



SKDC Local Plan representations by:

**Andrew Russell-Wilks FRICS MRTPI BSc**



On behalf of the site owners of land north of Greatford Road Baston referred to by SKDC as SKPR204 /68:

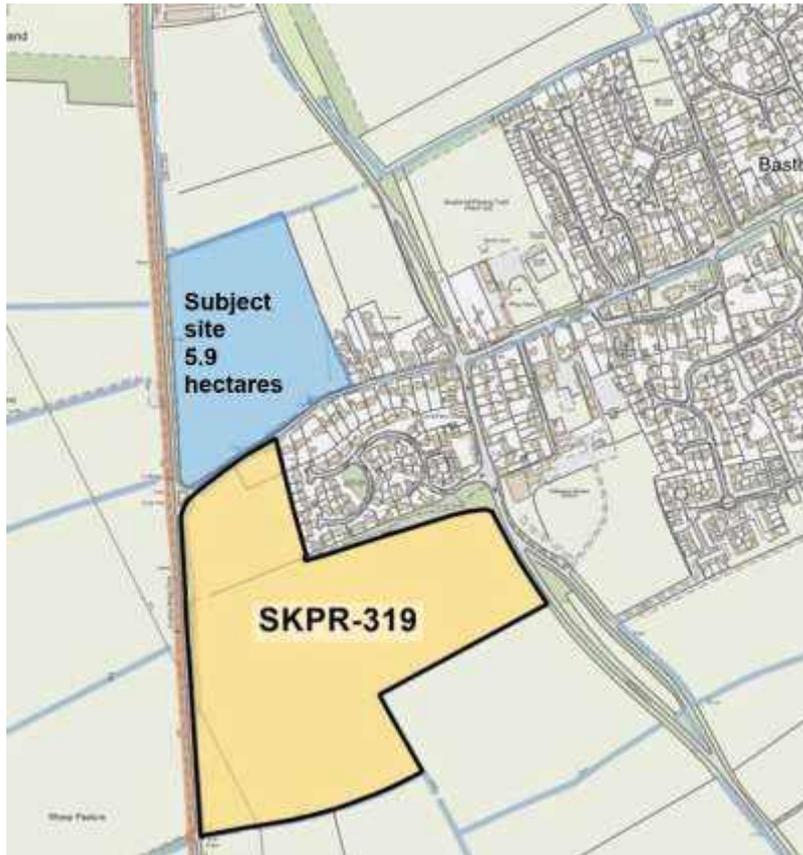
Thomas Martin Trollope-Bellew, as Tenant for Life of the Barholm

Estate and

The Grimsthorpe and Drummond Castle Trust Ltd

## 1. Introduction

- 1.1. These representations have been prepared on behalf of the two site owners in respect of their land interests at land fronting Greatford Road Baston.
- 1.2. The subject site is immediately north of SKPR 319 to the west of Baston:



1.3 The subject site known by SKDC as SKPR 204/68 also to the west of Baston (defined as a larger village in the adopted -Jan 2020- Local Plan)

could be considered a phase 2 to SKPR -319 for a development of up to 177 new homes using the same density of 30UPHA.

*Quoting from the SKPR-319 combines land submissions SKPR-109 and SKPR-110. SKPR-109 was proposed as an allocation in the Draft Local Plan. SKPR-110 is being proposed as an additional parcel of land to form a larger allocation to help meet the minimum housing requirement for South Kesteven during the plan period.*

*Policy criteria has been reviewed to recognise the larger allocation.*

*SKPR-319 combines land submissions SKPR-109 and SKPR-110. SKPR-109 was proposed as an allocation in the Draft Local Plan.*

*SKPR-110 is being proposed as an additional parcel of land to form a larger allocation to help meet the minimum housing requirement for South Kesteven during the plan period.*

*Policy criteria has been reviewed to recognise the larger allocation.*

1.4 Baston is defined as a larger village in the adopted -Jan 2020- Local Plan.

SKPR -319 has been increased from 4.8 hectares to 15.8 hectares (a 327% increase in size) and housing numbers increased from 86 to 283. It is reasonable to assume that SKDC consider Baston a sustainable village for new developments as it has the following facilities:

1. No access issues as the site north of Greatford Road has a 260 metre frontage to Greatford Road.
2. Footpaths either side of Greatford Road extend into the village centre with its facilities of two schools, village hall, sports facilities, village shop and two pubs.

**SKPR-319**

Site Name Land South of Greatford Road and West Of King Street

Site Area (ha) 15.7

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1.5 The site is in Flood Zone 1 with no history of flooding according to the tenant farmer. Although the EA flood map does show strange designations.



In order to address these quirky blobs the site owners (which extend over the proposed site to be allocated SKPR-319) have had carried out a preliminary FRA which is included as an appendix A. That study concluded that: *Prospective purchasers of the land should satisfy themselves as to the conclusions described and to those aspects of flood risk and drainage strategy that have not been fully investigated at this stage.*

1.6

This consultation follows the Council's determination to not to advance its previous Regulation 18 proposals due to changes to the NPPF and PPG in December 2024, the latter particularly relating to changes to the Standard Method. Those changes altered the Local Housing Need (LHN) applicable to South Kesteven from 687 dwellings per annum to 886 dwellings per annum (applying the most recent affordability metric published in March 2025). This increase resulted in a need for additional housing sites to ensure a robust Plan could be presented for Examination. This has resulted in *SKPR-319 combines land submissions SKPR-109 and SKPR-110. SKPR-109*

1.7

Several well-known developers have approached the site owners wanting to take up an option on the land or proposing a promotion agreement to get involved in developing the land including Wates who have a promotion agreement on land to the south of Greatford Road.

However my land owners are used to developing schemes and want to retain an involvement in the site to ensure that a very high quality scheme results. Hnew house prices per sq ft are reasonable at £300plus per sq ft

1.8

SKPR-319 has various requirements as set out below:

## Baston

### SKPR-319 (SKPR-109 and SKPR-110) – Land Fronting Deeping Road

Indicative Unit Numbers: 283

Assumed Density: 30 Dwellings per hectare

The following development principles accompany this allocation:

- a. This site represents a gateway location and this should be recognised in the design and layout of development proposals.
- b. Development proposals will incorporate a substantial landscape and boundary treatment for the southern edge of the site allocation.
- c. Pedestrian links, such as footway and cycleway connections into the village from the site along Deeping Road should be incorporated in the development proposal including connections and improvements to the public right of way to the north of the site.
- d. Footway/carriageway widening/improvements along Greatford Road.
- e. Public Right of Way to be upgraded and connections to be made from the development.
- f. Transport Assessment required.
- g. There is the potential for archaeological remains on this site and the appropriate pre-commencement investigations should be carried out.
- h. This site is within or includes a Green Infrastructure Opportunity Area. Proposals on this site should incorporate the relevant principles for development within Green Infrastructure Areas set out in Policy EN3 Green Infrastructure.
- i. This site is situated within a Minerals Safeguarding Area. Before considering a planning application for this site a Minerals Assessment will be required.

The owners of SKPR204/68 would expect to have a similar list of design requirements required of any new development on the land they control north of Greatford Road apart from e as there is no PROW crossing the site as there is with SKPR-319

1.9

Sales values in Baston are quite high at £300 per sq ft for new build houses. At those sorts of selling prices any scheme on land north of Greatford Road is likely to be viable and able to deliver a full package of affordable housing and section 106 requirements.

2.0

To ensure the Plan is robust and defensible at Examination, particularly given the high reliance on strategic site delivery, the Council's pragmatic approach to increase allocations is fully supported, and will hopefully prevent undue delay at Examination.

Paragraph 51 of the Framework affirms it is the Government's objective to significantly boost the supply of homes. This is echoed in statements made by the Government both prior to being elected in their manifesto but also following, particularly with the introduction of the NPPF in December 2024.

The Government has a clear stated ambition to deliver 1.5 million homes in the first parliament which requires expedited increase in housing delivery now.

2.1.

There is significant guidance as to the calculation of 5-year housing land supply both in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

2.2.

The PPG confirms that "5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 78 of the National Planning Policy Framework" (Paragraph: 002 Reference ID: 68-002-20241212).

2.3.

Paragraph 003 continues "The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years. Where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement" (Reference ID: 68-003-20190722).

2.4.

NPPF Paragraph 78 states "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- A) 5% to ensure choice and competition in the market for land; or
- B) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
- C) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance."

2.5.

The Council as part of this consultation have not published anticipated delivery rates of the sites or a proposed trajectory, nor updated housing land supply position. Without such information it is difficult to quantify the impact of the additional sites in terms of Plan period land supply and anticipated delivery in the first 5-years, both of which will form an important part of the Examination process. The NPPF affirms at Paragraph 11 that plans should apply a presumption in favour of sustainable development. For Plan making this means "all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their

area". Moreover "strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas" with failure to achieve such goals only permissible in specific local circumstances (NPPF 11b I+II).

The PPG (Paragraph: 008: Housing Supply and Delivery) states that as a part of "plan-making, the Inspector examining the plan will test the evidence to ensure that the 5-year housing land supply identified in strategic policies is sound. If it is not, wherever possible the Inspector will recommend main modifications to the plan to ensure that the plan identifies a 5-year housing land supply from its date of adoption".

## 2.6.

The Council last published a housing land supply position statement in March 2025, but with April 2024 base date. The Council's supply against LHN, with a 5% buffer, at that time was 4.07 years. Whilst it is conceivable supply could improve in the coming years until adoption; it is vital that there is a deliverable land supply in situ going into the examination.

## 2.7

In order for a site to qualify as deliverable, the NPPF glossary confirms "to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

## 2.8

The PPG (What constitutes a 'deliverable' housing site in the context of plan-making and decision-taking? Paragraph: 007 Reference ID: 68-007-20190722) confirms that "in order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions" [our emphasis]. The PPG continues that such evidence to demonstrate deliverability may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects".

## 2.9

Whilst allocations can be considered deliverable for the purposes of 5-year land supply, objectors to the Plan will argue against assumptions on site delivery not bound in evidence as required by the NPPF. There are a range of appeal decisions and other case law to demonstrate that a site should not be considered deliverable simply because there is a Statement of Common Ground (SoCG)/Memorandum of Understanding (MoU) between a site promotor and the Council with a trajectory. Whilst this can and often does form part of underpinning evidence, and is not unhelpful, it must be provided alongside clear evidence of an understanding of a site's constraints, particularly an understanding of physical constraints required to unlock development and when this will be delivered, its viability, and how this inter-relates to the development of a given site. This more comprehensive understanding of a site's context and delivery and how it relates to delivery, with commitments, help to demonstrate delivery. A planning application provides greater certainty on delivery and evidence of deliverability.

#### 2.10

Our land owner fully supports the proposed allocation of the land south of Greatford Road under designation SKPR-319 and the proposed delivery of circa 285 units.

Importantly for the Council, there are opportunities open and available to larger housebuilders to utilise multi-outlet delivery using the a variety of branded houses to enable a start to be made on this allocation prior to the effective completion of phase 1 on SKPR-319.

This means that this allocation has latent ability to provide housing in the first 5-year period, despite the Council's assessment of the site suggesting deliverability is in the longer term (5-10 years). Given that a bigger housebuilder could be involved in delivering SKPR-319 there are clear and demonstrable benefits and efficiencies of the bigger PLC housebuilders developing in Baston.

#### 2.11

#### 2.17.

BNG evidence was not required for Phase 1 south of Greatford Road as its approval predated the requirement for BNG.

However, the site is predominantly in intensive arable use, therefore areas of higher quality habitat will be largely limited to the hedgerow which defines the fields boundaries, the majority of which will be retained and any losses compensated through replacement planting as part of an integrated landscape/ecology/drainage solution for the site. As confirmed in the SA Addendum the site is 4.6km from Grimsthorpe SAC and within 1-2km of a SSSI, but neither is likely to serve as a constraint to development.

Moreover, as set out in the SA Addendum the site predominantly consists of land which is identified in the Regulation 18 Plan evidence base as create (85%) through the Biodiversity Opportunity Areas (BOAs) evidence. This demonstrates that the site is not of a high ecological quality currently, but there is the opportunity to improve through targeted improvements, a proposed ecological strategy which maximises the site's opportunities whilst minimising impact on areas of recognised higher quality currently. Whilst detailed survey work is ongoing, at this stage there are no known major ecological constraints which would preclude development and evidence available to the Council demonstrates the site presents an opportunity to improve local ecology.

ARW

**Attached:**

**Appendix A: LAND OFF GREATFORD ROAD, BASTON FLOOD RISK APPRAISAL**

# LAND OFF GREATFORD ROAD, BASTON FLOOD RISK APPRAISAL

## IDENTIFICATION TABLE

<b>Client/Project owner</b>	Grimsthorpe & Drummond Castle Trust and Barholm Estate
<b>Project</b>	Land off Greatford Road, Baston
<b>Title of Document</b>	Flood Risk Appraisal
<b>Date</b>	13/07/2023
<b>Reference number</b>	GB01T21A05

## 1. APPRAISAL SCOPE

1.1.1 A preliminary flood-risk appraisal has been carried out for a parcel of land owned by the Barholme Estate and Grimsthorpe & Drummond Castle Trust Ltd on the north-west side of Baston, Lincolnshire. The site is bounded by King Street (west side), Greatford Road (south), existing housing (east) and farmland (north). This appraisal has been only to desk-study level and no intrusive site investigation has taken place.

### Fluvial Flooding

1.1.2 The Environment Agency's (EA) indicative mapping for fluvial flooding is inconclusive about the flood risk on this site, originating from flooding in King Street Drain that runs northwards alongside King Street on its west side. The pattern shown does not directly correlate with the site topography.

Figure 1. Indicative EA mapping



1.1.3 The EA has provided predicted flood levels in King Street Drain opposite or near the site. A topographic survey has recently been made (2023) of road levels along King Street and Greatford Road and of general land levels at intervals across the site.

1.1.4 The EA's flood modelling was undertaken in 2016 and allowances for climate-change effects upon flood levels have been altered since. The current allowance to be considered in relation for housing development on this site is 17%. The EA's modelling used 20% and those levels are considered representative of current design conditions given the small difference involved.

**Table 1. Predicted flood levels in King Street Drain**

Node\Return period	100-year	100-year + 20%CC	1,000-year	1,000-year + 20%CC
	<b>1.0% AEP</b>	<b>1%+CC</b>	<b>0.1%</b>	<b>0.1%+CC</b>
<b>1385</b>	7.84	8.37	8.66	8.75
<b>1159</b>	7.82	8.36	8.65	8.74
<b>1059</b>	7.78	8.33	8.65	8.73
<b>929</b>	7.74	8.30	8.64	8.72

Source: Environment Agency 2022

1.1.5 King Street's carriageway is high enough that the design flood (1% annual event probability plus climate allowance) does not overtop the road in the site's vicinity, with a freeboard of approximately 0.2m to a low-point (8.55mOD) on the Street at its junction with Greatford Road. The site is therefore classed as lying outside of Flood Zone 3.

1.1.6 The 0.1%AEP and 0.1%AEP + CC floods rise high enough to overtop the low point and overflow onto the lower land east of the Street. The site falls generally northwards and eastwards. It is not known to what extent higher land levels beyond the site boundary will block flow-paths and hold back water on the site or permit it to flow away and thereby limit the water levels reached on site in such conditions.

1.1.7 The site is classed as falling in Flood Zone 2 because of the protection afforded by the King Street embankment. Housing development is compatible with this level of flood-risk under current guidance.

1.1.8 Site levels could be raised in order to reduce the residual risk without impacting upon the design-standard flood behaviour. Ground floor levels should normally be set 0.6m above the design flood. This would result in floor levels being slightly higher than the 0.1% AEP flood even if water were held back on site to the full depth of that condition.

1.1.9 The field ditch at the northern edge of the site outfalls to the Drain via a culvert beneath King Street. This is believed to be protected by a flap-valve on the outfall to prevent reverse flow during flood events passing beneath the Street.

**Other flooding sources**

1.1.10 Ground conditions on site are relatively free-draining due to a sandy gravelly soil. There is no material risk of surface flooding to the site due to these conditions and to an absence of any significant paved or built area nearby that would generate significant excess run-off. The extent of any existing drainage passing the site has not been investigated but the risk of flooding from any such system to the site is considered to be very low.

1.1.11 No intrusive ground investigation has been undertaken. We cannot therefore fully exclude the risk of groundwater flooding to lower parts of the site during flood events caused by water seeping beneath the road embankment.

## Drainage

1.1.12 Ground conditions appear to favour an infiltration-based approach to site drainage. Direct outfall from site to the Drain would be restricted by high water levels in the Drain at the design flood level.

1.1.13 Perspective purchases of the land should satisfy themselves as to the conclusions described and to those aspects of flood risk and drainage strategy that have not been fully investigated at this stage.

## Drawings

1.1.14 The following drawings are appended to this document

- SYSTRA dwg GB01T21A05-SKE-11 *Site contours from land survey*
- SYSTRA dwg GB01T21A05-SKE-12 *1,000-year flood extent retained WL 7.74mOD*
- SYSTRA dwg GB01T21A05-SKE-13 *1,000-year flood extent retained WL 8.3mOD*
- SYSTRA dwg GB01T21A05-SKE-14 *1,000-year flood extent retained WL 8.64mOD*

APPROVAL					
Version	Name		Position	Date	Modifications
1	Author	T Dawe	Associate	13/07/2023	--
	Checked by	G Pellegrino	Associate	13/07/2023	
	Approved by	B Sharp	Assoc. Dir	13/07/2023	



**Notes**

1. Do not scale from this drawing.
2. All dimensions are shown in metres, all levels in metres above Ordnance Datum unless stated otherwise.
3. Survey information shown of the existing site has been provided by Stanford Topographical, May 2023. Contours generated by SYSTRA from that information.

**Key**

- OS Map
- Minor Contours (intervals of 0.02m)
- Major contour line (intervals of 0.1m)
- Flood Model Nodes (EA data for King Street Drain)

Rev.	Date	Revision details	Drawn	Checked	Approved

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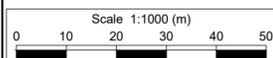
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 Suffolk Street Queensway F 0121 230 6011  
 Birmingham, B1 1TT

Client  
 Grimsthorpe & Drummond Castle Trust Ltd  
 and Barholme Estate

Project  
 Land at Baston  
 Preliminary Flood Appraisal

Title  
 Site contours from 2023 land survey

Drawn	JF	Checked	TD	Approved	TD
Original dwg. size	A2	Date	30.05.2023	Scale	1:1,000
Drawing Status	INFORMATION		Drawing Number	GB01T21A05-SKE-11	Rev.
					P01



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**Notes**

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2. All dimensions are shown in metres, all levels in metres above Ordnance Datum unless stated otherwise.
3. Contours derived from site survey, Stamford Topographical, May 2023.
4. Flood levels on King Street Drain from Environment Agency 2016 river model of Welland catchment (EA data ref CCN-2022-276524).
5. Flood extent shows how far water would spread across the site for a retained water level of 7.74mOD during a 1,000-year flood. THIS DRAWING IS NOT THE 100-YEAR FLOOD OUTLINE.

**Key**

- Minor Contours
- Major Contours
- Flood Model Nodes (EA data)
- Flood extent for WL 7.74mAOD



Rev	Date	Revision Details	Drawn	Checked	Approved

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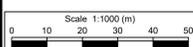
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Client  
Grimsthorpe & Drummond Castle Trust Ltd  
and Barholme Estate

Project  
Land at Baston  
Preliminary Flood Appraisal

Title  
Estimated 1,000-year flood outline  
for retained WL 7.74mOD

Drawn	Checked	Approved
JF	TD	TD
Original dwg. size	Date	Scale
A1	26.06.2023	1:1000
Drawing Status	Drawing Number	Rev.
INFORMATION	GB01T21A05-SKE-12	P0



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4. Flood levels on King Street Drain from Environment Agency 2016 river model of Welland catchment (EA data ref CCN-2022-276524).
5. Flood extent shows how far water would spread across the site for a retained water level of 8.3mOD during a 1,000-year flood. THIS DRAWING IS NOT THE 100-YEAR FLOOD OUTLINE.

**Key**

- Minor Contours
- Major Contours
- Flood Model Nodes (EA data)
- Flood extent for WL 8.30m AOD

ANNUAL EXCEEDANCE PROBABILITY	MAX. WATER LEVEL (mODN)
5%	7.40
1%	7.74
1%+20%CC	8.30
0.10%	8.64
0.1%+20%CC	8.72

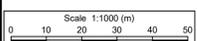
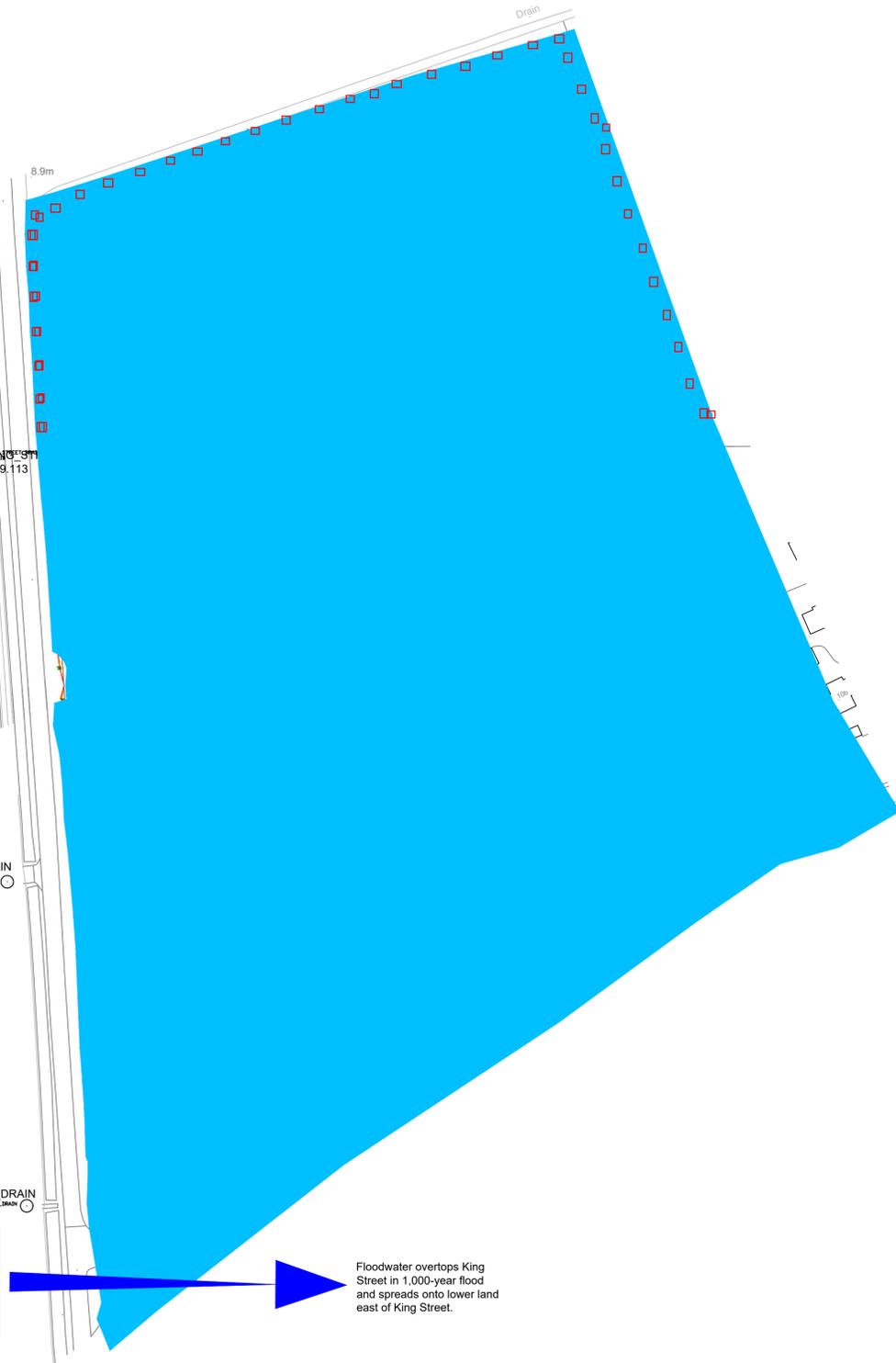
KING STREET DRAIN 1059

ANNUAL EXCEEDANCE PROBABILITY	MAX. WATER LEVEL (mODN)
5%	7.44
1%	7.78
1%+20%CC	8.33
0.10%	8.65
0.1%+20%CC	8.73

KING STREET DRAIN 1159

ANNUAL EXCEEDANCE PROBABILITY	MAX. WATER LEVEL (mODN)
5%	7.47
1%	7.82
1%+20%CC	8.36
0.10%	8.65
0.1%+20%CC	8.74

Floodwater overtops King Street in 1,000-year flood and spreads onto lower land east of King Street.



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F 0121 230 6011

Client  
Grimsthorpe & Drummond Castle Trust Ltd  
and Barholme Estate

Project  
Land at Baston  
Preliminary Flood Appraisal

Title  
Estimated 1,000-year flood outline  
for retained WL 8.3mOD

Drawn	Checked	Approved
JF	TD	TD
Original fig. size	Date	Scale
A1	26.06.2023	1:1000
Drawing Status	Drawing Number	Rev.
INFORMATION	GB01T21A05-SKE-13	P0



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3. Contours derived from site survey, Stamford Topographical, May 2023.
4. Flood levels on King Street Drain from Environment Agency 2016 river model of Welland catchment (EA data ref CCN-2022-276524).
5. Flood extent shows how far water would spread across the site for a retained water level of 8.64mOD during a 1,000-year flood.

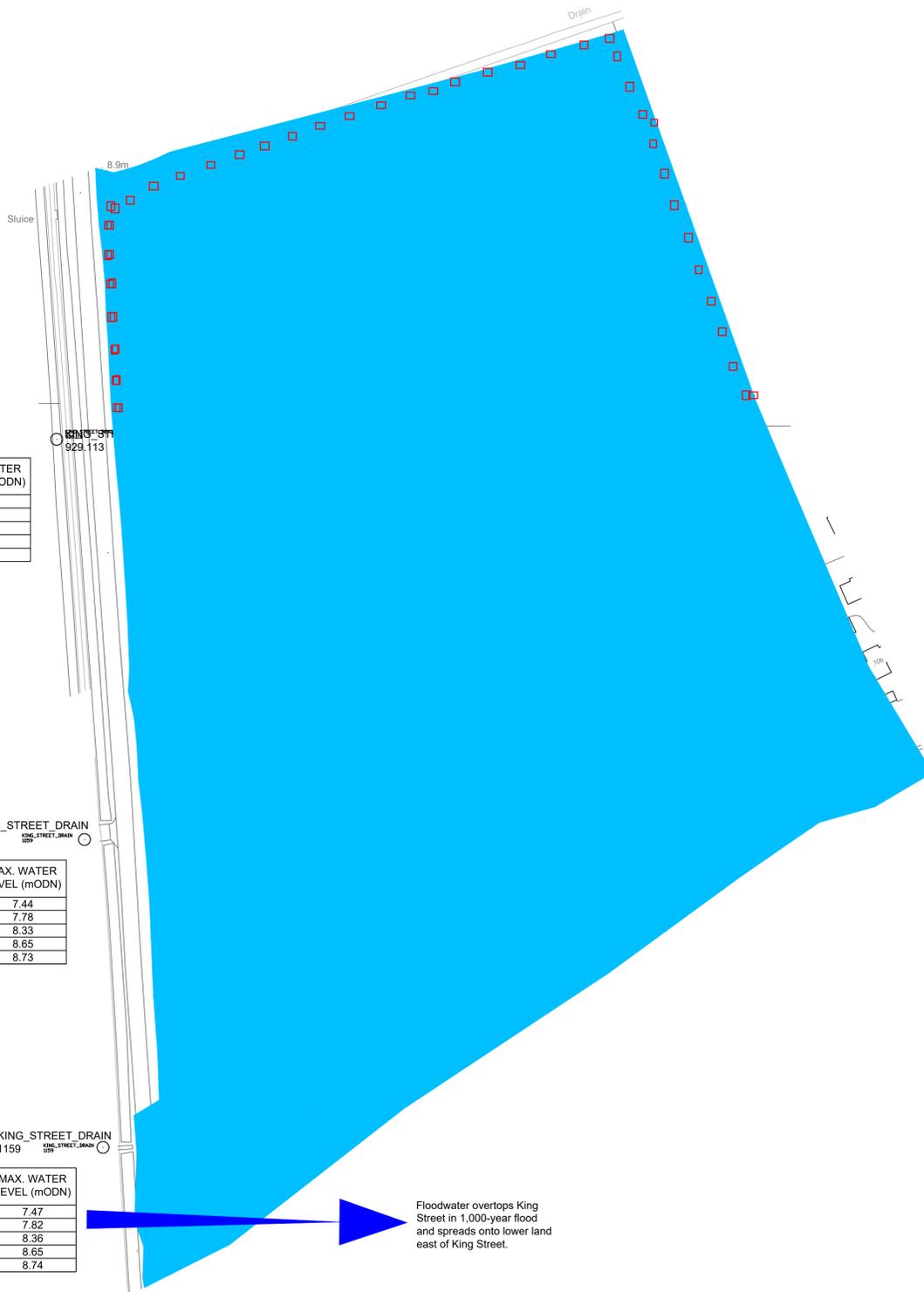
**Key**

- Minor Contours
- Major Contours
- Flood Model Nodes (EA data)
- Flood extent for WL 8.64mAOD (1000-year)

ANNUAL EXCEEDANCE PROBABILITY	MAX. WATER LEVEL (mODN)
5%	7.40
1%	7.74
1%+20%CC	8.30
0.10%	8.64
0.1%+20%CC	8.72

ANNUAL EXCEEDANCE PROBABILITY	MAX. WATER LEVEL (mODN)
5%	7.44
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0.10%	8.65
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ANNUAL EXCEEDANCE PROBABILITY	MAX. WATER LEVEL (mODN)
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0.10%	8.65
0.1%+20%CC	8.74



Floodwater overtops King Street in 1,000-year flood and spreads onto lower land east of King Street.

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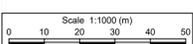
T 0121 230 6010  
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Client: Grimsthorpe & Drummond Castle Trust Ltd and Barholme Estate

Project: Land at Baston Preliminary Flood Appraisal

Title: Estimated 1000-year flood outline for retained WL 8.64mOD

Drawn	Checked	Approved
JF	TD	TD
Original dep. size	Date	Scale
A1	26.06.2023	1:1000
Drawing Status	Drawing Number	Rev.
INFORMATION	GB01T21A05-SKE-14	P0



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