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Ref: 2461-12

**RESIDENTIAL DEVELOPMENT
OFF HIGHSTOCK LANE
GEDNEY HILL
SPALDING
LINCS
PE12 0QG**

FOR

D BROWN (BUILDING CONTRACTORS) LTD



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF HIGHSTOCK LANE
GEDNEY HILL
SPALDING
LINCS
PE12 0QG**

The application is to acquire Town and Country Planning Permission (OUTLINE) off Highstock Lane, Gedney Hill for the benefit of D Brown (Building Contractors) Ltd.

The application site, which amounts to 1.48 hectares has a frontage to Highstock Lane and relates well to the centre of Gedney Hill with all facilities, including bus service, within walking distance.

Pre-application discussions have been taking place with the Planning Department since August 2012 with numerous informal views, more recently positive responses have been received particularly since consultation for the South Holland Land Availability Assessment (SHLAA) and more recently the South East Lincolnshire Local Plan (SELLP) – see appendix.

When the South East Lincolnshire Local Plan (SELLP) came out for public consultation in January the application site was included under reference Geh005 on Inset Map No 18 – Gedney Hill. The re-consultation document and plan which is currently out for further public consultation the site has been excluded as not being a “Preferred Housing Site” the applicants issue with this is that the preferred site Geh003 is by far the most difficult to develop and that the application site Geh005 is the easiest to develop in the short term.

It is accepted that Geh003 is central to the village but solutions to foul and surface water control are virtually impossible without involving other land – Gedney Hill does not have a public foul water sewerage system!!

“The application site has direct access to the South Holland Internal Drainage Board drainage system for the disposal of foul and surface water”

A quality development for Geh003 in the centre of the village will enhance this area development of the application site Geh005 and Geh007 with higher density, because the infrastructure issue is easily solved the proposed 80 No dwellings for Gedney Hill can easily be provided in more developable sites Geh005, 006, 007 & 004 (now Geh017).

The issue of Flood Risk should not be a consideration in Gedney Hill, a Flood Risk Assessment with its conclusions and recommendations will be incorporated into dwelling designs – see appendix on flood resilient construction.

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

USE

The application is for Outline Permission to secure future residential development within Gedney Hill. The indicative layout is for a mixture of properties the final design of the site to be determined at Reserved Matters stage.

AMOUNT

The amount of properties on the site to be agreed at Reserved Matters stage.

LAYOUT

The indicative layout for a mixed development has been agreed in principle by pre-application discussions since August 2012 but final layout, design and numbers to be determined at Reserved Matters stage.

SCALE

To be determined at Reserved Matters stage.

LANDSCAPING

The current site is bereft of any form of landscaping the indicative layout, which includes open space will have comprehensive hard and soft landscaping, tree planting and boundary treatment scheme which will greatly enhance this approach to the village this to be agreed by conditions at Reserved Matters stage.

APPEARANCE

Architectural design and layout to be determined at Reserved Matters stage.

ACCESS

Access to the site will be directly off Highstock Lane to be agreed with the Lincolnshire County Council Highways Department which may require piping of the roadside dyke and/or provision of a frontage footpath. Access to and within the properties to be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

This site is just within Flood Zones 2 and 3 of the Environment Agency Flood Map but is not affected by the South Holland Strategic Flood Risk Assessment Mapping. If requested by the Environment Agency a Flood Risk Assessment will be commissioned. Flood resilient construction methods to be incorporated within the dwelling design.

APPLICATION PLAN

2461-12-21F

Location & Site Layout Plan

G R Merchant
July 2016

APPENDIX

LOCATION PLAN 1/1250

'GOOGLE' PLANS & PHOTOGRAPHS

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP)
PROPOSED DEVELOPMENT BOUNDARY PLAN – JANUARY 2016
PROPOSED DEVELOPMENT BOUNDARY PLAN – JUNE 2016

PRE-APPLICATION ADVICE
AUGUST 2012 – JUNE 2016

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

LOCATION PLAN 1/1250

Red Lion Public House

HIGHSTOCK LANE

Highstock
Bridge

NORTH

7900 Drain

STATION ROAD

B 1166



'GOOGLE' PLANS & PHOTOGRAPHS



Gedney Hill

Google earth

Image © 2018 Getmapping plc

© 2018 Google

Google earth

feet
meters

3000
900





North View Fishing Lakes

Gedney Hill

Gedney Hill

Google earth

Image © 2013 Getmapping plc
© 2013 Google

Google earth

miles
km





Google earth

Image © 2016 Getmapping plc
© 2016 Google

Google earth

feet
meters

1000
300





Google earth

© 2016 Google
© 2016 Google

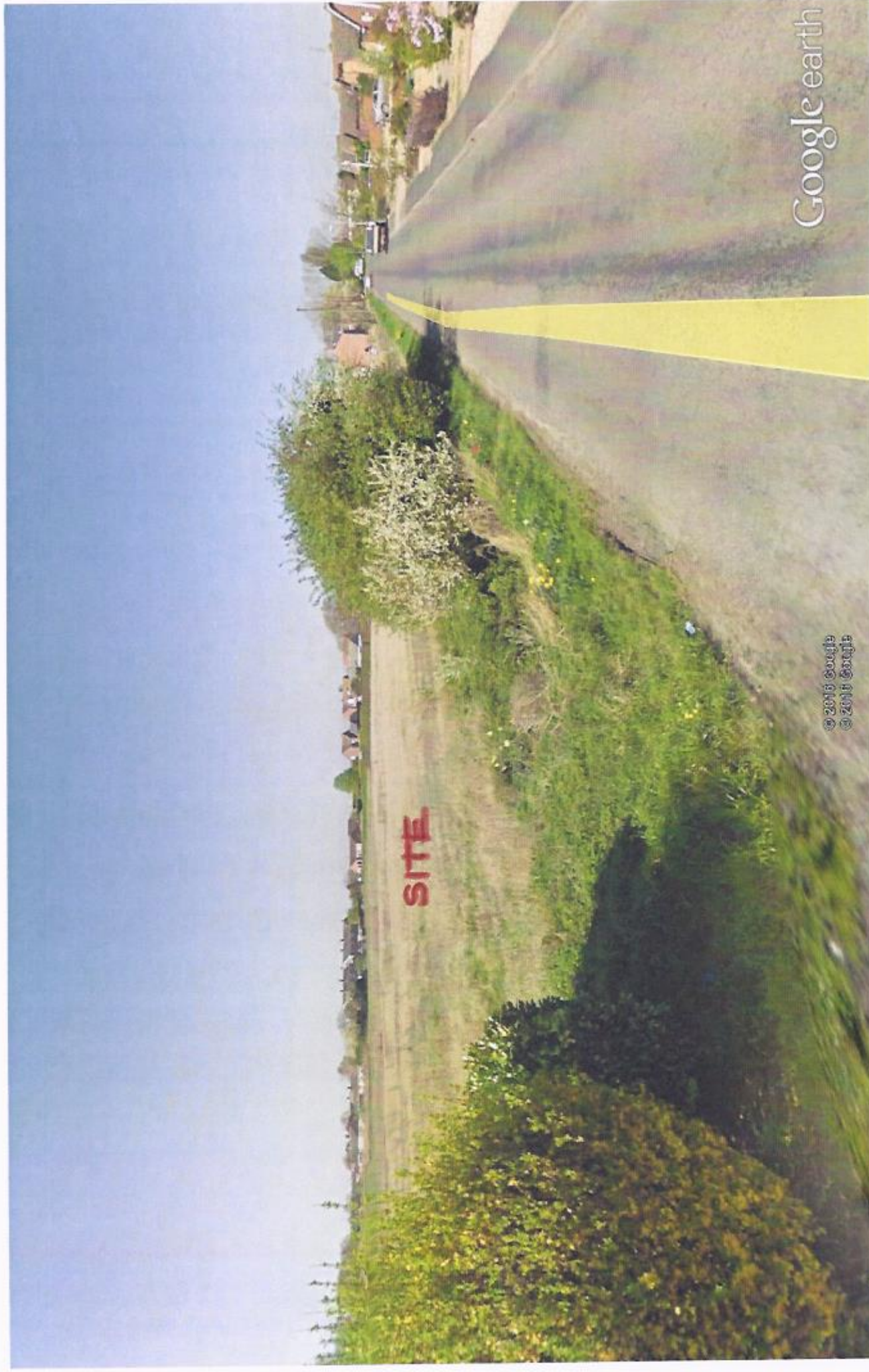
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Google earth

feet
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Google earth

Image © 2016 Getmapping plc
© 2016 Google

Google earth

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500



SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP)
PROPOSED DEVELOPMENT BOUNDARY PLAN – JANUARY 2016
PROPOSED DEVELOPMENT BOUNDARY PLAN – JUNE 2016

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194

Limes



Preferred Sites for Development
Inset Map No 18
Gedney Hill
Minor Service Centre
Scale 1:5,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee

Willow
Cott

Heading
House

Drains

Gedney Drain

Mole Drove

Drain

Highstock Drain

Drain

Grove House

Drain

Highstock Lane

Drain

Highstock Bridge

Drain

Whitehouse Farm

Drains

Windy Nook Nursery

Drain

Fourways

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White House

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**PRE-APPLICATION ADVICE
AUGUST 2012 – JUNE 2016**

19th November 2012

G R Merchant
gr.merchant@btconnect.com



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Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00529-2012

Case Officer: David Gedney

Location: Highstock Lane Gedney Hill Spalding Lincs

Description of proposal:
Affordable Housing Scheme

Advice given:

I write in reply to your email received 13 November 2012.

Policy HS9 of the South Holland Local Plan, 2006 exceptionally makes provision for affordable housing on the edge of villages, subject to compliance with the following criteria:

- 1) It meets an identified local need and is subject to an agreement to ensure it remains as affordable housing;
- 2) The development is in scale and character with the settlement in which it is to be located;
- 3) It is acceptable on sustainability grounds.

Addressing the above, I understand that Richard Bland has advised separately in terms of whether there is an identified local need. This location within Gedney Hill, close to the village store and school, is acceptable on sustainability grounds. In terms of criterion 2, however, frontage properties would be most appropriate and reflect that opposite. Depth development would be excessive in this rural location and would not reflect the existing character of Highstock Lane.

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.

PE_DC_ACKE

Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning

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
Planning Officer
dgedney@sholland.gov.uk

19th November 2012

G R Merchant
gr.merchant@btconnect.com

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Priory Road
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PE11 2XE

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- 3) It is acceptable on sustainability grounds.

Addressing the above, I understand that Richard Bland has advised separately in terms of whether there is an identified local need. This location within Gedney Hill, close to the village store and school, is acceptable on sustainability grounds. In terms of criterion 2, however, frontage properties would be most appropriate and reflect that opposite. Depth development would be excessive in this rural location and would not reflect the existing character of Highstock Lane.

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Yours faithfully



David Gedney
Planning Officer
dgedney@sholland.gov.uk

PE-00529-2012

G R Merchant Ltd

Sent: 06 December 2012 11:27
To: dgedney@sholland.gov.uk
Attachments: 2461-12-05(D.pdf (853 KB))

Dear David

AFFORDABLE HOUSING SCHEME

HIGHSTOCK LANE, GEDNEY HILL.

Further to your e-mail response dated 19 November with respect to the above, please find attached an alternative scheme for your consideration.

My client has been in discussions with your Richard Bland on several occasions, his opinion seems to be that there is an affordable housing need in Gedney Hill but my scheme would have to be accepted by yourselves.

The alternative scheme attached indicates 8 No. terraced, frontage to Highstock Lane, bungalows with rear parking together with 3 No. three/four bedroom open market houses.

Your further informal opinion would be appreciated.

Regards

Bob

3rd January 2013

G R Merchant
Wrights Mews



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

Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00007-2013 **Case Officer:** David Gedney

Location: off Highstock Lane Gedney Hill Spalding

Proposal: Residential development

I write in reply to your email received 6 December 2012.

The site is outside Gedney Hill Development Boundary. Policy HS7 of the Local Plan, 2006 only makes provision for new housing in such locations where it is proven essential to meet the needs of rural workers, or the proposal is for small scale, rural exception affordable housing that complies with Policy HS9. It is therefore unlikely that market housing would be considered favourably in this location.

Policy HS9 of the South Holland Local Plan, 2006 exceptionally makes provision for affordable housing on the edge of villages, subject to compliance with the following criteria:

- It meets an identified local need and is subject to an agreement to ensure it remains as affordable housing.
- The development is in scale and character with the settlement in which it is to be located.
- It is acceptable on sustainability grounds.

Addressing the above, I understand that Richard Bland has indicated that there is an identified local need. This location within Gedney Hill, close to the village store and school, is acceptable on sustainability grounds.

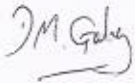
In terms of criterion 2, however, existing development along Highstock Lane predominantly consists of detached and semi-detached properties, often set back on relatively deep plots. It is considered that any new development upon the site should reflect this character to a greater degree.

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
Planning Officer
dgedney@sholland.gov.uk



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

Pre-application Advice

G R MERCHANT <gr.merchant@btconnect.com>

Fri, Sep 13, 2013 at 1:49 PM

To: planningadvice@sholland.gov.uk

F.A.O: DAVID GEDNEY

Dear David

**RESIDENTIAL DEVELOPMENT - (AFFORDABLE HOUSING SCHEME)
OFF HIGHSTOCK LANE, GEDNEY**

Please cast your mind back!!

I have made several enquiries about this site and you have responded on the following references:-

PE-00529-2012 19th November 2012.

PE-00007-2013 3rd January 2013.

Discussions have continued to take place with D. Brown Building Contractors Ltd, Housing Associations and the owner of the land, the latest position is that the owner would ideally wish to dispose of the whole parcel of land (not just the frontage).

The Housing Association have carried out research in Gedney Hill and are very keen to proceed with a scheme particularly their research suggests that the village public house and primary school are at risk!!

your informal opinion of this comprehensive proposal would be appreciated, prior to proceedings with further discussions with and owner and proceeding towards a formal Town & Country Planning Application.

If you or Richard Bland / Matthew Hogan require any further information please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

 2461-12-01(DBROWN).pdf
750K



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

PE-00007-2013

1 message

G R MERCHANT <gr.merchant@btconnect.com>
To: "Gedney, David" <dgedney@sholland.gov.uk>

Tue, Oct 20, 2015 at 10:03 AM

Dear David

Further to your previous discussions, your email (PE-00007-2013) and earlier correspondences with Paul Jackson please find attached two indicative layouts which our clients wish to pursue.

As the land owner wishes to dispose of the whole site (elderly lady who lives in America) a complete mixture of properties could be provided:-

- Sheltered housing
- Affordable housing
- Individual open market properties
- Large individually designed properties with large gardens or paddocks

Your informal opinion would be appreciated and advice on layout and development mixture would be appreciated prior to making a formal Town & 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

2 attachments

2461-12-21 (D.BROWN).pdf
808K



2461-12-20 (D.BROWN).pdf
780K



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

Pre-Application Advice - PE-00953-15 G R Merchant

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
To: gr.merchant@btconnect.com

Tue, Oct 20, 2015 at 4:49 PM

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY**REFERENCE: PE-00953-15****PROPOSAL:** Residential development (2 indicative layouts)**LOCATION:** Off Highstock Lane Gedney Hill Spalding Lincs**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

G R Merchant Ltd
Unit 4 - Wrights Mews
12a Park Road
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PE12 7EE

Council Offices
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planningadvice@sholland.gov.uk
www.sholland.gov.uk

23rd November 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00953-15 **Case Officer:** David Gedney
Location: Off Highstock Lane Gedney Hill Spalding Lincs
Proposal: Residential development (2 indicative layouts)

I write in reply to your recent enquiry relating to the above.

The site is located outside Gedney Hill Development Boundary as defined in the South Holland Local Plan, 2006. Policy HS7 indicates that new residential development is normally only allowed in such locations if it is proven essential to meet the needs of rural workers, or the proposal is for small scale rural exception affordable housing that complies with Local Plan Policy HS9.

However, in accordance with advice within Paragraph 49 of the National Planning Policy Framework (NPPF), 2012, residential development is considered appropriate on suitable sites in a sustainable location. Concerning suitability, Local Plan Policy SG14 indicates that new development should respect the historic pattern of development in the locality and be in character with the existing settlement.

Addressing the above, the site adjoins the present boundary. It is also identified as a potential housing site in the emerging South East Lincolnshire Local Plan. The site may therefore be suitable in principle for residential development.

Layout 1 (Dwg. No. 2461-12-20) - This layout appears the more acceptable of the two; however, the parking area associated with the "retirement dwellings" is rather urban.

Also, the scheme doesn't appear to include public open space. In which case, it needs to be demonstrated that there are already adequate facilities nearby and a contribution made instead.

Layout 2 (Dwg. No. 2461-12-21) - There are certain aspects that are not considered to be entirely

satisfactory. Whilst the NPPF indicates that schemes should provide for a mix of housing types in terms of size and design/appearance the amount of communal parking proposed is rather urban.

Policy HS11 of the South Holland Local Plan, 2006 indicates that provision should normally be made for public open space of not less than 14% of the gross site area and that it should be integral to the development. The amenity area fronting Highstock Lane is not considered to be integral and could be problematic in maintenance terms.

Generally, boundaries bordering open countryside should be heavily landscaped, including native hedging. The same applies in respect of the frontage onto Highstock Lane.

Other factors that need to be taken into consideration include affordable housing (at least a third unless such a scheme is unviable), flood risk, sustainable drainage (SuDS) and a possible education contribution.

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

DDI: 01775 764468 |

www.sholland.gov.uk

----- Forwarded message -----

From: **G R MERCHANT** <gr.merchant@btconnect.com>

Date: 12 May 2016 at 16:28

Subject: PE-00953-15

To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

Following your pre-application letter dated 23rd November 2015, we have looked at various schemes and designs with the clients.

Please find attached latest scheme plan for your informal opinion. This shows various house/bungalow types including scope for self-build clients, retirement and social housing, along with market housing. The scheme now includes public open space.

Your 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

G R Merchant Ltd

01406 490800



2461-12-21E (D.BROWN).pdf
2288K



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

PE-00953-15

Gedney, David <DGedney@sholland.gov.uk>
To: "grmerchant.arch.cons@gmail.com" <grmerchant.arch.cons@gmail.com>

13 June 2016 at 13:04

Dear Bob,

I write in reply to your recent enquiry and apologise for the delay in responding.

The site was identified as a potential housing site in the South East Lincolnshire Local Plan (SELLP) Draft for Public Consultation January 2016. However, it has not been designated as a "Preferred Site for Development" because sequentially it is less suitable than other sites within Gedney Hill on flood risk grounds. This issue would therefore need to be satisfactorily addressed.

In respect of the layout, whilst the National Planning Policy Framework indicates that schemes should provide for a mix of housing types in terms of size and design/appearance there are still concerns over the development in the south-western corner. The dwellings are rather small and one bed dwellings may not be entirely appropriate. Also, the communal area is rather urban and alien to the rural character of the village. It would also cause problems from a refuse point of view due to the number of properties served off a private drive.

Policy HS11 of the South Holland Local Plan, 2006 indicates that provision should normally be made for public open space (POS) of not less than 14% of the gross site area and that it should be integral to the development. It is assumed that the area of POS exceeds this amount. Satisfactory arrangements would need to be made for maintenance of this area.

Other factors that need to be taken into consideration include affordable housing (at least a third unless such a scheme is unviable), sustainable drainage (SuDS) and a possible education contribution.

I trust the above is of assistance and must stress that the advice given is offered without prejudice to any subsequent decision by this Authority.

Regards.

David Gedney

David Gedney | Senior Planning Officer | South Holland District Council

dgedney@sholland.gov.uk

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



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Gedney Hill, Lincolnshire



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 Gedney Hill, Lincolnshire at scale 1:20,000

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.
 © Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380.
 Contains Royal Mail data © Royal Mail, copyright and database right 2016.
 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.

creating a better place

Follow us: [YouTube](#) [Twitter](#) [Flickr](#) [Facebook](#)

Author: Environment Agency | wiybysupport@environment-agency.gov.uk
 Last updated: 18th March 2016

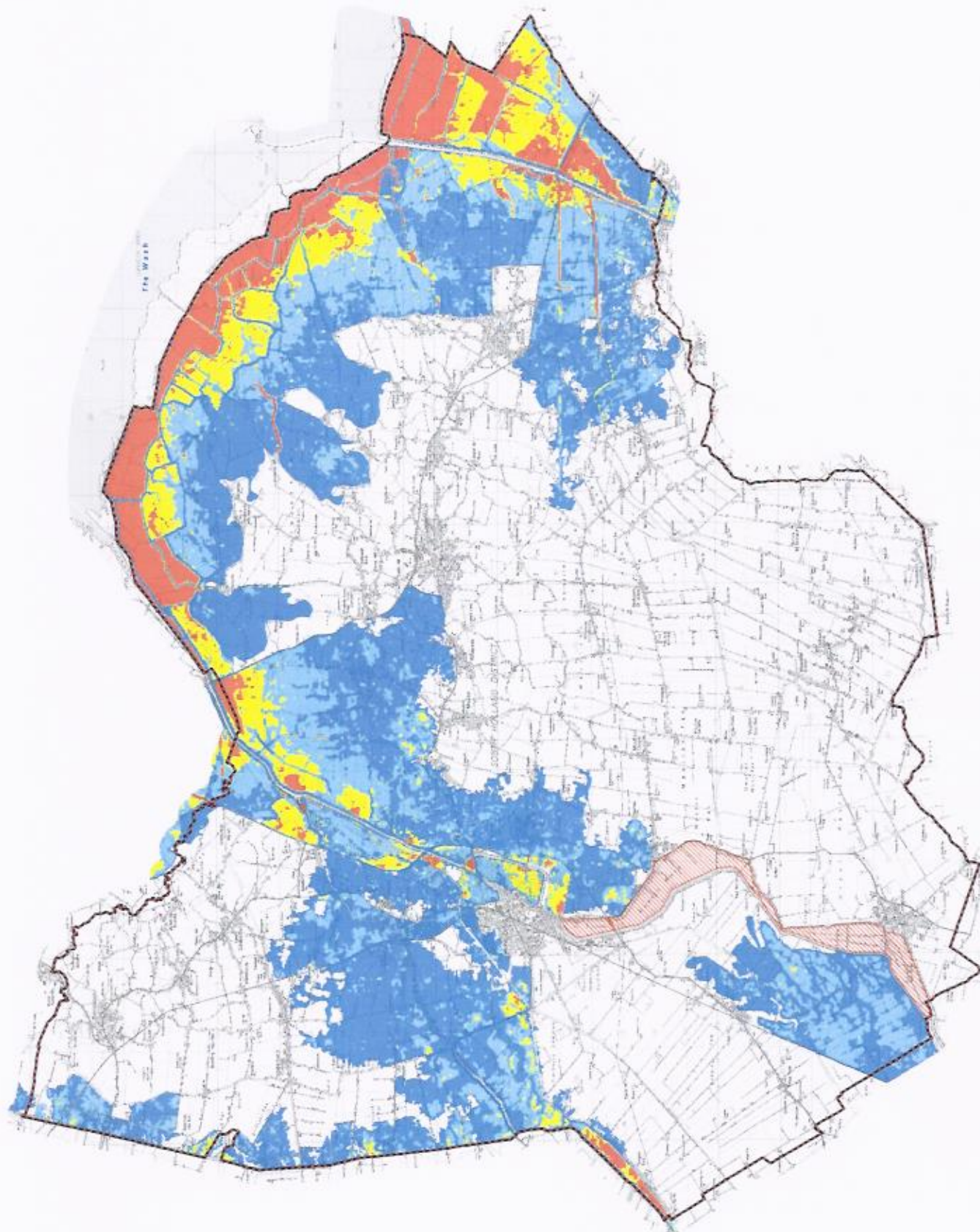
[Privacy policy](#) | [Terms and conditions](#) | [Contact us](#)
 © Environment Agency 2016



NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, sea level rise and storm surge. It does not include flooding from rivers or surface water. It is not intended to be used for flood risk management measures such as flood defences.
2. In addition to the potential flood extent, shown on this map, there may be shallow flooding in low-lying rural areas.
3. The consequences designated as being an actual risk are those that are likely to occur in the event of a severe storm surge. These areas have been assessed to have a high level of risk to life and property. These areas have been assessed to have a high level of risk to life and property. These areas have been assessed to have a high level of risk to life and property.
4. The consequences designated as being a potential risk are those that are likely to occur in the event of a moderate storm surge. These areas have been assessed to have a medium level of risk to life and property. These areas have been assessed to have a medium level of risk to life and property. These areas have been assessed to have a medium level of risk to life and property.
5. The consequences designated as being a low level of risk are those that are likely to occur in the event of a minor storm surge. These areas have been assessed to have a low level of risk to life and property. These areas have been assessed to have a low level of risk to life and property. These areas have been assessed to have a low level of risk to life and property.
6. Potential flooding consequences shown on this map relate to flooding from the sea, sea level rise and storm surge. It does not include flooding from rivers or surface water. It is not intended to be used for flood risk management measures such as flood defences.
7. Land outside South Holland District is not considered.
8. This map shows the extent of the flooding probability levels identified in this report.

Fig 30a



Map Legend



REV DATE REMARKS

This map is produced from the Strategic Flood Risk Assessment (SFRA) for the South Holland District, which was prepared by the South Holland District Council in 2010. The map is intended to provide a general overview of the potential flooding consequences of sea level rise and storm surge. It is not intended to be used for flood risk management measures such as flood defences.

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HOLLAND
DISTRICT
COUNCIL
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FAX: 01773 801112

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FAX: 01773 801112

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 flood events.