PLANNING AMENDMENT

For Office Use only
Application No: H16-0264-11 /A1
Date Registered: 24 JUN 2011
Case Officer: DHG.

SOUTH HOLLAND DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	**AGENT NAME AND ADDRESS**
Opperman Plants Telephone:	Bridge Greenhouses FILE COPY Telephone:
SITE ADDRESS DETAILS 9-15 Mallard Road, Spalding	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0264-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Glasshouse units, parking	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Amended FRA	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin to Complete

Date Received KP 24-6 Registered ☑ 24/6/8

Case Officer to Complete

Has this amendment been requested? Yes/No

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? **Yes/No** (Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives
Senior Officer's Signature: ..... Date: .....

Re-Consults as a result of this amendment None ☒ All ☐

Partial Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - *Name/Address*: .....

.....

..... Env Agency .....

.....

Case Officer's Decision:

REJECTED – New Application Required ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

ACCEPTED – Superseded Details Removed ☑

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable) .....

Case Officers Signature ..... DMG ..... **Date** ..... 24/6 .....

Admin To Complete 10 days.

Agreed Term Date Updated ☐ Re-Consultations Carried Out (*if necessary*) ☐

Public Register Updated ☐ Acceptance/Rejection Letter Issued ☐
(Plus Library if Re-Consulting Residents)

Bridge Greenhouses Ltd.
Central Office
Park Lane, Donington, Spalding, Lincolnshire, PE11 4UE
Tel: +44 (0)1775 821191 Fax: +44 (0)1775 820306
Email: central@bridgegreenhouses.co.uk
www.bridgegreenhouses.co.uk

BRIDGE
Helping you to Grow

AMENDED PLAN
Ref. A1

SHDC
Planning & Development
24 JUN 2011
Ref: 0264-11

14th June 2011

South Holland District Council
Planning and Development Services
Council Offices
Priory Road
Spalding
Lincs. PE11 2XE

Dear Sirs,

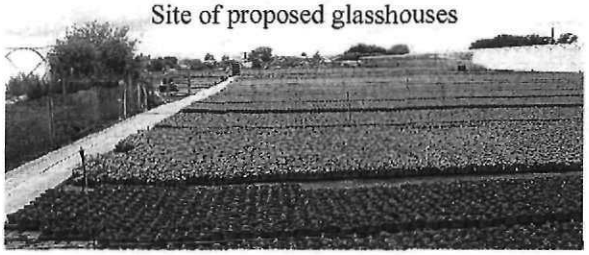
Planning Application – Opperman Plants Ltd., Low Fulney.

Flood Risk Assessment – Additional Information

Following the objections received from the Environment Agency, we have now held a meeting on site with Emma Kirk from the Development and Flood Risk Team.

At this meeting we were able to show the special nature of Horticultural Nursery sites and to explain how the effects of possible flooding are more limited than other , for example, residential or industrial developments.

Site of proposed glasshouses



Following our discussions, we have prepared the following additional information and comments to support our application, which we trust will now be acceptable to the Environment Agency.

1) Consideration of Potential Sources of Flooding.

The main consideration with regard to Glasshouse nursery sites is that flooding, should it occur, has little consequences. The ground soil is still exposed within the glasshouses, and the glasshouse structures themselves are not sealed units. Excessive surface water can still soak into the ground, and existing site drainage copes with the

majority of extreme conditions. The open nature of the glasshouse buildings means there is no risk to people becoming trapped.

Of the areas of potential flooding to be considered:-

a) Tidal Defence failure – the nearest defences are over 2km from development and the site is not at medium or high risk of any breach. The risk of breach is considered not likely to be overtopped and it is a well proportioned profile is not likely to failure by breach. The effect of tidal defence failure makes little difference between the existing use of the site and the proposed development and provides no greater concerns.

b) Failure of the Coronation Channel.

In considering the revised South Holland Strategic Flood Risk Assessment, the site is over 1.5km from the Coronation Channel and therefore the risk from this source is very low. However, should any flood water from this incident arrive on the development site, it will pass into the glasshouses via doors and openings and soak into the soil within the glasshouses. Flooding on to the site from external sources is therefore not considered of concern for the development.

c) Failure of drainage system.

The drainage system is operated and maintained by South Holland Internal Drainage Board and is regularly maintained and generally provides a good standard of drainage around the horticultural block. Existing drainage dykes around the site will be regularly maintained in the future.

Again, should there be a failure of the drainage system , the nature of the development, being horticultural glasshouses on open soil, means there is no concern to allow the excess water on the site.

d) Excessive surface water on glasshouse structures.

The design of glasshouse structures allows only limited amounts of surface water to be collected and stored – gutters and drain pipes are designed to take a max. of 30mm rainfall per hour. Any greater amount of rainfall will simply overflow the gutters and leak into the glasshouse, where it soaks into the soil floor as if on open ground.

The drainage board asks for on site storage of 75mm of rainfall for the extreme 1 in 100yr storm, which we are providing by the proposed reservoir. In reality however we estimate 50% of this water will simply leak into the glasshouses and soak into the soil.

2) Details of the Proposed Water Storage Reservoir.



Full design details have been submitted with our Planning Application.

The design is based on the requirement of the South Holland Drainage Board to provide dedicated storm water storage of 75mm of rainfall across the impermeable areas across the development.

As previously explained, glasshouse structures are not considered fully impermeable, however for the purposes of designing the reservoir we have assumed they are.

The South Holland District Board has seen the reservoir design and commented as follows:-

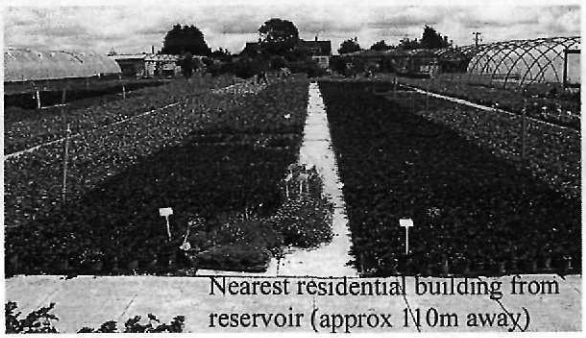
We feel the reservoir is sufficient to take the volumes of water proposed. However could Opperman Plants Ltd explain what discharge rate the overflow pipe will be producing in storm conditions and the route it will take to enter the Boards watercourse which I presume will be Old Exeter Drain.

It is our intention to install a 75mm diameter pipe from the reservoir to the drain running along the boundary of the site which runs into the Old Exeter Drain. We consider this will give a considerably lower flow rate than the discharge from the existing open green field site. We will however comply fully with the SHDC requirements in this matter.

3) Consideration of failure or breaching of Reservoir embankment.

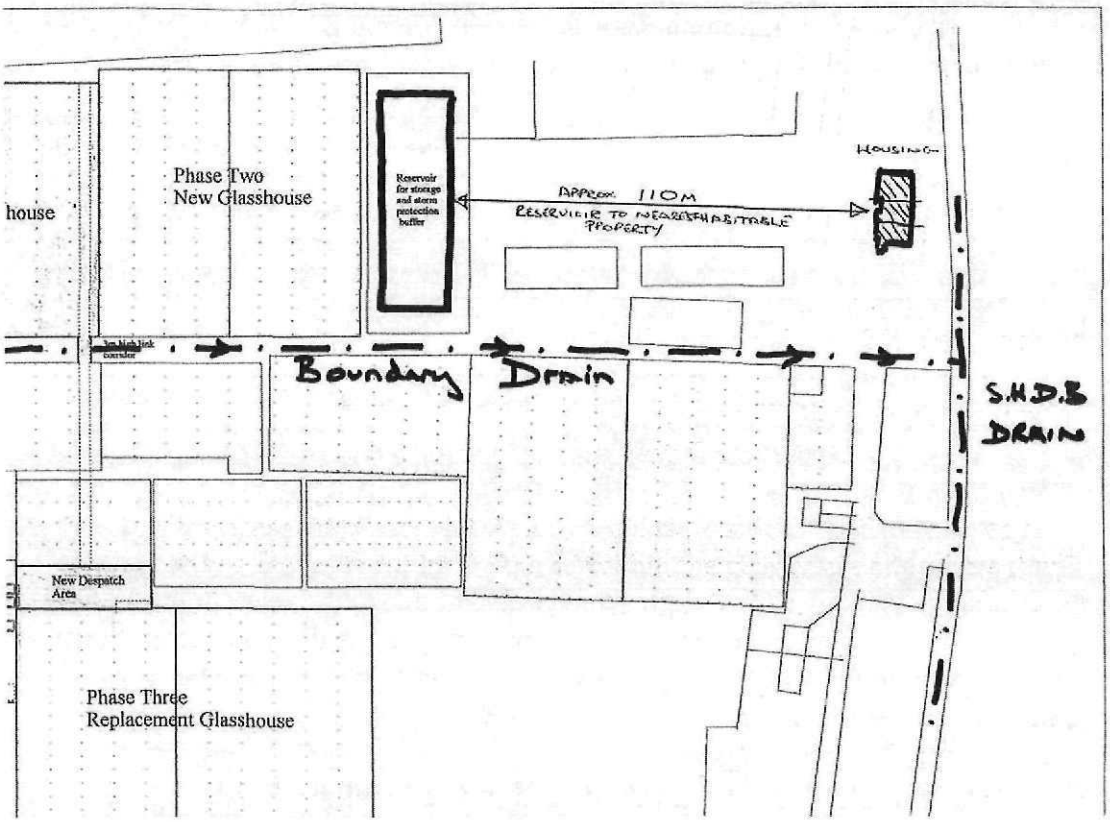
We consider it extremely unlikely that a butyl lined reservoir with 4m wide soil embankment retaining wall would ever breach. If it did so, water would more likely gradually leak out and soak into the surrounding ground.

The nearest habitable building is approx. 110m from the proposed reservoir, with permeable soil throughout that distance.



Nearest residential building from reservoir (approx 110m away)

The drainage dyke runs on the side of the boundary, and we would consider any serious leak not contained by absorption into the surrounding ground would run into this dyke.



Following our discussions with Emma Kirk of the Environment Agency we are now proposing building the bank furthest from the residential dwellings 200mm lower than the other 3 banks. This will have the affect of directing any overflow on to the glasshouse site where it will have little consequence, and will direct any overflow water away from the direction of the nearest residential properties.

We therefore conclude that the reservoir will provide no risk to third parties, any unlikely breach or overspill will be contained within the glasshouse site where it will soak into the soil floor.

4) Safe Access / Agress in the event of Flooding

This is an open horticultural glasshouse site. The development does not involve buildings where people can be trapped by flooding, and there is no overnight accommodation. The glasshouses are only occupied during working hours.

By their nature glasshouses can be dangerous in severe weather conditions, and it is therefore always a company policy by Opperman Plants that in these conditions all workers leave the glasshouses, report to the central office and are then sent off site.

Should there be any signs of extreme weather conditions – wind or rain - or possible flooding, no personnel will be allowed in the glasshouses – in fact the risk of breaking glass is a far greater concern than flooding.

We therefore do not consider this development provides any greater risk to people.

In conclusion, although flooding could be considered possible, the nature of the proposal – a commercial glasshouse structure on an open field – means there would be no risk to life or indeed building. As this is a commercial glasshouse, much of the surface water will be collected in storage tanks and the reservoir and used for irrigation of the crops. Any surplus water will be stored in the proposed reservoir. In the unlikely situation of flooding of the site, there is no real concern as the only damage will be to plants and possibly part of the glasshouse structure, and the ground is still exposed and permeable, therefore flood water can soak naturally through the soil . The development therefore will not pose a risk to surrounding properties or to personnel.

We trust this additional information and further considerations will now satisfy the Environment Agency.

Neil Watson
Bridge Greenhouses Ltd.