

PLANNING STATEMENT

Including
**THE FLOOD RISK
ASSESMENT**

**PROPOSED DWELLING
at**

**NORTH DROVE
PODE HOLE
SPALDING**

1st February 2018

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

This document will follow the requirements of CABE Best Practice guide on the preparation of such statements.

The document comprises five main elements;-
A description of the **proposed development** and its location

The **Site Appraisal** section examines the physical context.
The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area.

The **Design Component** sets out the design principles and concepts that have been applied to the proposed development.

The resulting design principles that emerge from that appraisal process are considered under the headings of **Use, Amount, Layout, Scale, Landscaping, and Appearance.**

The **Access Component** explains the approach that has been adopted in relation to accessibility. It describes how relevant **development plan policies** have been taken into account.

The **Conclusions** section, by reference to a comprehensive check-list outlines how the proposed development conforms to good design principles

Proposed Development.

The site is situated on the north western side of North Drove



SITE

Site appraisal

17) Planning Policy Statement 1 (PPS1) emphasizes the need for good design to emerge from the planning process, and regards the two as being indivisible. This section describes the site and the surrounding area, and then appraises the factors, which contribute to the character and appearance of the area, and the key factors that should influence design on the site. Insofar as the works proposed are located upon an established site, approved for domestic settlement, the appraisal particularly focuses upon the design of the proposed development within its broader context and the extent to which the development impacts upon the broader locality.

The Application Site and Surrounding Area

The application site is close to the built-up environs of Pode Hole.

Pode Hole is a growing thriving village environment and has a public house post office and village hall and has ever expanding commercial areas within the general area.

The village has expanded in a linear form along the A15 trunk road and on the edges of the drainage channels which are feature of the area.

The drainage channels meet at the large pumping station where North Drove, South Drove, The Delph meet the A15.

The site is situated approx. 350m from the junction with the A15.

The A15 is a direct route to Spalding and then on to the surrounding areas. Pode Hole is served by a "callconnect" bus service.

The site is in flood Zone 3 on the Environment Agency Map.

Spot height of the road in front of the site is 3.0m AOD

The Application Site and Surrounding Area (cont)

The site is set to the north west of North Drove.

Set between these two properties which are adjoining and just beyond the existing limits of development of Pode Hole

The north boundary is defined by a hedge. The south the site abuts North Drove. The road frontage is of an open nature with mature landscaping to the two existing dwellings either side of the proposal site. The site is physically defined by established f boundaries to all sides.

The overall character of the area is mixed. It is dominated by the drainage channels which converge at the A151 350m away from the proposal site.

However, it is also notable that there is essentially a continuum of development along the northern side of North Drove, albeit that that development (residential uses) is at a lower overall, spasmodic density, and softened by roadside planting and boundary treatments.

The design solution forms the present application. It is considered that it satisfies the significant elements of the design parameters above arising from the site appraisal process. The proposed design is considered in more detail in the following section.

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

Proposed Development.

The application proposes a small development of one storey and a half which will sit comfortably between its neighbours

The proposed dwelling will be set to same distance from the road as its neighbours and have comfortable margins to its neighbours on either side.

The application is a full application and drawings showing layouts and elevations are attached.

The development is: -

Easily accessible to facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly

The site is well located relative to services and community facilities. It is within easy walking distance of facilities within Pode Hole, and all the services it provides with easy access to Spalding.

The application proposes an efficient use of space, that is safe, accessible and user-friendly.

The site represents an appropriate location for new housing, which is well related to existing development in the settlement and accessible to village services.

Public transport services are available from the on a "Callconnect "basis

The site is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access and the proposed development satisfy the relevant provisions of the Local Plan.

The design has been evolved to minimize impact upon adjoining properties by reason of overshadowing, daylight and privacy loss. The retention of the boundary treatments and other boundaries will ensure the appearance of this road will remain unchanged.

Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change.

The building will incorporate appropriate materials, and will conform to the Building Regulations in terms of energy efficiency

The scheme takes a design-led approach to the provision of car-parking spaces, that are well-integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.

Car parking provision is proposed which will be in accord with guidelines.

The development by re-using underused previously developed land will enhance the character and appearance of the locality and enhance the setting of the settlement.

The development integrates well with surrounding movement networks, and is readily accessible to village services and public transport facilities. It enjoys equivalent accessibility to existing adjoining developments.

The development can be accommodated on the site without adverse or detrimental impact.

Any impact arising from compliance with the Flood Risk Assessment can be mitigated by a raised floor level. This has been incorporated into this application

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

Use.

The established use of the site is as gardens to domestic dwellings.

In terms of planning policies, the proposed development on the site appears to be in conformity with the development plan and national policy guidance. The proposed development will not have an adverse impact upon the locality, will not cause visual intrusion, or unacceptable amenity impacts and does not conflict with other plan policies.

The proposed development also accords with the general principles relating to housing. The amount of development proposed will not detract from the character and appearance of the locality. In its context will not appear incongruous or out of place, the amount of built floor space provides adequate space within the balance of the site for vehicle parking and garages and has adequate amenity area and provide much needed single storey dwellings.

Amount

The proposal is for one storey and a half dwelling which would give the right proportion of dwelling size/numbers to amenity area around the dwelling.

The size and position of the proposed dwellings also provides an acceptable separation area to the other dwellings around the proposal site.

Layout.

In layout terms, proposed development proposes an efficient and appropriate use of the space. The proposed dwelling has been sited to use the area efficiently and is orientated so that there is no loss of privacy to the adjacent dwellings to the south and west of the site.

The proposal is sufficiently far away from the two adjacent dwellings to the north so as not to cause any loss of privacy. The layout has been evolved to create an attractive environment for future occupiers, and one which pays full regard to the constrained nature of the site.

Scale

The scale of development is considered proportionate for the site. The density of development conforms to PPS3 density considerations

Scale in keeping with role and function of settlement

The proposed development is considered to be an appropriate scale and quantum of development, having regard to the scale and form of the settlement. The settlement contains some services and facilities that are able to cater for residents' daily needs (including public house and post office and village hall).

The scale of the building proposed are proportionate to the buildings in the locality. Some dwellings in the locality are single storey in height. The proposed building has been designed to reflect the general scale and form of development in the locality. In view of the Local Flood concerns of the Environment Agency regarding floor levels, it is proposed to specify floor levels above local anticipated flood levels

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

Landscaping

The proposal will contain a landscaping scheme which will incorporate soft landscaping around the amenity areas and existing hedges and trees to boundary will remain. Soft landscaping is a significant feature of the area, principally in terms of roadside appearance and boundary treatments. The application site, whilst possessing robust boundary treatments, lacks any notable landscape features within the site itself. Significant hard and soft landscaping is proposed as part of the development and this will ensure that the development integrates fully with surrounding development, and maintains existing notable boundary landscaping. The overall landscape scheme will be subject to a condition within any approvals given.

Appearance

The appearance of the development is consistent with and sympathetic to the overall character and appearance of the locality; the building will assume the appearance of a domestic dwelling and not detract from the character and appearance of the locality.

The proposed dwelling will be designed to complement the predominant style of traditional properties in the locality and to reflect traditional Lincolnshire forms and styling. This is considered to be the most appropriate design response in this locality. Details of appropriate design typologies that will inform design have been included with this statement. In all respects, the design of the proposed dwellings will be sympathetic to the broader locality. It is considered that the proposed development will create an attractive residential environment with its own identity, integrated with its surroundings through a consistent use of design and materials

Access

The proposed development does not include any physical or social barriers to accessibility. The site is generally level and accesses directly to pedestrian and vehicular networks. Whilst Pode Hole has a limited range of facilities, the settlement enjoys accessibility by public transport to higher order centers, including Spalding. The flat terrain and ease of access to facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case. The development has been designed to ensure that there will be full disabled access to the development from parking spaces.

The site is accessible by all modes. Pedestrian access is achievable directly from the access road serving the site.

The site enjoys direct vehicular access from North Drove, from where there is ready access to the primary road network.

“Callconnect” request stop is within easy walking distance of the application site.

Other Issues

Flood risk A flood risk assessment has been undertaken, and this accompanies the application.

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

Conclusions

The applicant would thus submit, that there are no grounds to withhold the grant of permission the appraisal process has identified a clear and justified design and access solution for the site. This has been based upon an appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.

The proposed dwelling does not create a large overbearing mass to surrounding properties and will not compromise the privacy of surrounding dwellings. The separation distances from other dwellings are more than adequate considering there are no references to specific separation distances given by the local authority.

The proposal is to the southwest of Pode Hole which serves the immediate community.

Please see statement from the applicant: -

Applicants

T Rodgers and Mr & Mrs. S French

Application for 3 bed accommodation to be near to work & family.

Applicant T Rodgers (land owner) and family are long residents of Pode Hole.

Mrs. French is niece to Ms. Rodgers.

Mr and Mrs. French currently live in family owned property to be near to help look after grandparent of 90 years age. Present arrangements of existing property requires internal changes to accommodate parents failing eye sight and impaired mobility. Separate living arrangements are required for Mr & Mrs French who have 2 young children.

Both Mr & Mrs French work locally, Mrs French works part-time as a pre-school assistant at West Pinchbeck Infant School where both the children attend, along with other hours for local business Discount Leisure Products on Glen Side, West Pinchbeck.

Mr French is employed by Welland & District Drainage Board at Pode Hole which is within walking distance to work.

They wish to remain in the area, close by, to continue to support other family members in the elderly care. Property for sale within the area is presently in short supply, success in obtaining planning permission would solve this issue and have the added advantage of the applicants continuing to support the local community and in their jobs.

It is appreciated that the application is outside of the village curtilage for planning and consideration has to be given to sustainability, currently Pode Hole is surviving the general trend whereby villages are losing their identity, however it still boasts a local pub and a well-used Village Hall, plus a reasonable amount of local businesses for employment. There is a bus service, albeit limited, to gain access to the town of Spalding without the need to use a vehicle.

It is appreciated that North Drove road does not for the majority have street lighting, however the property due to its location is within a few meters of good street lighting being close to other properties located at The Delph and the A151.

The development is located between other existing properties and so will not set a precedent for extending the Village curtilage any further. It is considered that the property will not have any material impact on the environment or cause additional strain on utilities. Surface water will drain into existing land drainage as with the neighbouring properties. These drains being serviced by the Pode Hole Pumping Station, controlled by Welland & Deeping IDB, which is an important & strategic pump station for keeping the much larger area as far as the Deepings drained & clear.

We do hope that the planners will take all of these points into consideration when assessing the application and will also look to the future in general whereby the SHDC have identified & protected land between Pode Hole & Spalding as being best situated to meet their near future housing needs. This development would not then be so far outside of local extended amenities.

COMMENTS IN RESPECT OF POLICY

The site is located outside of the defined settlement limit of Spalding as outlined in the adopted South Holland Local Plan, 2006 and emerging South East Lincolnshire Local Plan. In this instance, under the provisions of Policy HS7 of the 2006 Local Plan.

The National Planning Policy Framework, 2012 (NPPF) is quite clear in its aim to significantly boost the supply of housing and, as outlined in Paragraph 47, local planning authorities are required to "use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area". Furthermore, they are required to "identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land."

Paragraph 49 of the NPPF states that "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites". In that circumstance, Paragraph 14 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted. Sustainable development is defined in Paragraph 7 of the NPPF as having three dimensions: economic, social and environmental.

The Council currently only has a 4.0-year housing land supply (at November 2017). As per the provisions of Paragraph 49 of the NPPF the Council's Local Plan policies relevant to the supply of housing are considered out-of-date and the presumption in favour of sustainable development applies. As such, as per national policy, the permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The site is outside the sustainable area of Spalding however the lack of a 5-year supply of deliverable housing sites, so in principle there is not considered to be an objection to housing development of this level in this location.

FLOOD RISK ASSESMENT

Flood risk and drainage

The NPPF requires the application of the Sequential Test to steer new development to areas with the lowest probability of flooding. The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) provides the basis for applying this test. If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.

The Environment Agency has liaised closely with the planning department to produce the South East Lincolnshire Strategic Flood Risk Assessment (March 2017). This document (as amended - October 2017) concludes that the vast majority of South Holland District is Flood Zones 2 and 3. Therefore, consistent with wider sustainability objectives, it is not realistically possible to direct all development to zones with a lower probability of flooding. As such, the document outlines a methodology whereby the SFRA hazard and depth maps (in that order) are to be utilised when determining flood risk and applying the sequential test.

If there is no hazard indicated, then the application can be deemed to have passed the sequential test. Using this methodology, approved by the Environment Agency, it is possible to use the information to steer development towards the areas of lower flood risks as advised within paragraphs 100 - 101 of the NPPF.

The application site lies within Environment Agency Flood Zone 3 and the vast majority of the site is identified within the SFRA as a mixture of 'Low Hazard', 'Danger for Some' and 'Danger to Most' (the majority of the site being the first two of these designations) in terms of flood hazard and in the main 1.25 - 2.0 metres in terms of predicted flood depth.

The Planning Policy team have verbally confirmed that the emerging South East Lincolnshire Local Plan has identified sequentially preferable sites in terms of flood risk that are capable of meeting the identified housing targets for individual settlements. However, the emerging Local Plan is currently in the process of being examined by the Planning Inspectorate.

On the basis of this, and the Council's lack of a 5-year housing land supply, it is considered that pending further work through the Local Plan process, should a site be acceptable in all other regards, and if the Exceptions Test is successfully passed, then the site is acceptable in flood risk terms, notwithstanding the fact that there are sequentially preferable sites in the emerging Local Plan. This is the approach that has been taken recently by Planning Committee with respect to a similar case to the northern edge of Pinchbeck (H14-0549-17).

In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

It is accepted that the development would provide some wider sustainability benefits to the community through its ability to help meet housing need, and other benefits including generating employment during the construction period and the provision of public open space.

In terms of making the development safe, the revised Flood Risk Assessment provided within the application assessed that the ground floor level of proposed dwellings should be at a minimum level of 4.0m AOD, which is an average of 1.0m above existing ground levels.

The application of the Sequential Test is a known area of complexity in South Holland. However, on the basis on the above information, and the position the Council finds itself with respect to the emerging Local Plan, it is considered reasonable to conclude that the Exceptions Test can be applied to this site in this instance.

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

CONTENTS

- 1.0 INTRODUCTION
- 2.0 LOCATION
- 3.0 THE SITE AND SEQUENTIAL TEST
- 4.0 EXISTING FLOOD ALLEVIATION MEASURES
- 5.0 POTENTIAL SOURCE OF FLOODING
- 6.0 EXTENT OF KNOWN FLOODING
- 7.0 PROBABILITIES AND TRENDS OF FLOODING
- 8.0 IMPACTS OF FLOODING
- 9.0 RESIDUAL RISKS - EXTREME EVENTS
- 10.0 CONCLUSIONS AND RECOMMENDATIONS

Fig 1 - Location & Site Layout Plans -

Fig 3 - Environment Agency Flood Map for Planning

Fig 4 - South Holland District Council Updated Strategic Flood

1.0 INTRODUCTION

This Flood Risk Assessment is to accompany a full planning application submitted by Plan-It Design Ltd on behalf of Ms. T Rodgers and Mr & Mrs S French for a proposed residential development at land off North Drove Spalding, Lincs.

Planning approval requires a Flood Risk Assessment to accompany the application to meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

The site is shown within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Flood Maps have been created as a tool to raise awareness of flood risk with the public and 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 on the South Holland District Council's Updated Strategic Flood Risk Assessment Maps (2017)

*"UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT
SOUTH HOLLAND DISTRICT
The Wash Residual Peak Depth District-Present Day
1% Fluvial 0.5% Tidal Event Probability"*

And is located in the Welland and Deepings Internal Drainage Board district.

PLANNING STATEMENT

PROPOSED DWELLING at NORTH DROVE PODE HOLE

LOCATION

The development site is land off North Drove Pode Hoe Spalding. The National Grid Reference of the central point of the site is TF 2211217. The position and extent of the site are shown on Fig 1 - Location & Site Layout Plans at the end of the document.

The site, located within the Welland and Deeping's Internal Drainage Board district is shown within Flood Zone 3 as detailed both on the Environment Agency Flood Map for Planning and the Council's Updated Strategic Flood Risk Assessment Maps 2017

THE SITE AND SEQUENTIAL TEST

The site lies on the north west of North Drove.

The area of development is approximately 0.08 hectares and the proposed site layout consists the construction of a storey and a half dwelling

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 the 1 in 100 year fluvial event by a combination of defences, pumping stations and sluice gates meeting the requirements of NPPF.

The development with the inclusion of appropriate mitigation measures would ensure the proposals pass Part 2 of the NPPF Exception Test by ensuring that the development has an adequate water exclusion strategy for the design flood and breach event.

There is no other land available for development in Pode Hole at a lower risk of flooding and hence the Sequential Test may be considered as being met.

EXISTING FLOOD ALLEVIATION MEASURES

The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy and Practice 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 embankments is considered to be small.

Road level of North Drove on the site frontage is generally at 3.00m AOD.

The is at the confluence of several drains including Fourth District Main Drain and South Drove Drain at the Pode Hole Pumping Station

Current maintenance standards within the Welland and Deepings Internal Drainage Board 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.

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

POTENTIAL SOURCES OF FLOODING

Table 1 provides a summary of the classification of risk to the site from all flood sources and indicates where further considerations are required in the context of the proposed development.

Table 1: Flood Risk Summary

Fluvial	Moderate
Pluvial	Low
Tidal	Moderate
Surface Water	Low
Reservoir Failure	Negligible
Groundwater	Low.
Artificial Sources	None.

Potential sources of flooding have been identified as a result of this assessment:

- local blockages to existing 1DB main drain system.
- storm return period of 1 in 50 years being exceeded
- Failure of Pode Hole Pumping Station
- overtopping and breaching of the fluvial defences

The probability of flooding from blockages and pump failure is very low due to the maintenance standards already achieved and managed.

Failure of the Pode Hole Pumping Station 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.

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 development. The Boards policy regarding the connection of future developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage". The probability of the site flooding from this potential source is also considered to be low.

The possible overtopping and breaching of the fluvial rivers, flood defences which may affect the site under extreme conditions is also considered to be very low. The present standard of defence of 1 in 100 years would most probably have to be exceeded to create such conditions. However, the latest updated South Holland Strategic Flood Risk Assessment Residual Flood Depth map shows the site affected by floodwaters of between 0.50-1.00m as a result of a breach to flood defences.

It is necessary to protect against this remote risk of flooding and finished floor levels have been raised to a level of 4.00m AOD with a further 300mm of flood resilient construction above finished floor level. This will provide freeboard of up to 700mm above lowest ground level.

It is proposed that floor levels of the development are to be at 4.00m AOD with a minimum of 300mm flood resilient construction above finished floor level that will be adequate to safeguard against the remote possibility of overtopping/breaching of the River Glen defences. The applicant should be 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 contacting 0345 988 1188 and the occupiers should register with the Floodline Direct Warnings Service to receive any future flood warnings.

PLANNING STATEMENT

PROPOSED DWELLING at NORTH DROVE PODE HOLE

EXTENT OF KNOWN FLOODING

During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties. The probability of this development flooding from localised drainage systems is very low. It is also intended to construct floor levels at a minimum of The probability of the site flooding with water from any Welland and Deepings river system 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. Similarly the same standard is provided by the Environment Agency's main river and defences.

If under very extreme events, levels of floodwater from any Environment Agency or Welland and Deepings river 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. 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 proposed floor levels at 4.00m AOD with a further 300mm of flood resilient construction above finished floor level will be appropriate for the design life of the development (i.e. 100 years).

Safe and dry access to and from the site would be available onto The A151 Bourne Road

No significant impacts of flooding are anticipated.

Floor levels of the development will be at 4.00m AOD with a further 300mm of flood resilient construction above, finished floor level offering additional protection against impacts arising from any extreme short duration, localised events. Surface water drainage will be discharged to the satisfaction of the Welland & Deepings IDB and Lincolnshire Lead Local Flood Authority.

The general location of the site within the catchment is such that if flooding occurred from any of the Environment Agency or Welland and Deepings river systems, then probably 2 to 3 days warning time would be available.

No displacement of water from the site will affect any adjoining properties and agricultural land.

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 Map for Planning has been produced irrespective of existing flood defences and standards of protection.

The Updated Strategic Flood Risk Assessment has produced more definitive Flood Risk Maps similar to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences for year 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.

CONCLUSIONS AND RECOMMENDATIONS

The proposed development is not in a Functional Floodplain as defined by NPPF. It is located in the Passive Floodplain protected by defences to a 1 in 100 year return period.

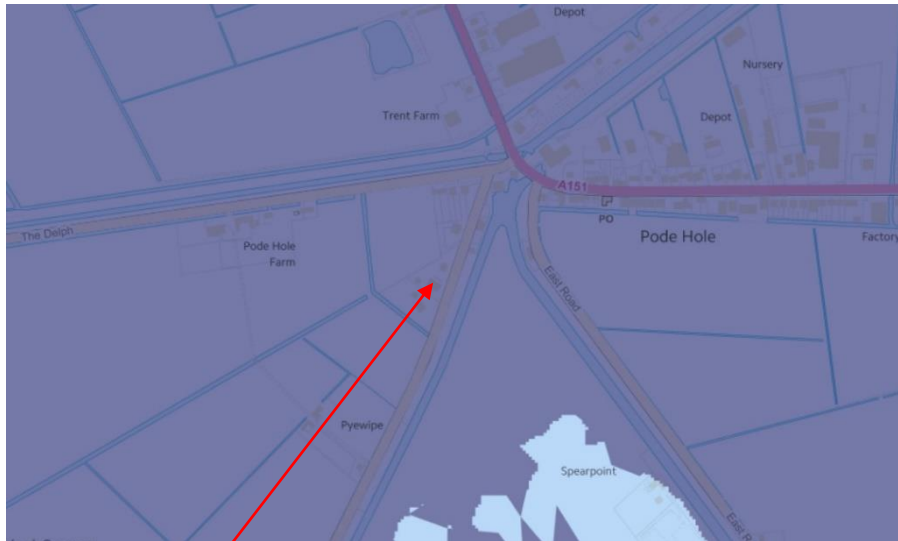
Although the site is in Flood Zone 3, the actual risk of site flooding from any Environment Agency river system is very low.

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 levels will be at 4.00m AOD with an additional 300mm of flood resilient construction above finished floor level and no sleeping accommodation at ground floor level.

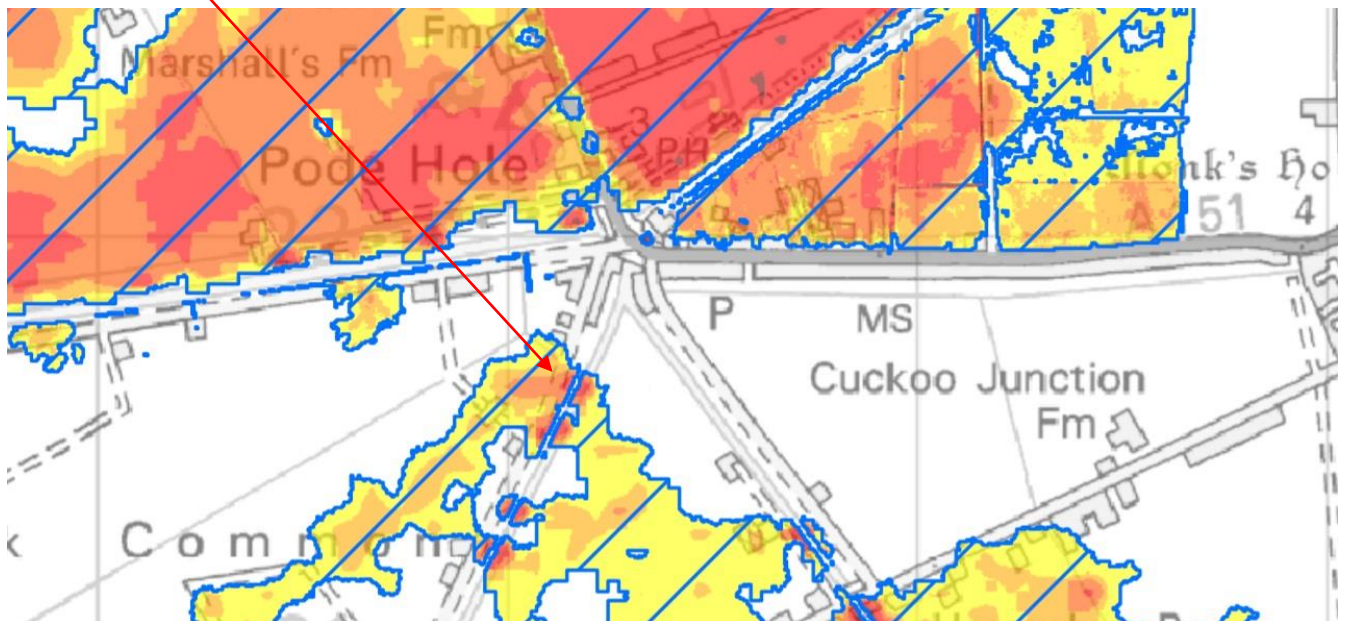
On site surface water drainage will be discharged to the satisfaction of the Welland & Deepings IDB and the Lincolnshire Lead Local Flood Authority

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE



ENVIRONMENT AGENCY FLOOD MAP

SITE



EXTRACT FROM

*"UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT
SOUTH HOLLAND DISTRICT
The Wash Residual Peak Depth District-Present Day
1% Fluvial 0.5% Tidal Event Probability"*

Showing in the site is situated in the 0.5 to 1.0 Flood Depth Risk Area

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE

PLANNING STATEMENT
PROPOSED DWELLING at NORTH DROVE PODE HOLE