

Flood Risk Statement

Use of land as a residential caravan site for
gypsy / traveller families (8 (no.) pitches)
Oak Tree Stables site
Sand Lane
Besthorpe
Newark-on-Trent



MIKE SIBTHORP PLANNING
LOGAN HOUSE
LIME GROVE
GRANTHAM
NG31 9JD

Flood Risk Statement

Use of land as a residential caravan site for gypsy / traveller families (8 (no.) pitches), Oak Tree Stables site, Sand Lane, Besthorpe, Newark-on-Trent

The application site

1. The application site is situated on the southern side of Sand Lane, Besthorpe, approximately 2.5km to the north of Collingham village, a similar distance to the south-west of North Scarle, and approximately 8km to the north of the Newark urban area.
2. Sand Lane runs eastwards off the A1133 Newark – Gainsborough road at the northern end of the village. The main body of the village is set on the western side of the A1133. Sand lane runs eastwards for approximately 550m, before turning sharply northwards and then north-eastwards in the direction of North Scarle.



Mapping (not to scale) Illustrating Besthorpe, Collingham, North Scarle and the location of the appeal site.

3. The site in this case is located on the southern side of this initial eastwards running section of Sand Lane, and is located approximately 250m east of the junction with the A1133. There are fields to either side of the lane, generally in use as paddocks or comprising

areas of untended scrub. The site which is illustrated below has an area of approximately 1.0ha.

4. As the road name implies, the land is characteristically sandy. The DEFRA Magic on-line resource classifies the land as 'Free draining slightly acid sandy soils'. Site inspection will confirm that the site has these characteristics, with a fine sandy soil. The land is free draining.



Aerial photograph identifying the location of the application site

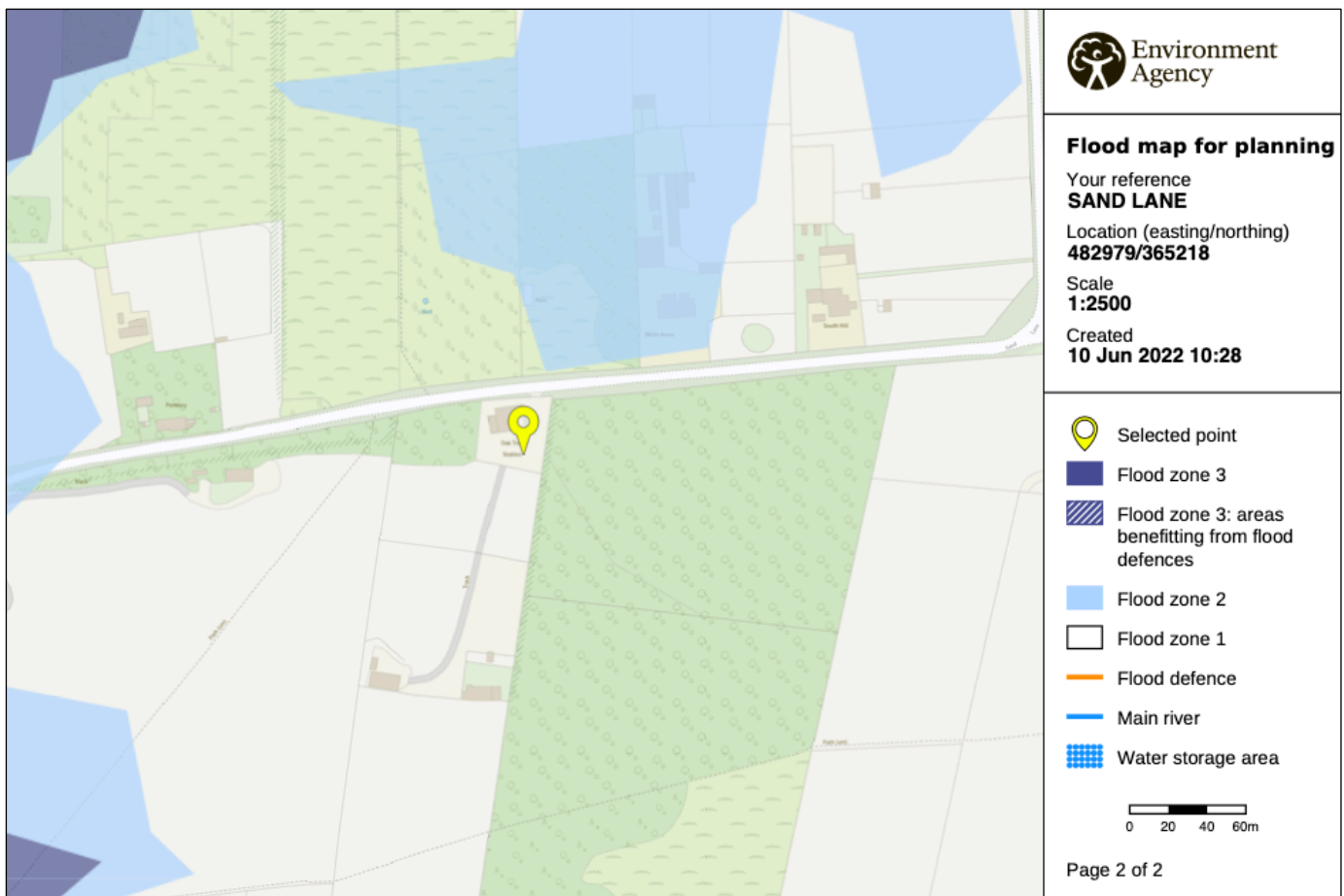
The proposed development

5. The site has been used for at least 15 years for the keeping of horses. There is a brick built stable structure located alongside Sand Lane adjacent the site entrance. There are further barns located at the southern end of the site.
6. The proposals in this case seek to use the land as a gypsy / traveller site. 8(no.) pitches are proposed to be created. AS part of the proposals a service road will be formed into the site, serving the 8 pitches. This will have a permeable surfacing, comprising compacted hardcore with a gravel or planning surface dressing. The individual pitches will have a similar compacted hardcore base.

7. The proposals seek permission for the siting of up to one static caravan and two touring caravans on each pitch. Surface water from the static caravans will discharge to soakaways, with diverters to water butts for use in vehicle cleaning / watering. Day rooms are indicatively shown (these do not form part of this application). Rainwater from these buildings would discharge to soakaways.
8. The anticipation is that there will be a communal drainage system to a package treatment plant or similar discharging to ground via a drainage field. In the event that there is an available surface drainage ditch, the preference will be to discharge to that ditch.

Flood zone

9. As illustrated below, the site is located entirely within Flood Zone 1.



Extract of EA flood mapping

10. The application site is not at risk of flooding. Given the particular drainage characterises of the site and adjoining land surface water is readily capable of discharging directly to ground or to ground via soakaways. Site surfacing will comprise permeable surfaces to facilitate this.
11. In these circumstances the proposed development will not give rise to any off site drainage or flood impacts.

Mike Sibthorp
Mike Sibthorp Planning