



G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Tel: 01406 490800 • Fax: 01406 425744
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 2448/12

**PROPOSED FARM HOUSE
HOME FARM
LITTLE SUTTON
LONG SUTTON
SPALDING
LINCS
PE12 9AJ**

FOR

T & A PICCAVER

PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSED FARM HOUSE
HOME FARM
LITTLE SUTTON
LONG SUTTON
SPALDING
LINCS
PE12 9AJ**

The application is a re-application following 'Refusal of Planning Permission' under reference H10-0098-13 dated 7 June 2013 for the following reasons:

1. In the opinion of the Local Planning Authority the applicant has failed to satisfactorily demonstrate that there is an essential need for a third dwelling on the holding to serve the needs of the applicant's business, having as it does a functional requirement for less than two full-time employees. Although now cancelled following publication of the National Planning Policy Framework, 2012, previous guidance set out at Annex A to PPS7 – sustainable Development in Rural Areas remains relevant, being a long established and accepted series of tests against which proposals for new rural workers dwellings may be assessed, and has been taken into account here. Having considered all the submitted information, and having sought advice from an independent agricultural consultant, the Local Planning authority concludes that there is no essential need for an additional employee to live in this location. The proposal is therefore contrary to national guidance set out in Paragraph 55 to the National Planning Policy Framework, 2012, and to Policy HS7 of the South Holland Local Plan, 2006.
2. Furthermore, the Local Planning Authority considers that the proposed dwelling, in terms of its overall scale, far exceeds what would be considered reasonable even if an essential need for an additional dwelling on the holding been demonstrated. It is an established principle, reflected in the text previously set out at Annex A to PPS7, that it is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding. Dwellings that are unusually large in relation to the needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long term, are unlikely to be affordable to other agricultural workers should they become available in future. As such the likelihood that the Local Planning Authority would face increased pressure to remove the normal agricultural workers occupancy condition, thereby undermining the original justification for granting permission. The individual and cumulative impact of this would be to increase in the number of open market dwellings in the countryside and reduce the number of suitable dwellings available to the agricultural workforce, contrary to both the overarching principles of sustainable development and Paragraph 55 of the National Planning Policy Framework 2012, which states that isolated new homes in the countryside should be avoided unless there are special circumstances.
3. Whilst the overall quality of the proposed design and its detailing are of a high standard (albeit that some minor amendments would improve the design further), and as such could be seen to make a positive contribution to the character of the locality in line with Policy SG14 of the South Holland Local Plan 2006, as well as national guidance set out in Section 7 to the National Planning Policy Framework, 2012, the north-facing orientation of the proposed dwelling, with its front elevation set at 90 degrees to the road frontage, does not reflect the orientation of similar traditional dwellings in the locality. As such the traditional architectural characteristics of the design are undermined, and the proposal fails to take the opportunity to contribute to a sense of place and respond to local character and history. The proposal is therefore contrary to national guidance set

out in Section 7 to the National Planning Policy Framework, 2012, and to Policy SG14 of the South Holland Local Plan, 2006,(See appendix), this application attempts to address all the above issues.

1. A revised agricultural report has been produced by The Andersons Centre' to justify the Financial & Functional needs of the application.
2. The design of the proposed farm house has been reduced in size to be commensurate with the holding.
3. The orientation of the proposed farm house has been changed to face the road frontage and be traditional to other dwellings in the locality.

Referring to the issues raised by the South Holland Internal Drainage Board, a rainwater harvesting system will be installed to re-cycle rainwater for garden irrigation and vehicle cleaning, an overflow rainwater soakaway will be installed subject to the necessary percolation test being carried out to check suitability.

Included within the Appendix is the Planning, Design & Access Statement which accompanied the original application.

APPLICATION PLANS

2448/12-10	Elevations – Colour
2448/12-11	Elevations – Black & White
2448/12-12	Floor plans
2448/12-13	Site plans.

G R Merchant
June 2014.

APPENDIX

Google site plans

Refusal of Planning Permission Notice H10-0098-13 dated 7 June 2013.

Revised Agricultural Report by George Cook from The Anderson Centre

Planning, Design & Access Statement which accompanied the refused
application H10-0098-13

Flood Risk Assessment

Copies of consultees responses to H10-0098-13.



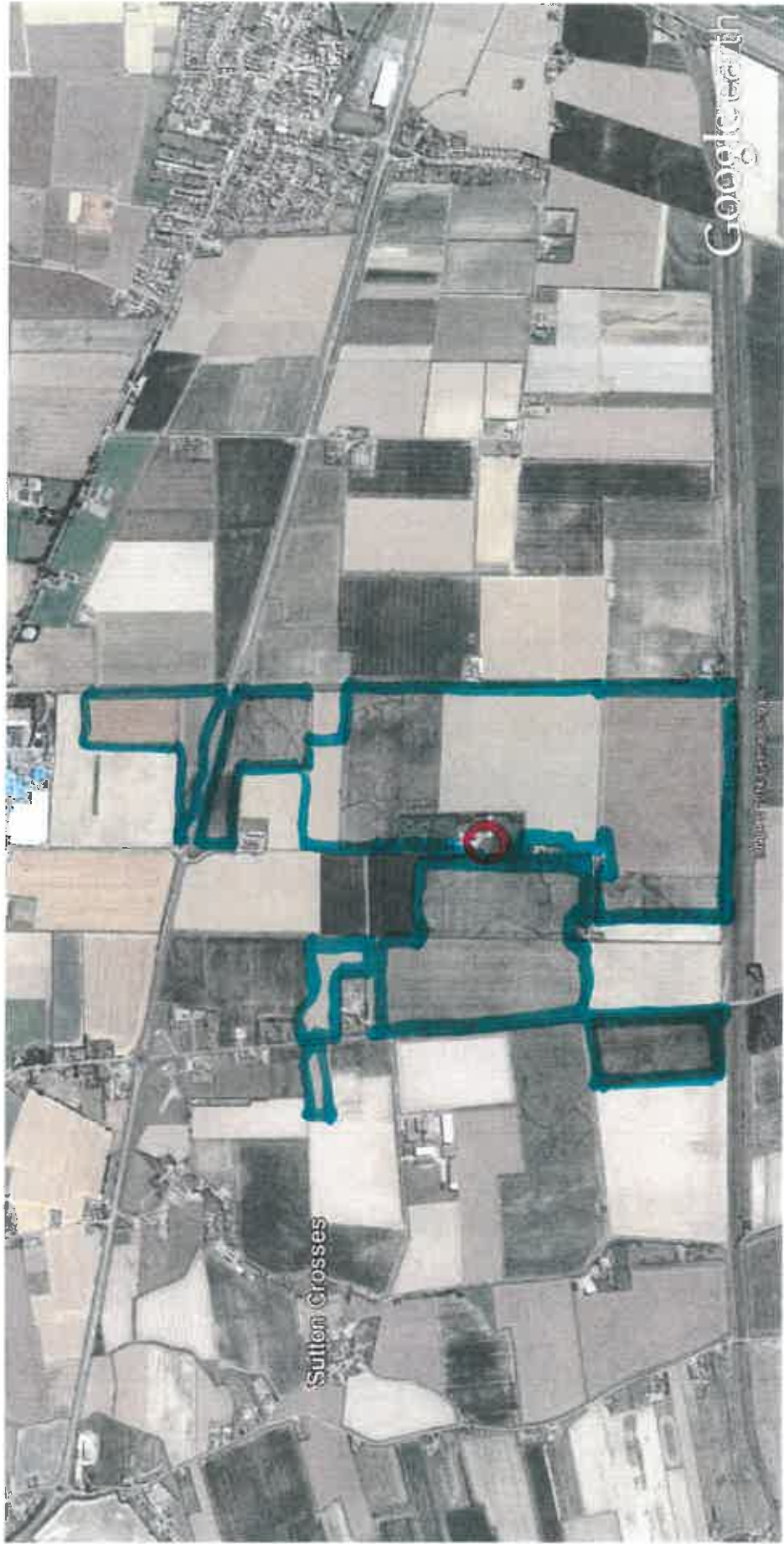
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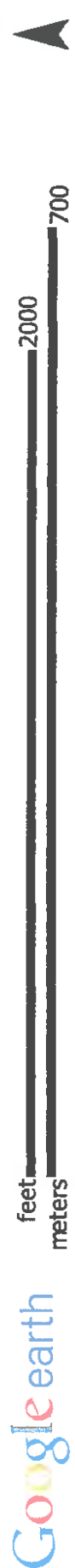
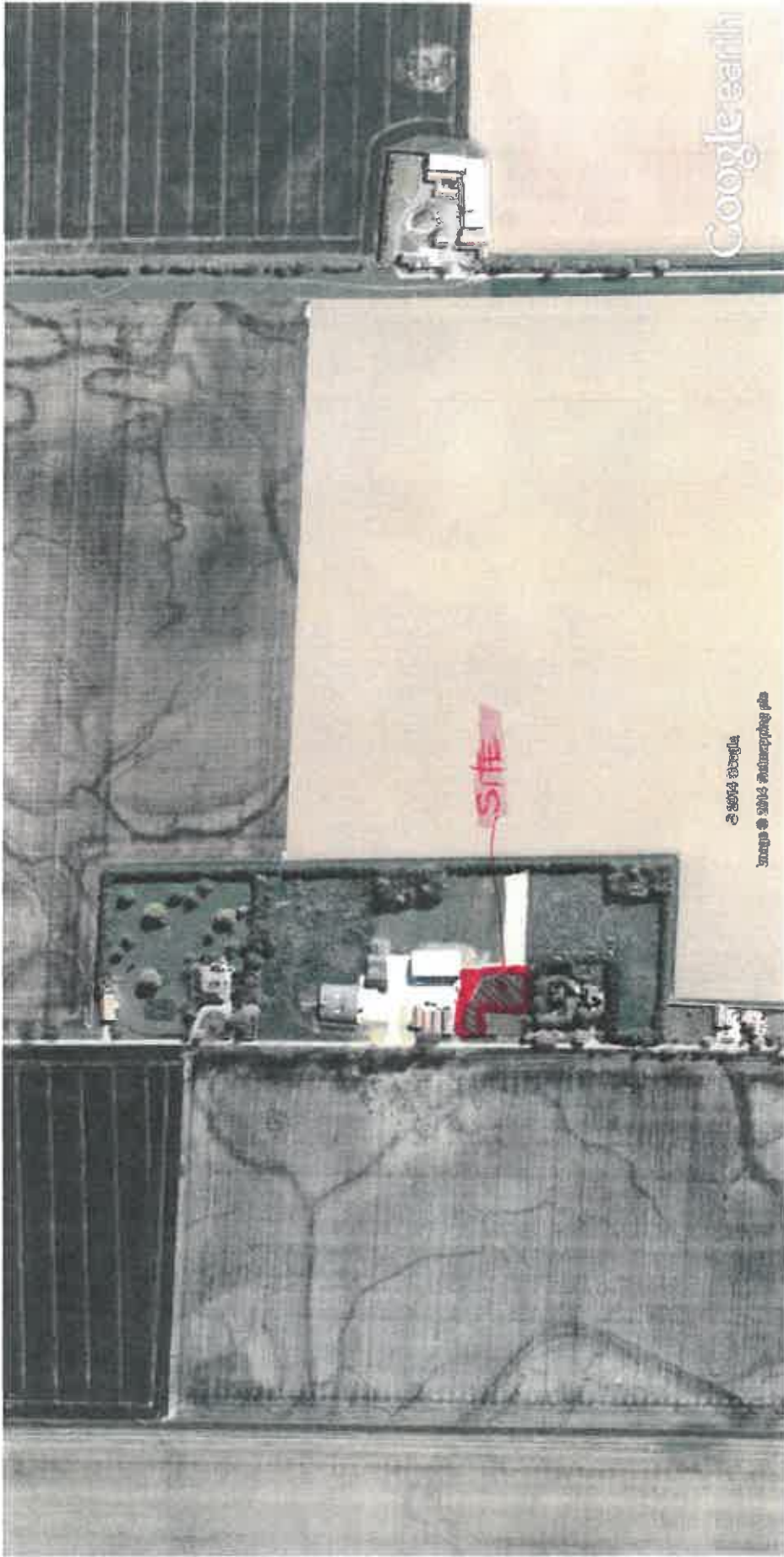


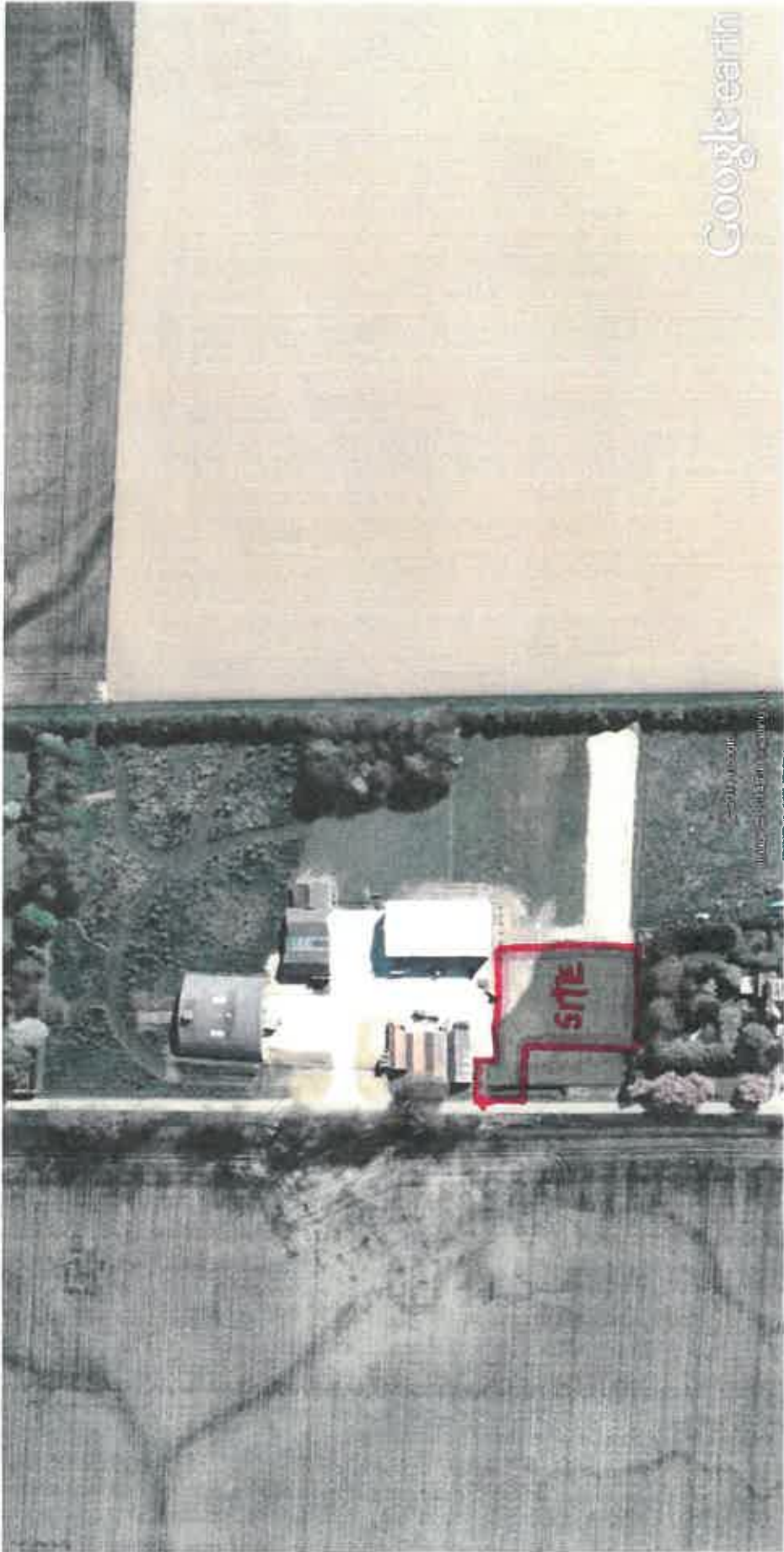
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Google earth

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H10-0098-13 Received: 12th February 2013 Type: FULL

Name: T and A Piccaver
Piccaver Farm
Hundred Lane
Long Sutton
Spalding
Lincs
PE12 9AJ

Agent: G R Merchant
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
Lincs
PE12 7EE

Description: Proposed house and garage

Location : Piccaver Farm Hundred Lane
Long Sutton Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 In the opinion of the Local Planning Authority the applicant has failed to satisfactorily demonstrate that there is an essential need for a third dwelling on the holding to serve the needs of the applicant's business, having as it does a functional requirement for less than two full-time employees. Although now cancelled following publication of the National Planning Policy Framework, 2012, previous guidance set out at Annexe A to PPS7 - Sustainable Development in Rural Areas remains relevant, being a long established and accepted series of tests against which proposals for new rural workers dwellings may be assessed, and has been taken into account here. Having considered all the submitted information, and having sought advice from an independent agricultural consultant, the Local Planning Authority concludes that there is no essential need for an additional employee to live in this location. The proposal is therefore contrary to national guidance set out in Paragraph 55 to the National Planning Policy Framework, 2012, and to Policy HS7 of the South Holland Local Plan, 2006.
- 2 Furthermore, the Local Planning Authority considers that the proposed dwelling, in terms of its overall scale, far exceeds what would be considered reasonable even if an essential need for an additional dwelling on the holding been demonstrated. It is an established principle, reflected in the text previously set out at Annexe A to PPS7, that it is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding. Dwellings that are unusually large in relation to the

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long term, are unlikely to be affordable to other agricultural workers should they become available in future. As such the likelihood that the Local Planning Authority would face increased pressure to remove the normal agricultural workers occupancy condition, thereby undermining the original justification for granting permission. The individual and cumulative impact of this would be to increase in the number of open market dwellings in the countryside and reduce the number of suitable dwellings available to the agricultural workforce, contrary to both the overarching principles of sustainable development and Paragraph 55 to the National Planning Policy Framework, 2012, which states that isolated new homes in the countryside should be avoided unless there are special circumstances.

- 3 Whilst the overall quality of the proposed design and its detailing are of a high standard (albeit that some minor amendments would improve the design further), and as such could be seen to make a positive contribution to the character of the locality in line with Policy SG14 of the South Holland Local Plan 2006, as well as national guidance set out in Section 7 to the National Planning Policy Framework, 2012, the north-facing orientation of the proposed dwelling, with its front elevation set at 90 degrees to the road frontage, does not reflect the orientation of similar traditional dwellings in the locality. As such the traditional architectural characteristics of the design are undermined, and the proposal fails to take the opportunity to contribute to a sense of place and respond to local character and history. The proposal is therefore contrary to national guidance set out in Section 7 to the National Planning Policy Framework, 2012, and to Policy SG14 of the South Holland Local Plan, 2006.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible by identifying matters of concern with the application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Note(s):

The determined plans are:

Dwg. No's. 2448/12-01, 02 & 04, Final Agricultural Report ref: GAC/LJR/P031 and Confidential Unaudited Financial Statements for the year ended 31st March 2012 received 07 February 2013

Dwg. No. 2448/12-03B received 12 February 2013

Flood Risk Assessment dated March 2013, ref: GCB/Merchant received 25 March 2013



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
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The applicant is advised that should they submit a further application for planning permission, or appeal against this decision, then the comments made by South Holland Internal Drainage board in their letter of 19 February 2013 should be addressed.

A handwritten signature in black ink, appearing to read "Paul Jackson".

Paul Jackson
Planning Manager

7th June 2013

H10-0098-13

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

GR MERCHANT **LTD.**

**4 WRIGHTS MEWS 12A PARK ROAD HOLBEACH
SPALDING Lincs PE12 7EE**

**TEL 01406 490800 FAX 01406 425744 E-MAIL gr.merchant@btconnect.com
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PLANNING DESIGN AND ACCESS **STATEMENT**

to support the planning application for a dwelling at

**HOME FARM
LITTLE SUTTON
LONG SUTTON
SPALDING
Lincs
PE12 9AJ**

for

T & A PICCAVER



1. INTRODUCTION

- Our clients T & A Piccaver approached us last year to look at the feasibility of creating a new dwelling in the open countryside that would be adjacent and connected to their farming business. We advised that the first point of call is to commission a Farm Business Consultant to produce a Functional and Financial Report. They appointed George Cook of Andersons. Their Report is attached to the rear of this document in the Appendix..
- The siting of the proposed dwelling is to the south of the farm buildings along Hundreds Lane on vacant grass land between the farm buildings and the adjacent existing dwelling to the south. The front of this land off the road has recently undergone a tree planting scheme and this area does not form the application site, although it will aid in the screening of the site.

2. USE

- The proposal is for a four bedroom family home for Joseph Piccaver and his growing family. The property is to be adjacent the farm buildings that overlook the yard which will also contain a farm office with separate external access.

3. AMOUNT

- A four bedroom family home with garages, forecourt and gardens.

4. LAYOUT

- The front of the building is to face north parallel to Hundreds Lane and sit fairly central on the site so that it can overlook the farmyard. There will be a forecourt and drive that winds its way to the front of the building and garages from Hundreds Lane and also the drive will access the farmyard through gates.
- A triple garage helps form the forecourt area and the garages are linked to the house with brick walling to create private gardens to the rear.
- The property will be screened from Hundreds Lane via recently planted trees (not part of site) and the site overall benefits from mature landscaping all around the site area.
- New boundaries will be marked by using Lincolnshire post and rail fencing.

5. SCALE

- All dimensions of the house (inc. garage and site) width, length and height can be found on the drawings. The sizes of the property are consistent with a Georgian style country farm building.

6. LANDSCAPING

- As stated already the site benefits already with mature and new trees around the site. The building and garages frame the forecourt which is laid in gravel. High brick walls create private rear gardens to the south of the house with simply laid patio and grassed areas. Boundaries are treated with Lincolnshire post and rail fencing.

7. APPEARANCE

- The appearance of the buildings is traditional Georgian style country farm house. It is intended to use good grade materials including red handmade bricks (laid in an english garden wall bond and lime mortar), clay terracotta pantiles, timber sliding sash windows (with natural stone sills) and cast iron rainwater goods.

8. ECOLOGICAL

- It is the client's intention to investigate the use of either Solar voltaic panels to one of the farm building roofs or a wind turbine (somewhere on site) with the introduction of this building if accepted.
- Rainwater Harvesting will be used on site.
- Heating to the house will be supplied by either Ground or Air source heat pumps.

9. ACCESS

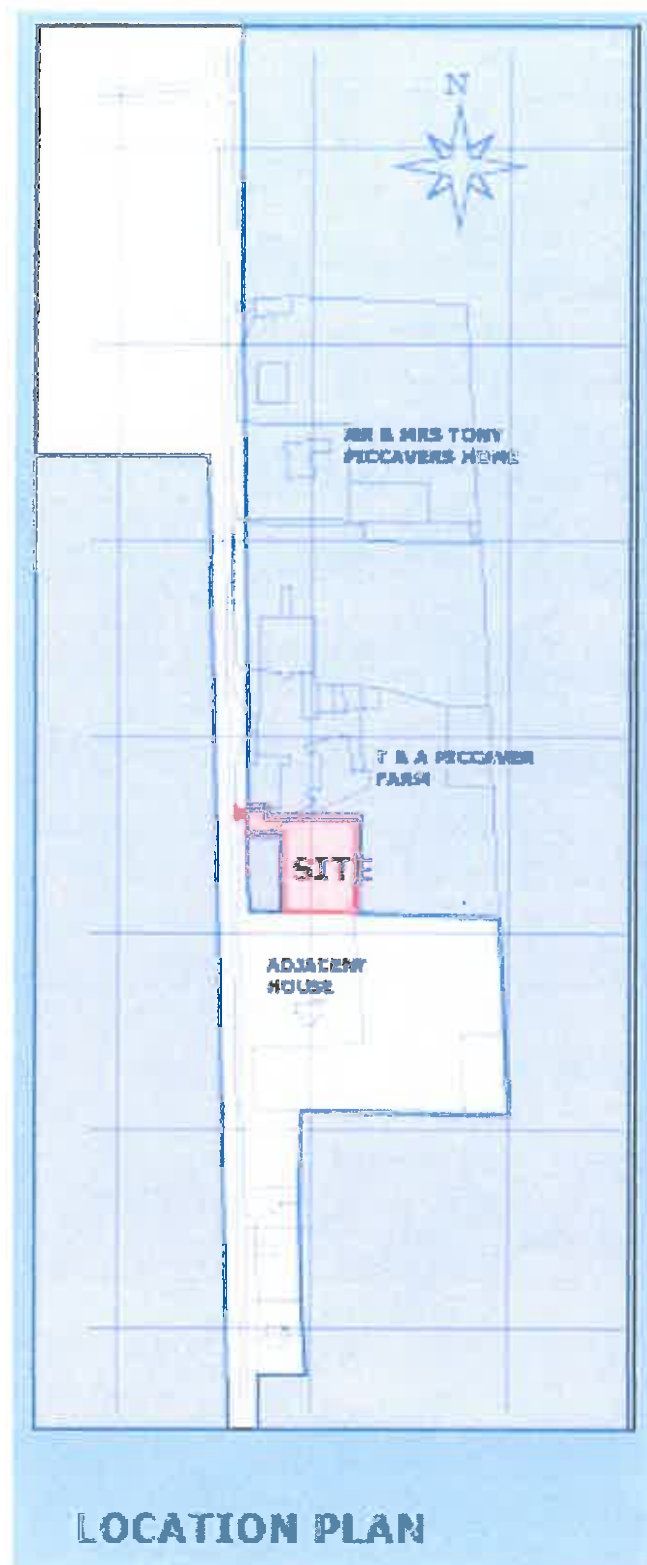
- The site is situated half a mile from the A17 that runs past Long Sutton and is about 15 miles away from both Spalding and Kings Lynn, both have train links. There is a good bus service to both these destinations.
- The new dwelling will have a hard standing area in which to disembark from a car and this will be connected to the footpath around the dwelling. The footpath will be ramped up to the front door (Principal entrance) and with the aid of a 'access for all' threshold access is gained into the building.

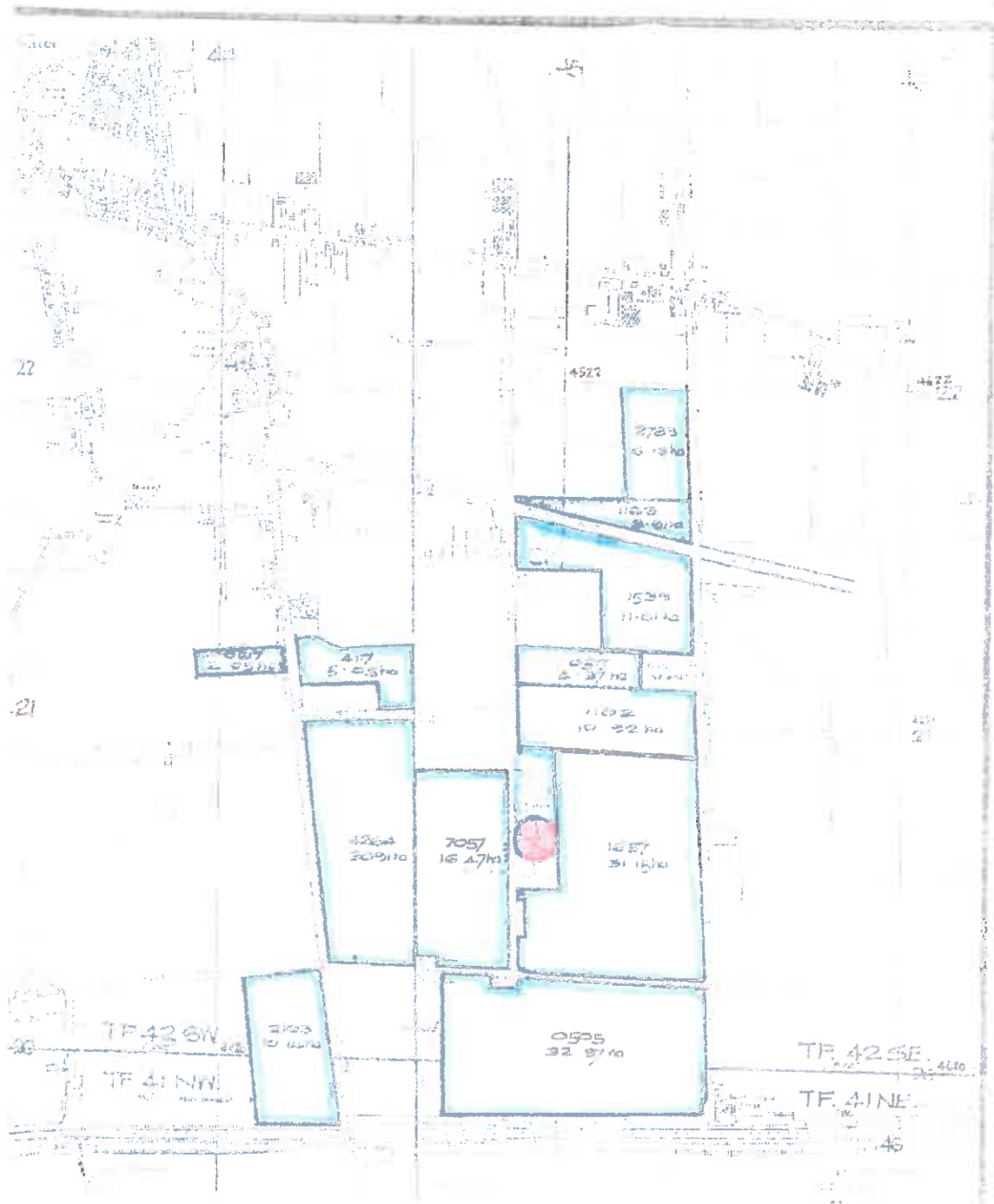
10. APPLICATION PLANS

- REF: 2448/12 drawing numbers 01,02,03A & 04

11. APPENDIX (following pages)

- LOCATION PLAN (EXCERPT OF DRAWING 2448/12 DRG 03A)
- OS MAP SHOWING FIELDS UNDER OWNERSHIP.
- COPY OF PLANNING APPLICATION APPROVAL BY HOLLAND DISTRICT COUNCIL
REF: EE100/67
- AGRICULTURAL REPORT BY GEORGE COOK OF ANDERSONS.





Ref. No. FE 100/67

HOLLAND COUNTY COUNCIL

Permission for Development subject to Conditions

Town and Country Planning Act, 1962

To Mr. P. Hoover,

P. Hoover

(per C.J. Archer

The Friars, King's Lynn

The Holland County Council HEREBY PERMIT the development proposed by you in your application dated the 4th day of April, 1967 namely — Bungalow and garage, with provision of vehicular access at Hundred Lane, Little Sutton.

and shown on the plan(s) accompanying the application, subject to due compliance with the byelaws and general statutory provisions in force in the district, and subject to the conditions specified hereunder :—

1. The applicant shall at his own expense and to the satisfaction of the local planning authority construct a proper crossing over the highway margin from the development to the carriageway of the county road.
2. The occupation of the bungalow shall be limited to persons employed, or last employed, locally in agriculture or to their dependents.

The reasons for the Council's decision to grant permission for the development, subject to compliance with the conditions hereinbefore specified are :

1. To prevent damage to the highway margin.
2. This building is sited in an area in which buildings, other than those connected with an agricultural need, would not be permitted.

Dated the 8th day of June, 1967

Signed Signed H. A. H. WALTERS
Clerk of the County Council.

County Hall,
Boston.

FLOOD RISK ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT AT HUNDREDS LANE, LONG SUTTON, LINCS.

FINAL REPORT

GEOFF BEEL CONSULTANCY

MARCH 2013

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 Piccaver Farm, Hundreds Lane, Little Sutton, Long Sutton, Lincolnshire. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Messrs T & A Piccaver" 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**

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- Fig 2 - House Plans and Elevations –
G R Merchant Ltd drg. no. 2448-12-01**
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- Fig 4 – Levels Plan – GR Merchant Ltd drg. no. 2448-12-05**
- Fig 5 - Environment Agency Flood Zone Map**
- Fig 6 - South Holland Strategic Flood Risk Assessment Map
Depths of 1 in 100 Fluvial and 1 in 200 Tidal events (2115)**
- Fig 7 - South Holland Internal Drainage Board District plan**

1.0 INTRODUCTION

- 1.1 A full planning application has been submitted by G R Merchant Ltd on behalf of Messrs T & A Piccaver for proposed residential development at Piccaver Farm, Hundreds Lane, Little Sutton, Long Sutton, Lincs.
- 1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles of Paragraph 9 of the Technical Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

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 is also shown in a Low Probability Zone of Flooding in the South Holland District Council's Strategic Flood Risk Assessment Map. (2010)

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

- 1.3 Geoff Beel Consultancy was appointed on 19th March 2013 to undertake a Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is located at Piccaver Farm, Hundreds Lane, Little Sutton, Long Sutton. The National Grid Reference of the central point of the development is TF 44752055.
- 2.2 The position and extent of the site is shown on Fig 1 – Location Plan and Fig 4 – Levels Plan at the end of the document.
- 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 a Low Probability Zone of Flooding of the Council's Strategic Flood Risk Assessment Map.(2010)

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently part of an agricultural holding.
- 3.2 The area of development is approximately 0.15 hectare.

- 3.3 The proposed site layout consists the construction of a new farmhouse and garage. Road level of Hundreds Lane is at 4.10m aOD and it is proposed for the finished floor level of the farmhouse to be 500mm above the road at 4.60m aOD. Land levels are at 3.40m aOD.
- 3.4 The Sequential Test and Exception Test will require to be applied by the Local Planning Authority but the development may be permitted as the site is protected against both the 1 in 200 year return period tidal event and the 1 in 100 year return period fluvial event.

Flood mitigation measures have been incorporated into the design and construction of the farmhouse by raising finished floor levels above the existing ground level to safeguard against the risk of flooding as a result of a breach to the tidal defences and to ensure the proposals pass Part 2 of the Exception Test with an adequate water exclusion strategy for the design flood and breach 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 South Holland Internal Drainage Board is protected by a combination of the River Welland tidal defences downstream of Spalding, the River Welland fluvial embankments as well as the River Nene tidal defences downstream of Foul Anchor.

- 4.2 The site and the surrounding land drains by gravity to the Board's South Holland Main Drain and hence to the South Holland Outfall Sluice to discharge into the tidal River Nene upstream of Sutton Bridge.
- 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 the South Holland Outfall Sluice
- d) overtopping and breaching the tidal River Nene 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 the South Holland Outfall Sluice may occur due to long term mechanical breakdown or power supply being disrupted. However, in these circumstances, if conditions were such as 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 tidal River Nene provide a 1 in 200 year return period level of protection. Surface water drainage from the site will be to soakaways designed to BRE365 requirement and Building Regulations approval.
- 5.5 The South Holland Strategic Flood Risk Assessment Flood Depth Maps show the site to be flooded up to a depth of 1.00m which is confirmed by more recent Tidal Hazard Mapping prepared by the Environment Agency to indicate that the development site could be flooded to a depth of flooding of between 0.5m and 1.00m. It is necessary to mitigate against such risks and flood resilient construction should be incorporated as well as raising finished floor level.

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 fluvial 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 level at 4.60m aOD and some 1.20m above existing ground level with flood resilient construction will be appropriate for the design life of the development (i.e. 100 years).
- 7.6 Safe refuge is available at first floor level of the new farmhouse.

8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor level of the development will be at 4.60m aOD, 500mm above Hundreds Lane and 1.20m above existing ground levels which together with the proposed flood resilient construction 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 soakaways drainage will be to BRE365 design requirements and Building Requirements approval.
- 8.5 Safe and dry access/egress is available to Hundreds Lane and hence in a north-westerly direction to Long Sutton where land is in Flood Zone 1.

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 2.50 kms from the River Nene tidal defences.
- 9.2 Although within Flood Zone 3 according to NPPF classification, the site actually has 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 of the whole District by appointed Consulting Engineers.

The Strategic Flood Risk Assessment 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 for years 2002 and 2115 to account for the effects of climate change.

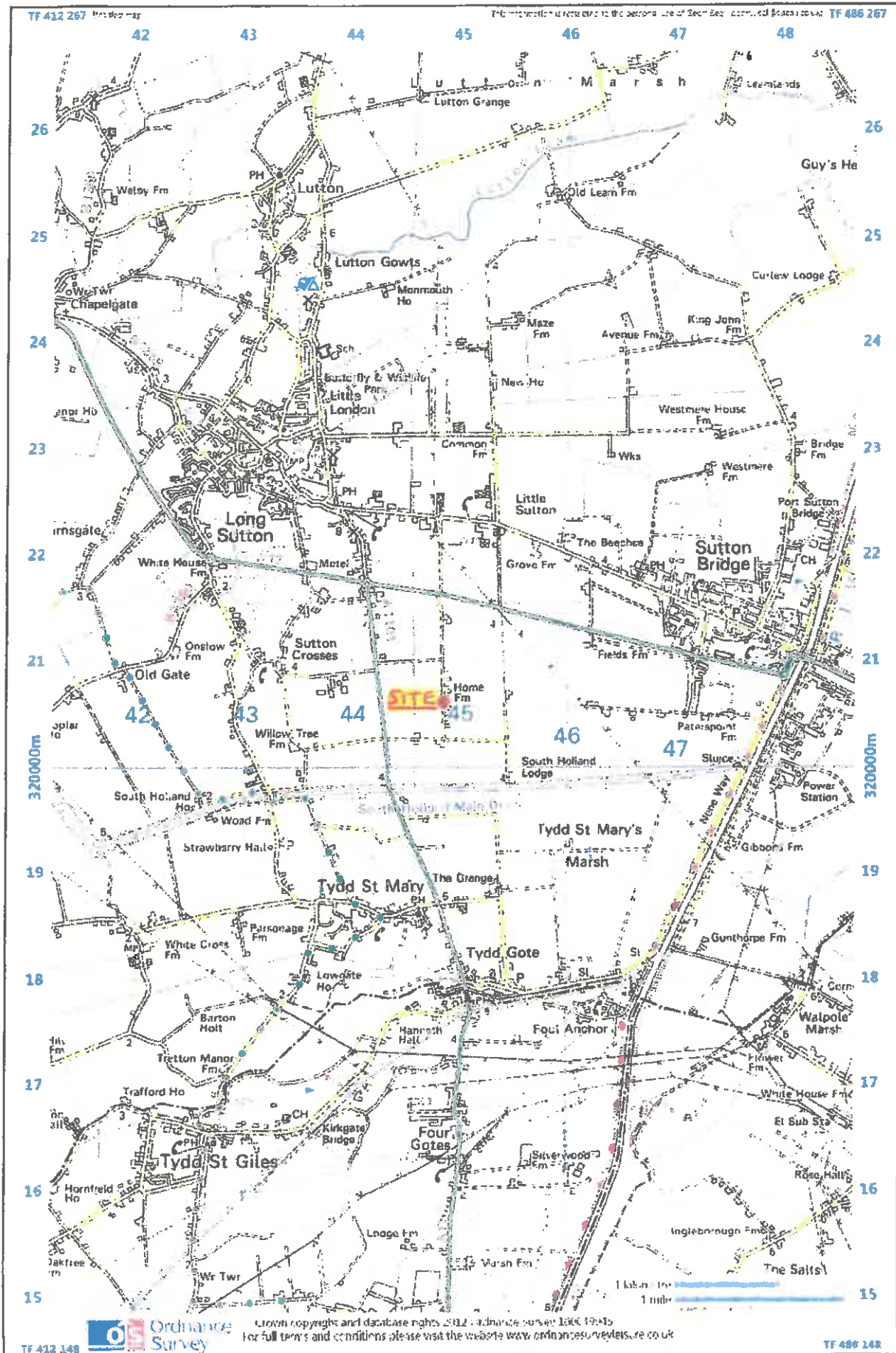
Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. The site is shown as being liable to flooding up to 1.00m as a result of a failure of the River Nene tidal defences.

- 9.4 As a result of the Strategic Flood Risk Assessment, the South Holland Main Drain and associated IDB main drains have been determined as providing protection against a 1 in 100 year return period event both in year 2115.

10.0 CONCLUSIONS AND RECOMMENDATIONS

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

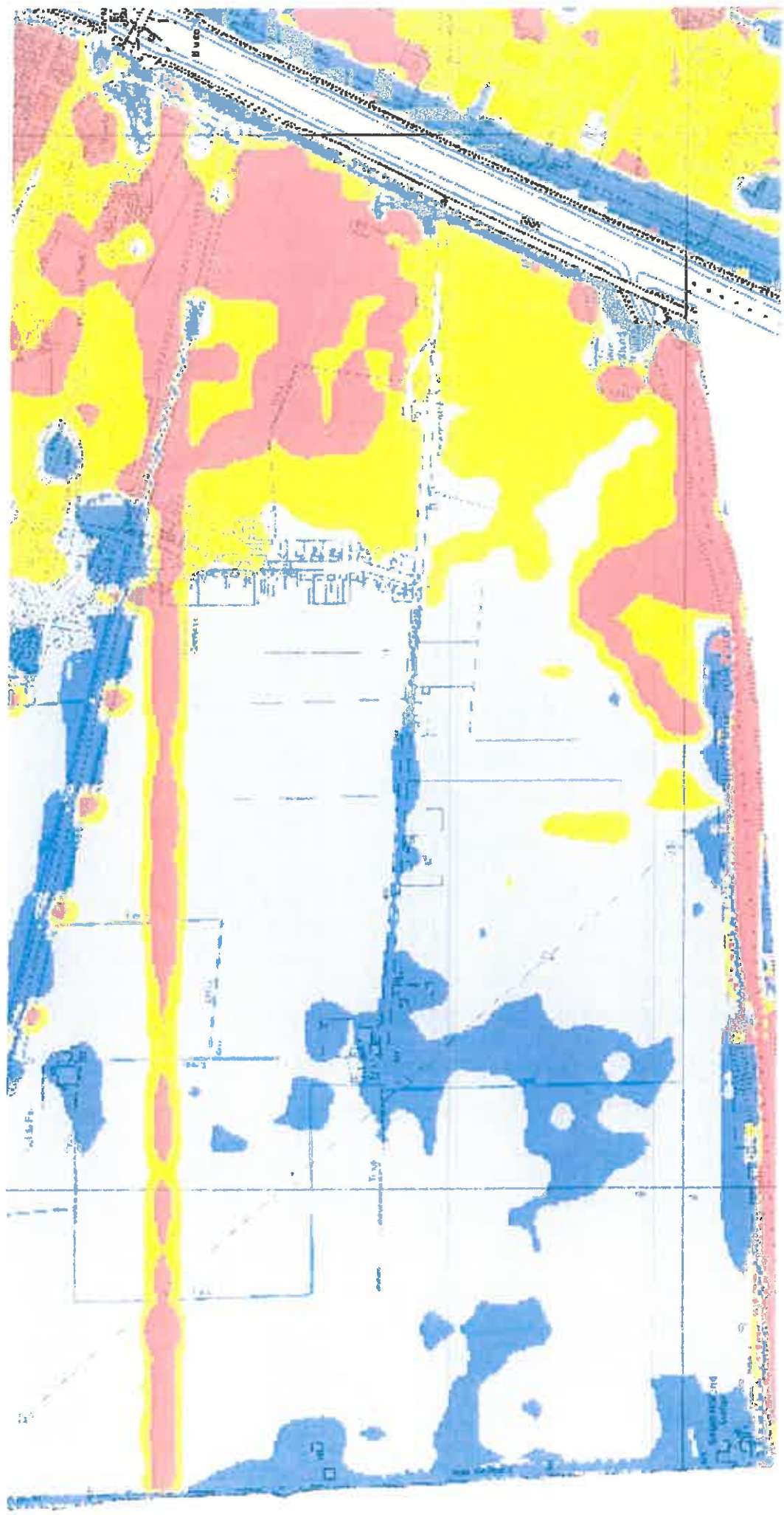
- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by the River Nene tidal defences and the South Holland IDB to a 1 in 200 year return period, (0.5%).
- Although the site is in Flood Zone 3, the actual risk of site flooding from any Environment Agency river system is very low (less than 0.5%). The site has been identified as liable of up to 1.00m depth of flooding due to the failure of the River Nene tidal defences in the South Holland District Council's Strategic Flood Risk Assessment Map.
- 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.
- Floor level of the farmhouse has been raised to 4.60m aOD, some 500mm above the Hundreds Lane access and 1.20m above existing land level.
- On site rainwater from the development will be discharged via soakaway drainage to BRE365 design requirements and hence to IDB main drain system.

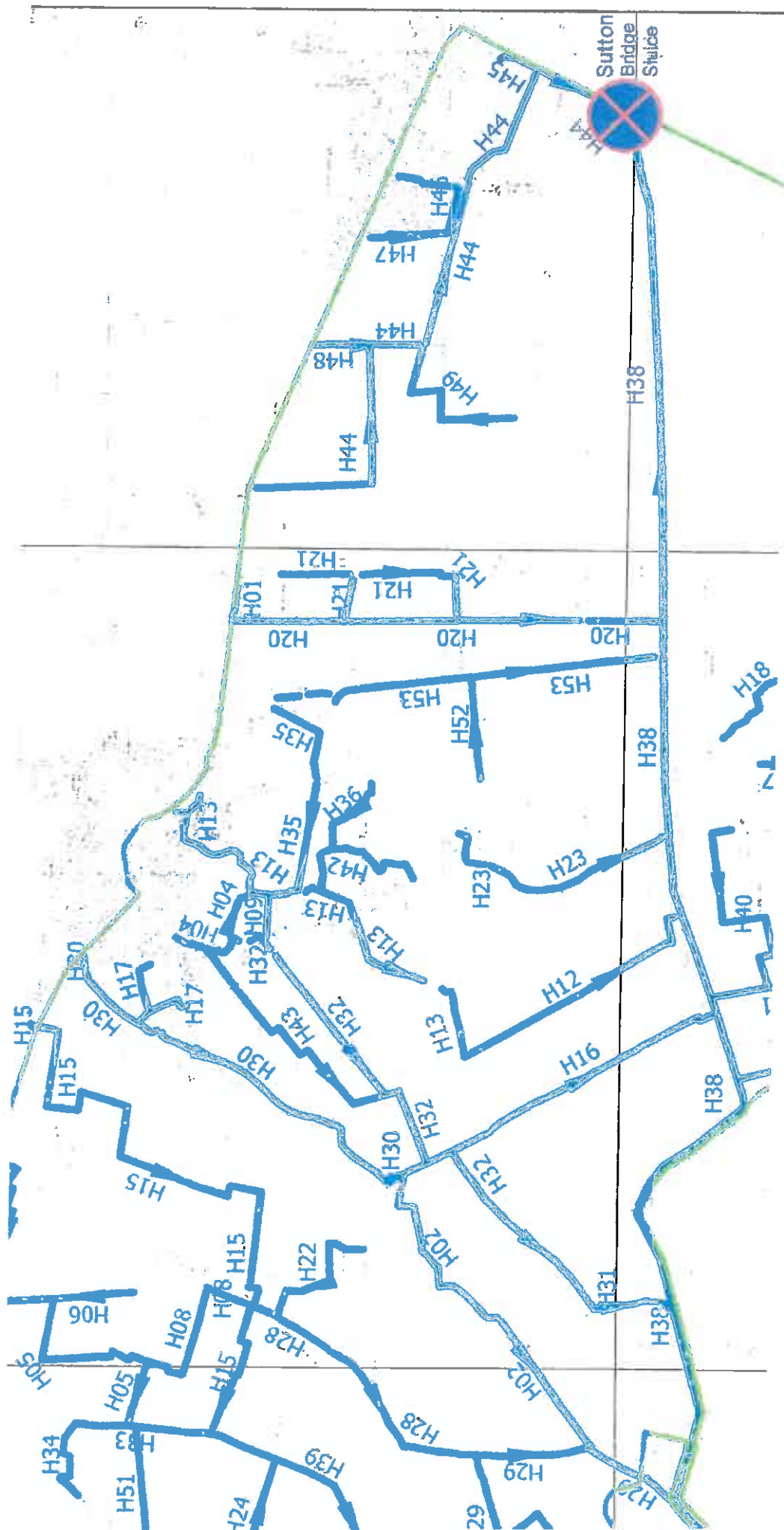




Wang, W.

Actual Flood Depth - Sultan Bridge
211S - Fluvial 1 in 100; Tidal 1 in 200







South Holland Drainage Board

Our Ref: DM-PAH00098-13-DM
Your Ref:

Please Contact: Dom Morris

19 February 2013

Marsh Reeves
Foxes Lowe Road
Holbeach
SPALDING
Lincs
PE12 7PA

t: +44(0)1406 421702
f: +44(0)1406 426501
e: dominic@wima.org.uk
w: www.wima.org.uk

South Holland District Council
Planning Department
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Gill

**FULL PLANNING APPLICATION – H10-0098-13
PROPOSED HOUSE AND GARAGE
APPLICANT: T AND A PICCAVER
GRID REF: 544898-320636**

Thank you for your notification of the above proposal, which I have subsequently viewed on your website. It has been noted on the application that the surface water is to be disposed of using a sustainable drainage system, could the Applicant/Agent please provide the Board with more information regarding the type of system they are intending to use to dispose of the surface water.

If you require any further information, please do not hesitate to contact me.

Yours sincerely

Dom Morris
Assistant Engineer

cc – G R Merchant Ltd (Agent)



Mr D R Worth (Chairman) Mr S A R Markillie (Vice-Chairman)

Mr P J Cammille (Chief Executive)



Cert No. GB11990

Mr K L J Vines (District Engineer) Mr A D Price (Operations Manager)

Cert No. GB11991

DEFENDERS OF THE LOWLAND ENVIRONMENT

South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2013/116667/02-L01
Your ref: H10-0098-13
Date: 11 April 2013

FAO: Gill Dewhurst

Dear Madam

**Proposed house and garage: flood risk assessment
Piccaver Farm Hundred Lane Long Sutton Spalding**

I refer to our previous letter dated 26 February 2013, ref: AN/2013/116667/01-L01 where we related our objection to the above application in the absence of a flood risk assessment (FRA).

We have since received a FRA, dated March 2013, ref: GCB/Merchant for the above application and confirm that it is compliant with the National Planning Policy Framework (NPPF). Accordingly, we remove our objection subject to the imposition of the following condition on any planning approval.

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for proposed residential development at Hundreds Lane, Long Sutton, Lincs dated March 2013, ref GCB/Merchant and the following mitigation measures detailed within the FRA:

1. Flood resistant and resilient measures will be incorporated into the development.
2. Identification and provision of safe routes into and out of the site to an appropriate safe haven as detailed in paragraph 7.6 and 8.5.
3. No sleeping accommodation is to be located on the ground floor.
4. Finished floor levels are set at 4.60 m above Ordnance Datum (AOD), 1.2 m above surrounding ground levels and 500mm above the Hundreds Lane access.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within

Environment Agency
Nene House (Pythley Lodge Industrial Estate),
Pythley Lodge Road, Kettering, Northants, NN15 6JQ
Email: planningkettering@environment-agency.gov.uk
www.environment-agency.gov.uk

*Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).*

Cont/d..

the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The applicant is advised that the first and all subsequent occupants of the property should register with the Environment Agency's Floodline Warnings Direct Service.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

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

As you are aware the discharge of planning conditions rests with the Local Planning Authority. It is therefore essential that you are satisfied that the proposed draft conditions meet the requirements of Circular 11/95 'Use of Conditions in Planning Permission'. Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Sharon Nolan on the number below.

Yours faithfully

Laura Brackenbury
Sustainable Places Team Leader
Please ask for **Mrs Sharon Nolan**
Planning Liaison Officer

Direct dial 01536 385229

Direct fax 01536 411354

Direct e-mail sharon.nolan@environment-agency.gov.uk

End

Sibley, Sally

From: Nolan, Sharon [Sharon.Nolan@environment-agency.gov.uk]
Sent: 26 February 2013 17:04
To: _planningadvice
Subject: H10-0098-13 Piccaver Farm, Hundred Lane, Long Sutton, Spalding
Attachments: AN.2013.116667.01-L01.pdf

Dear Sir/Madam

Please find attached a copy of the Environment Agency's response to the above application.

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

Kind regards,

Sharon



Awarded to the Environment: Planning and Engagement Department, Anglian Region, Northern

Area

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27/02/2013

South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2013/116667/01-L01
Your ref: H10-0098-13

Date: 26 February 2013

FAO: Gill Dewhurst

Dear Madam

**Proposed house and garage
Piccaver Farm, Hundred Lane, Long Sutton, Spalding**

Thank you for referring the above application, which was received on 13 February 2013.

Environment Agency position

In the absence of a flood risk assessment (FRA), we **object** to this application for the following reasons:

Reasons

The application site lies within Flood Zone 3 defined by the Environment Agency Flood Map as having a high probability of flooding. Paragraph 103, footnote 20 of the National Planning Policy Framework (NPPF) requires applicants for planning permission to submit a FRA when development is proposed in such locations.

A FRA is vital if the local planning authority is to make informed planning decisions. In the absence of a FRA, the flood risks resulting from the proposed development are unknown. The absence of a FRA is therefore sufficient reason in itself for a refusal of planning permission.

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

The applicant may be able to overcome our objection by undertaking a FRA, which demonstrates that the development is safe without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of a FRA will not in itself result in the removal of an objection.

Environment Agency
Nene House (Pytchley Lodge Industrial Estate).
Pytchley Lodge Road, Kettering, Northants. NN15 6JQ
Email: planningkettering@environment-agency.gov.uk
www.environment-agency.gov.uk

Customer services line: 03708 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).

A FRA needs to be in line with the scale, nature and location of the development. In particular the FRA needs to:

- Consider all potential sources of flooding.
(Given the proximity of the site to the Tidal River Nene, we request the applicant obtains our Tidal Nene Hazard Mapping which illustrates the consequences should a breach or overtopping event occur. To do this, please make a formal enquiry to our Corporate Services department using the following email address: custanno.lincoln2.an@environment-agency.gov.uk. This information is chargeable.)
- Detail that finished floor levels are set above the highest predicted flood depths, (shown on the Hazard Maps), expected on site, i.e if the site could experience flood depths of 0.5m – 1.0, then finished floor levels should be set 1m above ground level.
- Provide details regarding safe access and egress and the availability of safe refuge.
- Detail any flood resistant and resilient measures to be incorporated into the development. Flood resilient construction should be incorporated to a height of 300mm above the predicted flood level. Please refer to the following document for information on flood resistant and resilient building techniques to be included; 'Improving the flood performance of new buildings – Flood Resilient Construction' (DCLG 2007).

We encourage the eventual occupiers of the dwelling to sign on the Environment Agency's Floodline Warnings Direct Service and this should be stated within the FRA

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal reconsultation. Our objection will be maintained until an adequate FRA has been submitted.

If you require further information regarding the FRA please contact Emma Kirk, our Flood Risk Engineer on 01522 785533.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Sharon Nolan on the number below.

Yours faithfully

Laura Brackenbury
Sustainable Places Team Leader
Please ask for **Mrs Sharon Nolan**
Planning Liaison Officer

Direct dial 01536 385229

Direct fax 01536 411354

Direct e-mail sharon.nolan@environment-agency.gov.uk

Environment Agency
Nene House (Pychley Lodge Industrial Estate),
Pychley Lodge Road, Kettering, Northants, NN15 6JQ
Email: planningkettering@environment-agency.gov.uk
www.environment-agency.gov.uk

Awarded to the Environment, Planning & Engagement
Department, Anglian Region, Northern Area
Customer services line: 03108 506 506
Calls to 03 numbers cost the same as calls to standard
geographic numbers (i.e. numbers beginning with 01 or 02).



Twelves, Marie

From: planningadvice@sholland.gov.uk
Sent: 04 March 2013 16:03
To: _planningadvice
Subject: Consultation Comments Received - H10-0098-13

H10-0098-13

Comments have been received on the above application via the website and have been transferred into Ocella.

The comments are as follows:

Consultee Number: 9
Consultee Name: (Noise and Contaminated Land)
Address: Environmental Health Technician Safety and Environment
Consultee Type: STD
Date Transferred: 4th March 2013
Planning Officer: GD

Comments:

I do not wish to make a comment with regard to contaminated land.

04/03/2013

Thorn, Steve

From: planningadvice@sholland.gov.uk
Sent: 14 February 2013 13:33
To: _planningadvice
Subject: Consultation Comments Received - H10-0098-13

H10-0098-13

Comments have been received on the above application via the website and have been transferred into Ocella.

The comments are as follows:

Consultee Number: 10
Consultee Name: Jon Sharpe
Address: Highways
Consultee Type:
Date Transferred: 14th February 2013
Planning Officer: GD

Comments:

No Highways objection.

14/02/2013