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Ref: 2896-16

RESIDENTIAL DEVELOPMENT
FENGATE
MOULTON CHAPEL
SPALDING
LINCS
PE12 0XL

FOR

THE HARRISON FAMILY



PLANNING, DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT
FENGATE
MOULTON CHAPEL
SPALDING
LINCS
PE12 0XL

The application is to acquire Town & Country Planning Permission (OUTLINE) for 4 No-building plots off Fengate to the North of Moulton Chapel for the benefit of The Harrison Family.

The site which is owned by The Harrison Family (brothers Michael, Richard, Charles and William) has remained in the family for several decades, it has an approximate 80 metre frontage to Fengate and an approximate depth of 50 metres, amounting to 0.39 hectares (1 acre). Currently the site is over-grown with 'self-sown' trees and bushes and is surplus to the requirements of the family and is just becoming a derelict area.

Consultation has been on-going since circa 2008 under the Strategic Housing Land Availability Assessment (SHLAA) and more recently under the South East Lincolnshire Local Plan (SELLP), the findings of the consultation process is currently out for public consultation until February 2016. This consultation document and plan includes the application site for future residential development and is registered as SHLAA (Mou031).

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

USE

The current use of the site is a derelict area which is over-grown with self-sown trees and bushes and is surplus to the owners requirements.

AMOUNT

The proposal, which is an outline application, is for 4 No- large building plots on the approach to Moulton Chapel from the North and will compliment the entrance to the village and remove a derelict eye-sore.

LAYOUT

The indicative layout of 4 No- large building plots will compliment the street scene as the village is approached.

SCALE

The final decision on numbers and architectural design will be determined at Reserved Matters stage.

LANDSCAPING

The current site is landscaped with numerous self-sown trees and bushes, these items will be removed and a comprehensive landscaping, tree planting and boundary treatment scheme will be agreed at Reserved Matters stage.

APPEARANCE

Architectural/traditional design of properties will be finally determined at Reserved Matters stage.

ACCESS

Access to the building plots will be via individual accesses to each property subject to the requirements and specification of LCC Highways Department. Access to and within dwellings will be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

Research into the Environment Agency and the South Holland District Council Strategic Flood Risk Assessment suggests that the application site is outside of Flood Zones 2 & 3, but irrespective of this flood resilient construction will be incorporated into the dwelling designs (see appendix).

EXTERNAL APPEARANCE & MATERIALS

To be determined at Reserved Matters stage.

APPLICATION PLAN

2896-16-01 Location & Site Layout Plans

G R Merchant
January 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' LOCATION/SITE PLANS & PHOTOGRAPHS

EMERGING LOCAL PLAN
RESIDENTIAL DEVELOPMENT BOUNDARY – MOULTON CHAPEL

FLOOD RISK ISSUES

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

'GOOGLE' LOCATION/SITE PLANS & PHOTOGRAPHS





Fen Gate

Moulton Chapel

Google earth

© 2015 Google
Image © 2015 Getmapping plc

Google earth

feet
km

1

5000





Google earth

Moulton Chapel

© 2015 Google
Image © 2015 Getmapping plc

Google earth

feet
meters

1000

500



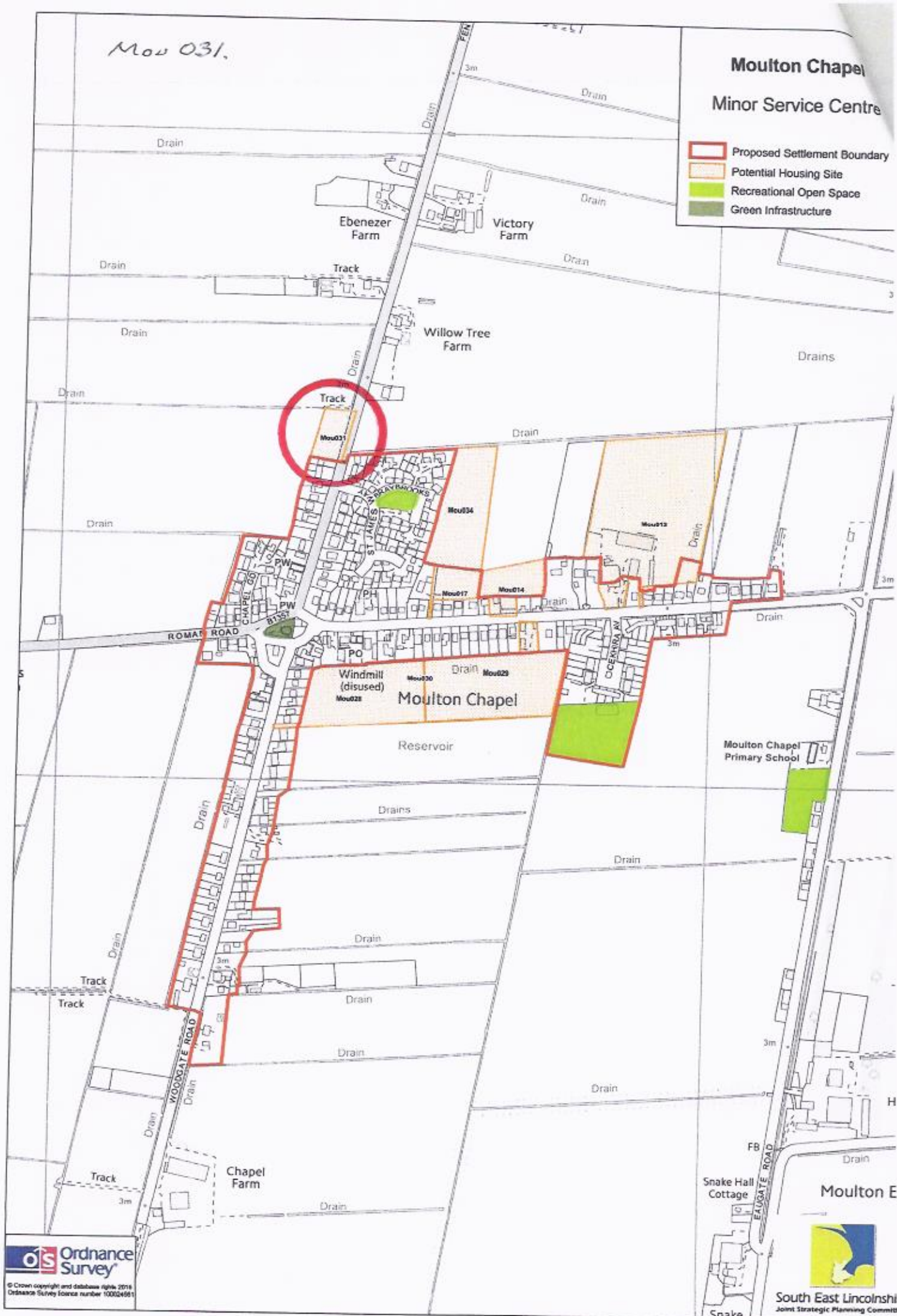


**EMERGING LOCAL PLAN
RESIDENTIAL DEVELOPMENT BOUNDARY – MOULTON CHAPEL**

Mou 031.

Moulton Chapel Minor Service Centre

- Proposed Settlement Boundary
- Potential Housing Site
- Recreational Open Space
- Green Infrastructure



FLOOD RISK ISSUES



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

PE12 0XL

Go

Flood Map for Planning (Rivers and Sea)

Map legend

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

☒ Flood Map for Planning (Rivers and Sea)

☐ Flood Zone 3

☐ Flood Zone 2

☐ Flood defences (Not all may be shown*)

☐ Areas benefiting from flood defences (Not all may be shown*)

☒ Main River Line

☐ Main River Line

☒ Other national environmental organisations

☐ Natural Resources Wales Area of responsibility

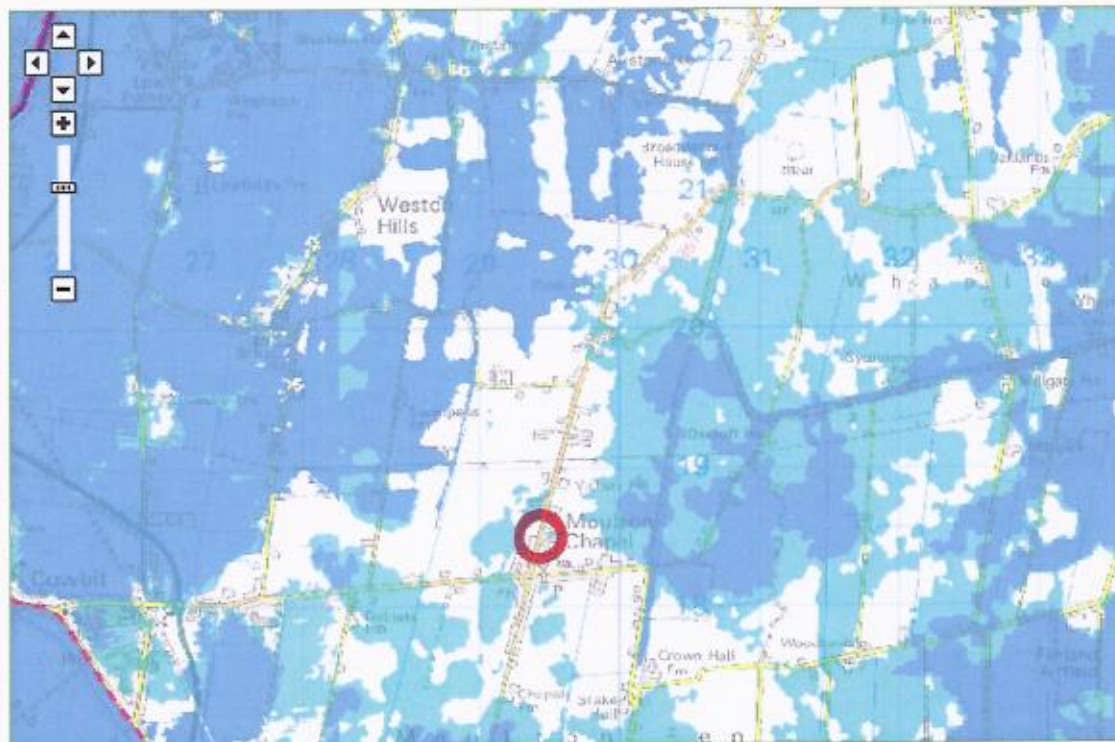
☐ Scottish Environment Protection Agency Area of responsibility

PE12 0XL at scale 1:40,000

Other maps

Data search

Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

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

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 Last updated: 14th October 2015

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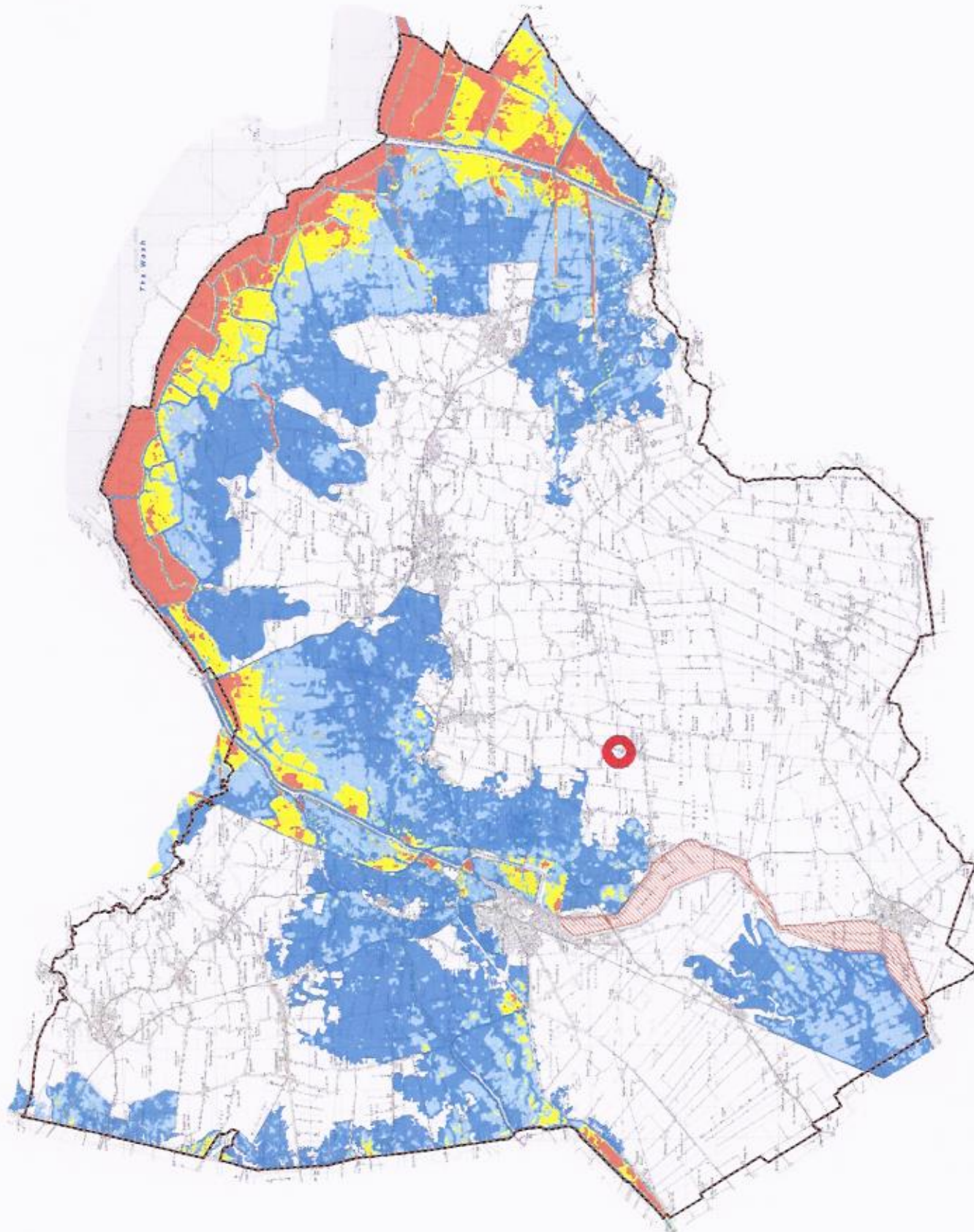
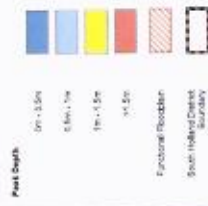


NOTES

1. The potential flooding consequences shown on this map relate to flooding from the River Mersey and the Mersey Estuary. The map does not show the potential for flooding from other sources such as surface water or flood defenses.
2. In addition to the potential flood extents shown on the map, there may be other flooding in low-lying areas.
3. The consequences designated as being an Actual Risk as per Section 2.1.1 of the Flood Risk Assessment (FRA) are those areas where the likelihood of flooding is high and the potential for loss of life and property is high. Areas designated as being an Actual Risk are shown in red on the map.
4. The consequences designated as being a Potential Risk as per Section 2.1.1 of the FRA are those areas where the likelihood of flooding is medium and the potential for loss of life and property is medium. Areas designated as being a Potential Risk are shown in yellow on the map.
5. The consequences designated as being a Low Risk as per Section 2.1.1 of the FRA are those areas where the likelihood of flooding is low and the potential for loss of life and property is low. Areas designated as being a Low Risk are shown in blue on the map.
6. Functional flooding consequences have been shown where there is a risk of flooding from the River Mersey and the Mersey Estuary. These are shown in green on the map.
7. The map is a representation of the Flood Risk Assessment (FRA) and is not a guarantee of the accuracy of the information shown.
8. The map is a representation of the Flood Risk Assessment (FRA) and is not a guarantee of the accuracy of the information shown.
9. The map is a representation of the Flood Risk Assessment (FRA) and is not a guarantee of the accuracy of the information shown.

Probability Band	Annual probability of flooding from the River Mersey	Annual probability of flooding from the Mersey Estuary
Low	<0.1%	<0.1%
Medium	0.1%-0.5%	0.5%-1.0%
High	>0.5%	>1.0%

Map Legend



REV DATE REMARKS

This map is reproduced from the Flood Risk Assessment (FRA) and is not a guarantee of the accuracy of the information shown. Copyright: South Holland District Council. Licence No: 100018201, 2008.

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

DATE OF ISSUE: January 2010 REV NO:
SCALE: 1 : 80,000 @ A1
MAP NO:

FLOOD RESILIENT CONSTRUCTION

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document "Improving the Flood Performance of New Buildings" – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential flood events.