

Proposed Extension
Gedney Hill Golf Club
West Drove North
Gedney Hill PE12 0NT



PLANNING STATEMENT

Including Flood Risk Statement

June 2020

PROPOSAL

This is a Full Planning Application to enable this long established and popular golf club to extend its clubhouse facility at Gedney Hill. The proposed expansion will provide additional floorspace comprising a function room with its own kitchen and catering provision, customer and staff wc facilities, meeting room / offices for Committee and Staff along with secure storage.

THE SITE

The application site is located to the north of Gedney Hill and is part of an established 18 hole golf course in a rural landscape. Public Access to the Golf Club is via North Drove which leads to an extensive car park conveniently close to the Clubhouse facility which is located on West Drove North.

The single storey Clubhouse building is of relatively modern construction with its main aspect and entrance facing West Drove North. The main body of the golf course is positioned behind the building.

PLANNING HISTORY

The golf course was created by the current owner over 30 years ago. Sustained, and increasing popularity, of this local leisure amenity has resulted in measured expansion of the facility over that period.

The most recent planning history relating to the existing Clubhouse provided a Function & Snooker Room extension under H07-0367-14 with a subsequent application in 2016 for a small infill extension to provide storage and beer cellar (ref H07-0457-16).

THE SCHEME

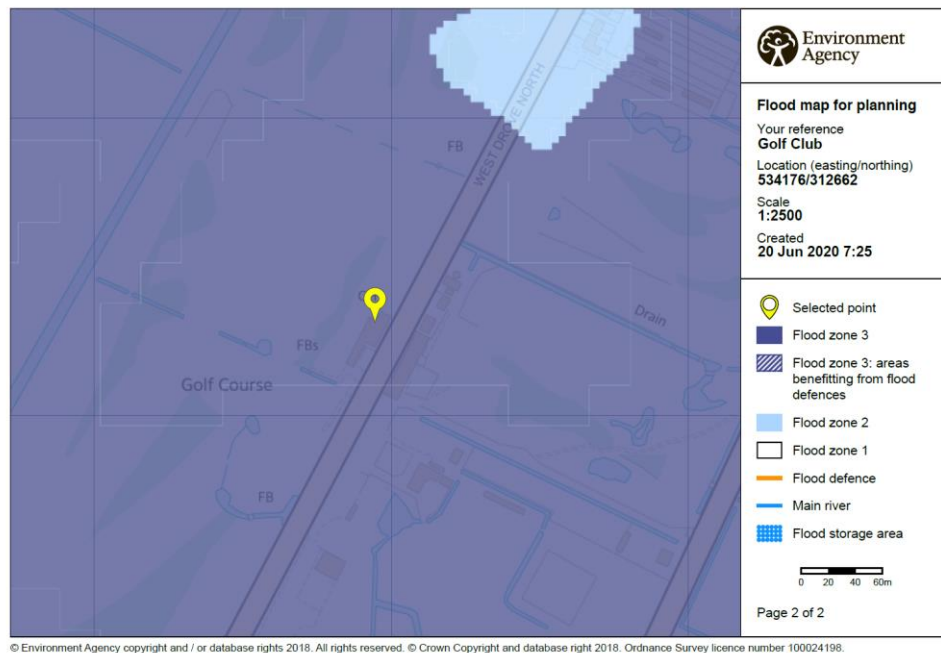
The existing Clubhouse provides a Pro Shop, Changing Facilities, Restaurant and a Function Room. An extension to the existing complex is considered viable by creating additional floorspace for club member and general public use. An additional function room of smaller proportion to the existing will provide greater flexibility to the business being able to accommodate various functions including Golf Society days, private meetings etc. Dedicated facility to this function room including kitchen with associated storage, customer wc provision will avoid shared facilities. In light of the recent Covid 19 implications it will also have significant benefits to users and management in dealing with safety and hygiene standards.

The current clubhouse is single storey accommodation which is appropriate and maximises accessibility for visitors to the facility. However, in order to achieve the floorspace considered necessary and avoid encroachment into the surrounding landscaping, including the golf course itself, the proposal includes an element of first floor space. This will be for staff use and provide office space for administration etc. storage and wc provision for staff.

TECHNICAL CONSIDERATIONS

Flood Risk – Environment Agency Criteria

Reference to the Environment Agency Flood Map for Planning indicates the site to be located within Zone 3



The application site is designated as Flood Zone 3a 'High Probability' as defined in Table 1 of NPPG

Table 1: Flood Zones Definition (Ignoring the presence of defences)

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 proposed Use in this instance is classified as 'Less Vulnerable'.

Table 2: Flood Risk Vulnerability Classification

Less Vulnerable
• Police ambulance and fire stations that are not required to be operational during flooding • Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non- residential institutions not included in "more vulnerable" and assembly and leisure. • Land and buildings used for agricultural and forestry. • Waste treatment (except land fill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works that do not need to remain operational during times of flood. • Sewage treatment works (if adequate measures to control pollution and manage sewage during flood events are in place).

Reference to Table 3 of NPPG identifies that the proposed development is appropriate in this instance

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:

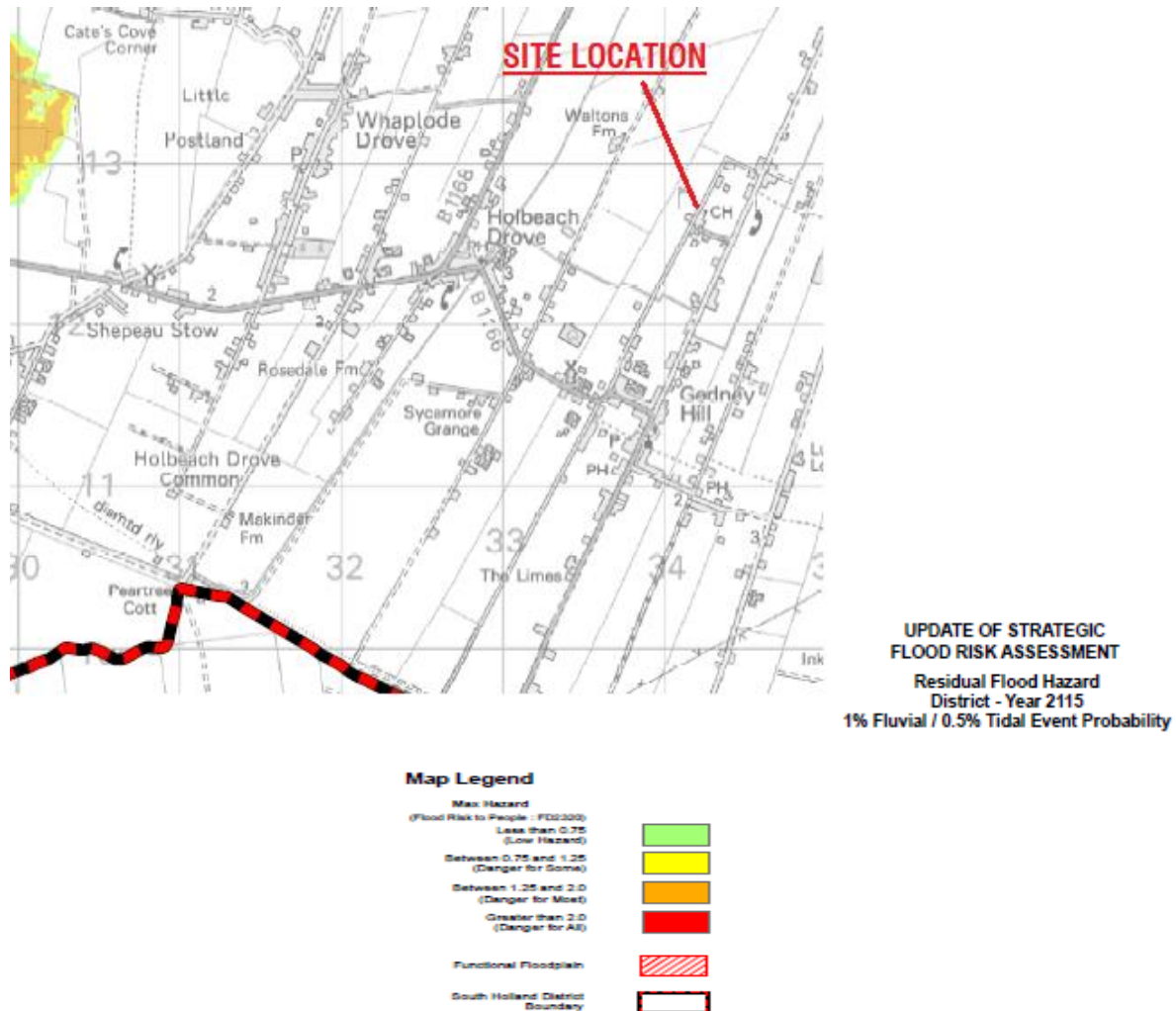
✓ Development is appropriate

✗ Development should not be permitted.

Reference to other relevant EA maps such as Surface Water show the site to be at no risk

SHDC STRATEGIC FRA

The application site is situated within the defended area of the South Holland District Council Strategic Flood Risk Area Map and reference to this document identifies the site to be 'no hazard' at the present time or in 2115.



Flood Risk Conclusion

This is a Minor Development involving an extension to an existing Leisure Facility which is classed as 'Less Vulnerable' in the Technical Guidance.

The proposal does not incorporate any sleeping accommodation and the public occupancy of the building is transitional.

The proposal is related to an existing use on the site and will be under the same management as the existing facility

From reference to the relevant documentation the proposal does not constitute a flood risk to users of the building and so is considered acceptable in satisfying the relevant criteria under Local and National Policy including the SELLP.

Highways

This is an extension to an existing facility which has ample parking provision.

The opportunity will be taken to introduce additional parking to the frontage of the new building in the form of disabled parking bays with appropriate dimensions, surfacing and access.

Any additional deliveries to the extended facility will be minimal involving small commercial vehicles delivering consumables to the kitchen and staff facility.

Refuse

The nature of the proposal will not result in any significant increase in refuse with the storage and collection arrangements will become part of the existing policy adopted by the business

Foul drainage –

The extension provides additional wc facility and kitchen provision – the drainage from these areas will be connected into the existing private treatment unit that is located nearby to the proposed works.

Surface Water – The roof water discharge from the proposed extension will be directed to existing surface water drainage arrangements including the provision of new soakaways if necessary.

CONCLUSION

This application is for the expansion of a long established and privately owned golf club and will increase its capacity for members and the general public.

The provision of additional facilities including wc accommodation will also improve the quality of accommodation for users and reduce the sharing of such facilities by building users – an important factor given the experiences of the current pandemic and the resultant long term implications.

The proposal is a positive for the local economy without any adverse impact on neighbouring properties and it is hoped that this commitment by a local business will be endorsed by the prompt granting of planning consent.