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Ref: 2989-16

4 BEDROOM BUNGALOW & DETACHED TRIPLE GARAGE
OFF BATTLEFIELDS LANE NORTH
HOLBEACH
SPALDING
LINCS
PE12 7PF

FOR

M. AYRES



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 2989-16

4 BEDROOM BUNGALOW & DETACHED TRIPLE GARAGE
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This application is a re-application following refusal of H09-1054-16 and is for the benefit of the applicant M Ayres.

Application H09-1054-16 was refused on the 30th November 2016 for the following reason:-

1. *The proposed site is located in the open countryside in planning policy terms in the context on the South Holland Local Plan (2006). As the Local Planning Authority cannot demonstrate a 5 year supply of deliverable housing sites, the presumption in favour of sustainable development applies, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposed site would constitute backland development which would be incongruous and out of character with its immediate surroundings, which is characterised by frontage development on Washway Road and Battlefields Lane North. Furthermore, the location, in conjunction with the requirement on flood risks grounds to raise finished floor levels by at least 500mm, would likely lead to a significant and demonstrable adverse impact upon the amenity of adjoin properties by virtue of overlooking and loss of privacy. As such, the proposal is contrary to Section 7 of the National Planning Policy Framework (NPPF, 2012), which seeks a high quality of design, as well as Policies SG14 and SG17 of the South Holland Local Plan, 2006. These local policies indicate that new development should make a positive contribution to the character and appearance of the locality and not impact negatively on existing residential amenity. They are in accordance with national guidance within Section 7 of the NPPF, and as such carry material weight in planning decisions.*

The main issues appear to be "backland" development and the effect on neighbours being over-looked. Sustainability is usually an issue with this type of application but the location and sustainability of the site have been accepted.

Discussions have taken place with the Planning Officers involved and it was suggested that a full application for a single bungalow with a detached garage may be the way forward which addresses the following:-

BACKLAND DEVELOPMENT:- Several cases of backland development have been accepted in rural villages in recent years, particularly as there is no reference in the current South Holland Local Plan.

FLOOD RISK & OVER-LOOKING – The site specific Flood Risk Assessment recommends sleeping accommodation at first floor level. In an effort to avoid over-looking from first floor windows a large refuge area is proposed in the roof space with appropriate egress windows in the rear of the property. Raising the property 500mm above the existing ground floor level will not cause over-looking as distances to boundaries are large – see application plan – minimum distance to neighbouring properties is 18 metres. The garage will be at exiting ground level.

The refusal notice refers to the lack of a 5 year supply of deliverable housing sites which is relevant!!

As the current South Holland Local Plan is out of date and the council do not have a 5 year supply of housing, this application should be considered as a sustainable "windfall" site.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-
"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the polices in this Framework taken as a whole"

This application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

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

USE

Following discussions with the Planning Department a single large bungalow with detached garage would be appropriate with particular consideration given to distances from neighbouring boundaries.

AMOUNT

A single storey dwelling is proposed to avoid issues of over-looking.

LAYOUT

The layout of the buildings on the site have considered concerns from neighbours.

LANDSCAPING & BOUNDARY TREATMENT

Final details of landscaping and boundary treatment could be determined by Conditions. If it is considered an issue existing fencing could be raised to avoid over-looking.

ACCESS

Site access will be via the existing access the existing access which is 5.4 metres wide and will be hard-surfaced (tarmac or block-paving).

FLOOD RISK

The issues of Flood Risk that have been mentioned earlier in the statement which will be addressed by raising ground floor of the property by 500mm above existing ground floor level and by creating a large refuge area in the roof space with egress window. Future occupants of the property to register with the Environment Agency automated early warning system of potential flood events.

APPLICATION PLANS

2989-16-02B - Location & Site Layout Plans
2989-16-03A - Existing & Proposed Street Scenes
2989-16-04 - Proposed Flood Plans & Elevations

SCHEDULE OF EXTERNAL MATERIALS

Walls - Crest Sapphire Red Stock
Roof – Sandtoft Cassius Clay Tiles
Joinery – Cream UPVC Windows

G R Merchant
May 2017

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE & LOCATION PLANS

PHOTOGRAPHS
- ACCESS
- SITE
- BATTLEFIELDS LANE NORTH

PLAN OF HOLBEACH – SUSTAINABILITY DISTANCES
(1998 DEVELOPMENT BOUNDARY PLAN)

FLOOD RISK ASSESSMENT

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

'GOOGLE' SITE & LOCATION PLANS



Google earth

feet 1000

meters 500

PHOTOGRAPHS

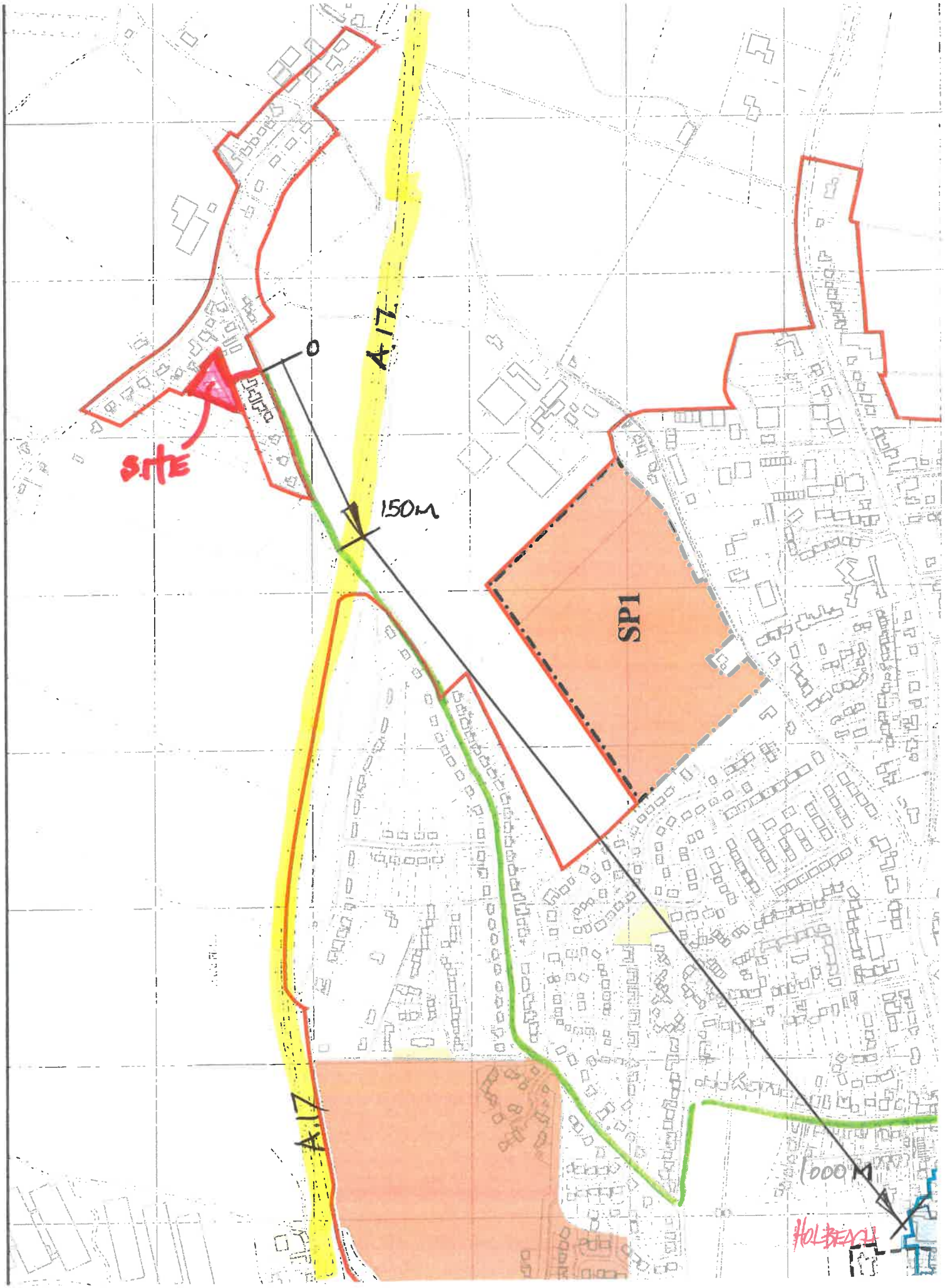
- **ACCESS**
- **SITE**
- **BATTLEFIELDS LANE NORTH**


SITE
ACCESS
SERVICES


ACCESS


BATTLESTEAD LANE
NORTH

PLAN OF HOLBEACH – SUSTAINABILITY DISTANCES
(1998 DEVELOPMENT BOUNDARY PLAN)


A17
A17
SITE
0
150M
SP1
1000M
HOLBEACH

FLOOD RISK ASSESSMENT

FLOOD RISK ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT AT BATTLEFIELDS LANE NORTH, HOLBEACH, LINCS.

FINAL REPORT

GEOFF BEEL CONSULTANCY

JULY 2016

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 Battlefields Lane North, Holbeach, Lincolnshire. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr M Ayres" 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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10.0 CONCLUSIONS AND RECOMMENDATIONS

Fig 1 - Location & Site Layout Plan – G R Merchant Ltd drg. 2989-16-01

Fig 2 - Environment Agency Flood Zone Map

Fig 3 - South Holland District Council Strategic Flood Risk Assessment (2010) Residual Flood Depths - District 2115

Fig 4 - Environment Agency Tidal Hazard Mapping for 1 in 200 and 1 in 1000 year events (2115) – CCN-2014-37888

Fig 5 - South Holland Internal Drainage Board district plan

1.0 INTRODUCTION

1.1 An outline planning application is to be submitted by GR Merchant Ltd on behalf of Mr M Ayres for proposed residential development at Battlefields Lane North, Holbeach, Spalding, Lincs.

1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

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

The site however is also shown in Flood Zone 1 and outside of any Hazard Zone of the South Holland District Council's Strategic Flood Risk Assessment Maps (2010).

The site is also located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 20th July 2016 to undertake a Flood Risk Assessment.

2.0 LOCATION

2.1 The development site is located at the rear of existing dwellings between 135 and 145 Battlefields Lane North, Holbeach.

2.2 The position and extent of the site is shown on Fig 1 - Location & Site Layout Plan. The National Grid Reference for the site is TF 37202570.

2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on the Environment Agency Flood Zone Maps and in Flood Zone 1 of the Council's Strategic Flood Risk Assessment Maps (2010) as defended by the Agency's tidal defences and the Internal Drainage Board system.

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is currently undeveloped land.

3.2 The area of development is approximately 0.12 hectare.

3.3 The proposed site layout consists the construction of three residential dwellings. Existing land level is generally at 3.00m aOD.

3.4 The Sequential Test is met as the site is located in Flood Zone 1 of the Council's Strategic Flood Risk Assessment Maps (2010) and protected against both the 1 in 100 year fluvial event and the 1 in 200 year tidal event.

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 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.

The development site within the South Holland Internal Drainage Board is protected by the Wash tidal defences to the Holbeach Marsh frontage with embankment levels of a minimum of 7.00m aOD.

4.2 The site and the surrounding land drains by gravity to the nearby IDSB main drain and hence in a northerly direction to the Holbeach River Sluice to discharge into the tidal River Welland.

4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 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. Freeboard of 900mm is provided to the lowest land levels.

4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very 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 Four potential sources of flooding have been identified as a result of this assessment:

a) local blockages to IDB main drain system.
b) storm return period of 1 in 50 years being exceeded
c) failure of Holbeach River Sluice
d) overtopping and breaching of defences of the Wash tidal defences

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 South Holland 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.

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 developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage".

5.3 Failure of Holbeach River Sluice 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 The flood embankments to the Wash tidal defences provide a 1 in 200 year return period level of protection. The 1 in 200 year tidal event to the Holbeach Marsh frontage inclusive of climate change to 2115 is estimated to be 7.20m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences. However, the site is further protected by second line defences with embankment levels of 6.00m aOD. Any overtopping/breaching could reach the development site.

More recent Tidal Hazard Mapping produced by the Environment Agency shows that the development site could be affected by floodwaters between 0.25 – 0.50m deep as a result of a breach occurring to the Wash Coastal Defences.

It is necessary to mitigate against this remote risk and finished floor levels should be raised 500mm above ground levels with additional 300mm of flood resilient construction.

5.5 The Environment Agency has recently published The Wash Shoreline Management Plan 2 from Gibraltar Point to Old Hunstanton. The summary of the plan between Gibraltar Point and Wolferton Creek is as follows:-

The intent of management for this Policy Development Zone (PDZ) is to sustain flood defence for the communities and their hinterland on the low-lying areas around The Wash. This includes an increase of management as needed to sustain the current level of flood risk in the face of climate change.

5.6 Surface water drainage from the development site will be to soakaways designed to BRE365 requirements and Building Regulations approval.

6.0 EXTENT OF KNOWN FLOODING

6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

7.1 The probability of this development flooding from localised drainage systems is very low.

7.2 The probability of the site flooding with water from any South Holland IDB main drain 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.

7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.

7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains 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 proposed floor levels at 500mm above surrounding ground level with additional 300mm of flood resilient construction will be appropriate for the design life of the development (i.e. 100 years). Safe refuge would be available at first floor level of both dwellings with no sleeping accommodation on the ground floor.

8.0 IMPACTS OF FLOODING

8.1 No significant impacts of flooding are anticipated.

8.2 Floor levels of the development will be 500mm above surrounding ground levels with additional 300mm of flood resilient construction which together with the proposed soakaway drainage system will offer 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 South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.

8.4 No displacement of water from the site will affect any adjoining properties as proposed soakaways to BRE 365 design requirements will be implemented with Building Regulations approval.

8.5 The developer should ensure that the eventual occupiers of the dwellings are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency provides a Flood Warning Service, which includes Flood Warning Codes and uses direct warning methods where the risks and impacts of flooding are high. Indirect warnings are provided to all flood risk areas, even those at low risk of flooding. The main method is media broadcasts via local radio and also by television.

In addition to direct and indirect flood warnings, the Environment Agency operates a 24 hour a day Floodline Service providing advice and information on flooding, contact tel no: 0845 988 1188 and the occupiers of the new dwellings should register with the Floodline Direct Warnings Service to receive future flood warnings.

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 the South Holland IDB area and its location 8.00 kms from The Wash tidal defences with secondary defences between the marsh frontage and the site.

9.2 The site is within Flood Zone 1 according to NPPF classification with a very low risk of flooding 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 Zone Maps have been produced irrespective of existing flood defences and standards of protection.

9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out a Strategic Flood Risk Assessment (2010) of the whole District by appointed Consulting Engineers.

The Strategic Flood Risk Assessment (2010) has produced more definitive Flood Risk Maps than those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the Strategic Flood Risk Assessment (2010) the site is outside any Hazard Zone and defended by tidal defences and tidal doors.

10.0 CONCLUSIONS AND RECOMMENDATIONS

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

- The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain of The Wash Coastal Defences and South Holland IDB protected to a 1 in 200 year return period.

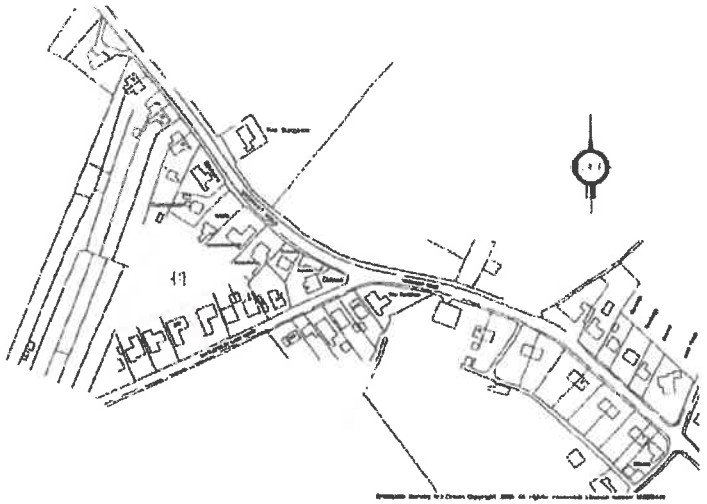
- The site is in Flood Zone 1 with the actual risk of flooding from any Environment Agency river system being very low (less than 0.5%).

- 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.

- On site surface water run-off from the development will be discharged to soakaways to BRE365 design requirements and Building Regulations approval.

- Floor levels of the development will be at 500mm above ground level with additional 300mm of flood resilient construction and all sleeping accommodation at first floor level.





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LEIGH RANGE FIRM

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Project

Client

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Job Ref.

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Date

Drawn

Scales

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Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Holbeach, Lincolnshire at scale 1:10,000

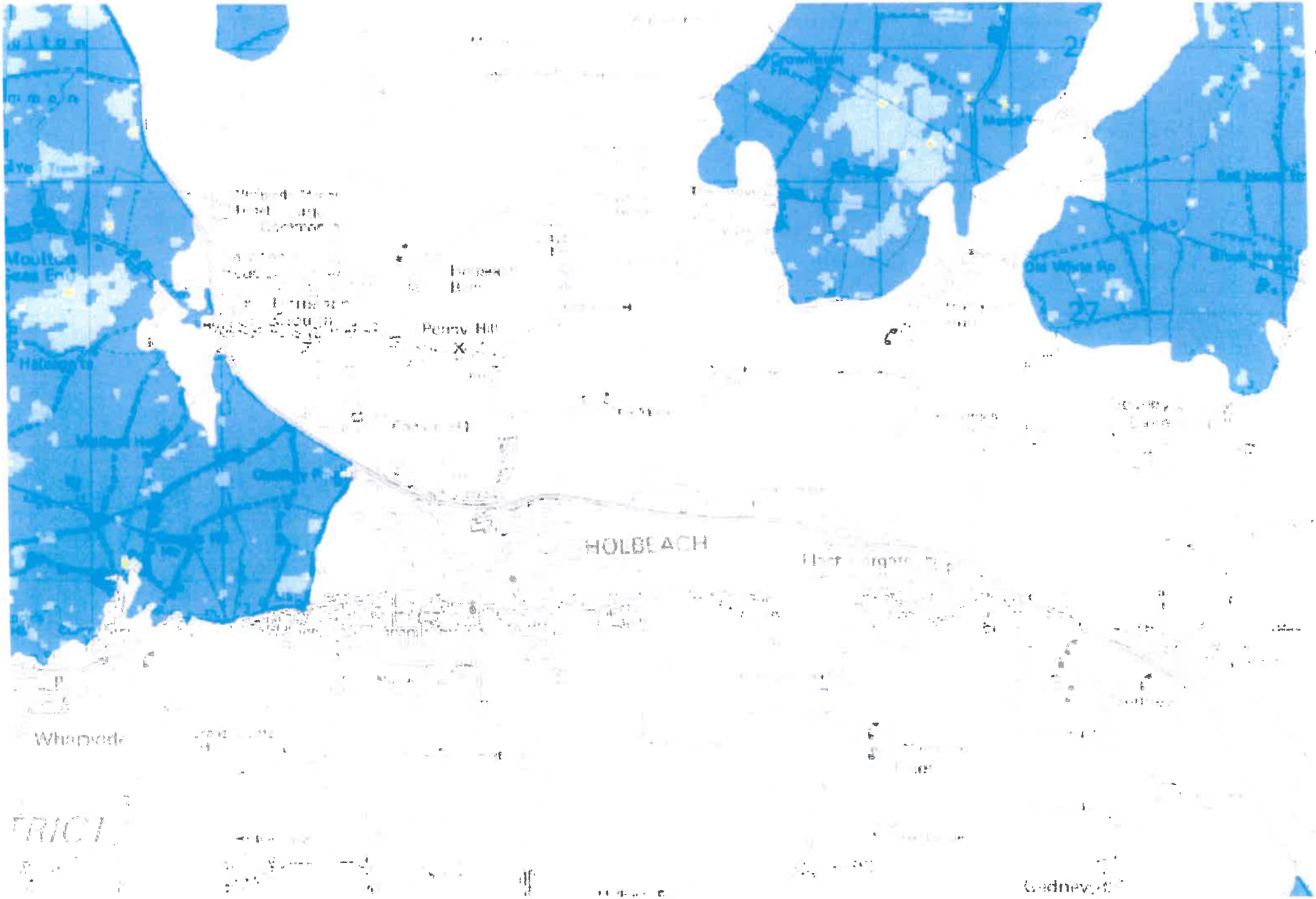
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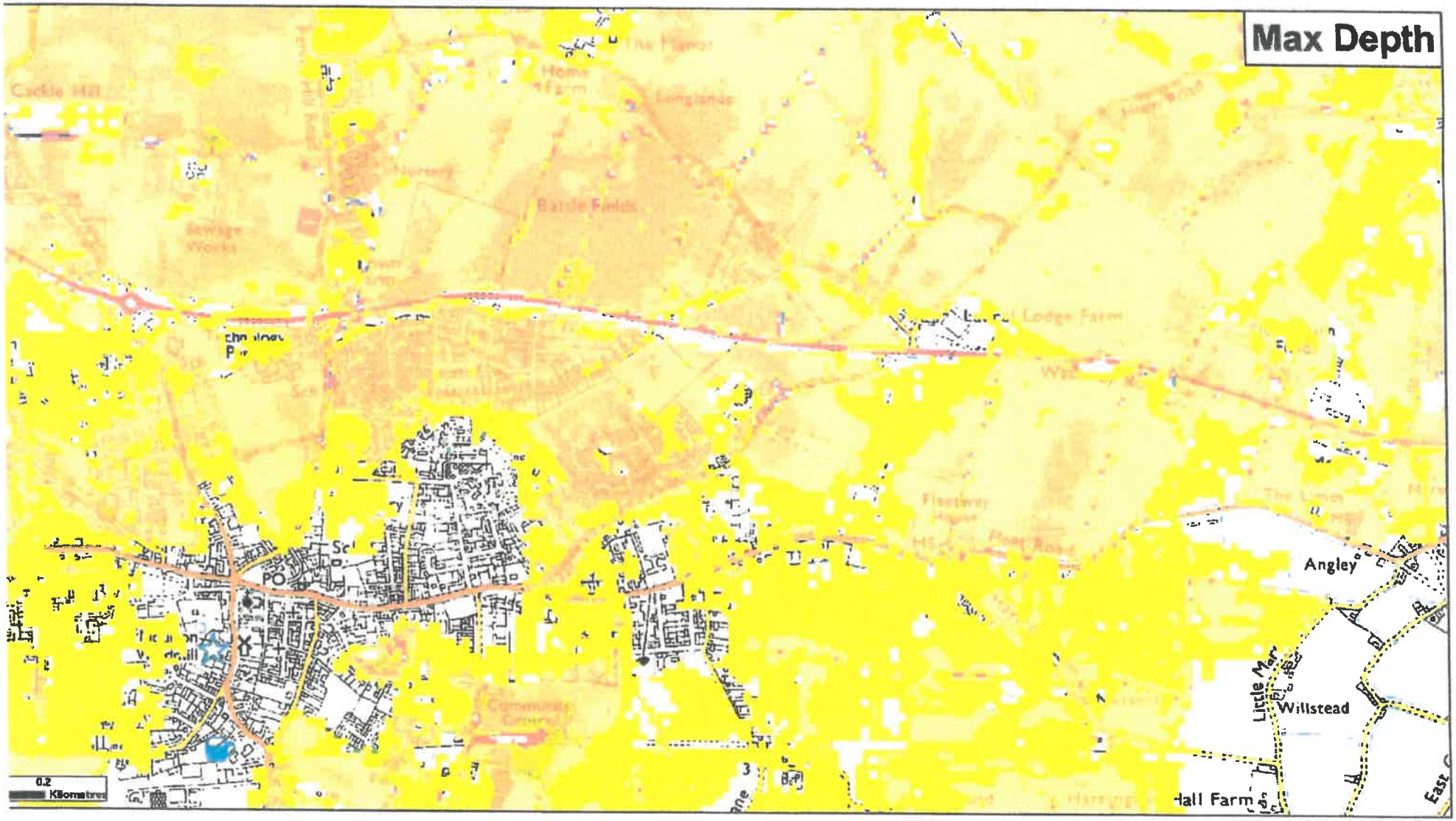
Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in

- Flood Map for Planning (Rivers and Sea)
- Main River Line
- Other national environmental organisations




Moulton
Holbeach
Penny Hill
HOLBEACH
Whaplode
Old Wives Ho
27



Depth (m)

0 - 0.25	0.75 - 1	1.5 - 1.75
0.25 - 0.5	1 - 1.25	1.75 - 2
0.5 - 0.75	1.25 - 1.5	2+

rinted	October 2014	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

General Enquiries No: 03708 506 506 Calls to 03 numbers cost the same as calls to standard geographic numbers (i.e. numbers beginning with 01 or 02

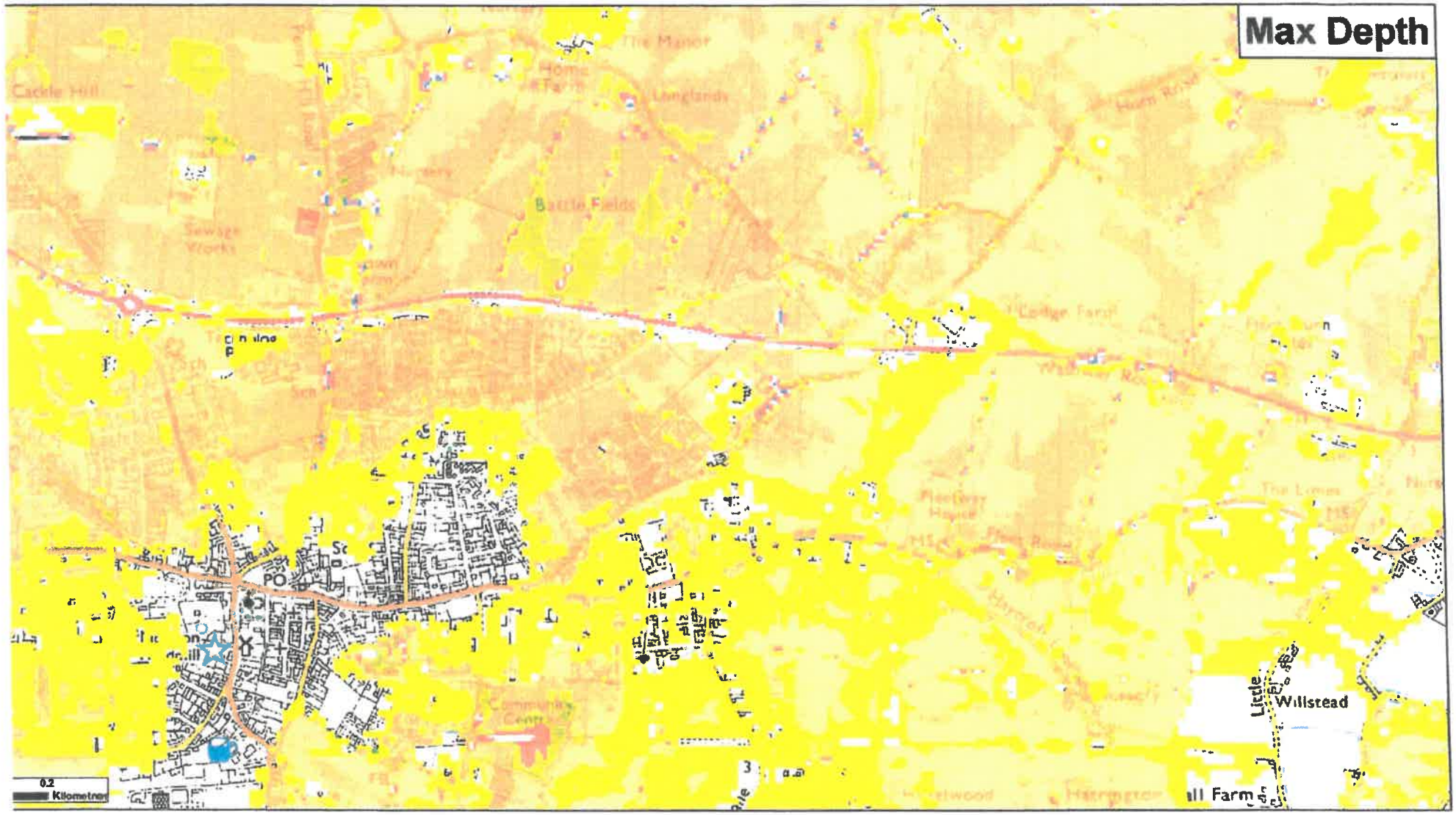
Environment Agency

Produced by the Partnerships & Strategic Overview Team, Lincoln

Northern Area Tidal Breaching Hazard Mapping

Map Centered on TF 37134 25318

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Depth (m)

0 - 0.25	0.75 - 1	1.5 - 1.75
0.25 - 0.5	1 - 1.25	1.75 - 2
0.5 - 0.75	1.25 - 1.5	2+

rinted	October 2014	Scenario year	2115	Scenario Annual Chance	0.1% (1 in 1000)

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

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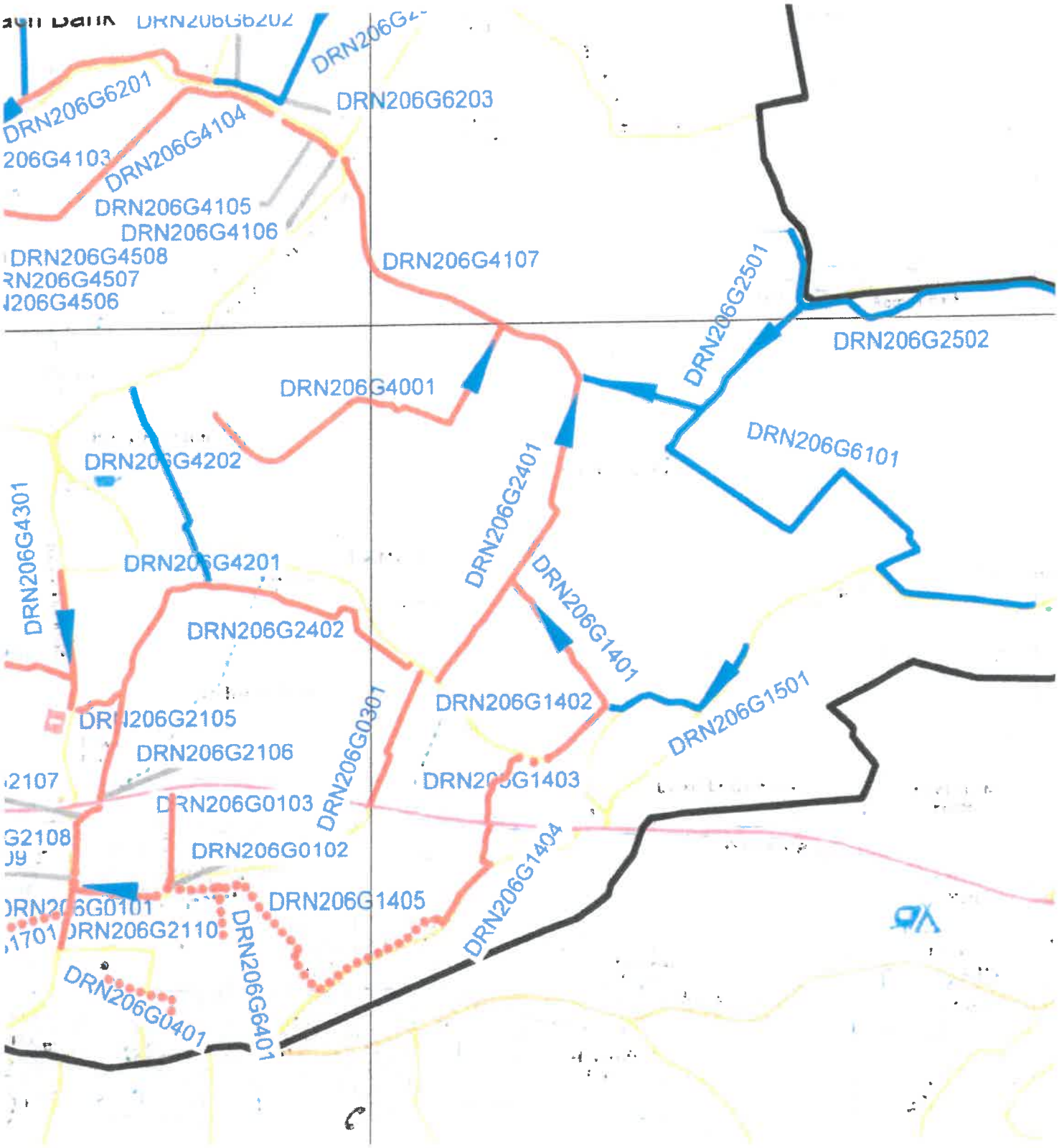
Environment Agency

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Northern Area Tidal Breaching Hazard Mapping

Map Centered on: TF 37134 25318

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