Andrew Oglesby

From: Nolan, Sharon <Sharon.Nolan@environment-agency.gov.uk>
Sent: 25 October 2017 09:43
To: Andrew Oglesby
Subject: FW: Dwelling in Construction at Town Dam Lane, Donington
Attachments: Original Clive Wicks approved drawings.pdf; Original Clive Wicks planning approval.pdf; O&L Conditional planning approval.pdf; Concept sketch elevation 2017.PDF; Concept sketch plan 2017.PDF

Dear Andrew

Thank you for your enquiry.

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding. The National Planning Policy Framework (NPPF) requires applicants for planning permission to submit a Flood Risk Assessment (FRA) when development is proposed in such locations.

However, the hazard mapping contained within South Holland's Strategic Flood Risk Assessment (SFRA) shows the site to be unaffected if a breach of the flood defence was to occur.

A site specific FRA is therefore unlikely to provide any additional information on flood risk than that already provided within the SFRA. We therefore deemed submission of a FRA unnecessary in this instance.

We would, however, advise the applicant to refer to the following document for information on flood resilience and resistance techniques that could be incorporated into the development: 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (Department for Communities and Local Government, 2007).

We would also recommend that the finished floor levels (FFL) of the development should be set 300mm above ground level, and that future occupants are advised to register with the Floodline Warnings Direct Service.

Please note that our advice has not considered the risk of flooding from ground water, drainage systems, reservoirs, canals or ordinary watercourses. The LPA will therefore need to be satisfied that the proposed development is also in accordance with other requirements of the NPPF.

If I can be of any further assistance please do not hesitate to contact me on the number below.

Kind regards,

Sharon Nolan
Planning Advisor

Our team mail box has changed to LNplanning@environment-agency.gov.uk

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We have recently published new webpages for **LPAs**, **developers** and **Neighbourhood Planning Groups** giving clarification on our planning consultation role. Please refer to this to check if we can provide you with advice on your development proposals. For developments in areas at risk of flooding, please refer to our new **Flood Risk Assessment checklist**.

From: Andrew Oglesby [mailto:andrew@o-l-ltd.co.uk]
Sent: 23 October 2017 17:05
To: Millbank, Rob <rob.millbank@environment-agency.gov.uk>
Subject: Dwelling in Construction at Town Dam Lane, Donington

Dear Rob

A number of years ago we were involved in the redesign of a dwelling during the construction period. The address was Town Dam Lane, Donington, Lincolnshire. The original approval from 2001 (by Clive Wicks) had almost expired but the applicant implemented the approval by commencing construction. We then submitted an application which showed a slightly revised design and this was awarded a conditional approval in 2007. The original 2001 application was conditioned requesting an FRA, this condition was discharged. The 2007 approval was silent in respect of an FRA.

Prior to the recession the applicant completed the ground piling etc to top of ground floor slab level but then suspended works for the duration of the economic downturn. The approved scheme was for a large, single dwelling with a basement, a ground floor and two upper floors. The economic climate has changed considerably in the intervening 10 years and the applicant now intends to continue with construction but now wishes to build a bungalow to the same footprint. Incidentally the basement was never constructed.

We have had an initial meeting with the planning department (SHDC) and they have advised that a new application should be submitted though clearly the principal of residential development on this site has already been established by the earlier approvals, both of which have been partially implemented.
We therefore write to ask your views on the revised proposal since it seeks to move to single storey construction. We attach hand sketches of the proposed bungalow together with earlier CAD drawings of the approved house (the 2001 and 2007 house designs were virtually the same above ground level) to illustrate our proposals.

We would be very grateful for an early response as our client would like to move forward with the design for a construction in early 2018.

Many thanks in advance.

Kind regards

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