Sibley, Sally

From: Gedney, David
Sent: 25 March 2015 14:34
To: _planningadvice
Subject: FW: Curlew Court, Guys Head Road, Sutton Bridge
Attachments: img268.pdf

Ref H18-1042-14

Please scan – Supporting information

David Gedney | Senior Planning Officer| **South Holland District Council**
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DDI: 01775 764468 |
www.sholland.gov.uk

From: geoff beel [mailto:geoff.beel@tiscali.co.uk]
Sent: 25 March 2015 14:03
To: Millbank, Rob
Cc: Gedney, David
Subject: Curlew Court, Guys Head Road, Sutton Bridge

Rob

Please see attached letter which has also been forwarded to SHDC for further consultation.

Geoff

Geoff Beel
Consultancy
Chartered Water & Environmental Manager

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Wisbech
Cambs. PE13 2PE
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Mobile: 07799 644538
email:geoff.beel@tiscali.co.uk

Sustainable Places Team
Environment Agency
Waterside House
Waterside North
Lincoln LN2 5HA

Our ref: GCB/Merchant
Your ref: AN/2014/120827

25th March 2015

for the attention of Rob Millbank

Dear Rob

**Change of use of Ancillary Buildings to Residential Unit –
Curlew Court, Guys Head Road, Sutton Bridge, Spalding, Lincs.**

I refer to your letter of objection dated 12th March addressed to South Holland District Council. I am also aware of my client's letter to yourself of 21st March. May I respond as follows:

The planning application was recommended for approval by the case officer to the Council Chairman's Panel on 20th March as the Agency concerns are outweighed by conservation issues. The measures recommended in your letter of 6th January are considered unreasonable in this case and would harm the historic character of the building.

However, the Chairman's Panel requested further consideration of the flood mitigation measures so that the Agency may be able to remove its objection.

I would also point out that the ancillary buildings already have a Certificate of Lawful Use (SHDC H18/0651/04)) and are presently used as a playroom with bed for occasional use, workshop, garage and store. However, the Certificate of Lawful Use permits only a single dwelling and the purpose of the present application is to allow the division of the property into 2 dwellings.

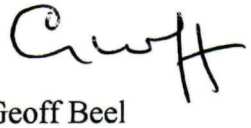
Referring to the flood mitigation measures in more detail; I enclose an enlarged copy of the previously submitted block plan (part of GR Merchant Ltd drg. no. 2728-14-02E) showing the proposed bund and defence wall with flood gate.

Land levels at the site on the alignment of the bund vary between 3.294m and 4.195m aOD. The crest of the bund has been positioned at 5.00m aOD to accommodate the predicted depth of floodwater between 1.00-1.60m. The defence wall of reinforced concrete with brick cladding also has a level of 5.00m aOD.

Proposed finished floor level of the barn conversion is at 4.00m aOD with safe refuge at a minimum level of 6.00m aOD. With the crest level of the bund and defence wall at 5.00m aOD, it is not considered a breach would occur in view of the proposed cross section details and reinforced concrete construction as shown with a depth of water varying between 1.00 – 1.60m. If those depths of water were being experienced, evacuation of the dwelling would have taken place from the safe refuge identified.

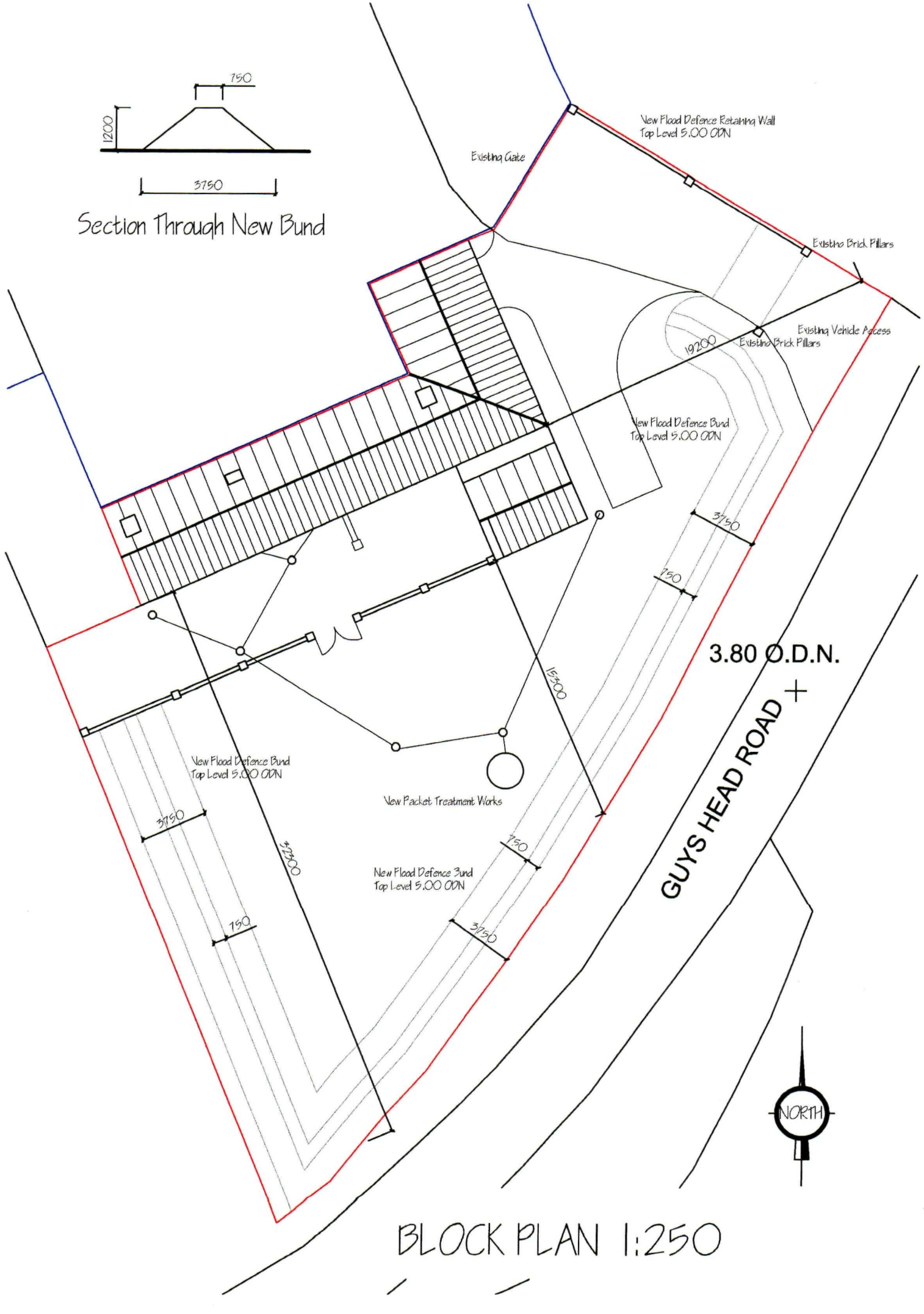
I trust this additional information will enable the Agency to withdraw its objection to the proposed development.

Yours sincerely



Geoff Beel

cc DGedney@sholland.gov.uk
gr.merchant@btconnect.com


750
1200
3750
Section Through New Bund
New Flood Defence Retaining Wall
Top Level 5.00 ODN
Existing Gate
Existing Brick Pillars
Existing Vehicle Access
Existing Brick Pillars
19200
New Flood Defence Bund
Top Level 5.00 ODN
3750
750
3.80 O.D.N.
15300
GUYS HEAD ROAD
New Flood Defence Bund
Top Level 5.00 ODN
New Packet Treatment Works
3750
750
32400
New Flood Defence Bund
Top Level 5.00 ODN
750
3750
NORTH
BLOCK PLAN 1:250