

FLOOD RISK ASSESSMENT.

PROPOSED CHANGE OF USE TO STATIC/TOURING CARAVAN SITE AND RETENTION OF CHANGE OF USE OF EXISTING BUILDING TO ASSOCIATED SERVICE DWELLING AT LAZY ACRE, LITTLE DOG DROVE, HOLBEACH ST JOHNS PE12 8RR.

CODE: H09-0895-25.

South Holland District Council requires the submission of this Flood Risk Assessment in respect of this proposal having regard to the site's location within Flood Zone 3. This zone indicates a high probability of riverain flooding with a possible 1% or greater chance, ignoring flood defences.

As the Planning Statement submitted with this application indicates, Lazy Acre extends to approximately 0.37 hectare in area. The proposed development is unique to this property in that it relates, in part, to the change of use of an existing building on the site.

The submitted Planning Statement sets out the existing foul and surface water drainage arrangements that have been place for many years, initially to serve the caravan site on the land that existed as permitted development under the Exemption Certificate issued by the then Caravan and Camping Club. The Certificate was withdrawn in 2015.

The building to which the application relates was built to serve a caravan site pursuant to the Council's grant of full planning permission, initially in June 2010 (application code H09-0333-10). The use of a foundation type and building materials ensures that it can withstand flowing water damage and other water impacts. However, the applicant, Mr E McGowan, has owned this property since 2012 during which time it has not been subject to any inundation.

South East Lincolnshire Local Plan 2011-2036, adopted in March 2019, at Policy 4 is entitled "Approach to Flood Risk". It indicates that a sequential test will not be required for a change of use to a dwelling, which clearly applies to the residential element of this proposal. Whilst the site is located within Flood Zone 3, it is not considered that, in this instance, a detailed Flood Risk Assessment is necessary in respect of the retention of the change of use to a caravan site, the site's limited area, the background of long-term previous usage of the site and the existence of all its core facilities, including a package foul drainage treatment plant and established site drainage. The drainage system is designed to discharge so that it does not generate significant off-site run off, so avoiding any increased flood risk locally. Accordingly, the requirements of policy 4g are satisfied. Likewise, the approved foul drainage disposal facility accords with the requirements of the policy.

Insofar as Policy 4b and 4c are concerned, each static caravan unit will have a built-in, elevated manufacturer's floor level, so providing a permanent level of flood resilience for occupants. Similar considerations apply in respect of any visiting touring caravans. Nevertheless, the site rules will not permit entry to the site during notified levels of

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elevated flood risk. The Environment Agency's flood warning system will be constantly monitored, accordingly.

Having regard to the above considerations, it is considered that flood risk has been taken into account appropriately in the submission of this application.

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