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Ref: 2546-13

**RESIDENTIAL DEVELOPMENT
WEST DROVE SOUTH
GEDNEY HILL
SPALDING
LINCS
PE12 0PL**

FOR

N. SHORTLAND



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
WEST DROVE SOUTH
GEDNEY HILL
SPALDING
LINCS
PE12 0PL**

This application is to acquire Town and Country Planning Permission (OUTLINE) for residential frontage development (2 No building plots) off West Drove South, Gedney Hill for the benefit of N. Shortland.

The application site has a chequered planning history, refused planning permissions and planning appeal dismissals, the proposed Local Plan, which is out for public consultation, boundary now abuts the proposed site to the North/East and to the opposite side of West Drove South – see Inset Map 18.

The proposal is for a pair of open market building plots which abut the proposed Local Plan boundary. The proposal will take advantage of the road widening, passing bay and footpath introduced when the adjacent affordable housing development was built (H07-0145-19). There is a current application in process also making use of the widened road and footpath and will further compliment the street scene (H07-0217-16).

The current South Holland District Council Local Plan is out of date and they currently do not have a 5 year supply of housing, therefore, this application should be considered under the National Planning Policy Framework (NPPF), as a ‘windfall’ site subject to sustainability.

As the Local Plan proposed development boundary is adjacent to the application site it is accepted as a sustainable location. The site is approximately 130 metres away from Mill Lane with a regular bus service to Spalding and is only approximately 700 metres to the village facilities of Gedney Hill with continuous footpaths for walking and cycling.

The following part of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE).

USE

The application site is frontage of a nursery, the proposed indicative plan is for 2 No building plots for 2 No 4 bedroom houses with detached double garages, the final layout and designs to be determined by Conditions at Reserved Matters stage.

AMOUNT

As above, the type of development to be agreed at Reserved Matters stage.

SCALE

Size and scale of the properties to be agreed by Condition at Reserved Matters stage.

LANDSCAPING

Apart from an avenue of trees to the South/West the site is bereft of landscaping and tree planting, a comprehensive landscaping scheme to be determined by Condition at Reserved Matters stage.

APPEARANCE

Architectural design and appearance of the properties to be determined at Reserved Matters stage.

ACCESS

Access to the properties will be individual or shared off West Drove South, subject to the requirements and specification of LCC Highways Department. Access to and within the properties to comply with Part M of the latest Building Regulations – “Access for all”.

SOUTH HOLLAND LOCAL PLAN

The current Local Plan Policy HS6 is out of date and as there is not a 5 year supply of housing at present the application is be considered under the National Planning Policy Framework (NPPF). The application site abuts the proposed residential development boundary for Gedney Hill and should be considered as a ‘windfall’ site to boost the numbers of proposed dwellings in the future South Holland District Council Local Plan.

FLOOD RISK

This site is not within Flood Zones 2 or 3, therefore, a Flood Risk Assessment should not be required, irrespective of this flood resilient construction methods to be included in the scheme – see appendix.

APPLICATION PLAN

2546-13-10 Location & Indicative Site Layout Plan

G R Merchant
August 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS & PHOTOGRAPHS

SOUTH HOLLAND LOCAL PLAN MAP FOR GEDNEY HILL
INSET MAP NO 18

FLOOD RISK ISSUES

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

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS & PHOTOGRAPHS

Google Maps Gedney Hill



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



Imagery ©2016 Getmapping plc, Map data ©2016 Google

100 m











**SOUTH HOLLAND LOCAL PLAN MAP FOR GEDNEY HILL
INSET MAP NO 18**

FLOOD RISK ISSUES

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



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Gedney Hill, Lincolnshire

Go

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

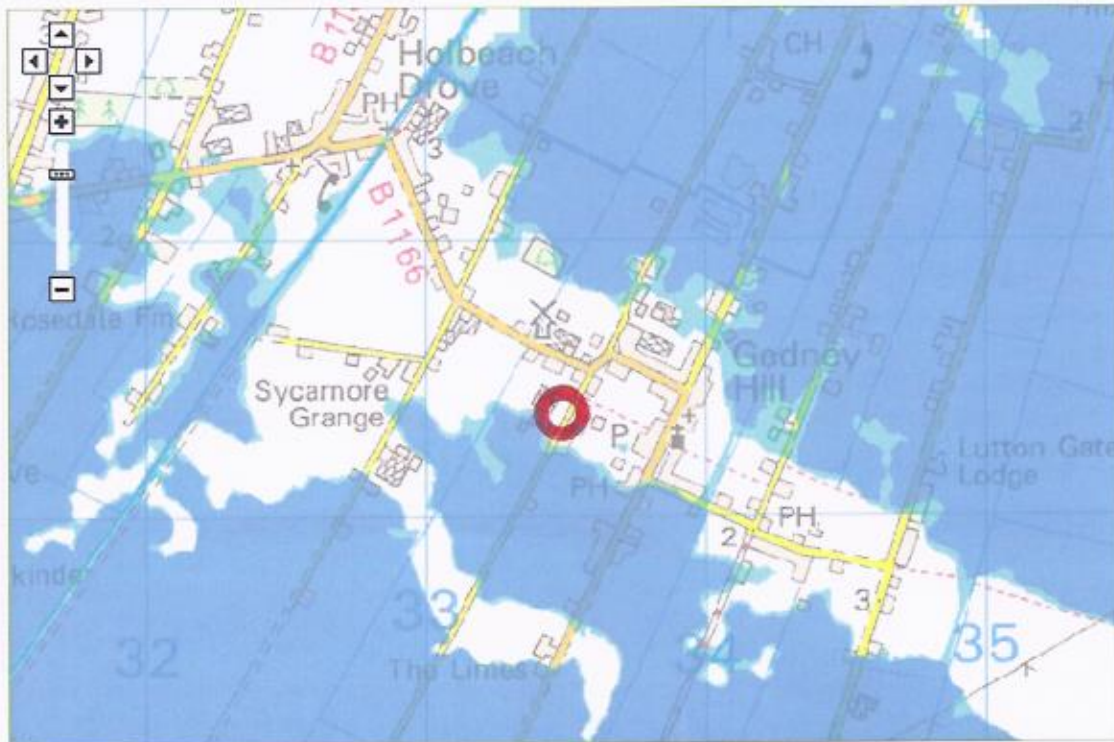
☐ Scottish Environment Protection Agency Area of responsibility

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.
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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: 9th June 2016

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NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and inland drainage from extreme tiding into around the perimeter of current flood risk management measures taking into account the current state of the defences.
2. It is noted that the map does not show the potential for flooding from surface water flooding in low-lying areas.
3. The consequences depicted as being an actual rise in sea level from direct consequences of a defence failure, when the windward side is assumed to be breached, are shown in red. These are not shown in yellow as they are not the direct consequences of a defence failure, but the consequences of a defence failure in combination with the effects of a storm surge.
4. The consequences depicted as being a potential rise in sea level from direct consequences of a defence failure, when the windward side is assumed to be breached, are shown in yellow. These are not shown in red as they are not the direct consequences of a defence failure, but the consequences of a defence failure in combination with the effects of a storm surge.
5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Level	Annual probability of flooding from a river (flow)	from the sea (tide)
Low	<0.1%	<0.1%
Medium	0.1% - 1%	0.1% - 1%
High	>1%	>0.5%

6. Functional floodable areas are shown in red on the map. These are areas where a flood would be expected to cause significant damage to the infrastructure and the environment.
7. Land outside South Holland District is not shown.
8. This map shows the extent only of the flooding probability bands relevant to the map title.

Map Legend



REV DATE REMARKS

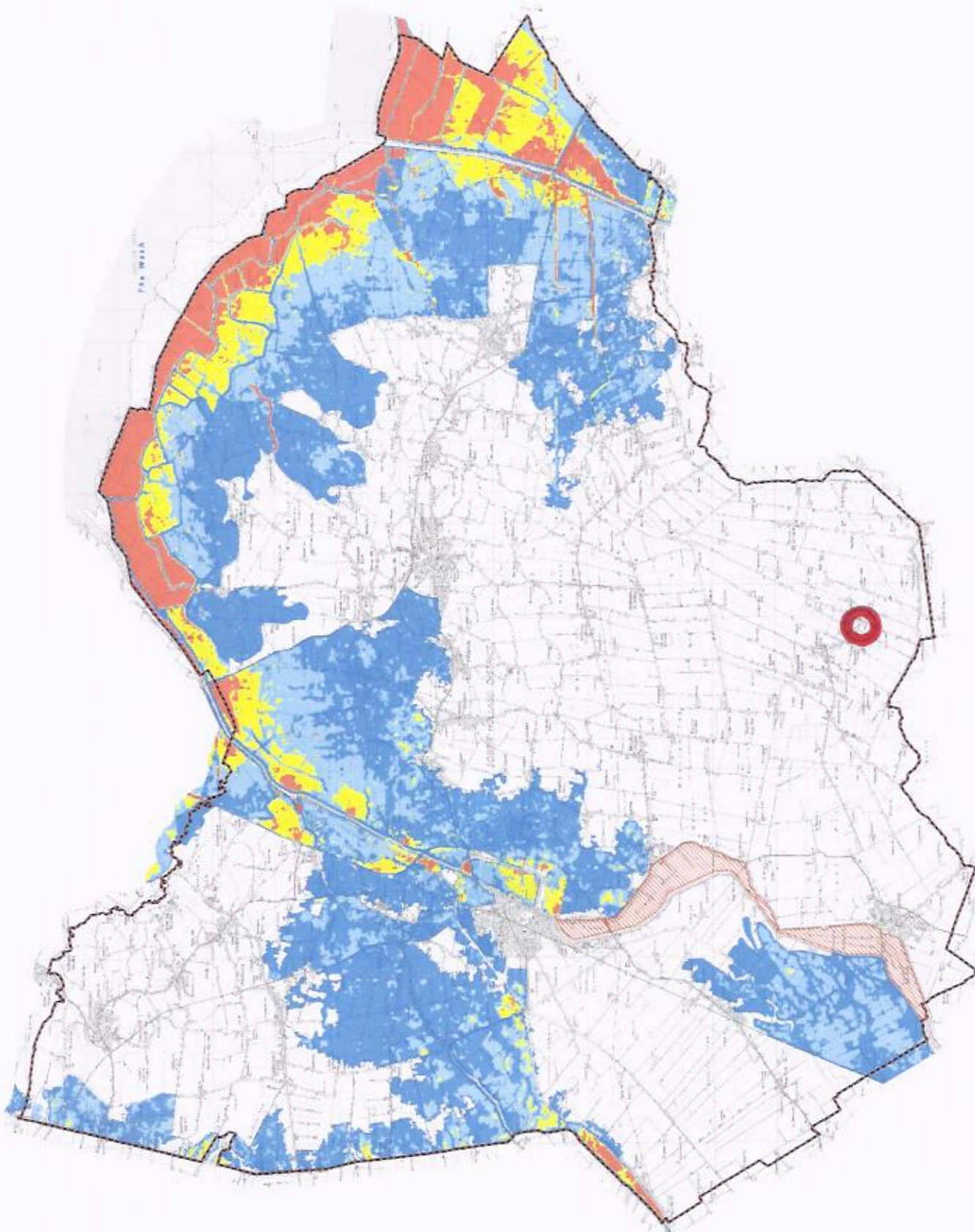
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ROYAL HASKOMING
 SOUTH
 HOLLAND
 DISTRICT COUNCIL
 100016216, 2008

SOUTH HOLLAND DISTRICT COUNCIL
 COUNCIL OFFICES
 PO BOX 100
 LINCOLNSHIRE
 LN11 3DE

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.