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REF: 3051-16

RESIDENTIAL DEVELOPMENT
OFF PIPWELL GATE
MOULTON SEAS END
SPALDING
LINCS
PE12 6LU

BUNGALOW & DETACHED DOUBLE GARAGE

FOR

MR & MRS N GIBBONS



PLANNING, DESIGN & ACCESS STATEMENT

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

REF: 3051-16

RESIDENTIAL DEVLOPMENT
OFF PIPWELL GATE
MOULTON SEAS END
SPALDING
LINCS
PE12 6LU

This application is to acquire Town and Country Planning Permission (Full) for a single storey dwelling and detached double garage for the benefit of Mr & Mrs N Gibbons.

PLANNING HISTORY

Planning application H13-1189-16 (Outline) was refused permission on the 25th January 2017 and subsequently was dismissed by The Planning Inspectorate under reference APP/A2525/W/17/3172052 on the 7th August 2017 (see appendix).

The main issues against the application appears to sustainability, particularly the use of the motor car and character of the development of the area.

SUSTAINABILITY

Both Mr & Mrs Gibbons are employed by Jack Buck Farms Ltd who own and farm the surrounding land and their main offices and depot are approximately 150 metres away and they currently own the rear garden area of the application site. See supporting letter from Jack Buck Farms Ltd to John Hayes MP and his response in the appendix. The use of motor vehicles would be greatly reduced as Mr & Mrs Gibbons will walk to work!!

CHARACTER & APPEARANCE

Currently the site is on the South/Eastern fringe of Moulton Seas End and is occupied by derelict buildings (sheds). Development of the site and comprehensive landscaping scheme will enhance this approach into the village.

Jack Buck Farms Ltd fully support this application by making land available to the rear of the original application site to enable the character and appearance of the development to be improved, see supporting letters in appendix.

The South East Lincolnshire Local Plan is currently being considered by The Planning Inspectorate as the South Holland District Local Plan 2006 is out of date and the Council do not have a 5 year supply of housing the Inspectorate may request additional numbers, the application site should therefore be considered as a "windfall" site, particularly because of the applicants adjacent employment.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-
"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the polices in this Framework taken as a whole"

The application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

One of the main reasons for refusal/dismissal is sustainability of any residential development in Mouton Seas End but 5 No applications have recently been approved and currently being developed two of which are only 100 metres away from the application site:-

H13-0441-16
H13-0594-16
H13-0683-16
H13-0759-16
H13-0544-17

} See appendix

The current application is a "Full" application, previously "Outline" thus demonstrating the credibility of the proposal particularly the support from their employers on sustainability grounds.

FLOOD RISK

The site specific Flood Risk Assessment which was approved and accepted by The Environment Agency suggests that the finished floor level of the dwelling should be raised 500mm above the frontage carriageway, Pipwell Gate, which is easily achievable, particularly as additional land is made available by Jack Buck Farms Ltd, the applicant's employers.

EXTERNAL MATERIALS

Bricks – Hoskins Boston Bricks
Tiles – Sandtoft Cassius Clay
Windows/Doors – Cream UPVC
Rainwater Goods – Black UPVC

APPLICATION PLANS

3051-16-10 – Location & Site Layout Plan
3051-16-11 – Bungalow Floor Layout Plans & Elevations

G R Merchant
December 2017

REF: 3051-16

APPENDIX

LOCATION PLAN 1/2500

"GOOGLE" PLANS

REFUSAL NOTICE – H13-1189-16
DISMISSAL NOTICE – APP/A2525/W/17/3172052

SITE PHOTOGRAPHS

EMERGING SOUTH EAST LINCOLNSHIRE LOCAL PLAN
MOULTON SEAS END – INSET MAP NO 57

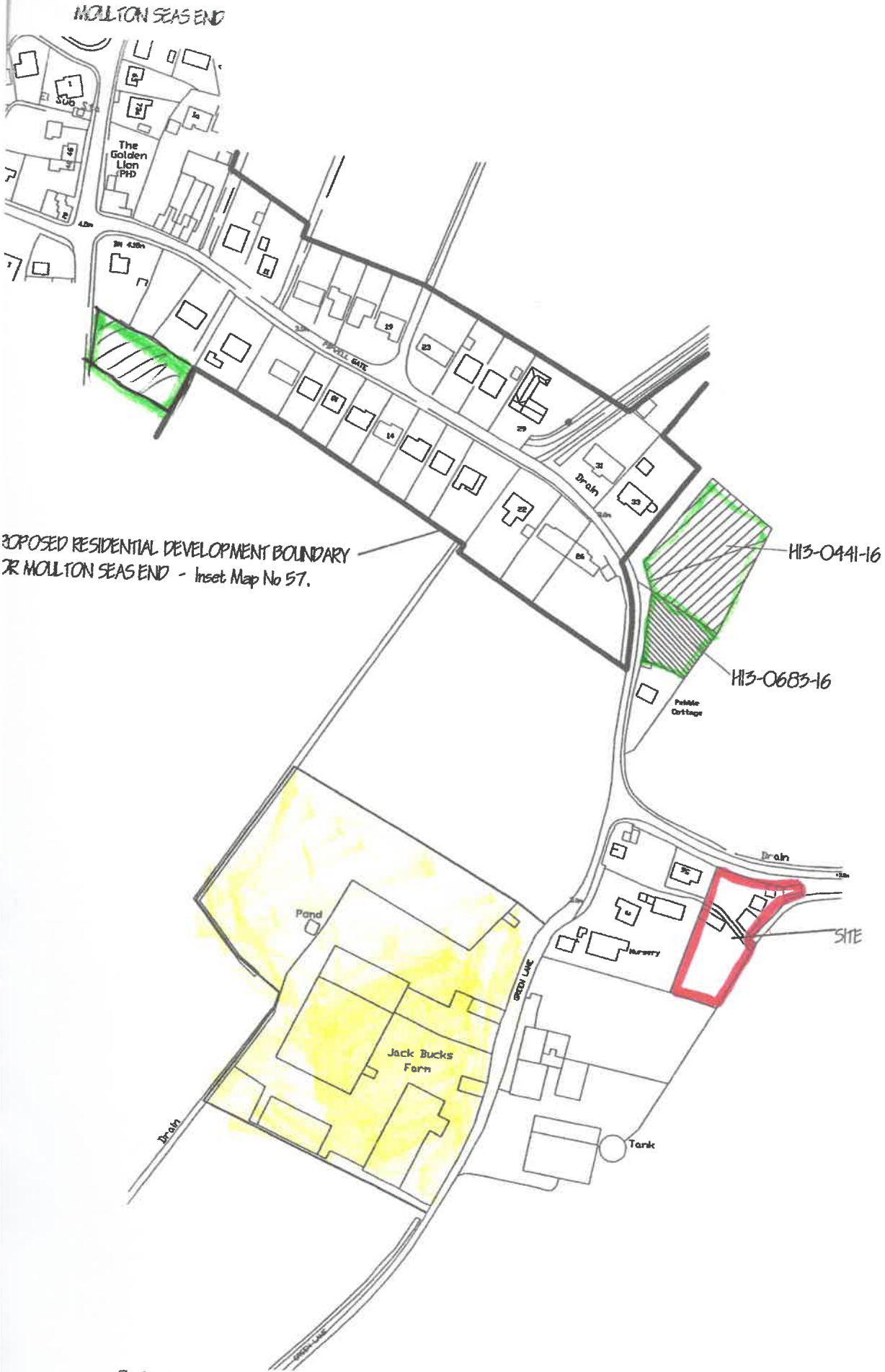
SUPPORTING CORRESPONDENCES
JACK BUCK FARMS LTD
JOHN HAYES MP

SIMILAR APPROVED APPLICATIONS
H13-0441-16
H13-0594-16
H13-0683-16
H13-0759-16
H13-0544-17
LOCATION PLAN OF ABOVE & OTHER APPROVALS IN MOULTON SEAS END

FLOOD RISK ASSESSMENT

GENERIC FLOOD RESILIENT CONSTRUCTION

LOCATION PLAN 1/2500



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LOCATION PLAN.
1/2500.

"GOOGLE" PLANS

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 100 m

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 50 m

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 20 m

REFUSAL NOTICE – H13-1189-16
DISMISSAL NOTICE – APP/A2525/W/17/3172052

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

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H13-1189-16 **Date of Decision:** 25th January 2017

Applicant: Mr & Mrs N Gibbons
127 Seas End Road
Moulton Seas End
Spalding
Lincs
PE12 6LD

Location: Off Pipwell Gate Moulton Seas End Spalding

Description: Residential development - single-storey dwelling

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

1 The site is not considered to be a suitable site for housing with regards to the principles of sustainable development and the protection of the rural character of the open countryside. It would also encourage further applications of a similar nature, which would then be hard to resist. The proposal is therefore contrary to Policies SG1, SG2, SG4 and HS7 of the South Holland Local Plan and Paragraphs 14, 17, 49 and 55 of the National Planning Policy Framework, 2012.

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 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:
Dwg. nos. 3051-16-01 and 3051-16-02;
Flood Risk Assessment by Geoff Beel Consultancy dated November 2016.

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

The Planning Inspectorate

Appeal Decision

Site visit made on 19 July 2017

by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 7 August 2017

Appeal Ref: APP/A2525/W/17/3172052
Off Pipwell Gate, Moulton Seas End, Spalding PE12 6LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr and Mrs N Gibbons against the decision of South Holland District Council.
- The application Ref H13-1189-16, dated 17 November 2016, was refused by notice dated 25 January 2017.
- The development proposed is a residential development (single storey dwelling).

Decision

1. The appeal is dismissed.

Main Issues

2. There are two main issues. These are a) the principle of the proposed development with specific regard to its location and b) the effect of the proposed development on the character and appearance of the area.

Reasons

Principle of Development

3. The appeal site is an irregular parcel of land to the south side of Pipwell Gate which is a winding narrow rural lane that runs south east from the village. Being detached from the main built up part of the village by some degree and surrounded by agricultural land, the appeal site is part of the open countryside in both character and planning terms.

4. Outline planning permission is sought for the proposed development with all other matters reserved for future consideration. The appeal site is some considerable distance from the nearest settlement, part of a ribbon form of development that extends out of the village. Whilst development of the appeal site would not be isolated from other dwellings, it would be so from services on which residents would rely for day to day living. Moulton Seas End itself has a very limited range of services and as such, in terms of wider choice, employment and leisure, residents would likely have to travel further.

5. Access to the village and settlements beyond is via narrow, mostly unlit rural roads without segregated footways. I have not been advised of any public transport options that would benefit the proposed development or any formal or practical public rights of way network that is available. Residents would

likely therefore rely on the private car for meeting day to day needs. This is the least sustainable travel option. Whilst the scale of the proposed development means such journeys would be limited, this is an argument that could be used too often to justify sporadic isolated new dwellings in the countryside.

6. For these reasons, the proposed development would represent a departure from one of the fundamental principles established by the Framework[1] which is to promote sustainable patterns of development by restricting isolated dwellings in the countryside. In effect, they should be directed to those areas that have ready access to a range of services that can be accessed via sustainable means.

7. The proposed development would also be contrary to saved Policies SG1, SG2, SG4 and HS7 of the Local Plan[2]. These Policies seek to ensure, amongst other things, that new development follows sustainable principles, it is served by a choice of transport modes and it is restricted in the countryside to that which is essential to a specified and demonstrated need.

Character and Appearance

8. The appeal site does have some development on it in the form of some small scale agricultural type utilitarian storage buildings. It is at the far end of a low density ribbon form of development extending out of the village either side of the winding narrow rural lane known as Pipwell Gate. It is located to the side elevation of Number 56 Pipwell Gate and surrounded by agricultural fields. In use and appearance terms it bears more of a functional and visual relationship to the countryside than any residential use.

9. Whilst the final design of the proposed dwelling is not currently before me, the development of the site for residential purposes would introduce a further urban form and associated residential garden which would extend the existing ribbon development, encroaching further into the open countryside. I note the existing development on the site but its use and appearance is distinctly more rural than urban.

10. It is for this reason that the proposed development would not be appropriate for the character and appearance of the area. Consequently, it would fail to accord with saved Policy SG4 of the Local Plan which seeks to, amongst other things and along with the Framework; protect the intrinsic beauty and character of the countryside.

Other Matters

11. It appears clear from the evidence that the Council is unable to demonstrate the supply of housing sites as required by the Framework. The proposed development would provide a single dwelling which would add to housing choice and mix locally as well as sustaining some employment in the local construction industry courtesy of the physical works on site. However, a single dwelling would make a very limited contribution to undersupply and the economic benefits would be equally limited for the same reason. These benefits would therefore be weak against the nature of the environmental harm

[1] The National Planning Policy Framework 2012
[2] South Holland Local Plan 2006

that I have found. To such an extent that they would be significantly and demonstrably outweighed.

12. The Council have stated that Moulton Seas End is proposed to be identified as a Minor Service Centre as part of the emerging South East Lincolnshire Local Plan. Be this as it may, I have not been provided with any further detailed evidence as to the relevant stage of this plan and in any event the siting of the appeal site relative to the village would not change. Neither therefore do my findings in respect of the main issues.

Conclusion

13. For the reasons set out above, and having regard to all other matters raised, the appeal is dismissed.

John Morrison

INSPECTOR

SITE PHOTOGRAPHS










JBF
JBF

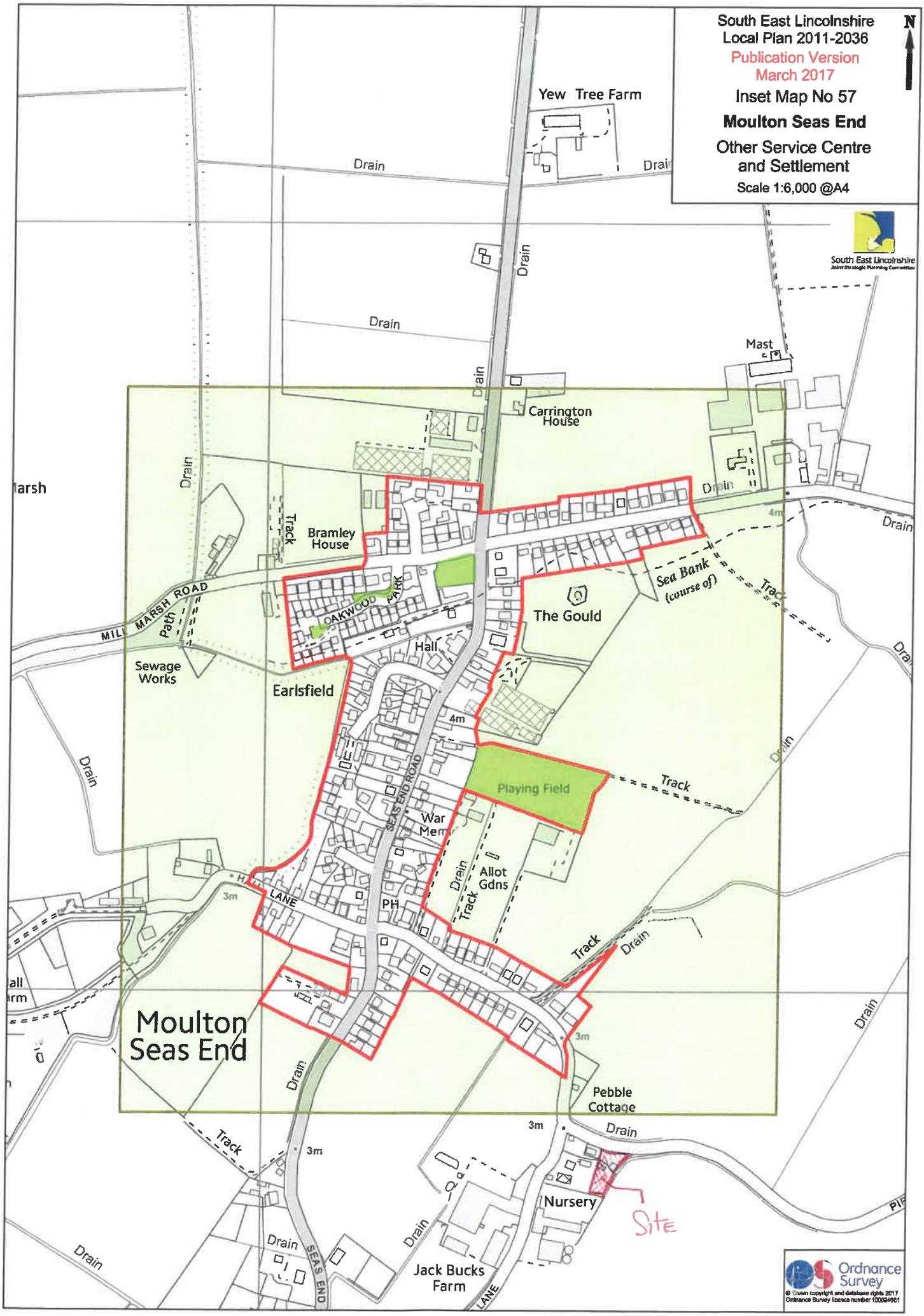

JBF
JBF




JBG
JBE
JBE



EMERGING SOUTH EAST LINCOLNSHIRE LOCAL PLAN
MOULTON SEAS END – INSET MAP NO 57


South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 57
Moulton Seas End
Other Service Centre
and Settlement
Scale 1:6,000 @A4
N
South East Lincolnshire
Joint Strategic Planning Committee
Yew Tree Farm
Drain
Mast
Carrington House
Bramley House
Track
MILL MARSH ROAD
Path
OAKWOOD PARK
Sea Bank
(course of)
The Gould
Hall
Sewage Works
Earlsfield
4m
Playing Field
SEAS END ROAD
War Mem
Allot Gdns
PH
HALL LANE
3m
Moulton Seas End
Pebble Cottage
Nursery
Site
Jack Bucks Farm
SEAS END LANE
Ordnance Survey
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SUPPORTING CORRESPONDENCES
JACK BUCK FARMS LTD
JOHN HAYES MP

The Right Honourable John Hayes MP.
Spalding Business Centre
10 Broad Street
Spalding
Lincs PE11 1TB

11/09/2017

Dear John

Planning Application H13-1189-16
Appeal ref: APP/A2525/W17/3172052
Off Pipwell Gate, Moulton Seas End

I am writing to seek your consideration of what I think is a poor decision by the Local Planning Authority and the inspector at appeal in the above case.
Whilst I understand that you have no authority in this matter, your opinion would be valued and I feel sure you would like to be aware of any case where local interests are not being served.
Mr and Mrs Gibbons submitted an outline planning application in November of 2016, this was refused and they subsequently appealed. The appeal has also been dismissed.
That this case is marginal is evidenced by the fact that three speculative dwellings are being erected within a few metres of this application site and I believe that the reasons for refusal misrepresent the site and also fail to take into account the particularly local aspiration and nature of this case that local government should consider.
I discuss the reasons for refusal as they appear in the Appeal Decision document.

Principle of Development

The site is described as being part of the open countryside. In fact only one elevation, to the east has a complete view of open countryside. The west faces a similar dwelling on the boundary, the south faced until recently, old agricultural buildings on the boundary, recently removed and now at a few metres modern agricultural buildings. To the north, much is open but there are within metres one older house and three speculative building sites.
The inspector's argument about the unsuitability of Moulton Seas End for development is much weakened by the approval of so much speculative building so close. It is very difficult to understand why this argument should apply to one application and not another.
Similarly, the discussion of the "narrow, mostly unlit rural roads without segregated footways" applies to both. In fact the road in front of Mr and Mrs Gibbons' site is easier to use than in front of the speculative developments about one hundred metres away.
Regarding the "sustainable travel" argument, the above would apply again; however, as I made clear in a letter with the appeal, Mr and Mrs Gibbons have both worked at Jack Buck Farms for many years and wish to continue. They will both walk the one hundred and fifty metres to work daily, a uniquely sustainable option, I hope. I do not understand how the inspector failed to mention this, in my view it shows a "specified and demonstrable need"

Character and Appearance

The inspector's report misrepresents the site in that a plan view shows that it does not really extend the ribbon development into the countryside. The eastern boundary of the site

continues a fairly straight line from agricultural buildings across a smallholding and until recently, buildings. It provides a natural end to the hamlet. (See attached plan)
The field over the private dyke to the east is owned by Jack Buck Farms and as I wrote in my letter accompanying the appeal, we would be pleased to participate in any landscaping required. It is difficult to see that this part of the inspector's argument has much weight.
The inspector acknowledges there are existing buildings on site. He does not mention that they are not in the best condition and not a visual asset.

Other Matters

Under other matters, the inspector makes no argument that does not apply to some degree to the developments approved very close to the site.

For background I would like to make the following points. Whether they can be officially considered, I do not know but I am sure it is poor government that ignores the wishes of people with firm roots in the community and their aspirations to remain in it.

- This site, which has been in the Gibbons family for three generations has been granted outline planning permission in the past. Circumstances at the time did not allow the family to develop the project. Since then, policies have waxed and waned and it is most unfortunate that the current policy is being interpreted in this way.
- Mr and Mrs Gibbons have spent amongst many other costs, £700 for a flood risk assessment which was favourable. It is difficult to see why this expenditure was enforced, when, in the view of the Local Planning Authority, the application was to be refused on entirely different points of policy and principle which would have been apparent from the start. (See attached letter)
- There were four houses supporting the farm business at Green lane in the seventies and earlier. These have been removed to allow the steady growth of the premises of a modern horticultural business employing fourteen full time staff and many more seasonal staff. It has been difficult to agree replacement dwellings with the LPA but having staff living locally is important for both operational and security reasons. If Mr and Mrs Gibbons were to live so close it solves a number of problems. There is no doubt that in the event of the dwelling becoming vacant in however many years, Jack Buck Farms would show an interest in purchase.
- Mr and Mrs Gibbons have worked for Jack Buck Farms Ltd for thirty one and eighteen years respectively and in that time have contributed enormously to the success of the business. They possess the quintessential skills right at the top of the profile that has made Lincolnshire such a uniquely successful farming county. The Gibbons family has lived in Moulton Seas End for several generations. They wish to downsize within their community. It would be poor government and more than sad if they had to weaken and perhaps end their ties to the community and employment when speculative building is allowed under the same conditions and regulation.

I hope you will come to view the site, meet Mr and Mrs Gibbons and give your assessment.

Yours sincerely

David Buck

The Rt Hon John Hayes CBE MP

HOUSE OF COMMONS
LONDON SW1A 0AA

D Buck Esq
Jack Buck Farms
Green Lane
Moulton Seas End
Spalding
Lincs PE12 6LT

16th September 2017

Dear David,

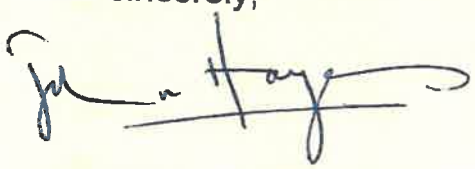
Thank you for your recent letter which was received at my office on 12th September regarding Mr & Mrs Gibbons' planning application and subsequent appeal. How lovely to hear from you, I do hope you are keeping well.

As you may know, there is no further right of appeal once the case has been considered and refused by the Planning Inspectorate. The only course of action would be to take the case to the High Court, but this could prove costly with no guarantee of success and there are strict submission time limits.

I do appreciate the points you have raised in your letter and I have written to the Chief Executive of South Holland District Council to ask for her views on any future development of this site; this will help Mr & Mrs Gibbons gauge whether it would be worthwhile submitting a new application.

With very best wishes.

Yours sincerely,



The Rt Hon John Hayes CBE MP
South Holland & The Deepings

The Rt Hon John Hayes CBE MP

HOUSE OF COMMONS
LONDON SW1A 0AA

D Buck Esq
Jack Buck Farms
Green Lane
Moulton Seas End
Spalding
Lincs PE12 6LT

1st December 2017

Dear David,

Thank you for meeting me on Friday 24th November at the Ruby Hunt Centre, Donington.

As discussed, I have written a letter of support for Mr & Mrs Gibbons' latest planning application to the Chief Executive of South Holland District Council, which I enclose for your information.

With very best wishes for a Happy Christmas and Peaceful New Year.

Yours sincerely,

The Rt Hon John Hayes CBE MP
South Holland & The Deepings

The Rt Hon John Hayes CBE MP

HOUSE OF COMMONS
LONDON SW1A 0AA

Mrs A Graves
Chief Executive
South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

1st December 2017

Dear Anna,

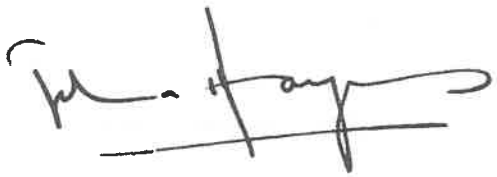
Mr & Mrs Gibbons, Pipwell Gate, Moulton Seas End

Thank you for your letter of 2nd November regarding Mr & Mrs Gibbons' planning application H13-1189-16, which was refused.

I have recently met them to discuss this matter further. I fully appreciate their desire to build a property on land which they own off Pipwell Gate. There are already buildings on the site so they would not be developing an open space; it is adjacent to a cottage. They argue that their proposal would enhance the site, which currently houses run down farm buildings, and they would be happy to consider a planting scheme. Mr & Mrs Gibbons have told me that the neighbour supports their application. They do not want to build the property for financial gain, but to ensure they can remain in Moulton Seas End, where they both work. I realise that Pipwell Gate is a narrow lane, but planning permission has recently been granted for three properties nearby, which are also on a narrow lane.

I, therefore, fully and enthusiastically support Mr & Mrs Gibbons latest planning application to build a dwelling on their land off Pipwell Gate.

Yours sincerely,



The Rt Hon John Hayes CBE MP
South Holland and The Deepings

Cc Mr & Mrs Gibbons
Mr D Buck

SIMILAR APPROVED APPLICATIONS

H13-0441-16

H13-0594-16

H13-0683-16

H13-0759-16

H13-0544-17

LOCATION PLAN OF ABOVE & OTHER APPROVALS IN MOULTON SEAS END

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

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H13-0441-16 **Date of Decision:** 16th June 2016

Applicant: Mr & Mrs S Bailey
1 Tollgate
Spalding
Lincs
PE11 1NJ

Location: Pipwell Gate Moulton Seas End Spalding

Description: Residential development - two building plots

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. No: 2943-16-10 & Flood Risk Assessment (prepared by Geoff Beel Consultancy - May 2016).

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place without the prior written approval of the Local Planning

Authority of all details of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

5 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

6 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (prepared by Geoff Beel Consultancy - May 2016) and in particular the following mitigation measures detailed within:

- Finished floor levels shall be set no lower than 500mm above existing ground level;
- The dwellings shall be a minimum of two storeys;
- Flood resilient and resistant construction measures shall be incorporated throughout the dwellings as stated.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

7 The arrangements shown on the approved plan 2943-16-10 dated April 2016 for the parking/turning/maneuvering/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Pipwell Gate and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

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, and subsequently determining to grant planning permission.

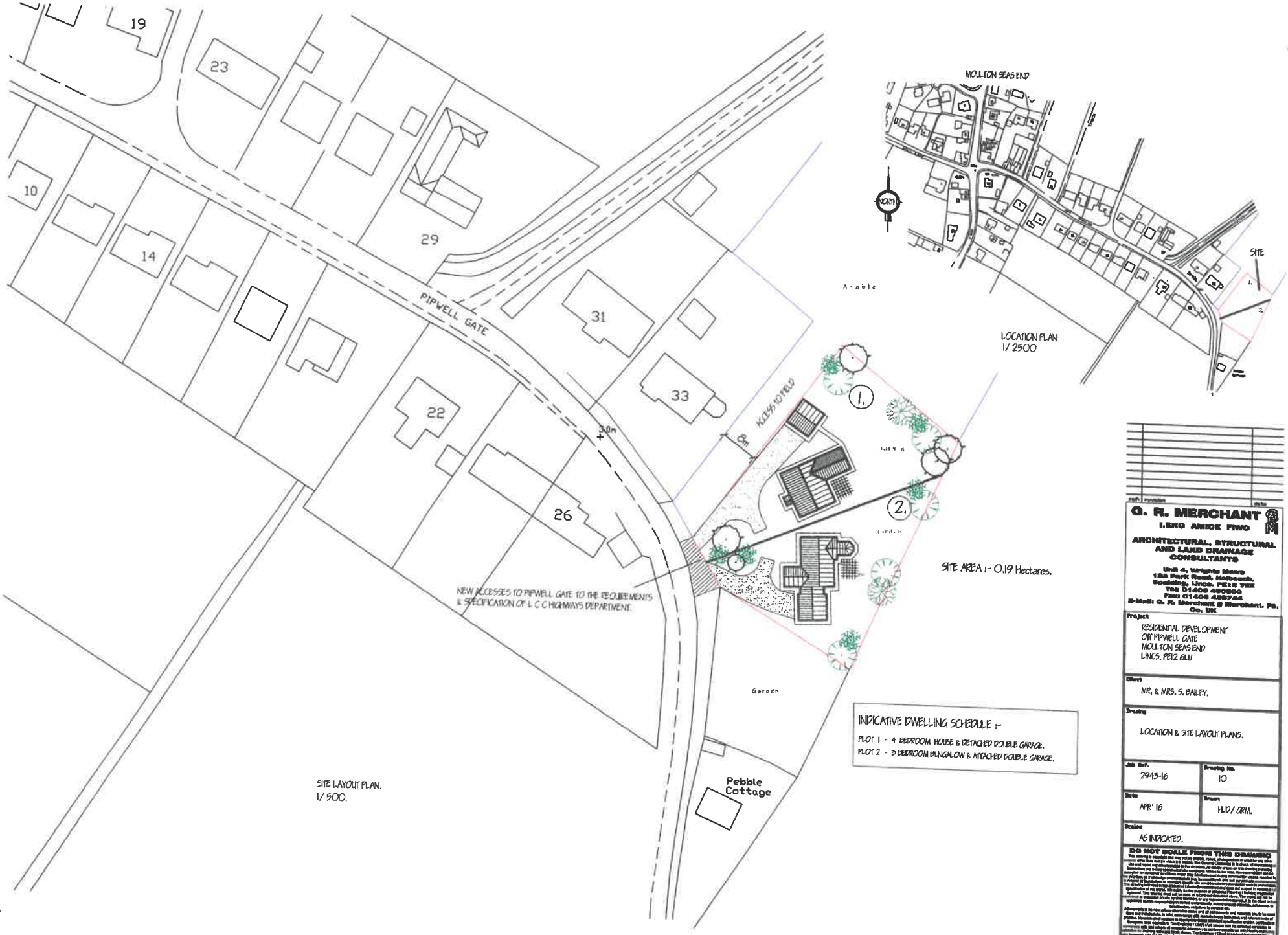
This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

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



G. R. MERCHANT B.Sc. M.I.ENG AMICE FINOD

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Spalding, Lincs. PE12 7EE
Tel: 01406 490800
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E-Mail: G. R. Merchant @ Merchant. Fs. Co. UK

Project
RESIDENTIAL DEVELOPMENT
ON PIPWELL GATE
MOULTON SEAS END
LINCS, PE12 6LU

Client
MR. & MRS. S. BAILEY.

Drawing
LOCATION & SITE LAYOUT PLANS.

Job Ref.	Drawing No.
2943-16	10
Date	Drawn
APR' 16	HJD / GRM.

Scales
AS INDICATED.

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Spalding
Lincolnshire
PE11 1HA

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
FULL

Reference: H13-0594-16 **Date of Decision:** 9th August 2016

Applicant: Mr & Mrs G Reynolds
2 Pipwell Gate
Moulton Seas End
Spalding
PE12 6LU

Location: Seas End Road Moulton Seas End Spalding

Description: Erect four bedroomed house

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 1614-01 and 1614-02 dated March 2016;
Flood Risk Assessment produced by S M Hemmings dated 10 June 2016.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The scheme of landscaping and tree planting shown on dwg. no. 1614-01 shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the

owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

4 Prior to occupation of the dwelling 1.8 metre high timber close boarded fencing shall be erected along the north-western and south-western boundaries of the site in accordance with details shown on dwg. no. 1614-01 accompanying the application. Such fencing shall thereafter be retained.

Reason: To protect the amenity of neighbouring residents.
This condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

5 All first floor windows on the northern elevation shall be fitted with obscure glass (at least level 4). Such glazing shall thereafter be retained.

Reason: To protect the amenity of neighbouring residents.
This condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

6 The development hereby permitted shall be carried out in accordance with both the approved Flood Risk Assessment (dated 10 June 2016) and approved supporting drawing no. 1614-02 (dated March 2016) and in particular the following mitigation measures:
i) Finished floor levels shall be set at 4.10m AOD;
ii) The dwelling shall be two storey.
The mitigation measures shall be fully implemented prior to occupation of the dwelling.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

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, and subsequently determining to grant planning permission.

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

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

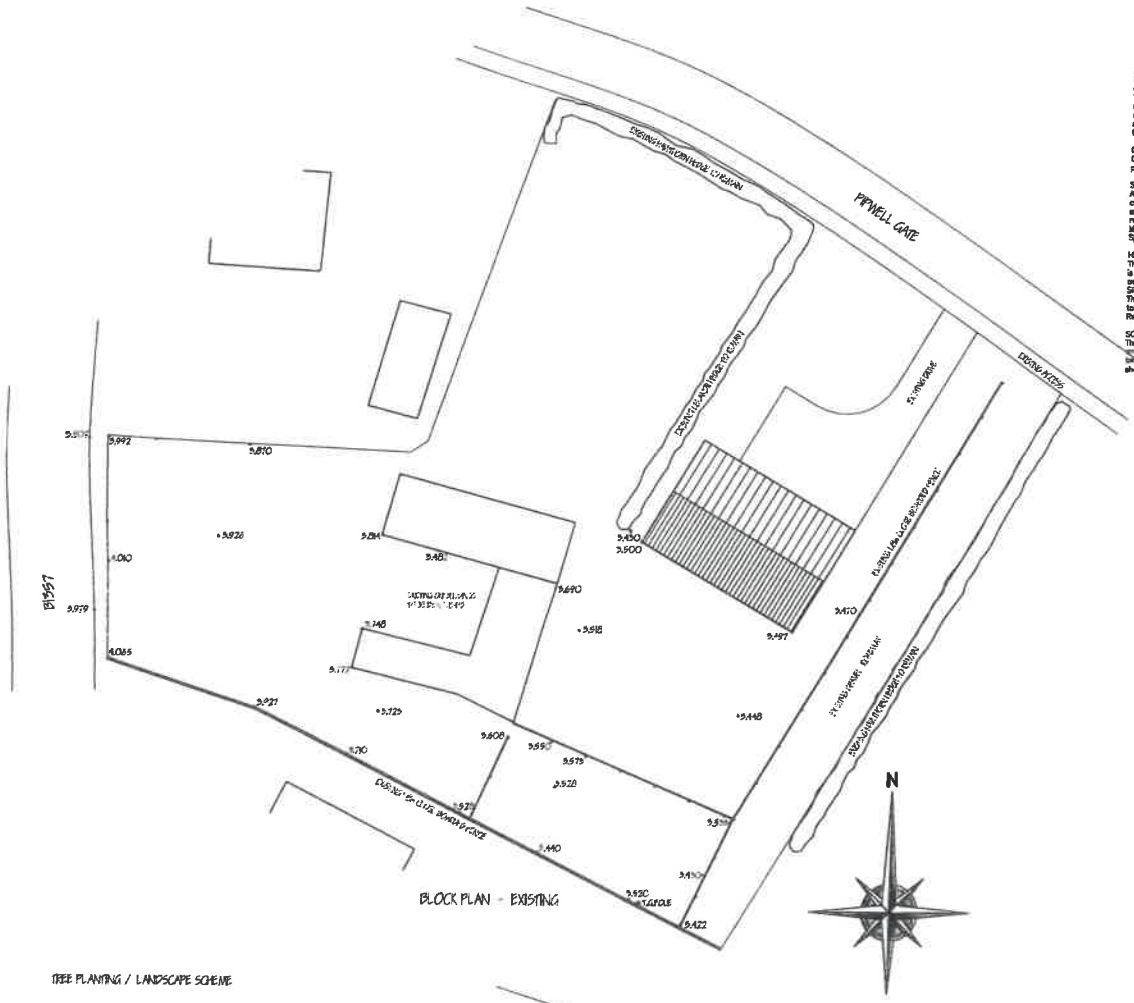
LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer /Client is advised that should the works need to comply with the Construction Design and Management Regulations an Independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
This works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

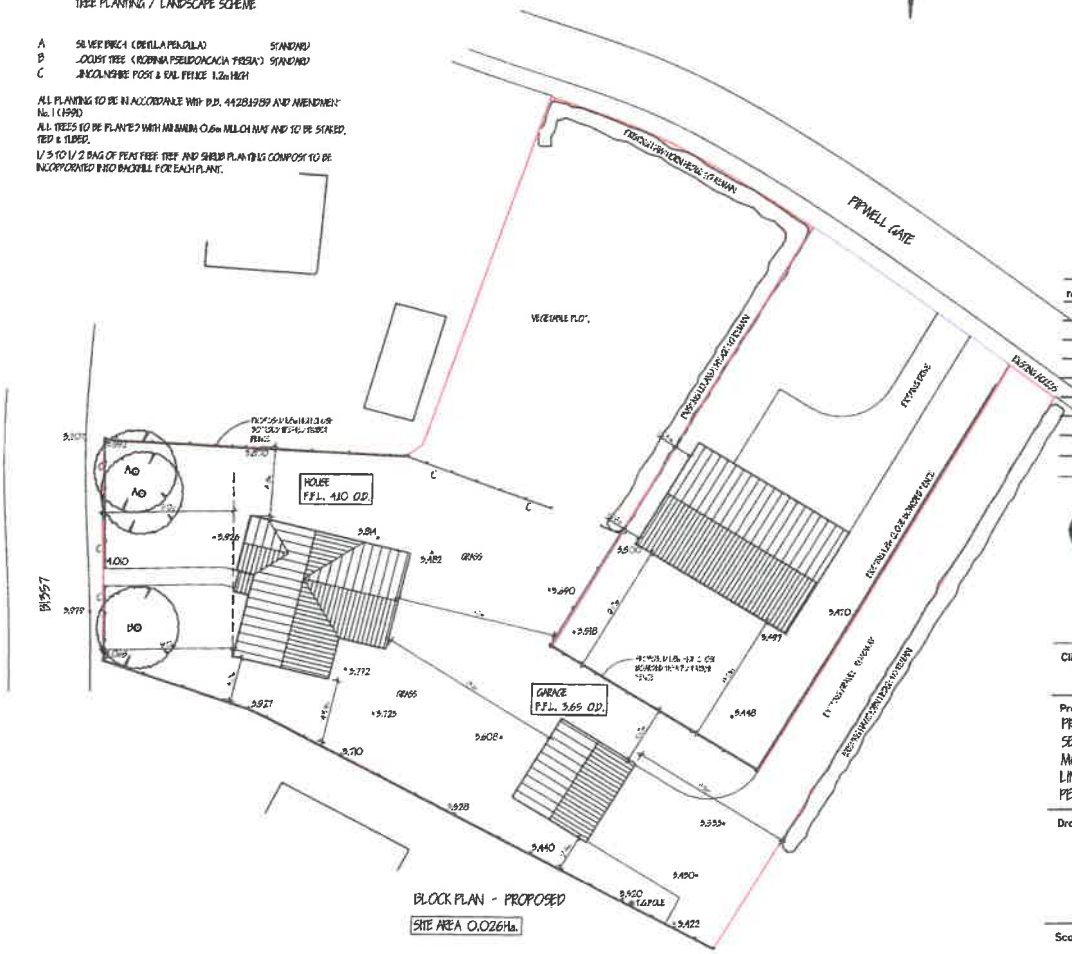


BLOCK PLAN - EXISTING

TREE PLANTING / LANDSCAPE SCHEME

A SILVER BIRCH (BETULA PENDULA) STANDARD
B LOCUST TREE (ROBINIA PSEUDOACACIA 'FRISIA') STANDARD
C LINCOLNSHIRE POST & RAIL FENCE 1.2m HIGH

ALL PLANTING TO BE IN ACCORDANCE WITH B.S. 4428:1989 AND AMENDMENT No. 1 (1990)
ALL TREES TO BE PLANTED WITH MINIMUM 0.6m MULCH MAT AND TO BE STAKED, TIED & TUBED.
1/3 TO 1/2 BAG OF PEAT FREE TREE AND SHRUB PLANTING COMPOST TO BE INCORPORATED INTO BACKFILL FOR EACH PLANT.



BLOCK PLAN - PROPOSED
SITE AREA 0.026Ha.

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
90 WINSOVER ROAD
SPALDING, LINC'S PE11 1HA
Tel: 01775 711174
Mobile : 07808 125 776
E-MAIL : c.a.d@btconnect.com

Client.
MR & MRS REYNOLDS

Project.
PROPOSED 3 BEDROOMED HOUSE
SEAS END ROAD
MOULTON SEAS END
LINCS
PE 12 6LD

Drawing.
EXISTING & PROPOSED
BLOCK PLANS

Scale	1:250 @ A1	Drawing No.	1614-01
Date.	MARCH '16	Drawn.	J.C.

SOUTH HOLLAND DISTRICT COUNCIL

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DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H13-0683-16 **Date of Decision:** 23rd September 2016

Applicant: The Golden Lion Public House
73 Seas End Road
Moulton Seas End
Spalding
Lincs
PE12 6LD

Location: Off Pipwell Gate Moulton Seas End Spalding

Description: Residential development (single building plot)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. No: 2999-16-01 (1:500 layout indicative only).
Flood Risk Assessment (dated August 2016).
Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

5 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

6 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and

approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk- top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note
The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.
The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

7 When application is made for 'Reserved Matters Approval', the submission shall include full details for the provision of a road widening scheme to form an area for calling vehicles to wait at the frontage of Pipwell Gate, as shown indicatively on Drawing Number: 2999-

01 (dated June 2016). The subsequently approved details shall be completed in their entirety prior to the occupation of the proposed single dwelling.

Reason: To ensure the provision of free passage of vehicles and pedestrians within the public highway in the interests of safety of the users of the public highway and the safety of the users of the site.
This Condition is imposed in accordance with SG14 & SG15 of the South Holland Local Plan, 2006.

8 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (dated August 2016) and in particular the following measures:
- Finished floor levels shall be set no lower than 500mm above existing ground levels;
- Flood resilient and resistant construction measures shall be incorporated throughout the development as stated within the FRA;
- The dwellings shall be a minimum of two storeys.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

9 When the application is made for approval of the 'Reserved Matters' that application shall show details of the arrangements for the parking/turning/maneuvering/loading/unloading of vehicles within the site. These arrangements shall be provided before the building is occupied and shall be kept permanently free for such use at all times thereafter.

Reason: To enable calling vehicles to wait clear of the carriageway of Pipwell Gate and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

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, and subsequently determining to grant planning permission.

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

The development hereby permitted will require the provision of a new vehicular access

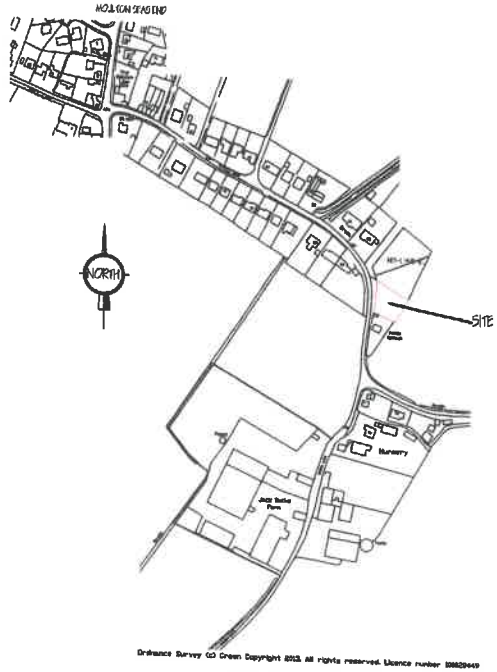
crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



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





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LOCATION PLAN.
1/2500.

G. R. MERCHANT
B.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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18A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 426900
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. PE. Co. UK

Project	RESIDENTIAL DEVELOPMENT. off PIPWELL GATE. MOULTON SEAS END. LINCS. PE12 6LU.
Client	R. MURRAY.
Drawing	LOCATION & SITE PLANS.
Job Ref.	2999-16.
Drawing No.	01.
Date	JUNE 16.
Drawn	HLD / GRM.
Scales	AS INDICATED.

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The General Contractor is to check all dimensions on site and report any discrepancies to the Architect.
Any construction notes reported in the Technical or Specification documentation may be discussed with the Architect, but cannot be incorporated in variations to the contract unless they are incorporated by means of Variation Instructions issued by the Architect.

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Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H13-0759-16 **Date of Decision:** 4th October 2016

Applicant: Mr P Johnson
Mill Marsh Road
Moulton Seas End
Spalding
Lincs
PE12 6LD

Location: 2 Seas End Road Moulton Seas End Spalding

Description: Replacement dwelling (indicative 4 bedroom house and detached double garage)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and site plans on dwg. no. 2990-16-10B dated July 2016;
Indicative dwg. nos. 2990-16-11 and 2990-16-12 dated July 2016;
Flood Risk Assessment (Ref: GCB/Merchant) dated August 2016.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment forming part of this planning application and in particular the following mitigation measures:
i) Finished floor levels shall be set at 300mm above existing ground level;
ii) Flood resilient and resistant construction measures shall be incorporated throughout the development as stated within;
iii) The dwelling shall be of two storey construction.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

5 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

6 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

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, and subsequently determining to grant planning permission.

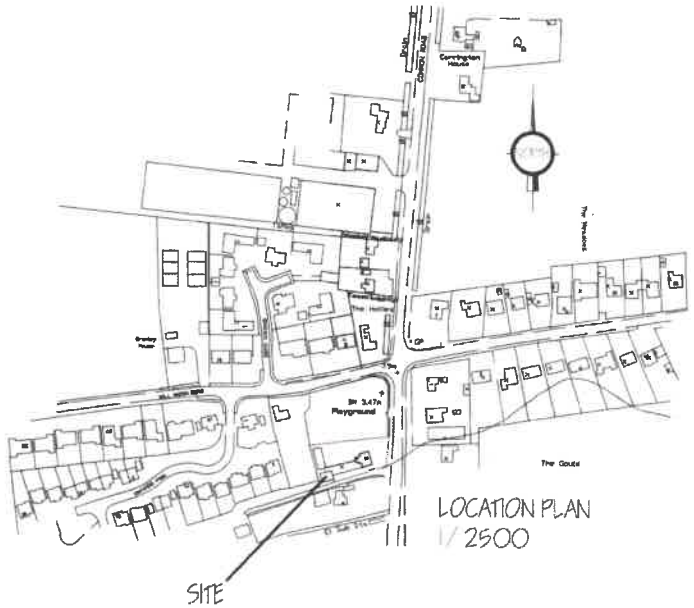
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Paul Jackson
Place Manager
South Holland District Council

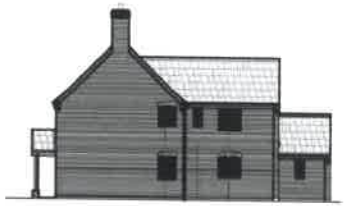
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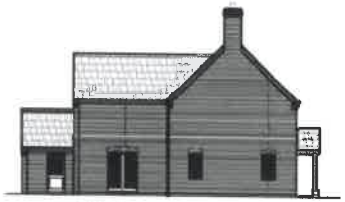


SITE PLAN
1/500



LOCATION PLAN
1/2500





ref.	revision	date

G. R. MERCHANT I.ENG AMICE FRWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

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Tel: 01406 490800
Fax: 01406 422744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project

Client

Drawing

Job Ref. | Drawing No.

Date | Drawn

Scales

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Any discrepancies between the drawings and specification are to be notified to the Architect immediately. Failure to do so will be at the contractor's own risk. This drawing is not to be used for the purposes of construction unless it has been signed by the Building Inspector as approved. Any drawing that is not signed as approved is not to be used. Any works carried out before the drawings are approved is entirely at the contractor's own risk. All dimensions are to be checked on site before any work is put in hand or any materials ordered. Any discrepancies must be notified to the Architect immediately. Failure to do so will be at the contractor's own risk. All materials to be new, unless otherwise stated and all workmanship and materials are to be used and installed as per manufacturers instructions. Any proprietary items mentioned are for the purpose of description only and any equivalent may be substituted with the approval of the Architect. 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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 Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE

Reference: H13-0544-17 **Date of Decision:** 18th July 2017

Applicant: Mr & Mrs P Whiting
Cassini Lodge
58 Seas End Road
Moulton Seas End
Spalding Lincs
PE12 6LD

Location: Adjacent: Cassini Lodge 58 Seas End Road Moulton Seas End Spalding

Description: Residential development

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. No's: 3148-17-01 & 3148-17-02 and Flood Risk Assessment (Prepared by Geoff Beel Consultancy - May 2017).

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place without the prior written approval of the Local Planning

Authority of all details of the following matters:
i) the layout, scale and external appearance of buildings, including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 The development hereby permitted in outline is limited to no more than 5 dwellings, and a maximum combined gross floorspace of no more than 1000sqm.

Reason: In the interests of the character of the area and as the application is approved without planning obligations. A development of greater than 1000sqm floorspace would be expected to make such contributions, or demonstrate why they would not be viable, in accordance with national advice contained in the Planning Practice Guidance.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006, Section 7 of the National Planning Policy Framework, 2012 and national guidance on planning obligations contained in the Planning Practice Guidance.

5 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

6 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

7 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk- top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note
The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.
The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be

contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

8 Details of the means of storage and disposal of refuse and recycling, and its on-going maintenance, shall be submitted to and be approved by the Local Planning Authority and the development shall not commence in advance of that approval. The approved scheme shall be fully implemented before the first occuaption and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

9 Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number 3148-17-02 dated April 2017 and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

10 When application is made for approval of the Reserved Matters, that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in a forward gear.

Reason: To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

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, and subsequently determining to grant planning permission.

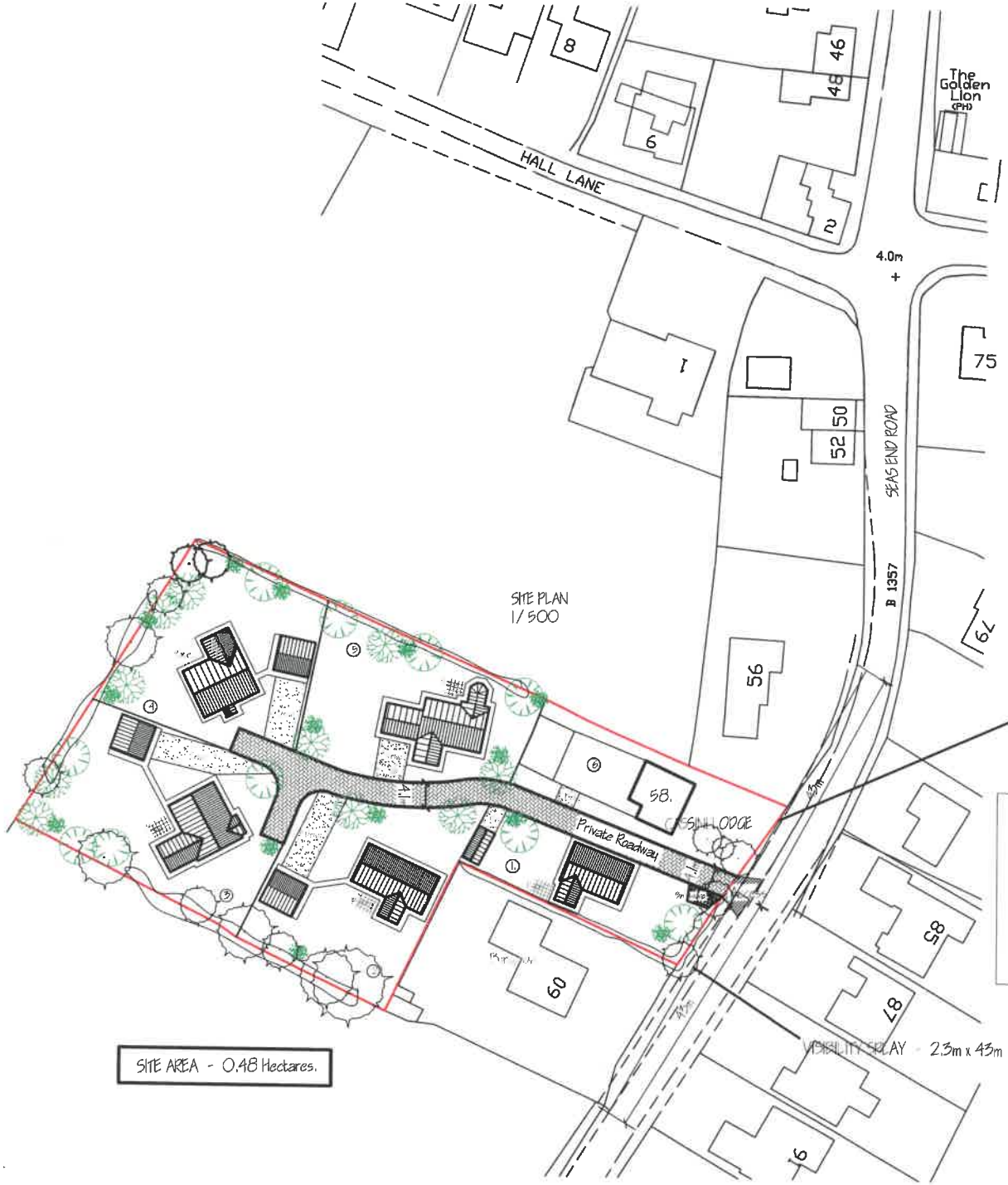
This decision notice, the relevant accompanying report and the determined plans can be

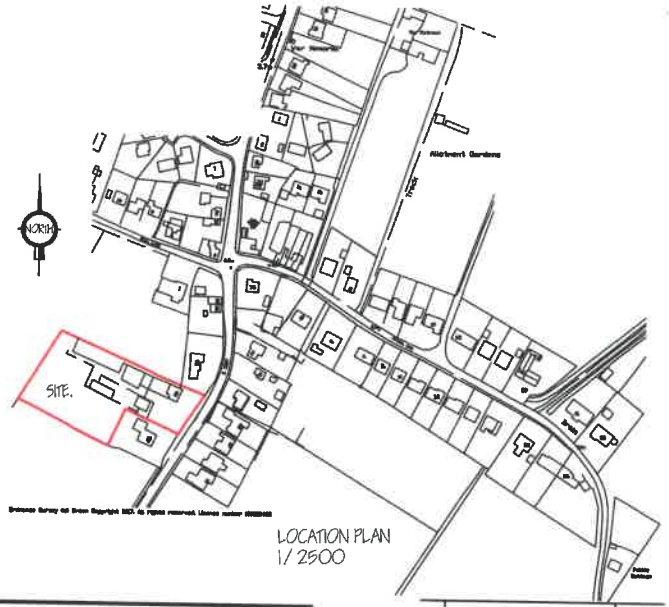
viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



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





UP-GRADE EXISTING ACCESS TO SEAS END ROAD TO THE REQUIREMENTS & SPECIFICATION OF LINC'S C C, HIGHWAYS DEPARTMENT.

VISIBILITY SPLAY - 2.3m x 43m

INDICATIVE DWELLINGS SCHEDULE :-

PLOT 1 - 2 BEDROOM BUNGALOW & DETACHED SINGLE GARAGE.
PLOT 2 - 3 BEDROOM BUNGALOW & DETACHED DOUBLE GARAGE.
PLOT 3 - 3 BEDROOM HOUSE & DETACHED DOUBLE GARAGE.
PLOT 4 - 4 BEDROOM HOUSE & DETACHED DOUBLE GARAGE.
PLOT 5 - 3 BEDROOM BUNGALOW & ATTACHED DOUBLE GARAGE.
PLOT 6 - EXISTING HOUSE - 'CASSINI LODGE'.

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

Unit 4, Wrights Mews
18A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fsnet. Co. UK

Project
RESIDENTIAL DEVELOPMENT
ADJ. CASSINI LODGE 58 SEAS END ROAD,
MOULTON SEAS END,
LINCS. PE12 6LD.

Client
MR & MRS P WHITING.

Drawing
LOCATION & SITE LAYOUT PLANS - PROPOSED.

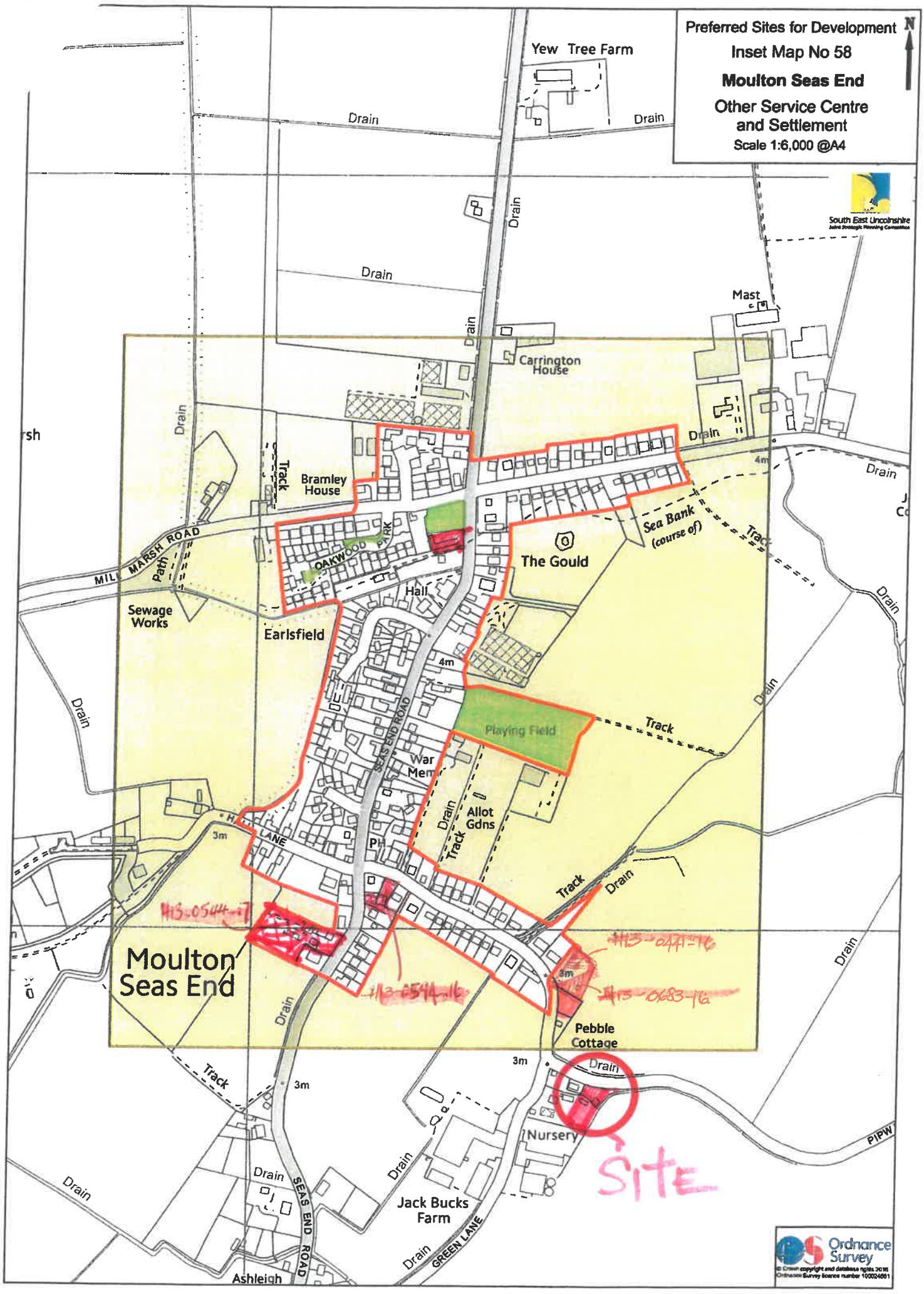
Job Ref.	Drawing No.
9148-17.	02.
Date	Drawn
APR' 17.	HLD / GRM.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING

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All materials to be new unless otherwise stated and all components and materials are to be used fixed and finished in strict accordance with manufacturers instruction and relevant code of practice. All building work shall conform to appropriate British standard specification or BSA certificate or European code of practice. The Employer / Client is advised that should the works not be carried out in accordance with the Construction Design Management Regulations an Engineers Planning Supervision will be required. The letter shall comply with the Act in so far as the drawing and details shown may not specifically depict but may be inferred with or necessary to carry out the works shall be assumed to be included.


Preferred Sites for Development
Inset Map No 58
Moulton Seas End
Other Service Centre and Settlement
Scale 1:6,000 @A4
N
South East Lincolnshire
Yew Tree Farm
Drain
Mast
Carrington House
Bramley House
Track
MARSH ROAD
Path
OAKWOOD PARK
Hall
The Gould
Sea Bank (course of)
Sewage Works
Earlsfield
4m
Playing Field
War Mem
SEAS END ROAD
Allot Gdns
PH
3m
Moulton Seas End
H13-0544-16
H13-0441-16
H13-0683-16
Pebble Cottage
Nursery
SITE
PIPW
Jack Bucks Farm
GREEN LANE
Ashleigh
Ordnance Survey

FLOOD RISK ASSESSMENT

FLOOD RISK ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT AT MOULTON SEAS END, SPALDING, LINCS

FINAL REPORT

GEOFF BEEL CONSULTANCY

NOVEMBER 2016

GCB/MERCHANT

DISCLAIMER

This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development off Pipwell Gate, Moulton Seas End, Spalding, Lincolnshire. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr & Mrs N Gibbons" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Geoff Beel Consultancy" during the necessary investigative process, and the conclusions and recommendations could therefore, differ in the event of material subsequently being found erroneous, incomplete or misleading. "Geoff Beel Consultancy" therefore, accepts no liability should this prove to be the case.

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1.0 INTRODUCTION

2.0 LOCATION

3.0 THE SITE AND SEQUENTIAL TEST

4.0 EXISTING FLOOD ALLEVIATION MEASURES

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6.0 EXTENT OF KNOWN FLOODING

7.0 PROBABILITIES AND TRENDS OF FLOODING

8.0 IMPACTS OF FLOODING

9.0 RESIDUAL RISKS – EXTREME EVENTS

10.0 CONCLUSIONS AND RECOMMENDATIONS

Fig 1 - Location Plan & Site Plans – G R Merchant drg. no. 3051-15-01

Fig 2 - Indicative Floor Plan, Elevations & Site Plan – G R Merchant drg. no. 3051-15-02

Fig 3 - Environment Agency Flood Zone Map

Fig 4 - South Holland Strategic Flood Risk Assessment Map – Residual Flood Depths (2115)

Fig 5 - Environment Agency Tidal Hazard Mapping – Depth, Hazard & Velocity of 1 in 200 & 1 in 1000 year events in 2015; CCN-2016-16696

Fig 6 - South Holland Internal Drainage Board district plan

1.0 INTRODUCTION

1.1 An outline planning application is to be submitted by G R Merchant Ltd on behalf of Mr & Mrs N Gibbons for proposed residential development at land alongside 56 Pipwell Gate, Moulton Seas End, Spalding, Lincs.

1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Zone Maps. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site is also shown in Flood Zone 3 of the South Holland District Council's Strategic Flood Risk Assessment Maps.

The site is also located in the South Holland IDB drainage district.

1.3 Geoff Beel Consultancy was appointed on 24th November 2016 to undertake a Flood Risk Assessment.

2.0 LOCATION

2.1 The development site is located at land alongside 56 Pipwell Gate, Moulton Seas End. The National Grid Reference of the central point of the development is TF 32452675.

2.2 The position and extent of the site is shown on Fig 1 – Location & Site Plans at the end of the document.

2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on both the Environment Agency Flood Zone Map and the Council's Strategic Flood Risk Assessment Map.

3.0 THE SITE AND SEQUENTIAL TEST

3.1 The site is currently agricultural land.

3.2 The area of development is approximately 0.40 hectare.

3.3 The proposed site layout consists the construction of a single two-storey dwelling with garage. Existing land levels are generally at 3.00m aOD.

3.4 The Sequential Test and Exception Test will require to be applied by the Local Planning Authority but the development may be permitted as the site is protected against both the 1 in 200 year return period tidal event and the 1 in 100 year return period fluvial event. No other land available for development in Moulton Seas End is at a lower risk of flooding.

4.0 EXISTING FLOOD ALLEVIATION MEASURES

4.1 The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy for the Protection of Floodplains' and is considered to be passive until such time as a flood greater than that for which the defences were designed occurs. The likelihood of flooding due to overtopping or failure of a flood defence embankment is considered to be small.

The development site within the South Holland Internal Drainage Board is protected by the River Welland tidal defences between Spalding and Fosdyke Bridge with embankment levels of a minimum of 7.00m aOD.

4.2 The site and the surrounding land drains by gravity to Board drains to the west of the site and hence in a north westerly direction to the Lords Sluice Outfall and hence to the tidal River Welland.

4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.

4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. However, bank slips, blocked culverts etc may occur from time to time and these matters are usually dealt with promptly.

5.0 POTENTIAL SOURCES OF FLOODING

5.1 Four potential sources of flooding have been identified as a result of this assessment:

a) local blockages to soakaways
b) local blockages to IDB main drain system.
c) storm return period of 1 in 50 years being exceeded
d) overtopping and breaching of defences of the tidal River Welland

5.2 The probability of flooding from source a) is low due to the maintenance standards by the future owner and the design requirements of BRE36.

The probability of flooding from b) is also low due to the South Holland IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years.

Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and developments to the arterial system enables a flexible approach to be adopted and meet the criteria for "sustainable urban drainage".

5.3 The flood embankments to the tidal River Welland provide a 1 in 200 year return period level of protection.

The 1 in 200 year River Welland tidal event at Fosdyke Bridge in 2069 is estimated to be 6.41m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences parallel with the River Welland. However, the site is located 4.50kms from the River Welland defences and any overtopping/breaching would be minimal.

The development site has existing land levels generally at 3.00m aOD which are well above surrounding land levels between the site and the river defences.

5.4 The South Holland Strategic SFRA Residual Depth map shows the site as affected by between 0.00 – 0.50m depth of water as a result of a breach to the River Welland tidal defences. However the Environment Agency Tidal Hazard Mapping shows the site as affected by between 0.25-0.50m depth of water as a result of a breach.

It is necessary to mitigate against this remote risk of flooding and finished floor levels have been raised 500mm above Pipwell Gate carriageway level at 3.50m aOD with 300mm of flood resilient construction above finished floor level.

5.5 Surface water drainage from the development site will be to soakaways to BRE365 design requirements and Building Regulations approval.

6.0 EXTENT OF KNOWN FLOODING

6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

7.1 The probability of this development flooding from localised drainage systems is very low.

7.2 The probability of the site flooding with water from any South Holland IDB main drain is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.

7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.

7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains or arterial systems rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.

7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the proposed floor levels 500mm above Pipwell Gate carriageway level with 300mm of flood resilient construction above finished floor level will be appropriate for the design life of the development (i.e. 100 years).

7.6 Safe access and egress is readily available onto Pipwell Gate and hence in a generally southerly direction to the A151 road and the town of Holbeach.

8.0 IMPACTS OF FLOODING

8.1 No significant impacts of flooding are anticipated.

8.2 Floor levels of the development will be 500mm above Pipwell Gate carriageway level with 300mm of flood resilient construction above finished floor level which together with the proposed sustainable drainage system will offer additional protection against impacts arising from any extreme short duration, localised events.

8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.

8.4 No displacement of water from the site will affect any adjoining properties as existing soakaway drainage system will be utilised.

9.0 RESIDUAL RISK – EXTREME EVENTS

9.1 The residual risk from extreme events is very low on this site, because of its location, within the South Holland IDB area and its location 5.00kms from the River Welland tidal defences.

9.2 Although within Flood Zone 3 according to NPPF classification, the site actually has a very low risk of flooding due to the current standards of drainage and flood defence and land levels. The site is not located within a Functional Flood Plain of any 'main river' or 'main drain'. The Environment Agency Flood Zone Maps have been produced irrespective of existing flood defences and standards of protection.

9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out a Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

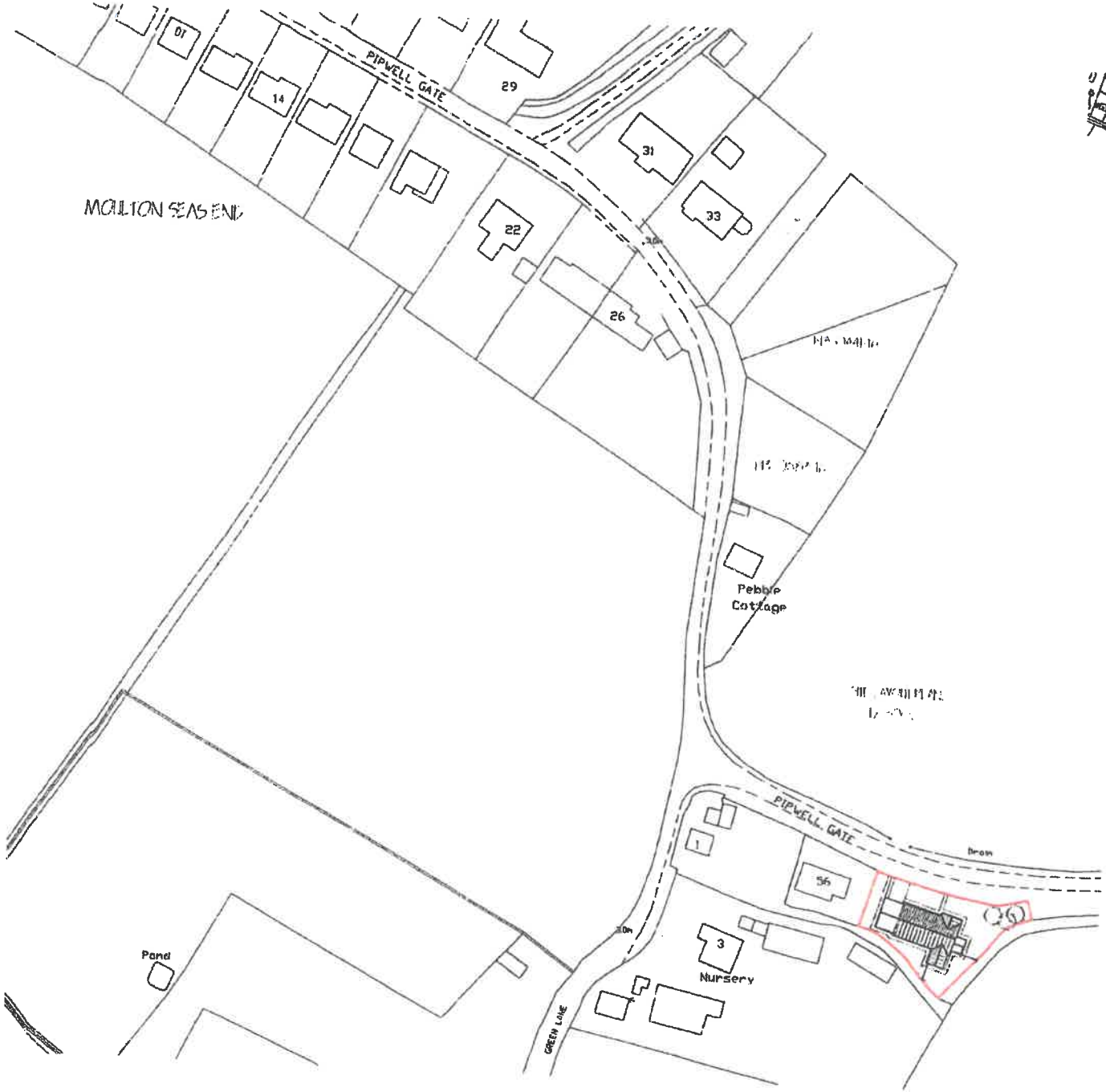
The Strategic Flood Risk Assessment has produced more definitive Flood Risk Maps than those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

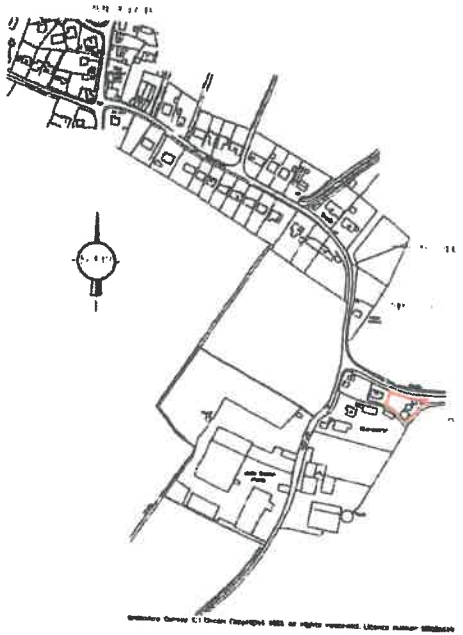
Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the Strategic Flood Risk Assessment for the site is outside any Rapid Inundation Zone and defended by tidal defences and tidal doors.

10.0 CONCLUSIONS AND RECOMMENDATIONS

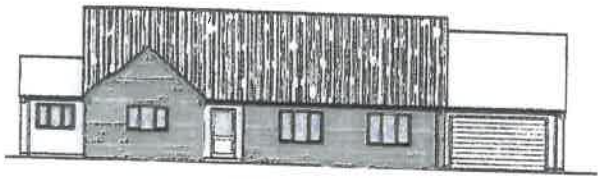
10.1 As a result of the assessment, the following conclusions have been reached:-

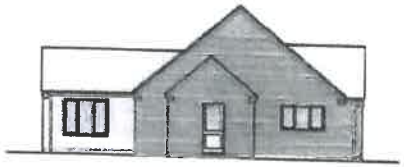
- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by River Welland tidal defences to a 1 in 200 year return period, (1.0%)
- Although the site is in Flood Zone 3, the actual risk of site flooding from any Environment Agency river system is very low (less than 0.5%).
- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.
- Finished floor levels of the dwellings will be raised 500mm above Pipwell Gate carriageway at 3.50m aOD with 300mm of flood resilient construction above FFL.
- On site rainwater from the development will be discharged to proposed soakaway drainage to BRE365 design requirements and Building Regulations approval.

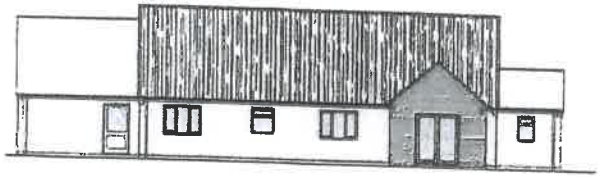


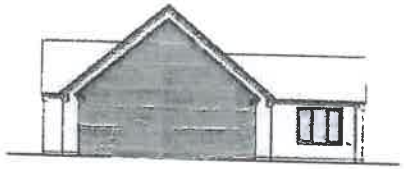


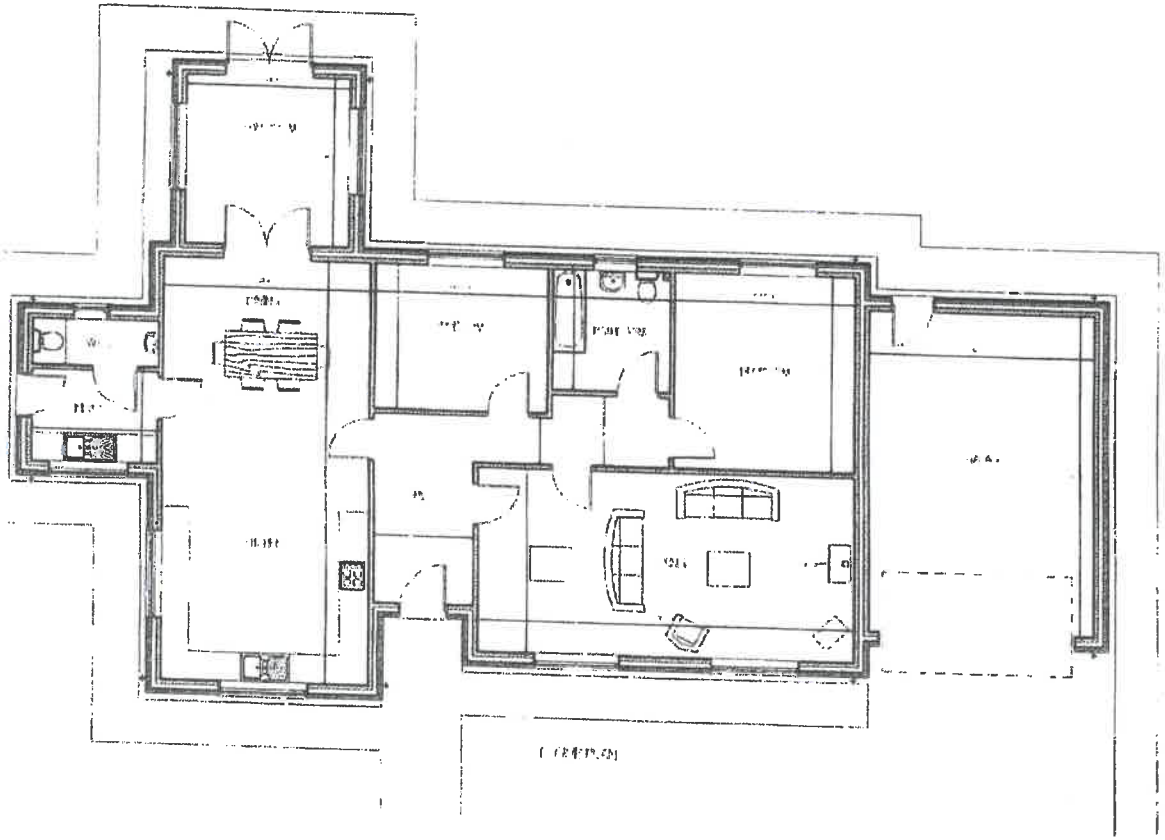
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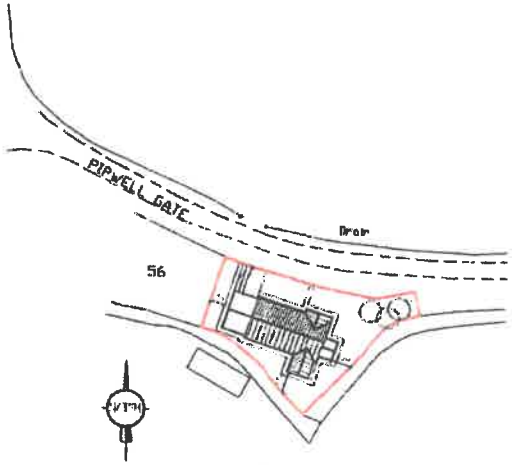












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Moulton Seas End, Lincolnshire

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Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

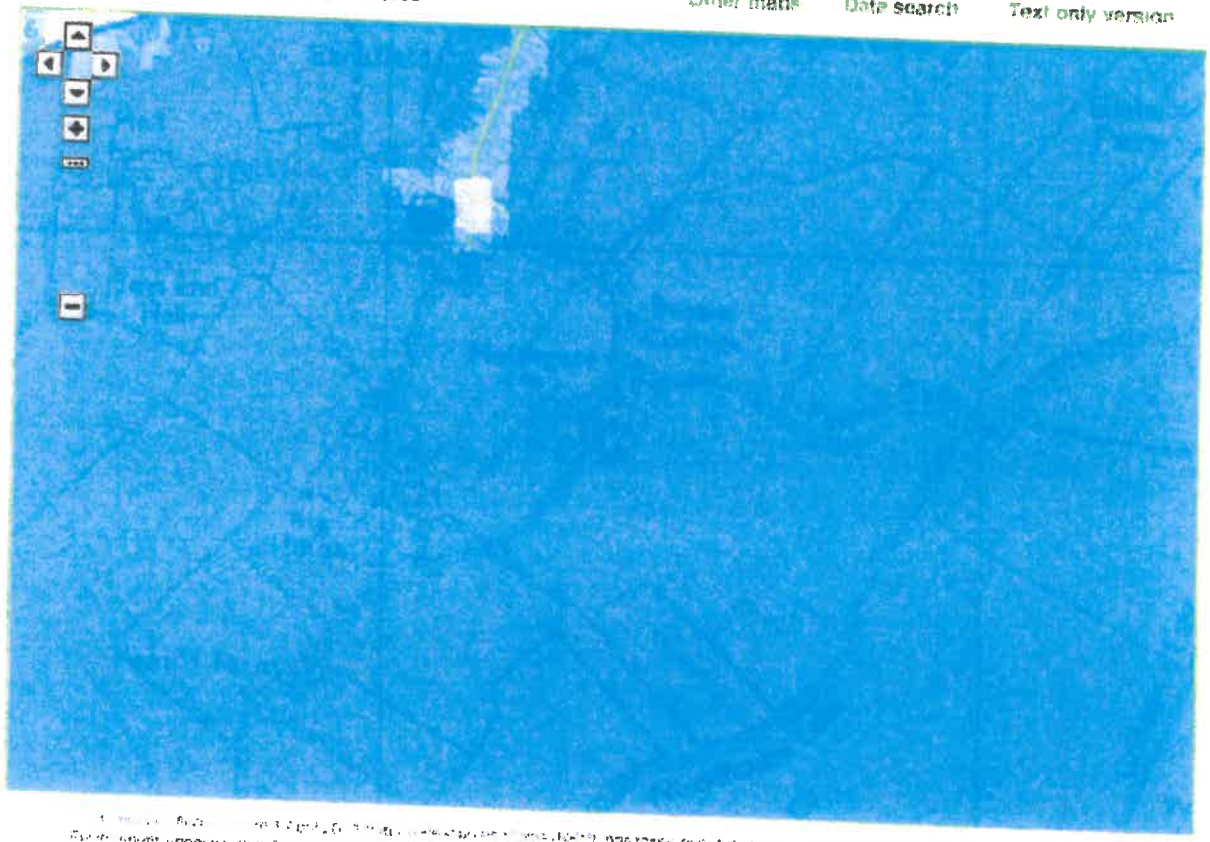
Map legend

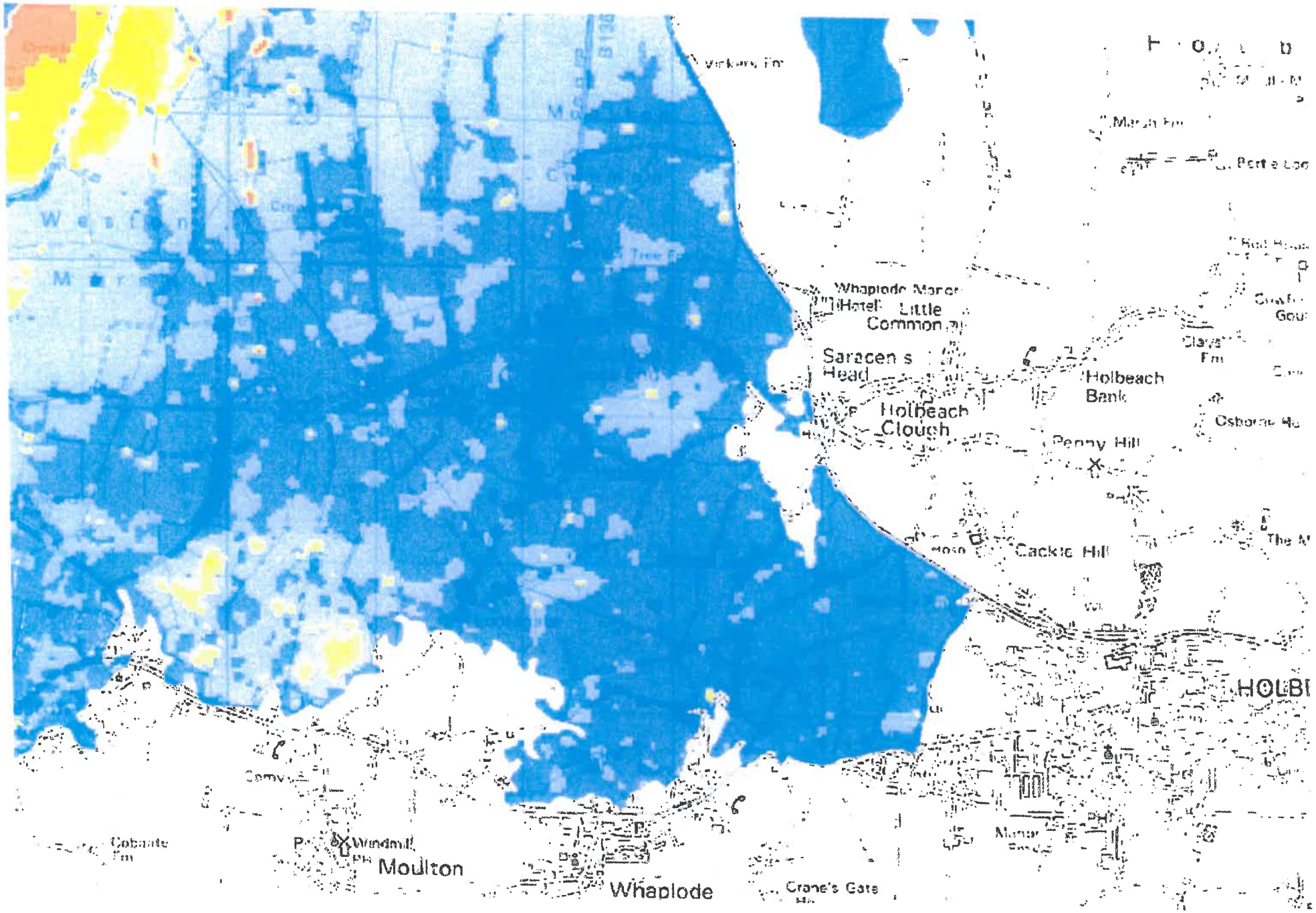
Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in

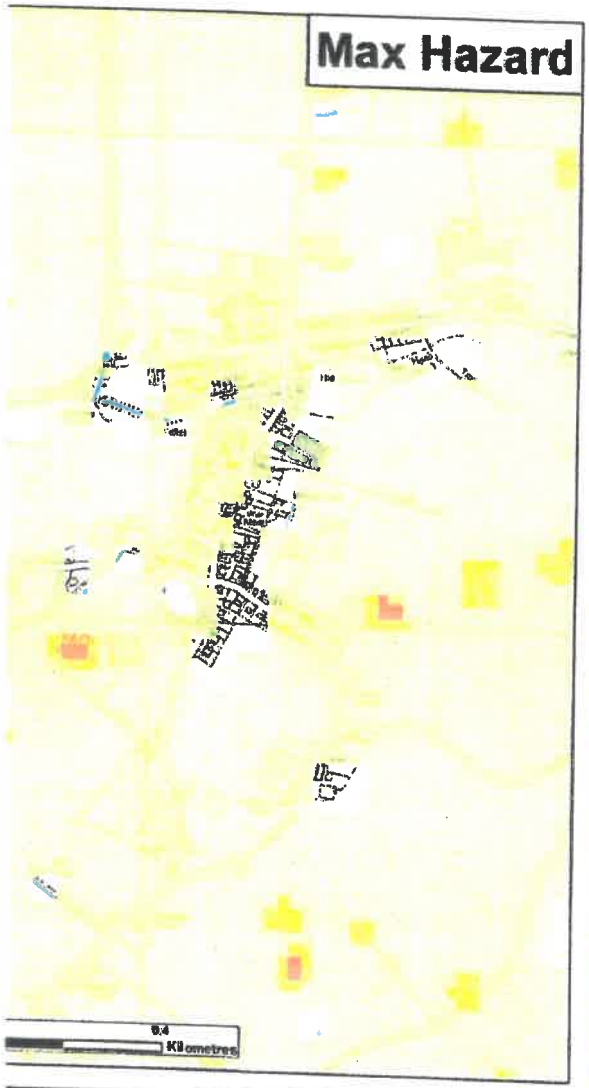
- Flood Map for Planning (Rivers and Sea)
- Main River
- Other national environmental organisations

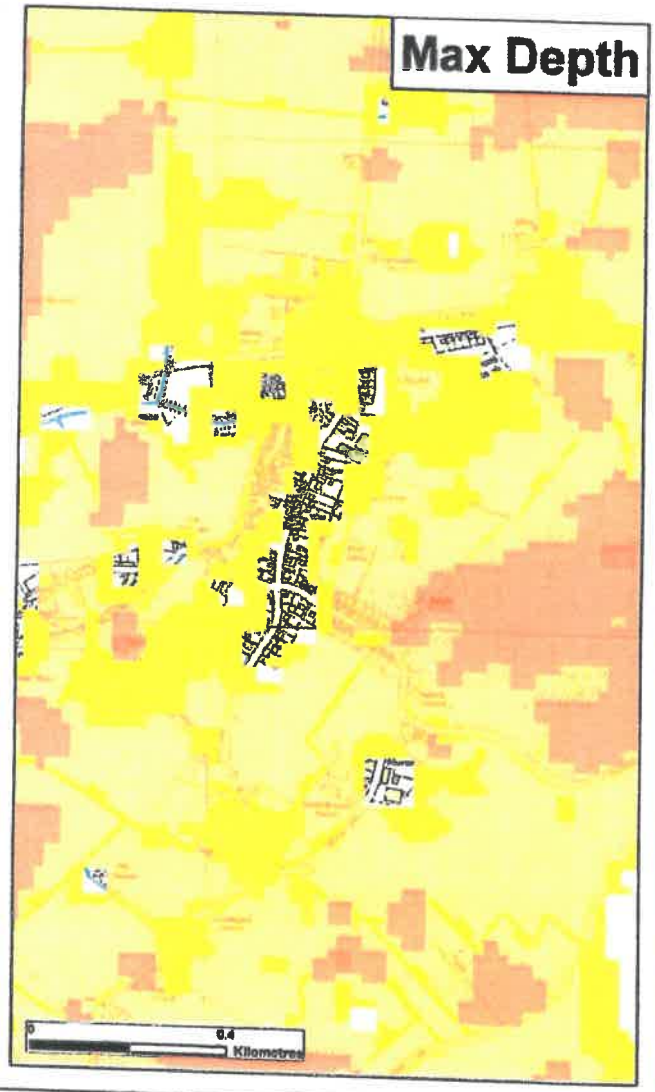
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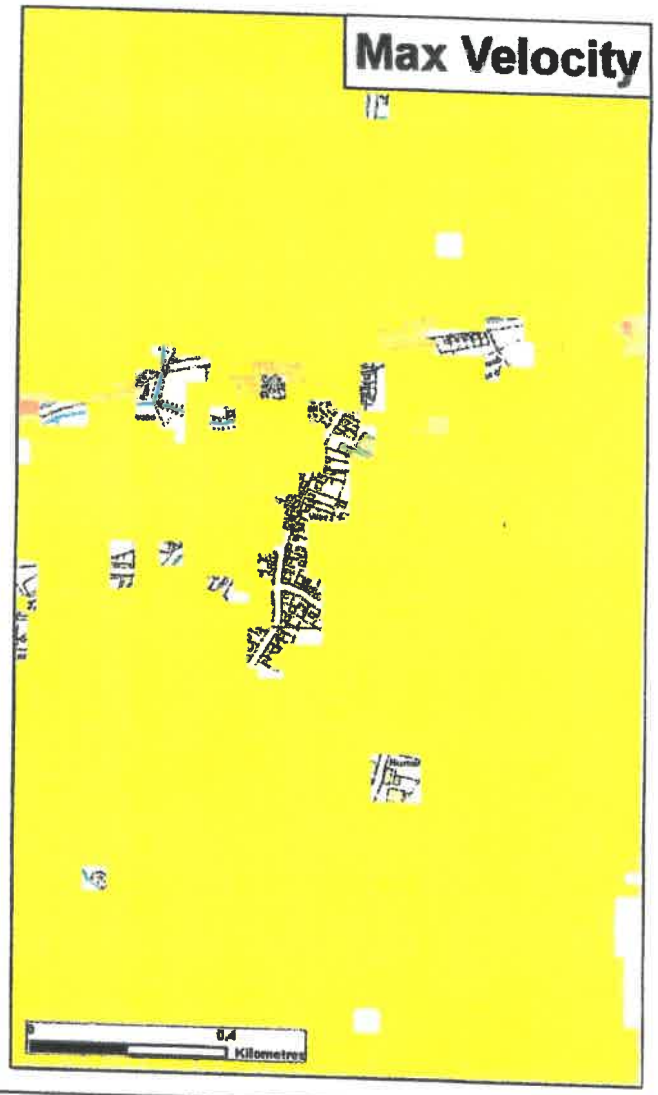
Other maps | Data search | Text only version




Whaplode Marsh
Little Common
Saracen s Head
Holbeach Bank
Holbeach Clough
Penny Hill
Cackle Hill
Windmill
Moulton
Whaplode
Crane's Gate







★ **Modelled Breach Locations** - see also the accompanying plan "Location of Modelled Breaches"

Max Hazard
Risk to People - FD2320)
- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)

Max Depth (m)
- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 1.0
- 1.0 - 2.0
- 2.0 +

Max Velocity (m/s)
- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5 +

d	July 2016	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2016-16696

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

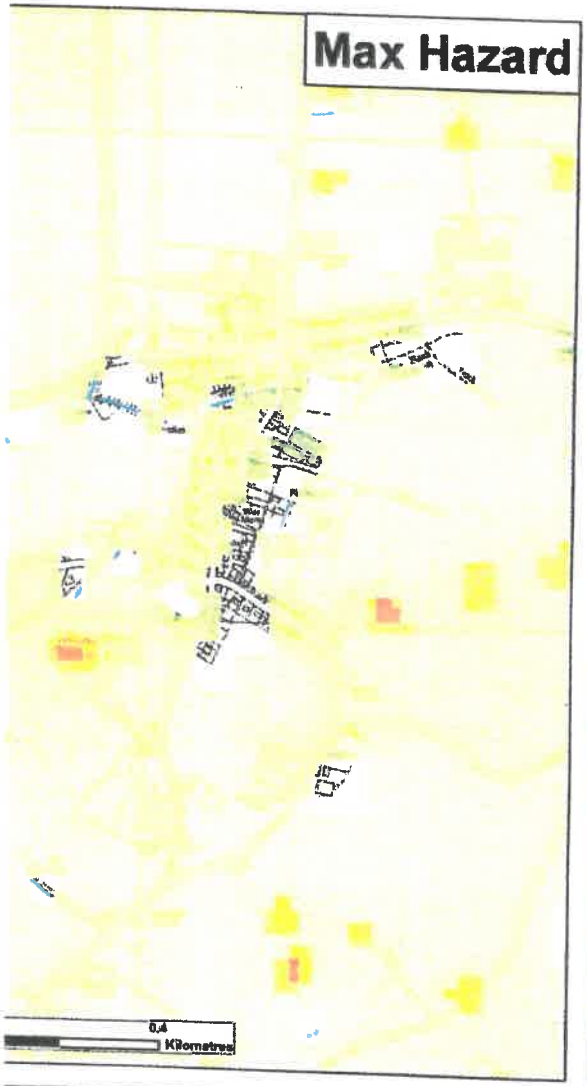
General Enquiries No. 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary

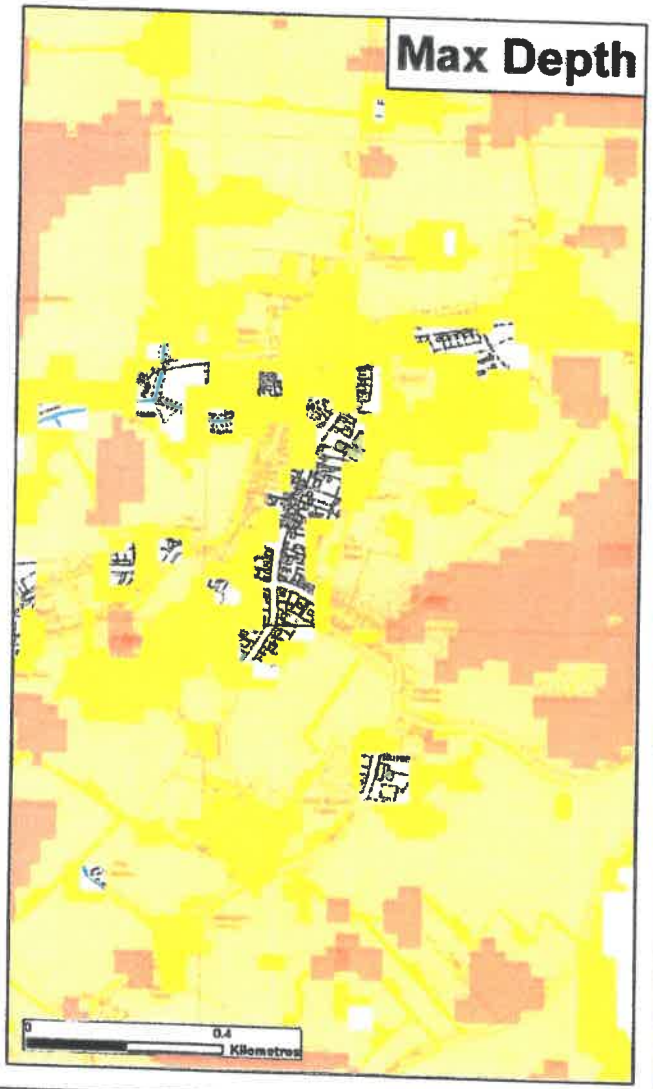
Environment Agency

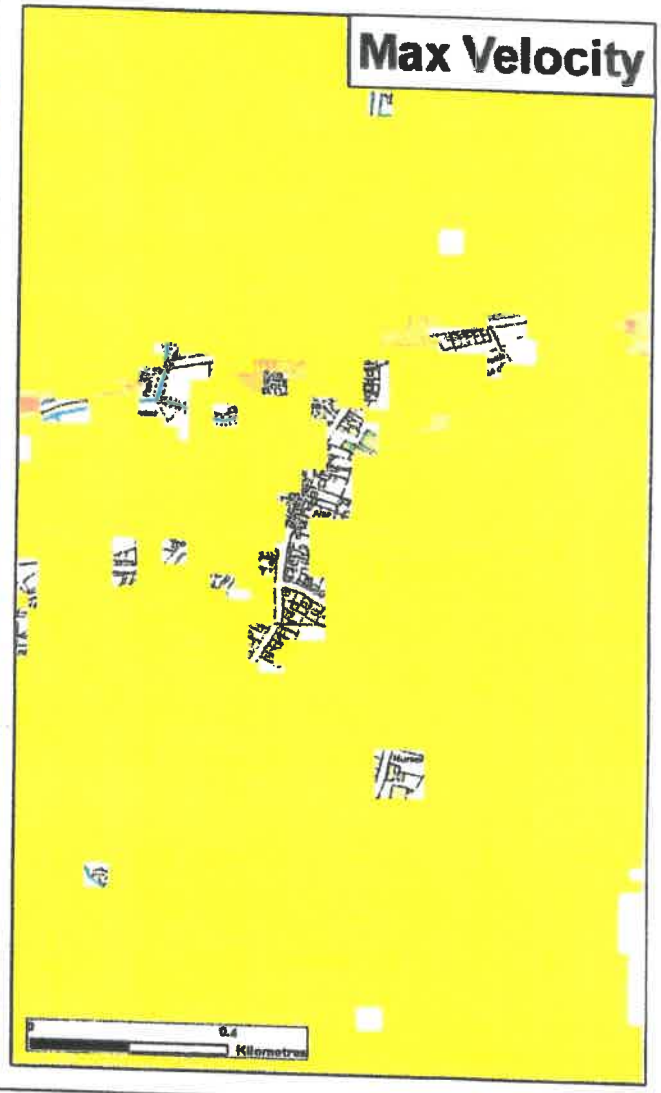
Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

Map Centred on TF 32244 27162

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(Risk to People - FD2320)

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- 0 - 0.25
- 0.25 - 0.50
- 0.50 - 1.0
- 1.0 - 2.0
- 2.0+

Max Velocity (m/s)

- 0 - 0.3
- 0.3 - 1.0
- 1.0 - 1.5
- 1.5 - 2.5
- 2.5+

d	July 2016	Scenario year	2115	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2015-16696

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

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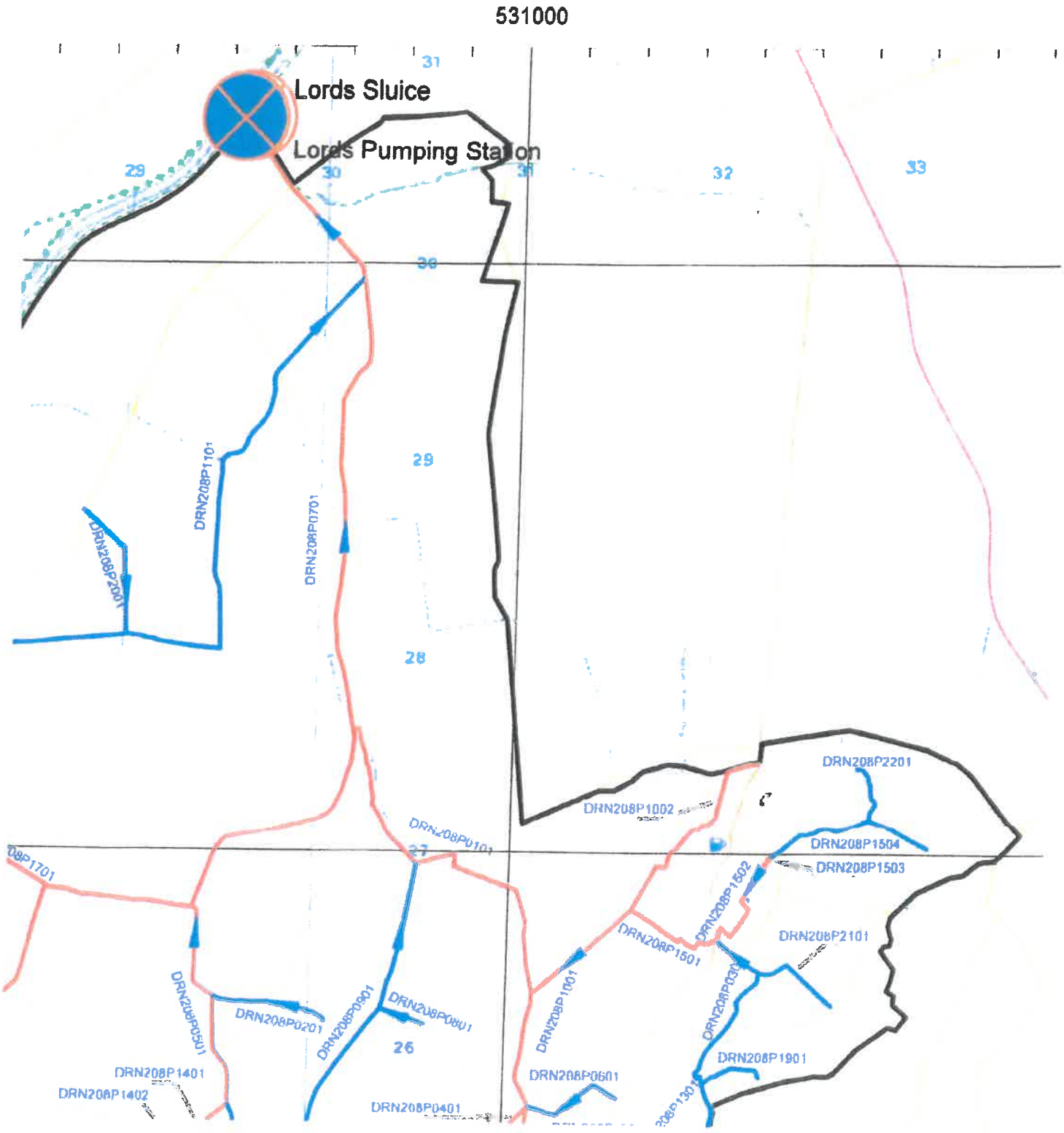
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary

Environment Agency

Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

Map Centred on TF 32244 27162

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531000
Lords Sluice
Lords Pumping Station
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DRN208P2001
DRN208P0701
DRN208P1002
DRN208P2201
DRN208P1504
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DRN208P0201
DRN208P0901
DRN208P0801
DRN208P1401
DRN208P1402

GENERIC FLOOD RESILIENT CONSTRUCTION

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.