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Our ref: 2982-16

**RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE
WHAPLODE
SPALDING
LINCS
PE12 6UE**

FOR

MR & MRS M SEYMOUR



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE
WHAPLODE
SPALDING
LINCS
PE12 6UE**

This application is a re-application to acquire Town and Country Planning Permission for residential development off Stockwell Gate, Whaplode, Spalding, Lincolnshire, PE12 6UE for the benefit of Mr & Mrs M Seymour following refusal of application H23-0814-16 and appeal APP/A2525/W/17/3169104 (see copies in appendix).

The inspectors report accepted that the site was in a sustainable location and satisfied the core dimensions of Social, Economic and Environmental, the main concern was the character and appearance and rural setting of this area of Whaplode. The original indicative layouts were 4 No detached properties or 4 No pairs of semi-detached properties which the Inspector presumed as affecting the rural character of the site.

Discussions have taken place with the Planning Officers who inferred that the application site was surrounded by large individual properties opposite and adjacent, their suggestion was that a maximum of 2 No detached properties would be more in character with the surrounding area.

If approval was forth-coming it is more than likely that the properties would be occupied by the applicant and their brother and brother-in-law.

The indicative layout for two properties with individual accesses, which retain the roadside verge and shows frontage hedge planting and a comprehensive rear boundary landscaping and tree planting scheme which will compliment and retain the rural character of the site and area.

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

USE

The current use of the site is frontage to a large agricultural holding which is owned by the applicants and their brother-in-law, the proposed indicative layout is for two detached houses with plot sizes similar to the existing opposite and adjacent properties. The final designs of the dwellings to be determined by Conditions at Reserved Matters stage.

AMOUNT

Two building plots are proposed to replicate similar opposite and adjacent properties in this rural location on the fringe of Whaplode Village.

LAYOUT

The final layout of the 2 No dwellings on the 2 No plots to be agreed at Reserved Matters stage.

SCALE

Size, scale and architectural design to be determined by Reserved Matters.

LANDSCAPING

As the application site is on the fringe of the rural village of Whaplode is it proposed to retain the frontage grass verge (no formal footpath) and introduce a mixed hedge, set back from the edge of the highway by approximately two metres, comprising of the following:-

- Hawthorn (*Crataegus Monogyna*)
- Beech (*Fagus Sylvatica*)
- Blackthorn (*Prunus Spinosa*)
- Buckthorn (*Rhamnus Cathartica*)

A comprehensive hedge and tree planting scheme to be introduced to the rear boundary of the site and complimented by a Lincolnshire post and rail timber fencing (see application plan).

APPEARANCE

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

ACCESS

Individual access to each property to be agreed by Condition with the LCC Highways Department. Access to and within each property to comply with Part M of the latest Building Regulations – Access to all.

FLOOD RISK

The Flood Risk Assessment by Geoff Beel Consultancy has been updated to accompany this re-application.

APPLICATION PLAN

2982-16-10

Location & Site Layout (2 No Plots)

G R Merchant

October 17

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” LOCATION PLANS & PHOTOGRAPHS

REFUSAL NOTICE:- H23-0814-16

INSPECTORATE DISMISSAL NOTICE:- APP/A2525/W/17/3169104

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP)
INSET MAP NO 27 WHAPLODE

SITE SPECIFIC FLOOD RISK ASSESSMENT

SOUTH HOLLAND INTERNAL DRAINAGE BOARD BYELAW 10

LOCATION PLAN 1/2500

"GOOGLE" LOCATION PLANS & PHOTOGRAPHS



Imagery ©2017 Google, Map data ©2017 Google 200 m



Imagery ©2017 Google, Map data ©2017 Google 100 m









REFUSAL NOTICE:- H23-0814-16

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TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference:	H23-0814-16	Date of Decision:	5th December 2016
Applicant:	Mr & Mrs Seymour The Childers 26 High Road Whaplode Spalding Lincs PE12 6UA		
Location:	Off Stockwell Gate Whaplode Spalding		
Description:	Residential development		

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

- 1 The site is located within an area that is identified as countryside and is some distance from the centre of Whaplode, where the nearest local facilities are situated. It is not on a public transport route. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles to access local services which, no matter the distance of travel involved, would be contrary to one of the core planning principles to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning.

Moreover, the proposal constitutes an extension of existing development into the open countryside, to the detriment of its existing rural character. The proposal would also encourage applications of a similar nature, which would then be hard to resist.

Consequently, the site is not considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the rural character of the countryside. It is therefore contrary to Policies SG1, SG2, SG4 and HS7

of the South Holland Local Plan and Paragraphs 7, 8, 14, 17, 49 and 55 of the National Planning Policy Framework, 2012. Paragraphs 14, 17 and 49 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment. Paragraph 55 stresses that local planning authorities should avoid new homes in the countryside, unless there are special circumstances.

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. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reasons for the refusal, that approval has not been possible.

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

The determined plans are:

Dwg. nos. 2982-16-01 and 2982-16-02;

Revised Flood Risk Assessment (ref. GCB/Merchant) dated November 2016.



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

APPEAL DISMISSAL NOTICE:- APP/A2525/W/17/3169104



Appeal Decision

Site visit made on 20 June 2017

by **C J Anstey BA (Hons) DipTP DipLA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 July 2017

Appeal Ref: APP/A2525/W/17/3169104

Land off Stockwell Gate, Whaplode, Spalding, PE12 6UE.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr & Mrs Seymour against the decision of South Holland District Council.
 - The application Ref H23-0814-16, dated 15 August 2016, was refused by notice dated 5 December 2016.
 - The development proposed is residential development.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - (i) the effect on the character and appearance of the local area and the rural setting of the village; and
 - (ii) whether occupants of the proposed housing would have acceptable access to services, facilities and employment opportunities.

Reasons

Description

3. The appeal site is located amidst a scattered group of dwellings just to the north-east of the main built-up part of Whaplode. It fronts onto the south side of Stockwell Gate. The site measures about 0.27ha in area and is part of a field currently in use for growing crops. The appeal application was made in outline form with all matters reserved for subsequent approval. The proposal is for residential development and the appellant's statement indicates that it could take the form of 8 semi-detached dwellings or 4 detached dwellings.

Development plan

4. Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that any application for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area includes the *South Holland Plan 2006 (SHLP)*. The appeal site lies within the countryside as defined in the *SHLP*. There are a number of saved policies in the *SHLP* that are relevant to the determination of

this appeal and these, together with the weight to be afforded to them, are referred to in the reasoning below.

5. It is understood that the *South East Lincolnshire Plan* has recently been submitted to the Secretary of State for independent Examination. As this plan has some way to go before adoption and may change in the time before then I have afforded its contents little weight.

Character, appearance & setting

6. I consider that the appeal scheme would detract from the local landscape and the setting of the village. The site and the fields beyond are clearly visible from Stockwell Gate. The appeal site is undeveloped and lies beyond the existing built-up area of Whaplode. Although there are other dwellings nearby the site is clearly part of the countryside that borders this part of the village. In its current arable use the site provides a soft and pleasing edge to the village and positively contributes to the enjoyment and experience of those living in and moving around the village.
7. The construction of the proposed dwellings on the appeal site would constitute encroachment into the countryside and suburbanise the northern edge of the village to an unacceptable extent. In spite of the landscaping proposed I believe the new development would appear intrusive and cause unacceptable harm to the village's rural setting. I am also concerned that the consolidation of sporadic development here would change the prevailing character of the area and make it more difficult to resist the development of other nearby areas of countryside.
8. I acknowledge that the landscape around Whaplode, of which the appeal site is a part, is not rare, or of exceptional quality. However this does not alter my finding that the proposal would cause real harm to the local landscape and the rural setting of the village. Detailed design, siting, layout or landscaping would be unable to ameliorate this harm to an acceptable extent.
9. I conclude, therefore, on the first main issue that the proposal would cause severe damage to the character and appearance of the local area and the rural setting of Whaplode. This brings the scheme into conflict with *SHLP Policy SG14: Design and Layout of New Development* which specifies that development that would have an adverse impact on the character and appearance of the locality will not be permitted. It is also at odds with *SHLP Policy SG4: Development in the Countryside* which, amongst other things, is designed to protect the countryside from sporadic development and indicates that within the countryside planning permission will only be granted for that which requires such a location. As these policies are in general accord with the contents of the *National Planning Policy Framework (the Framework)*, and not out of date, they are attributed significant weight.

Access to services, facilities & jobs

10. From the information submitted it is unclear whether there are many job opportunities in Whaplode. Although public transport links in the area may be limited it is evident that there are a number of other services and facilities located in the village. With this in mind the Council identified Whaplode as a local service centre in the *SHLP* and judged it capable of accommodating new development to support this role. From the appellant's statement it would appear that the Council continue to believe that it is a suitable location for new

development as housing sites in the village have been identified in the emerging local plan. The appeal site adjoins the main built-up part of the village and there are footway links towards the centre of the village. Consequently the appeal site is reasonably well-located for access to the various services and facilities in the village. Given the short distances and the nature of the routes available future occupiers would have the option of walking or cycling into the village if they so wish rather than relying on the use of the private car.

11. I conclude, therefore, on the second main issue that the occupants of the proposed housing would have reasonable access to services and facilities. This means that the scheme accords with national planning policy which seeks to ensure that new housing is well-located in relation to access to services and facilities and that car journeys are minimised.

Other matters

12. Concerns have been raised about the impact on highway safety. However, having considered all the material before me, including the views of statutory authorities and the various reports submitted, the proposal is unlikely to have a detrimental impact on highway safety and is therefore not grounds for dismissing the appeal.

Balance of considerations

13. The Council accepts that it does not have a five year supply of deliverable housing sites. According to the appellant's statement there is currently less than three years supply. As a result *paragraph 49* of the *Framework* applies and the relevant policies for the supply of housing are deemed to be out of date for the purposes of *paragraph 14* of the *NPPF*. In this case the relevant policies include *SHLP Policy SG2: Distribution of Development*, *SHLP Policy SG3: Settlement Hierarchy SHLP* and *Policy HS6: New Housing in the Group Centres (Non-Allocated Sites)*. I afford these policies little weight in the determination of this appeal
14. As there are no specific policies in the *Framework* that indicate that development here should be restricted the proposal should be considered against the 1st indent of *paragraph 14/4th bullet* (i.e. whether any adverse impacts of granting permission significantly and demonstrably outweigh the benefits, when assessed against the policies in the *Framework* as a whole).
15. *Paragraph 14* of the *Framework* makes it clear that there is a presumption in favour of sustainable development, which has three dimensions: economic, social and environmental. In my judgement the appeal scheme would fulfil the economic role of sustainable development and would contribute to building a strong, responsive and competitive economy, by helping to ensure that there is housing land available to support growth. Furthermore it would be likely to increase expenditure in the local area and generate jobs in the construction industry. In terms of the social dimension the scheme would contribute to boosting housing supply in a district where the supply of deliverable sites is significantly below 5 years, albeit by a small amount. The proposed dwellings would add to the choice of properties available in the area and could provide an opportunity for self-build or lower priced dwellings. The occupants of the proposed housing would also have reasonable access to services and facilities.

These economic, social and environmental benefits must be accorded substantial weight.

16. The proposal, however, would cause severe damage to the character and appearance of the local area and the rural setting of Whaplode. No essential need for the development to be located in this area of countryside has been demonstrated. Furthermore the consolidation of sporadic development here would change the prevailing character of the area and make it more difficult to resist the development of other nearby areas of countryside. Considerable weight needs to be afforded to these adverse impacts.
17. In my judgement the adverse impacts identified significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. In view of this finding the proposed scheme does not constitute sustainable development. Consequently the 'presumption in favour' set out in the *NPPF* does not apply.

Overall Conclusion

18. My overall conclusion is that the proposal is contrary to the development plan and that other material considerations do not outweigh this conflict. *Paragraph 12* of the *Framework* indicates that in such a situation development should be refused. Consequently there are compelling grounds for dismissing the appeal. None of the other matters raised, including the various housing developments that have been approved in the area, outweigh the considerations that have led to my decision.

Christopher Anstey

Inspector

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP)
INSET MAP NO 27 WHAPLODE

SITE SPECIFIC FLOOD RISK ASSESSMENT

**FLOOD RISK ASSESSMENT FOR
PROPOSED RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE, WHAPLODE,
SPALDING, LINCS.**

FINAL REPORT

GEOFF BEEL CONSULTANCY

OCTOBER 2017

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 Stockwell Gate, Whaplode, Spalding, Lincolnshire. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr & Mrs A Seymour" 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.

CONTENTS

- 1.0 INTRODUCTION
- 2.0 LOCATION
- 3.0 THE SITE AND SEQUENTIAL TEST
- 4.0 EXISTING FLOOD ALLEVIATION MEASURES
- 5.0 POTENTIAL SOURCE OF FLOODING
- 6.0 EXTENT OF KNOWN FLOODING
- 7.0 PROBABILITIES AND TRENDS OF FLOODING
- 8.0 IMPACTS OF FLOODING
- 9.0 RESIDUAL RISKS – EXTREME EVENTS
- 10.0 CONCLUSIONS AND RECOMMENDATIONS

- Fig 1 - Location & Site Layout Plans –
G R Merchant drg. no. 2982-16-01 & 2982-16-02
- Fig 2 - Environment Agency Flood Zone Map
- Fig 3 - South Holland Updated Strategic Flood Risk Assessment
Map – Residual Flood Depths (2116)
- Fig 4 - Environment Agency Tidal Hazard Mapping –
Depth, Hazard & Velocity of 1 in 200 & 1 in 1000 year
events in 2015; CCN-2016-22462
- Fig 5 - South Holland Internal Drainage Board district plan

1.0 INTRODUCTION

- 1.1 An outline planning application is to be submitted by G R Merchant Ltd on behalf of Mr & Mrs A Seymour for proposed residential development off Stockwell Gate, Whaplode, Spalding, Lincs.
- 1.2 A Flood Risk Assessment is required to accompany the planning application and 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 within Flood Zone 3 of the Environment Agency's Flood Zone Maps. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The majority of the site is also shown in Flood Zone 1 of the South Holland District Council's Updated Strategic Flood Risk Assessment Residual Depths Map.

The site is also located in the South Holland IDB drainage district.

- 1.3 Geoff Beel Consultancy was appointed on 18th October 2017 to undertake a Flood Risk Assessment.
- 1.4 A previous Revised Flood Risk Assessment prepared by the author in November 2016 raised no objection by the Environment Agency subject to conditions file ref: AN/2016/124539 as part of planning application H23-0814-16 which was refused approval on other planning issues.

2.0 LOCATION

- 2.1 The development site is located at land off Stockwell Gate, Whaplode. The National Grid Reference of the central point of the development is TF 33302505.
- 2.2 The position and extent of the site is shown on Fig 1 – Location & Site Layout Plans at the end of the document.
- 2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on the Environment Agency Flood Zone Map but in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment Residual Depths Map.

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently agricultural land.
- 3.2 The area of development is approximately 0.27 hectare.
- 3.3 The proposed site layout consists the construction of either four two-storey dwellings with garages or four pairs of two storey semi-detached dwellings with parking. Existing land levels are generally at 3.30m aOD.
- 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 and the 1 in 100 year return period fluvial event.

The Sequential Test is met as the site is located in Flood Zone 1 of the Council's Updated Strategic Flood Risk Assessment Residual Depth Map.

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 development site within the South Holland Internal Drainage Board is protected by the River Welland tidal defences between Spalding and Fosdyke Bridge with embankment levels of a minimum of 7.00m aOD.

- 4.2 The site and the surrounding land drains by gravity to the nearby Whaplode River main drain immediately west of the site and in a northerly direction to the Holbeach River Outfall Sluice and hence to the tidal River Welland.
- 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 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 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 soakaways
- b) local blockages to IDB main drain system.
- c) storm return period of 1 in 50 years being exceeded
- d) failure of the Holbeach River Outfall Sluice
- e) overtopping and breaching of defences of the tidal River Welland

5.2 The probability of flooding from source a) is low due to the maintenance standards by the future owner and the design requirements of BRE36.

The probability of flooding from 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.

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 developments to the arterial system enables a flexible approach to be adopted and meet the criteria for “sustainable urban drainage”.

5.3 Failure of the Holbeach River Outfall Sluice may occur due to long term mechanical breakdown or power supply being disrupted. 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 The flood embankments to the tidal River Welland provide a 1 in 200 year return period level of protection.

The 1 in 200 year River Welland tidal event at Fosdyke Bridge in 2069 is estimated to be 6.41m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences parallel with the River Welland. However, the site is located 6.25kms from the River Welland defences and any overtopping/breaching would be minimal.

The development site has existing land levels generally at 3.30m aOD which are compatible with surrounding land levels between the site and the river defences.

- 5.5 The South Holland Updated Strategic SFRA Residual Depth map shows part of the site could be affected by floodwaters as a result of a breach to the River Welland tidal defences. However, the Environment Agency Tidal Hazard Mapping shows the site as affected by between 0.00-0.25m depth of water as a result of a breach.

It is necessary to mitigate against this remote risk of flooding and finished floor levels have been raised 300mm above Stockwell Gate carriageway level at a minimum of 3.60m aOD with 300mm of flood resilient construction above finished floor level.

- 5.6 Surface water drainage from the development site will be to soakaways to BRE365 design requirements and Building Regulations approval.

6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

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 IDB 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 with tidal waters from any main river system is less than 1% 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 IDB 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 proposed floor levels 300mm above Stockwell Gate carriageway level at a minimum of 3.60m aOD with 300mm of flood resilient construction above finished floor level will be appropriate for the design life of the development (i.e. 100 years).
- 7.6 Safe access and egress is readily available onto Stockwell Gate and hence in a generally southerly direction to Whaplode located in Flood Zone 1.

8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor levels of the development will be 300mm above Stockwell Gate carriageway level at a minimum of 3.60m aOD with 300mm of flood resilient construction above finished floor level which together with the proposed sustainable drainage system will offer 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 IDB main drain systems, then probably 2 to 3 days warning time would be available.
- 8.4 No displacement of water from the site will affect any adjoining properties as a soakaway drainage system will be utilised.

9.0 RESIDUAL RISK – EXTREME EVENTS

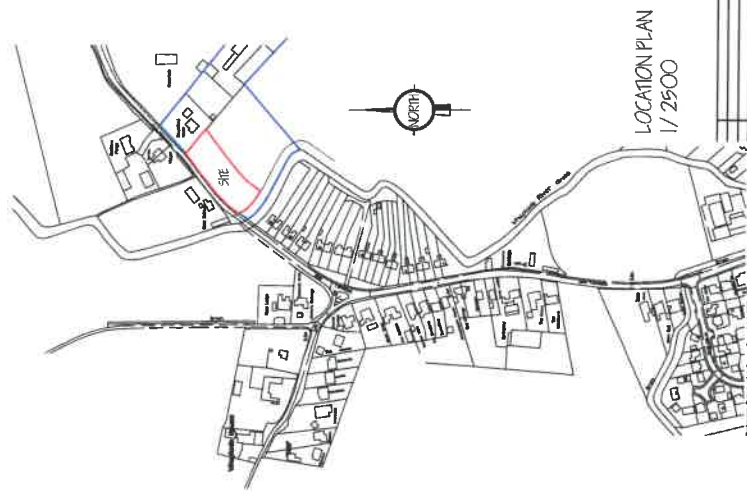
- 9.1 The residual risk from extreme events is very low on this site, because of its location, within the South Holland IDB area and its location 5.00kms from the River Welland tidal defences.
- 9.2 The site is within Flood Zone 1 according to NPPF classification and actually has a very low risk of flooding 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 Map for Planning has 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 carried out an Updated Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

The Updated Strategic Flood Risk Assessment has produced similar Flood Risk Maps to those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences 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. As a result of the Updated Strategic Flood Risk Assessment for the site is outside any Rapid Inundation Zone and defended by tidal defences and tidal doors.

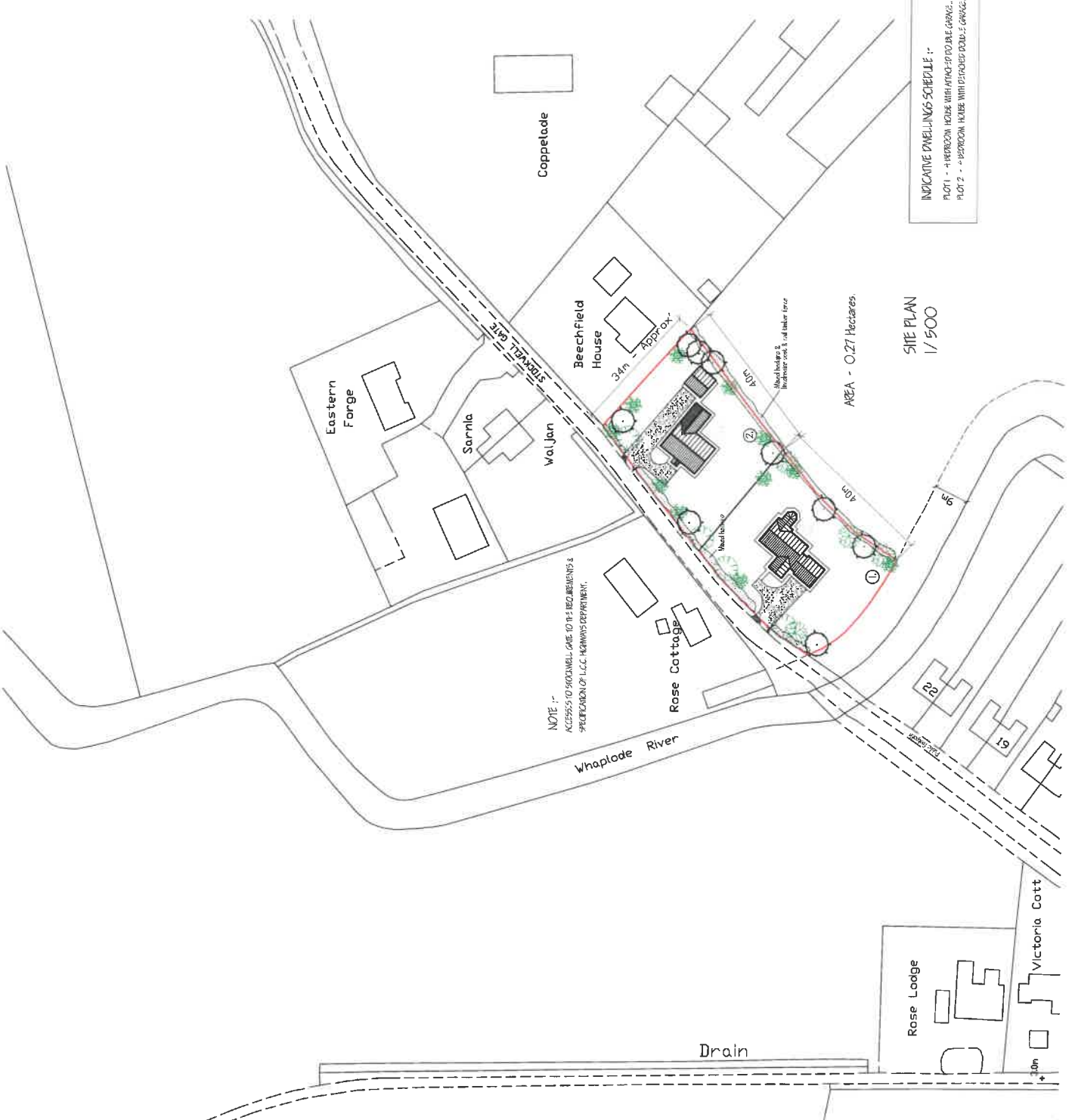
10.0 CONCLUSIONS AND RECOMMENDATIONS

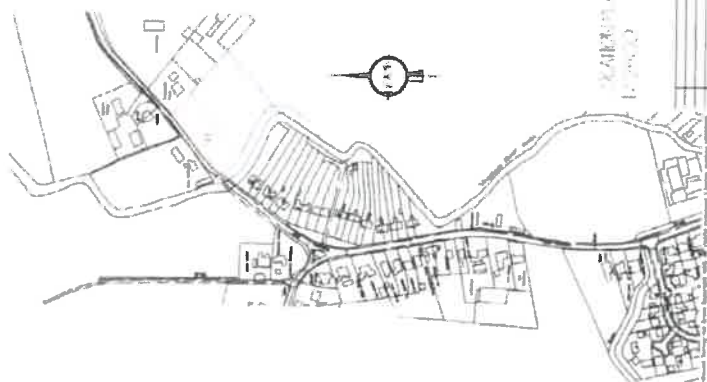
10.1 As a result of the assessment, the following conclusions have been reached:-

- The proposed development is located in the Passive Floodplain protected by River Welland tidal defences to a 1 in 200 year return period.
- The site is in Flood Zone 1 with the actual risk of flooding from any Environment Agency river system being very low (less than 0.5%).
- 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.
- Finished floor levels of the dwellings will be raised 300mm above Stockwell Gate carriageway at a minimum of 3.60m aOD with 300mm of flood resilient construction above FFL. This will provide 970mm of freeboard above the 1 in 100 year plus climate change flood level of the Whaplode River.
- On site rainwater from the development will be discharged to proposed soakaway drainage to BRE365 design requirements and Building Regulations approval.
- No development will be permitted within 9,00m of the Whaplode River main drain without prior Land Drainage Byelaw Consent from the South Holland IDB.



G. R. MERCHANT LTD. LEADS AMICE FIMO ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS 12A Fawcett House, 15-17 Fawcett Road, Whaplode, Leicestershire, LE12 5NE Tel: 01533 610000 Fax: 01533 610001 E-mail: grm@grmarchitect.com	
Project	RESIDENTIAL DEVELOPMENT, OFF FAWCETT LANE, WHAPLODE, LEICESTERSHIRE.
Client	A & M SINGH
Drawings	LOCATION & SITE AND TOP PLAN
App. Ref.	2002-46
Drawing No.	10
Date	OCTOBER 2017
Scale	1:100 / 1:500
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G. R. RESEARCH LTD.
 LAND ASSESSMENT
 ARCHITECTURAL, SURVEYING
 AND LAND MANAGEMENT
 CONSULTANTS

1200 Highway 100
 Suite 100
 Victoria, B.C. V8V 2G6
 Tel: 251-0000
 Fax: 251-0001

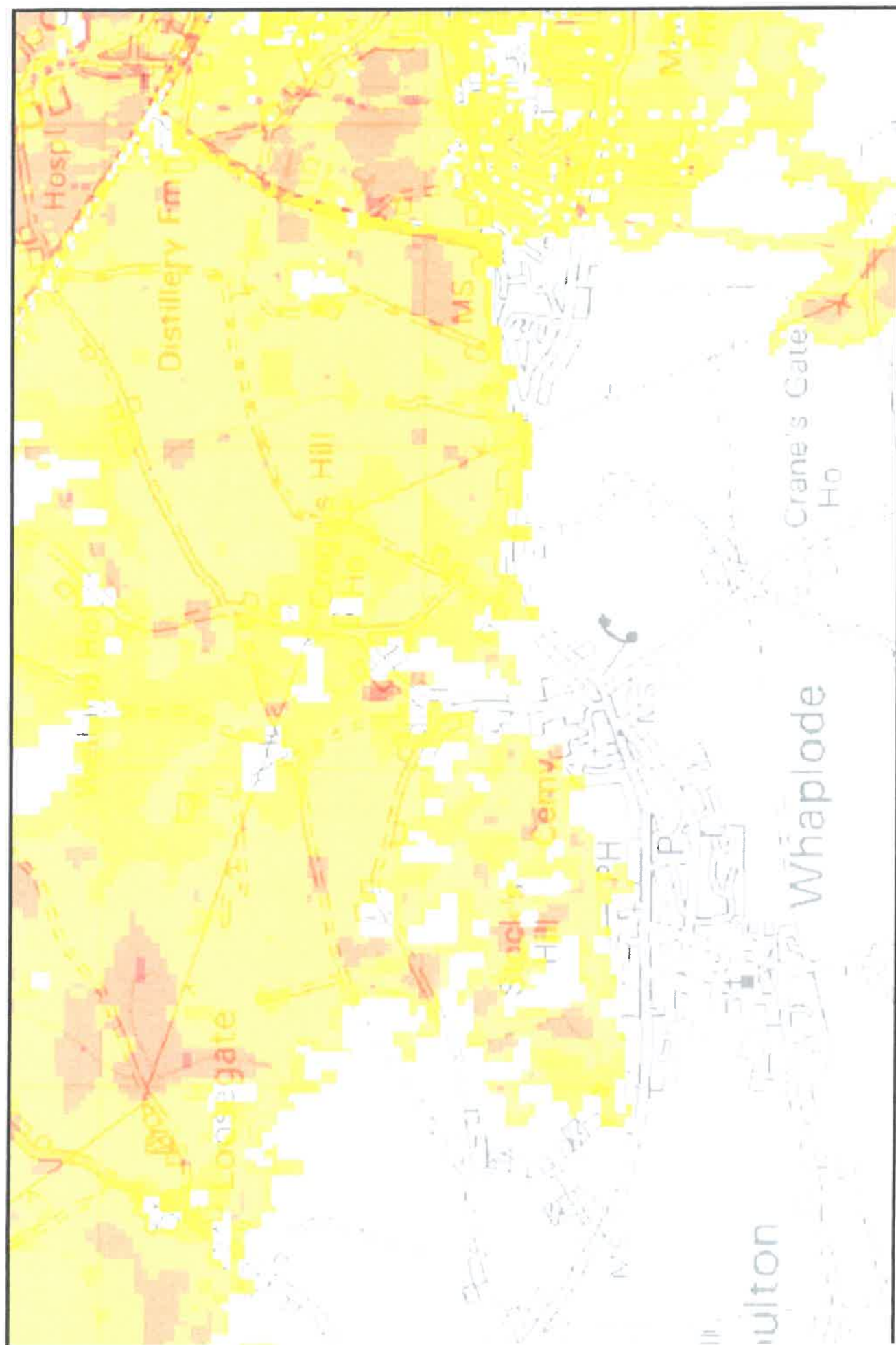
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Client	1200 Highway 100
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Date	1/1/14
Drawn	1/1/14

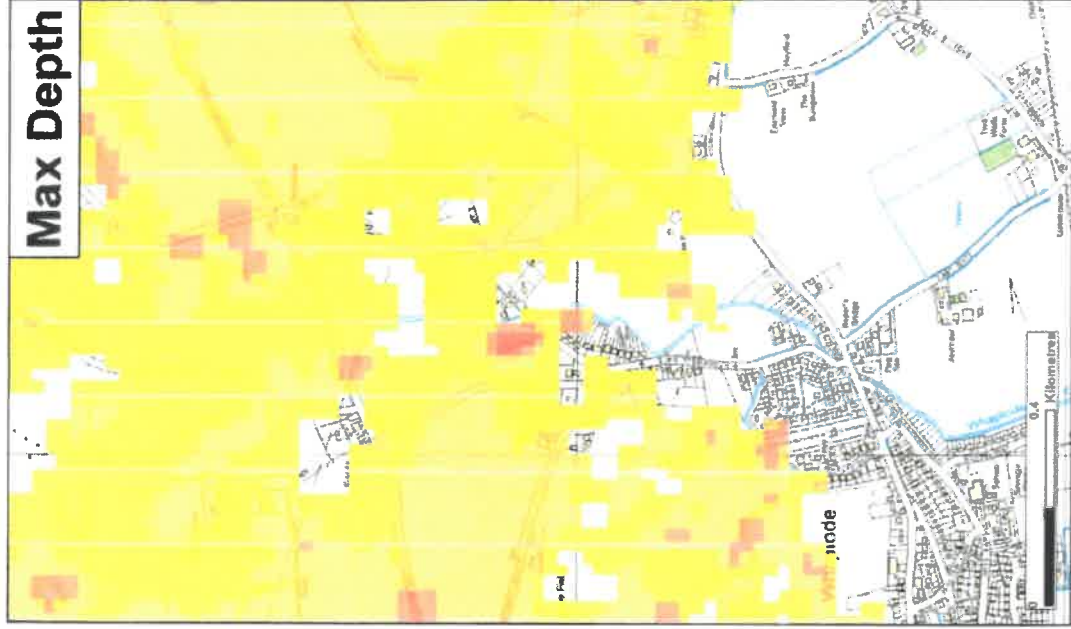
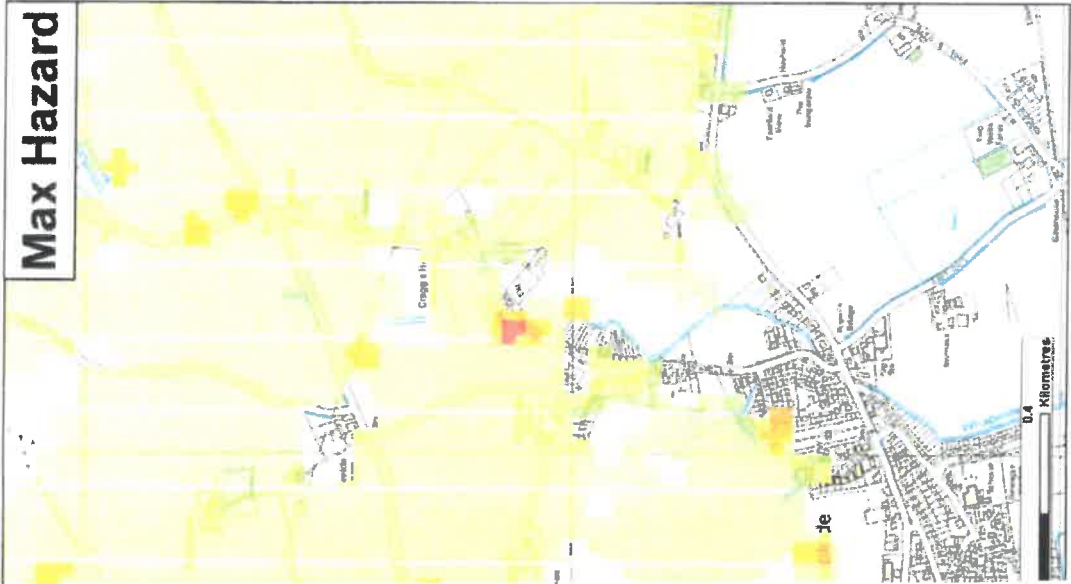
DO NOT SCALE DIMENSIONS FROM THIS DRAWING

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★ Modelled Breach Locations				
* see also the accompanying plan "Location of Modelled Breaches"				
Max Hazard Risk to People (P03320)	Max Depth (m)	Max Velocity (m/s)	Scenario Annual Chance	CCN Number
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3	0.5% (1 in 200)	CCN-2016- 22462
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 - 1.6	1.5 - 2.5		
	1.6 +	2.5 +		

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.

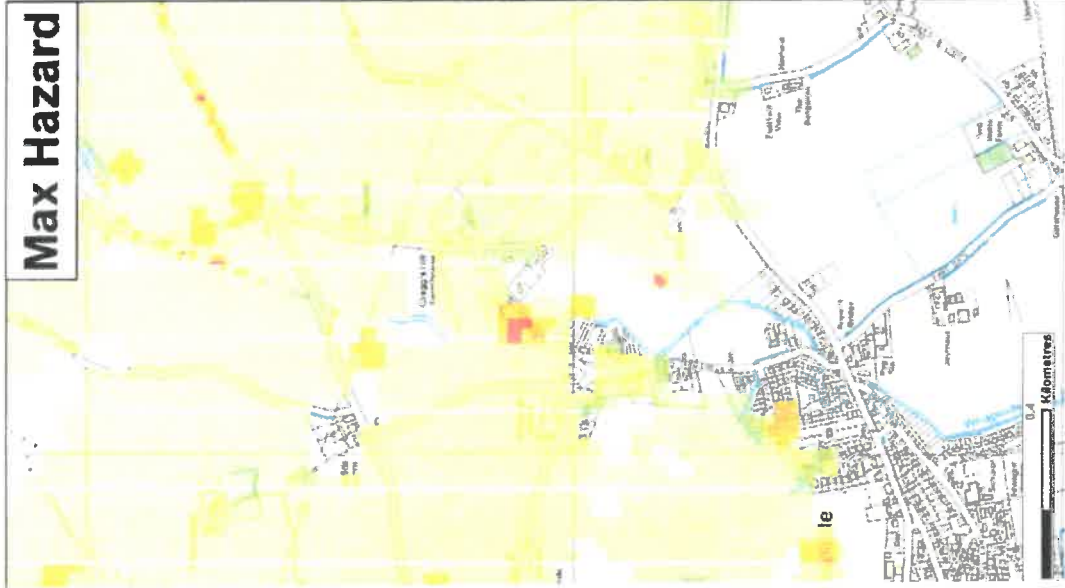
General Enquiries No. 03705 506 508. Weekday Daytime calls cost 5p plus up to 5p per minute from BT Weekend Unlimited Mobile and other providers. Charges may vary.

**Lincolnshire and Northamptonshire
Tidal Breaching Hazard
Mapping**

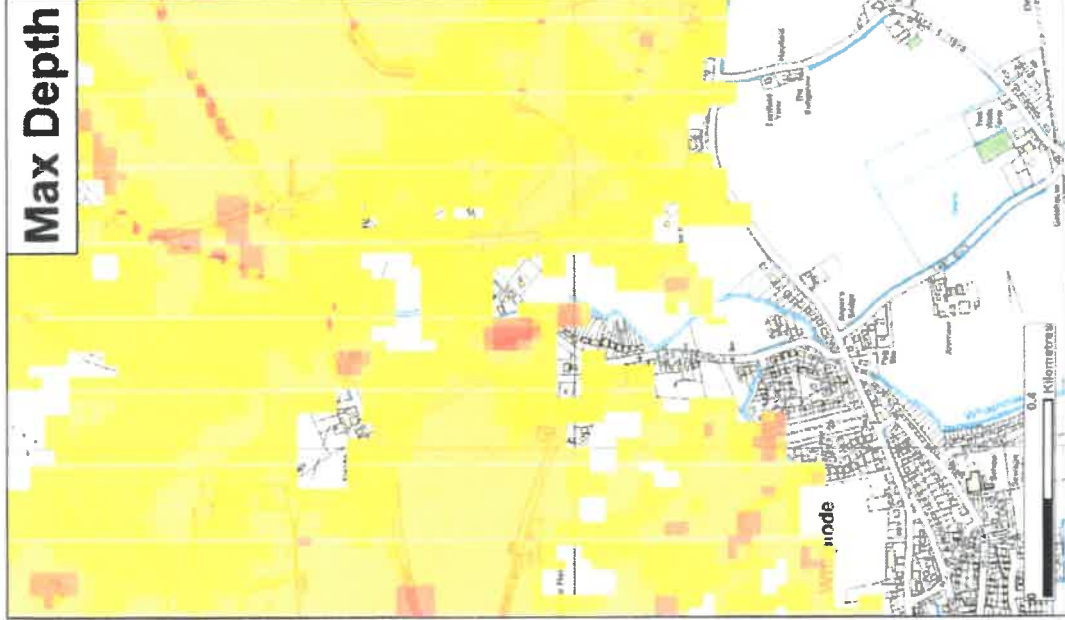
Map Centred on TF 33281 25074

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Max Hazard



Max Depth



Max Velocity



★ 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	CCN	CCN-2016-22462
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3	2115	0.1% (1 in 1000)	CCN	CCN-2016-22462
Between 0.75 and 1.25 (Danger for 5cm)	0.25 - 0.50	0.3 - 1.0				
Between 1.25 and 2.0 (Danger for 1m)	0.50 - 1.0	1.0 - 1.5				
Greater than 2.0 (Danger for All)	1.0 - 1.5	1.5 - 2.5				
	1.5 +	2.5 +				

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.

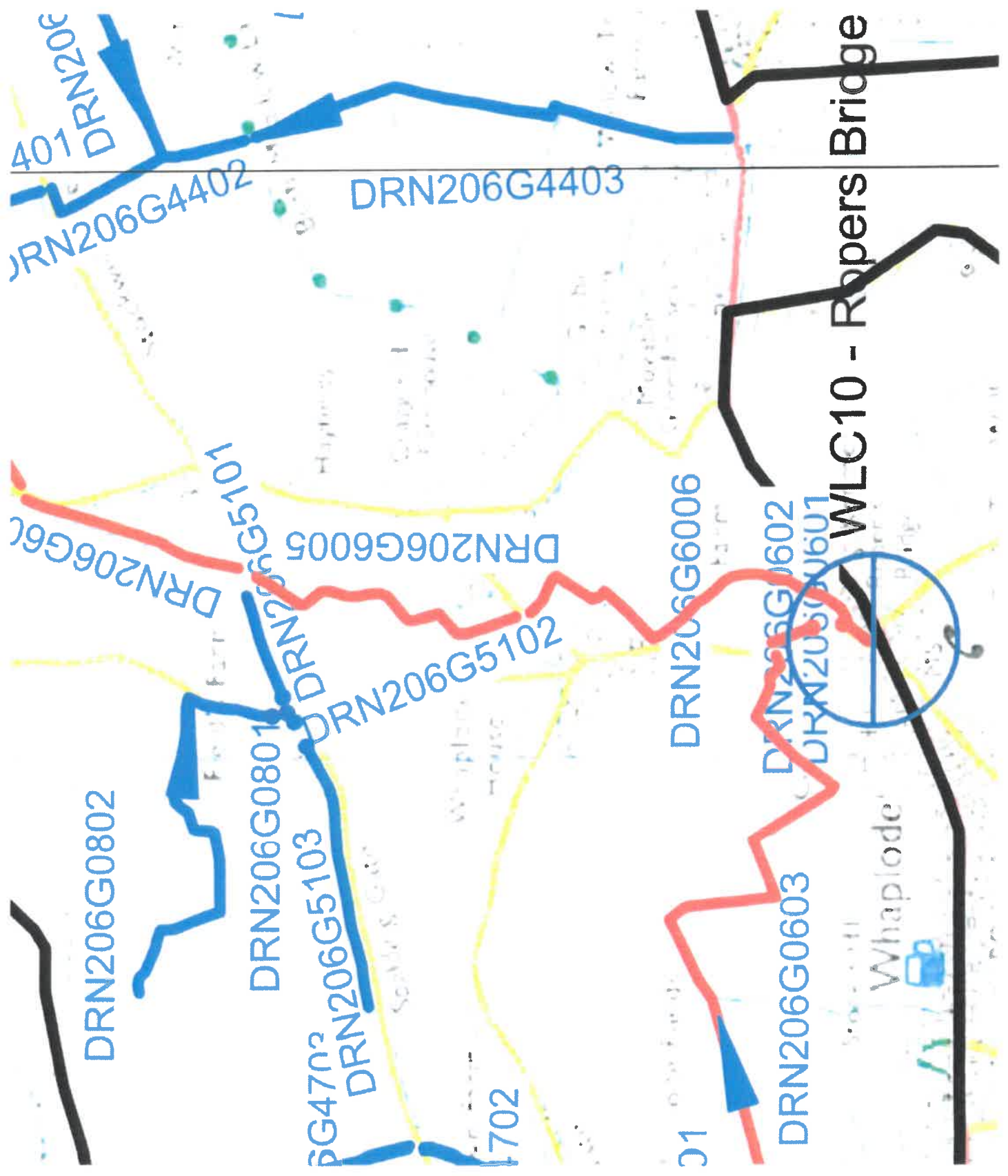
General Enquiries No. 03208 508 506
Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend. Unlimited. Mobile and other providers charge less than 12p



Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

Map Centred on TF 33281 25074

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SOUTH HOLLAND INTERNAL DRAINAGE BOARD BYELAW 10

South Holland Internal Drainage Board – Byelaw 10

No works within 9 metres of the Edge of Drainage/Flood Risk Management Infrastructure

No person shall, without previous written consent from the Board, in, under, over or across any drainage/flood risk management infrastructure or in, under, over or on any bank of any drainage/flood risk management infrastructure or within nine metres (measured horizontally) of the landward toe of the bank where there is an embankment or wall or within nine metres (measured horizontally) of the top of the batter where there is no embankment or wall, or within nine metres (measured horizontally) of the closest point of the culvert, bridge or other structure where the drainage/flood risk management infrastructure is culverted, bridged, enclosed or is a structure, carry out any works, including, but not limited to:-

- (a) Erecting or constructing or permitting to be erected or constructed any building, road, driveway, wall, fence, post, sign, advertisement, pylon, wharf, jetty, pier, bridge, loading stage, piling, groyne, revetment or any other structure whatsoever, whether temporary or permanent;
- (b) Planting or casing or permitting to be planted any tree, shrub, bush, willow or other similar growth;
- (c) Raising or otherwise altering the ground level, whether temporarily or permanently;
- (d) Placing or affixing or causing or permitting to be placed or affixed any gas or water main or any pipe appliance whatsoever or any electrical main or cable or wire or any fibre optic or other data or telecommunications cable or wire, whether above or below ground;
- (e) Cutting, paring, damaging or removing or causing or permitting to be cut, pared, damaged or removed any turf forming part of any drainage/flood risk management infrastructure, or digging for or removing or causing or permitting to be dug for or removed any stone, gravel, clay, earth, piles, revetment, timber or other material whatsoever forming part of the bed or bank of any drainage/flood risk management infrastructure or doing or causing or permitting to be done anything in, to or upon such bank or any land adjoining such bank of such nature as to cause damage or to endanger the stability of the bank;
- (f) Making or cutting or causing or permitting to be made or cut any excavation or any tunnel or any drain, culvert, or other passage for water in, into or out of any drainage/ flood risk management infrastructure or in or through any bank of any drainage/ flood risk management infrastructure;
- (g) Placing or fixing or causing or permitting to be placed or fixed any engine or mechanical contrivance whatsoever in such a manner or for such length of time as to cause damage to the drainage/flood risk management infrastructure or banks thereof or obstruct the flow of water in, into or out of such drainage/flood risk management infrastructure.

Provided that subsections d, e, f and g of this Byelaw shall not apply to any temporary work executed in an emergency but a person executing any work so expected shall, as soon as practicable, any in any case no later than seven days after such work is carried out, inform the Board in writing of the execution and of the circumstances in which it was executed and comply with any directions the Board may give with regard thereto.