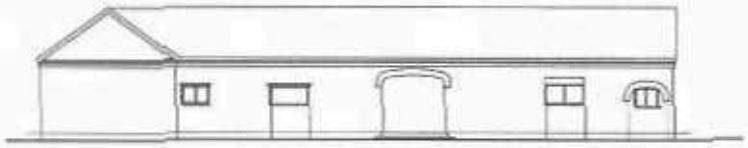


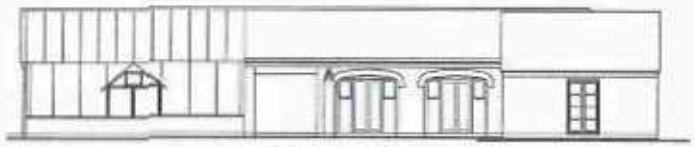
SIDE ELEVATION



REAR ELEVATION



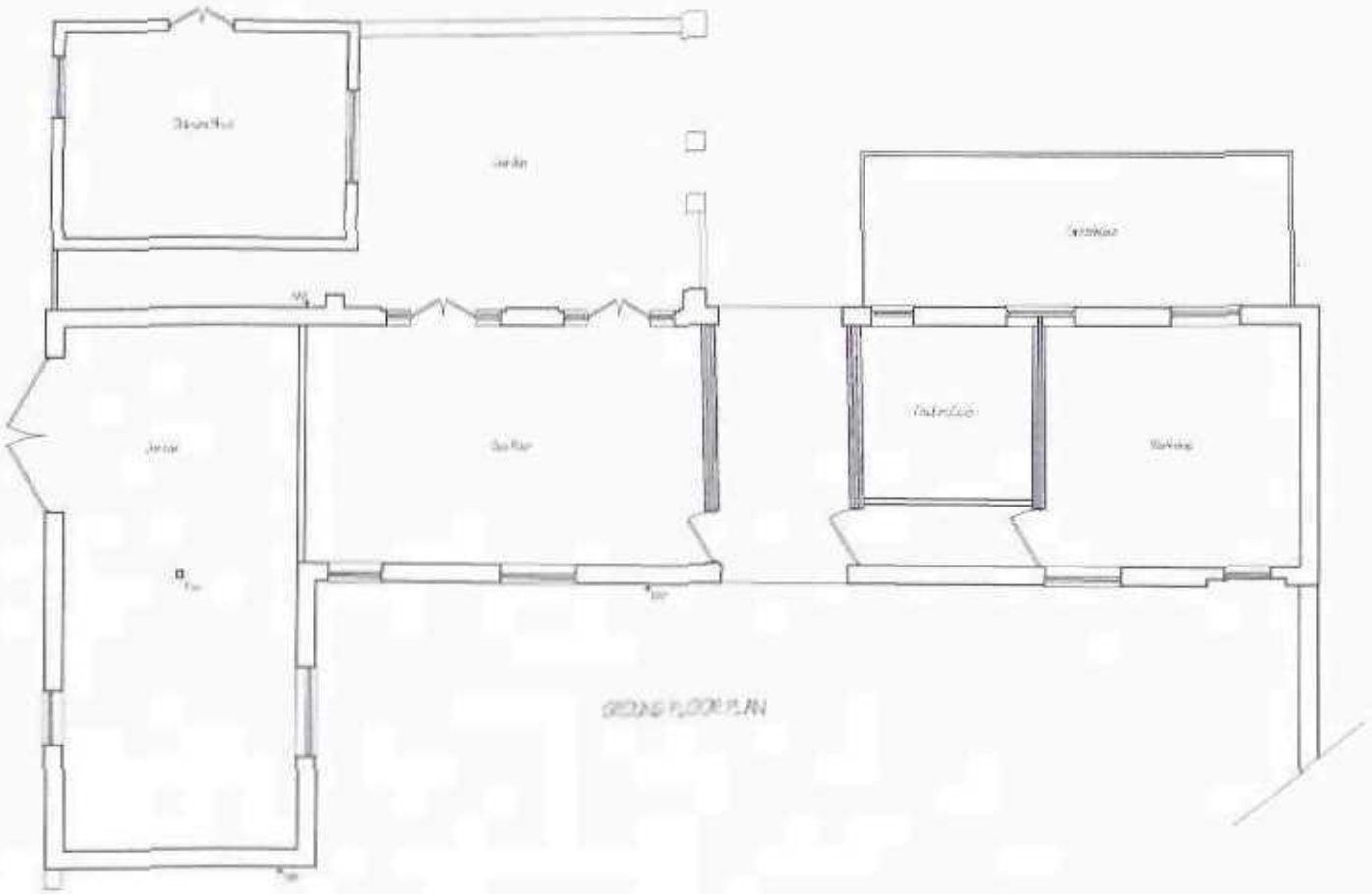
SIDE ELEVATION



FRONT ELEVATION



LOCATION PLAN 1:2500



GROUND FLOOR PLAN

G. R. MERCHANT LTD.
LEAD ARBOR FENG

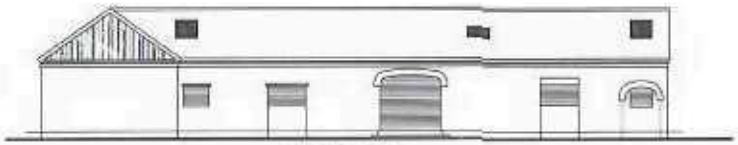
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

A Wrights Mews
18A Park Road, Hillsden,
Stockley, Dorset, PE12 7BB
Tel 01406 490800
Fax 01406 422744
E-Mail gr.merchant@btconnect.com

DO NOT SCALE FROM THIS DRAWING



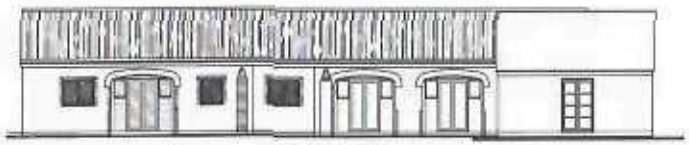
SIDE ELEVATION



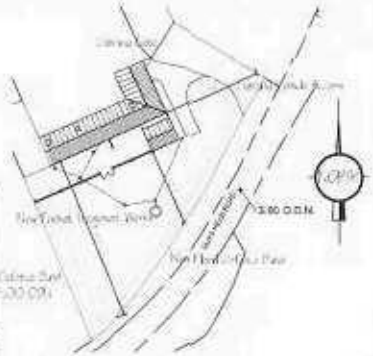
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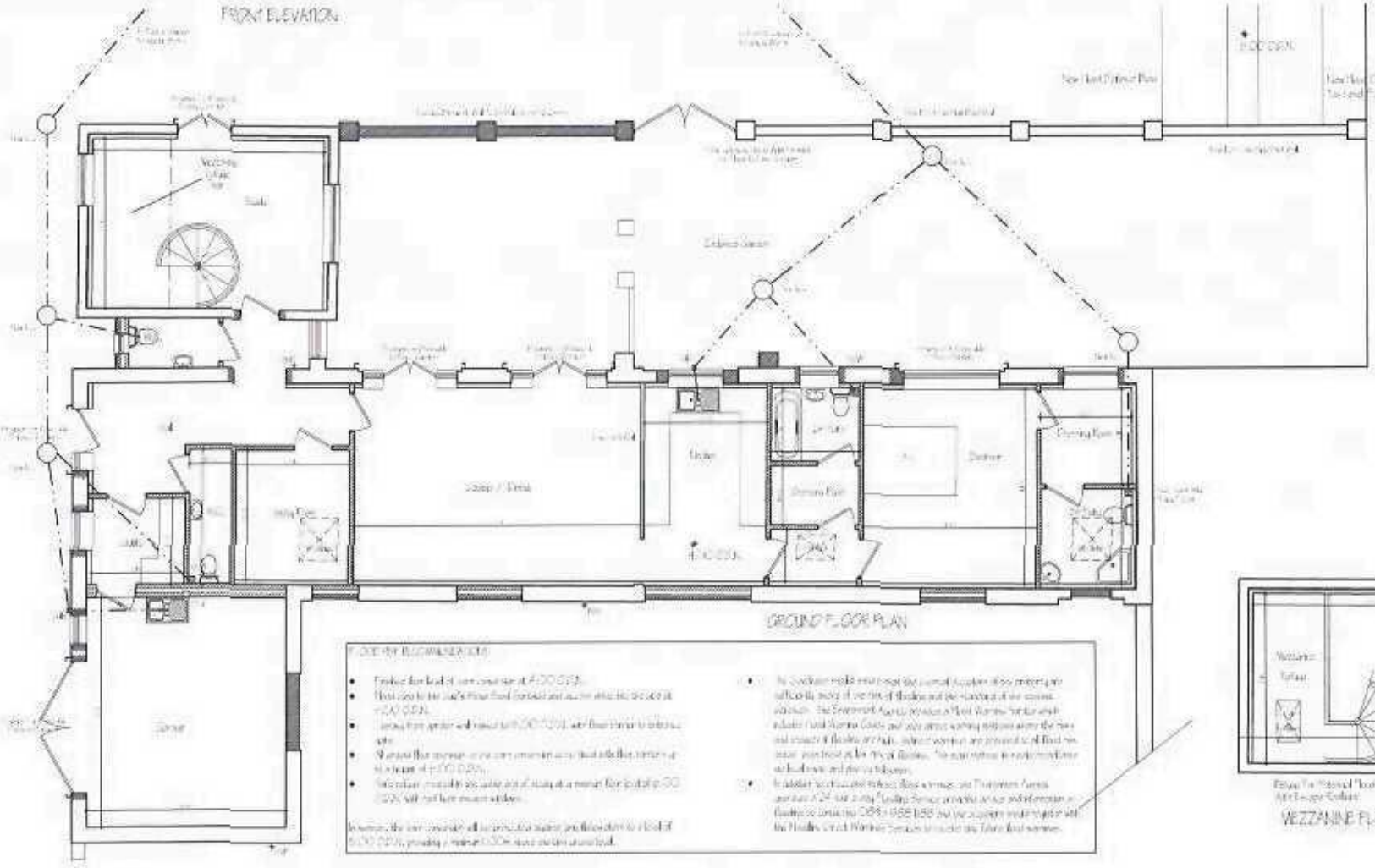
SIDE ELEVATION



FRONT ELEVATION



BLOCK PLAN 1:500



GROUND FLOOR PLAN

FLOOR BY ROOM AREAS (GIA)

- Ground floor total (not including veranda) 87.00 SQ.M.
- First floor total (not including void over entrance hall) 50.40 SQ.M.
- Garage floor area (not including veranda) 30.12 SQ.M.
- Veranda floor area 4.00 SQ.M.
- Total floor area (including garage, veranda and void over entrance hall) 171.52 SQ.M.

In order to be considered all comments must be received by the Council's Planning Department within 21 days of the date of this notice and be received at the address specified. The Environmental Agency advises that the following conditions should be imposed in the event of planning permission being granted. If flooding from sewers, overland flows or groundwater is encountered during development, details of how the risk will be managed and mitigated must be submitted to the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is completed.

In addition to the above, the Environment Agency recommends that the applicant should refer to the Flood Risk Standing Advice before commencing any development. Further information can be obtained by contacting the Environment Agency on 08708 506506 or by emailing enquiries@environment-agency.gov.uk

Timber Tie Natural Flooring
Anti-Slip Surface

MEZZANINE FLOOR PLAN

G. R. MERCHANT LTD.
I.ENG AMIGE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: gr.merchant@btconnect.com

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Proposed F.F.L.
4.00 ODN

LEVEL SURVEY
29/01/2015

D. R. MERCHANT LTD.
LEND AMOS PWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Environment Agency

Enter a postcode or place name:

Sutton Bridge, Lincolnshire Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Map legend

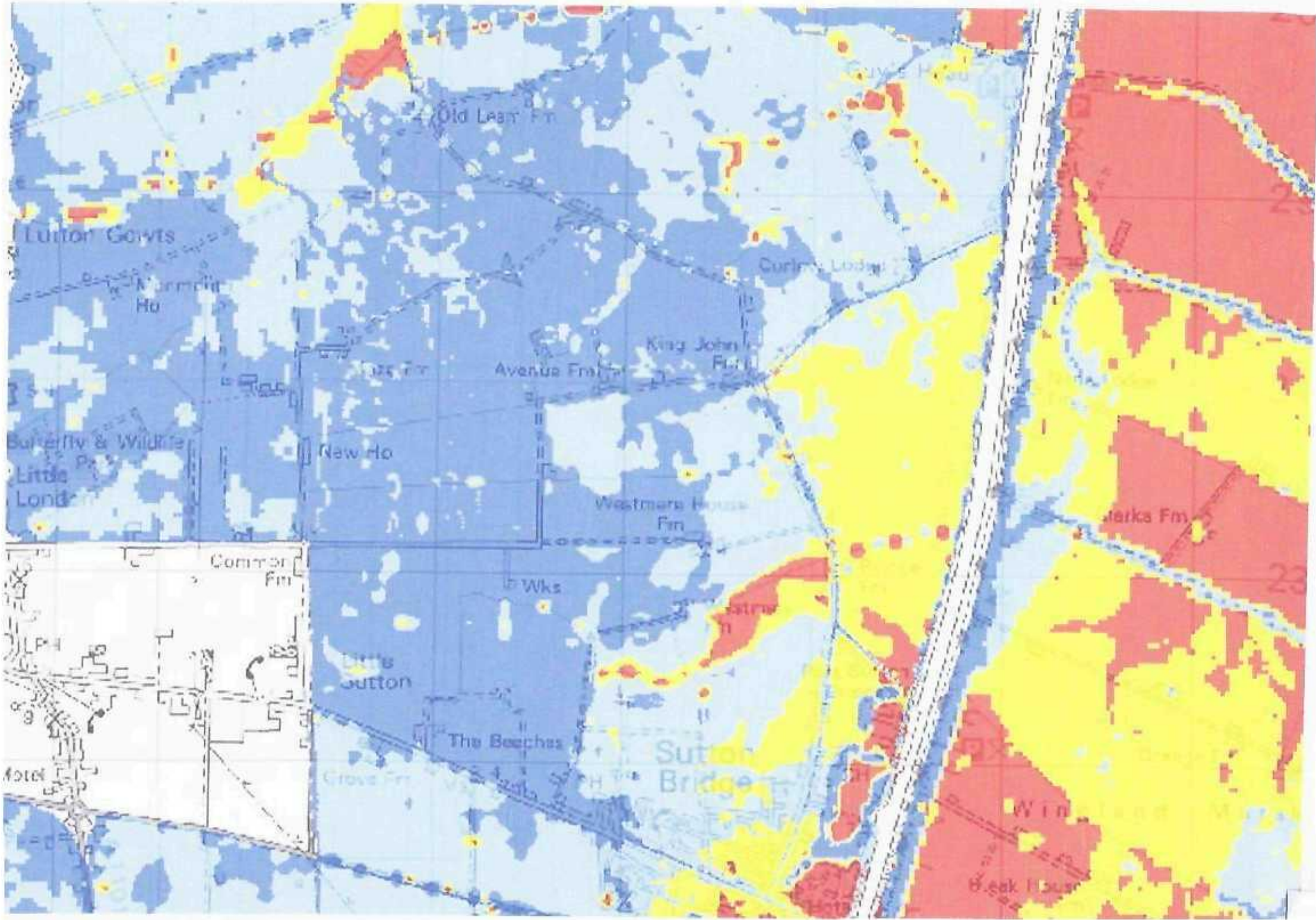
Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- River and Sea levels
  - Main rivers

X: 548,558;Y: 324,410 at scale 1:10,000

Other maps Data search Text only version




Old Last Fm
Tuition Govts
Curls
King John Fm
Avenue Fm
New Ho
Westmere Fm
Common Fm
Wks
The Beeches
Sutton Bridge
Motel

South Holland District Council
Planning & Development
Council Offices Priory Road
Spalding
Lincolnshire
PE11 2XE

Our ref: AN/2014/120827/01-L01
Your ref: H18 1042 14

Date: 06 January 2015

Dear Sir/Madam

Change of use of ancillary buildings to residential unit
Curlew Court, Guys Head Road, Sutton Bridge, Spalding, PE12 9QQ

Thank you for consulting us on the application above, on 18 December 2014.

Environment Agency position
We can confirm that in the absence of an acceptable Flood Risk Assessment (FRA) we **object** to proposal as submitted and recommend refusal on this basis for the following reasons.

Reason
The FRA and Design and Access Statement submitted with this application fail to show how the development will comply with the National Planning Policy Framework (NPPF) by demonstrating that the development is 'safe' over its lifetime. It does not demonstrate how people and property will be kept safe from identified flood hazards taking the impacts of climate change into account.

In particular, the Environment Agency's Coastal Hazard Mapping affects the proposed site. Our Hazard Mapping shows the consequences should a breach or overtopping of our sea defences occur. This mapping shows that **flood depths of 1.0-1.6m impact the application site** when considering the 0.1% 2115 breach scenario. This is the correct scenario to consider for single storey development, although two storey proposals can consider the 0.5% 2115 breach scenario.

For 'more vulnerable' development in areas with these predicted flood depths, the Environment Agency requests the following minimum mitigation measures:

- For areas where flood depths are 1.0m - 1.6m:
  Proposals must be a minimum of 2 storeys. Finished floor levels should be set a minimum of 1.0m above ground level with flood resilient construction incorporated to a minimum height of 300mm above the predicted flood level. In addition, demountable defences to a height of 600mm should be installed on ground floor doorways.

We would like to reiterate that the FFLs currently proposed would fail to elevate the dwelling above the predicted future flood depths. The proposed FFL would therefore leave a significant depth of flood water that could inundate the dwelling in future flood events.

Overcoming our objection

The applicant can overcome our objection by submitting an amended FRA which covers the deficiencies highlighted above and demonstrates the development will be safe from flooding, without increasing flood risk elsewhere.

However, it is not currently foreseeable how a FRA could demonstrate that this change of use development, whilst incorporating self contained residential uses at the ground floor, could adequately demonstrate that the development and its future users will be safe from the identified flood risk.

We ask to be formally re-consulted if an amended FRA is submitted, and we will then provide further comments within 21 days. Please note our objection will be maintained until an adequate FRA has been submitted and approved.

Informative to the LPA

If you are minded to approve the application contrary to our objection, we ask to be reconsulted with details of which material considerations outweigh flood risk to allow us to make further representations.

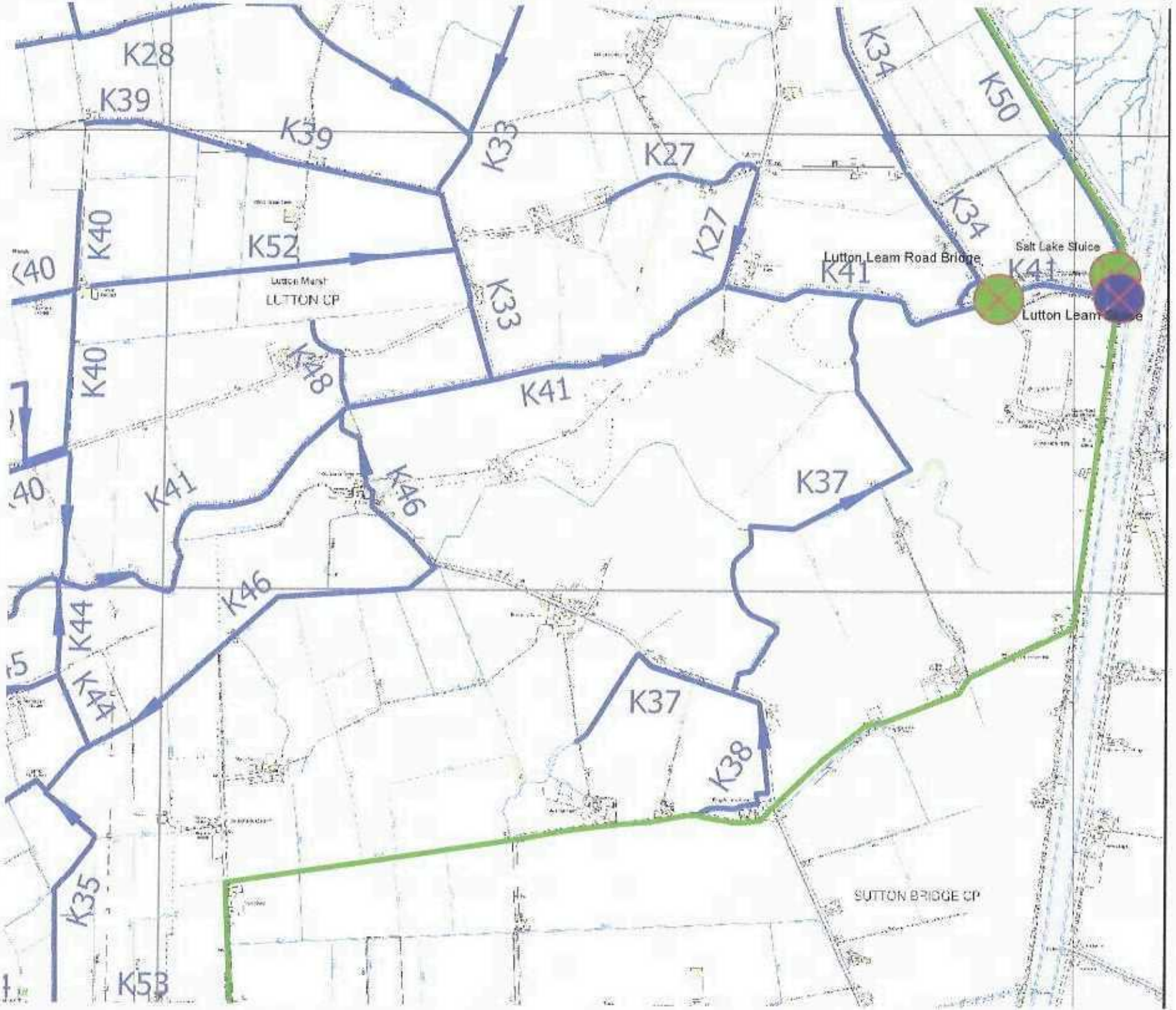
Should the applicants or agents wish to discuss this position with us, or any of this flood risk advice, they should contact Vicki Hinds (Flood Risk Officer) on 01522 785032. For any planning enquiries please contact me on the number below.

Yours faithfully

Mr Rob Millbank
Sustainable Places - Planning Advisor

Direct dial 01522 785868
Direct e-mail rob.millbank@environment-agency.gov.uk

End


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Salt Lake Sluice
Lutton Leam Road Bridge
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K53
SUTTON BRIDGE CP