



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
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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

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

This application is a re-application for Town and Country Planning Permission (Outline) off Battlefields North, Holbeach for the benefit of M Ayres following refusal of application H09-0696-16 on the 13th September 2016.

Reason for refusal:-

- 1. The proposal site is located in the open countryside in planning policy terms in the context of the South Holland Local Plan (2006). As the Local Planning Authority cannot demonstrate a 5-year supply of deliverable housing sites, the presumption in favour of sustainable development applies, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposed site would constitute backland development which would be incongruous and out of character with its immediate surroundings, which is characterised by frontage development on Washway Road and Battlefields Lane North. Furthermore, the location, in conjunction with the requirement on flood risk grounds to raise finished floor levels by at least 1.0m, would likely lead to an significant and demonstrable adverse impact upon the amenity of adjoining properties by virtue of overlooking and loss of privacy. As such, the proposal is contrary to Section 7 of the National Planning Policy Framework (NPPF, 2012), which seeks a high quality of design, as well as Policies SG14 and SG17, of the South Holland Local Plan, 2006. These local policies indicate that new development make a positive contribution to the character and appearance of the locality and not impact negatively on existing residential amenity. They are in accordance with national guidance within Section 7 of the NPPF, and as such still carry material weight in planning decisions.*

The pre-application enquires that we made (PE-00476-16) were positive subject to the sustainability justification, which was dealt with within the application and it is inferred that this was accepted.

Backland development is referred to within the reasons for refusal, the South Holland Local Plan – 2006 has no policy against backland development and several re-applications and appeals have been successful in recent years.

The only justifiable reason for the refusal notice appears to be issues associated with flood risk and the significant and demonstrable adverse impact upon the amenity of adjoining properties.

The refusal notice for H09-0696-16 was an Outline application for residential development, the only reference to numbers was an indicative layout for three properties, as the Flood Risk Assessment suggested floor levels should be 1.0 metres above ground, it would be difficult to achieve without impacting upon neighbours. The proposed re-application will be for a single dwelling with the application accompanied by a layout plan for a single dwelling with dimensions to boundaries and level survey and sectional street scene showing the impact on neighbouring properties.

Development of this potentially derelict site will secure long term benefit to the area and neighbouring properties.

RE-APPLICATION PLANS

2989-16-02	Location & Site Layout Plans
2989-16-03	Street Scene

G R Merchant
October 2016

APPENDIX

REFUSAL NOTICE H09-0696-16

PLANNING, DESIGN & ACCESS STATEMENT
WHICH ACCOMPANIED H09-0696-16

REFUSAL NOTICE H09-0696-16

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

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

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference:	H09-0696-16	Date of Decision:	13th September 2016
Applicant:	Mr M Ayres Manor House 61 High Road Whaplode Spalding Lincs PE12 6UA		
Location:	Battlefields Lane North Holbeach Spalding		
Description:	Residential development		

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

- 1 The proposed site is located in the open countryside in planning policy terms in the context of the South Holland Local Plan (2006). As the Local Planning Authority cannot demonstrate a 5-year supply of deliverable housing sites, the presumption in favour of sustainable development applies, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposed site would constitute backland development which would be incongruous and out of character with its immediate surroundings, which is characterised by frontage development on Washway Road and Battlefields Lane North. Furthermore, the location, in conjunction with the requirement on flood risk grounds to raise finished floor levels by at least 1.0m, would likely lead to a significant and demonstrable adverse impact upon the amenity of adjoining properties by virtue of overlooking and loss of privacy. As such, the proposal is contrary to Section 7 of the National Planning Policy Framework (NPPF, 2012), which seeks a high quality of design, as well as Policies SG14 and SG17 of the South Holland Local Plan, 2006. These local policies indicate that new development should make a positive contribution to the character and appearance of the locality and not impact negatively on existing residential amenity. They are in accordance with national guidance

within Section 7 of the NPPF, and as such still carry material weight in planning decisions.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The determined plans are: Flood Risk Assessment (Prepared by Geoff Beel Consultancy - August 2016) & 2989-16-01.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

**PLANNING, DESIGN & ACCESS STATEMENT
WHICH ACCOMPANIED H09-0696-16**



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Ref: 2989-16

**RESIDENTIAL DEVELOPMENT
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HOLBEACH
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FOR

M. AYRES



PLANNING, DESIGN & ACCESS STATEMENT

**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 overlooking 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

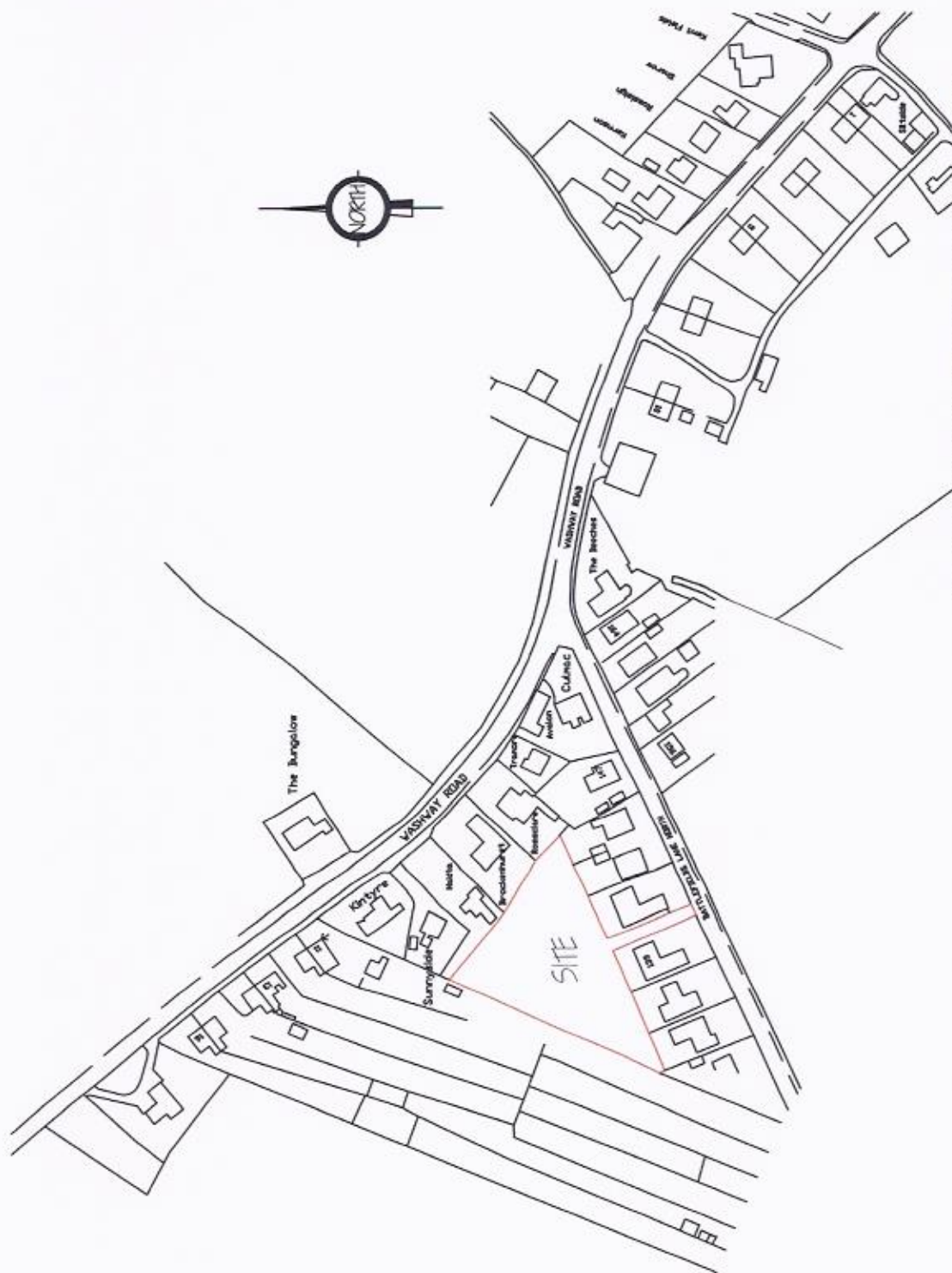
PRE-APPLICATION ADVICE

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



Drainage Survey to Crown Copyright 2003. All rights reserved. Licence number 100020449

LOCATION PLAN
1/ 2500

SITE PLANNING PERMISSION H09-0932-96

FILE COPY



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 - Battlofields 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.

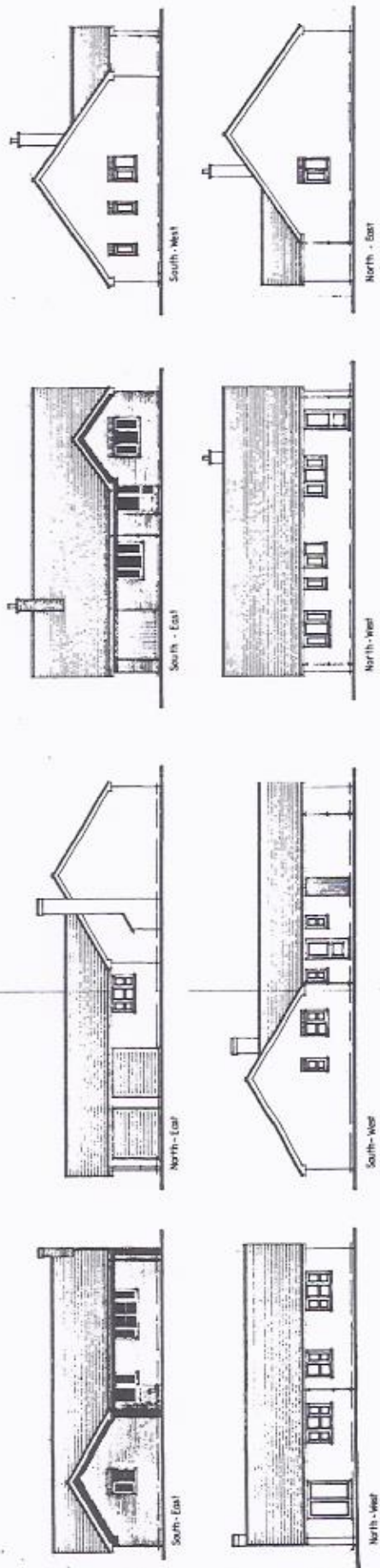
Reason: To protect the visibility of vehicles reversing out of the plots.

in the interests of highway safety.

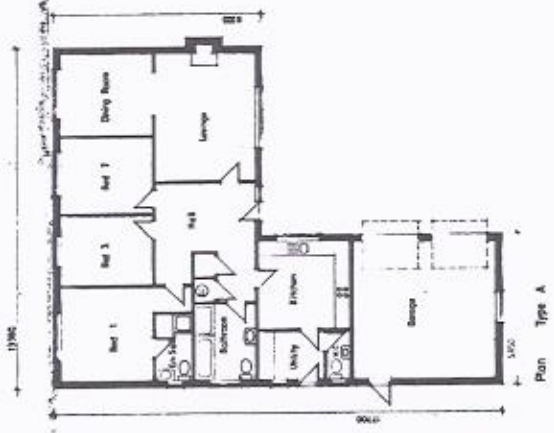
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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.

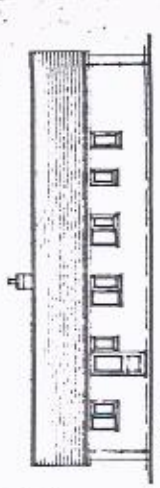
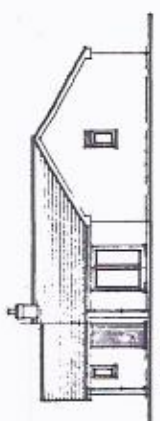
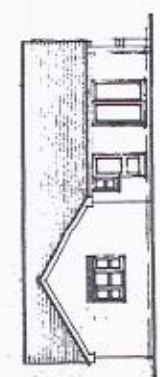
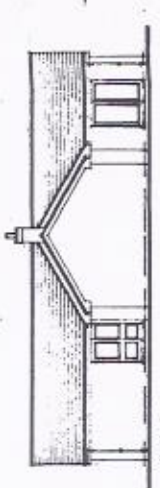
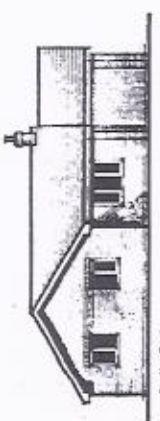


DEFINED PLAN



		COOPER ARCHITECTURAL DESIGN 1000 W. 10TH AVE. DENVER, CO 80202
Client:	M. AYRES	
Project:	RESIDENTIAL DEVELOPMENT WATERFIELDS LANE HIGHLAND SPRINGFIELD COLORADO	
Drawn by:	D. J. AYRES	
Check:	D. J. AYRES	
Scale:	1" = 10'	Sheet No. 9921-1
Date:	OCT 16	Drawn by: [Signature]

NOT FOR CONSTRUCTION
 1000 W. 10TH AVE.
 DENVER, CO 80202
 0.001 1000 W. 10TH AVE.
 0.001 1000 W. 10TH AVE.

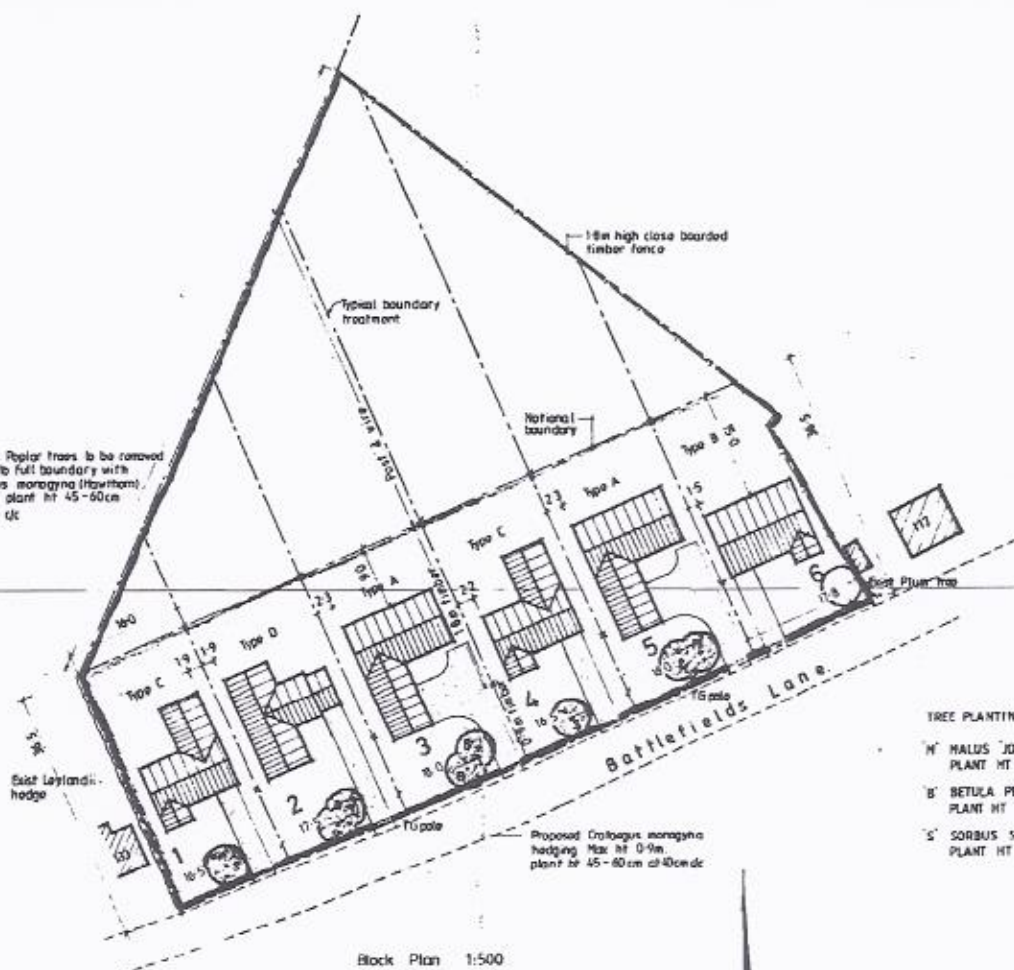


DETERMINED
PLAN

COOPER ARCHITECTURAL DESIGN	
Project: RESIDENTIAL DEVELOPMENT BATTLEFIELD LANE SOUTH LAKES LAKES	
Client: H. AYRES	Architect: H. AYRES
Drawing No. 9071-2	
Scale: 1/8" = 1'-0"	Date: OCT. 96
DWELLING TYPES C & D	

USE DO
SOUTH LAKES
HOUSE
9.10.1.188
Jed. 9.10.1.188

Existing Poplar trees to be removed
replace to full boundary with
Crataegus monogyna (Hawthorn)
hedging plant ht 45-60cm
at 40cm dc



Block Plan 1:500

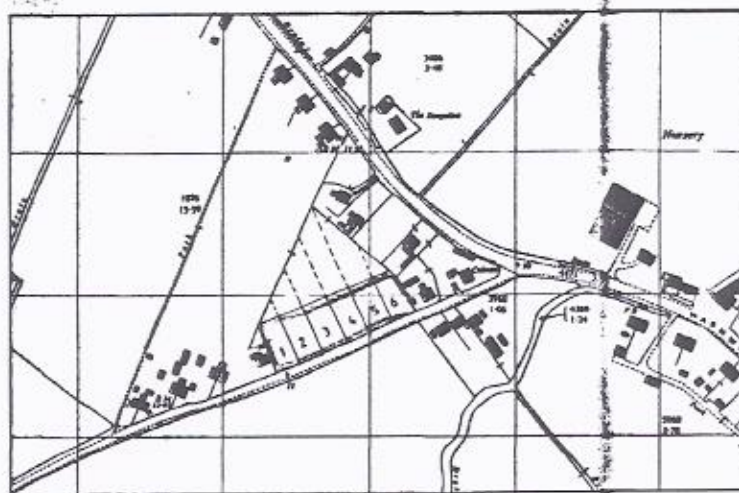
TREE PLANTING

- N MALUS 'JOHN DOWNIE' 2HP
PLANT HT 1.2-1.5m
- B BETULA PENDULA 4HP
PLANT HT 1.5-1.8m
- S SORBUS SARGENTIANA 2HP
PLANT HT 1.2-1.5m

Proposed Crataegus monogyna
hedging Max ht 0.9m
plant ht 45-60cm at 40cm dc

NORTH

**DETERMINED
PLAN**



Location Plan 1:2500

revision	date	int.	revision details



COOPER ARCHITECTURAL DESIGN

BRIDGEMAN, HEDDERLEY,
FLEET, SPALDING, LINCS. PE16 6UP
Tel/Fax : 01435 432728

Client:

M. AYRES.

Project:

RESIDENTIAL DEVELOPMENT,
BATTLEFIELDS LANE,
HOLBEACH
SPALDING,
LINCS.

Drawing:

BLOCK & LOCATION PLAN

Scale:

Drawing No. 9621-3

Date:

OCT '96

Drawn:

[Signature]

SOUTH HANTS LAND DC
HOUSING PLANNING
04 OCT 1996

Ref: 0932/16

'GOOGLE' SITE & LOCATION PLANS



Google earth

Image © 2016 Getmapping plc
© 2016 Google

PHOTOGRAPHS

- ACCESS
- SITE
- BATTLEFIELDS LANE NORTH

SITE

ACCESS

SERVICES







PRE-APPLICATION ADVICE



G R Merchant
Email Address

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

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

A handwritten signature in black ink, appearing to be 'Tracey Meachen', written in a cursive style.

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



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>
To: gr.merchant@btconnect.com

10 June 2016 at 11:04

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.

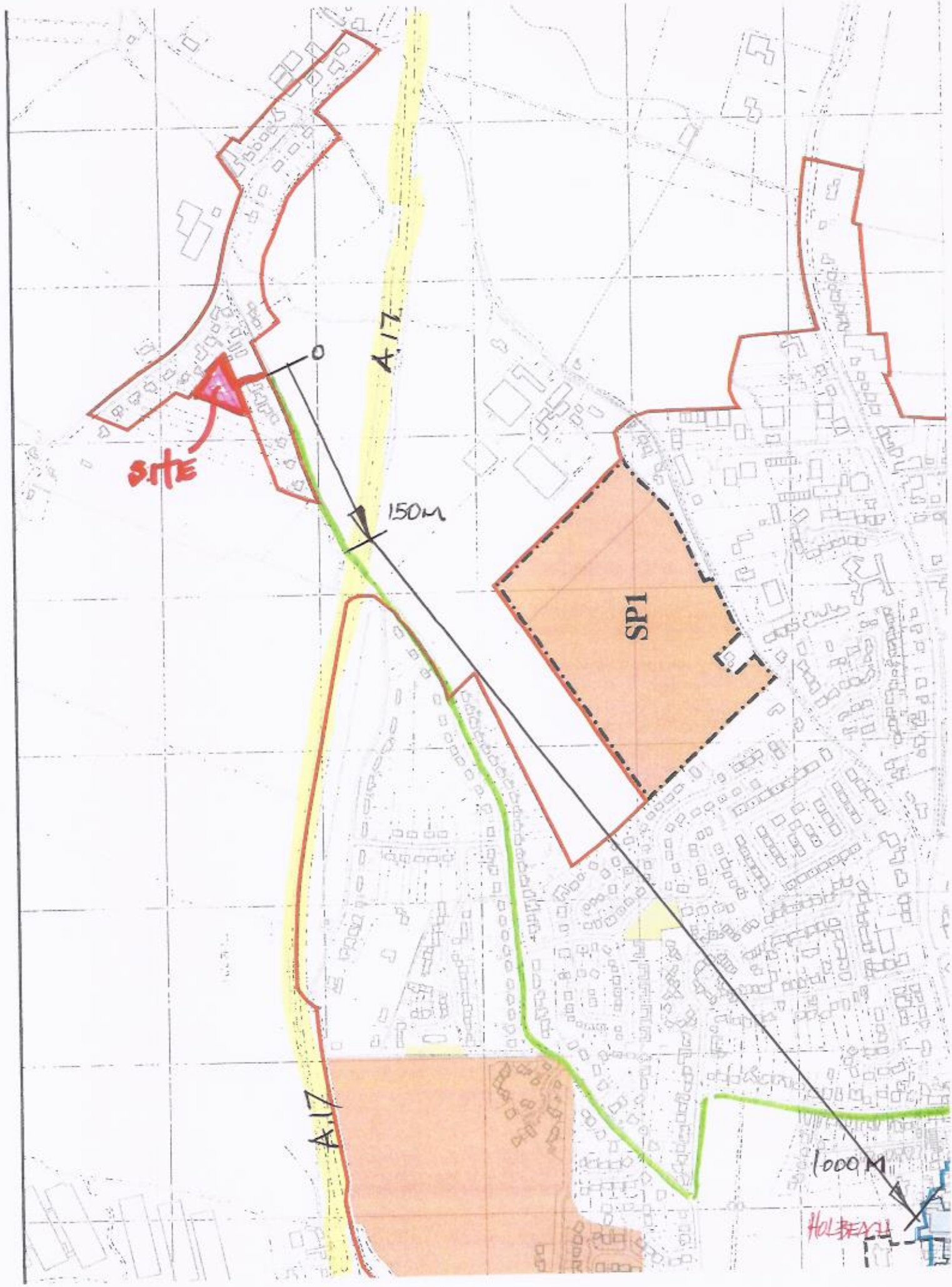
The proposed scheme makes best use of the site with 3 No. executive properties which will compliment the frontage development and secure the longevity of the quality of the area.

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)**



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)

PE12 7PF

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

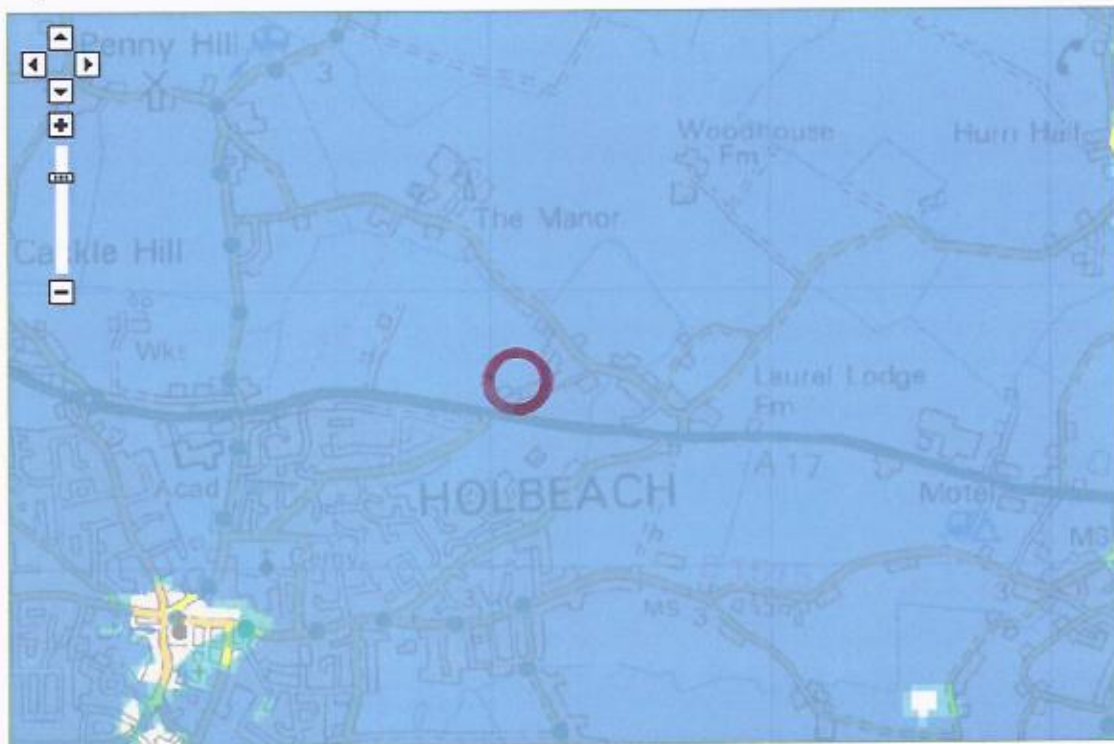
☐ Main River Line

☒ Other national environmental organisations

☐ Natural Resources Wales Area of responsibility

☐ Scottish Environment Protection Agency Area of responsibility

Map of 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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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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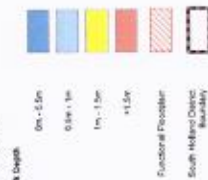
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and inland waterways. Flooding from reservoirs is not included in this assessment.
2. In addition to the potential flood extent shown on this map, there may be areas of potential flooding which are not shown. These areas are identified in the accompanying text.
3. The assessment is based on the assumption that the sea level is at its highest. This is based on the assumption that the sea level is at its highest at the time of the assessment. It should be noted that the sea level is not constant and the assessment is based on the assumption that the sea level is at its highest at the time of the assessment.
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Probability Band	Annual probability of flooding from a main flood	Annual probability of flooding from the sea
Low	<1%	<1%
Medium	1% to 5%	5% to 10%
High	>5%	>10%

7. Potential flooding consequences shown on this map relate to flooding from the sea, main rivers and inland waterways. Flooding from reservoirs is not included in this assessment.
8. This map shows the extent of the flooding probability bands as shown on the map.

Map Legend



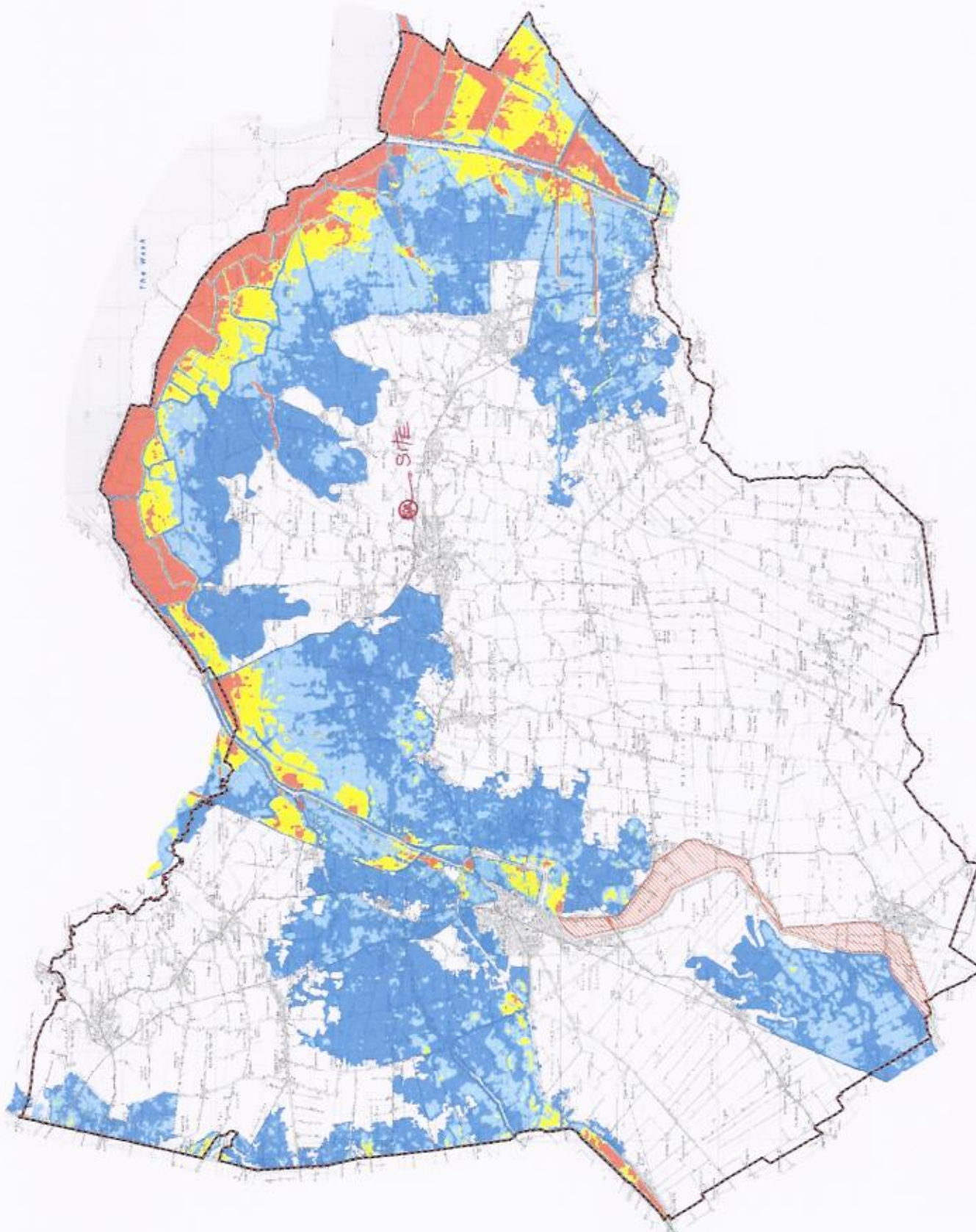
REV	DATE	REMARKS
1	10/01/15	This map is reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction is prohibited by law. Licence No: 10001515, 2008

ROYAL HASKINSON
SOUTH
HOLLAND
DISTRICT COUNCIL



UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT
Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2015 REV NO:
SCALE: 1 : 50,000 @ 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.