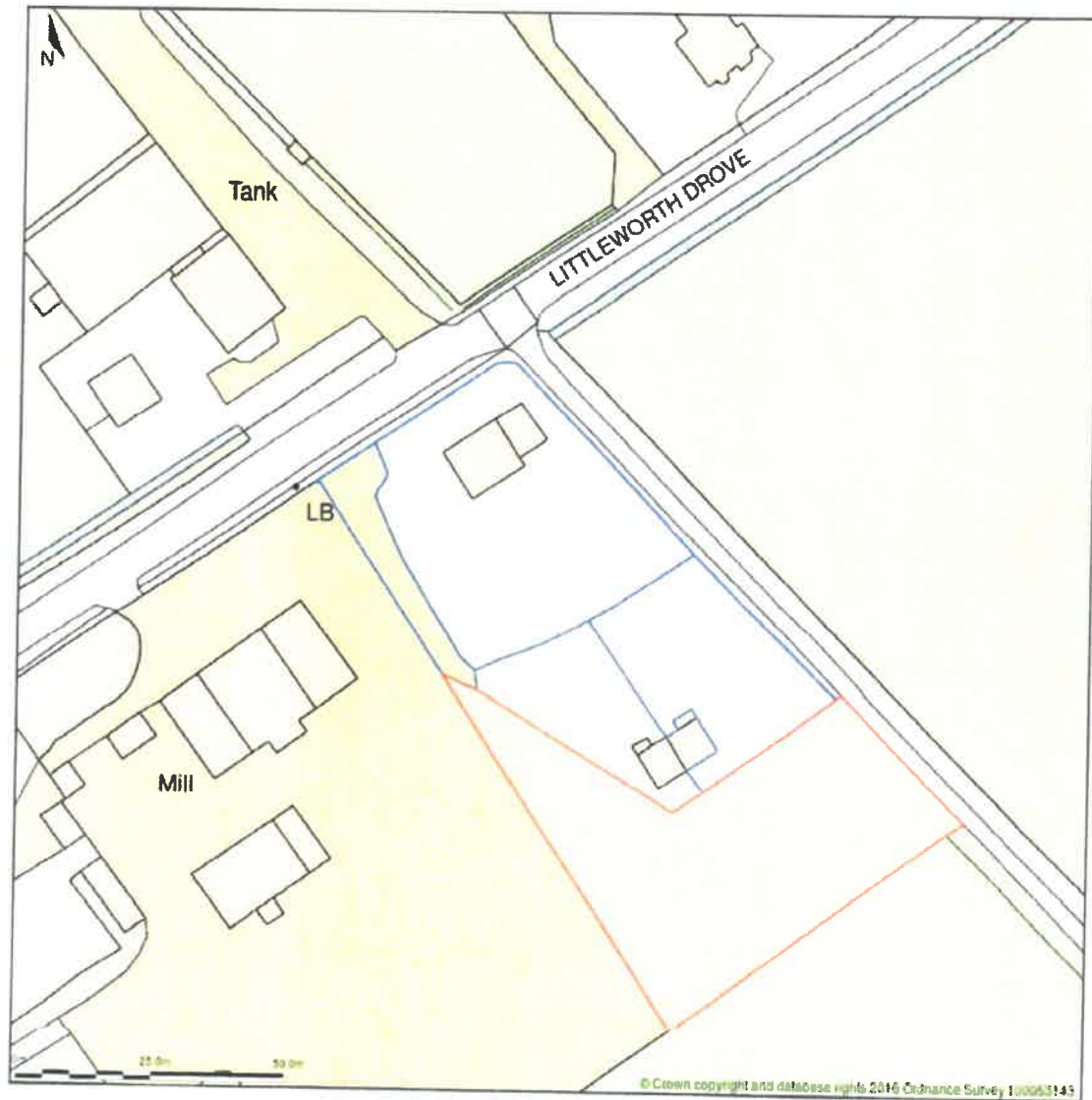
## 9.0 RESIDUAL RISK – EXTREME EVENTS

- 9.1 The residual risk from extreme events is very low on this site, because of its location, within a pumped sub-catchment of the Welland and Deepings IDB area and its location 6.00kms from the River Glen and 3.50 kms from the River Welland fluvial defences.
- 9.2 The site is within Flood Zone 1 according to NPPF classification, due to the current standards of drainage and flood defence and land levels. The site is not located within a Functional Flood Plain of any 'main river' or 'main drain'. The Environment Agency Flood Map for Planning has been produced irrespective of existing flood defences and standards of protection.
- 9.3 In the extreme event of a serious blockage or pumping station failure occurring to the arterial drainage system, protection will be afforded by the proposed raising of floor levels above existing ground level.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

- 10.1 As a result of the assessment, the following conclusions have been reached:-
- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by main river defences to a 1 in 100 year return period, (0.1%)
  - Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.
  - Existing design water levels of minus 0.10m aOD compare with ground levels of 2.00m aOD, giving freeboard of 2.10 metres which would be increased to 2.40m with floor levels raised some 300mm above existing ground level and a further 300mm of flood resilient construction incorporated above finished floor level and safe refuge in the roof space of the single storey dwelling.

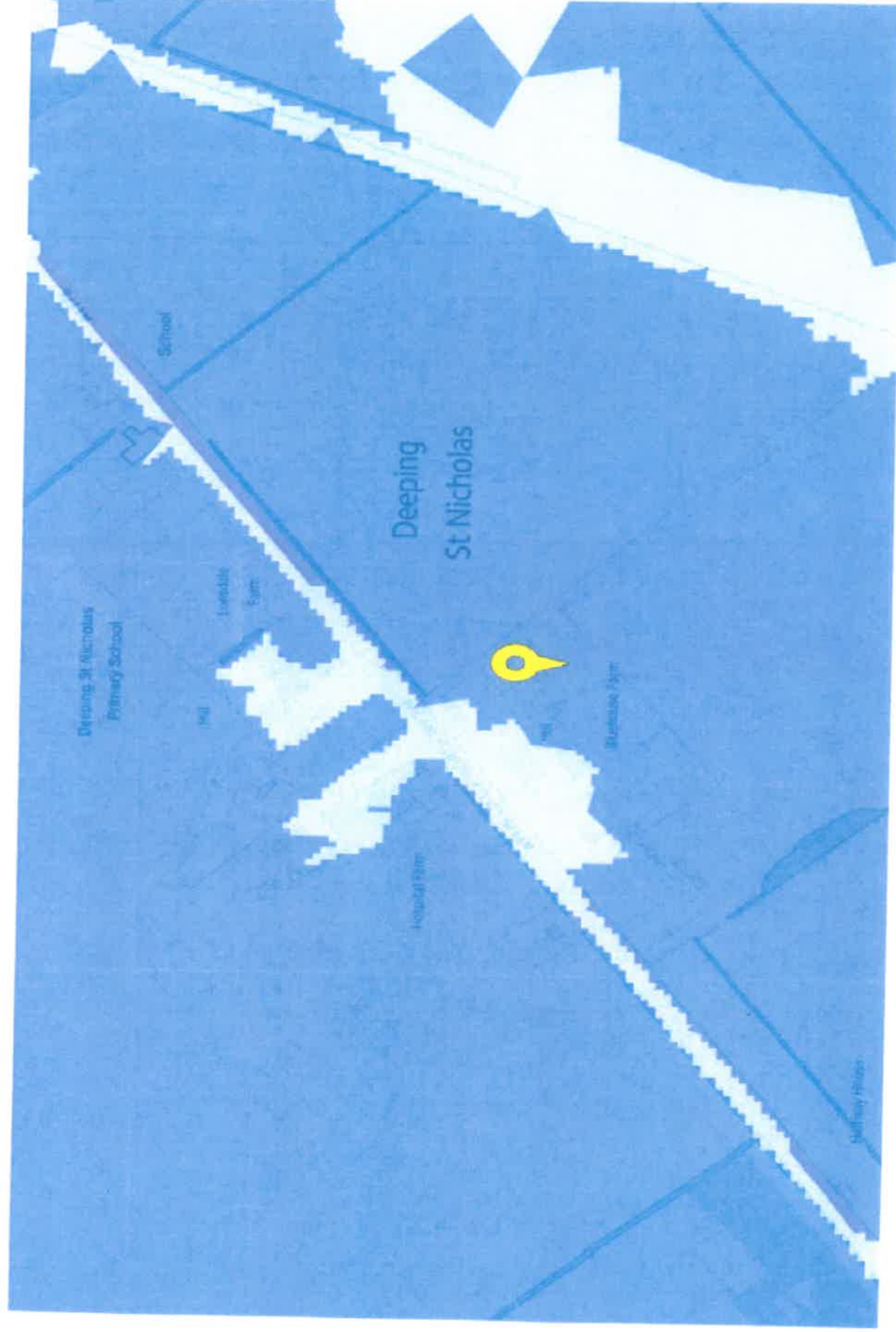
**The Cottages, Blue House Farm, Main Road, Deeping St Nicholas, Spalding, Lincolnshire, PE11 3DH**

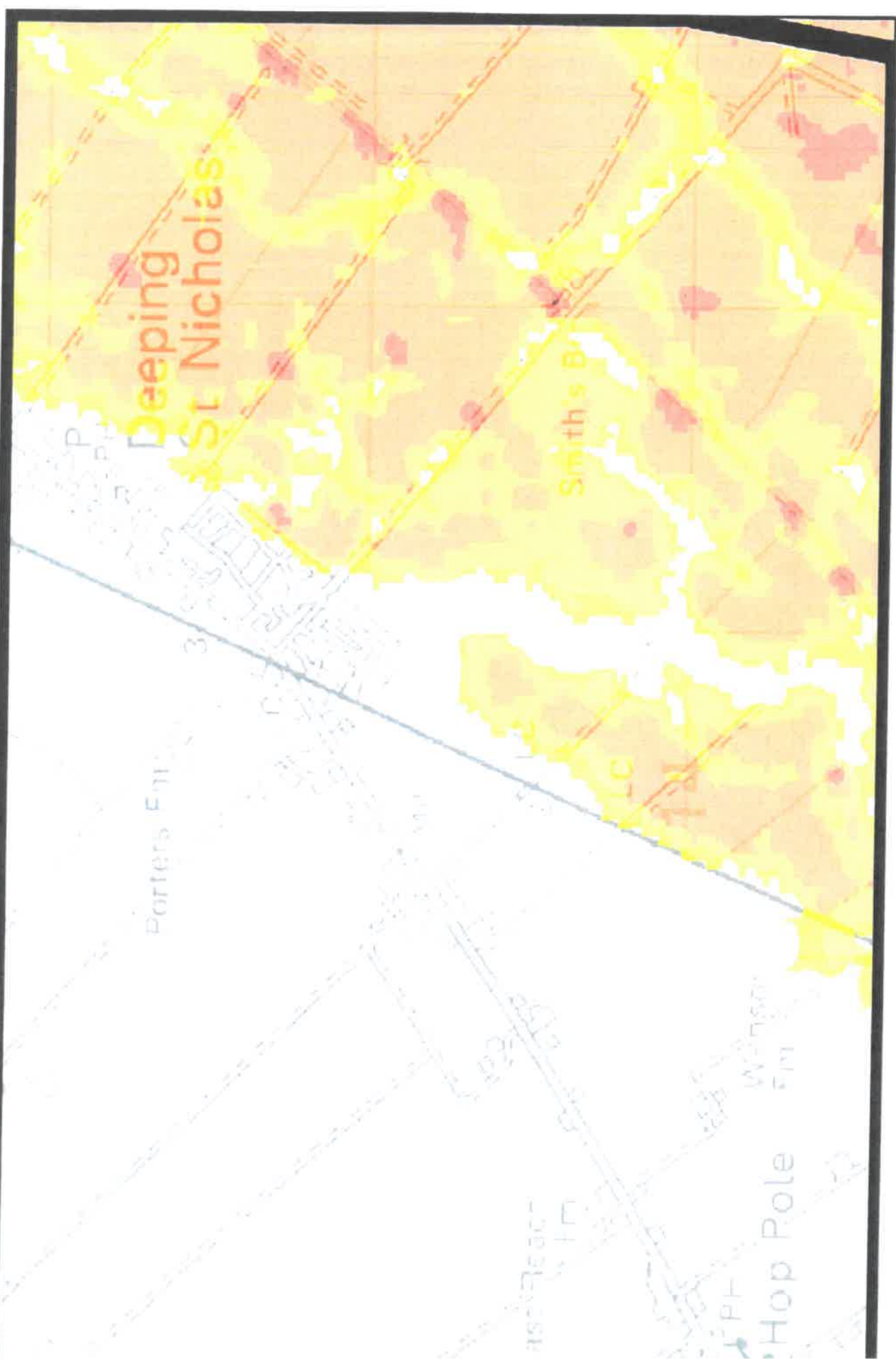


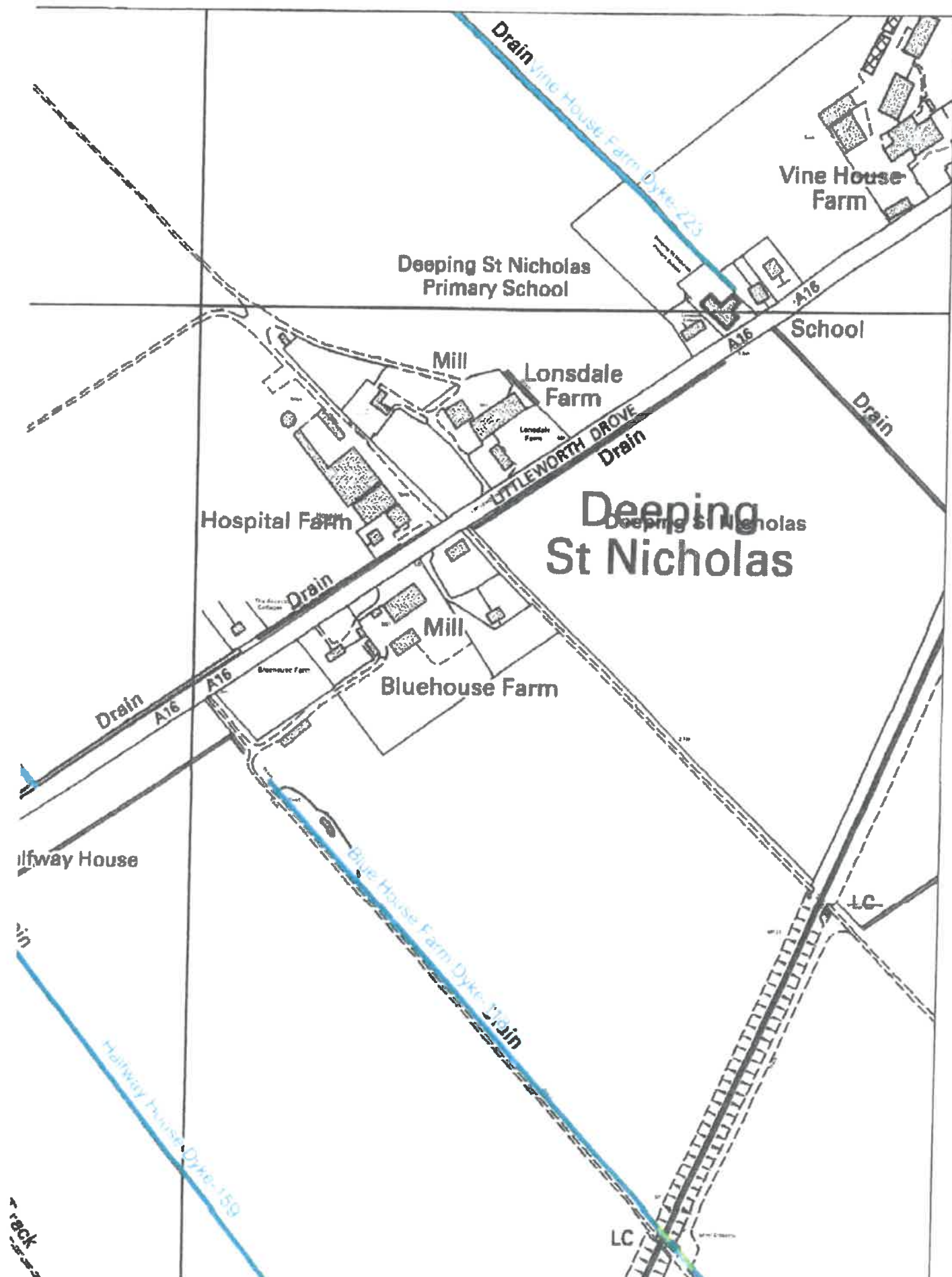
Site Plan shows area bounded by 520133 04, 314675 43 520333 04, 314675 43 (at a scale of 1:1250). The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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## **GENERIC FLOOD RESILIENT CONSTRUCTION**

## **FLOOD RESILIENT CONSTRUCTION**

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document “Improving the Flood Performance of New Buildings” – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential flood events.