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Ref: 2943-16

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

FOR

MR & MRS S BAILEY



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 2943-16

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

The application is to acquire Town & Country Planning Permission (Outline) for two building plots off Pipwell Gate, Moulton Seas End for the benefit of Mr & Mrs S Bailey.

The site which amounts to 0.19 hectares abuts the proposed residential development boundary for Moulton Seas End (see inset map No 58).

The site adjoins the proposed development boundary within the emerging South East Lincolnshire Local Plan (SELLP) and also links to existing frontage development immediately to the West, it may therefore be considered an appropriate site for frontage development, as indicated on the plan 2943-16-10.

The following section of this statement is as suggested by 'The Commission for Architecture in the Built Environment' (CABE).

USE

The application site amounts to 0.19 hectare and is to the East of the proposed development boundary for Moulton Seas End.

AMOUNT

The indicative layout for two large building plots would compliment the street scene along Pipwell Gate.

LAYOUT

The indicative layout for a pair of vernacular designed properties will compliment the street scene approach to the village.

SCALE

The final decision for the design, scale and layout is to be determined at Reserved Matters stage.

LANDSCAPING

The current site has a few mature trees and hedging, the proposal will be to retain as much as possible and compliment the site with further planting to be agreed at Reserved Matters stage.

APPEARANCE

Architectural traditional/vernacular appearance of the dwellings to be determined at Reserved Matters stage.

ACCESS

Each property will be accessed by a separate drive and these will be constructed to the requirements and specification of Lincolnshire County Council Highways Department. Access to and within the properties will be determined by compliance with Part M of the Building Regulations – Access to and Use of Buildings.

FLOOD RISK

Research into the Environment Agency and the South Holland District Council Strategic Flood Risk Assessment suggests that the application site is within Flood Zone 3, therefore, if requested by The Environment Agency a Flood Risk Assessment will be provided.
The indicative dwellings are a house and chalet bungalow which will accommodate all sleeping accommodation at first floor level and flood resilient construction methods will be incorporated into the building construction (see appendix).

APPLICATION PLANS

2943-16-10	Location & Site Layout Plans

G R Merchant
April 2016

APPENDIX

LOCATION PLAN 1/2500

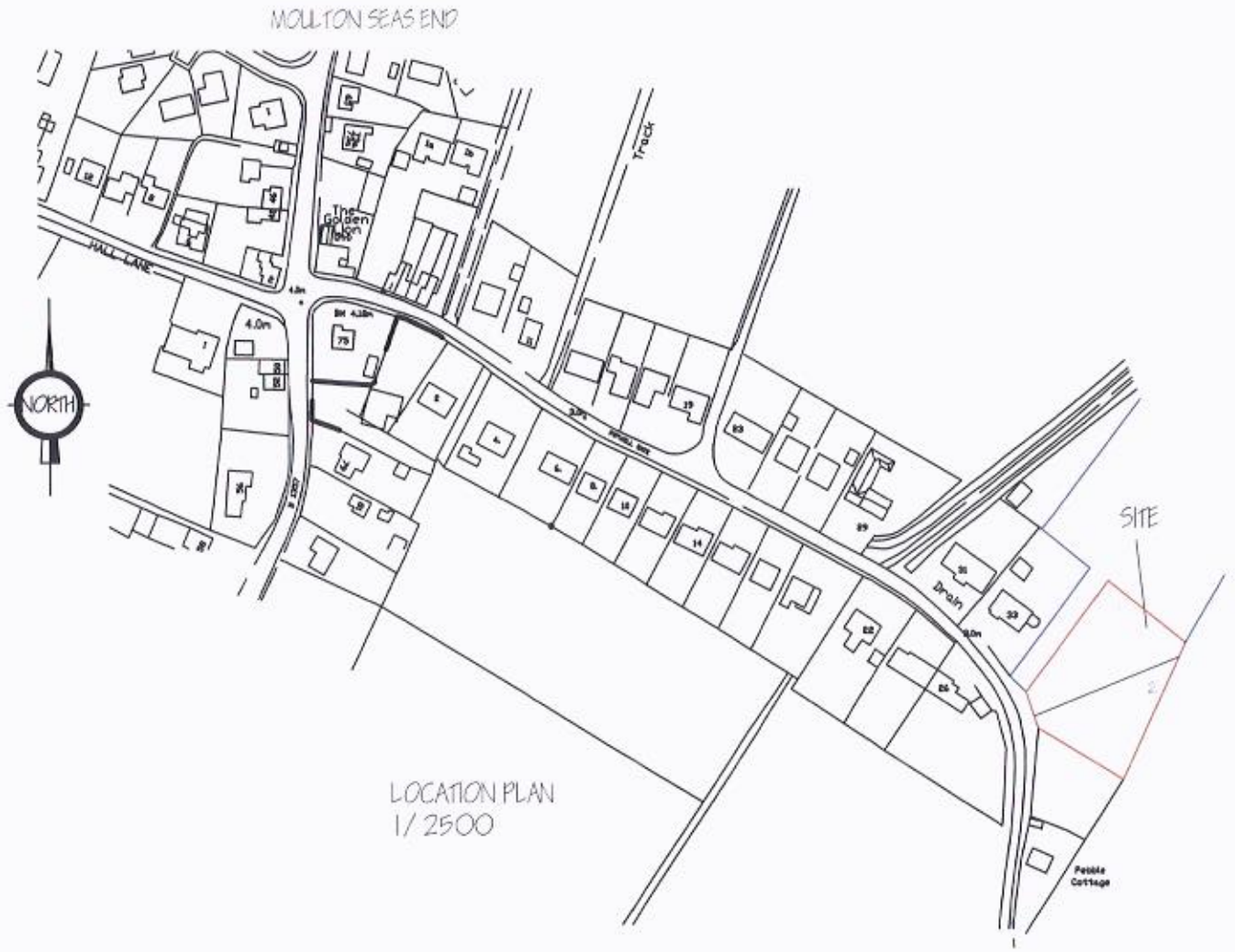
'GOOGLE' PLANS & SITE PHOTOGRAPHS

EMERGING LOCAL PLAN – MOULTON SEAS END
INSET MAP NO 58

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

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LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

Ref: 2943-16

'GOOGLE' PLANS & SITE PHOTOGRAPHS



Google earth

feet 5000

km 1



Google earth

feet 2000

meters 700



Google earth

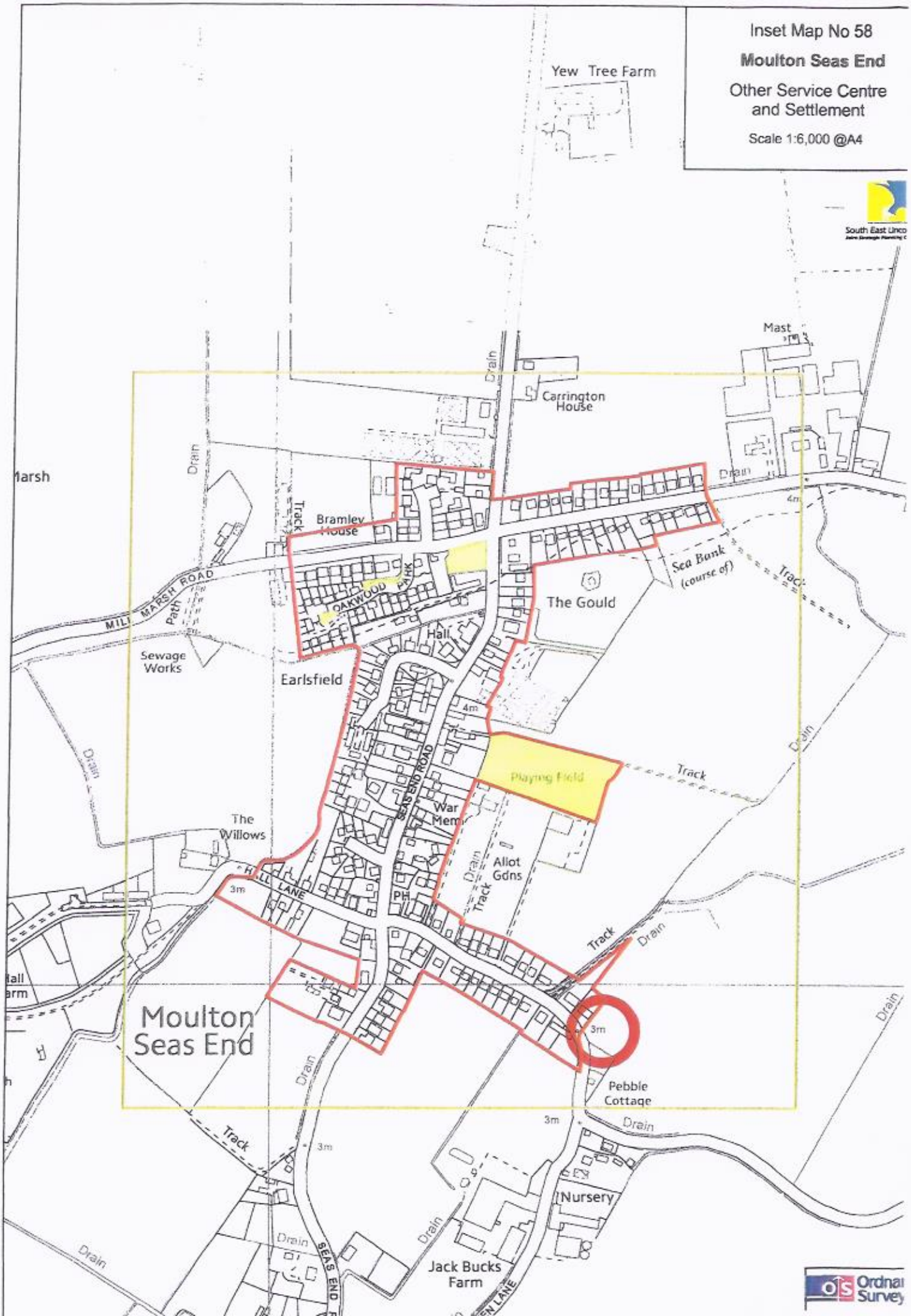
feet 900
meters 300


30



Ref: 2943-16

EMERGING LOCAL PLAN – MOULTON SEAS END
INSET MAP NO 58


Inset Map No 58
Moulton Seas End
Other Service Centre and Settlement
Scale 1:6,000 @A4
Yew Tree Farm
Carrington House
Mast
Drain
Track
Bramley House
OAKWOOD PARK
MILL MARSH ROAD
Path
Sewage Works
Earlsfield
Hall
The Gould
Sea Bank (course of)
Playing Field
SEAS END ROAD
War Mem
PH
The Willows
HILL LANE
Allot Gdns
Moulton Seas End
Pebble Cottage
Nursery
Jack Bucks Farm
SEAS END LANE
4m
3m

Ref: 2943-16

FLOOD RISK ISSUES

- ENVIRONMENT AGENCY FLOOD MAP
- SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
- GENERIC FLOOD RESILIENT CONTRUCTION METHODS

Environment Agency

Enter a postcode or place name: PE12 6LU Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Map legend

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

- ✔ Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood defences (Not all may be shown*)
  - Areas benefiting from flood defences (Not all may be shown*)
- ✔ Main River Line
  - Main River Line
- ✔ Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

Map of PE12 6LU at scale 1:20,000

Other maps Data search Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.
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This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

More about flooding:

Understanding the Flood Map for Planning (Rivers and Sea)

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

Current flood warnings

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

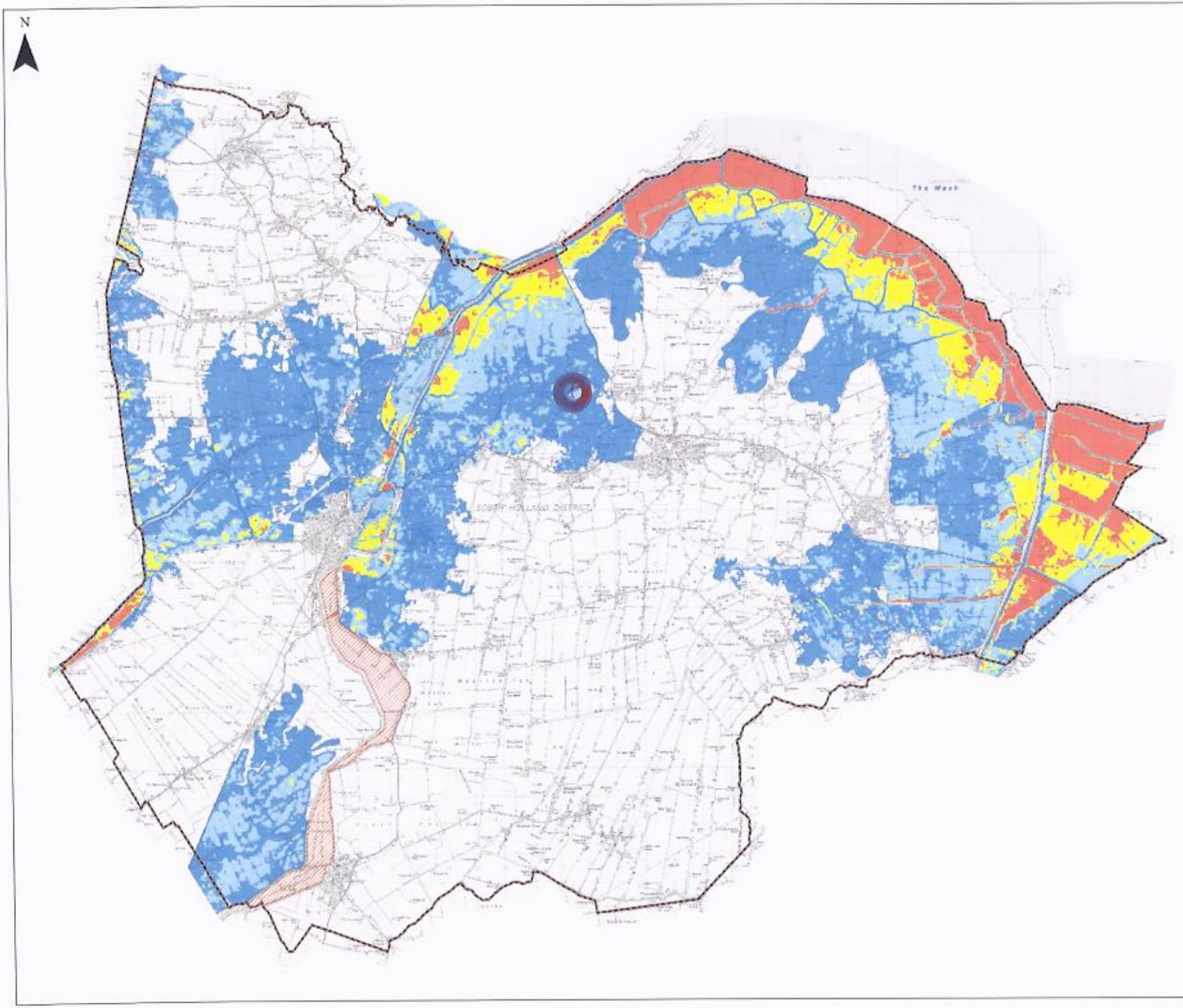
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Last updated: 18th March 2016

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NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low lying rural areas.

3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<0.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

7. Land outside South Holland District is not considered.

8. This map shows the extents only of the flooding probability bands relevant to the map Title.

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: January 2010 REV NO:

SCALE: 1 : 60,000 @ A1

MAP NO:

FLOOD RESILIENT CONSTRUCTION

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

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