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Ref: 2989-16

RESIDENTIAL DEVELOPMENT
OFF BATTLEFIELDS LANE NORTH
HOLBEACH
SPALDING
LINCS
PE12 7PF

FOR

M. AYRES



PLANNING, DESIGN & ACCESS STATEMENT

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

Ref: 2989-16

RESIDENTIAL DEVELOPMENT
OFF BATTLEFIELDS LANE NORTH
HOLBEACH
SPALDING
LINCS
PE12 7PF

The application is to acquire Town and Country Planning Permission (OUTLINE) for residential development off Battlefields Lane North, to the rear of numbers 135 to 145 for the benefit of M. Ayres.

The area of the site amounts to 0.29 hectares and is a triangular parcel of land to the rear of 6 No properties which were built by the applicant in 1997 under reference H09-0932-96, at the time, the proposal was for 6 No properties with large rear gardens but it became apparent during the building process that prospective purchasers did not want large rear gardens/paddocks, therefore the approvals were amended and the land owner (the current applicant) retained the rear parcel of land.

The site has the potential to become a derelict site as the applicant in the last 20 years has continually maintained the land but is now becoming a liability as the applicant/owner is now in his late seventies.

The applicant has had discussions with local Councillors who have encouraged him to make a speculative Planning Application to help with the shortfall of properties in the South Holland area as a 'windfall' site.

Pre-application advice was received under reference PE-00476-16 on the 22nd June with relatively positive response subject to sustainability justification. The site is to the North of the A17 truck road but has provision for pedestrians and cyclists to cross, this A17 crossing is approximately 150 metres from the site and 1000 metres from the centre of Holbeach as the crow flies and approximately 2000 metres (2km) by motor vehicle.

On-site provision was made in the access road for future development, the access roadway is 5.4 metres wide, a public foul sewer lateral is in place and separate water supplies are available (see plan and photographs).

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

USE

The indicative proposal is for three large building plots. The architectural design, layout, etc to be agreed by Condition at Reserved Matters stage.

AMOUNT

The suggested layout for three properties will secure the longevity of the site in the future.

LAYOUT

The final layout of the site to be determined at Reserved Matters stage.

SCALE

To be determined at Reserved Matters stage.

LANDSCAPING

The site has various boundary treatments to the rear and sides of adjacent properties the proposal will be to rationalise these, have a comprehensive fencing and landscaping scheme to be determined by conditions at Reserved Matters stage.

APPEARANCE

Architectural design of the dwellings to be agreed at Reserved Matters stage, with over-looking of existing properties a priority consideration.

ACCESS

Access to the development to be via the existing 5.4 metre wide private hard-surfaced driveway (tarmac or block paving) to be agreed with Lincolnshire County Council Highways Department. Access to and within the properties to comply with Part M of the Building Regulations.

FLOOD RISK

The site is within Flood Zone 3 of the Environment Agency Flood Map, therefore, if requested by the Environment Agency a Flood Risk Assessment will be provided.

APPLICATION PLAN

2989-16-01	Location & Site Layout Plans

G R Merchant
July 2016

APPENDIX

LOCATION PLAN 1/2500

SITE PLANNING PERMISSION H09-0932-96

'GOOGLE' SITE & LOCATION PLANS

PHOTOGRAPHS
- ACCESS
- SITE
- BATTLEFIELDS LANE NORTH

PRE-APPLICATION ADVICE

PLAN OF HOLBEACH – SUSTAINABILITY DISTANCES
(1998 DEVELOPMENT BOUNDARY PLAN)

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

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

SITE PLANNING PERMISSION H09-0932-96

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0932/96 Received:04-OCT-96 Type:FULL

Name: M Ayres
High Road
Whaplode
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Residential development

Location - Battlefields Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The facing materials to be used with respect to the dwelling on plot 1 shall be Cavendish Red, Wirecut Facing Dorket Fireglow bricks and Marley Modern Flat Grey tiles in respect of the roof.

Reason: To define the terms of the permission.

3 Before the erection of the dwellings on plots 2 to 6, full details of the proposed facing bricks and tiles shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 The proposed hedge along the sites frontage shall be planted no closer than 2m from the roadside carriageway edge.

Reason: To protect the visibility of vehicles reversing out of the plots.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

in the interests of highway safety.

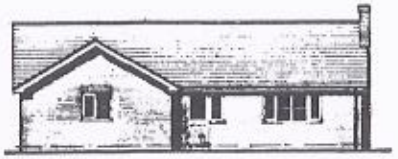
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Housing and Planning Services
03-DEC-96 H09/0932/96

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)



South - East



North - East



South - East



South - West



North - West



South - West



North - West



North - East



Plan Type A



Plan Type B

DETERMINED PLAN

COOPER ARCHITECTURAL DESIGN

Client: M. AYRES

Project: RESIDENTIAL DEVELOPMENT
BATTLEFIELDS LANE
HOLBEACH
SPALDING
LINCS.

Drawing: DWELLINGS - TYPES A & B

Scale: 1:100

Drawing No: 9821:1

Date: OCT '96.

Drawn:



South - East



North - East



South - East



North - East



North - West



South - West



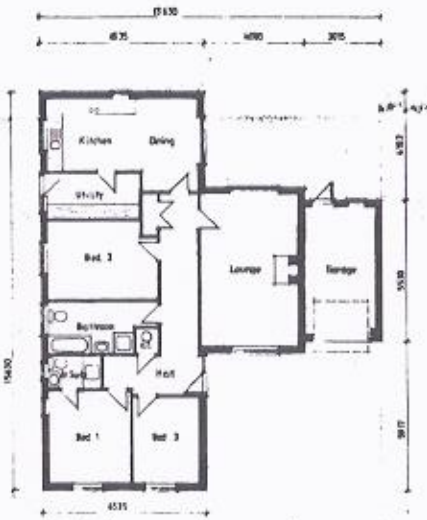
North- West



South - West



Plan Type C



Plan Type D

DETERMINED PLAN

SOUTH H[illegible] AND DC
HOUS[illegible] PLANNING
8 NOV 1996
Ref: S[illegible]

revision	date	init.	revision details

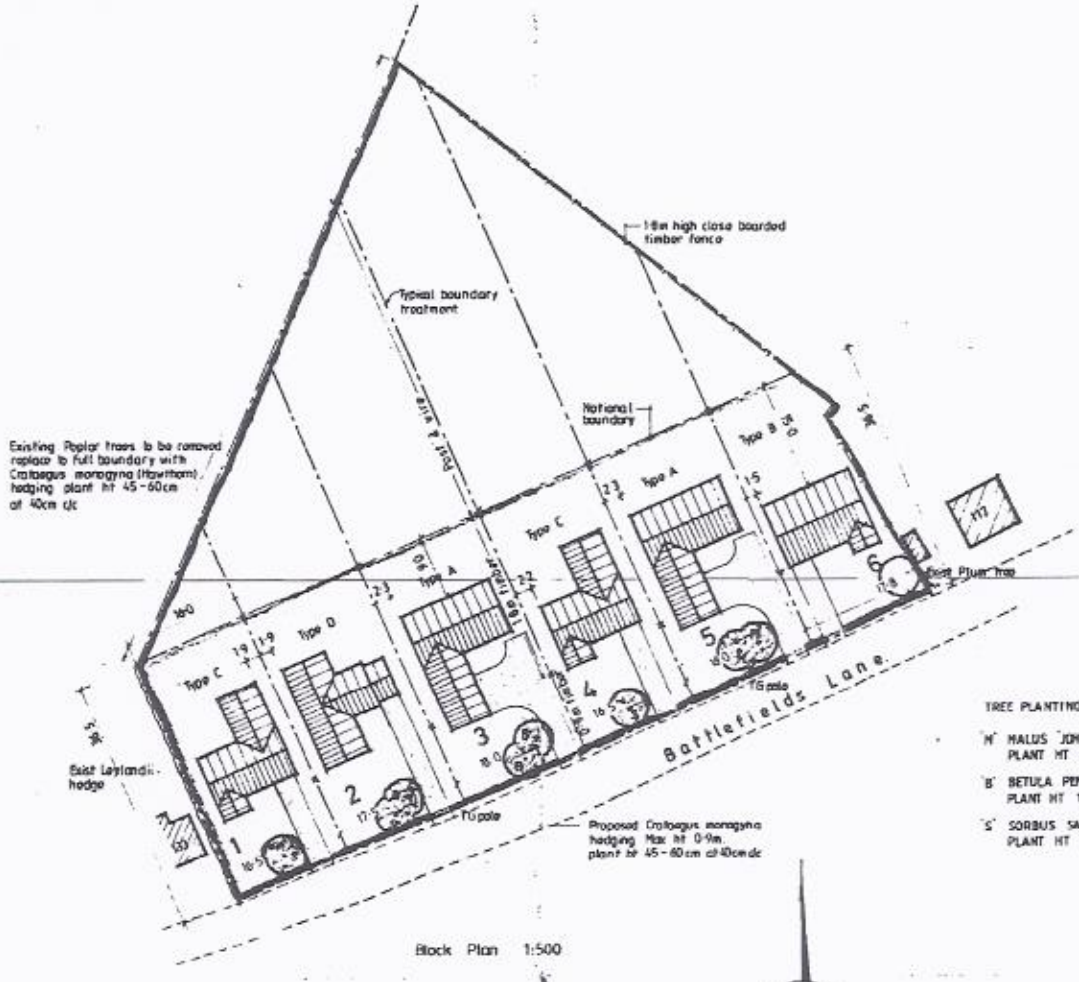
COOPER ARCHITECTURAL DESIGN

Client: M AYRES

Project: RESIDENTIAL DEVELOPMENT
BATTLEFIELDS LANE
HOLBEACH,
SPALDING,
LINCS

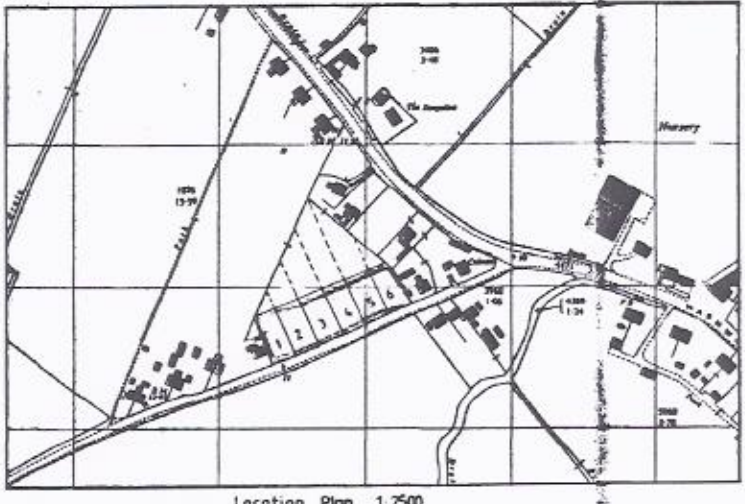
Drawing: DWELLING TYPES C & D

Scale	Drawing No.
1:100	9621:2
Date: OCT. '96	Drawn:



Block Plan 1:500

NORTH



Location Plan 1:2500

DETERMINED PLAN

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN

Client: M. AYRES.

Project: RESIDENTIAL DEVELOPMENT, BATTLEFIELDS LANE, HOLBEACH, SPALDING, LINCS

Drawing: BLOCK & LOCATION PLAN

Scale	Drawing No. 9621:3
Date. OCT '96	Drawn.

SOUTH [illegible] LAND DC HOUSING & PLANNING 04 OCT 1996 Ref. 0932/96.

'GOOGLE' SITE & LOCATION PLANS



Google earth

feet 1000
meters 500

PHOTOGRAPHS

- ACCESS
- SITE
- BATTLEFIELDS LANE NORTH


SITE
ACCESS
SERVICES


ACCESS


BATTLESFIELD LANE
NORTH

PRE-APPLICATION ADVICE

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

22nd June 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00476-16 **Case Officer:** Tracey Meachen
Location: Off Battlefields Lane North Holbeach Spalding
Proposal: Residential Development

I am writing in response to your enquiry relating to the development of a site off Battlefields Lane North, Holbeach for a residential development for three dwellings.

Normally, sites in the open countryside, or other rural settlements outside of a Defined Settlement Limit would be assessed against Local Plan Policy HS7. This policy only allows residential development where there is an essential need, or for affordable housing should there be a need for such housing.

I can, however, confirm that the Council can no longer demonstrate a 5-year supply of deliverable housing sites. As such, as per national guidance, the 2006 Local Plan policies in respect of housing are considered out of date and the national 'presumption in favour of sustainable development' applies.

All applications for residential development are currently being determined on their own merits in accordance with the national presumption in favour of sustainable development. Although the application site is located outside the Holbeach Defined Settlement Limit, it is reasonably close to the boundary. If the site is considered sufficiently close to local facilities that day to day living can be supported without the occupants having to rely on the motor car, or close to a bus route for such facilities, then a case may be made that the site is sustainable. The onus would, of course, be with the applicant or agent to demonstrate this. It would be better to provide more information to substantiate the sustainability of the site for further comment.

The block plan you have submitted looks acceptable in design terms.

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>

Pre-Application Advice - PE-00476-16 G R Merchant

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> 10 June 2016 at 11:04
To: gr.merchant@btconnect.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00476-16

PROPOSAL: Residential Development

LOCATION: Off Battlefields Lane North Holbeach 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

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www.grmerchantltd.co.uk

Our ref GRM/JJM/PA

8 June 16

Planning Advice
SHDC
Priory Road
Spalding
Lincs

Dear Sirs

RESIDENTIAL DEVELOPMENT, OFF BATTLEFIELD NORTH, HOLBEACH.

I have been approached by the owner of the above site and as detailed on the enclosed plan. He has been encouraged by several District Councillors to make a speculative Planning application, and more recently a meeting with a Councillor and your Gary Alexander.

The area of land as detailed is surplus to requirements of the owner and will potentially become a derelict site. The owner was formerly a house builder and developed the frontage of 6 No. bungalows under reference H09/0932/96. At that time the intention was to build the properties with large rear gardens/paddock but the purchasers did not want them.

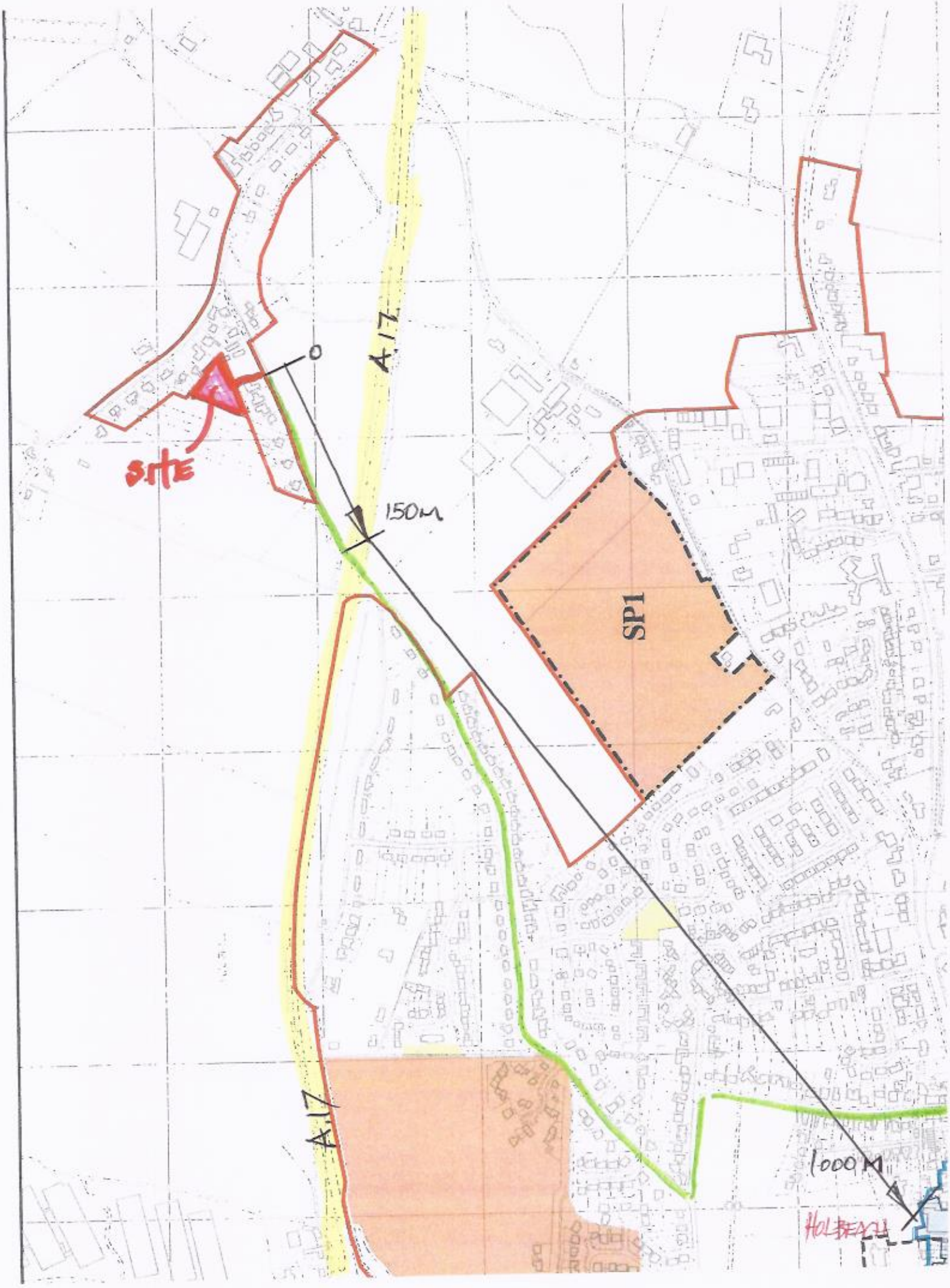
The proposed scheme makes best use of the site with 3 No. executive properties which will compliment the frontage development and secure the longevity of the quality of the area.

Your informal opinion 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.

Yours faithfully

G R Merchant

PLAN OF HOLBEACH – SUSTAINABILITY DISTANCES
(1998 DEVELOPMENT BOUNDARY PLAN)


SITE
0
A17
150M
SP1
A17
1000M

FLOOD RISK ISSUES

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

Environment Agency

Enter a postcode or place name:

PE12 7PF Go

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

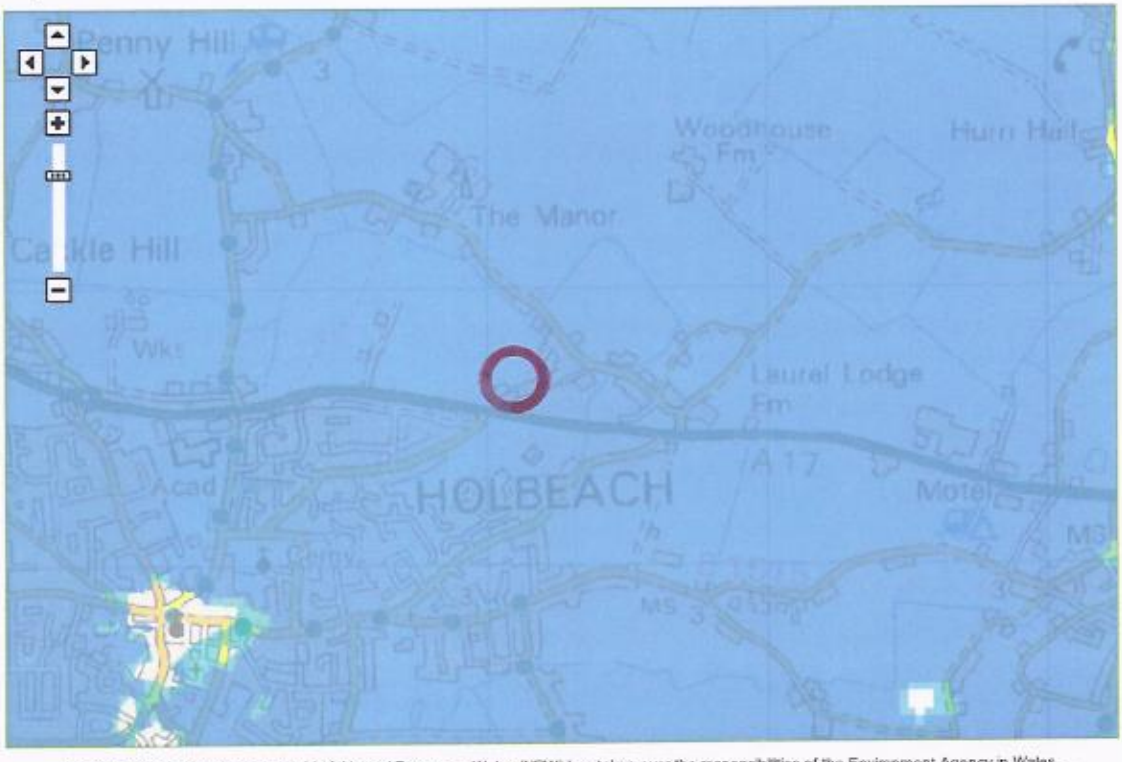
Map legend

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 PE12 7PF 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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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.

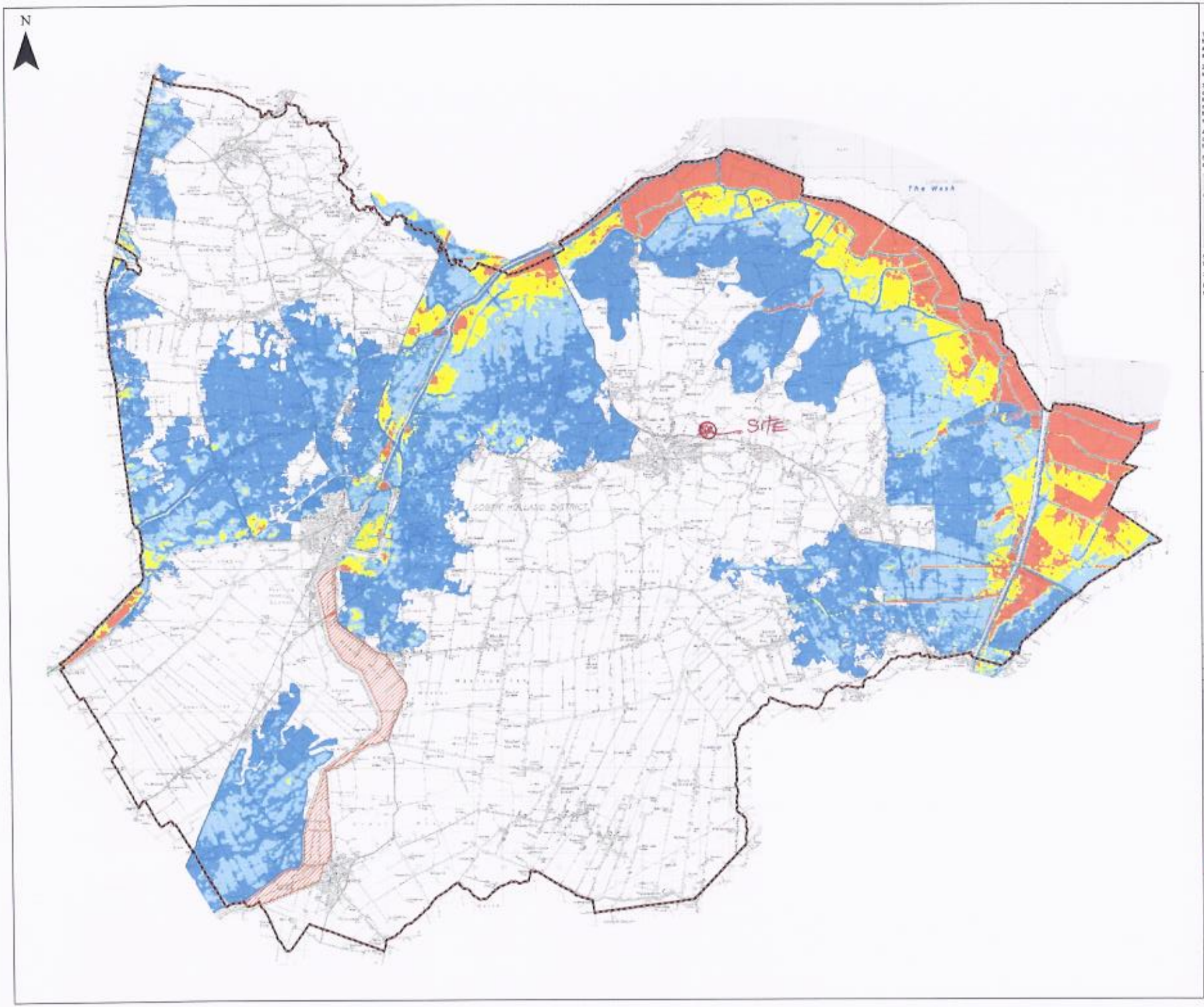
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

creating a better place

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Author: Environment Agency | wiybysupport@environment-agency.gov.uk
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 relevant 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
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.