

20 September 2020

Planning Manager
South Holland District Council

Flood Risk

The application site lies within Flood Zone 3a as indicated in the Environment Agency's Flood Zone maps. Table 2 in the Planning Practice Guidance (PPG) indicates that residential development is classed as more "more vulnerable" and table 3 in the PPG indicates that both the Sequential and Exception Tests must be passed for a proposed development to be considered acceptable. However, the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) shows that there is no flood depth hazard associated with the site. The application site is Brownfield and lies within the most sustainable location within the district.

Conclusions

The proposed redevelopment of the site has been considered acceptable by the LPA on two previous occasions when measured against the policies in the adopted local plan.

The removal of an unrestricted industrial use in a predominantly residential area will have positive benefits for the existing dwelling (2 Carrington Road) and the surrounding area.

A new dwelling close to the main amenities in the town centre will result in a sustainable