

SUPPORTING STATEMENT

incorporating Flood Risk Assessment & Heritage Impact Assessment

Change of use of existing agricultural land to provide an extension to the existing cemetery at St Botolph's Church

ST BOTOLPH'S CHURCH, SKIDBROOKE



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DOCUMENT HISTORY

1	Planning Application	01.03.2024
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1 INTRODUCTION

- 1.1 This statement accompanies a full planning application for the change of use of existing agricultural land to form an extension to the existing cemetery at St Botolph's Church, Skidbrooke.

2 THE SITE & SURROUNDINGS

- 2.1 St Botolph's Church is centrally located between the villages of Saltfleet and South Somercotes at Grid reference TF 44001 93231 (Figure 1). The church is currently accessed via a secure track leading off Church Lane.

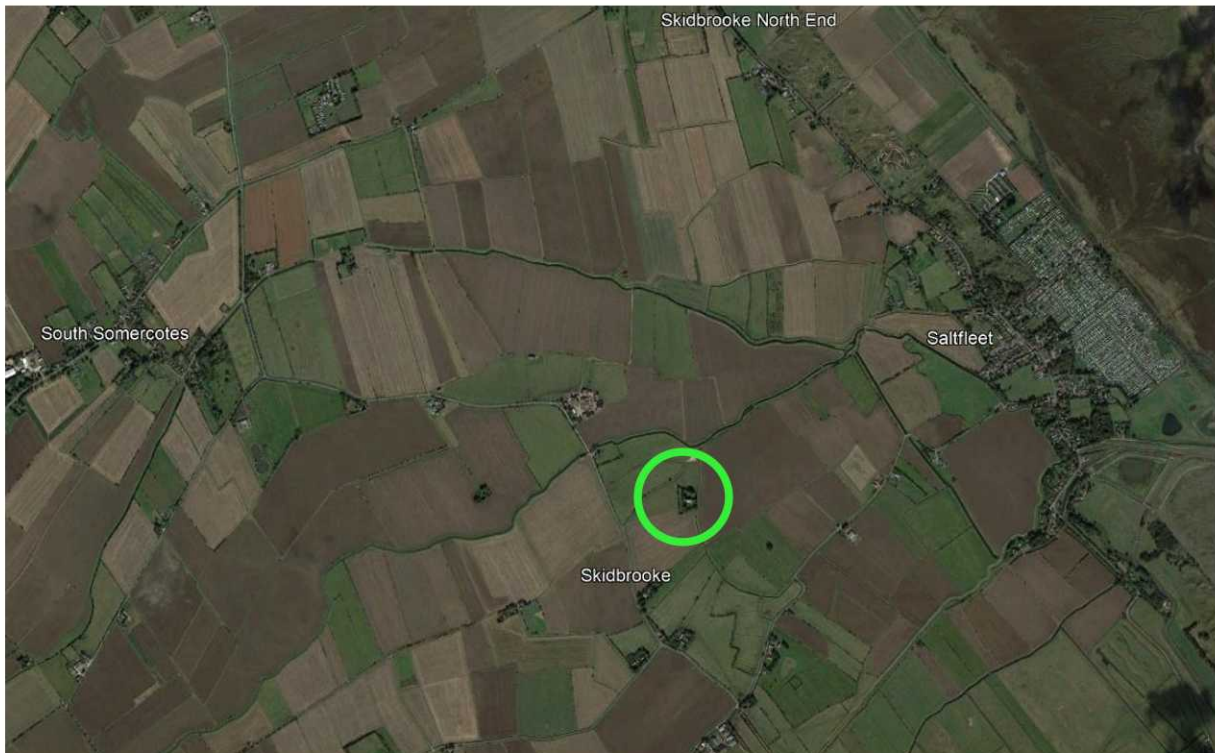


Figure 1: Aerial image showing the location of the site in relation to Saltfleet and South Somercotes.

- 2.2 The church, which is no longer in use, is enclosed by mature trees and hedges. The current extension to the cemetery is located on the western side of the churchyard and is enclosed by a deciduous field hedge (Figures 2 & 3). A public footpath is located in the adjacent field to the east and comes across into the churchyard.
- 2.4 The site is not located within a designated area, but the church is Grade I listed. The listing and the setting of the building are discussed further in Section 6.
- 2.5 As can be seen in Figure 4, apart from the church itself the whole area is located within Flood Zone 3. The Flood Map for Planning confirms that the site is not at risk of surface water flooding. The risk to the site from flooding is discussed further in Section 5.



Figure 2: Aerial image showing the church in more detail with the current cemetery to the west.



Figure 3: The Church viewed from Church Lane looking southeast.

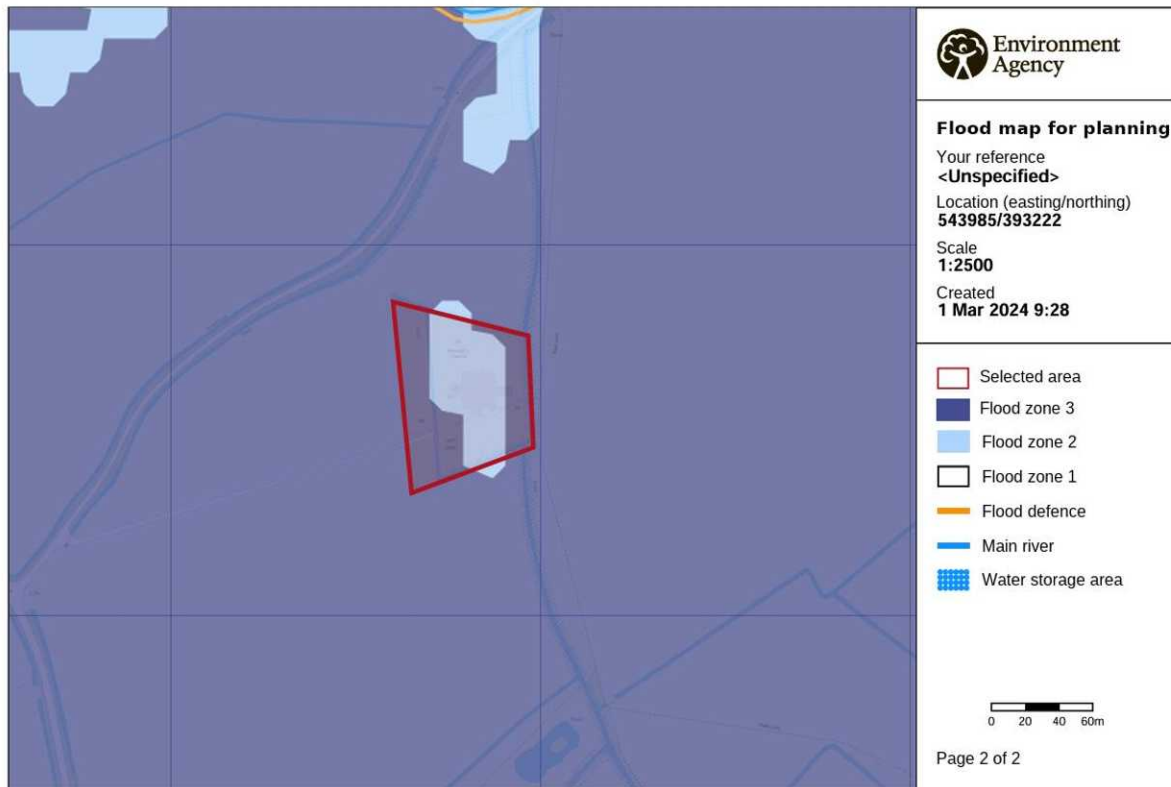


Figure 4: Extract from the Flood Map for Planning with the church highlighted.

3 THE PROPOSAL

- 3.1 The application, which is being made Skidbrooke cum Saltfleet Haven Parish Council, seeks permission to extend the existing village burial ground to accommodate the interment of parishioners of Skidbrooke and Saltfleet Haven. The extension, which measures approximately 0.20ha, will be alongside the current cemetery to the west of the church. The land is currently in agricultural use and has most recently been used for the production of hay/silage.
- 3.2 The extension will be enclosed by the planting of a new hedge of the north, south and western sides (the eastern boundary will be the existing hedge to the current cemetery). A yew hedge is proposed as this is a traditional species for cemeteries/graveyards in England and as the site is exposed it will provide year-round screening and protection from the winds. In addition, the dense growth and red berry-like fruits provide valuable shelter and food for wildlife.
- 3.3 The vehicular and pedestrian access to and over the site will remain unchanged. There will be no additional parking as part of the application.

- 4.1 Policies within the East Lindsey District Council Local Plan (2018) that are relevant to this proposal include:
- SP10 Design
 - SP11 Historic Environment
 - SP17 Coastal East Lindsey
 - SP23 Landscape
- 4.2 The main planning issue in this case is considered to be the impact on the character of the area and the setting of the listed building.
- 4.3 Policy SP10 supports well-designed development, which maintains and enhances the character of the District's towns, villages and countryside. This is reflected in paragraph 135 of the National Planning Policy Framework (NPPF) which states at subsection (f) that planning decisions should ensure that developments 'create places that are safe, inclusive and accessible'. SP11 seeks to preserve and enhance the historic environment.
- 4.4 The proposal is for an extension to the existing cemetery, on land directly to the west. The new boundaries will be enclosed with native evergreen hedging which will provide year-round screening and protection to the cemetery as well as providing valuable habitat for wildlife. The hedge will help to integrate the site into its surroundings and is a traditional method of enclosure for cemeteries in England. The proposed site is relatively small in area and whilst it is currently in agricultural use, it is not considered to be an unacceptable encroachment into the countryside. The proposed use will not be out of place in this location and will be alongside a cemetery which is already an extension of the original churchyard. As such it is considered that the proposal will not have a harmful impact on that character of the area or on the setting of listed church.
- 4.5 There will be no effect on the existing trees which surround the original churchyard.
- 4.6 As the closest residential property is over 350m to the southwest there will be no effect on residential amenity.
- 4.7 The route of the public footpath will not be affected and there will be no harmful effect on views from this public right of way.
- 4.8 Overall it is considered that the proposal would not result in an adverse impact on the character of the area or on the heritage asset. The proposal therefore complies with the local and national policies.

- 5.1 The NPPF sets out the Governments national policies on different aspects of land use planning and in relation to flood risk. The NPPF is also supported by web-based Planning Practice Guidance (PPG).
- 5.2 The guidance uses Flood Zones to characterise flood risk, referring to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency’s Flood Map for Planning and are as indicated in the Table 1. As previously discussed, and shown in Figure 4, the location of the cemetery extension is within Flood Zone 3.

TABLE 1: FLOOD ZONES

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

- 5.3 The NPPF requires the application of a Sequential Test to steer new development to areas with the lowest probability of flooding. In this instance it is considered unnecessary to carry out the sequential test as the proposal involves an extension of the existing cemetery.
- 5.4 Based on the vulnerability of a development (listed in Annex 3) the PPG states what Flood Zones development is appropriate within. In this instance the proposed use falls within the ‘water compatible’ category. The flood risk vulnerability and flood zone ‘incompatibility’ table (Table 2) shows that the proposal is appropriate and is not subject to the exception test.

TABLE 2: FLOOD RISK VULNERABILITY AND FLOOD ZONE ‘COMPATIBILITY’

	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓*

KEY: ✓ Development is appropriate ✗ Development should not be permitted

- 5.5 Tidal flooding is the main potential source of flood risk in the area. The coastline in this area is mainly protected from flooding by earth embankments, natural sand dunes and salt marsh. These defences provide protection against a flood with a 0.5% (1 in 200 year) chance of occurring. Whilst these defences protect the site a residual risk that they may be breached or overtopped remains.
- 5.6 The Sunderfleet Eau is located over 700m to the north of the site. It is considered that the risk from this watercourse is low given there is no historic evidence of the site flooding and due to the intervening network of drains.
- 5.7 The proposal involves no development other than the planting of a hedge to enclose the cemetery extension. Given the nature of the proposal it is considered that there will be no increase in the risk of flooding to the site or elsewhere.

6 HERITAGE ASSESSMENT

- 5.1 The Church of St Botolph is a Grade I listed building. The listing describes this building as follows:

*SKIDBROOKE AND TF 49 SW SALTFLEET HAVEN CHURCH LANE (south-east side) 5/61
Church of St. Botolph 9.3.67 I*

Parish church, now redundant. Early C13, C14, C15, 1854, 1871, C20. Coursed limestone rubble and ashlar, limestone ashlar dressings, some red brick, some render. Slate roofs of 1854, with stone coped gables and cross finials; ashlar coped brick parapets on aisles and east gable of nave, red brick patched eaves on clerestory. West tower, nave with north and south aisles and south porch, chancel. Mid C14 west tower with lower C13 east wall. Moulded plinth and string course, and 6 stage angle buttresses. Pointed west doorway with richly moulded head and jambs in one, hood mould and medieval door with cusping on pointed head, ribs with studs and rectangular opening with grille three-quarters of the way up. Pointed window above with 3 cusped ogee headed lights, panel tracery, hood mould and weathered head label stops. Moulded string course above with pointed window above on west, north and south sides with hood mould only visible on east side. Each window with 2 cusped, pointed lights, 3 mouchettes, hood mould and weathered head label stops. Bell openings on all four sides, each with a pointed head, 2 cusped ogee headed lights, panel tracery, hood mould and weathered head label stops. Moulded eaves above with projecting corner gargoyles. Battlements with weathered plain corner pinnacles. West end of north aisle with pointed C13 window with lower sections of 2 damaged mullions and upper C20 wooden cross mullion window inserted. Hood mould and weathered head label stops. North aisle divided into 3 bays by 4 two stage buttresses with cusped and gabled upper terminations. Moulded plinth. Rectangular window to west with 3

pointed, cusped lights with hood mould. C13 doorway to east with pointed, double chamfered head, double chamfered jambs, hood mould and plank doors. Rectangular window to east with 3 cusped, ogee headed lights, reticulated tracery and hood mould. Some brick patching to east and west. East end of north aisle with plinth and rectangular window with 4 pointed lights with restored heads, flanked by 2 stage buttresses. Above buttress to left, remnants of blocked C13 pointed window or archway. C15 clerestory of limestone ashlar with 4 windows partially restored in C19, with flattened triangular heads, 3 cusped and pointed lights and hood mould. North side of chancel with rectangular C15 window to west of 3 pointed lights. Brick, 2 stage buttress to east with plain corbel set in wall immediately to east. East end with 2 stage angle buttresses flanking large, pointed late C15 window with bowtell moulded surround, 5 pointed, cusped lights, rich panel tracery with transom, hood mould with weathered head label stops and restored mullions. South side of chancel with 2 stage buttresses flanking a rectangular window to east with 3 triangular headed lights and hood mould and C13 blocked pointed doorway to west with chamfered head and jambs partially exposed. Rectangular window to west with 3 pointed lights. East end of south aisle with plinth and single 2 stage buttresses flanking rectangular window with 3 pointed lights, hood mould and weathered head label stops. Immediately above right hand buttress remain 2 voussoirs of C13 window or archway with pointed head. South side of aisle with 3 stage buttresses alternating with 2 rectangular windows with undeveloped ogee heads with cusping. Gabled porch to west restored in 1871 with south doorway with pointed, double chamfered head dying into rectangular jambs, double openwork doors with pointed tracery, and corbel and inscribed plaque above. Porch interior with early C13 pointed south doorway with double chamfered head and jambs, moulded imposts, hood mould with bold dogtooth decoration, head label stops and plank door. Rectangular C14 window to west of porch with 3 cusped ogee headed lights. West end of south aisle with pointed early C13 window with C14 cusped tracery inserted, restored in C19, hood mould and weathered head label stops. C15 clerestory with 4 windows with flattened triangular heads and 3 lights with irregularly shaped cusped heads. Moulded eaves with fragmentary gargoyles. Mid C14 interior tower arch with double chamfered, pointed head dying into rectangular jambs. Large rectangular sections of C13 west end wall pre-dating arcades, set in corners between tower arch and north and south arcades. Fragmentary moulded string courses on north and south faces of C13 masonry. Early C13 north and south arcades of 4 bays. Both with tall octagonal plinths with broaches, moulded octagonal bases, octagonal piers and polygonal responds. North arcade capitals, plain. South arcade capitals with exception of western respond, with crocket capitals of various designs. Double chamfered pointed heads with remnants of painted decoration adhering on both north and south arcades. Early C13 chancel arch with keeled responds, pointed head with chamfered outer order and roll moulded inner order, damaged plain capitals and moulded abaci intact to east. Chancel arch flanked by outline of pointed C13 openings, possibly to eastern aisles, and faint outline of gable, pre-dating aisles, above chancel arch. North

wall of chancel with rectangular aumbry to east, and carved stone with triangular head re-set to west. South side of chancel with blocked C13 piscina with pointed head to east and damaged sedilia with Caernarvon head to west with stone with shield inscribed IHS set inside. East window flanked by single large grotesque corbel heads painted white. C19 altar rail. Gravestone set in chancel floor to vicar of parish, died 1413, with near illegible inscription running round. 2 gravestones set in nave before chancel arch to members of the Wheddale family, died 1737, 1799. South aisle of nave with grotesque corbel head set into east wall. Below, a fragment with carved decoration and deeply moulded edge set into wall. Below on floor a crudely inscribed upper section of gravestone with tonsored head and shoulders of priest with hands in prayer. Another medieval gravestone to south with inscribed cross with crude fleur-de-lys type terminations. Slab beyond with indentation of brasses now removed. Early C13 octagonal font on octagonal base. Several C19 and early C20 monuments. C19 and C20 roofs, that over nave with cusped tie beams.

- 5.2 The church is located in an exposed rural setting and can be seen from much of the surrounding area. This includes from the network of roads, lanes, and public footpaths. The view of the church from the existing access track off Church Lane can be seen in Figure 5.



Figure 5: View of the church looking east from Church Lane and along the access track.

- 5.3 The church and its original graveyard is enclosed by tall mature trees and hedges. The current extension to the cemetery is located on the western side of the original churchyard and is enclosed by a low-level deciduous field hedge (Figure 6).



Figure 6: View of the church looking east from further along Church Lane.

- 5.4 The proposed extension to the cemetery will not be out of place in this location and will be alongside a cemetery which is already an extension of the original churchyard. As the low-level hedge proposed to enclose the extension will not impact the short- or long-range views of the church from the surrounding area it is considered that the proposal will not have a harmful impact on the setting of listed church.

6 CONCLUSIONS

- 6.1 As the proposal complies with all relevant Local and National policy it can be granted planning approval.