



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 2957-16

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

FOR

MR & MRS P BREACH



PLANNING, DESIGN & ACCESS STATEMENT

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

The application is to acquire Town and Country Planning Permission (OUTLINE) for residential development off Pipwell Gate, Moulton Seas End on the extensive front garden of The Retreat for the benefit of Mr & Mrs P Breach.

The site is the extensive front garden to The Retreat and is surplus to the requirements of Mr & Mrs Breach and is becoming a burden to maintain, the proposed site amounts to 0.36 hectares.

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) and has been registered as Mou036 – see plan in appendix.

The response to the Local Plan consultation was that the owners were making the land available for development as a 'windfall' site to help satisfy the future housing needs for South Holland.

The indicative layout suggests five large plots for executive dwellings off a shared private roadway, the South East Lincolnshire Local Plan suggested six properties.

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

USE

The application site is the extensive front garden of the applicants and is becoming a burden to maintain, currently the site is lawn and surrounded with mature trees and hedges which will compliment any residential development.

AMOUNT

The indicative layout is for five large building plots showing executive properties off a shared private roadway.

LAYOUT

The indicative layout for five large executive properties to be agreed at Reserved Matters stage.

LANDSCAPING

The site is heavily landscaped with mature trees and hedges, it is suggested that the majority of the landscaping to be retained any further tree planting to compliment the site to be agreed at Reserved Matters stage.

APPEARANCE

Architectural design and amount of dwellings to be determined at Reserved Matters stage.

ACCESS

Access to the site will be via the existing private roadway to The Retreat bungalow which is suggested to be hard surfaced (tarmac) and a minimum 4.10 metres wide, currently the access on to Pipwell Gate is 6 metres wide. Any alterations to the access will be to the requirements and specification of Lincolnshire County Council Highways Department. Access to and within the site/properties 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 just in Flood Zone 3, therefore a Flood Risk Assessment may be required, irrespective of flood risk issues houses will have all bedrooms at first floor level and any bungalows will need to be chalet type or have a refuge area within the roof space. Flood resilient construction to be incorporated into the dwelling design.

APPLICATION PLAN

2957-16-01

Location & Site Layout Plans

G R Merchant
June 2016

APPENDIX

SITE LOCATION PLAN 1/2500

'GOOGLE' LOCATION & SITE PLANS

SHLAA & SELLP SITE – MOU036

REPRESENTATION TO SHLAA & SELLP

SITE PHOTOGRAPHS

EMERGING LOCAL PLAN RESIDENTIAL DEVELOPMENT BOUNDARY

- MOULTON SEAS END

FLOOD RISK ISSUES

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

SITE LOCATION PLAN 1/2500

'GOOGLE' LOCATION & SITE PLANS

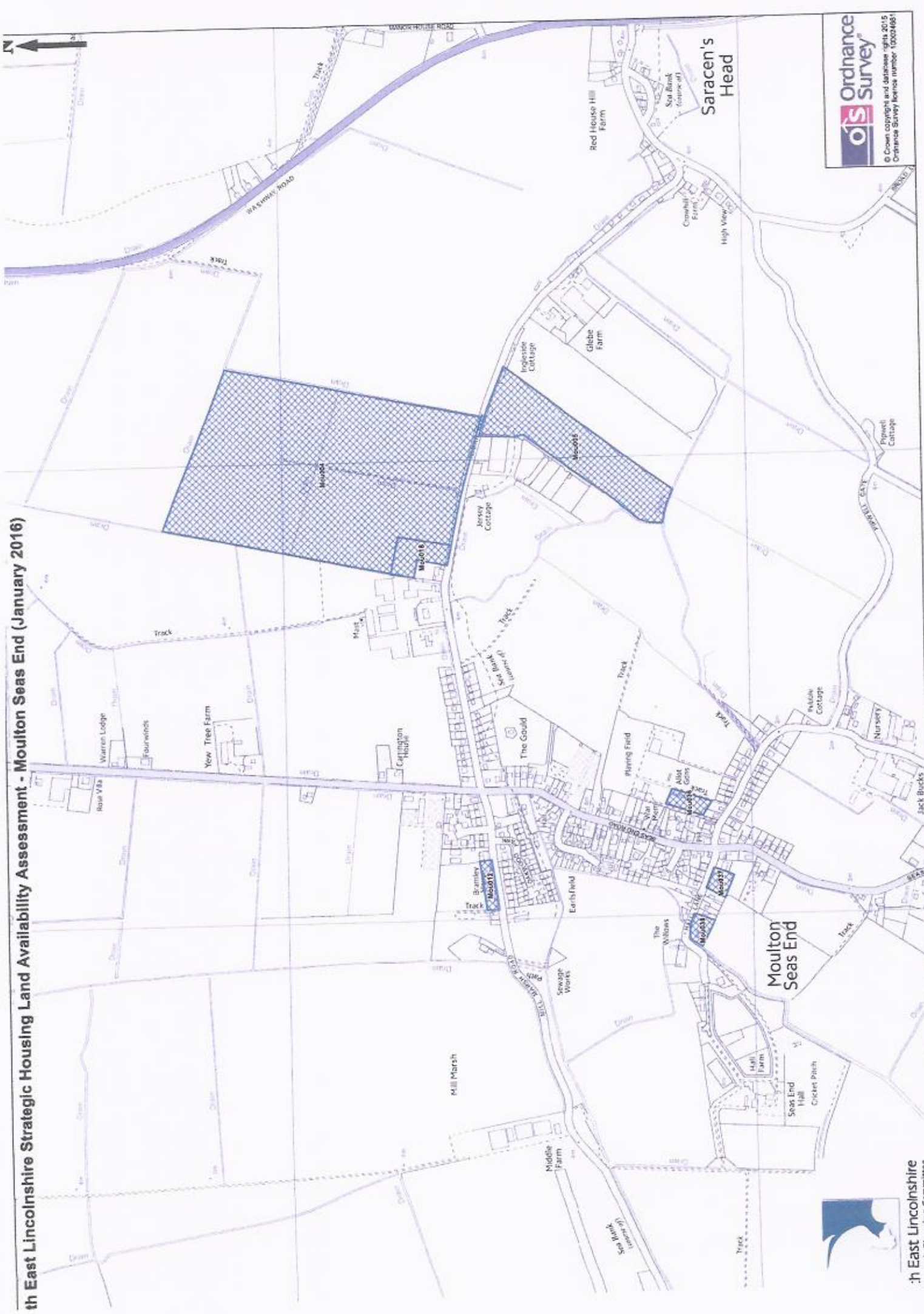


Google Maps Moulton Seas End

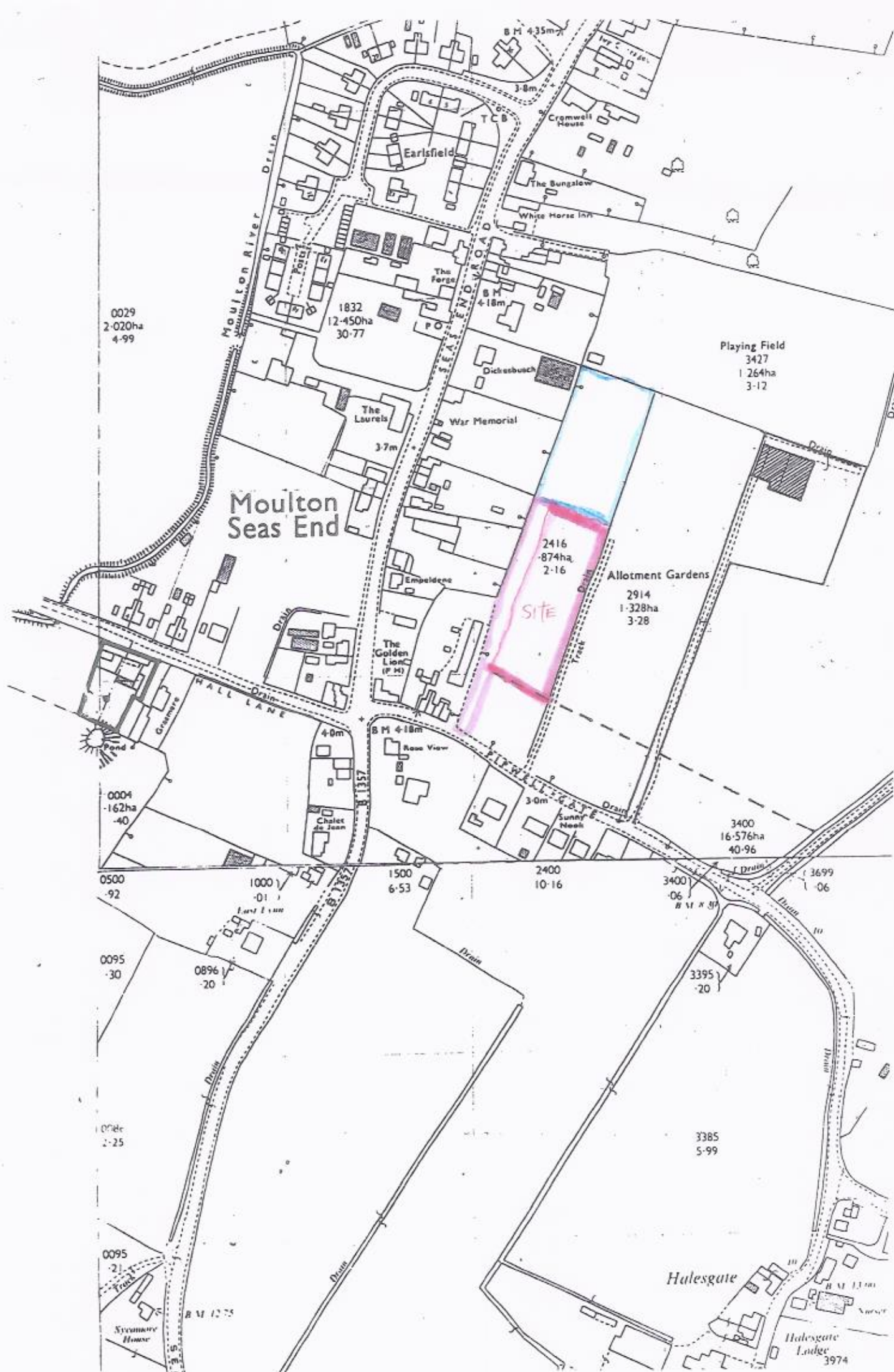


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SHLAA & SELLP SITE – MOU036



Reference	Mou036		Settlement:	Moulton Seas End	
Address	Land to the north of Pipwell Gate, Moulton Seas End				
Site area (Hectares)	0.31	Site capacity at 30 dph:	9	Site capacity at 25 dph:	8
				Site capacity at 20 dph:	6
				Site capacity from planning permissions:	
Availability	Is the site available? ☒ Yes				
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.				
Achievability	Is the site achievable? ☒ Yes				
Explanation	Good achievability. Values are relatively high, and opening-up infrastructure costs are likely to be very low, although flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 10).				
Assumed delivery rate	Delivered in yrs 1-5: Delivered in yrs 6-10: 6 Delivered in yrs 11-15: Delivered in yrs 16-20: Delivered in yrs 21-25:				
Suitability	Is the site suitable? ☐ No				
Explanation	The site would create an extension to Moulton Seas End, where the emerging Local Plan seeks the identification of no new allocations. ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or historical assets, & its development would not have adverse impacts upon the character and appearance of the area - the site relates well to the existing village, and few public views are available. INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure. LOCATION - it is accessible to Moulton Seas End's existing services and facilities, & is located adjacent to the village's existing built-up area. SITE CHARACTERISTICS - the site has little intrinsic amenity value, there are no nearby 'bad neighbour' uses, and it is not agricultural land. However, it is not previously developed land. TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are potentially accessible by bicycle, on foot or by public transport. Unsuitable, due to conflict with the emerging Plan's locational strategy.				
Classification	Undevelopable				
Flood risk	Zone 1 Zone 2 Zone 3a Zone 3b	No hazard Low hazard Danger for some Danger for most Danger for all	No Hazard 0m to 0.25m 0.25m to 0.50m 0.50m to 1.0m 1.0m to 2.0m >2.0m		



REPRESENTATION TO SHLAA & SELLP



Your Ref:

Tel: 01205 314327

Our Ref: PJU/LAA

Fax: 01205 314313

E-mail: Peter.Udy@boston.gov.uk

07 March 2016

Mr G R Merchant

G R Merchant Ltd.

Unit 4

Wrights Mews

12A Park Road

Holbeach

Spalding

Lincolnshire

PE12 7EE

Dear Mr G R Merchant

South East Lincolnshire Local Plan Consultation January 2016 Mr & Mrs P Breach

Thank you for your response to our consultation on the above plan.

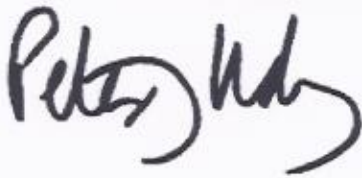
Your comments are on the South East Lincolnshire consultation website, sometimes in more than one place, hence why you may receive more than one acknowledgement letter. They are placed in: 58: Moulton Seas End as follows:

-

has resubmitted a site that was previously submitted to the Strategic Housing Land Assessment. It was given the reference Mou036.

We are aware that speech marks and apostrophes have not copied over from the web site into the database and we will edit these as we assess your comment in preparation for the next draft of the plan, which will be available for public consultation later this year.

Yours sincerely



Peter Udy

Forward Planning Officer

Ever thought about a career in Local Government? Current vacancies and information about working for Boston Borough Council can be found at www.boston.gov.uk/jobs Check out www.lgjobs.com for details of vacancies across all councils. This email may contain sensitive or personal data, please think before including in any forwarded correspondence. The information within this email is confidential. It is intended solely for the addressee and access to this email by anyone else is unauthorised. Such unauthorised use, disclosure, copying, distribution, any action or inaction in reliance of it is strictly prohibited and may be unlawful. If you have received this email in error: 1. notify the sender immediately; 2. do not use or disclose the information in any way; and 3. delete the email from your system. Think about the environment. Only print this if you need to.



image002.jpg

57K

Peter Udy <Peter.Udy@boston.gov.uk>
To: "gr.merchant@btconnect.com" <gr.merchant@btconnect.com>

7 March 2016 at 11:37

South East Lincolnshire Local Plan

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR



South East Lincolnshire
Joint Strategic Planning Committee

Your Ref:

Tel: 01205 314327

Our Ref: PJU/LAA

Fax: 01205 314313

E-mail: Peter.Udy@boston.gov.uk

07 March 2016

Mr G R Merchant

Mr G R Merchant
G R Merchant Ltd.
Unit 4
Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Dear Mr G R Merchant

South East Lincolnshire Local Plan Consultation January 2016 Mr & Mrs P Breach

Thank you for your response to our consultation on the above plan.

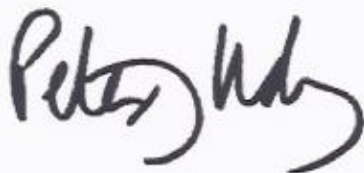
Your comments are on the South East Lincolnshire consultation website, sometimes in more than one place, hence why you may receive more than one acknowledgement letter. They are placed in: 5.2 Distribution of New Housing as follows:

-

has resubmitted a site that was previously submitted to the Strategic Housing Land Assessment. It was given the reference Mou036. This is an implied objection to the position of the settlement boundary for Moulton Seas End, which excludes the site, and the position of Moulton Seas End in the settlement hierarchy and the consequent approach for development in Moulton Seas End.

We are aware that speech marks and apostrophes have not copied over from the web site into the database and we will edit these as we assess your comment in preparation for the next draft of the plan, which will be available for public consultation later this year.

Yours sincerely



Peter Udy

Forward Planning Officer



South East Lincolnshire Local Plan: Draft for Public Consultation (including site options for development)

Comments Form

Completed forms should be returned either by:

- Email to: southeastlincslocalplan@sholland.gov.uk; or
- Post to: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Alternatively, you can provide comments through the interactive website at: www.southeastlincslocalplan.org/consultation where you will also be able to view a copy of the document.

Comments must be submitted by 5pm on Friday 19 February 2016.

Please note that all comments received will be available for public inspection.

Please ensure that you provide us with your name and address for your comments to be considered.

Personal Details		Agents Details (if applicable)
Title	Mr & Mrs	Mr
Name	P. Breach	G. R. Merchant
Organisation (if applicable)		G. R. Merchant Ltd
Address	Pipwell Gate Moulton Seas End Spalding Lincs	4 Wrights Mews 12A Park Road Holbeach Spalding Lincs
Postcode		PE12 7EE
Telephone No.		01406 490800
Email address		gr.merchant@btconnect.com

Your Comments:

Document Page, Policy and/or Paragraph Number	Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Where relevant, please explain what changes would be needed to meet your concerns.
3.1.1	ADDITIONAL LAND FOR FURTHER HOUSING DEVELOPMENT – MOULTON SEAS END The proposed residential development boundary for Moulton Seas End abuts this site to the West and South. A consultation was made to the South East Lincolnshire Local Plan on the 12th June 2014 (see enclosed). This response to the Local Plan consultation is that the owners of the land are making the land available for development as a 'windfall' site to help satisfy the future housing needs for South Holland, a development of 5 or 6 bungalows would appear appropriate off a private drive for the area, together with the applicants bungalow the development would access off Pipwell Gate.

Your Ref:

Our Ref: SE/LAA

Tel: 01205 314364

Fax: 01205 314313

E-mail: simon.eldred@boston.gov.uk

12th June 2014

Mr and Mrs Breach
c/o G R Merchant
GR Merchant Ltd.
Unit 4
Wrights Mews
12A Park Road
Holbeach
Lincolnshire
PE12 7EE

Dear Mr and Mrs Breach

Land to the north of Pipwell Gate, Moulton Seas End - South East Lincolnshire Local Plan

Thank you for your form and map, putting forward land to the north of Pipwell Gate, Moulton Seas End for inclusion within the South East Lincolnshire Land Availability Assessment (LAA) as a potential residential allocation.

I am pleased to acknowledge receipt of your form, and to confirm that the site will be included within the LAA.

Yours sincerely



Simon Eldred
Forward Planning Officer

SITE PHOTOGRAPHS



THE RETREAT.











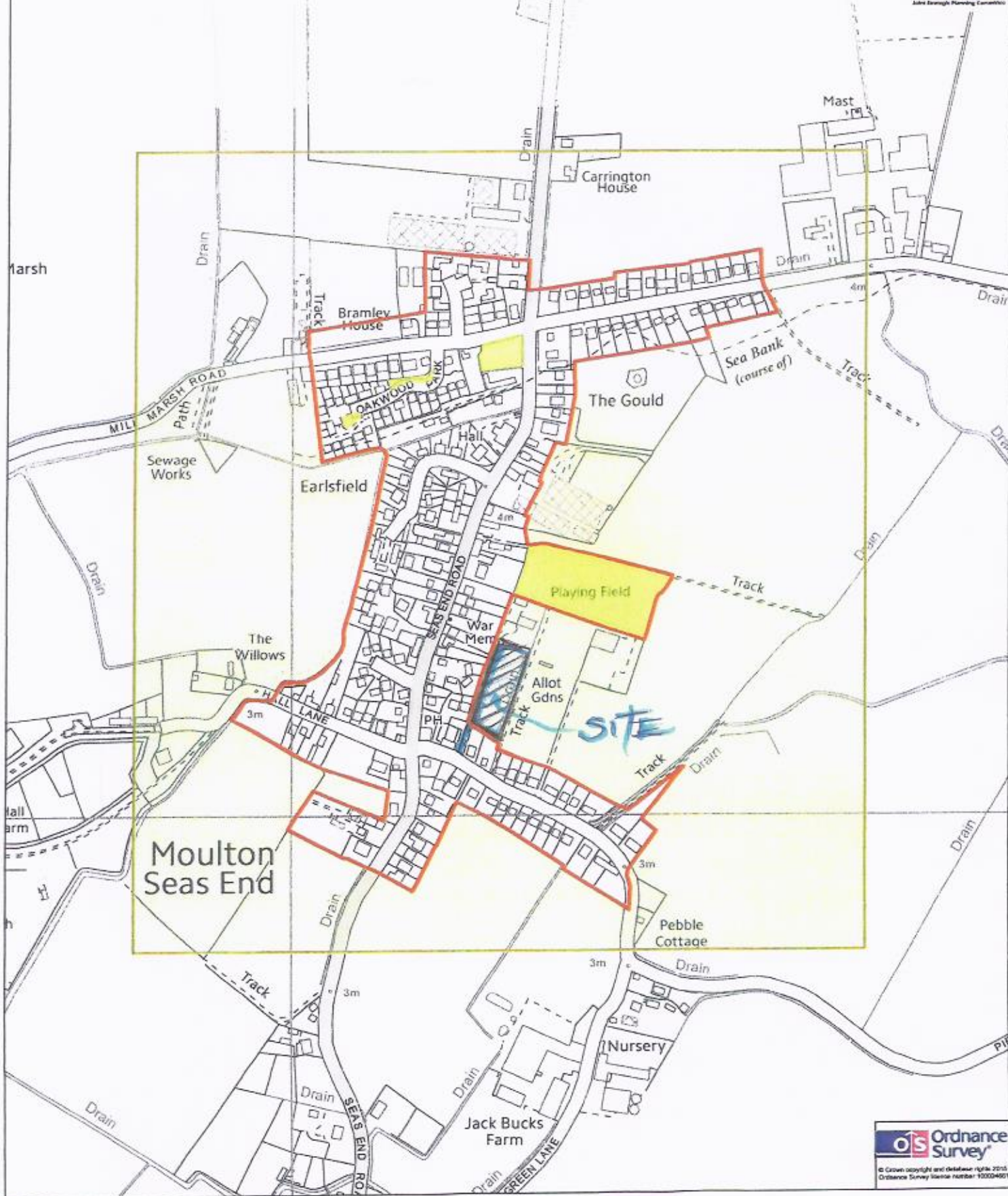
ACCESS.

EMERGING LOCAL PLAN RESIDENTIAL DEVELOPMENT BOUNDARY
- MOULTON SEAS END

N

Other Service Centre
and Settlement

South East Lincolnshire Council



FLOOD RISK ISSUES

- **ENVIRONMENT AGENCY FLOOD MAP**
- **SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK
ASSESSMENT FLOOD MAP**
- **FLOOD RESILIENT CONSTRUCTION SCHEDULE**



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

PE12 6LU



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 6LU at scale 1:10,000

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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Author: Environment Agency | wiybysupport@environment-agency.gov.uk
 Last updated: 18th March 2016

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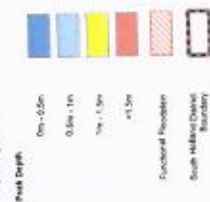
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the River Trent and its tributaries. It does not take account of the potential for flooding from other sources such as surface water or groundwater.
2. An indication of the potential flood extent is shown in this map. Any map is an indication only and should not be used as a basis for any decision.
3. This map is based on the assumption that the River Trent and its tributaries will flow at their normal levels. It does not take account of the possibility of a breach of any of the flood defences shown on the map.
4. The consequences depicted as being a 1% flood risk are based on the assumption that the River Trent and its tributaries will flow at their normal levels. It does not take account of the possibility of a breach of any of the flood defences shown on the map.
5. The potential flooding consequences shown on this map are based on the assumption that the River Trent and its tributaries will flow at their normal levels. It does not take account of the possibility of a breach of any of the flood defences shown on the map.

Probability Level	Annual probability of flooding from the sea (2000)
Low	< 1%
Medium	1% to 10%
High	> 10%

6. The potential flooding consequences shown on this map are based on the assumption that the River Trent and its tributaries will flow at their normal levels. It does not take account of the possibility of a breach of any of the flood defences shown on the map.
7. Land outside the South Holland District is not shown.
8. This map shows the extent of the flooding probability based on the assumption that the River Trent and its tributaries will flow at their normal levels. It does not take account of the possibility of a breach of any of the flood defences shown on the map.

Map Legend



REV DATE REMARKS

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ROYAL HASKONING

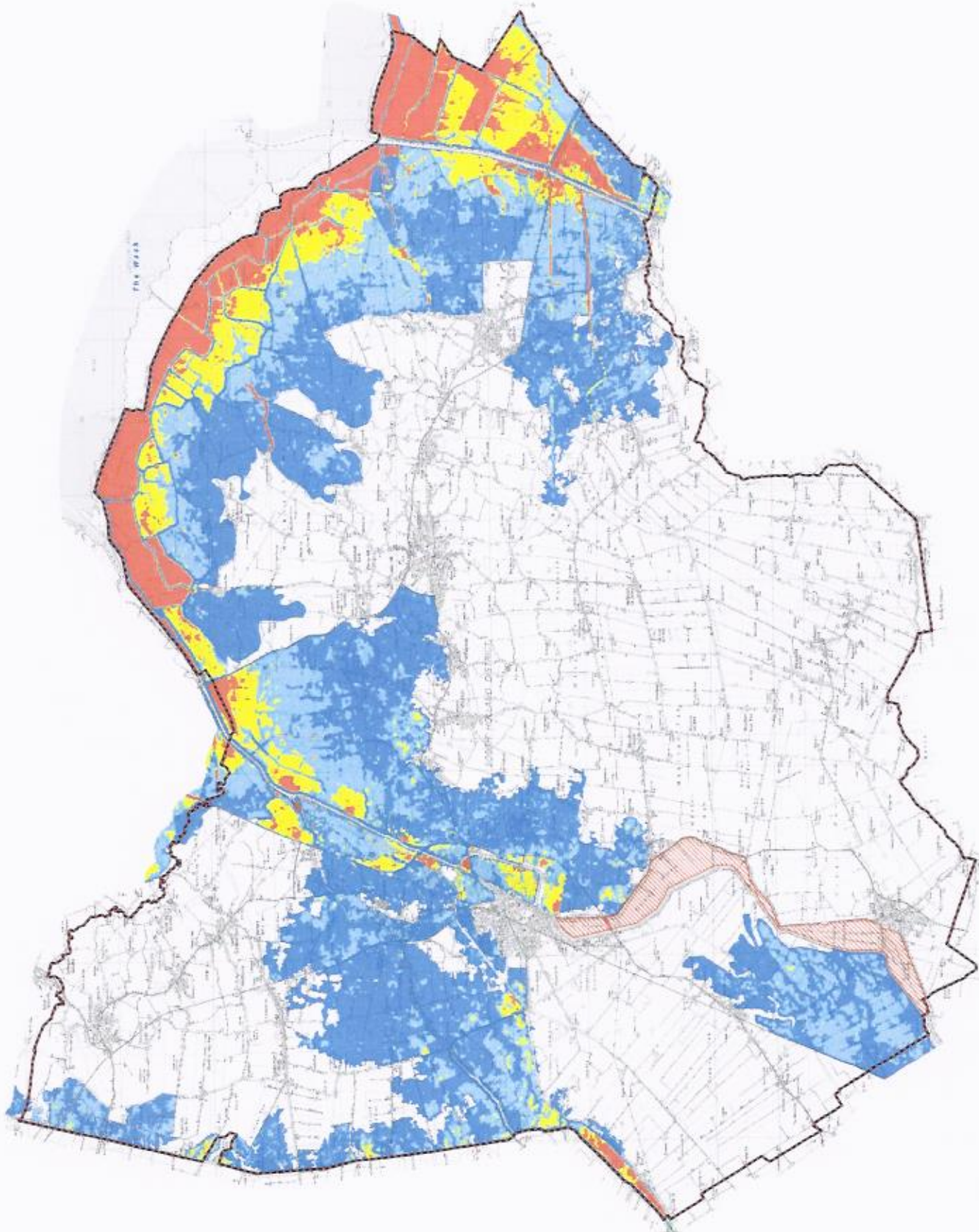
ROYAL HASKONING
NORTH HOLLAND HOUSE
BETTON
PETERBOROUGH
PE2 1BW
TEL 44 (0)1753 334444
FAX 44 (0)1753 334444

SOUTH HOLLAND

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL CHAMBERS
FRIARS WALK
SPALBING
LINCOLNSHIRE
LN11 2DE

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: 1:50,000 @ A1 MAP NO:



FLOOD RESILIENT CONSTRUCTION

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

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