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Land to the rear of 33 Church Street (including the ex-Bell Public House) Pinchbeck, PE11 3UB

Applicant:
Charlotte Properties Ltd

Proposal:
Conversion of the ex-Bell Public House into six flats and the development of nine detached bungalows to the rear

Planning Design and Access Statement



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The Bell PH , date unknown

See *Heritage Statement 1* by J Biggadyke page 7

Submission documents and plans

Documents:

1.	*Arboricultural method statement*, John Wilkinson,	Sept 2021
2.	*Archaeological Report* Archaeologist Neville Hall,	Aug 2021
3.	*Heritage Impact Statement*, J. Biggadyke, Historic Buildings Consultant,	Jan2022
4.	*Heritage Impact Statement - Photo* record of Defects at The Bell ,	Jan 2022
5.	*Ecology and protected species survey*, Helen Scarborough,	June 2021
6.	*Flood Risk Assessment*, Stuart Hemmings,	Oct 2021
7.	*Surface Water Calculations*, Shields Wilson, (SW21-199-CAL-01)	Jan 2022
8.	*Ground investigation* report, Shields Wilson, (SW 21-199-REP-01)	Dec 2021
9.	*Planting Schedule*, Dragonfly Landscape,	Jan 2022
10.	*Planning, D&A Statement* , Matrix Planning (the current document)	Feb 2022

Plans:

- ***Site location*** 1:1250

Existing building (ex Bell PH) conversion

- BELL PH _ ASC 21.567 dated 17.08.21 Bell PH survey -Existing elevations and floor plans
- BELL PH _ 3170 - EB01 - Existing Elevations - west & south
- BELL PH _ 3170 - EB02 - Existing Elevations - east & north
- BELL PH _ 3170 - EB03 Rev A - Existing Layouts
- BELL PH _ 3170 - EB04A - Proposed Elevations - west + south
- BELL PH _ 3170 - EB05A - Proposed Elevations - east + north.pdf
- BELL PH _ 3170 - EB06A - Proposed Layouts

New dwelling Plans – Layout plans and visuals

- Site survey, Lincolnshire Surveys 21030/01 July 2021
- 3170 - S01 (a2) rev D - Proposed Block Plan
- 3170 - S02 rev C - Proposed Street scenes
- 3170 - S03 rev C - Aerial View
- 3170 - S04 rev C - Site Visuals
- 3170 - S05 rev C - Site Visuals

New dwelling Plans -House types

- Plot 1 - COTT - 01 rev A - Cottesmore Elevations
- Plot 1 - COTT - 02 rev A - Cottesmore Layout
- Plot 2 -LANG - 01 rev A - Langham Elevations
- Plot 2 - LANG - 02 rev A - Langham Layouts
- Plot 3 + 4 - MAN - 02 - Manton Layout
- Plot 3 +4 - MAN - 01 - Manton Elevations
- Plots 5 & 6 - OAK - 01 rev A - Oakham Elevations
- Plots 5 & 6 - OAK - 02 rev A - Oakham Layout
- Plot 7 - BRAUN - 02 rev A - Braunston Layout
- Plot 7 - BRAUN - 01 rev A - Braunston Elevations
- Plot 8 - EGG - 01 - Egleton Elevations
- Plot 8 - EGG - 02 - Egleton Layout
- Plot 9 - RUT - 01 - Rutland Elevations
- Plot 9 - RUT - 02 - Rutland Layouts

Site Plans- Highways and Drainage

- HIGHWAYS_21-199-100-P2 Drainage Strategy- Surface and Foul
- HIGHWAYS_21-199-101-P1 Exceedance Flows
- HIGHWAYS_21-199-102-P1 Highway construction and Attenuation tanks
- HIGHWAYS_21-199-103-P1 Highway and drainage maintenance
- HIGHWAYS_21-199-110-P3 Refuse vehicle tracking
- HIGHWAYS_21-199-111-P3 Fire vehicle tracking

Landscape plans and trees survey

- LANDSCAPE_ DESIGNS - BP.21.01 December 2021
- LANDSCAPE_TREE SURVEY 3170 - S07 (A2) rev C

1. Summary

Full planning permission is sought 6 flats and for 9 houses in two elements –

a. the conversion into residential uses (6 units) of a derelict but locally valued early 19thC. building (in place of its demolition), and
b. the development of land to the rear for new bungalows (9 units) to meet high local demand for over 55's property.

The application is made in full. It is accompanied by full design details and a range of supporting documents on flood risk, drainage, trees, ecology, and heritage matters.

The site is 0.659ha in size and goes largely unnoticed being set behind a row of houses fronting Church Street. The vacant pub on the other hand fronts directly onto Church Street. The building has remained vacant and suffered extensive fire damage. It is in such a condition as to be beyond economic repair and refurbishment on its own. Subject to a full viability review once permission is granted, there is likely to be a degree of cross-subsidy from sale of the new houses to the rear. The new build element (x9 houses) is therefore enabling development.

The conversion element will create a new refurbished heritage asset and will offered to provide the required 4 affordable housing units. This is subject to a review of viability and securing interest by housing associations, a task that can only be done once permission is granted.

The new housing to the rear presents acceptable development of land. Although a field, it falls *inside* Pinchbeck's development boundary. It holds no special open space value. The housing to the rear will only be viewed as glimpses between present houses fronting Church Street, or as a funnelled view along the proposed new access. An attractive planting scheme close to the entrance will ensure views into the development are enhanced.

Impact on views to and from St Mary's Church has been considered in the design mainly by keeping the new houses as bungalows. In terms of layout, type, and design of dwellings, we present reasoning why the development would not materially harm the character and appearance of the locality or amenity of neighbouring residents. It is suggested the development will result in a positive enhancement of this part of the Pinchbeck Conservation Area.

Based on prior discussions with LCC Highways, the principle of reusing this existing access is acceptable. The access is widened from the existing by demolishing a small single-storey porch element of the pub.

Details of drainage have been provided. Clay soils however prevent the achievement of SuDs. Surface water will be drained into an adjacent watercourse.

Each new build house has between 2 and 4 off-street parking spaces; this meets standards. The 6 flats in the converted pub have 10 dedicated spaces; slightly lower than standards but justified by low car occupancy in the small 1-bed elements and the high level of public transport accessibility in this location.

The overall density is 23 dwellings to the hectare, but this is a crude indicator of acceptability as it is partly high-density (the converted pub) and partly low-density (with low profile bungalows).

The proposal therefore satisfactory complies with Policies 2, 3, 4, 30 and 36 of the South East Lincolnshire Local Plan, 2019, amongst others. There are no significant factors in this case that indicate against the proposal and outweigh factors in favour of the scheme and the policies referred to above.



2. Context - the site and surroundings

Photographs of the site are provided in many of the supporting documents (see statements on ecology, archaeology, and heritage).

It is 0.659ha in size and is a flat site with drainage channels on three sides. It is surrounded by mixed vegetation, much of which is not on the application site. Until recent vegetation clearance it was overgrown and had no productive use, other than as an overflow car park to the now vacant pub.

In the main the rear part of the site goes largely unnoticed being set behind a row of houses fronting Church Street. The site is also currently occupied by the vacant and derelict Bell Inn public house, a two-storey brick-built building dating from the late nineteenth century. The vacant pub fronts directly onto Church Street. The building has remained vacant after suffering extensive fire damage in August 2014 and is in such a condition as to be beyond economic repair and refurbishment. A degree of cross subsidy will arise from the new houses to the rear.

The site is located within the Pinchbeck conservation area specifically inside the Church St character area. St Mary's Church lies to the south-west, and to the east a variety of development that fronts onto Church Street.

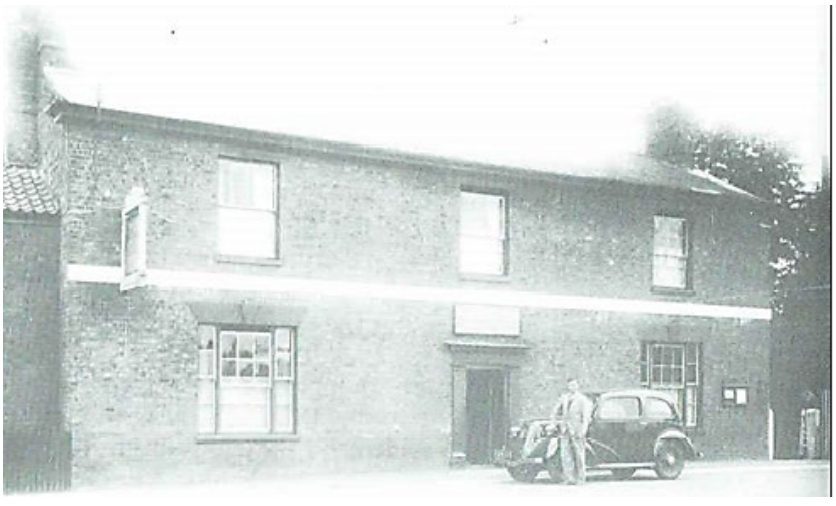
Adjacent to the south is a small building which operates as a fish and chip takeaway, the *Pinchbeck Friar*. It is on the site of a former petrol filling station. This small building with a pantile roof is set well back from the highway with a tarmac forecourt for customer parking.

The neighbour to the north (no. 35) is a chalet bungalow which is also set well back and shares the application site access. There is a small precast concrete sectional garage to the side of the dwelling

The site is located 500 metres from the River Glen to the northwest.

There is no public access to the site nor to any public footpaths beyond the site boundary.

Further description and assessment of context is provided at Section 9 of the Heritage Assessment.



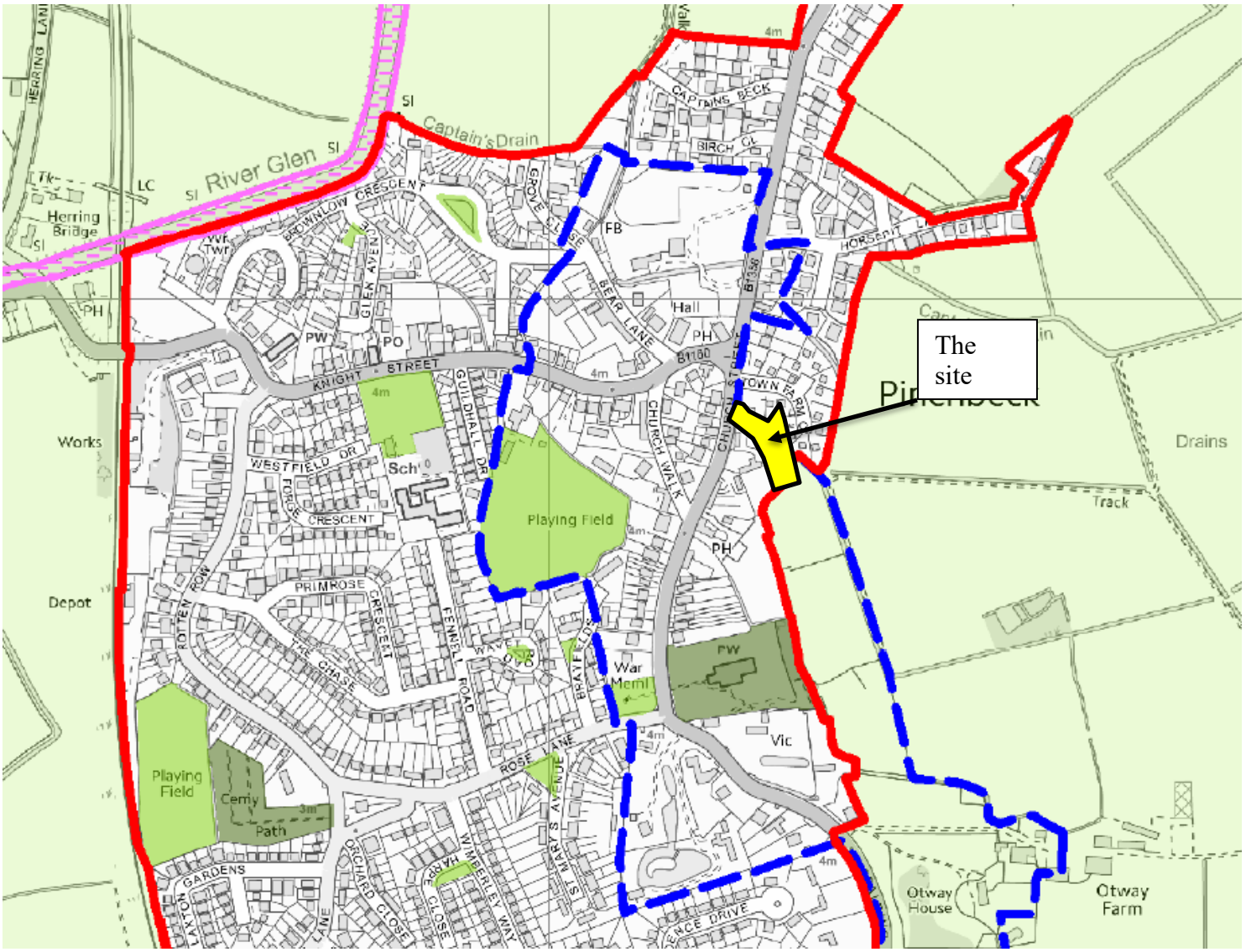
The Bell PH Circa 1934-1939

See *Heritage Statement 1* by J Biggadyke page 8

3. Site History.

August 2014. an extensive fire caused considerable damage. The building has remained vacant since this time

H14-1172-17 - Demolition of existing building; creation of new single-storey A1 retail unit, with associated car park and rear yard area (with fencing); creation of new access road into site, with turning area for delivery vehicles; removal of trees
Withdrawn



Site context - this shows the site lying in the conservation area (broken blue line) and development boundary (solid red line)

4. The proposal

The development is in two components, A. the pub conversion and B. the new build element.

A. <u>Conversion of ex Bell PH to 6 flats.</u>

This element occupies the attractive entrance to the development. It will have 10 vehicle parking spaces, and cycle parking. Our 4 affordable housing units will be: 3 x rented (units 2,3, 4) and 1 shared ownership/First Home (unit 1). The table below draws out the main features of the development.

Unit shown on Plan 3170-EB06A **AH = affordable housing unit**	**Bed spaces (persons)**	**Internal Size m^2 (Plan 3170-EB06A)**	***NDSS m^2 -Standard** **(in brackets: SHDC policy minimum quoted. This is 85% of the NDSS standard)**	**Features of note**
1 **AH** shared ownership/First Home	1B (2P)	72.5	50 (SHDC policy min. requirement is 42.5)	Ground floor and 1st floor, Access to rear garden.
2 **AH** rented	2b (4P)	79.5	79 (67.2)	Ground floor.
3 **AH** rented	2B (4p)	80	79 (67.2)	First floor.
4 **AH** rented	1b (2p)	46	50 (42.5)	Ground floor and 1st floor. Enclosed terrace to front (south).
5	1b (2p)	46	50 (42.5)	Ground floor and 1st floor. Enclosed terrace to front (south).
6	1b (2p)	46	50 (42.5)	Ground floor and 1st floor. Enclosed terrace to front (south).

NDSS =Nationally Described Space Standards, March 2015. SHDC housing Policy seeks 85% of this.

B. New build element – 9 bungalows

All are single storey, or 1.5 storey in the case of Plots 2 and 9.

Unit shown on Plan 3170- S01	Bed spaces (persons)	Features of note	Parking space no's
1 Cottesmore *Bungalow*	3	AWS easement to allow for surface water disposal to IDB channel to east	2
2 Langham *1.5 storey*	3		3
3 Manton *Bungalow*	3		3
4 Manton (handed) *Bungalow*	3		2
5 Oakham (handed) *Bungalow*	3		3 Double garage are counted here as single spaces
6 Oakham *Bungalow*	3		3 Double garage counted here as a single space
7 Braunston *Bungalow*	2		2
8 Egelton *Bungalow*	3		2
9 Rutland *1.5 storey*	3		3
		Average 2.56 spaces per unit	Total 23 spaces

5. Planning Policy

The following policies of the Development Plan have guided development of the scheme. Policy text is not repeated here as it is readily available elsewhere.

South East Lincolnshire Local Plan, March 2019 (the 'SELLP')

Policy 1 - Spatial Strategy
Policy 2 - Development Management
Policy 3 - Design of New Development
Policy 4 - Approach to Flood Risk
Policy 6 - Developer Contributions
Policy 10 - Meeting Assessed Housing Requirements
Policy 11 - Distribution of New Housing
Policy 17 - Providing a Mix of Housing
Policy 18 - Affordable Housing
Policy 28 - The Natural Environment
Policy 30 - Pollution
Policy 36 - Vehicle and Cycle Parking.

National policies in the NPPF also apply.

6. Planning Issues.

The following review provides separate comments on the flat conversion and the new build element of the project as they can give rise to different issues. It is structured as follows.

A. The principle of the development
B. Design principles and concepts.
C. Other technical and other material planning issues

A. The principle of the development

Flat conversion (6 units).

This is a non-designated heritage asset, and its value is explored in the Heritage Statement. The building is not economic to repair as evidenced by remaining empty since 2014, but cross-subsidy from the new housing element will assist.

The principle of this element of the development is acceptable for reasons given in the detailed heritage statement (a separate document).

New houses (9 units)

The application site is overgrown, uncultivated land. There is little likelihood of the land being used for agricultural production. This is given its isolation from other farmland, the irregular shape, and the presence of trees and hedges. It is poor-quality land.

Development of the land for residential use is entirely consistent with the immediate land uses on the western boundary of the site and, as such, is compliant with LP Policy 3 (design of new development).

The layout submitted as part of the application proposal shows how the site could be developed with 9 large, detached single and 1.5 storey dwellings each set in an expansive curtilage. They are served mostly by their own private drive but Plots 5 and 6 have a shared driveway. This form of development will enable views between dwellings, thereby enabling a loosely weaved and pleasant residential environment. Local Plan Policy 3.1 is positively supported where it encourages creation of a sense of place.

This form of development will result in no detrimental impact on the reasonable amenity of adjoining occupiers nor on the character of the area. Consequently, Local plan policy 3.11 (requiring reasonable residential amenity) is met.

The site falls inside the development boundary for Pinchback. Development of the land for housing is consistent with the recognised need to increase housing in this settlement.

It may be noted the site presents extraordinary costs with piled foundations and the need to refurbish the unlisted heritage asset (the Pub building).

B. Design principles and concepts.

i. Amount of development – how much is proposed.

This is a measure of the number of proposed units for residential use. We have also considered how the amount of development is distributed across the site and the relationship of this distribution to the site's surroundings.

Flat conversion
The development also proposes the conversion of the derelict pub building into 6 flats. This brings this locally valued building back into productive use in a way that respects the character of this building and the conservation area in general. Local Plan Policy 3.15 (the appropriate use of historic buildings) is respected. A full assessment of the conversion and its heritage impact is provided in a separate supporting heritage report. The submitted Heritage Impact Assessment concludes that there is no detrimental impact arising from the amount of development proposed.

Both market needs (2 units) and affordable housing needs (4 units) have led to the building being proposed for 6 flats. This is considered to strike a fair balance between respecting current internal space standards, and the constraints of the present building shell.

New houses
The layout submitted as part of the application shows how the site could be developed with 9 detached dwellings set in expansive curtilages, served mostly by private drives. This form of development will enable views between dwellings. Its low height will ensure views of the Church from the main road are readily achieved. This form of development will result in no detrimental impact on the reasonable amenity of adjoining occupiers or the character of the area. Local Plan Policy 3.1 (create a sense of place) is positively supported.

Density
The proposed development (both conversion and new build) for up to 15 dwellings on 0.659 ha results in a density of 23 dwellings per hectare. This is a crude indicator of acceptability as it is partly high-density (the converted pub) and partly low-density (with low profile bungalows). However, this density results in a form of development that, in our view, responds to the character of the area and represents an appropriate amount of development.

ii. Layout – the way buildings routes and open spaces are provided, placed, and oriented, the development in relation to each other, and buildings/spaces surrounding the development.

The purpose of this is to help create safe, vibrant, and successful places.

Flat conversion and adjacent communal area

The layout presented is largely a product of the restricted space at this narrow entrance to the site. However, a very attractive entrance is shown.

A key open space and retained trees feature prominently at this site entrance. The entrance area will be seen from a public vantage point (Church Street), albeit it as a narrow and focussed view. A landscaped entrance feature will have a positive influence on the Conservation Area; it will do this by offering a dominant and varied planted view. The new houses will hardly be seen from the main road.

The landscaped public open space will be maintained by a private maintenance company and the trees (once crown reduction is carried out) will have a satisfactory separation distance from neighbouring dwellings.

A parking area serving the flats is presented in a position where it will be easily overlooked thus achieving natural surveillance.

New houses

This is a measure of whether the new houses relate well to the siting and general form of their surroundings, how it may affect neighbouring properties, and whether they fit in with characteristic building styles in the locality.

All properties are served off an adoptable road layout with vehicular access off Church Street. The dwellings are relatively well spaced, with low profile garages offering an element of a break between each plot.

The housing will only be viewed as glimpses between present houses fronting Church Street, or as a funnelled view along the proposed new access.

Impact on views to and from St Mary's Church has been considered in the design mainly by keeping the new houses as bungalows. In terms of layout, type, and design of dwellings, the development would not materially harm the character and appearance of the locality or amenity of neighbouring residents. The development will result in a positive enhancement of this part of the Pinchbeck Conservation Area.

The Heritage Statement at page 36 onwards considers impact further.

iii. Scale – the height width and length of buildings in relation to their surroundings.

Flat conversion
Not relevant as this is a conversion.

New houses
This is about why particular heights have been settled on and how these relate to the site's surroundings and the relevant skyline.

The new build elements are either single or 1.5 storey, and well-spaced out with gaps between. The single storey garages placed in these gaps will not be noticeable from the middle-distance views either from the Church yard or between buildings facing Church street. This is to ensure that the adjacent Church is in no way dominated by the development.

The Heritage Statement at page 36 onwards considers impact further.

iv. Landscaping- the treatment of public and private spaces to enhance or protect the valued qualities of the site and the area.

Flat conversion
This is addressed in b.ii (layout) above.

New houses
A tree report has been submitted. Two large trees will be retained as part of the layout. This is a Sycamore to the rear of the pub, and also an ash adjacent to Plot 9. On entering the site a large landscaped area well offer attractive go to a featured to this new development.

A strong band of perimeter vegetation lies straddling the eastern and southern boundary. This will be protected and retained.

v. Appearance – the visual impression made covering materials, decoration lighting and texture.

Flat conversion
The schedule of works shown on the proposed elevations confirm that repair and refurbishment will be handled sensitively.

New houses
The proposed scheme includes a mixture of dwelling types, including, 1, 2, and 3 bed units.

The choice of materials and textures will have a significant impact on a development's accessibility. Judicious use of materials will greatly enhance the development. Materials will be submitted by Condition.

The proposed development preserve or enhances the character of the conservation area (this means that the development must have at least a neutral impact). The Heritage Statement at page 36 onwards considers this impact further.

There is a general mix of residential properties along Church Street. The site is set away from these and is concealed to some degree by existing frontage development and/or planting when viewed from Church Street. This development would be relatively spacious by modern standards and within a landscaped setting. Whilst here are no close or distant views from the countryside, it would sit satisfactorily within the landscape on the rural fringe of the settlement and would not materially harm the character/appearance of the street scene or rural locality. The proposal therefore accords with Policies 2 and 3 of the Local Plan 2019 on visual amenity grounds.

vi. Access – all users to have convenient access to buildings.

The following only applies to the new build elements and does not extend to internal aspects of buildings, a matter for the Building Regulations.

Ensuring good accessibility for everyone in the approach to buildings is a key objective. The layout and approach are straightforward and level allowing people of variable ability to use all their senses in a safe manner.

Outside the site, easy footpath access exists to bus services and local services.

Emergency services, circulation routes around the site and egress from buildings in the event of emergency evacuation are all readily addressed. The finished floor levels of the houses will permit a maximum 1:20 gradient at the principal entrance of each house. Façade mounted anti vandal; low wattage luminaries controlled by photo-electric cell will be used.

C. Other technical and other material planning issues

i. Highway matters and parking provision

Policies 2 and 3 of the SELLP indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision.

Flats.

10 spaces are offered for 6 flats. Standards require 2 more - 12 spaces, so this element of the scheme is not compliant. Mitigating factors exist and these are as follows.

A larger area of parking can easily be accommodated on the opposite side of the road but this will have a significant negative impact on setting and views into the site, and thereby an adverse impact on the conservation area.

The flats are of a small size and likely occupancy that means there is a high chance of lower car ownership levels. Indeed, as the site is in a central area with sufficient bus routes access is reasonably good for those without access to a private vehicle.

New houses

A minimum of two spaces for dwellings with 3 or less bedrooms are provided within the curtilage thus meeting standards.

ii. Heritage Impact Assessment

(see separate report by Jon Biggadyke December 2021)

The former Bell Inn public house, although unlisted, is a *non-designated heritage asset* of local architectural and historical significance. It is also a former social and economic asset of local importance given its central location within the settlement.

By converting the former public house into flats, proposed alterations will have a very positive impact upon the external fabric and upon the interior of the building.

iii. Archaeological Assessment

(*see Heritage Assessment by Neville Hall)*

A desk-based heritage impact assessment study has not identified any archaeological activity or finds from the various prehistoric periods, the Romano-British period, or Anglo-Saxon period, within the study area for this assessment. Consequently, it is considered that the potential for archaeological activity and finds from these various prehistoric periods to be low.

The medieval parish churchyard lies to the immediate south of the southern boundary of this assessment site along with the Grade I listed medieval parish church of St Mary, which lies further to the south. It is clear from this that this assessment site lies within the historic core of the medieval settlement. The potential for medieval settlement activity and finds to be encountered within this assessment site will therefore be high.

Several Grade II listed buildings all dating from the 18th century on the eastern frontage of Church Street, are situated to the north of the Bell Inn public house and to the north of this assessment site. This assessment site also lies within the historic core of the post-medieval settlement. The potential for post-medieval settlement activity and finds to be encountered within this assessment site will therefore be high.

The Bell Inn public house has at least late 19th century origins or earlier, and that its core layout has undergone relatively little alteration since the late 19th century despite considerable modern 20th century internal and external additions and modifications. So the potential for early modern archaeological activity and finds to be encountered on this assessment site will also be high, though this is not considered to be significant. This matter is fully addressed by the Heritage Assessment by Jon Biggadyke

In the light of these considerations, it is recommended that archaeological field assessment of the remainder of the assessment site, to comprise an archaeological trial trench evaluation should also occur prior to development taking place, given the identified high potential for medieval and post-medieval archaeological settlement activity and finds to be made on this site. It is suggested that this archaeological mitigation should take place following the granting of planning consent for this development proposal, which may be secured by the attachment of relevant planning conditions to the granting of this consent.

iv. Ground Conditions

(see submitted report by Shields Wilson December 2021)

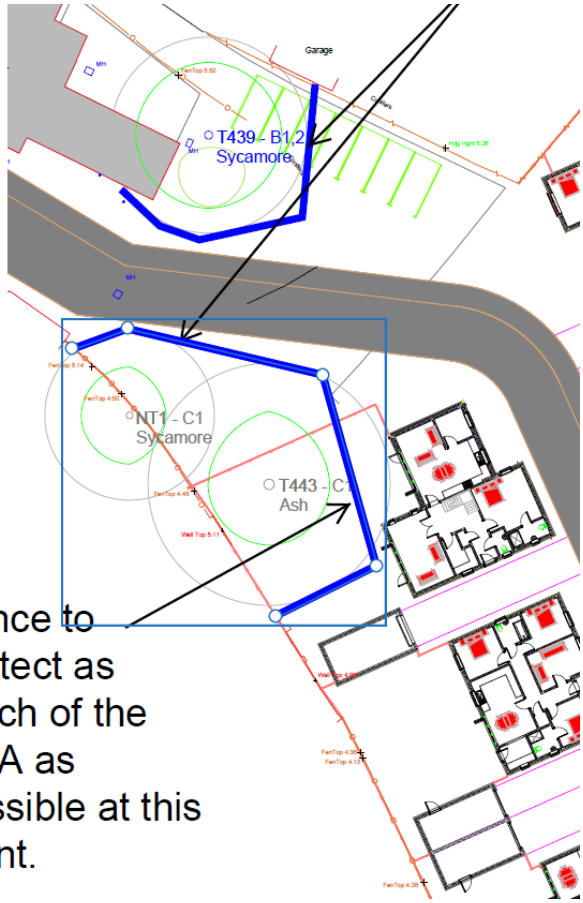
Due to the soft underlying wet clays, this site will require a pile and ground beam foundation solution. This will be a matter for Building Control

Results from the surface water infiltration test show that the ground is not suitable for an infiltration surface water drainage system and would therefore require an engineered design to suit the requirement of the development. This has been reflected in the Drainage Strategy, summarised below on page 21.

v. Trees

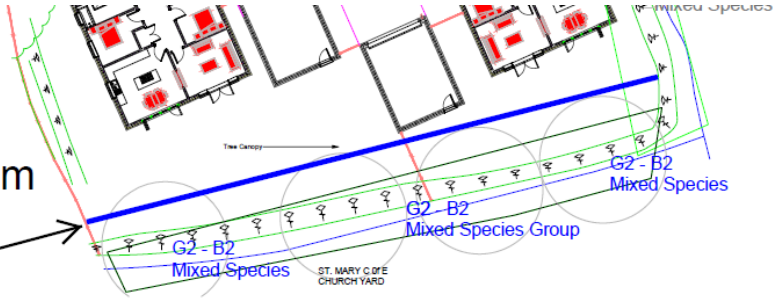
(see submitted Arboricultural Assessment by Jon Wilkinson)

The tree assessment shows that although some trees could contribute to the landscape quality of the area, they are either in poor condition and in decline, with some damaged by concrete. Removal and replacement are recommended.
Key trees to be retained are immediately to the rear of the Bell PH building and near the entrance. The following form positive elements of landscape quality, and proposed fence protection areas are shown below in the extracts from the tree protection plan:



Near entrance
T439, Sycamore
T441 Hawthorn
T443 Ash

Fence to protect as much of the RPA as possible at this point.



Fence positioned 2m from southern boundary.

To the southern end of site, mixed species groups on the southern boundary

vi. Ecology

(see submitted Ecology report by Helen Scarborough)

The land and building at The Bell Inn at Pinchbeck were surveyed in connection with plans to develop the building for flats and to develop the land. The building on site is considered to have low potential to support roosting bats. No bats were recorded using the former pub building or garage.
Precautionary measures and ecological enhancements are required to ensure legal compliance and no net loss to biodiversity. These are listed in paragraph 5.4 of the Ecology Report , summarised as follows.

- *Any works to the buildings or vegetation should commence outside the active nesting season* which typically runs from March through to late August.

- *Nest boxes will be provided within the development*. As the UK house sparrow population has suffered a severe decline of late it is recommended terrace sparrow boxes are installed as part of the development.

- *Removal of the existing hedgerows on the site should be avoided where possible* and kept to a minimum if unavoidable. Note that all hedgerows are actually outside the site

- *To provide suitable habitats on site* to encourage high invertebrate activity, including declining pollinators, some grassed areas on the site should be seeded with appropriate wildflower mixes.

- *Any tree planting on the site should comprise native species*,

- *Plant flower borders within any landscaped areas of the site to include night scented flowers to attract moths and other night flying insects*

vii. Security

Local Authorities are required to consider the potential implications of development on antisocial behaviour and crime and has a general duty under Section 17 "to do all that it reasonably can to prevent crime and disorder in its area." Crime prevention methods have been taken into consideration.

The open space and car park near the entrance is very well overlooked by adjacent buildings and passers-by. This all provides due regard for natural surveillance.
.
Any new Gate entrance fixed to side boundaries will be robust and installed to the same finished to a height not less than 1.83m and with a secure locking mechanism installed, and locks, hinges and other fixings all located on the internal side of the gate.

viii. Flood Risk

(see submitted Flood Risk assessment by Stuart Hemmings dated 05.10.21)

Although the site is in flood zone 3, the actual risk of the site flooding from any Environment Agency watercourse is extremely low. The predicted maximum flood level in a 0.1% event in 2115 is 3.10m OD. Therefore the minimum finished floor level of proposed dwellings on this site should be 3.20m ODN. Where ground levels are higher than 2.90m ODN the buildings should be raised 300mm above ground level.

The risk of flooding if there is a breach in the tidal defences has been shown to be extremely low.

In a flood risk area, there is always a risk of an event occurring of greater magnitude than has been considered in this flood risk assessment.

As the finished ground floor level of the existing building (the closed Bell PH) is approximately 200mm above the road levels it is considered that this is not predicted to be flooded in a 1 in 1000-year event in 2115.

ix. Refuse collection

For the 9 new houses, the layout provides for an adoptable road that will allow for easy kerbside collection by the public system.

The 6 flats will have a refuse storage area in the rear year, with bags being brought to the public footpath edge on collection days.

x. Surface water drainage

Surface Water Drainage matters are addressed in detail in the Highways element of the submission. To summarise:

- The objective of this sustainable drainage systems is to maximize the benefits and minimize the negative impacts of surface water runoff from developed areas. By applying SuDS methodology, storm runoff from the site is controlled to ensure that flow rates in downstream watercourses are not increased and the water is appropriately treated to remove any contaminants, thus ensuring the quality of the water in the natural environment downstream.
- It is proposed to filter runoff from private driveways and the parking area through a filter media within permeable surfacing water will be collected from the sub-base/attenuation crates beneath and discharge into the adoptable sewer. The Adoptable Road shall drain via gullies and adoptable sewer under the road construction, which shall discharge to the adjacent watercourse at a controlled rate of 5l/s.
- The use of a filter drains and swales was considered, however due to the high groundwater table and lack of infiltration together with the density of the development these were deemed unsuitable.
- Attenuated water shall be stored in the attenuation tanks and stone media within the private driveways / parking areas for all storm events up to 1 in 100-year event plus 40% allowance for Climate Change. A 10% allowance for urban creep has also been applied.

xi. The riparian watercourse is to be inspected and cleared of vegetation and silt removed to hard bed level, as required.

end