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Ref: 3078-16

RESIDENTIAL DEVELOPMENT
66 BARRIER BANK
COWBIT
SPALDING
LINCS
PE12 6AQ

FOR

PAUL COTT – COMMERCIAL VEHICLE ENGINEERS



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 3078-16

RESIDENTIAL DEVELOPMENT
66 BARRIER BANK
COWBIT
SPALDING
LINCS
PE12 6AQ

The application is to acquire Town and Country Planning Permission to change the use of a commercial vehicle engineering/haulage business to residential for the benefit of the owner, P Cott.

The application site which amounts to 0.24 hectares is the frontage to a larger parcel of agricultural/paddock land to the rear which additional is 1.8 hectares. The owner, who is hoping to retire in the near future has been attempting to sell the business, as a going concern, for several years, with no success.

The site is predominately within the proposed development boundary for Cowbit as designated by the South East Lincolnshire Local Plan – Inset Map No 14 "Minor Service Centre" the site is classified as within a sustainable location.

Over a long period of time pre-application enquiries have been made with mixed advice – see appendix.

As the current South Holland Local Plan is out of date and the council do not have a 5 year supply of housing, this application should be considered as a sustainable "windfall" site.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-
"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the polices in this Framework taken as a whole"

This application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

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

USE

The current use of the site is a commercial vehicle engineering/haulage business with a large parcel of agricultural/paddock land to the rear, the application is to change the use of the frontage "brownfield" area for residential use (outline).

AMOUNT

The outline change of use application indicates 3 No frontage dwellings with 2 No larger properties to the rear, off the shared access to the rear parcel of land, with the potential for the remaining land to be used for paddocks in association with the two larger properties.

LAYOUT

The indicative layout for 5 No dwellings is subject to the Conditions at Reserved Matters stage.

SCALE

The layout, scale, size and numbers of properties to be determined by Reserved Matters.

LANDSCAPING

A comprehensive landscaping, tree planting and boundary treatment scheme to be determined at Reserved Matters stage.

APPEARANCE

The appearance of the site and dwelling designs to be determined by Conditions at Reserved Matters stage.

ACCESS

Access to the site will be off the B1357, Barrier Bank Road, via a frontage layby which is controlled by the LCC Highways Authority.
Access to and within the properties will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

Research into the Environment Agency and the South Holland District Council Strategic Flood Risk Assessment flood maps suggest the application site is only adjacent to Flood Zone 2, therefore, there is no justification for the Environment Agency to request a site specific Flood Risk Assessment. Irrespective of the above flood resilient construction methods to be incorporated in all dwellings – see appendix for flood maps and generic flood resilient construction schedule.

APPLICATION PLANS

3078-16-01	Location & Site Layout Plan – Existing
3078-16-02	Location & Site Layout Plan – Proposed

G R Merchant
February 2017

Ref: 3078-16

APPENDIX

LOCATION PLAN 1/2500

"GOOGLE" SITE PLANS AND PHOTOGRAPHS

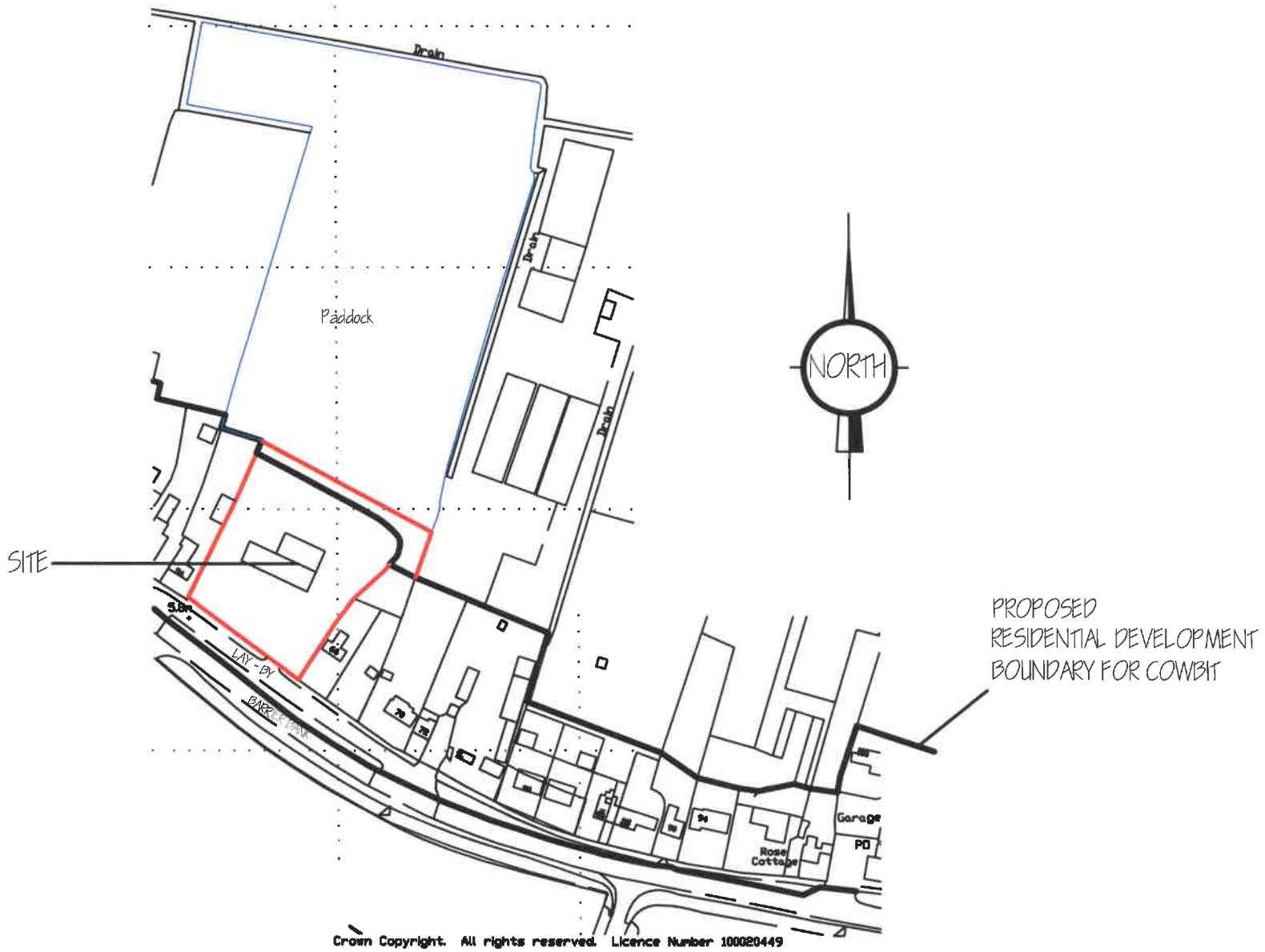
SOUTH EAST LINCOLNSHIRE LOCAL PLAN DEVELOPMENT BOUNDARY PLAN
COWBIT INSET MAP 14

PRE-APPLICATION ENQUIRY CORRESPONDENCES

LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY PLAN

ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

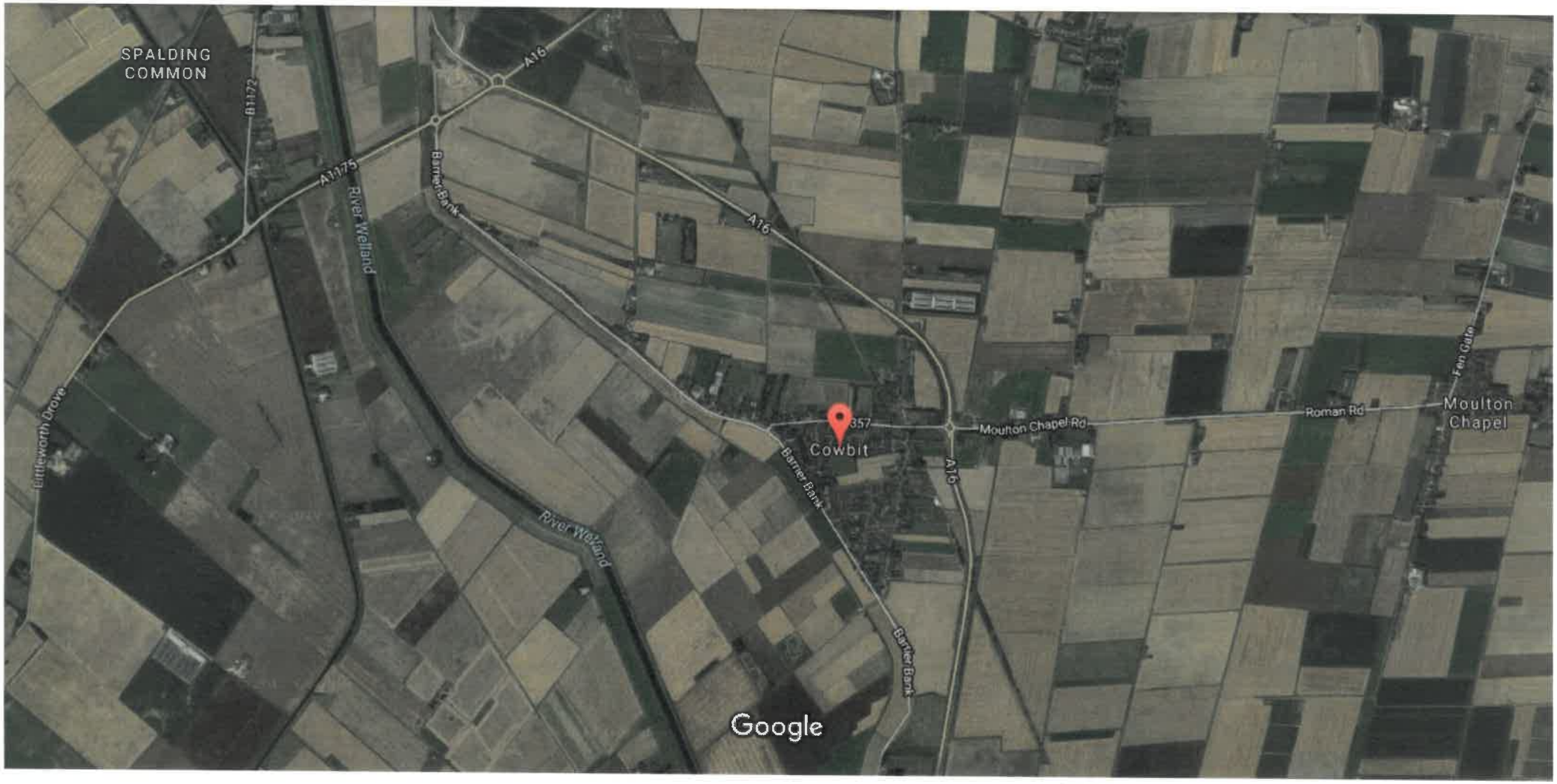
LOCATION PLAN 1/2500



LOCATION PLAN.
1/2500.

"GOOGLE" SITE PLANS & PHOTOGRAPHS

Google Maps Cowbit



Imagery ©2017 Google, Map data ©2017 Google 500 m

Google Maps Cowbit



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

Google Maps Cowbit



Imagery ©2017 Google, Map data ©2017 Google 20 m

Google Maps Barrier Bank



Image capture: Jun 2016 © 2017 Google

Cowbit, England

Street View - Jun 2016

Google Maps Barrier Bank



Image capture: Jun 2016 © 2017 Google

Cowbit, England

Street View - Jun 2016

Google Maps Barrier Bank

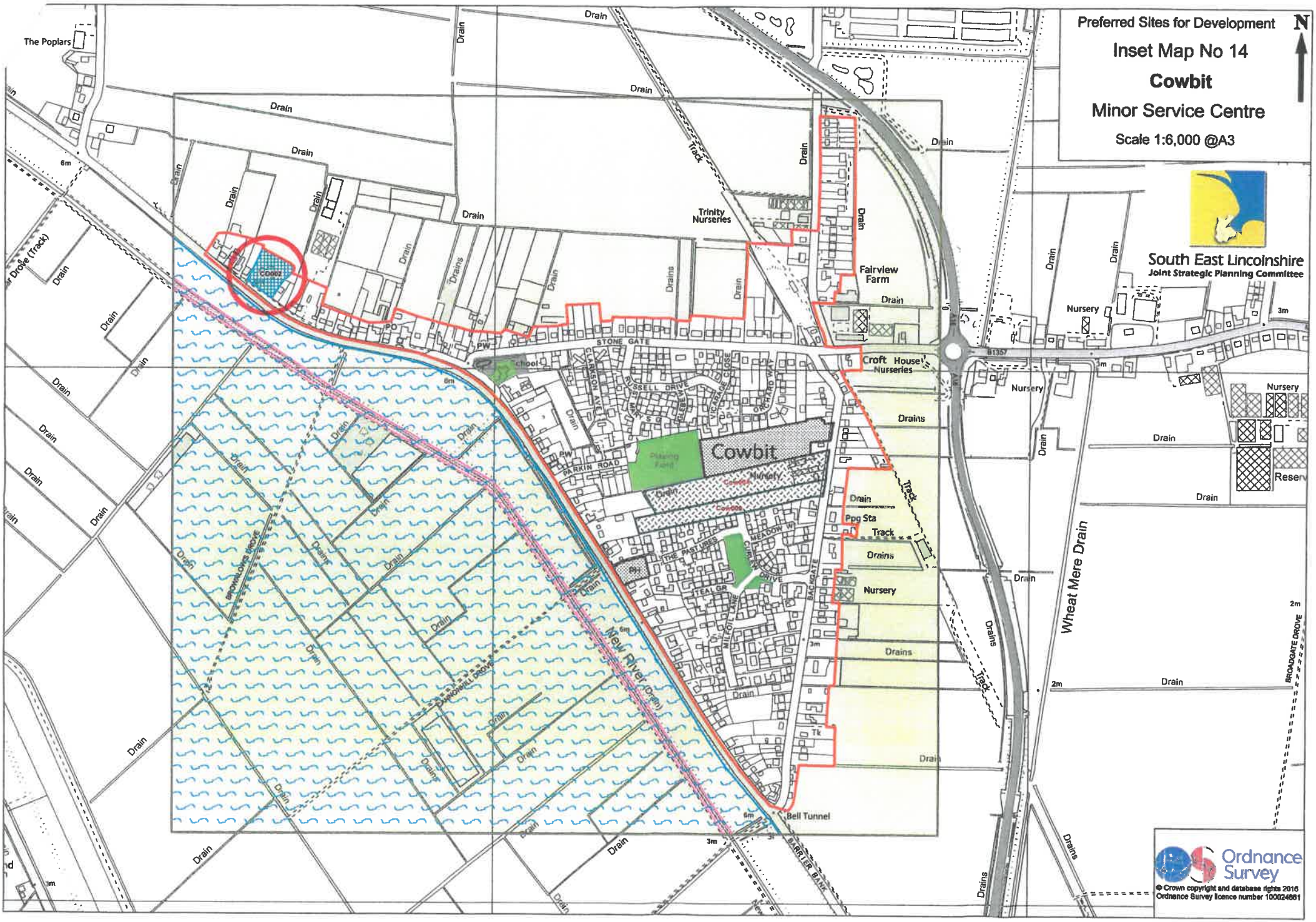


Image capture: Jun 2016 © 2017 Google

Cowbit, England

Street View - Jun 2016

SOUTH EAST LINCOLNSHIRE LOCAL PLAN DEVELOPMENT BOUNDARY PLAN
COWBIT INSET MAP 14


Preferred Sites for Development
Inset Map No 14
Cowbit
Minor Service Centre
Scale 1:6,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Cowbit
Trinity Nurseries
Fairview Farm
Croft House Nurseries
Nursery
Wheat Mere Drain
New River (Drain)
Bell Tunnel
BARRIER BANK
BROADGATE DROVE
STONE GATE
PARKIN ROAD
RUSSELL DRIVE
CLARKSON AVE
VICARAGE CLOSE
ORCHARD WAY
MEADOW WAY
CHERRY DRIVE
BACKGATE
TEALGR
MILFOIL LANE
THE PASTURES
SNOWDOWN DROVE
EXMOOR HILL DROVE
B1357
The Poplars
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PRE-APPLICATION ENQUIRY CORRESPONDENCES

Gmail by Google

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Your Ref: PE-00832-15

1 message

G R MERCHANT <gr.merchant@btconnect.com> Thu, Oct 8, 2015 at 11:01 AM
To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

RESIDENTIAL DEVELOPMENT
PAUL COTT TRANSPORT, BARRIER BANK
COWBIT, PE12 6AQ

Many thanks for your email response for the above, dated 6th October, having discussed your response with the client please find attached and indicative layout which utilises the whole of the land in his ownership.

Your further informal response would be appreciated, if you require any further information please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

(PAUL COTT-COWBIT).pdf
369K

David Gedney | Senior Planning Officer| **South Holland District Council**

dgedney@sholland.gov.uk

DDI: 01775 764468 |

www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 08 October 2015 11:02
To: Gedney, David
Subject: Your Ref: PE-00832-15

[Quoted text hidden]

(PAUL COTT-COWBIT).pdf
369K

Gmail by Google

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Your Ref: PE-00832-15

Gedney, David <DGedney@sholland.gov.uk> Thu, Nov 19, 2015 at 2:51 PM
To: "grmerchant.arch.cons@gmail.com" <grmerchant.arch.cons@gmail.com>

Dear Bob,

I write in reply to your email dated 8 October 2015 and accompanying attachment (site location plan).

As previously indicated, any application would be assessed against Policy HS6 of the South Holland Local Plan, 2006. It indicates that new residential development will only be permitted on suitable sites in group centres (including Cowbit) where:

1)the site is within the defined settlement limit;

2) It is on brownfield land; and

3) the development constitutes frontage infilling or represents a replacement of an existing dwelling.

Concerning suitability, Policy SG14 is applicable. It indicates that new development should be in character and have a satisfactory relationship with existing buildings.

In terms of Policy HS6, the business premise labelled "site" on the submitted plan is predominantly within Cowbit Development Boundary. Moreover, it is classified as brownfield land. No objections are therefore raised in principle to residential development, providing it can be satisfactorily demonstrated that there is no longer a demand for the business use or that it is incompatible in this location.

Concerning Policy SG14, the western fringe of Cowbit is characterised predominantly by frontage dwellings. On this basis the most appropriate form of development would appear to be dwellings fronting Barrier Bank (not depth).

I hope this clarifies matters.

Regards.

David Gedney

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com> Mon, Sep 14, 2015 at 10:02 AM
To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT
PAUL COTT TRANSPORT
BARRIER BANK, COWBIT, PE12 6AQ

I have been approached by the proprietor of the above transport business who who is hoping to retire in the near future, attempts to sell the business as a going concern have been unsuccessful.

The whole site amounts to approximately 7 acres, the front 2 acres being the transport business the rear 2 acres being an agricultural field.

The attached plan shows the situation in relationship to the Residential Development Boundary for Cowbit, the business being within the development area and could be be developed as shown on the attached plan for say 3 No properties with large gardens together with paddocks.

In an effort to make best best use of land for residential development the site could be developed using the rear land which is outside of the development area for a small residential site.

Yours Sincerely
Hannah

G R Merchant Ltd
01406 490800

(PAUL COTT-COWBIT).pdf
369K

Gmail by Google

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00832-15 G R Merchant on Behalf of Client Paul Cott Transport

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> Mon, Sep 14, 2015 at 12:50 PM
To: gr.merchant@btconnect.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00832-15

PROPOSAL: Residential Development

LOCATION: Paul Cott Transport Barrier Bank Cowbit Spalding

APPLICANT: G R Merchant on Behalf of Client Paul Cott Transport

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

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SOUTH HOLLAND DISTRICT COUNCIL

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PE11 2XE

Admin 01775 764723
DC Officers 01775 761161
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant On Behalf Of Client Paul Cott Transport
Gr.Merchant@Btconnect.Com

6th October 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: **PE-00832-15** **Case Officer:** **David Gedney**
Location: **Paul Cott Transport Barrier Bank Cowbit Spalding**
Proposal: **Residential Development**

I write in reply to your enquiry dated 14 September 2015.

Any application would be assessed against Policy HS6 of the South Holland Local Plan, 2006. It indicates that new residential development will only be permitted on suitable sites in group centres (including Cowbit) where:
1)the site is within the defined settlement limit;
2) It is on brownfield land; and
3) the development constitutes frontage infilling or represents a replacement of an existing dwelling.
Concerning suitability, Policy SG14 is applicable. It indicates that new development should be in character and have a satisfactory relationship with existing buildings.

In terms of Policy HS6, the business premise labelled "site" on the submitted plan is predominantly within Cowbit Development Boundary. Moreover, it is classified as brownfield land. No objections are therefore raised in principle to residential development, providing it can be satisfactorily demonstrated that there is no longer a demand for the business use or that it is incompatible in this location.

Concerning Policy SG14, the western fringe of Cowbit is characterised predominantly by frontage dwellings. On this basis the most appropriate form of development would appear to be frontage development.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk

Gmail **G R MERCHANT <grmerchant.arch.cons@gmail.com>**

PE-00832-15

1 message

G R MERCHANT <gr.merchant@btconnect.com> 27 April 2016 at 13:45
To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

PE-00832-15
RESIDENTIAL DEVELOPMENT
BARRIER BANK, COWBIT
PAUL COTT TRANSPORT

Further to our previous discussions and pre-application enquires please find attached an alternative scheme for consideration.

The proposed indicative layout is similar to the Ye Olde Dun Cow application for Market Homes Ltd, your further informal opinion would be appreciated prior to making a formal Town and Country Planning Application.

If you require any further information or clarification of my clients aspirations please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

(PAUL COTT-COWBIT) 04.pdf
471K

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00373-16 G R Merchant on Behalf of client Paul Cott Transport

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> 3 May 2016 at 13:04
To: grmerchant.arch.cons@gmail.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00373-16

PROPOSAL: Residential Development

LOCATION: Barrier Bank Cowbit Spalding Lincs

APPLICANT: G R Merchant on Behalf of client Paul Cott Transport

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant On Behalf Of Client Paul Cott Transport
Grmerchant.Arch.Cons@Gmail.Com

9th May 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: **PE-00373-16** **Case Officer:** **Tracey Meachen**
Location: **Barrier Bank Cowbit Spalding Lincs**
Proposal: **Residential Development**

I am writing in response to your recent enquiry regarding a residential development within Barrier Bank in Cowbit.

All I can do is reiterate the advice that David Gedney sent to you under reference PE-00832-15.
Any application would be assessed against Policy HS6 of the South Holland Local Plan, 2006. It indicates that new residential development will only be permitted on suitable sites in group centres (including Cowbit) where:

1)the site is within the defined settlement limit;
2) It is on brownfield land; and
3) the development constitutes frontage infilling or represents a replacement of an existing dwelling.

Concerning suitability, Policy SG14 is applicable. It indicates that new development should be in character and have a satisfactory relationship with existing buildings. When assessing the design and layout of new development, Policy SG14 also takes into account the historic pattern of development in the locality.

In terms of Policy HS6, the business premise labelled "site" on the submitted plan is predominantly within Cowbit Development Boundary. Moreover, it is classified as brownfield land. No objections are therefore raised in principle to residential development, providing it can be satisfactorily demonstrated that there is no longer a demand for the business use or that it is incompatible in this location.

Concerning Policy SG14, the western fringe of Cowbit is characterised predominantly by frontage

dwellings. On this basis the most appropriate form of development would appear to be frontage development.

The plans submitted may be similar to plans submitted for the Old Dunn Cow site, but this is located in the centre of Cowbit where development is a little more dense, and can accommodate such a plan within the pattern of development. This site is more to the outskirts of Cowbit which only has ribbon type development. Such a scheme in this location would therefore appear to be unsuited.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

PE-00373-16

1 message

G R MERCHANT <gr.merchant@btconnect.com> 1 December 2016 at 16:23
To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

RESIDENTIAL DEVELOPMENT
OFF BARRIER BANK, COWBIT
PAUL COTT TRANSPORT

Further to your email response to my enquiry dated 9th May my client still wishes to pursue an application to enable him to dispose of the whole of the site, including the agricultural land to the rear.

Please find attached alternative layout which includes the following:-

- Plots 1, 2 & 3 frontage development off Barrier Bank, as requested before.
- Plots 3 & 4 are larger properties with the potential to include paddocks to the rear.

Your further informal opinion would be appreciated prior to me being pressurized into making a formal Town and Country Planning Application.

If you require any further information please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

(PAUL COTT-COWBIT) (2).pdf
499K

Gmail G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00992-16 G R Merchant

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> 2 December 2016 at 10:04
To: grmerchant.arch.cons@gmail.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00992-16

PROPOSAL: Residential Development

LOCATION: Off Barrier Bank Cowbit Spalding

APPLICANT: G R Merchant

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant
Email Address

19th December 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: **PE-00992-16** **Case Officer:** **David Gedney**
Location: **Off Barrier Bank Cowbit Spalding**
Proposal: **Residential Development**

I write in reply to your recent pre-application enquiry.

The site is essentially a local employment site. Policy EC3 of the South Holland Local Plan, 2006 seeks to retain existing employment land, unless the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.

If the above can be satisfactorily demonstrated, Local Plan Policy HS6 makes provision for residential development on suitable sites in group centres (including Cowbit) where:
1) The site is within the defined settlement limit;
2) It is on brownfield land; and
3) The development constitutes frontage infilling or represents a replacement of an existing dwelling.

Assessing the proposal against the above, the site is not wholly within the Development Boundary as defined within the South Holland Local Plan, 2006. Moreover, the development is not solely frontage. As a consequence, the proposal is not in accordance with Policy H6.

However, Paragraph 49 of the National Planning Policy Framework, 2012 makes provision for residential development on suitable sites in a sustainable location. Concerning suitability, Local Plan Policy SG14 is applicable. It indicates that new development should be in character and have a satisfactory relationship with existing buildings. When assessing the design and layout of new development, Policy SG14 also takes into account the historic pattern of development in the locality.

Assessing the proposal against Policy SG14, the western fringe of Cowbit is characterised predominantly

by frontage dwellings. On this basis, I refer to previous advice indicating that frontage development would be most appropriate in this location. Depth development may only be favourably considered if it can be satisfactorily demonstrated that the need for additional housing and issues of viability outweigh character concerns. I am not wholly convinced that this is the case.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk

LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY PLAN


48
BARRIER BANK
56
SITE
68
70
72
84
88
90
94
Rose
Cottage

ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

Environment Agency

Enter a postcode or place name: PE12 6UG Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

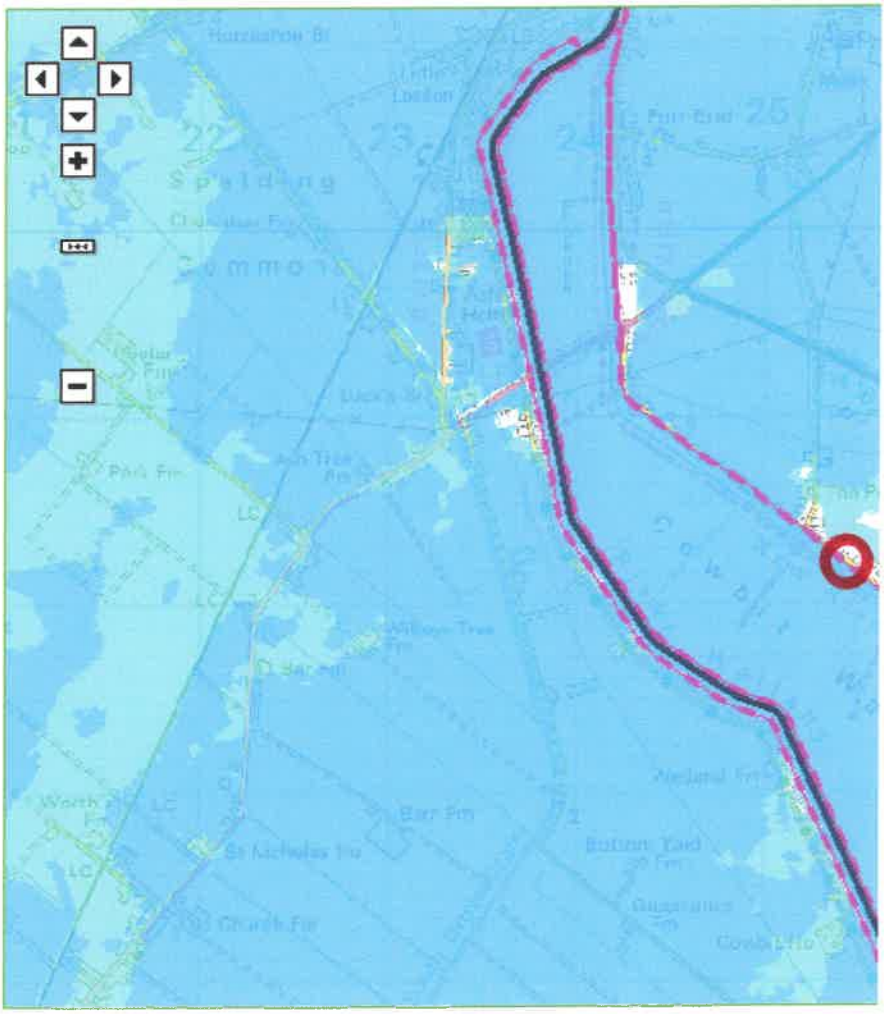
Flood

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- Main River
  - Main River
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

X: 524,955;Y: 318,520 at scale 1:40,000 Ot



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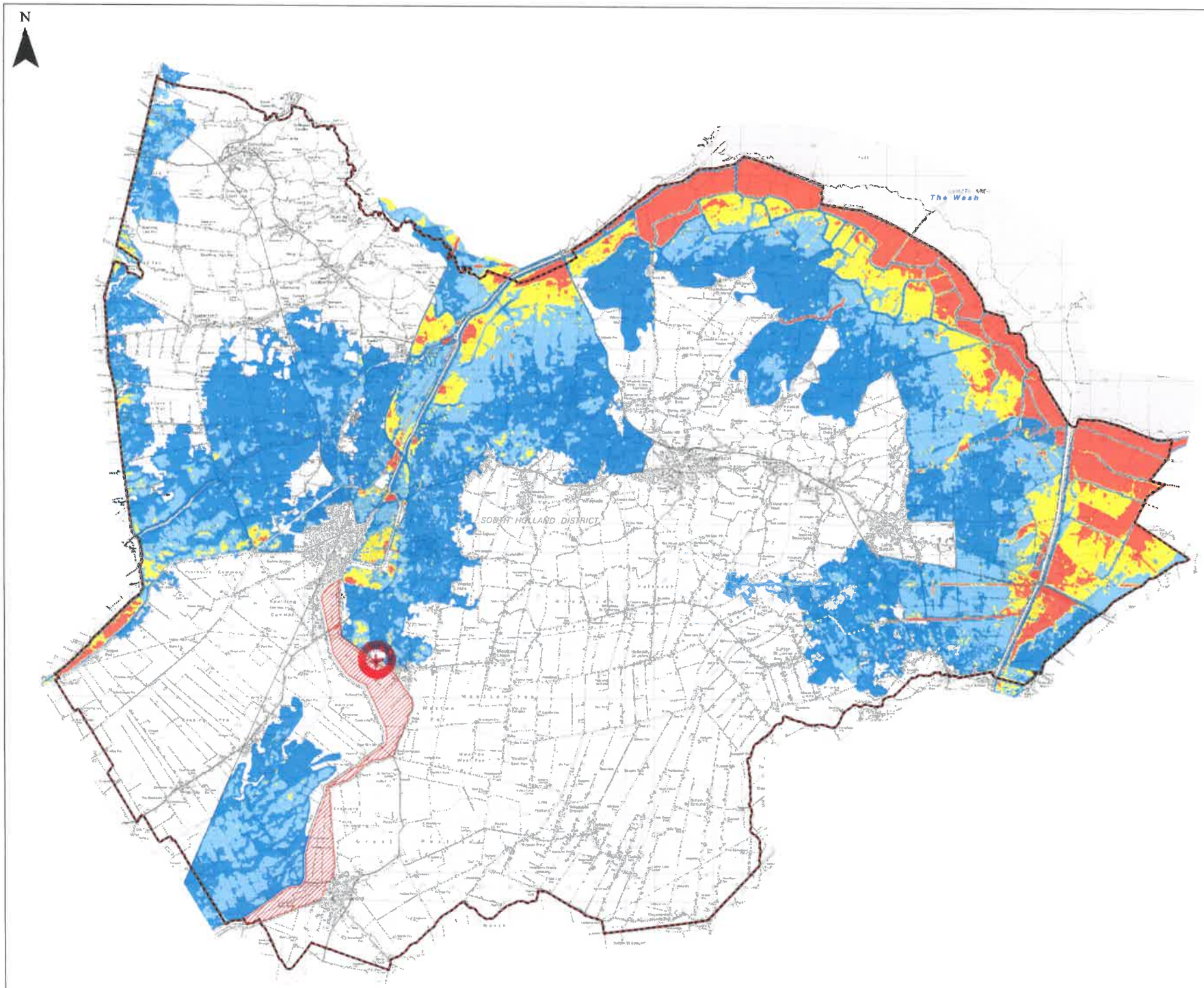
Information about Flood Map for Planning:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map sho

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current



NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas

3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

7. Land outside South Holland District is not considered.

8. This map shows the extents only of the flooding probability bands relevent to the map Title

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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ROYAL HASKONING
RIGHTWELL HOUSE
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PETERBOROUGH
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FAX +44 (0)1733 262243

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 **REV NO:**

SCALE: 1 : 60,000 @ A1

MAP NO:

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential floor events.