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REF: 3148-17

RESIDENTIAL DEVELOPMENT
ADJACENT CASSINI LODGE
58 SEAS END ROAD
MOULTON SEAS END
SPALDING
LINCS
PE12 6LD

FOR

MR & MRS P WHITING



PLANNING, DESIGN & ACCESS STATEMENT

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

REF-3148-17

RESIDENTIAL DEVELOPMENT
ADJACENT CASSINI LODGE
58 SEAS END ROAD
MOULTON SEAS END
SPALDING
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PE12 6LD

This application is to acquire Town & Country Planning Permission (OUTLINE) for residential development adjacent Cassini Lodge, Seas End Road, Moulton Seas End for the benefit of Mr & Mrs P Whiting.

The current site, which amounts to 0.48 hectares is the side and rear garden of Cassini Lodge and is within the proposed residential development boundary for Moulton Seas End (see inset map No 57).

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

USE

The proposal is to acquire Planning Permission to develop the whole of the site, the indicative layout suggests 5 No properties off a private drive, the final layout to be agreed at Reserved Matters stage.

AMOUNT

The number of properties, design and layout of the site to be agreed at Reserved Matters stage.

LAYOUT

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

SCALE

To be determined by Conditions at Reserved Matters stage.

LANDSCAPING

The rear and sides of the site is landscaped with boundary trees and hedges additional hard and soft landscaping to be agreed at Reserved Matters stage.

APPEARANCE

Architectural, traditional, vernacular appearance of the site to be agreed at Reserved Matters stage.

ACCESS

Access to the properties to be via a private drive, all to the requirements and specification of the Lincolnshire County Council Highway Department. Access to and within the properties to comply with Part M of the Building Regulations.

EXTERNAL MATERIALS

To be agreed by Conditions at Reserved Matters stage.

FLOOD RISK

The site is just within Flood Zone 3 of the Environment Agency flood map but is not at risk from flooding in the South Holland District Council Strategic Flood Risk Assessment map, irrespective of this the following measures to be incorporated in the dwelling designs:-

- Flood resilient construction to be incorporated up to 300mm above ground floor level
- The future occupants to be encouraged to sign up to the Environment Agency automated flood warning system
- Finished floor levels of the properties to be approximately 300mm above the Watergate road level

ENERGY EFFICIENCY

Various measures to be incorporated in the design of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source heat pumps
- Rainwater harvesting
- PV panels to roofs
- High levels of insulation
- ETC

APPLICATION PLANS

3148-17-01	Location & Site Layout Plans – Existing
3148-17-02	Location & Site Layout Plans – Proposed

G R Merchant
May 2017

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE & LOCATION PLANS

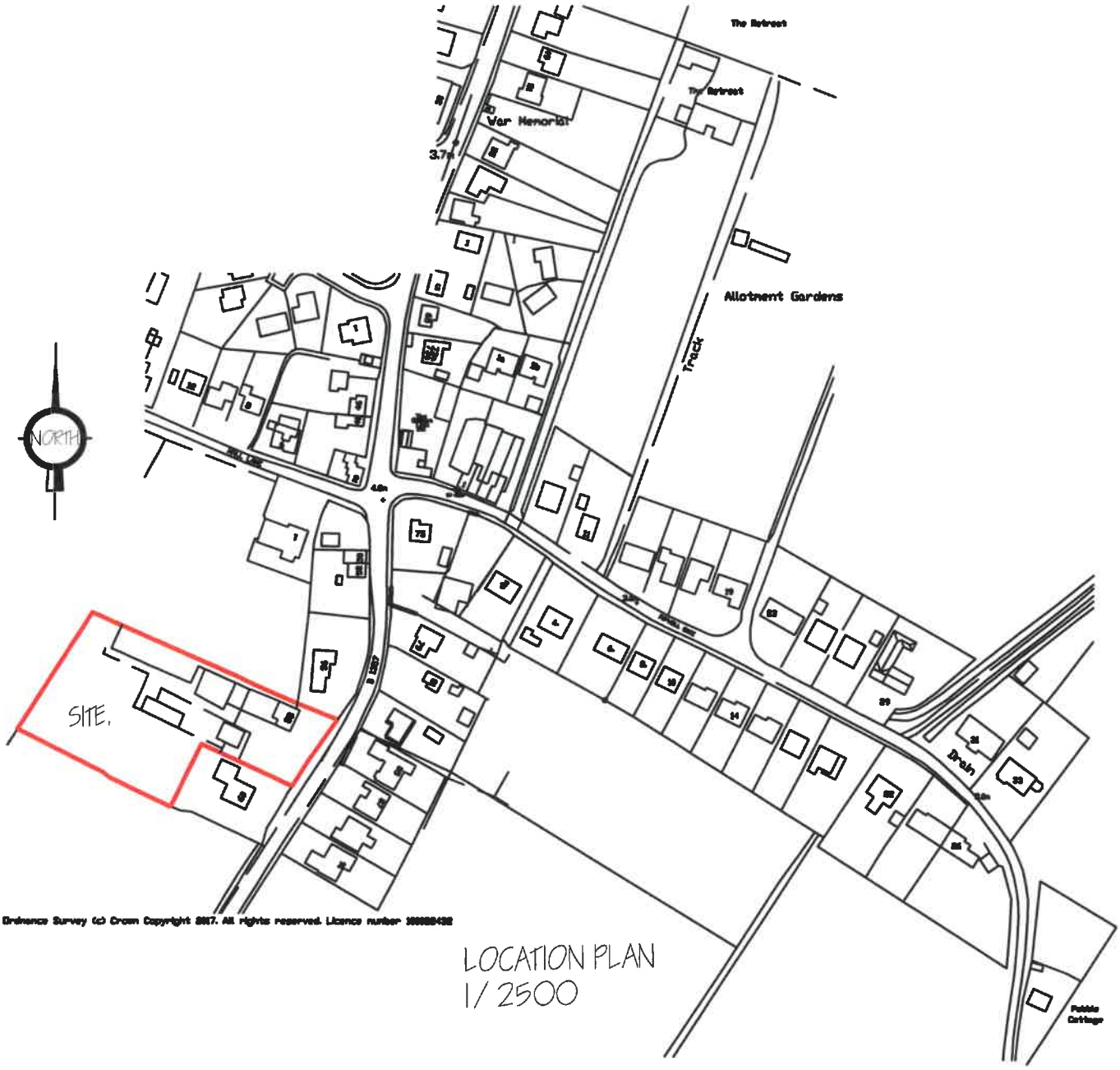
SITE PHOTOGRAPHS

LINCOLNSHIRE COUNTY COUNCIL HIGHWAYS BOUNDARY

PROPOSED DEVELOPMENT BOUNDARY FOR MOULTON SEAS END
- INSET MAP NO 57

ENVIRONMENT AGENCY FLOOD MAP &
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
FLOOD RESILIENT CONSTRUCTION

LOCATION PLAN 1/2500



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LOCATION PLAN
1/2500

‘GOOGLE’ SITE & LOCATION PLANS

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 200 m

Google Maps



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

Google Maps



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

SITE PHOTOGRAPHS




30






KW05 UBU











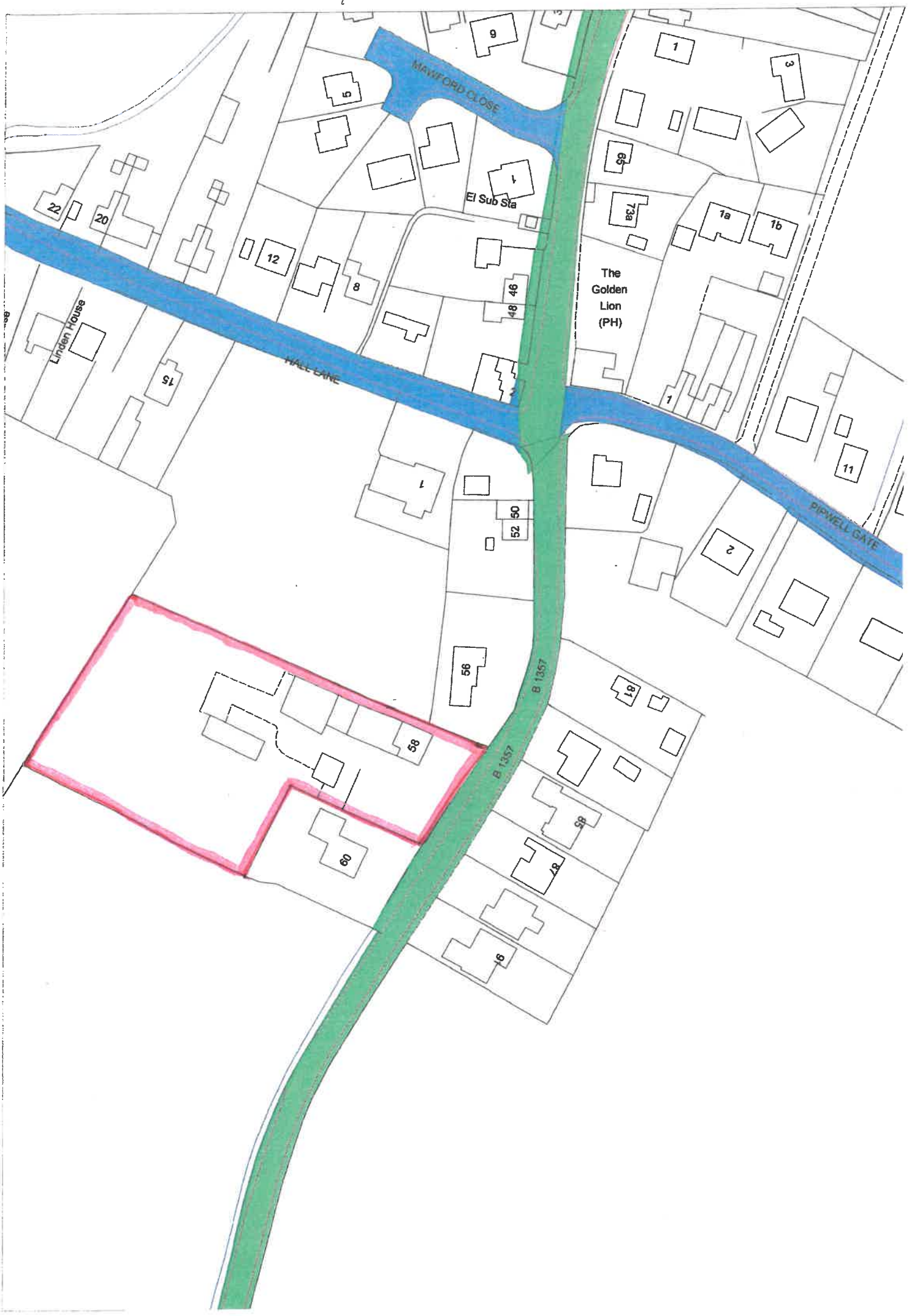




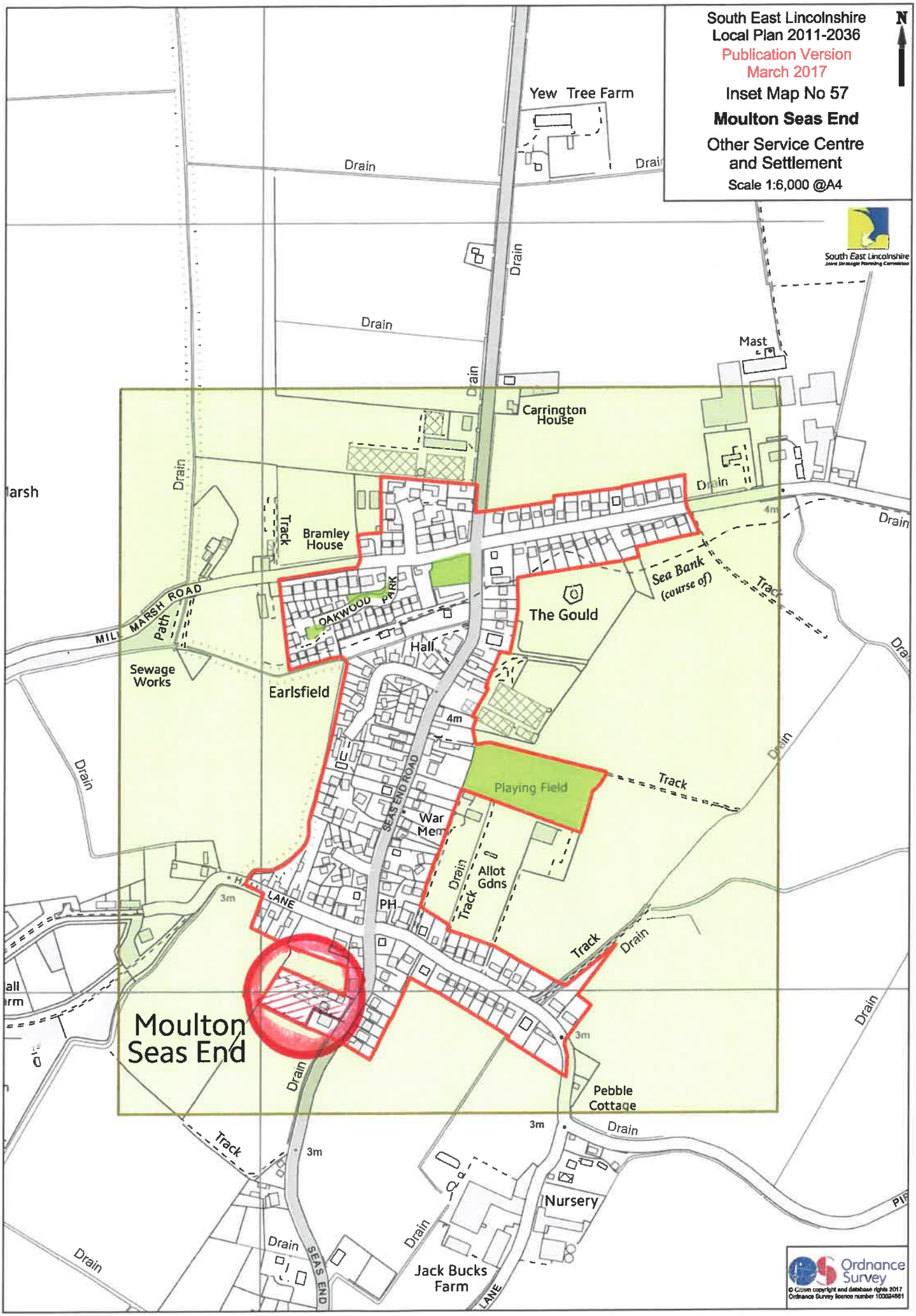

WL05 LXN

LINCOLNSHIRE COUNTY COUNCIL HIGHWAYS BOUNDARY

L.C.C. HIGHWAYS BOUNDARY.



PROPOSED DEVELOPMENT BOUNDARY FOR 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
Moulton
Seas End
Yew Tree Farm
Drain
Mast
Carrington House
Bramley House
Track
MARSH ROAD
Path
Sewage Works
Earlsfield
OAKWOOD PARK
Hall
The Gould
Sea Bank (course of)
4m
Playing Field
War Mem
SEAS END ROAD
Allot Gdns
PH
LANE
3m
Pebble Cottage
Nursery
Jack Bucks Farm
SEAS END
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ENVIRONMENT AGENCY FLOOD MAP &
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSEMENT MAP
FLOOD RESILIENT CONSTRUCTION

Environment Agency

Enter a postcode or place name: PE12 6LD Go

Other topics for this area... Flood Warning Areas

Go to the new Flood Map for Planning service

Map legend

Go to our new, tailored Flood Map for Planning service

- 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
  - Main River
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

PE12 6LD at scale 1:10,000

Other maps | Data search | Text only version



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Contains Royal Mail data © Royal Mail copyright and database right 2017.
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.

Information about Flood Map for Planning:

Go to the new Flood Map for Planning service for tailored information

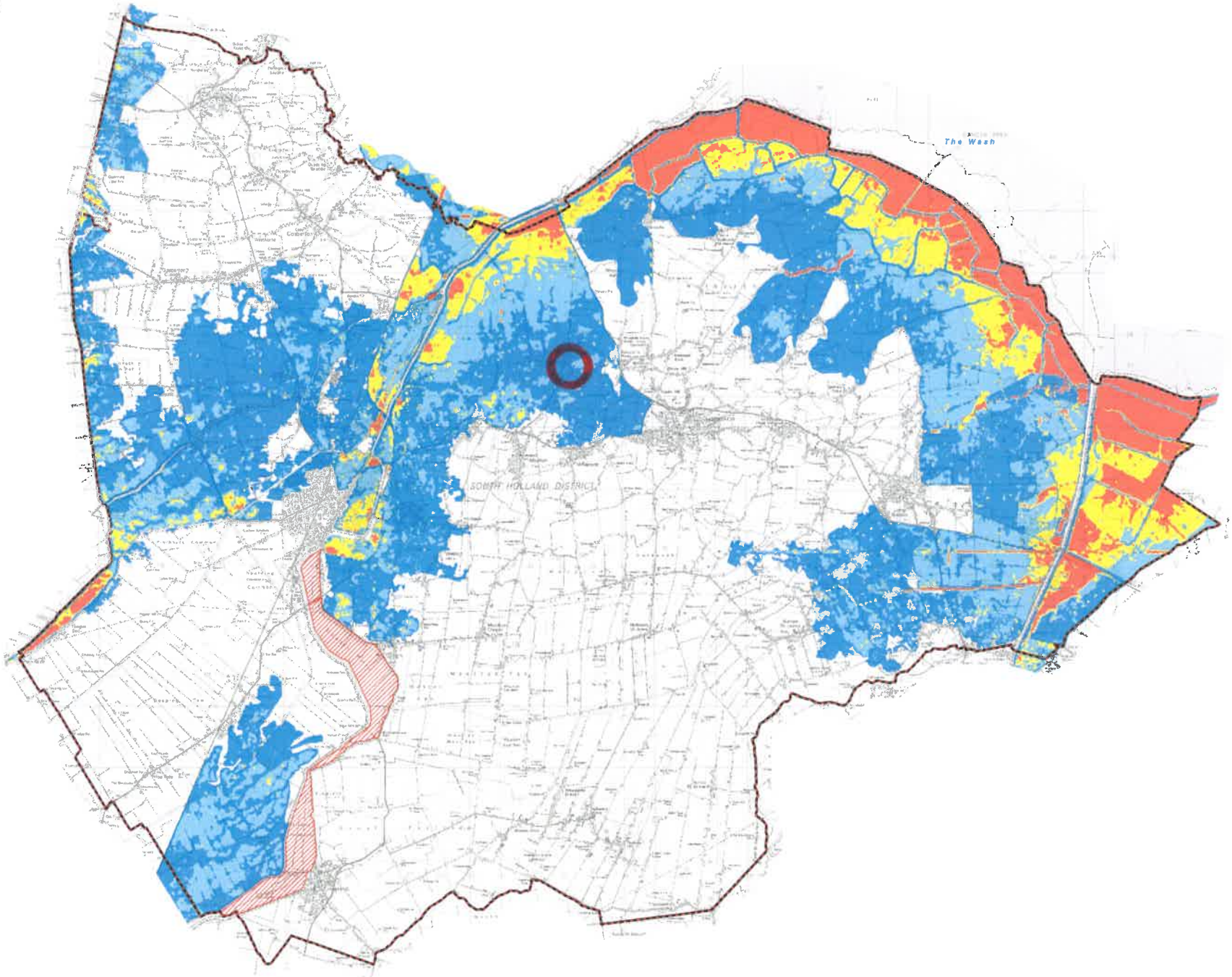
Understanding the Flood Map for Planning (Rivers and Sea)

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

creating a better place

Author: Environment Agency | wiybysupport@environment-agency.gov.uk
Last updated: 6th April 2017

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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 area 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 area 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 relevent to the map Title

Map Legend

Peak Depth

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

REV	DATE	REMARKS

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SOUTH HOLLAND
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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.