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**RESIDENTIAL DEVELOPMENT  
OFF FISHERGATE  
SUTTON ST JAMES  
SPALDING  
LINCS  
PE12 0EZ**

**Ref: 3257-17**

**FOR**

**J. CROSS**



**PLANNING, DESIGN & ACCESS STATEMENT**

**RESIDENTIAL DEVELOPMENT  
OFF FISHERGATE  
SUTTON ST JAMES  
SPALDING  
LINCS  
PE12 0EZ**

This application is a re-application following refusal of application H20-0839-18 and subsequent dismissal by The Planning Inspectorate of APP/A2525/W/19/3220914 for the following reasons:-

H20-0839-18 (3<sup>rd</sup> December 2018)

- 1. It is recognised that the proposal is deliverable and would help to provide the supply of housing required to meet the needs of present and future generations. It would also contribute towards the local economy and create employment opportunities associated with the construction, albeit in the short term. However, the benefits are outweighed by the harm that the proposal would cause in terms of environmental factors, including the development's effect upon the character and appearance of the fringe of the village and the rural locality.*

*The site is not therefore considered to be suitable site for housing with particular regards to the principles of sustainable development and the protection of the rural character of the area. It is therefore contrary to Policies SG1, SG2, SG4 and SG14 of the South Holland Local Plan and Paragraphs 7, 8 and 127 of the National Planning Policy Framework, 2018. Paragraph 127 indicates that planning decisions should add to the overall quality of an area and be sympathetic to local character.*

*Moreover, the site is outside Sutton St James Settlement Boundary as defined within the South East Lincolnshire Local Plan 2011-2036 (Publication Version, March 2017). The latter defines Sutton St James as a low tier settlement or "Minor Service Centre" and essentially provides minimal opportunity for infill development only. The Plan has recently under gone an examination in public and aims to provide a 5 year supply of deliverable housing sites. Paragraphs 48 and 49 of the Framework indicate that local planning authorities may give weight to relevant policies in emerging plans if they are at an advanced stage but not yet formally adopted.*

APP/A2525/W/19/3220914 (4<sup>th</sup> June 2019)

- 5. The appeal site is located outside of Sutton St James settlement boundary as defined in the LP. I acknowledge that the site abuts Sutton St James which is defined as a Minor Service Centre in LP Policy 1. While development within these settlements would normally be limited to Allocated, Committed sites and infill,*

*the appeal site lies outside of the settlement development boundaries and therefore for the purposes of the LP, the site is located within the Countryside, and LP Policy 1 states that development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. The proposal is for new market housing, and given the evidence before me, there is not sufficient justification for housing of this type in this location. Consequently, the proposal would conflict with LP Policy 1.*

- 6. The appeal site is a grassed field and is bounded by open countryside on three sides. The proposal for residential development would be likely to not only involve the erection of houses but would also be likely to include significant areas of new road, paved driveways and domestic gardens that would substantially alter the landscape character of the site and extend the built-up area into the countryside. I acknowledge that the proposal would include affordable housing, and that landscaping schemes may have been acceptable in relation to other sites in the settlement. However, while all matters including the number of dwellings and landscaping are reserved for future consideration, the proposal would nevertheless lead to a significant encroachment of the countryside to the detriment of the character and appearance of the area.*
- 7. I acknowledge that planning permission was granted for dwellings to be located on the land in front of the site fronting the road. From the evidence before me, these dwellings would be in keeping with the ribbon development along Fishergate, in contrast to the proposed development which would be located to the rear of these dwellings. Furthermore, the proposal appears to have been granted consent under a different development plan and does not provide a direct comparison to the appeal scheme.*
- 8. Given the evidence regarding the local bus service, and the services and facilities in Sutton St James, the location of the proposed development may be considered suitable in terms of access to services and facilities. Furthermore, given the proximity to existing buildings and other small settlements, the site is not isolated in the terms of the Framework and the proposed development would not conflict with paragraphs 78 and 79 of the National Planning Policy Framework (Framework). However, given the adverse effects of the proposal on the character and appearance of the area, this has not altered my overall decision.*
- 9. Consequently, the proposed development would not provide a suitable location for housing having regard to the character and appearance of the area. Therefore, it would conflict with LP Policy 1 which seeks to direct development within settlement boundaries and with LP Policy 2 which requires developments that respect the character and appearance of the area among other things. The proposal would also conflict with paragraph 127 of the Framework in this regard.*

Despite the above two decisions this re-application is prompted by the LPA's item 4 of their "List of Recommended Conditions if Appeal Allowed" which stated:-

4. *The total number of dwellings upon the site shall not exceed 9.*

*Reason: To ensure a satisfactory development appropriate to this site on the fringe of the village in the interest of the character/appearance of the area. This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.*

The appeal decision refers to character and appearance as Sutton St James is approached from the West. The indicative layout for 7 No properties includes an extensive landscaping strip which will enhance this village approach.

Attached to this statement are the statements that accompanied the original application H20-0839-18.

#### **APPLICATION PLAN**

3257-17-1 – Indicative Location & Site Layout Plan

G R Merchant  
July 2019

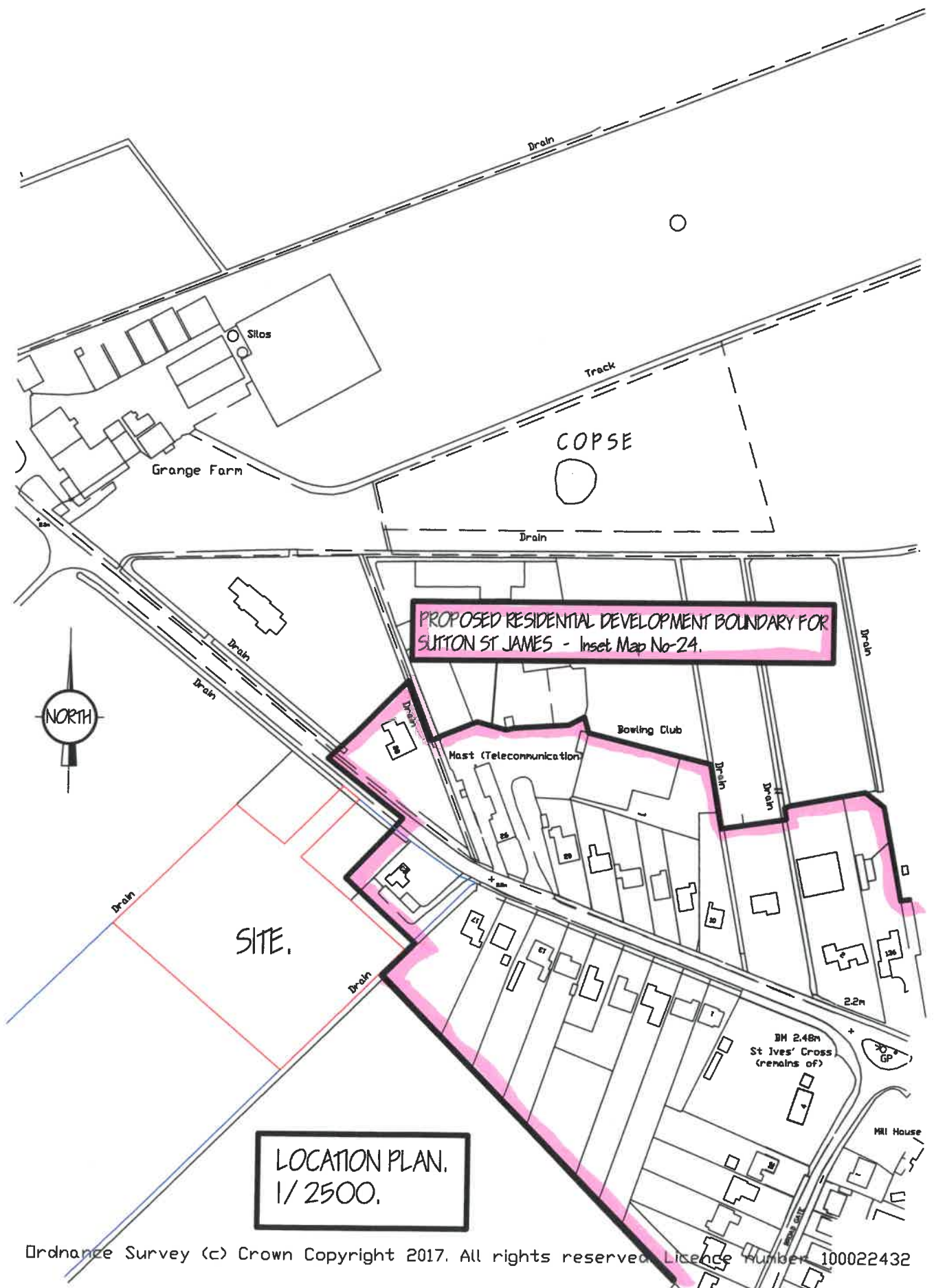
## **APPENDIX**

**LOCATION PLAN 1/2500**

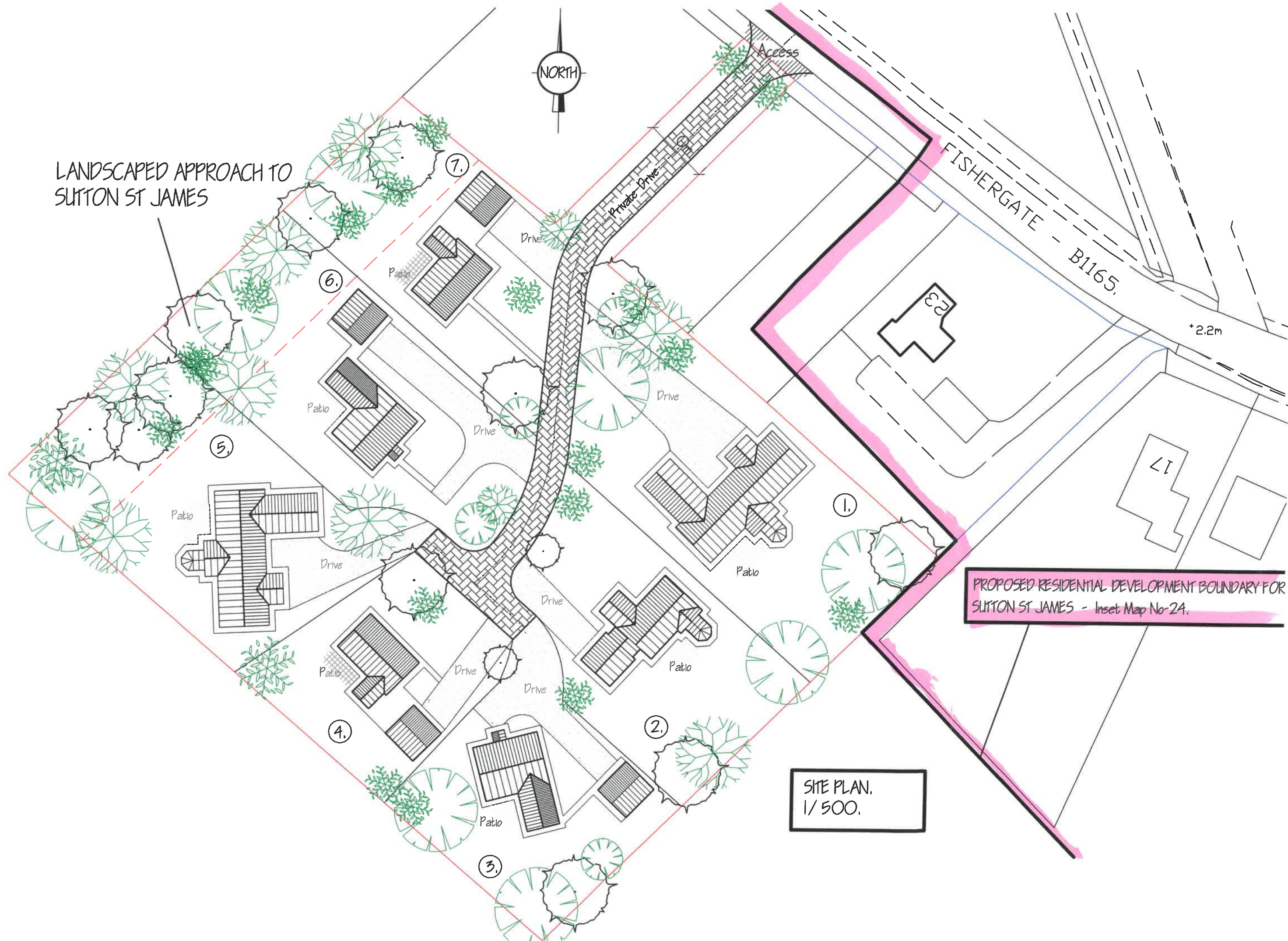
**INDICATIVE SITE LAYOUT PLAN 1/500**

**PLANNING, DESIGN & ACCESS STATEMENT WHICH ACCOMPANIED  
ORIGINAL APPLICATION H20-0839-18**

**LOCATION PLAN 1/2500**



**INDICATIVE SITE LAYOUT PLAN 1/500**



LANDSCAPED APPROACH TO  
SUTTON ST JAMES

NORTH

FISHERGATE  
B1165

+2.2m

PROPOSED RESIDENTIAL DEVELOPMENT BOUNDARY FOR  
SUTTON ST JAMES - Inset Map No 24.

SITE PLAN,  
1/500.

**PLANNING, DESIGN & ACCESS STATEMENT WHICH ACCOMPANIED  
ORIGINAL APPLICATION H20-0839-18**



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**PLANNING, DESIGN & ACCESS STATEMENT**

**RESIDENTIAL DEVELOPMENT  
OFF FISHERGATE  
SUTTON ST JAMES  
SPALDING  
LINCS  
PE12 0EZ**

This application is to acquire Town and Country Planning Permission (Outline) for residential development off Fishergate, Sutton St James for the benefit of J Cross.

Having acquired Planning Permission for frontage development under reference H20-0062-18 and in an effort to address the shortfall of 5 year of deliverable housing for the South Holland district the rear section of the applicants holding is available for development.

The site which amounts to 0.88 hectares is part of a large parcel of land owned by the applicant. Justification for the application is the 5 year supply of deliverable housing together with the application site mirrors the allocated land to the East of Sutton St James off Draw Dike, see inset map No 24 of the of the South East Lincolnshire Local Plan 2011-2036.

The site, which abuts the proposed residential development boundary for Sutton St James and which is classified as a "Minor Service Centre", is accepted as being a sustainable village with all the necessary facilities of a rural village including shops, public house, village hall, garage etc, should be considered as a sustainable windfall site.

The current South Holland District Council Local Plan 2006 is out of date and the Council do not have a 5 year supply of housing, therefore, this application should be favourably considered.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the Planning Department can only identify a 3 year supply in advance of the adoption of the SELLP. The proposed local plan is currently being considered by The Planning Inspectorate, but as there is this shortage of the Governments requirements new housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 11 of the NPPF applies and the Local Planning Authorities should grant Planning Permission unless:-

*"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole"*

This application and statement demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 11 of the NPPF indicates that Planning Permission should be granted.

The following section of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE):-

#### **USE**

The application site which amounts to 0.88 hectares is immediately to the West of the emerging residential development boundary for Sutton St James as indicated on the inset map No 24 (see appendix).

#### **AMOUNT**

The amount of dwellings to be determined at Reserved Matters stage, which will include affordable housing units. Affordable housing units are desperately needed in this rural village to assist its sustainability in years to come.

#### **SCALE**

Final scale, design and layout to be determined by Reserved Matters.

#### **LANDSCAPING**

The site is currently bereft of any landscaping and tree/bush planting, a comprehensive landscaping scheme to be determined by Conditions at Reserved Matters stage which will "soften" the approach to the village from the West.

#### **APPEARANCE**

Architectural design and appearance of properties and site to be determined at Reserved Matters stage.

#### **ACCESS**

Access to the proposed development will be directly off Fishergate and retaining the existing agricultural access. All to be subject to the requirements and specification of the Lincolnshire County Council Highways Department.

Access to and within the properties to be determined by compliance with Part M of the latest Building Regulations – Access to and Use of Buildings.

## **FLOOD RISK**

A site specific Flood Risk Assessment is included within the appendix. Finished floor levels of dwellings to be raised 300mm above the Fishergate road level.

## **APPLICATION PLAN**

3257-17-10 – Location & Site Plan

G R Merchant

August 2018

## **APPENDIX**

LOCATION PLAN 1/2500

“GOOGLE” SITE PLANS

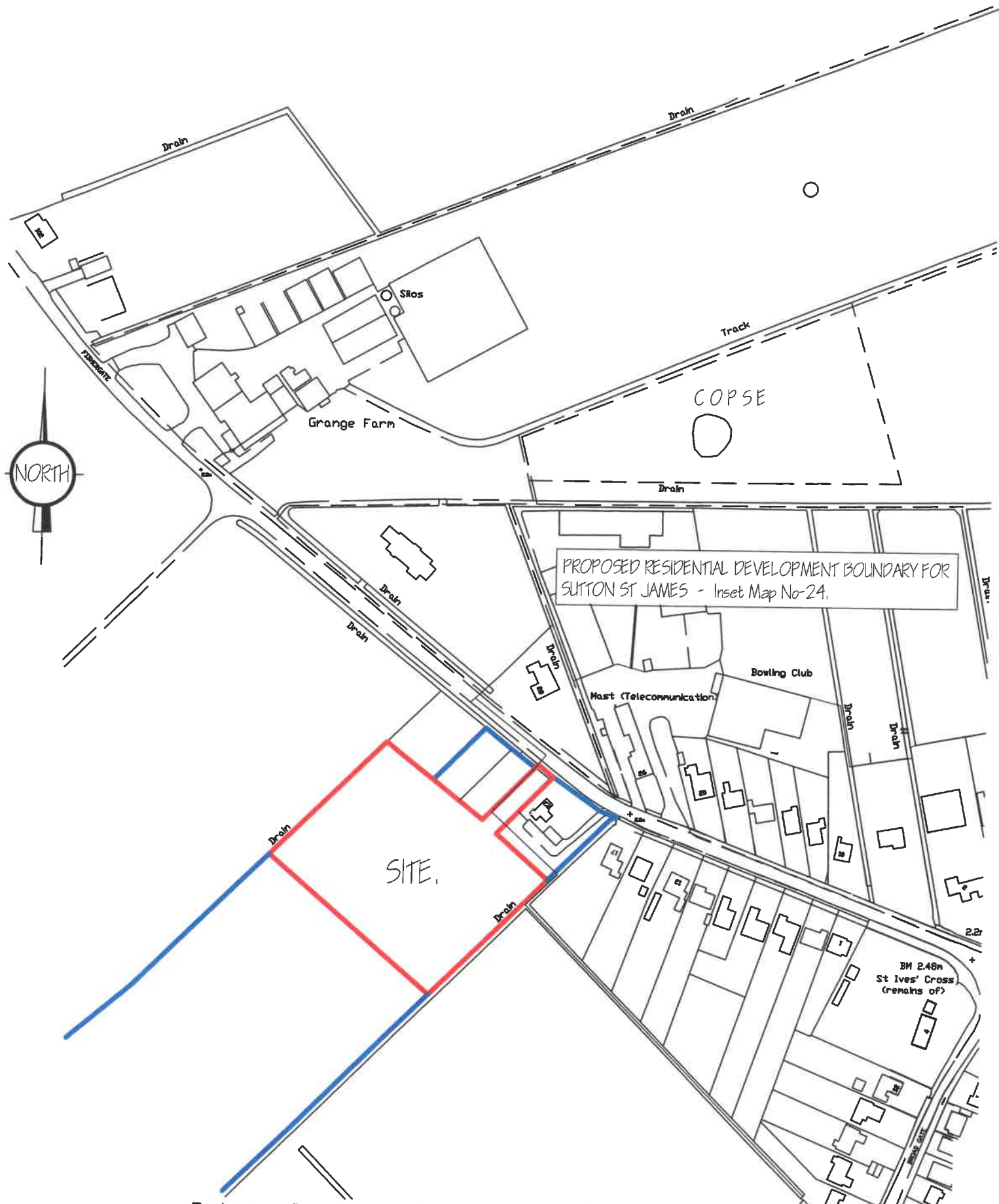
SOUTH EAST LINCOLNSHIRE LOCAL PLAN  
INSET MAP NO 24 – SUTTON ST JAMES

FRONTAGE DEVELOPMENT H20-0062-18 &  
APPROVED PLAN

SITE SPECIFIC FLOOD RISK ASSESSMENT

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

**LOCATION PLAN 1/2500**



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LOCATION PLAN.  
1/2500.

## **"GOOGLE" SITE PLANS**



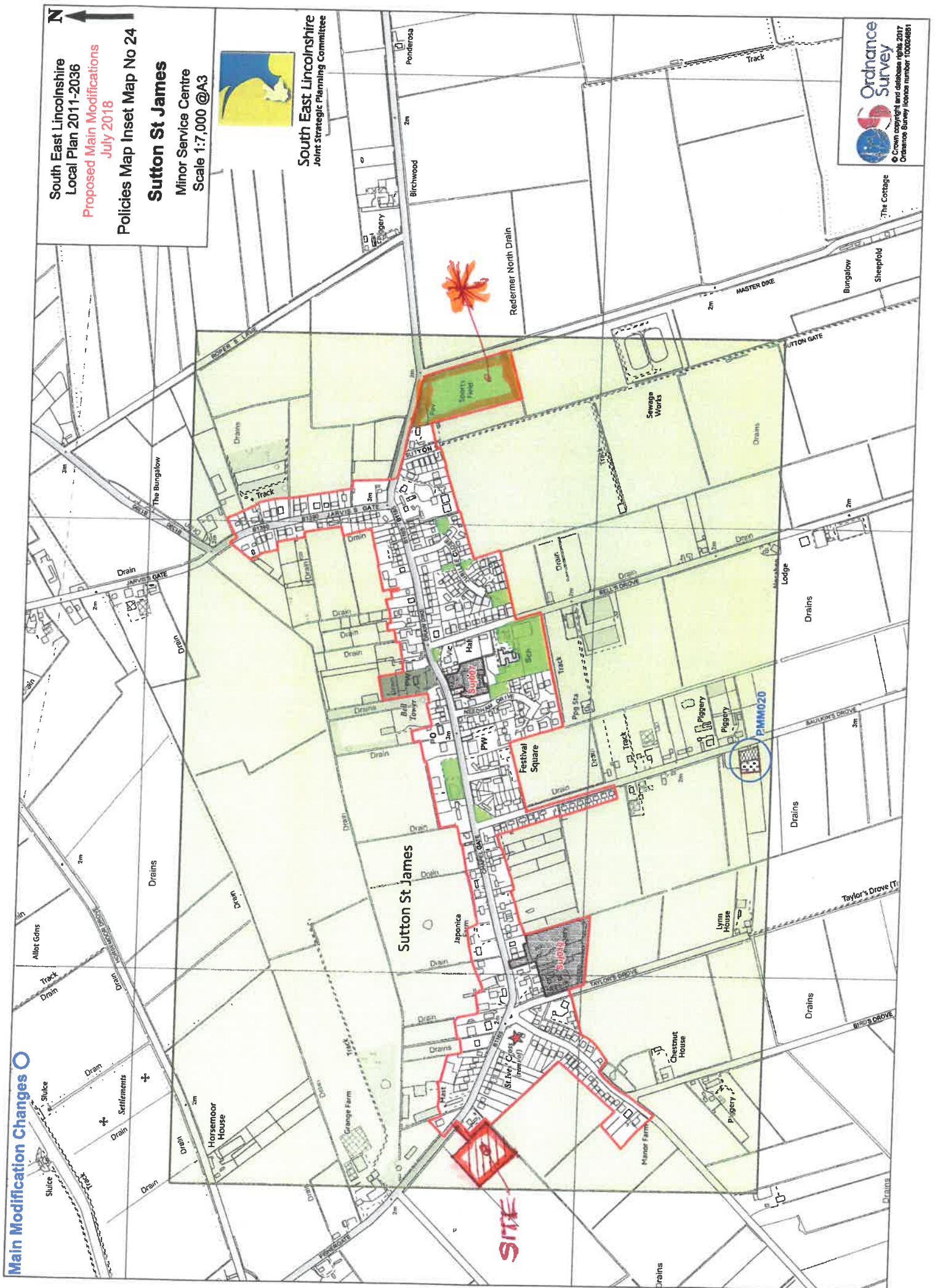
Imagery ©2018 Google, Map data ©2018 Google 100 m





Imagery ©2018 Google, Map data ©2018 Google 20 m

**SOUTH EAST LINOLNSHIRE LOCAL PLAN  
INSET MAP NO 24 – SUTTON ST JAMES**



**FRONTAGE DEVELOPMENT H20-0062-18 &  
APPROVED PLAN**

G R Merchant Ltd  
Unit 4 Wrights Mews  
12a Park Road  
Holbeach  
Spalding Lincs  
PE12 7EE

Council Offices  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE  
Admin 01775 764723  
DC Officers 01775 764703  
facsimile 01775 762937  
planningadvice@sholland.gov.uk  
www.sholland.gov.uk

## **TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE**

**Reference:** H20-0062-18 **Date of Decision:** 26th March 2018  
**Applicant:** Mr J Cross  
Lawsonia  
Fishergate  
Sutton St James  
Spalding Lincs  
PE12 0EZ  
**Location:** Fishergate Sutton St James Spalding Lincs  
**Description:** Residential development

**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:  
Dwg. no. 3257-17-02B;  
Flood Risk Assessment by Geoff Beel Consultancy (ref. GCB/Merchant) dated January 2018.

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 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.

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.

- 5 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.

Note: The scheme should include mixed native hedge planting along the north western boundary of the site, as far as possible.

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.

- 6 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

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

- 7 No dwelling shall be commenced before a scheme has been agreed in writing by the Local Planning Authority for the construction of a footway to match that existing in the position shown on dwg. no. 3257-17-02B, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied.

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety. 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 SG14 and SG15 of the South Holland Local Plan, 2006

- 8 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iv) two full copies of a full closure report shall be submitted to and approved in writing by

the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

**Note**

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

**Reason:** To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. 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 SG13 of the South Holland Local Plan, 2006.

**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 highway improvement works referred to in this permission are required to be carried out by means of a legal agreement between the County Council as Highway authority and the landowner.

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - on 01522 782070 for application, specification and construction information.

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.

Your attention is drawn to advice from South Holland Internal Drainage Board dated 12 February 2018.

A handwritten signature in black ink, appearing to be 'M. O'Sullivan', is located at the bottom left of the page.

**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](mailto:bcadmin@sholland.gov.uk)



## **SITE SPECIFIC FLOOD RISK ASSESSMENT**

**FLOOD RISK ASSESSMENT  
FOR RESIDENTIAL DEVELOPMENT OFF  
FISHERGATE, SUTTON ST. JAMES,  
SPALDING, LINCS.**

**FINAL REPORT**

**GEOFF BEEL CONSULTANCY**

**JANUARY 2018**

**GCB/MERCHANT**

**DISCLAIMER**

*This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development off Fishergate, Sutton St. James, Spalding, Lincs. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr J Cross" 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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## 1.0 INTRODUCTION

- 1.1 A full planning application is to be submitted by G R Merchant Ltd on behalf of Mr J Cross for proposed residential development at land off Fishergate, Sutton St. James, Spalding, Lincs.
- 1.2 Planning approval requires a Flood Risk Assessment to accompany the planning application to meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

The site, as situated, is located in Flood Zone 3 of the Environment Agency's Flood Map for Planning. The Agency's latest Flood Maps have been created as a tool 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 flood defences.

The site is however, shown in Flood Zone 1 of the South Holland Updated Strategic Flood Risk Assessment Flood Zone Map (2010).

The site is also located in the South Holland Internal Drainage Board district.

- 1.3 Geoff Beel Consultancy was appointed on 22<sup>nd</sup> January 2018 to prepare a Flood Risk Assessment.

## 2.0 LOCATION

- 2.1 The development site is located at land off Fishergate, Sutton St. James south of the South Holland Main drain and 8.50kms west of the tidal River Nene. The National Grid Reference of the site is TF 38351825.
- 2.2 The position and extent of the site are shown on Fig 1 – Location & Site Layout Plans at the end of the document.
- 2.3 The site is located in the South Holland Internal Drainage Board district and is shown within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning but in Flood Zone 1 of the South Holland Strategic Flood Risk Assessment Flood Zone Maps (2010).

## 3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently agricultural land north-west of 23 Fishergate.
- 3.2 The area of development is approximately 0.12 hectare.
- 3.3 The proposed site layout consists the construction of 2 two-storey dwellings with garages.

- 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 200 year return period tidal event as well as the 1 in 100 year return period fluvial event meeting the requirements of NPPF.

The Sequential Test is met as the site is located in Flood Zone 1 of the South Holland Updated Strategic Flood Risk Assessment Flood Zone Maps (2010).

#### 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 and Practice 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.
- 4.2 The site is located in the South Holland Drainage Board area, the nearest main drain is situated 100 m south of the southern boundary of the site. Land level is generally at 2.20m aOD.
- The site drains to the Little Holland Pumping Station some 1.00 km north of the site and hence via the South Holland Main Drain to the Sutton Bridge Outfall Sluice which discharges into the tidal River Nene.
- 4.3 The existing standard of drainage for the IDB main drain is 1 in 50 years return period, compatible with the Department of Environment, Food and Rural Affairs target level of service for rural urban drainage and flood defence works. The Little Holland Pumping Station discharges to the South Holland Main Drain to discharge to the tidal River Nene at the Sutton Bridge Outfall Sluice.
- 4.4 Tidal flood protection from the River Nene between Wisbech and Sutton Bridge is estimated to be a 1 in 200 years return period. The Environment Agency has recently carried out the River Nene Tidal Strategic Study which covers the tidal River Nene from the Dog in a Doublet Sluice near Peterborough to its outfall in the Wash at Nene Lighthouses, a distance of some 39.5km.
- 4.5 The Strategic Study has concluded that improvement works are cost effective to meet Department of the Environment, Food and Rural Affairs guidelines in order to sustain the existing tidal defences over the 50 year appraisal period up to a 1 in 200 year standard.
- 4.6 Current maintenance standards of the Environment Agency for tidal defences; and the South Holland Internal Drainage Board for surface water and land drainage are considered to be very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seek to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards 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 Five potential sources of flooding have been identified as a result of this assessment:

- a) local blockages to existing IDB main drains
- b) storm return period of 1 in 50 years being exceeded
- c) failure of the Little Holland Pumping Station
- d) failure of the Sutton Bridge Outfall Sluice
- e) overtopping and breaching of the River Nene, Wisbech to Sutton Bridge tidal defences

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

The probability of flooding from source b) 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 Failure of the Little Holland Pumping Station may occur due to mechanical breakdown or electricity power failure. However, in these circumstances, if conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

5.4 Failure of the Sutton Bridge Outfall Sluice may occur due to mechanical breakdown or electricity power failure. However, in these circumstances, if conditions were such to put properties and land at risk of flooding, the Internal Drainage Board would take emergency action to maintain the drainage level of service by utilising temporary pumping equipment. The probability of such an occurrence is also considered to be low.

5.5 The existing tidal defences between Wisbech and Sutton Bridge consist generally of strengthened and heightened earth embankments with a riverside berm. Crest levels are at 7.00m aOD. The recorded tidal surge level reached 5.60m aOD at Wisbech on 11<sup>th</sup> January 1978 when extensive areas of the town were flooded. The more recent tidal surge event of 5<sup>th</sup> December 2013 reached a level of 6.10m aOD and the town and surrounding areas were protected by the improved defences.

The site is located approximately 8.50kms west of the River Nene tidal defences which were raised and strengthened after the 1978 surge event.

More recent studies by the Environment Agency have concluded a design water level for the 1 in 200 year tidal event between Sutton Bridge and Wisbech to be below existing tidal defence crest level with sufficient freeboard to take into account sea level rise during the next 100 years.

If any overtopping or breaching of the River Nene tidal defences occurred, floodwaters from east to west would be captured by the South Holland Main Drain to return the floodwaters via Sutton Bridge Outfall Sluice to the tidal River Nene.

The more recent South Holland Updated Strategic Flood Risk Assessment shows the site affected by floodwaters between 0.00-0.25m on the Residual Flood Depth Map for year 2116.

It is necessary to mitigate against this remote risk of flooding and finished floor levels will be raised 300mm above Fishergate carriageway level with an additional 300mm of flood resilient construction above finished floor level.

- 5.6 The developer should ensure that the eventual occupiers of the properties 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 contacting 0345 988 1188.

## 6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, the site did not flood during the tidal surge event of February 1978 and since that date, the defences between Sutton Bridge and Wisbech have been raised to the 1 in 200 year standard. The more recent tidal surge event of 5<sup>th</sup> December 2013 reached a level of 6.10m aOD at Wisbech Town Bridge and the town and surrounding areas were 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. It is also intended to construct floor levels 300mm above Fishergate carriageway level with a further 300mm of flood resilient construction incorporated above finished floor level.
- 7.2 The probability of the site flooding with water from the River Nene tidal river system is less than 0.5% because of the standards of the existing flood defences.
- 7.3 If under very extreme events, levels of floodwater from the Little Holland Main Drain or other IDB 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.

- 7.4 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing main drains and tidal defences together with the raising of floor levels 300mm above Fishergate carriageway level with flood resilient construction incorporated 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 raised 300mm above Fishergate carriageway with flood resilient construction incorporated up to 300mm above finished floor level 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 the IDB main drain or the River Nene tidal system sufficient warning time would be available.
- 8.4 No displacement of water from the site will affect any adjoining properties as the site will be provided with soakaway drainage to BRE365 design requirements and Building Regulations approval.
- 8.5 Safe access and egress is available from the site onto Fishergate to Sutton St. James which all remains in Flood Zone 1.

## 9.0 RESIDUAL RISK – EXTREME EVENTS

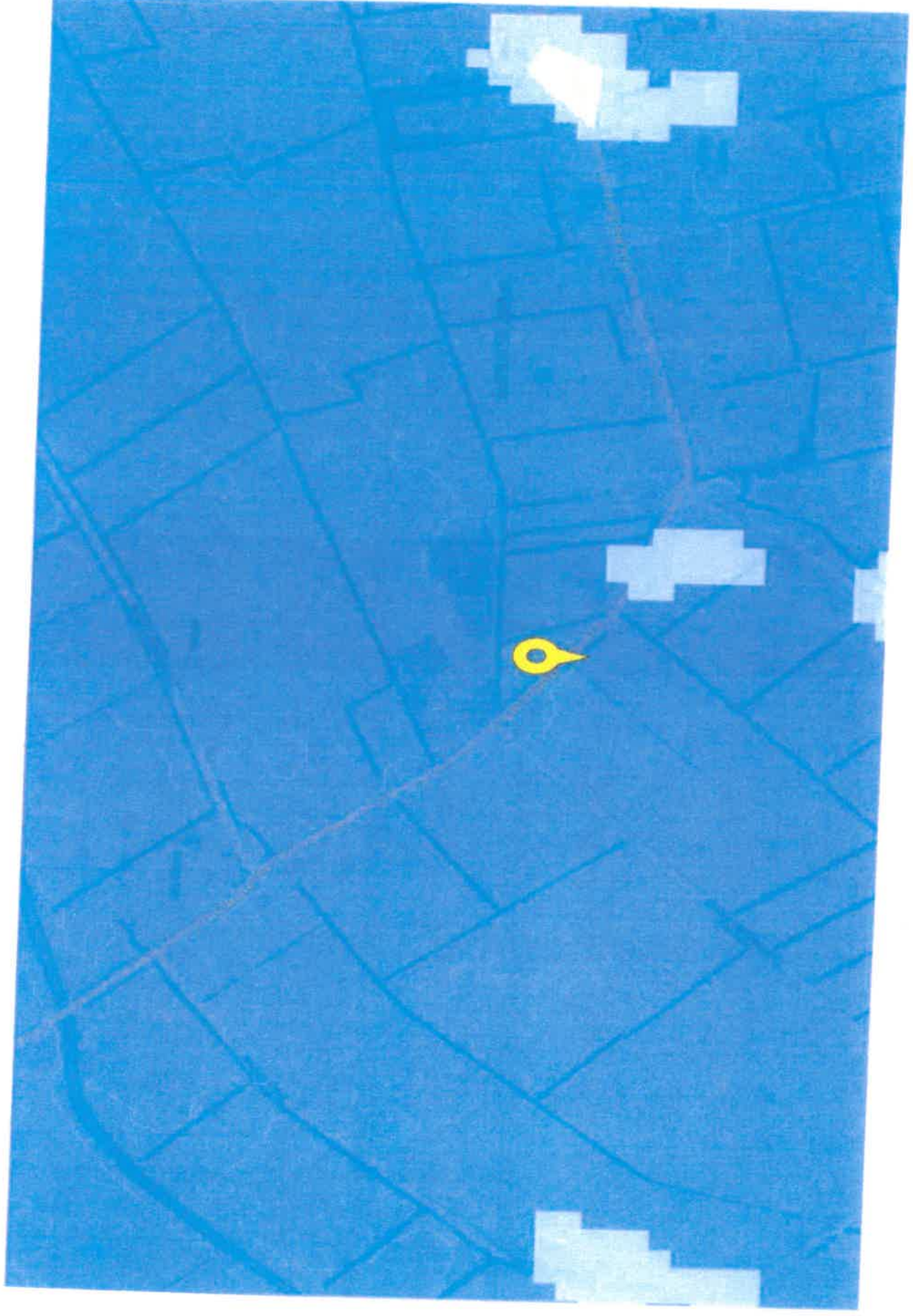
- 9.1 The residual risk from extreme events is very low on this site, because of its location, within the internal drainage system, existing levels of tidal defences and proposed floor level compared to surrounding land and road levels.
- 9.2 The site is within Flood Zone 1 according to NPPF classification, with a very low risk of flooding due to the proposed 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 Map for Planning has been produced irrespective of existing flood defences and standards of protection. The risk of flooding to adjoining properties in the vicinity is not increased in terms of probability by the proposed development.
- 9.3 In the extreme event of a serious pumping station failure occurring to the IDB main drain system, or the overtopping of tidal defences, protection will be afforded by the proposed raising of floor levels above Fishergate carriageway level.

## 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 existing River Nene tidal defences to a minimum standard of 1 in 200 years.
- The site is in Flood Zone 1 of the South Holland Updated Strategic Flood Risk Assessment Flood Zone Maps with the actual risk of site flooding from the tidal River Nene system being very low (less than 0.5%).
- Although the site is located within an Internal Drainage District with a standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. A minimum of 900mm freeboard is provided within the main drain design standard to the lowest land level which provides further storage to cater for events greater than 1 in 50 years.
- On site surface water drainage to be discharged via soakaways to BRE365 design requirements and Building Regulations approval.
- Floor levels will be 300mm above Fishergate carriageway level with flood resilient construction incorporated up to 300mm above finished floor level.





2016

St James

Farmer's  
Bridges

Sutton  
St James

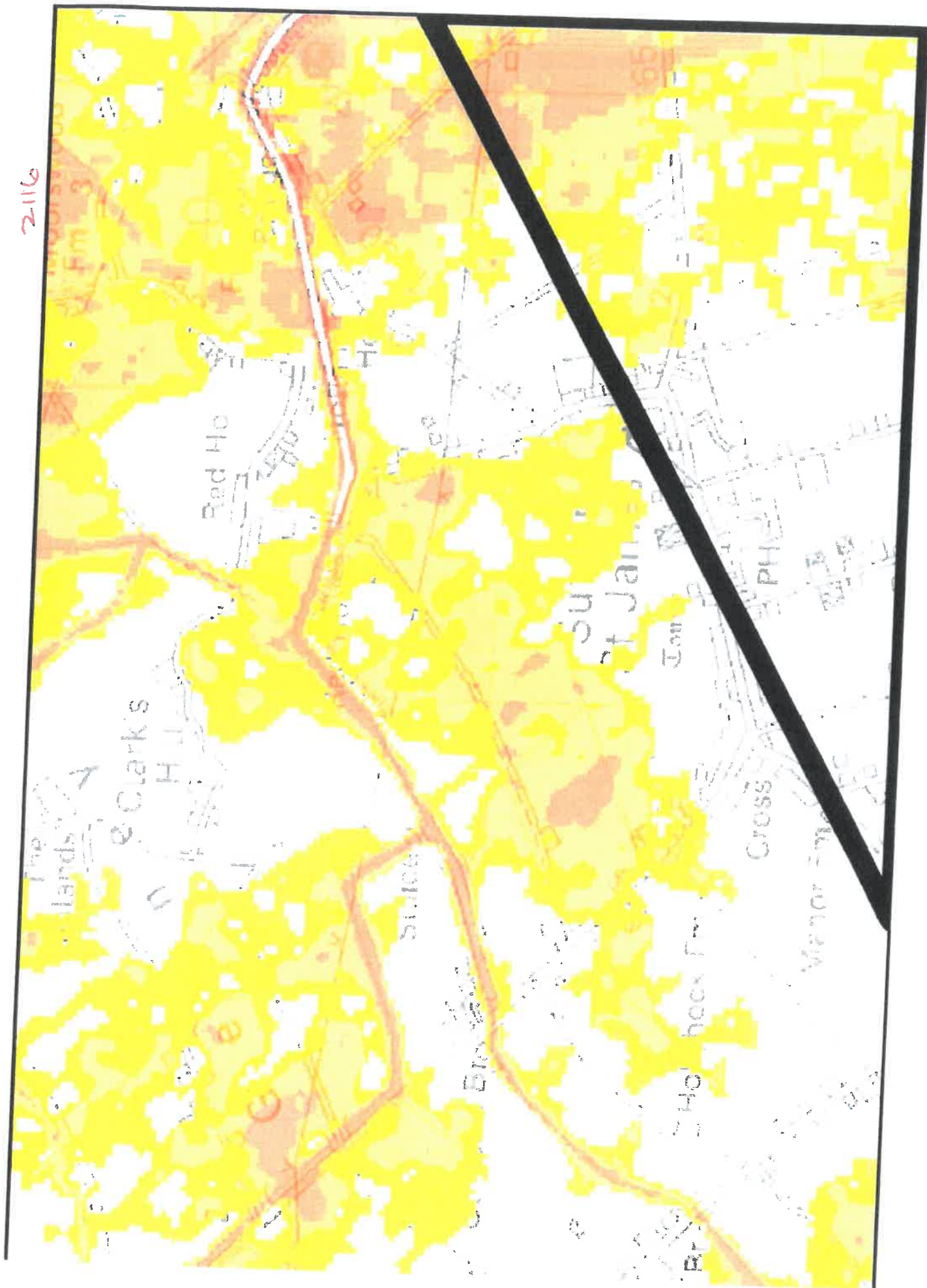
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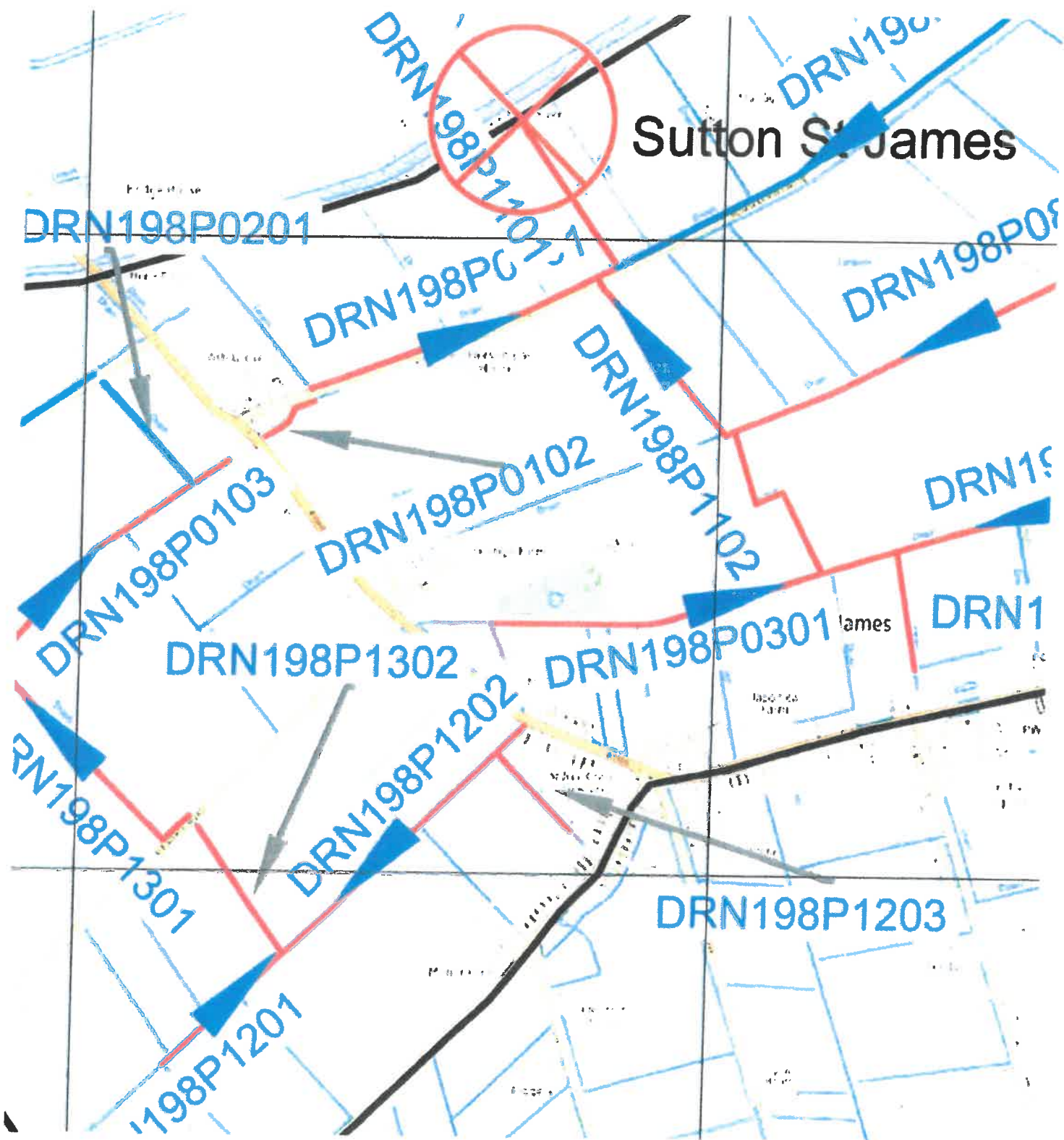
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## **GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE**

## **FLOOD RESILIENT CONSTRUCTION**

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.