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Ref: 3014-16

RESIDENTIAL DEVELOPMENT
WASHDYKE LANE
DONINGTON
SPALDING
LINCS
PE11 4SJ

FOR

MRS S WATERS



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 3014-16

RESIDENTIAL DEVELOPMENT
WASHDYKE LANE
DONINGTON
SPALDING
LINCS
PE11 4SJ

This application is to acquire Town and Country Planning Permission (OUTLINE) for a single residential dwelling building plot off Washdyke Lane, Donington for the benefit of Mrs S Waters.

The site amounts to 0.07 hectares and is a parcel of land within a street scene of Washdyke Lane between the host dwelling and adjacent dwellings to the East.

Pre-application advice has been acquired under reference PE-00575-16 with relatively positive response subject to justification on sustainability grounds. The application site is only 60 metres away from the A152 trunk road with a regular bus service and is 800 metres from Donington and 1000 metres to Quadring with public footpath available for pedestrians and cyclists.

The current South Holland District Council Local Plan – 2006 is out of date and currently they do not have a 5 years supply of housing in place, therefore, consideration is being given to sustainable sites under the National Planning Policy Framework (NPPF) – Paragraph 49.

The following section of this statement is as suggested by the "Commission for architecture and the Built Environment" CABE.

USE

The indicative proposal is for a 3 bedroom house with attached double garage the final design to be determined at Reserved Matters stage.

AMOUNT

A single building plot is proposed between existing properties.

LAYOUT

The final layout and dwelling type and design to be determined at Reserved Matters stage.

SCALE

To be determined at Reserved Matters stage.

LANDSCAPING

The flank boundaries of the site have mature hedging and tree planting. A comprehensive landscaping scheme to compliment the site to be determined at Reserved Matters stage.

ACCESS

Access to the site will be via an individual access off Washdyke Lane to be agreed with the LCC Highways Department. Access to and within the property to comply with Part M of the Building Regulations.

FLOOD RISK

The site is just within Flood Zones 2 and 3 of the Environment Agency Flood Map but not affected within the flood map of the South Holland District Council Flood Risk Assessment. The indicative dwelling is a three bedroom house which will accommodate all sleeping rooms at first floor level and flood resilient construction methods to be incorporated in the building construction – see appendix.

APPLICATION PLAN

3014-16-01	Location & Site Layout Plans

G R Merchant
August 2016

APPENIDX

LOCATION PLAN 1/2500

"GOOGLE" LOCATION & SITE PLANS

PRE-APPLICATION ENQUIRY
PE-00575-16

PHOTOGRAPHS

FLOOD RISK ISSUES
- ENVIRONMENT AGENCY FLOOD MAP
- SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
- - FLOOD RESILIENT CONSTRUCTION METHODS

LOCATION PLAN 1/2500

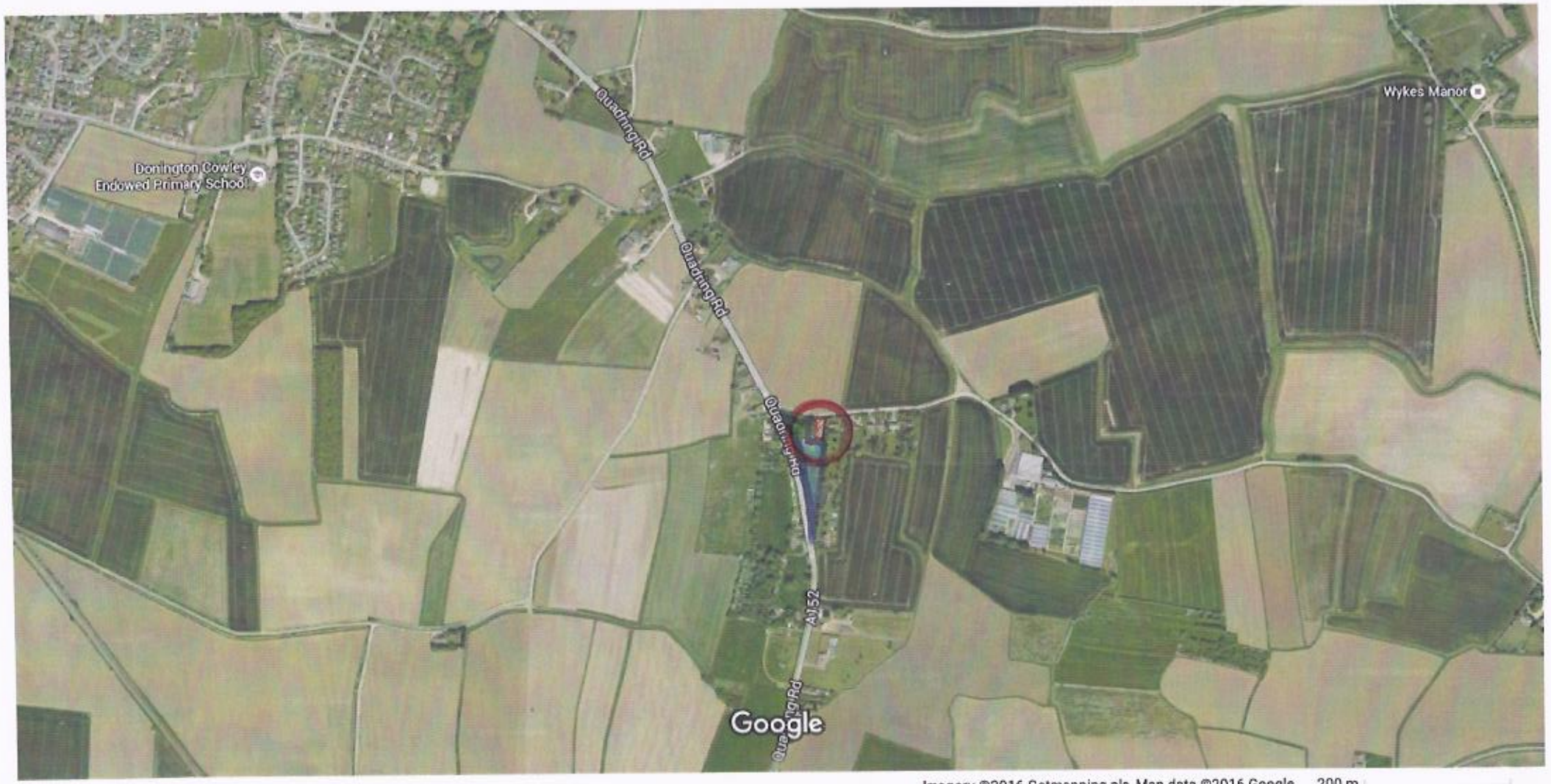


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LOCATION PLAN
1/2500

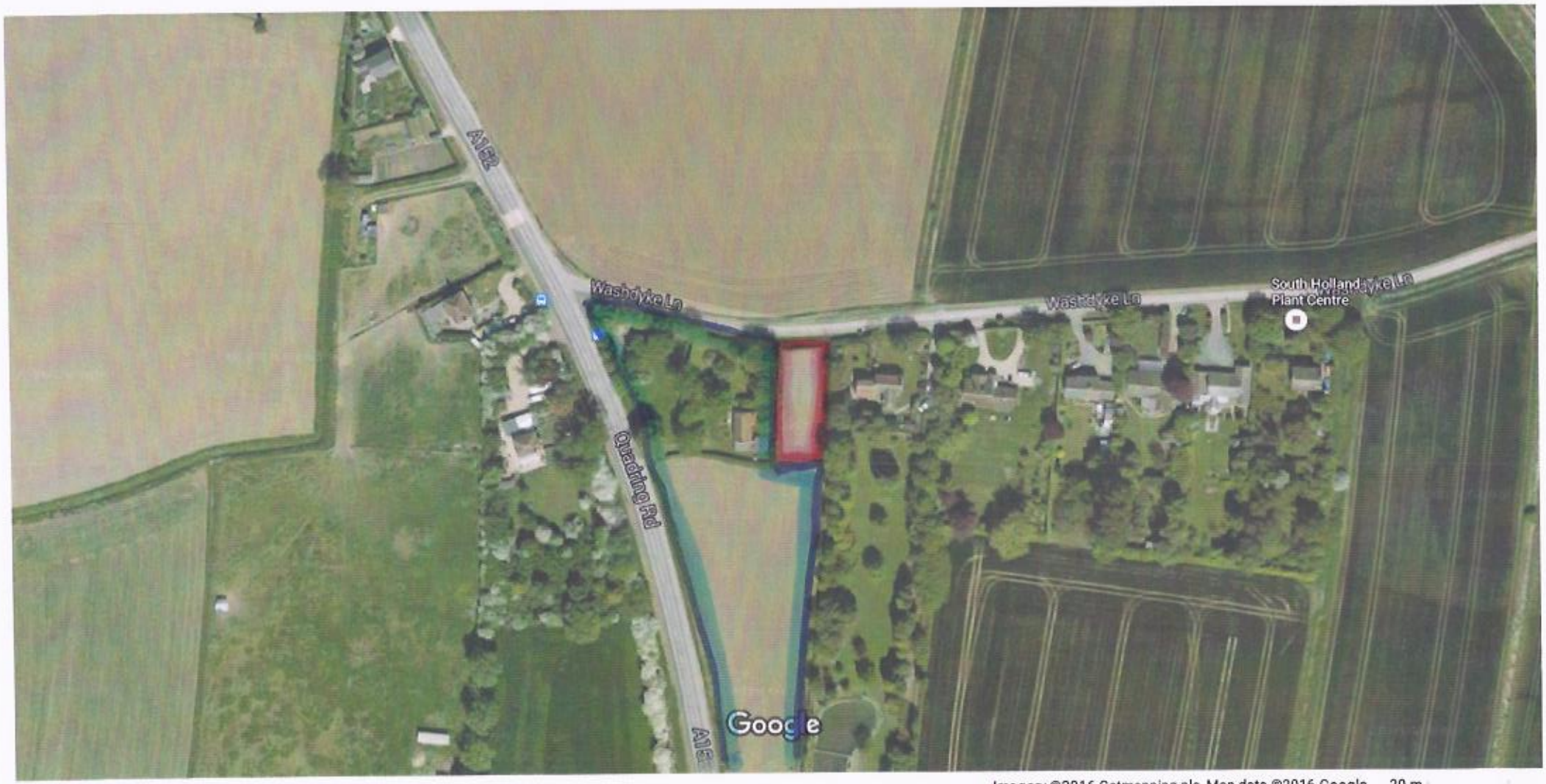
"GOOGLE" LOCATION & SITE PLANS

Google Maps Quadring Rd



Imagery ©2016 Getmapping plc, Map data ©2016 Google 200 m

Google Maps Quadring Rd



Imagery ©2016 Getmapping plc, Map data ©2016 Google 20 m

Google Maps Washdyke Ln



Image capture: Aug 2009 © 2016 Google

Donington, England

Street View - Aug 2009

PRE-APPLICATION ENQUIRY

PE-00575-16

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
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PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
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planningadvice@sholland.gov.uk
www.sholland.gov.uk

Shirley Waters
Shirleywaters1@Yahoo.Com

14th July 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00575-16 **Case Officer:** Tracey Meachen
Location: Land Rear Of 100 Quadring Road Donington Spalding Lincs PE11 4SJ.
Proposal: Proposed residential building plot

I am writing in response to your recent enquiry relating to a residential development within the existing curtilage of 100 Quadring Road, Quadring.

As the site is located outside any defined settlement limit, it is defined in the South Holland Local Plan, 2006 as being in open countryside. Local Plan Policy HS7 states that new housing development in the countryside (including Other Rural Settlements) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9.

However , at the moment, we do not have a 5 year supply of deliverable housing development, so we are considering applications under the National Planning Policy Framework, 2012. Paragraph 49 of the NPPF makes provision for residential development on suitable sites in a sustainable location. So long as you can prove that the site is sustainable with sufficient access to facilities or shops, or is close enough to an adequate bus service, then it may be possible to gain planning permission for the right scheme. Should you feel able to argue that the site is sustainable, then please contact us again with more details so we can provide you with more information.

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

PHOTOGRAPHS



Google earth

feet 10
meters 4



Google earth

feet 10
meters 3



Google earth

feet 10
meters 4



Google earth

feet 10
meters 3

FLOOD RISK ISSUES

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

Environment Agency

Enter a postcode or place name: PE11 4SL Go

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

Flood Map for Planning (Rivers and Sea)

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 Line
  - Main River Line
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

Map of PE11 4SL at scale 1:10,000

Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

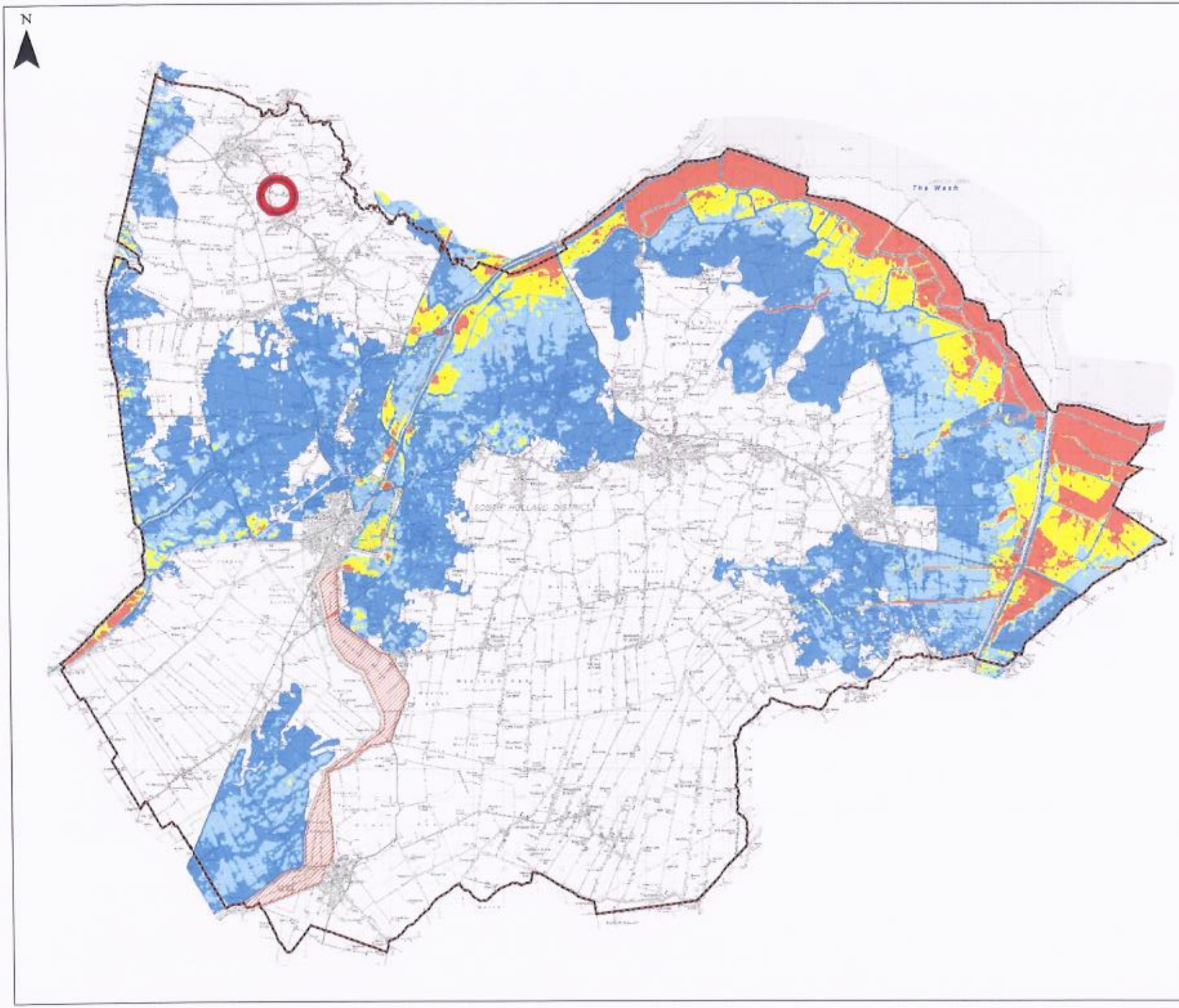
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Last updated: 18th March 2016

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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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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.