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**ENVIRONMENT  
AGENCY**

**Our Ref :** AN/2005/015293-1/1  
**Your Ref :** 2005/1900

**Date :** 28 November 2005

Development Control Team  
North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire  
DN15 6XQ

DEVELOPMENT CONTROL	
02 DEC 2005	
Referred To	MS

Dear Sir/Madam

**ERECTION OF DWELLING AND GARAGE IN CONNECTION WITH STABLE  
BUSINESS:  
MELTON STABLES, WEST END ROAD, EPWORTH.**

Thank you for referring the above application which was received on 28 November 2005.

The Environment Agency **OBJECT** to the proposed development as no technical information or Flood Risk Assessment (FRA) has been provided with the current application in relation to flood risk. In addition, the Agency was not forwarded a copy of the planning application form as part of its formal consultation.

The site is shown to be within Zone 3 'high risk' as detailed on the Environment Agency's Flood Zone Maps recently issued to your Authority. Accordingly, we are unable to comment further on the proposals until a FRA is undertaken and submitted to the Local Planning Authority.

The submission of a FRA will enable us to determine the levels of risk to a proposed development and any such mitigating works that can safeguard the future development and its occupants. Upon completion of a FRA, with our approval, the objection may be removed pending the imposition of any relevant planning conditions.

If you are minded to approve this application contrary to our objection, your attention is drawn to Paragraph 65 of PPG25, which advises that we should be re-consulted for you to advise which material planning considerations outweigh our objection, and to give us the opportunity to make further representations.

Cont/

In the event that the applicant appeals a refusal of this application (where our objection has been cited as a reason for refusal), we would be prepared to fully support your Authority and provide evidence at any public inquiry or hearing.

Please note that our advice has not considered the risk of flooding from ground water, Severn Trent drainage systems, reservoirs, canals/artificial waterbodies or ordinary watercourses.

***Information for applicants***

PPG25, 'Appendix F - Guidance On Requirements For Undertaking A Flood Risk Assessment' provides advice in relation to the information that is required in a FRA to allow full consideration to be given to the issue of development and flood risk.

To assist in the preparation of a satisfactory PPG25 compliant Flood Risk Assessment, please find enclosed a copy of 'Environment Agency Guidance Note 4', which provides guidance on the minimum requirements for undertaking a FRA for developments within the Zone 3 - 'High Risk' floodplain, as stated in PPG25 (paragraph 30). Please note that the amount of detail required in the FRA will in most cases be dependent upon the scale and nature of the proposed development, and the type of application applied for (i.e. outline, full).

Should you wish to discuss the required content of the FRA in any detail, please contact our Development Control team (please ask for the Nottingham office) on 0115 846 3675.

Please could you forward a copy of the Decision Notice to the Environment Agency for the purpose of monitoring in line with DEFRA High Level Targets.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Nick Feltham on the number below.

Yours faithfully



*RF*

**ROGER ASHFORD**  
**Area Planning & Corporate Services Manager**

Direct Dial: 01522 785865 Fax: 01522 785868  
email: [nick.feltham@environment-agency.gov.uk](mailto:nick.feltham@environment-agency.gov.uk)

S



"Brian Davies" <Brian.Davies@English-Nature.Org.UK> on 07/12/2005 14:20:56

To: <mark.simmonds@northlincs.gov.uk>  
cc: <andrew.taylor@northlincs.gov.uk>

Subject: 2005/1900 - Melton Stables

Thank you for consulting us on this application. We advise that this application is unlikely to have a significant impact on the nearby Hatfield Chase Ditches SSSI and have no further comment to make.

Brian Davies  
Conservation Officer

English Nature  
Bullring House  
Wakefield WF1 3BJ

Tel: 01924 334513  
Fax: 01924 334535

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Nothing in the e-mail amounts to a legal commitment on our part unless confirmed by a signed communication.

English Nature will make every effort to keep its network free of viruses. However, you will need to scan this message/files for viruses as we can take no responsibility for any computer virus that might be transferred.



If telephoning or calling please ask for  
Mr.K.Thoms  
0191 2294295

Our Ref: 05/132927

Your Ref: 2005/1900

Date: 12 December 2005

M SIMMONDS  
NORTH LINCOLNSHIRE COUNCIL  
PLANNING AND REGENERATION SERVICES  
CHURCH SQ HOUSE  
PO BOX 42  
SCUNTHORPE  
DN15 6XQ

Dear Sir/Madam

REQUEST FOR RECORDS SHOWING LOCATION OF APPARATUS at:

MELTON STABLES WEST END ROAD

Thank you for your enquiry dated 24/11/2005 concerning the above. The enclosed Mains Records only give the approximate location of known Northern Electric apparatus in the area. Great care is therefore needed and all cables and overhead lines must be assumed to be live.

Please note that while all efforts are made to ensure the accuracy of the data, no guarantee can be given. We would refer you to the Health & Safety Executive's publication HS(G)47 "Avoiding Danger From Underground Services" which emphasises that:

\* Plans must only be used as a guide in the location of underground cables. The use of a suitable cable-tracing device is essential and careful hand digging of trial holes must be carried out to positively identify and mark the exact route of the cable. You should also bear in mind that a cable is unmistakably located only when it has been safely exposed.

\* Cable depths are not generally indicated on our records and can vary considerably even when shown.

\* Great caution must be exercised at all times when using mechanical plant. Careful trial digging should always be carried out on the whole route of the planned excavation to ascertain no cables exist.

The Health & Safety Executive have another publication, GS6 "Avoidance of Danger from Overhead Electric Lines" that you should be aware of if your work is near overhead power lines. Both of these documents provide comprehensive guidance for observance of statutory duties under the Electricity at Work Regulations 1989 and the Health & Safety at Work Act 1974. Our provision of these records is based upon the assumption that people using them will have sufficient competence to interpret the information given. Any damage or injury caused will be the responsibility of the organisation concerned who will be charged for any repairs.

Please note ground cover must not be altered either above our cables or below overhead lines, in addition no trees should be planted within 3 metres of existing underground cables or 10 metres of overhead lines. All our apparatus is legally covered by a wayleaves agreement, lease or deed or alternatively protected under the Electricity Act 1989. Should any alteration / diversion of our Company's apparatus be necessary to allow your work to be carried out, budget costs can be provided by writing to NEDL Call to Quote,98,Aketon Road,Castleford,W.Yorkshire WF10 5DS.Tel 01977605773

Please note my company has no objections to this application.

Yours faithfully

I. Foster.

Northern Electric Records Information Centre

Northern Electric Mains Records enclosed:

36 759 060

RECORDS CONTROL SECTION

13 DEC 2005

MS

**Please establish on site the position of equipment or service cables that may have changed since production of the plan.**

### **Caution: Overhead Lines Present**

The Health & Safety Executive Guidance Note GS6, Avoiding Danger from Overhead Electric Lines, states the precautions required when working in proximity to live overhead lines.

Overhead lines are not normally insulated and the danger from accidental contact or near contact can be extreme.

Contractors and employers are required by law to take precautions and employees to co-operate with their implementation.

Particular care should be taken not to reduce clearances from overhead lines by landscaping operations, dumping waste material or creating unplanned storage areas.

**ASSUME ALL LINES ARE LIVE**

### **Warning: Underground Cables Present**

The Health & Safety Executive Guidance Note HS (G) 47 Avoiding Danger from Underground Services, applies to almost all situations which involve penetrating the ground at or below surface level.

As much information and advice about buried cables should always be obtained from Yorkshire Electricity before any work begins.

Plans provide a "guide" to the existence of most cables. Actual cable depths and routes should never be assumed but should always be precisely located by careful trial digging throughout the area and depth of the proposed work.

This procedure should be carried out with consideration of a plan and if necessary with the aid of a suitable cable tracing device. These safety measures apply regardless of inconvenience or frequency due to the line of the work, and even when the proposed work only involves disturbing a shallow surface layer.

Each plan is endorsed with an instruction that cables should always be located by hand excavation prior to use of machinery.



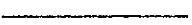



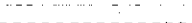
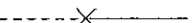
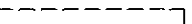
The existence of warning tapes, cable tiles, markers and the like should not be relied upon, as their use has varied over the years at the discretion of Yorkshire Electricity Distribution plc.

**Cables should always be located by hand excavation prior to use of machinery.**









### GIS Mains Records Symbology at 1:250 Scale

At smaller Scales (e.g. 1:500) the sizes of the symbology are reduced in proportion.











#### Cables & Overhead Lines

	HV & EHV Cables
	HV & EHV Third Party Cable
	LV Mains & Services
	LV Third Party Cable
	Surface Wiring
	Pilot/Telephone
	Assumed Route of Cable
	Indicates end of Assumed Route
	Duct Route

#### Overhead Symbology

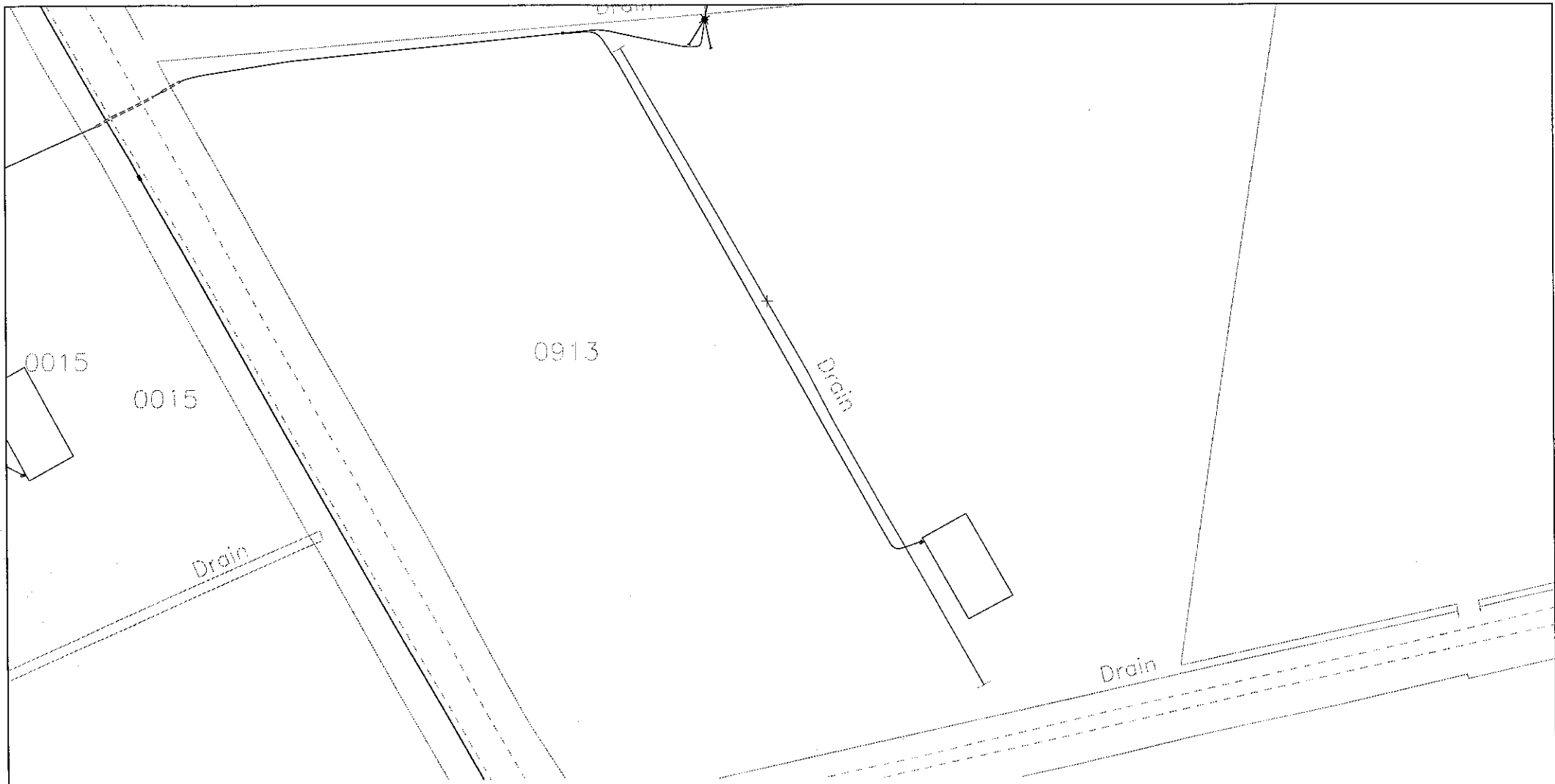
	Tower
	Steel Mast
	H Pole
	Single Wooden Pole
	Stay
	Strut
	Pole Mounted Transformer
	SLP Street Lamp on a Pole

#### Underground Symbology

	Joint (11kV & above)
	Joint (LV)
	Meter Cabinet
	Insulated End Wall Mounted Termination Pole Mounted Termination
	Cable Repair
	Street Lamp Traffic Sign Telephone Call Box Street Furniture
	Cut Out
	Link Box
	Switch Status
	Earthing

**Notes:**

1. Cables may be laid with no tile cover or marker tape.
2. Cables laid in tiers are shown side by side and the formation indicated in sections on the cross section sheet



**YORKSHIRE ELECTRICITY GROUP plc.**

The position of our equipment is shown on this plan as accurately as possible. However, it may have changed since the plan was produced. Therefore, the position of our equipment and those of service cables which may not be shown should be established on site. Electricity cables not owned by Yorkshire Electricity may be laid in this area and may not be shown on this plan. Where private cables are shown, the information should not be regarded as accurate and should be used for guidance purposes only. In all cases, accurate information should be obtained from the owner of such cables prior to the commencement of work on the site.



Safe Digging Map

475982,406048

12-12-2005

1:1000

KTH

DIRECTORATE OF ENVIRONMENT AND PUBLIC PROTECTION

I N T E R

MEMO



O F F I C E

**TO:** Business Manager - Development Control.

**FROM:** Mr. D.C.Cowling Highway Control Officer

**Application Ref:** 2005 / 1900

**Subject:** Development affecting highways.

With reference to the application regarding the following proposed development,  
which was sent on the: 24 November 2005  
and received by me on the: 28 November 2005

- A. **Application Permission Type:** Full Planning Permission
- B. **Description of proposed development including access type** Existing  
Planning permission to erect a house and garage in relation to stable/stud business
- C. **Location of Development:**  
**Site:** Melton Stables  
**Road Name:** West End Road  
**Parish:** Epworth  
**Road No:** C204
- D. **Applicant's Name and Address:-**  
Mr A Brough  
  
As above

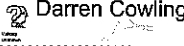
DN9 1LA

- E. **Notice is hereby given that the Council, as Local Highway Authority, under Article 10 of the Town and Country Planning General Development Order Act 1995, and other appropriate powers:-**

E2 Advises that any permission issued by the planning authority should include the condition(s) shown overleaf.

- F. **Any Condition(s) referred to in paragraph E2 appear on the attached sheet(s):**

Date: 15 December 2005

Signed:  Darren Cowling  
Highway Control Officer

Digitally signed by Darren Cowling DN: cn=Darren Cowling, o=NSP, Date: 2005.12.15 14:00:18 Z

**Condition as referred to in paragraph E2 on first page.**

**HC20v01    Text: Condition:**

HC20v01: The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning facilities serving it have been completed in accordance with details to be submitted to and approved in writing beforehand with the Local Planning Authority and once provided, the vehicle parking and turning facilities shall be retained.

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**Special Condition(s):**

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**Any Footnotes Relating To Condition:    HC20v01**

- Footnote (a)
  - (b):
  - (c):
  - (d):
  - (e):
  - (f):
  - (g):
-

HR02v0 Text: Reason:

1

HR02v01: To ensure the provision of adequate vehicle parking for occupied dwellings.

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Special Reason(s):

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**ENVIRONMENT  
AGENCY**

**Our Ref :** AN/2005/015293-3/1

**Your Ref :** 2005/1900

**Date :** 19 December 2005

Development Control Team  
North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire  
DN15 6XQ

S

Dear Sir/Madam

**ERECTION OF DWELLING AND GARAGE IN CONNECTION WITH STABLE  
BUSINESS:  
MELTON STABLES, WEST END ROAD, EPWORTH.**

I refer to my previous letter dated 2/12/05 relating to our objection to the above application as insufficient flood risk information had been submitted. I can confirm that we have since received an amended FRA in support of the application.

However, we consider that the details in the FRA provided by the applicant are not yet fully PPG25 compliant, and accordingly the Agency **MAINTAINS** its previous objection to the proposed development subject to the submission of an amended FRA which addresses the following points:

The Agency notes the proposed flood mitigation measures, and acknowledges that the proposal constitutes a betterment, in respect of flood protection, on the existing on-site accommodation. However, the Agency requests that further topographic and flood risk information be submitted:

- A topographic survey detailing site levels, road levels and local drain (including Folly Drain) levels.
- Information should be sought from the relevant Internal Drainage Board regarding the flood risk posed from the surrounding drains, particularly the Folly Drain. The IDB's contact details are as follows:

West Axholme Internal Drainage Board  
The Gables Business Court  
Belton Road  
Epworth  
DN9 1JL  
Tel : 01427 872715

21 DEC 2005

MS

Should you require clarification on any of the above points, please contact our Development Control team on 0115 846 3675.

Please note that our advice has not considered the risk of flooding from ground water, drainage systems, reservoirs, canals or ordinary watercourses. The Local Planning Authority will therefore need to be satisfied that the proposed development is also in accordance with other requirements of PPG25 'Development and Flood Risk'.

The submission of an amended FRA which complies with the requirements of PPG25, and which addresses the issues highlighted above, will assist the applicant in assessing the actual risk and consequence of flooding at this site. Upon completion of an amended FRA, with our approval, the objection may be removed pending the imposition of any relevant planning conditions.

If you are minded to approve the application contrary to our objection, attention is drawn to paragraph 65 of PPG25 which advises that we should be re-notified, for you to explain why material considerations outweigh the objection, and to give us the opportunity to make further representations.

In the event that the applicant appeals a refusal of the planning application or non-determination we would be prepared to fully support the local planning authority and provide evidence at any public inquiry or informal hearing.

Please could you forward a copy of the Decision Notice to the Environment Agency for the purpose of monitoring in line with DEFRA High Level Targets.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Nick Feltham on the number below.

Yours faithfully



**ROGER ASHFORD**  
**Area Planning & Corporate Services Manager**

Direct Dial: 01522 785865 Fax: 01522 785868  
email: [nick.feltham@environment-agency.gov.uk](mailto:nick.feltham@environment-agency.gov.uk)