

FLOOD RISK ASSESSMENT

PROPOSED CHANGE OF USE
FROM AN AGRICULTURAL BARN TO A DWELLING
CLARKS HILL FARM,
CLARKS HILL,
GEDNEY FEN,
SPALDING,
PE12 0DQ



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RMA

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INTRODUCTION

The Government has placed increasing priority on the need to take full account of the risk associated with flooding at all stages of the planning and development process. This seeks to reduce the future damage to property and the risk to life from incidents of flooding. Their expectations relating to flooding are contained in the National Planning Policy Framework Feb 2019, (NPPF), which identifies how the issue of flooding is dealt with in the drafting of planning policy and the consideration of planning applications by avoiding inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk.

The NPPF provides that development in areas at risk of flooding should be avoided and seeks to direct development away from areas at highest risk. There is a sequential, risk-based approach to the location of development avoiding where possible, flood risk to people and property managing any residual risk and taking account of the impacts of climate change.

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APPLICATION SITE

The site is located at Clarks Hill Farm, Clarks Hill, Gedney Fen, Spalding, PE12 0DQ within the administrative area of South Holland District Council. The National Grid Reference is TF38622 19948. **Plan 1**

This flood risk assessment has been prepared for a Full Planning Application is for the change of use of an agricultural barn to a two-storey residential property. **Plans 2, 3 & 4**

The Site would be classed as Non-Major Development applying the National Planning Policy Guidance (NPPG) as the site is to be developed for less than 10 dwellings.

The National Planning Policy Guidance (NPPG) defines three levels of flood risk depending upon the annual probability of fluvial flooding occurring.

Zone 1 – Low Probability (<0.1%)

Zone 2 – Medium Probability (0.1 – 1.0%)

Zone 3 – High Probability (>1.0%)

The site is shown to be within Flood Zone 3 'High Probability' as detailed on the Environment Agency's Flood Zone Maps without defences, and as defined in Table 1 of NPPG. **Map 1**

Table 1: Flood Zones Definition

Flood Zone 3- High Probability
Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood
Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment.
Policy aims Developers and local authorities should seek opportunities to: • reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques; • relocate existing development to land with a lower probability of flooding; • create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG the residential use, is classified as "More Vulnerable" with Table 1 of NPPG stating that such uses are appropriate in this zone subject to the Exception Test.

Table 2: Flood Risk Vulnerability Classification

More Vulnerable
• Hospitals • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels • Non-residential uses for health services, nurseries and educational establishments • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravan and camping, subject to a specific warning and Evacuation Plan.

Levels for the site taken from Lidar 2mDTM, the site is reasonably level, with the ground levels to the north of the barns are circa 2.80mODN with the ground level around the barn at an average of 2.76mODN. The road at the front of the site is 2.94mODN. It is proposed that the ground floor level of the dwelling be raised 300mm above the average site ground level. **Plan 2**

DRAINAGE AUTHORITIES

Environment Agency

The Environment Agency has permissive powers for reducing the risk of flooding from designated main rivers and from the sea.

The following potential sources of flooding affecting the development site have been identified as:

- The Wash and the tidal River Nene

There are no fluvial Main Rivers in the close vicinity of the site, maintained by the Environment Agency, which could be potential sources of flooding affecting the development site

The Flood Zone Maps identify river catchments over 3 sq. km. These maps are a theoretical estimate of areas that could be inundated should no defence exist. In practice, current standards of protection would result in flood envelopes substantially less than shown by these maps. The maps make no allowance for local, site specific features.

The flood zone maps show that the site of the proposed development is considered at risk from tidal flooding. These maps indicate that the area would be flooded without flood defences, which are in place along the coastal edge (with an annual probability of more than 0.5% i.e. return frequency of less than 1 in 200 years for tidal flooding. **Map 1**

The Environment Agency Risk of flooding from Rivers and Sea map shows that the site is at Low Risk of flooding. **Low risk** means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail. **Map 2**

The Wash

The Wash lies some 12.6km to the north-east of the site. The Wash embankments constitute the first line of defence against any tidal flooding. These consist of earth embankments. These earth embankment crest level is circa 6.50mODN with a predicted 1 in 200-year peak tide of 5.95mODN at Lawyers Sluice.

River Nene

The River Nene lies some 8.4Km to the south-east of the site and is tidal for this section up to the Dog in the Doublet Sluice. The present day 1 in 200-year tide flood level is 5.86mODN at West Lighthouse and 5.78mODN at Wisbech. The tidal flood defences of the tidal River Nene consist of earth embankments which are in good condition and the crest heights are circa 7.00mODN. From Lincolnshire & Northamptonshire Area, Tidal Modal Analysis (June 2006) **Map 3**

Taking the precautionary approach, the Hazard Rating following a breach which in Flood Risk Assessment (FD 2320) Guidance for New Development Phase 2 R& D Technical Report these are classified as low <0.75, moderate 0.75-1.25, significant 1.25-2.50 and extreme >2.50 based upon an empirical measure of velocity and depth.

Flood Hazard			Description
	<0.75	Low	Caution – Flood Zone with shallow flowing water or deep standing water.
	0.75 – 1.25	Moderate	Danger for Some - (i.e. children) Danger Flood Zone with deep or fast flowing water.
	1.25 – 2.0	Significant	Danger for Most – Danger Flood Zone with deep fast flowing water.
	>2.0	Extreme	Danger for All – Extreme Danger Flood Zone with deep fast flowing water.

$$HR = d \times (v + 0.5) + DF$$

Where V = Flood flow velocity (m/sec) D

= Flood depth (m)

DF = A debris factor included to represent the greater damage, or risk of injury to people, that can occur if debris is swept along with the water. = 0.5 for depths <0.25 or 1.0 for depths.

For the degree of Flood Hazard to be classified as low HR must be <0.75

The 2017 Update to SHDC, SFRA has carried out a Breach Hazard Mapping, following a breach to the defences the Residual Hazard, Depth & Velocity Maps for the District present day for the 1% Fluvial 0.5% tidal event probability shows that the site is not within a Hazard Rating Area.

With climate change (2115) the maps still show that the site is not affected for the 1% Fluvial 0.5% tidal event probability. **Maps 4, 5 & 6.**

The minimum mitigation measures required for developments that do not have ground floor sleeping shall be determined by the flood depths arising from the 2115 0.5% breach scenario. The finished floor Level (FFL) of any new dwellings shall be informed by the flood depths. For flood depths between 0 - 0.25m deep the FFL shall be set at a minimum of 300mm above the ground level.

It is proposed that the lowest ground floor level for the proposed dwelling, which is partially complete, has been raised 300mm above the existing average ground level.

The greatest risk of flooding of the site would therefore be from a breach to the tide earth embankments for the River Nene/Wash and the 2115 breach hazard maps have been assessed for this report. There are no main fluvial rivers close by, which could affect the site.

[South Holland District Council](#)

In order to inform the process of risk assessment and site selection the District Council commissioned Consultant Engineers to prepare a Strategic Flood Risk Assessment, which was updated in February 2017 for the South Lincolnshire Local Plan.

Fluvial & Tidal Hazard Mapping for hazard rating, depth and velocity maps are included in the updated SFRA

This Flood Risk Assessment has taken the results of the (2017) updated South Holland Strategic Flood Risk Assessment (SHSFRA) into account in its findings.

The whole of the tidal flooding information has been replaced by the mapping from the latest Environment Agency Tidal Hazard mapping. Where the mapping for an area contains both fluvial and tidal components, the more severe of the two has been presented.

The Residual Flood Hazard, Depth and Velocity District - Year 2115 1% fluvial and 0.5% tidal Event Probability maps, from the 2017 update to the strategic flood risk assessment for South Holland District Council have been used in the findings of this assessment.

SURFACE WATER FLOODING

The site is shown on the Surface Water flood maps not to be affected by surface water flooding. Very low risk means that each year this area has a chance of flooding of less than 1 in 1000 (0.1%). Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. **Map 7**

Unlike the fluvial mapping, which is based on a detailed hydraulic model, this mapping is based purely on applying rainfall to a digital terrain model.

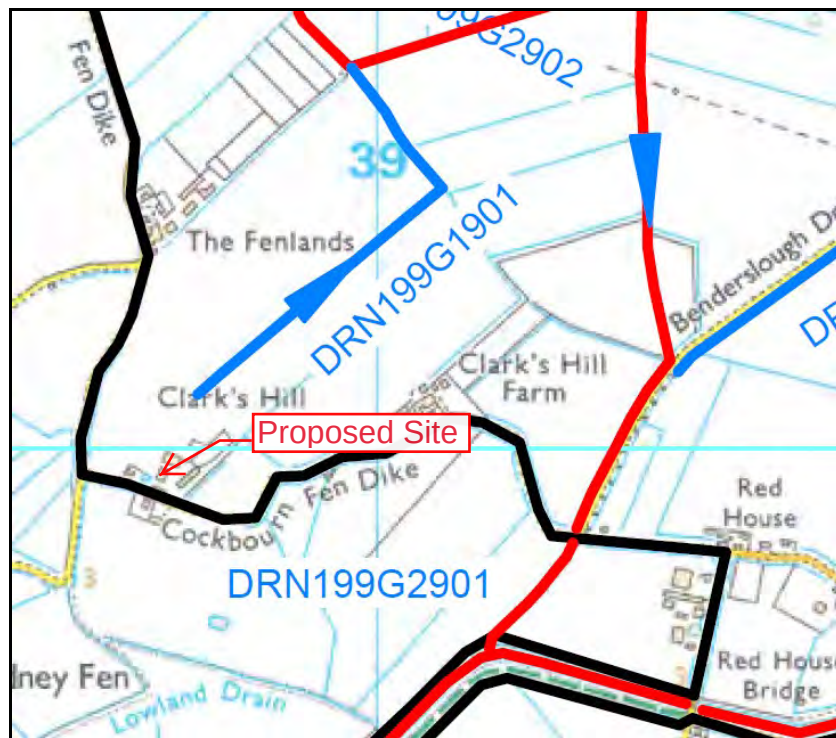
SOUTH HOLLAND INTERNAL DRAINAGE BOARD

South Holland IDB was set up under the terms of the Land Drainage Act 1930. It has responsibility for the land drainage of 148.43 square miles of low-lying land in South Lincolnshire. It is unusual as its catchment area is the same as the area of the drainage district, and so it does not have to deal with water flowing into the area from surrounding higher ground. No major rivers flow through the area

The Board is therefore responsible to operate and maintain the arterial fluvial system. The whole of the area has a network of drains/ dykes which connect into the Drainage Board's drainage system.

The proposed development site is located within the catchment area Holbeach River (N) of the South Holland Internal Drainage Board.

The Board's drains around the site play a significant part of the local drainage. The nearest Board's drain is to the north of the development site which is drain No DRN199G1901 Hennops Drain.



South Holland IDB Drainage Map

FLOODING FROM OTHER SOURCES

Flooding is a natural process and can happen at any time from sources other than watercourses and the sea.

The site is not shown on the Environment Agency Surface Water Flood map to be affected by surface water flooding

- Flooding from land can occur from intense rainfall, often over short duration of time that is unable to soak into the ground or enter the drainage system. However, with the natural topographic nature of the ground being flat, with no high ground around the site, this will not cause any rapid inundation of the site and is likely only lead to local ponding of shallow depth and low velocity following the natural land contours which fall away from the site. With the ground floor level of the dwelling being raised 300mm above the existing average ground level, flooding from this source is limited to minor isolated cases and is not of strategic significance with regards to flood risk.
- The area is not known to suffer from any groundwater problems.
- Flooding from sewers can occur from over loading from heavy rainfall caused by blockages or having inadequate capacity. There are no public sewers in the vicinity of the development.
- Non-natural or artificial sources of flooding such as reservoirs, lakes or canals where water is stored above natural ground level could cause flooding if the structure fails or is over topped. There are no other known facilities close by which would affect the site.

CLIMATE CHANGE

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events as both tidal and fluvial flooding. The Climate change allowances in the NPPF Guidance was updated on the 19th February 2016.

The site is located within the Anglian River Basin, for sites within Flood Zone 3a and for “More Vulnerable” land uses the Higher Central and Upper End river flow allowances figures in Table 1 should be used.

Table 1 Peak river flow allowances by river basin district (1961 to 1990 baseline)				
River basin District	Allowance category	Total potential change anticipated for '2020s' (2015 to 2039)	Total potential change anticipated for '2050s' (2040 to 2069)	Total potential change anticipated for '2080s' (2070 to 2115)
Anglian	Upper End	25%	35%	65%
	Higher central	15%	20%	35%
	Central	10%	15%	25%

The effect of global warming on peak rainfall allowances is given in Table 2.

Table 2 Peak rainfall intensity allowance in small and urban catchments (1961 to 1990 baseline)			
Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper End	10%	20%	40%
Central	5%	10%	20%

The annual sea rise due to climate change is given in NPPF and the recommended contingency allowances are stated in Table 3

Table 3 Peak sea level allowance for each epoch in (mm) per year with cumulative sea level rise for each epoch in brackets (use 1990 baseline)					
Area of England) (Use River Basin maps	1990 to 2025	2026 to 2050	2051 to 2080	2081 to 2115	Cumulative Rise 1990 to 2115 (m)
East, Midlands, London, South East	4 (140mm)	8.5 (212.5mm)	12 (360mm)	15 (525mm)	1.24m

The climate change allowances for Peak Sea Allowance in Table 3 are used in the Hazard maps.

SEQUENTIAL APPROACH

When applying the sequential approach for flood risk in accordance NPPF the site would fall into Zone 3 (High Probability) as the site is shown to be within the fluvial flood plain as shown on the Environment Agency's Flood Map without defences in place.

The Environment Agency categorise land into one of three Flood Zones.

- Flood Zone 1 is Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
- Flood Zone 2 is Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
- Flood Zone 3a is Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed residential use is classified as, "More Vulnerable" use, Table 1 of NPPG states that such uses are appropriate in this zone (as summarised in Table 3 NPPG

TABLE 3: Flood risk vulnerability and flood zones 'compatibility'

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test Required	✓	✓
	Flood Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Flood Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Sequential Test

NPPF Guidance Paragraphs 155 - 165 requires development within high areas of flood risk be determined using a sequential risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account the impacts of climate change.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is important to note that the Sequential Test does not specifically mean that sites such as this cannot be developed, rather that sites at less risk should be developed first.

As set out in the National Planning Policy Framework (para.164), *change of use* should not be subject to the sequential and exception tests but will still need to meet the requirements of a site-specific flood risk assessment.

DRAINAGE STATEMENT

Surface Water

Construction on any undeveloped area has the potential to increase the rates and volumes of surface water runoff, due to the replacement of pervious land with impervious surfaces. In this case, the areal footprint of the building, access tracks and other infrastructure is unchanged. As there are no proposals to increase the footprint of the buildings, post development, the roof water from the building will continue to discharge to the existing outlets which have functioned over many years without giving any cause for complaint.

All new access roads and parking areas will be constructed using permeable hardcore topped with granite chippings or gravel.

Foul Drainage

As the site is not located within an area served by public sewers an appropriate sized package treatment plant will be provided for the new residential dwelling.

FLOOD PROTECTION

Any impact of damage to the properties can be foreseen and mitigated against by relatively simple design and construction techniques. There are two forms of flood protection works: -

- **Flood-resistance or proofing works:** - these try to reduce the amount of water entering a building.
- **Flood-resilient works:** - these reduce the amount of damage caused by water entering the building.

The proposed development will have the following resilient measures incorporated in the construction in accordance with "Improving the flood performance of new buildings" CLG (2007).

- The ground floor level for the new dwelling, which is partially complete, has been set 300mm above the existing average ground level.
- Arrange for all service circuits to be routed at high level where practical socket outlets, boilers etc. to be a minimum of 0.5m above the raised ground floor level.

CONCLUSION

- o The site does have the protection of tidal flood defences which are well maintained by the Environment Agency.
- o Following a breach to the defences, the SFRA Residual Hazard, Depth & Velocity Map for the District

for the 1% Fluvial 0.5% tidal event probability for Scenario year 2006 for the 1 in 200-year event show that the site is not within a Hazard Rating area. With climate change up to year 2115 the maps show that the site is still not within a Hazard Rating area.

- o Applying the Flood Risk Vulnerability Classification in Table 2 of NPPF. The proposed change to residential use falls within the "More Vulnerable" uses shown in Table 2 Flood Risk Vulnerability Classification.
- o The ground floor level for the dwelling, which is partially complete, has been raised 300mm above the existing average ground level, also, with the dwelling being two storey there is a safe refuge at first floor level.
- o As set out in the National Planning Policy Framework (para.164), *change of use* should not be subject to the sequential and exception tests but will still need to meet the requirements of a site-specific flood risk assessment.
- o Flooding from other sources is unlikely to affect the site and therefore the risk is low.
- o No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk.

APPENDIX

Map 1	Environment Agency Flood Map
Map 2	Risk of Flooding from Rivers and Sea Map
Map 3	Lincolnshire & Northamptonshire Area Tidal Model Analysis Map
Map 4	Residual Hazard, Map for the District 2115 for the 1% Fluvial 0.5% tidal event probability
Map 5	Residual Depth Map for the District 2115 for the 1% Fluvial 0.5% tidal event probability
Map 6	Residual Velocity Map for the District 2115 for the 1% Fluvial 0.5% tidal event probability
Map 7	Surface Water Flooding Map
Plan 1	Site Location Plan
Plan 2	Site layout with OS Datum Levels
Plan 3	Proposed Floor Plans
Plan 4	Proposed Elevations

Flood map for planning

Your reference
Ckarks Hill

Location (easting/northing)
538620/319950

Created
17 Sep 2019 15:27

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Map 1



Flood map for planning

Your reference

Ckarks Hill

Location (easting/northing)

538620/319950

Scale

1:2500

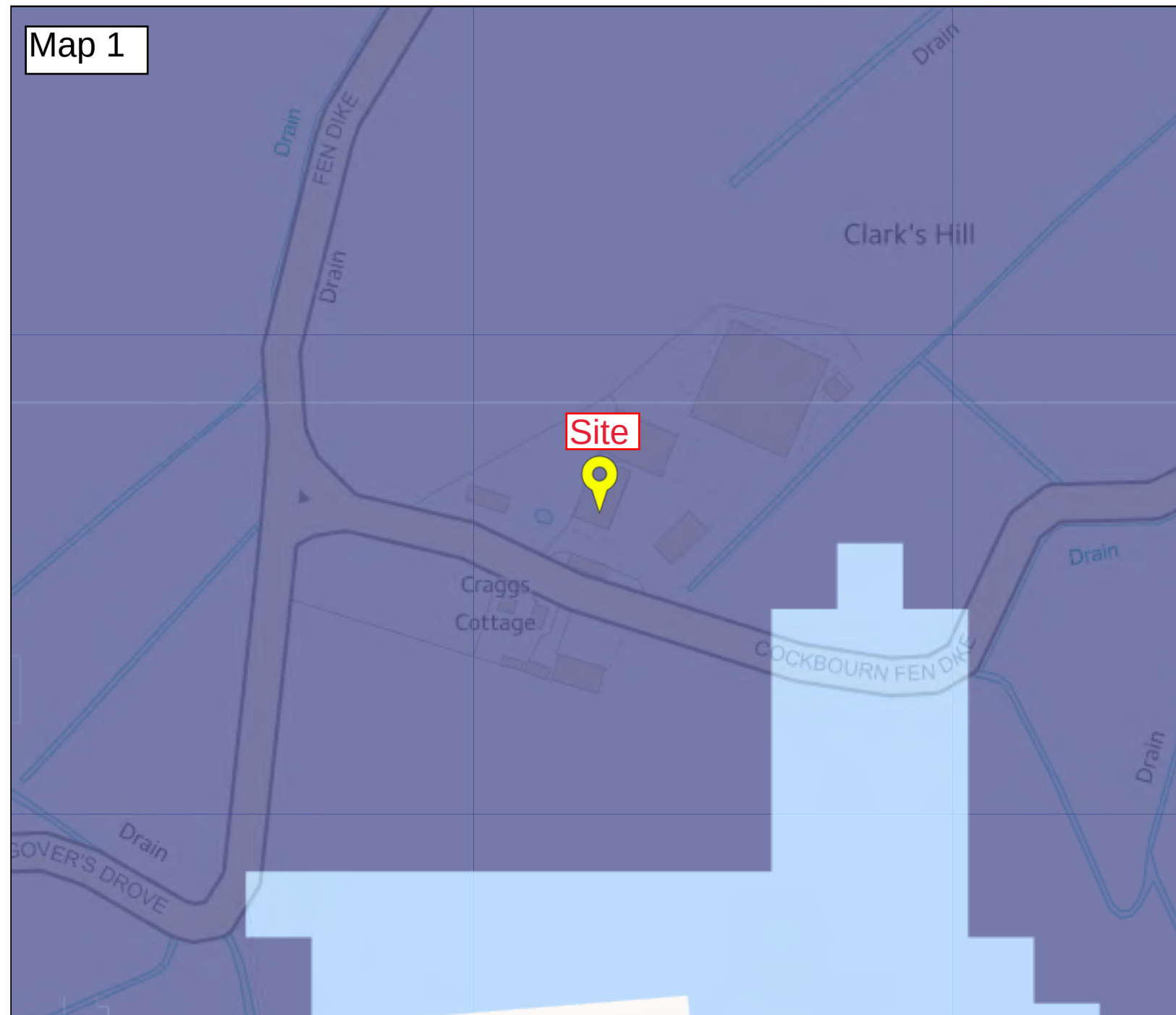
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-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m

Page 2 of 2





Flood risk from rivers or the sea

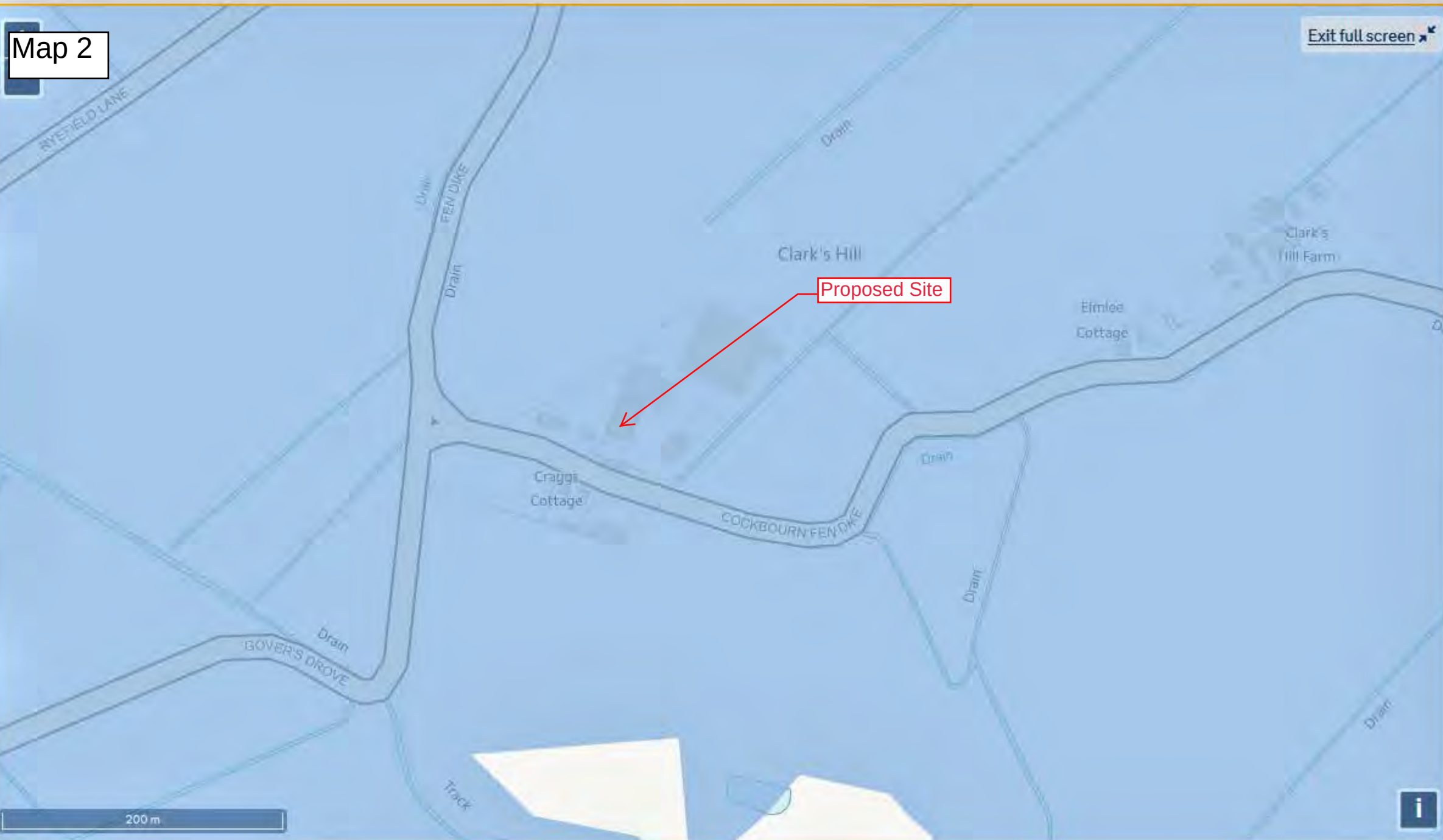
- ☒ Extent of flooding
- ☐ Depth and flow estimates at monitoring stations

Flood risk from surface water

- ☐ Extent of flooding
- ☐ High risk: depth
- ☐ High risk: velocity
- ☐ Medium risk: depth
- ☐ Medium risk: velocity
- ☐ Low risk: depth
- ☐ Low risk: velocity

Flood risk from reservoirs

- ☐ Extent of flooding
- ☐ Flood depth
- ☐ Flood speed



Flood risk



High



Medium



Low



Very low



Location you selected

Map 3



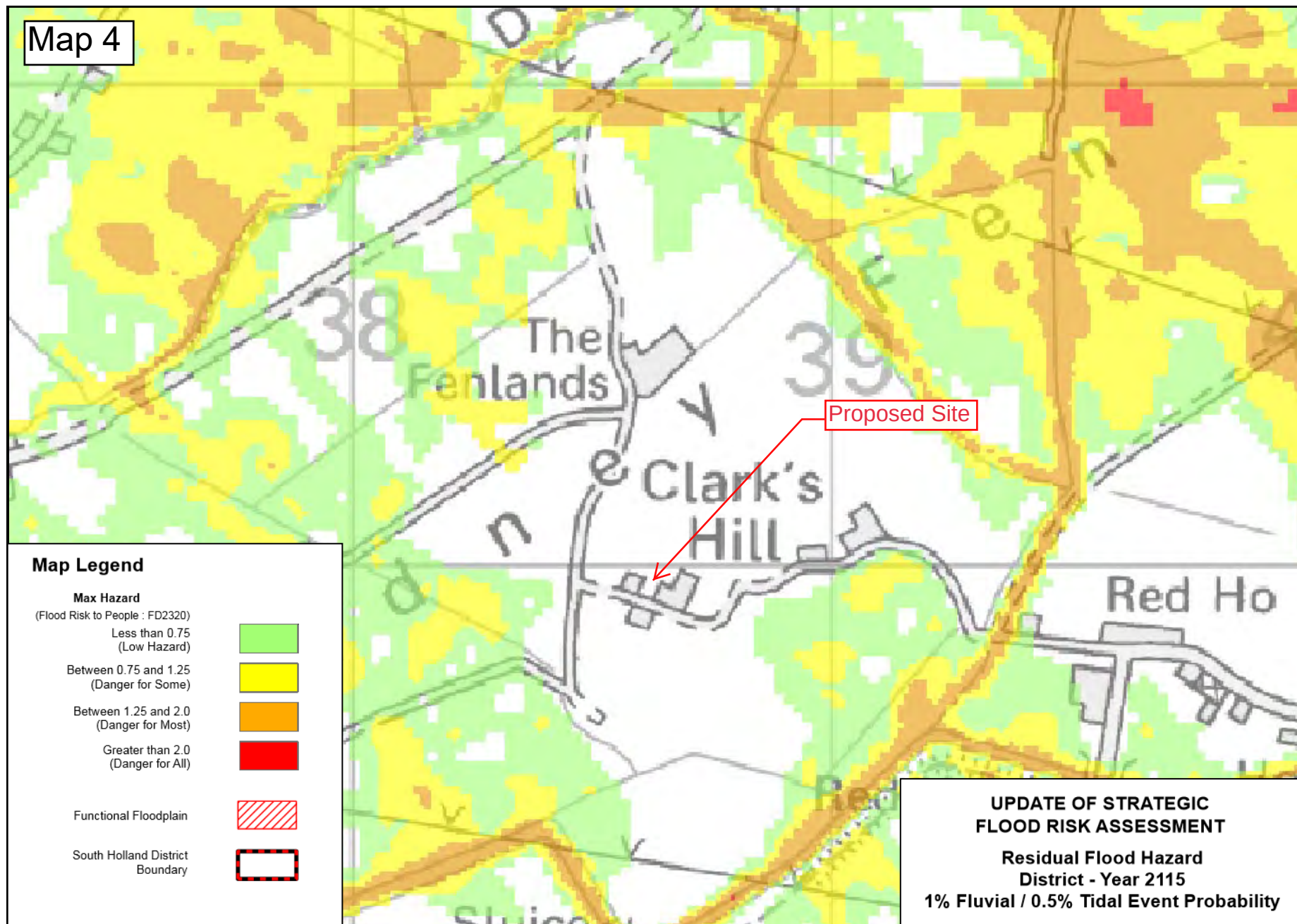
Tidal Water Levels for the South Humber, East Coast and The Wash

The table below shows still water levels for locations, from the above location map, around the South Humber Estuary, East Coast and The Wash. It is important to note the following:

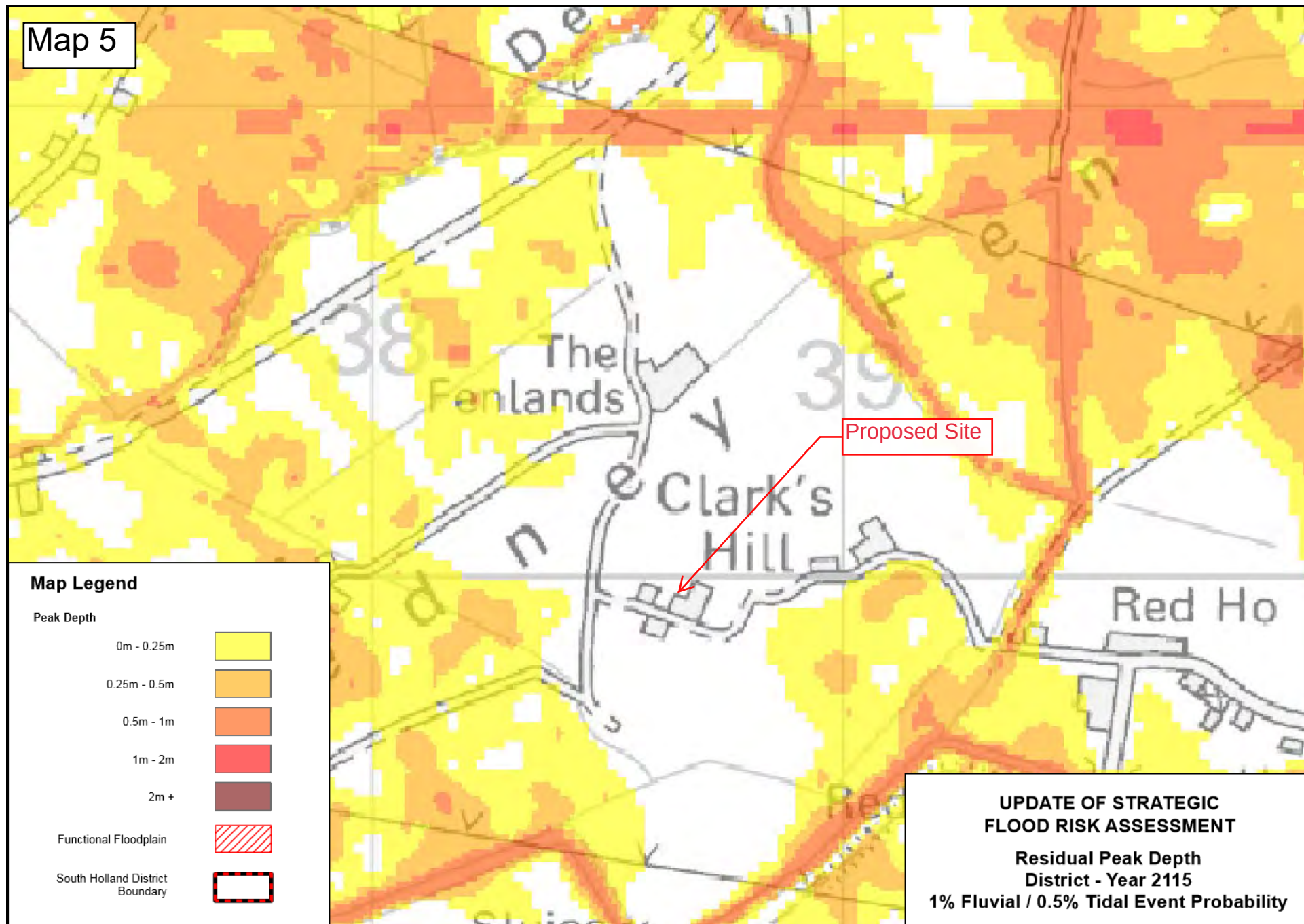
- The base date for the data is 2014 for the South Humber and 2006 for the East Coast and The Wash.
- The data are still water levels. Depending on the use of the data it may be necessary to consider wave heights and / or joint probability analysis of water level and other variables.
- The water level quoted is the ‘Best Estimate’ water level. Depending on the use of the data it may be necessary to carry out sensitivity testing. Upper and Lower 95% confidence bandings are available upon request.
- Levels for other annual chance scenarios are available if required.

Ref	Location	Easting	Northing	Annual Chance (1 in x) of Tide Level					
				metres ODN					
				1	10	50	100	200	1000
HUMBER									
H030	Tetney	535420	403180	3.94	4.29	4.56	4.69	4.82	5.15
H050	Buck Beck	532700	406580	4.03	4.36	4.62	4.74	4.87	5.18
H060	Grimsby	527878	411346	4.10	4.43	4.70	4.82	4.95	5.27
H080	Haborough Marsh	520790	415740	4.26	4.61	4.88	5.01	5.14	5.47
H090	Immingham	519141	417449	4.26	4.61	4.88	5.01	5.14	5.47
H100	South Killingholme	518700	417120	4.41	4.77	5.05	5.18	5.32	5.66
H130	North Killingholme	516530	420000	4.51	4.87	5.15	5.28	5.42	5.77
H150	East Halton	514450	422870	4.59	4.96	5.25	5.39	5.53	5.89
H170	Goxhill	511970	425440	4.67	5.04	5.34	5.47	5.61	5.95
H200	New Holland	508020	424330	4.87	5.26	5.55	5.68	5.81	6.12
H210	Barrow Haven	506380	422620	4.92	5.31	5.60	5.73	5.86	6.17
H220	Ferriby	497550	421150	5.04	5.42	5.67	5.77	5.86	6.04
H230	Winterton	493420	422830	5.14	5.51	5.74	5.83	5.90	6.02
H250	Blacktoft	484247	424190	5.25	5.62	5.83	5.90	5.96	6.04
H270	Goole	474857	422960	5.46	5.85	6.07	6.15	6.21	6.29
East Coast									
~	Great Eau	545500	393800	3.80	4.19	4.46	4.57	4.69	4.96
~	Boygrift	553300	379800	3.84	4.24	4.53	4.65	4.77	5.05
~	Burgh Sluice	555190	358620	4.26	4.45	4.76	4.90	5.03	5.34
Wash									
~	Hobhole	536610	339940	4.82	5.30	5.64	5.78	5.93	6.27
~	Lawyers Sluice	540750	334550	4.84	5.32	5.66	5.80	5.95	6.29
~	West Lighthouse	549150	325750	4.88	5.37	5.71	5.86	6.01	6.35
~	Grand Sluice	532400	344500	4.88	5.33	5.65	5.78	5.93	~
~	Fosdyke Bridge	531700	332200	4.91	5.38	5.71	5.85	5.99	~
~	Marsh Road	526000	324000	5.04	5.44	5.73	5.85	5.98	~
~	Wisbech	546100	310000	4.83	5.25	5.53	5.66	5.78	~
~	Dog In Doublet	527300	299300	3.67	4.00	4.22	4.32	4.42	~

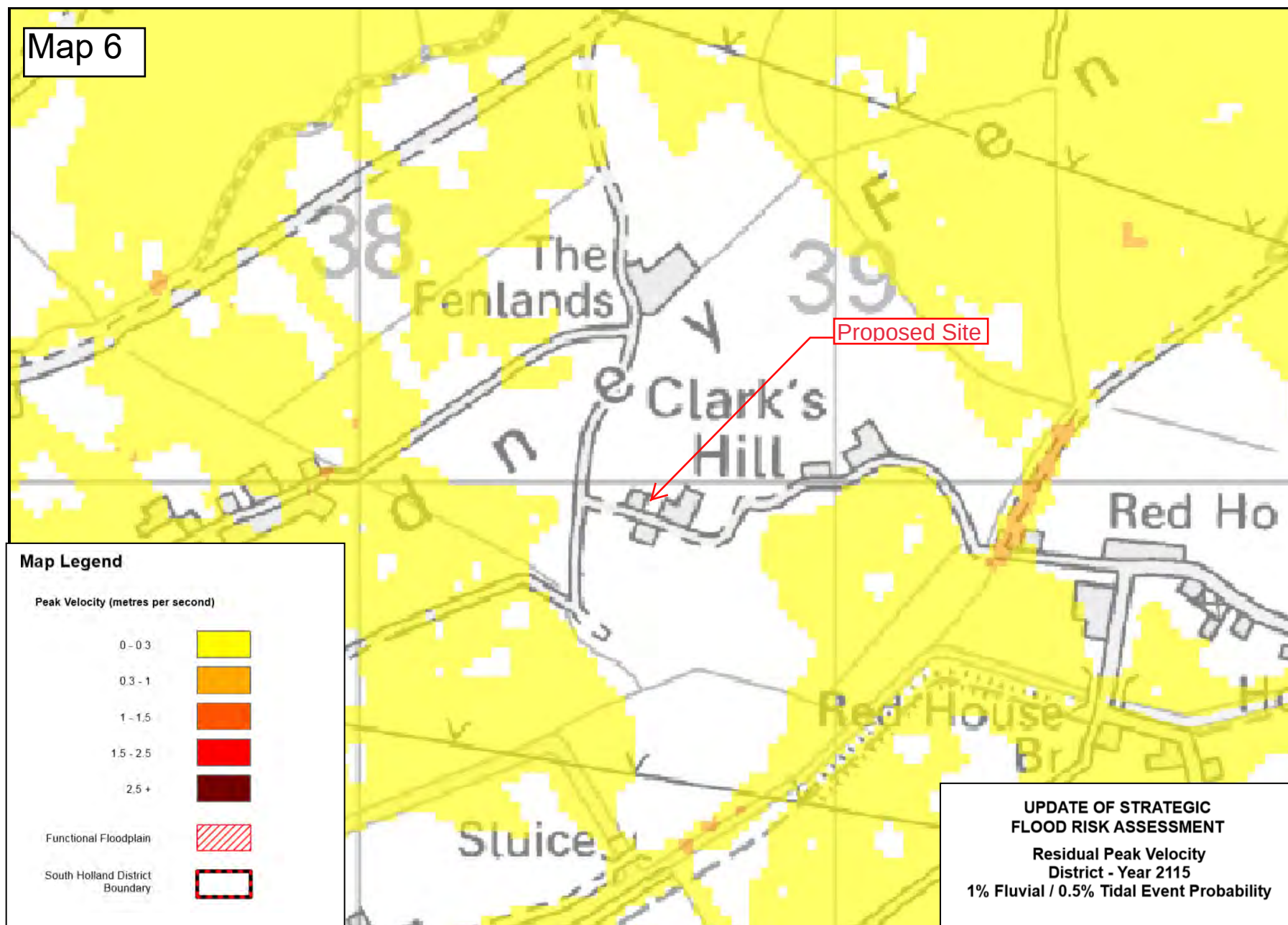
Map 4



Map 5



Map 6





Map 7

- 
- Flood risk from surface water**

- 
- ## Flood risk from reservoirs

- ☐ Extent of flooding
- ☐ Flood depth
- ☐ Flood speed

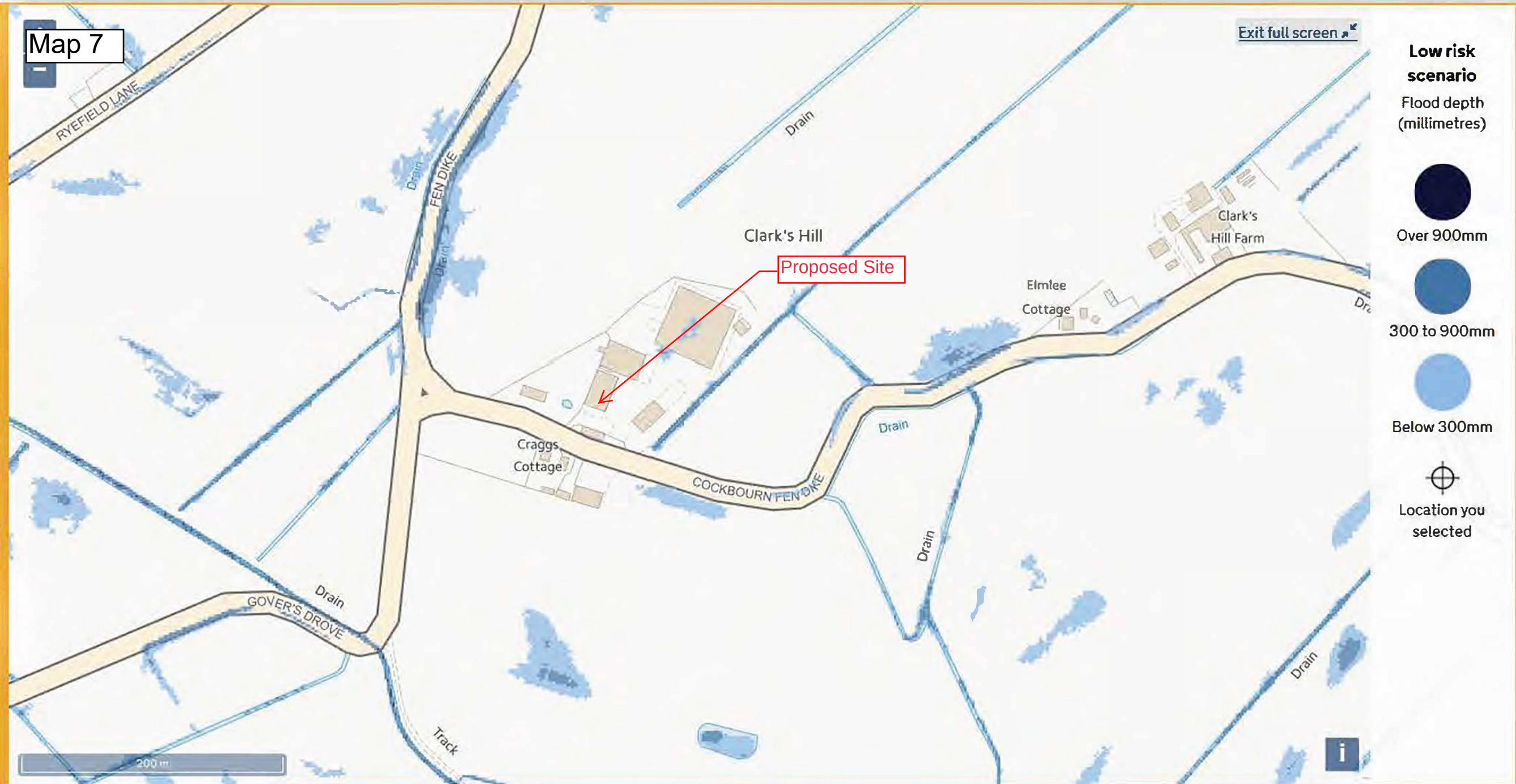
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Low risk scenario

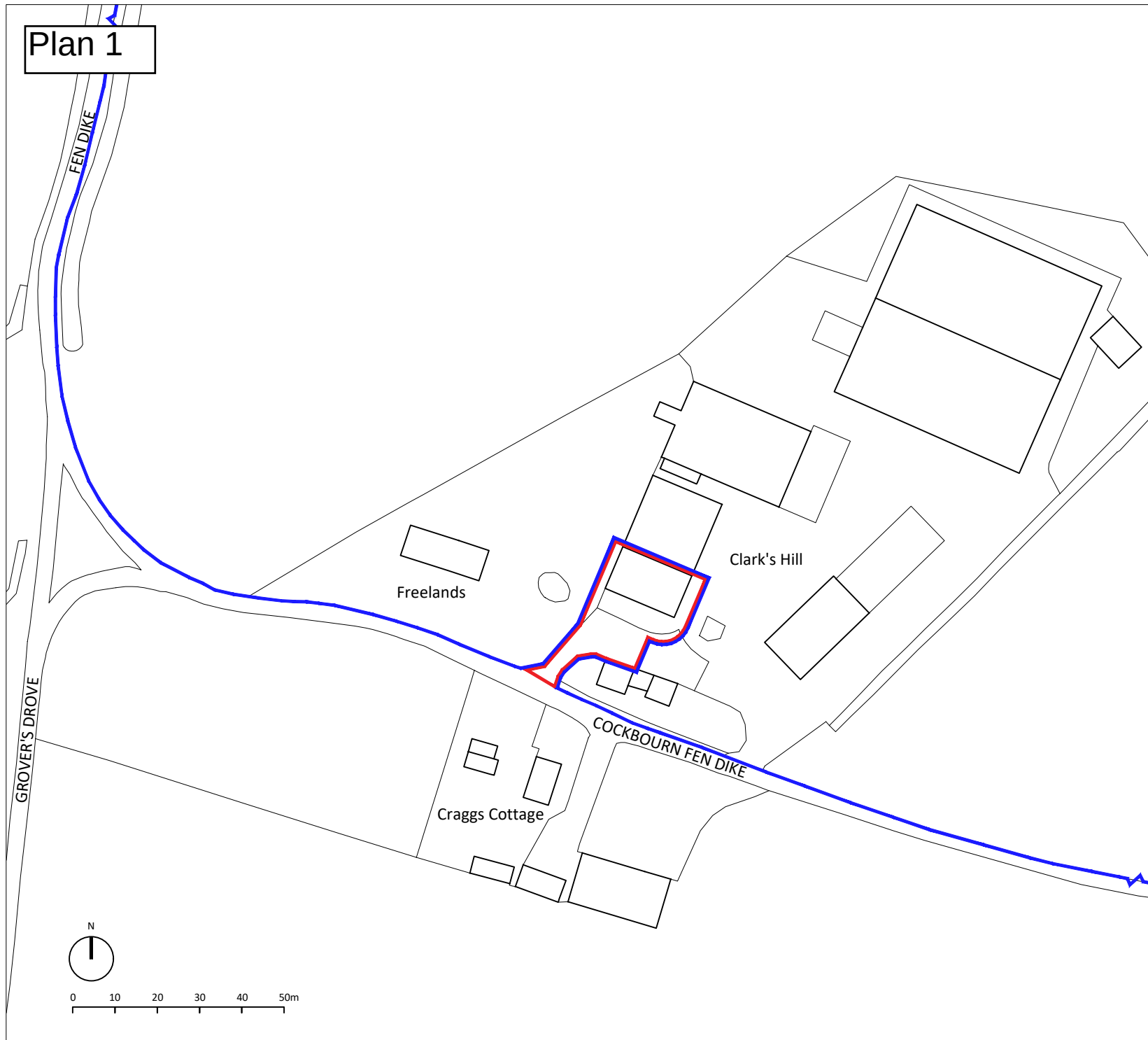
Flood depth
(millimetres)

- Over 900mm
- 300 to 900mm
- Below 300mm

 Location you selected



Plan 1



Notes

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Ordnance Survey Map

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Rev	Description	Date
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Web: www.rdc-landplan.co.uk

Client

Mr D Waters

Project

Change of Use to Dwelling
Clark's Hill, Gedney Fen. PE12 0DQ

Drawing

Location Plan

Scale @ A4

1: 1250

Date

19/08/19

Drawn By

MD

Checked By

LMS

Job Number

1351-1

Status

PL

Purpose of Issue

Planning

Drawing No.

1351-1_PL_LP01

Rev

-



Notes

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Rev	Description	Date
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32 High Street, Helpringham
Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client
Mr D Waters

Project
Change of Use to Dwelling
Clark's Hill, Gedney Fen. PE12 0DQ

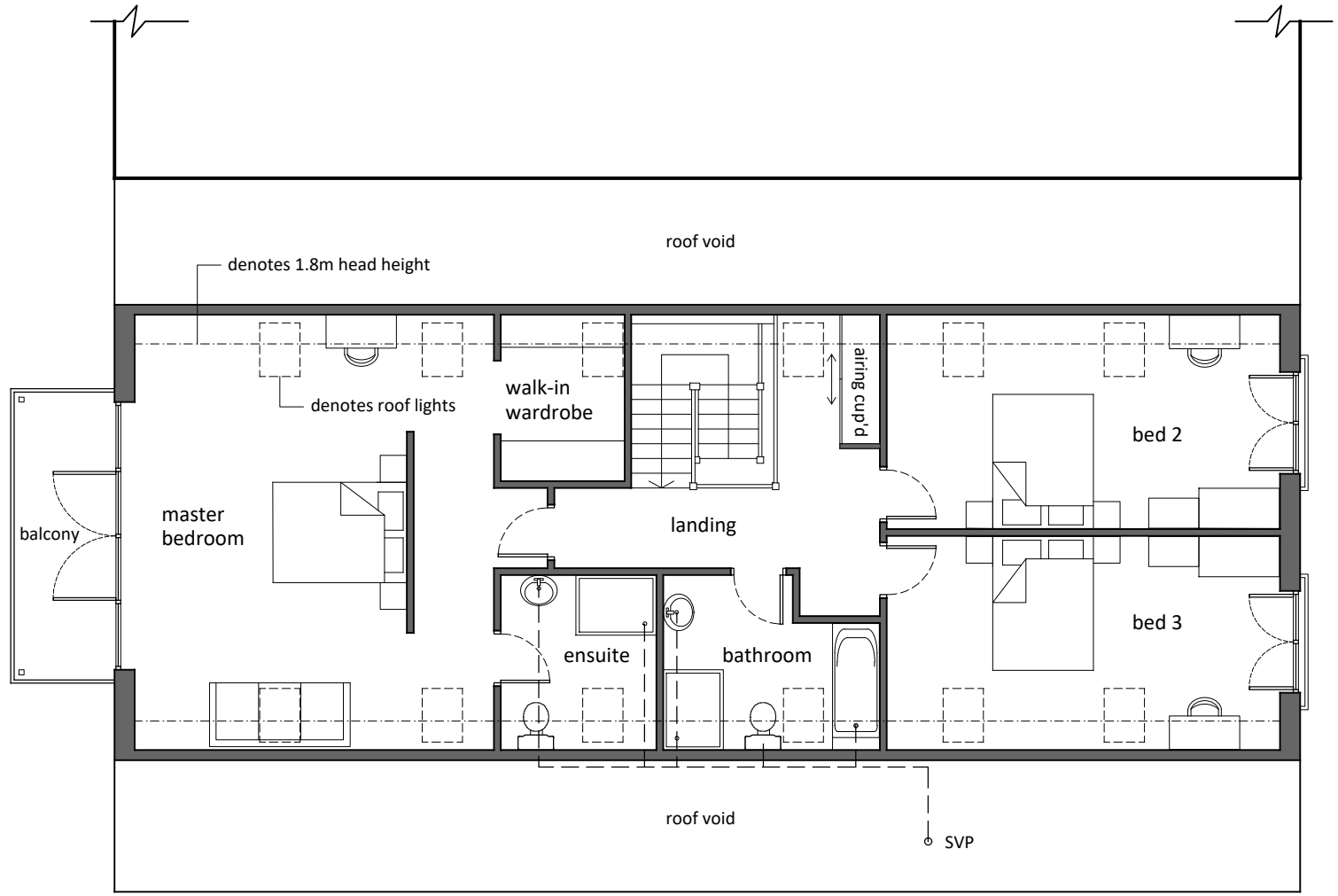
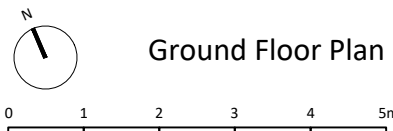
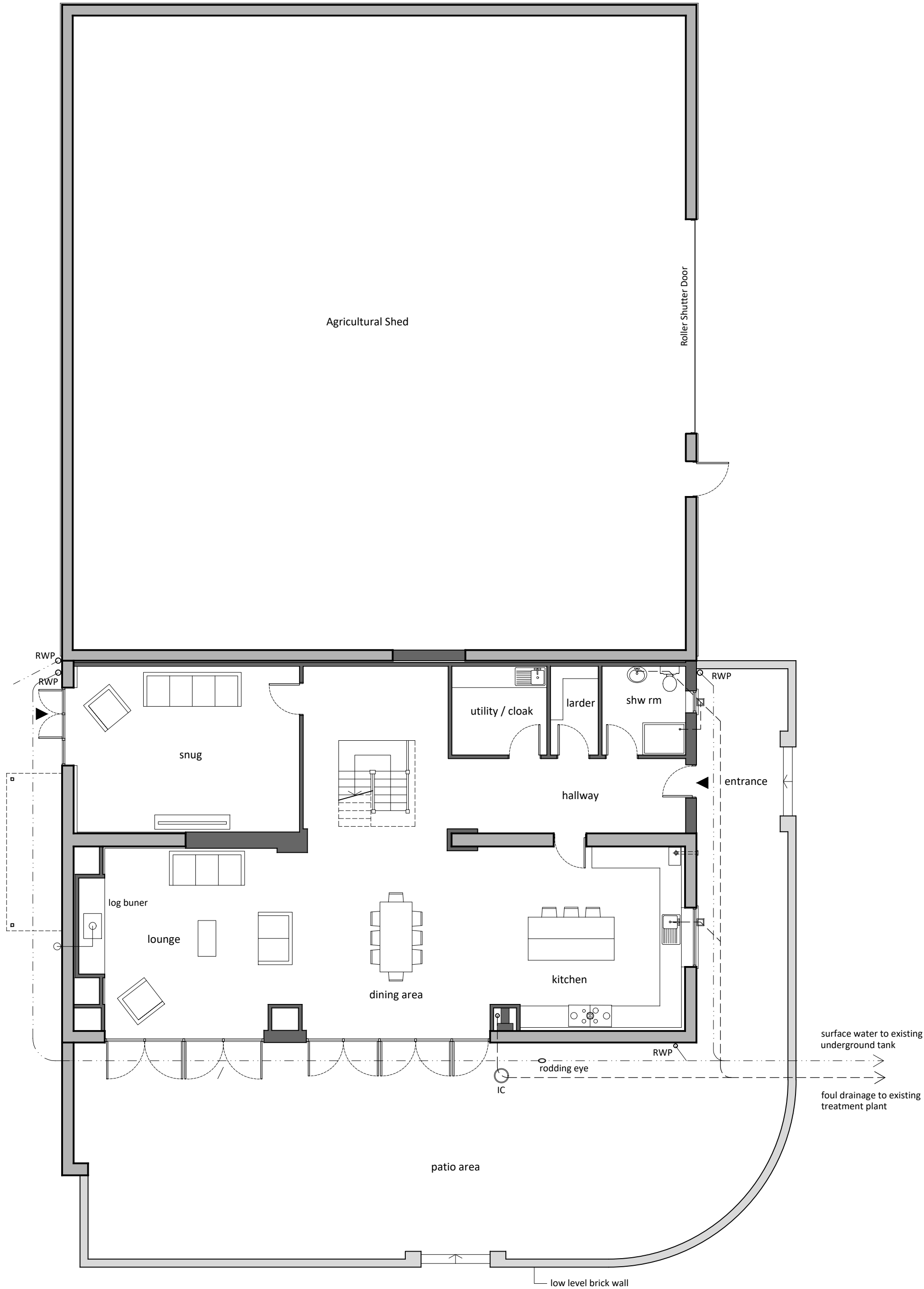
Drawing
Existing Block Plan

Scale @ A3 1: 500	Date 19/08/19
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Drawn By MD	Checked By LMS
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Job Number 1351-1	Status PL	Purpose of Issue Planning
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Drawing No. 1351-1_PL_BP01	Rev -
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First Floor Plan

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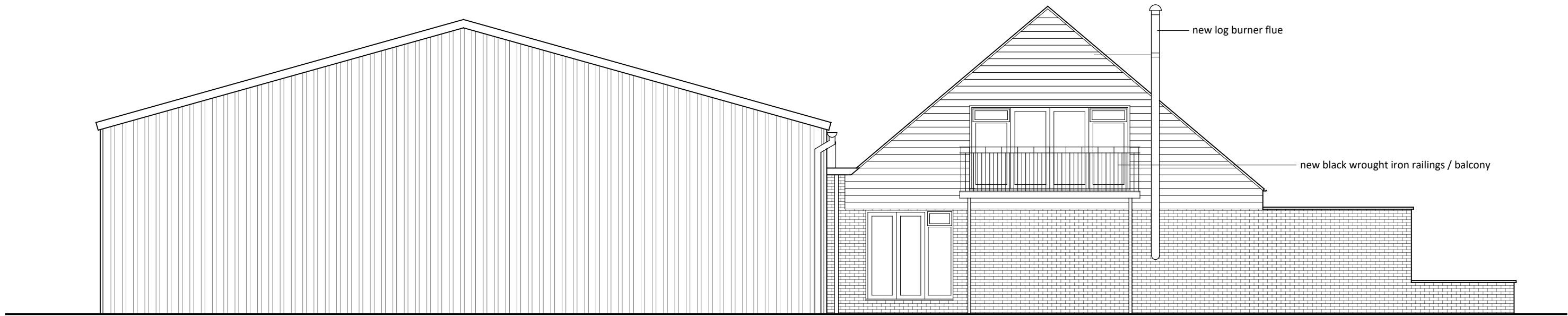
Rev	Description	Date
rdc Robert Doughty Consultancy 32 High Street, Helpringham Sleaford, Lincolnshire, NG34 0RA Tel: 01529 421646 Email: admin@rdc-landplan.co.uk Web: www.rdc-landplan.co.uk		
Client Mr D Waters		
Project Change of Use to Dwelling Clark's Hill, Gedney Fen. PE12 0DQ		
Drawing Proposed Floor Plans		
Scale @ A2 1: 100		Date 19/08/19
Drawn By MD		Checked By LMS
Job Number 1351-1	Status PL	Purpose of Issue Planning
Drawing No. 1351-1_PL_PL02		Rev -



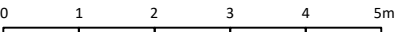
East Elevation



South Elevation



West Elevation



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rdc Robert Doughty Consultancy 32 High Street, Helpringham Sleaford, Lincolnshire, NG34 0RA Tel: 01529 421646 Email: admin@rdc-landplan.co.uk Web: www.rdc-landplan.co.uk		
Client Mr D Waters		
Project Change of Use to Dwelling Clark's Hill, Gedney Fen. PE12 0DQ		
Drawing Proposed Elevations		
Scale @ A2 1: 100		Date 19/08/19
Drawn By MD		Checked By LMS
Job Number 1351-1	Status PL	Purpose of Issue Planning
Drawing No. 1351-1_PL_EL02		Rev -