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28th November 2021

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00461-21 **Case Officer:** David Grant
Location: Bridge House Northgate Pinchbeck Spalding
Proposal: Proposed demolition and replacement.

Thank you for your enquiry. I apologise for the delay in my response.

A replacement dwelling if sensibly designed and located would be supportable on this site. Whilst the existing dwelling is old, it is not considered worthy of retention due to a lack of existing preservation or listing orders upon it.

A second dwelling would not be supported on this site as it is located outside of defined settlement limits and there is not considered to be an essential need to have an additional dwelling in a countryside location. Especially when the Local Planning Authority can demonstrate 8.5 years of a Five Year Housing Land Supply as of March 2021.

This application site is in Environment Agency Flood Zone 2. Therefore a site specific Flood Risk Assessment report is required. The site is predominately in a low flood hazard area, although part of the frontage falls under "Danger for Most", with a predicted maximum flood depth of 0.25 metres for most of the site with maximum depths of 0.5 metres and 1 metre categories on the site frontage. A detailed flood risk assessment would need to show how the dwelling would be safe over it's lifetime with specific reference to the exact location of the replacement dwelling on the site.

Should you wish to submit a proposed design and location prior to submission of a full application for a replacement dwelling then I will be happy to discuss the matter further with you.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in black ink, appearing to read 'D Grant', written in a cursive style.

David Grant, Planning Officer
dgrant@sholland.gov.uk