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Ref: 2992-16

**RESIDENTIAL DEVELOPMENT
ADJACENT 103 NEW ROAD
SUTTON BRIDGE
SPALDING
LINCS
PE12 9QR**

FOR

MRS S GEROVA



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
ADJACENT 103 NEW ROAD
SUTTON BRIDGE
SPALDING
LINCS
PE12 9QR**

The application is to acquire Town and Country Planning Permission (Outline) for 2 No residential building plots of New Road, Sutton Bridge for the benefit of Mrs S Gerova.

The site which amounts to 0.24 hectares abuts the proposed residential development boundary for Sutton Bridge (see Inset Map for Sutton Bridge) as proposed by the South East Lincolnshire Local Plan (SELLP).

The current South Holland District Council Local Plan 2006 is now out date and currently they do not have a 5 year supply of housing in place, therefore consideration is being given to sustainable sites under the National Planning Policy Framework (NPPF) paragraph 49.

A similar application has just acquired Planning Permission opposite under H18-0145-16 for a similar sized site – see appendix.

The following part of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE).

USE

The indicative proposal is for 2 No building plots with a 4/5 bedroom house with detached garage and a 4 bedroom house with attached double garage. Final design and numbers to be determined by Conditions at Reserved Matters stage.

AMOUNT

2 No building plots are indicatively shown, the final numbers to be agreed at Reserved Matters stage.

LAYOUT

The final layout and dwelling type and design to be determined by Conditions at Reserved Matters stage.

SCALE

To be determined at Reserved Matters stage.

LANDSCAPING

There is a frontage hedge to New Road the proposal is to retain as much as possible. Several trees, including fruit trees, occupy the site, these are to be retained if possible. A comprehensive landscaping and boundary treatment scheme to be determined by Condition at Reserved Matters stage.

ACCESS

Access to the site will be via individual access off New Road subject to requirements and specification of Lincolnshire County Council Highways Department. Access to and within the properties to comply with Part M of the Building Regulations "Access for All".

FLOOD RISK

Research into the Environment Agency and South Holland District Council Strategic Flood Risk Assessment flood maps indicate that the site is in Flood Zone 3, therefore a Flood Risk Assessment has been produced by the Geoff Beel Consultancy.

APPLICATION PLANS

2992-16-01	Location & Site Layout Plans – Existing
2992-16-02	Location & Site Layout Plans – Proposed

G R Merchant
September 2016

APPENDIX

LOCATION PLAN 1/1250

"GOOGLE" PLANS & SITE PHOTOGRAPHS

EMERGING LOCAL PLAN – SUTTON BRIDGE

FLOOD RISK ASSESSMENT

PLANNING PERMISSION H18-0145-16
(OPPOSITE SITE)

LOCATION PLAN 1/1250



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LOCATION PLAN
1/1250

"GOOGLE" PLANS & SITE PHOTOGRAPHS



1000

feet

meters

Google earth



Google Maps New Rd

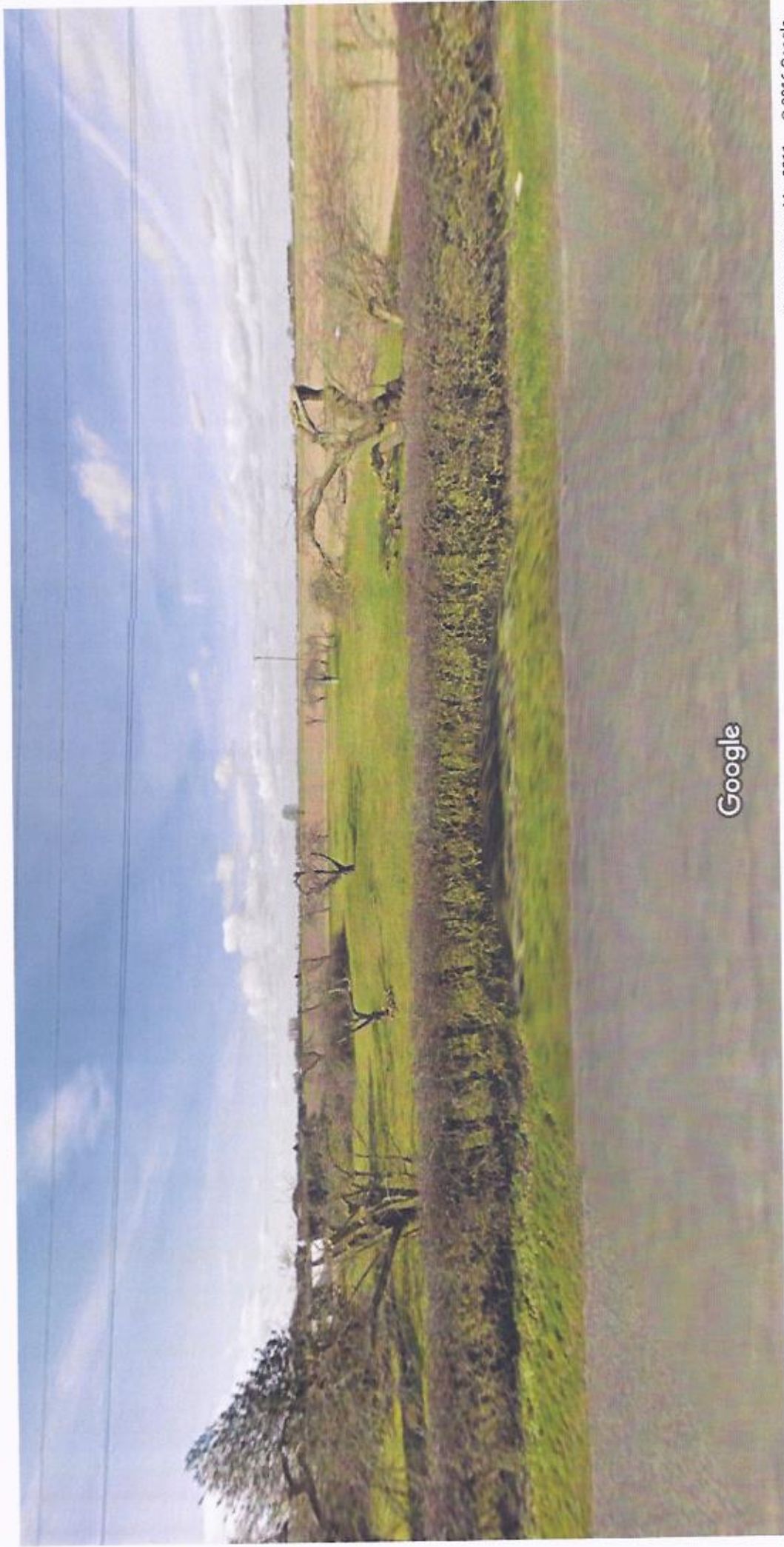


Image capture: Mar 2011 © 2016 Google

Sutton Bridge, England

Street View - Mar 2011

Google Maps New Rd



Image capture: Mar 2011 © 2016 Google

Sutton Bridge, England
Street View - Mar 2011

Google Maps New Rd



Image capture: Mar 2011 © 2016 Google

Sutton Bridge, England
Street View - Mar 2011

Google Maps New Rd



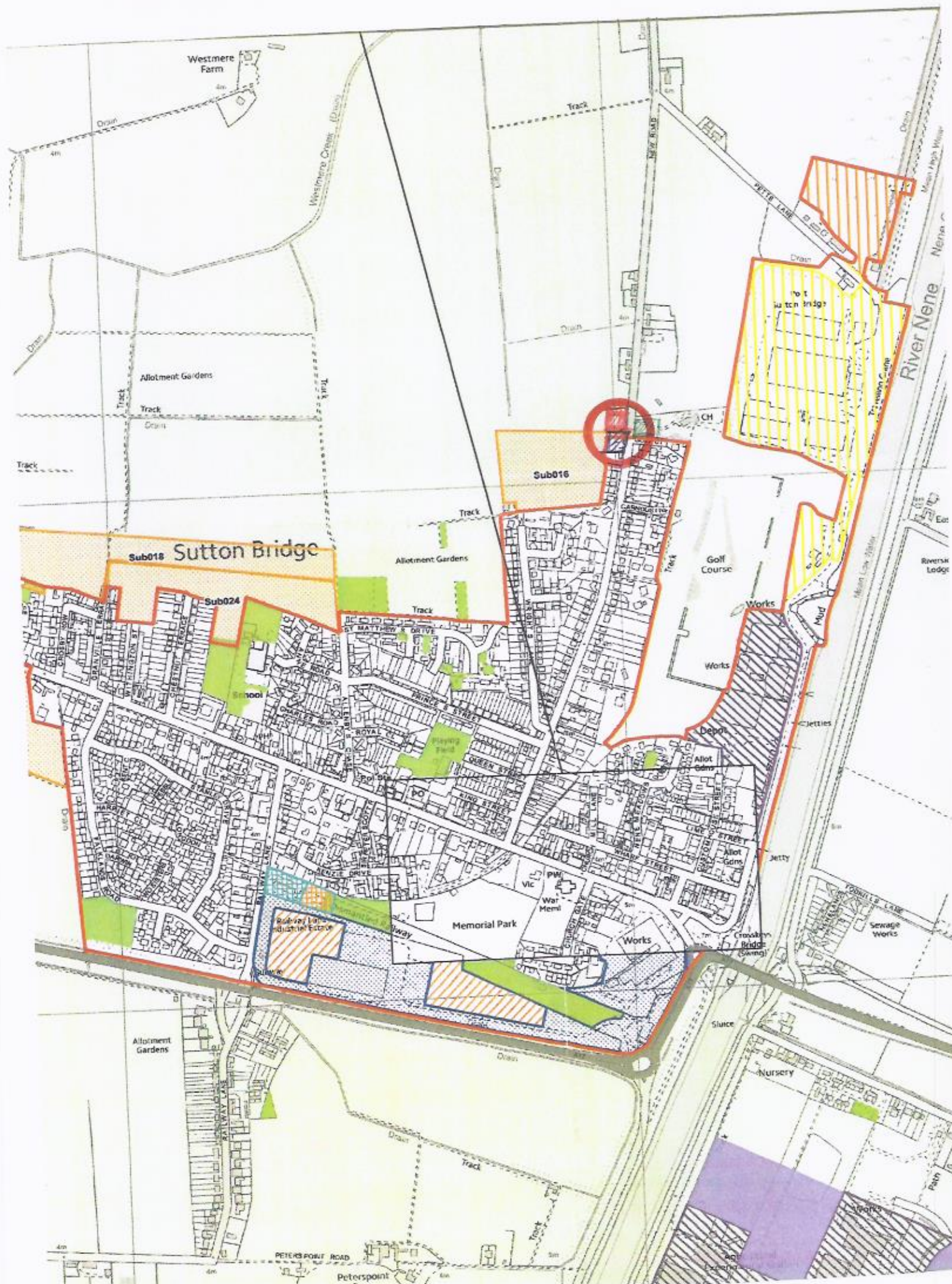
Image capture: Mar 2011 © 2016 Google

Sutton Bridge, England

Street View - Mar 2011



EMERGING LOCAL PLAN – SUTTON BRIDGE



FLOOD RISK ASSESSMENT

**FLOOD RISK ASSESSMENT
FOR RESIDENTIAL DEVELOPMENT
AT 103 NEW ROAD,
SUTTON BRIDGE, Lincs.**

FINAL REPORT

GEOFF BEEL CONSULTANCY

SEPTEMBER 2016

GCB/MERCHANT

DISCLAIMER

This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development at 103 New Road, Sutton Bridge, Lincs. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mrs S Gerova" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Geoff Beel Consultancy" during the necessary investigative process, and the conclusions and recommendations could therefore, differ in the event of material subsequently being found erroneous, incomplete or misleading. "Geoff Beel Consultancy" therefore, accepts no liability should this prove to be the case.

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G R Merchant drg. no. 2992-16-01
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G R Merchant drg. no. 2992-16-02
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1.0 INTRODUCTION

- 1.1 An outline planning application is to be submitted by G R Merchant Ltd on behalf of Mrs S Gerova for proposed residential development at 103 New Road, Sutton Bridge.
- 1.2 Planning approval requires a Flood Risk Assessment to accompany the planning application for approval by the Environment Agency and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF).

The site, as situated is shown within Flood Zone 3 of the Environment Agency Flood Zone Maps. The latest Agency Maps have been created 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 existing flood defences.

The site is also shown as liable to flooding due to a breach in the River Nene tidal defences of between 1.00m -1.50m on the South Holland District Council's Strategic Flood Risk Assessment Maps and located in the South Holland Internal Drainage Board district.

- 1.3 Gcoff Beel Consultancy was appointed on 24th August 2016 to undertake the Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is located on the west side of New Road being west of the River Nene tidal defences at Sutton Bridge. The National Grid Reference of the central point of the site is TF 48002240.
- 2.2 The position and extent of the site is shown on Fig 1 – Location Plan & Site Layout Plans (Existing) at the end of the document.
- 2.3 The site, located within the South Holland Internal Drainage Board area is shown within Flood Zone 3 as detailed on the Environment Agency Flood Zone Maps and liable to flooding as a result of a breach to the River Nene tidal defences of between 1.00 - 1.50m on the Council's Strategic Flood Risk Assessment (2010).

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently a landscaped area and garden to 103 New Road.
- 3.2 The area of development is 0.30 hectare with proposed vehicular access to New Road. Land level at the site is generally at 4.00m aOD.
- 3.3 The proposed site layout consists the construction of 2 no. two-storey dwellings.

- 3.4 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 both the 1 in 100 year fluvial and 1 in 200 year tidal events meeting the requirements of NPPF.

No other development site in Sutton Bridge is at a lower risk of flooding and hence the Sequential Test is met with flood mitigation measures incorporated to satisfy the Exception Test.

4.0 EXISTING FLOOD ALLEVIATION MEASURES

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

The South Holland Internal Drainage Board area at Sutton Bridge is protected by the west embankment of the River Nene tidal defences at a level of 6.30m aOD.

- 4.2 The site and surrounding areas of development drain in a generally northerly direction to discharge into the tidal River Nene as part of the Westmere catchment of the Internal Drainage Board.
- 4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.
- 4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency tidal defences 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 Board's 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.

5.0 POTENTIAL SOURCES OF FLOODING

5.1 Four potential sources of flooding have been identified as a result of this assessment:

- a) local blockages to existing riparian drains
- b) local blockages to IDB main drain
- c) storm return period of 1 in 50 years being exceeded
- d) overtopping of River Nene tidal defences at Sutton Bridge

5.2 The probability of flooding from sources a) and b) is low due to the maintenance standards already achieved and managed by landowners.

The probability of flooding from c) is also low due to the South Holland IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years.

5.3 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”.

5.4 The possible overtopping and breaching of the tidal River Nene defences at Sutton Bridge is also considered to be low. The Environment Agency has carried out the River Nene Strategic Study Report (1995) and concluded that the defences provide a level of protection against 1 in 200 years period tidal event.

5.5 Breach and overtopping analysis has been carried out by consulting engineers preparing the South Holland District Council Strategic Flood Risk Assessment (2010). The Residual Flood Depth affecting the site as a result of the 1% Fluvial/0.5% Tidal event in 2115 shown in Fig 4 is between 1.0m and 1.5m.

Floor level of the proposed two-storey dwellings will be raised 1.00m above existing ground level with flood resilient measures incorporated into the design and construction up to 500mm above finished floor level. Safe refuge will be available at first floor level in the event of flooding.

5.6 More recent Tidal Hazard mapping produced by the Environment Agency in Fig 5 shows the site as flooded between 0.50 – 1.00m depth of water.

6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, evidence was discovered of part of the site being flooded and adjoining properties during the tidal surge event of January 1978 since when tidal defences have been raised and strengthened to a 1 in 200 year standard of protection.

The more recent tidal surge event of 5th December 2013 reached a level of 6.10m aOD and the town was protected by the improved defences.

7.0 PROBABILITIES AND TRENDS OF FLOODING

- 7.1 The probability of this development flooding from localised drainage systems is very low.
- 7.2 The probability of the site flooding with water from any South Holland main drain 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.
- 7.3 The probability of the site flooding within the next 100 years with tidal waters from any main river system is less than 0.5% because of the standards of the existing flood defences and the location of the site
- 7.4 If under very extreme events, levels of floodwater from the South Holland main drains 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.
- 7.5 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 the raising of floor levels 1.00m above existing ground level will be appropriate for the design life of the development (i.e. 100 years).

8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor levels of the development will be 1.00m above existing ground levels offering additional protection against impacts arising from any extreme short duration, localised events.
- 8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland main drain systems, then probably 2 to 3 days warning time would be available.

- 8.4 The developer should ensure that the eventual occupiers of the dwellings are 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, contact tel no.: 0845 988 1188 and the occupiers of the dwellings should register with the Floodline Direct Warning Service to receive any future flood warnings.

- 8.5 If any future flood warning is received, safe access/egress to evacuate the property would be available onto New Road in a southerly direction to Bridge Road and Sutton Bridge town centre where land is located in Flood Zone 1.
- 8.6 A Flood Warning and Evacuation Plan will be agreed with the Local Authority's Emergency Planner.

9.0 RESIDUAL RISK – EXTREME EVENTS

- 9.1 The residual risk from extreme events is medium to high on this site, because of its location, existing tidal flood defences and the standard of surface water drainage already provided.
- 9.2 Although within Flood Zone 3 according to NPPF classification, the site actually has a present day 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 Zone Maps have been produced irrespective of existing flood defences and standards of protection.
- 9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have recently completed a Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

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

- 9.4 As a result of the Strategic Flood Risk Assessment the South Holland IDB area has been determined as providing present day protection against a 1 in 100 year return period event whilst the River Nene tidal defences at Sutton Bridge provide protection against a 1 in 200 year return period event.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by River Nene tidal defences to a 1 in 200 year return period, (0.5%) and fluvial defences of 1 in 100 year return period (1.0%).
- 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. The Boards policy is to continue to provide a standard of drainage of 1 in 100 year return.
- Floor level of the dwellings will be raised 1.00m above existing ground level with sleeping accommodation only on the first floor. Flood resilient measures will be incorporated into the design and construction of the dwelling up to 500mm above finished floor level.
- Safe refuge in the event of flooding will be available at first floor level.
- Safe access/egress to evacuate the property is available onto New Road in a southerly direction to Bridge Road and Sutton Bridge village centre where land is in flood Zone 1.
- A Flood Warning and Evacuation Plan will be agreed with the local Authority's Emergency Planner.



LOCATION PLAN
1/2500

G. R. MERCHANT LEAD ARCHITECT ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS 1300 N. 10TH STREET SUITE 100 TAMPA, FL 33604 TEL: 813 241 1111 FAX: 813 241 1112 E-MAIL: GRM@GMAIL.COM		Project: 1300 N. 10TH STREET TAMPA, FL 33604 1300 N. 10TH STREET TAMPA, FL 33604
Client:	REDACTED	Drawing No.: 1300 N. 10TH STREET TAMPA, FL 33604
Scale:	1/2500	Date: 1/25/00
DO NOT SCALE FROM THIS DRAWING THIS DRAWING IS THE PROPERTY OF G. R. MERCHANT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF G. R. MERCHANT.		



SITE PLAN
1/500



Enter a postcode or place name: Other topics for this area... Flood Map for Planning (Rivers and Sea)

Sutton Bridge, Lincolnshire 04 ▼

[Other maps](#) [Data search](#) [Text only version](#)

Sutton Bridge, Lincolnshire at scale 1:10,000

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

☐ Flood Zone 3

☐ Flood Zone 2

☐ Flood defence (what it may be shown?)

☐ Areas benefiting from flood defences (what it may be shown?)

☒ Main River Line

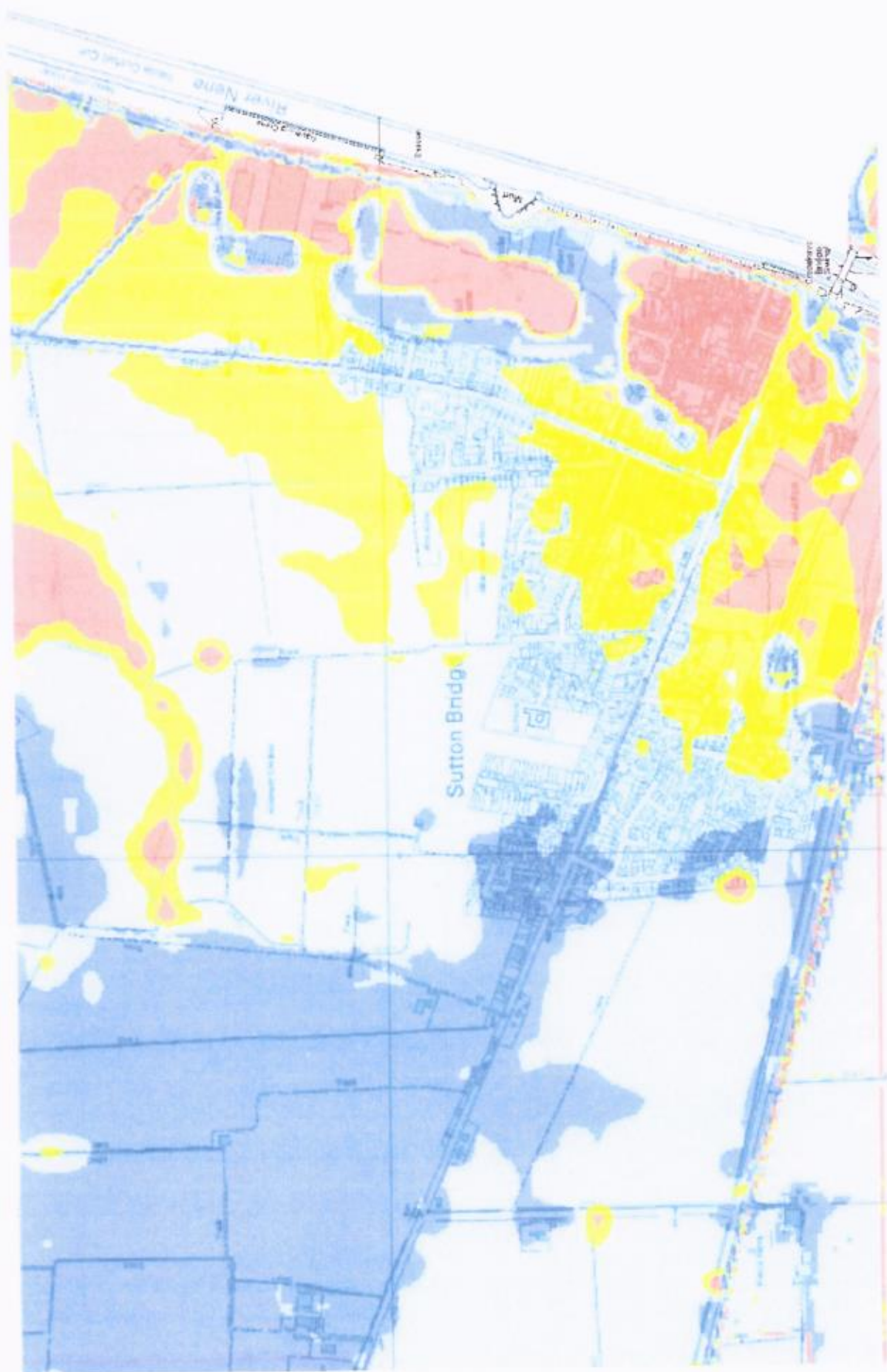
☐ Main River Line

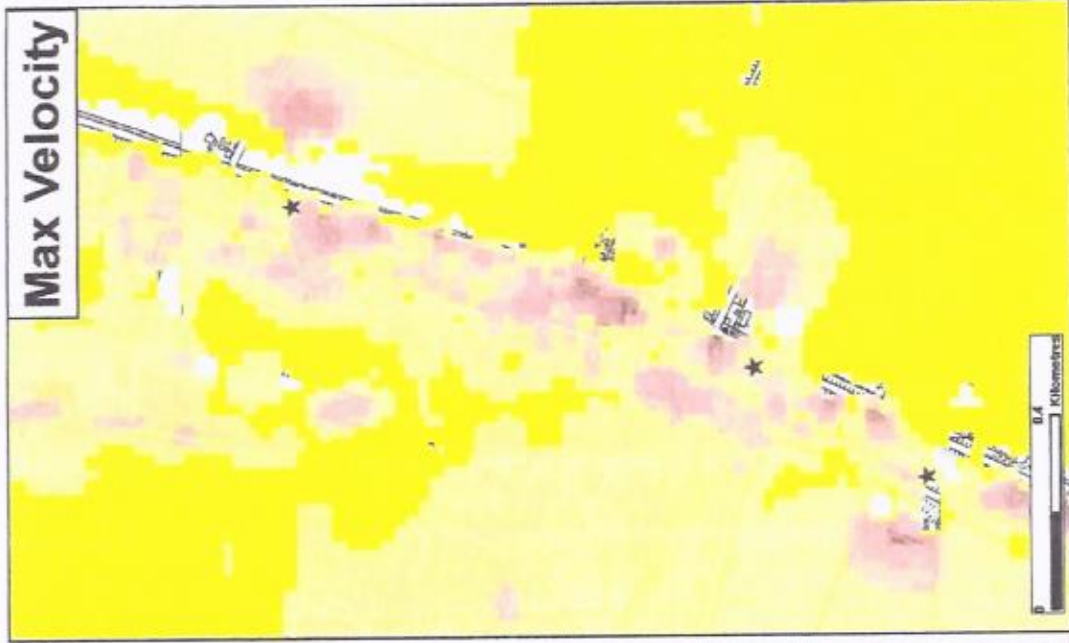
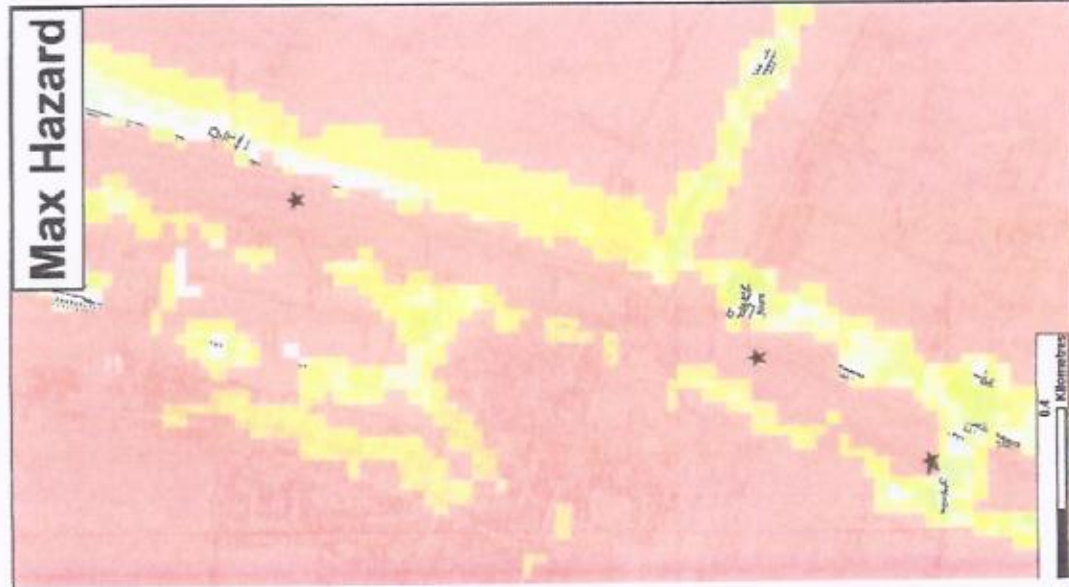
☒ Other national environmental organisations

☐ Natural Resources Wales Area of responsibility

☐ Scottish Environment Protection Agency Area of responsibility







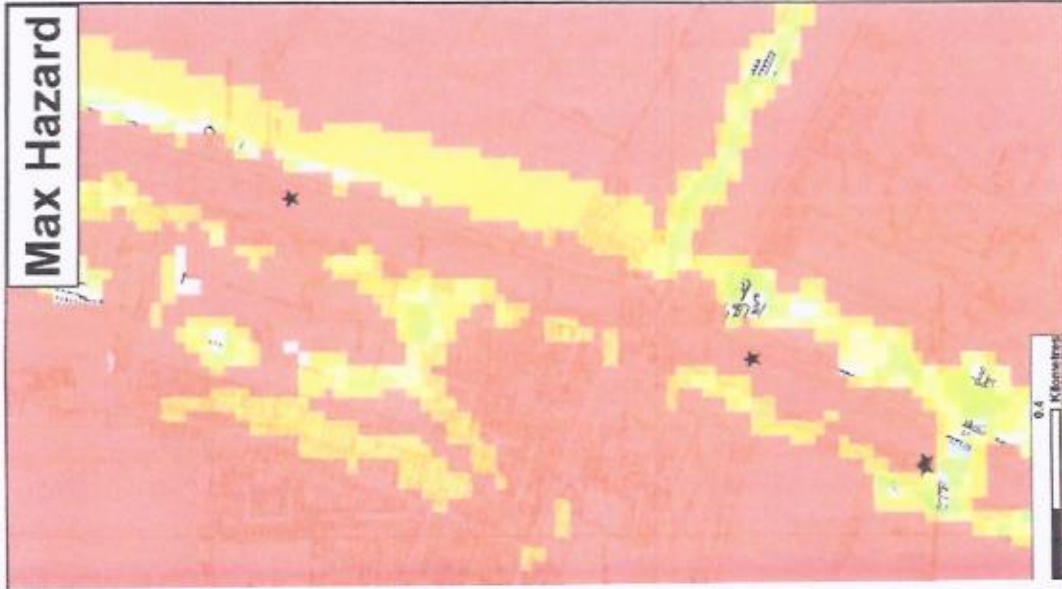
Modelled Breach Locations - see also the accompanying plan 'Location of the Model Breach'			
Max Hazard	Max Depth (m)	Max Velocity (m/s)	Scenario Annual Chance
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3	0.5% (1 in 200)
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0	
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5	
Greater than 2.0 (Danger for All)	1.0 - 2.0	1.5 - 2.5	
	2.0 +	2.5 +	
Modelled Breach Locations	2115	Scenario year	
Modelled Breach Locations	2115	Scenario year	
Modelled Breach Locations	2115	Scenario year	

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

General Enquiries No. 03 94 566 556. Weekly Drypoint calls cost 5p per minute from BT Weekend Unlimited. Mobile and other providers charges may vary.



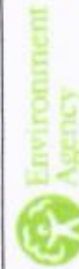
Modelled Breach Locations - see also the accompanying plan 'Location of Modelled Breaches'				
Max Hazard	Max Depth (m)	Max Velocity (m/s)	Scenario year	Scenario Annual Chance
Flood Risk to People: FLOODS Less than 0.75 (Low Hazard) Between 0.75 and 1.25 (Danger for Some) Between 1.25 and 2.0 (Danger for Many) Greater than 2.0 (Danger for All)	0 - 0.25 0.25 - 0.50 0.50 - 1.0 1.0 - 2.0 2.0+	0 - 0.3 0.3 - 1.0 1.0 - 1.5 1.5 - 2.5 2.5+	2115	0.1% (1 in 1000)
Printed	August 2013			

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

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General Enquiries No: 03708 500 506. Monday Daytime calls cost 5p plus up to 5p per minute from BT. Weekend, Unlimited. Mobile and other providers' charges may vary.



Northern Area Tidal Breach Hazard Mapping

Map Centred on TF 48298 27289

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**PLANNING PERMISSION H18-0145-16
(OPPOSITE SITE)**

Peter Humphrey Associates Ltd
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PE13 1NB

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www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference: H18-0145-16 **Date of Decision:** 1st April 2016
Applicant: Sutton Bridge Golf Club
New Road
Sutton Bridge
Spalding
Lincs
PE12 9QR
Location: Sutton Bridge Golf Club New Road Sutton Bridge Spalding
Description: Residential development - four dwellings

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
5206/PL03 & Flood Risk Assessment (Prepared by Geoff Beel Consultancy - February 2016)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place without the prior written approval of the Local Planning

Authority of all details of the following matters:

- i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
- ii) the means of access to the site;
- iii) the landscaping of the site;
- iv) the means of sewage and surface water disposal;
- v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 4 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (dated February 2016) and in particular the following measures detailed within:
- Finished floor levels shall be set no lower 5.0mAOD;
 - The development shall be a minimum of two storeys;
 - Flood resilient and resistant construction measures shall be incorporated throughout the proposed development, as stated within.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 5 Demountable defences to a height of 600mm shall be fitted to all external doorways.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 6 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and

bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 7 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 8 No development shall take place until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent

increased risk of flooding. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG11 and SG12 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

It is strongly recommended that the site owners register with the Environment Agency's free Flood Warnings Direct Service in accordance with the recommendation of the Flood Risk Assessment.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

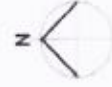
Proposed Front Elevation (Plot 1) 1:100

Proposed Front Elevation (Plot 2) 1:100



Proposed Site Plan 1:200

Proposed Location Plan 1:1250



Peter Humphrey Associates Ltd
ARCHITECTURAL DESIGN AND BUILDING

PROJECT: Proposed Arc Plots

REF: Sutton Bridge Golf Course

NEW PLOT

LONG SUTTON

PH12 BOR

DATE: 01/01/2020

OUTLINE

NAME: MFC Farwell

DATE: 01/01/2020

SCALE: 1:1250

DO NOT SCALE FROM THIS DRAWING

Architectural Associates

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Peter Humphrey Associates
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000