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REF: 2928-16

RESIDENTIAL DEVELOPMENT
THE TRIANGLE
BROAD LANE
MOULTON
SPALDING
LINCS
PE12 6PP

FOR

MR & MRS J GRIMWOOD



PLANNING, DESIGN & ACCESS STATEMENT

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

REF: 2928-16

RESIDENTIAL DEVELOPMENT
THE TRIANGLE
BROAD LANE
MOULTON
SPALDING
LINCS
PE12 6PP

This application is to acquire Town and Country Planning Permission for a single 'iconic' property on Broad Lane, Moulton for the benefit of Mr & Mrs J Grimwood.

The current site, which amounts to 0.7 hectares, is known as The Triangle (for obvious reasons) and has been owned by the applicants for many years and was formally part of the M & G N joint railway.

Circa 30 years ago the applicants made 'The Triangle' available for recreational purposes for the residents and children in the Broad Lane area and have maintained is as such ever since.

During the period ever since the creation of the recreation area very little use has been made of the facility, Mrs Grimwood has recently been diagnosed with severe arthritis and is soon to require a single storey dwelling in lieu of their current house.

The proposal is to make use of a surplus to requirements parcel of land and build an 'iconic' retirement home for Mr & Mrs Grimwood which has been designed to satisfy the following criteria of the National Planning Policy Framework (NPPF), particularly Paragraph 55 which states:

> *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*
>
> - *The essential need for rural worker to live permanently at or near their place of work in the countryside; or*
> - *Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
> - *Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
> - *The exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
>   - *Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*

- *Reflect the highest standards in architecture;*
- *Significantly enhance its immediate setting; and*
- *Be sensitive to the defining characteristics of the local area.*

Pre-application advice has been received under reference PE-00181-16 with the key issues being the need for outstanding, innovative, 'iconic' design. The proposed design is based on the rural, agricultural, rustic vernacular.

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

USE

The current site is surplus to the requirements of the owners and the proposal is to create a large single storey 'barn look-a-like' dwelling with a range of rustic garages.

AMOUNT

A single dwelling with a range of garages to satisfy the needs of the owners in their retirement.

LAYOUT & SCALE

See location, site layout and dwelling plans.

LANDSCAPING

The current site is a large grassed area surrounded by mature trees and hedges further specimen tree planting is proposed to compliment the development, particularly along the Broad Lane frontage.

APPEARANCE

The architectural design is based on a rural agricultural style in an attempt to satisfy the requirements of Paragraph 55 of the National Planning Policy Framework (NPPF).

ACCESS

Access to the site will be via the existing access off Broad Lane. Access to and within the property will be to the requirements of Part M of the Building Regulations.

ENERGY EFFICIENCY

All aspects of energy efficiency are being considered, the applicants wishes are to go far beyond the requirements of the Building Regulations.

- Air/ground source heat pumps for hot water & heating
- PV panels on East & South facing roofs
- Rainwater harvesting systems
- Heat recover systems
- ETC

FLOOD RISK

The site is just outside Flood Zones 2 & 3 of The Environment Agency flood maps and is not at risk from flooding in the South Holland District Council Strategic Flood Risk Assessment map, but irrespective if there is a need to provide a Flood Risk Assessment to satisfy the Environment Agency the following measures will be incorporated in the dwelling design:-

- Flood resilient construction to be incorporated in the dwelling to up to a minimum of 300mm above ground level
- The future occupants to sign up to the Environment Agency automated flood warning system
- Finished floor levels of the dwelling to be at least 300mm above the Broad Lane road level

EXTERNAL MATERIALS

Walls	Retro Barn Stock – Traditional Mud Stock – Desimpel
Roof	Redland Fenland Single Pantile
Windows	Cream UPVC
Doors	Wooden
Gutters & Downpipes	Black Plastic

APPLICATION PLANS

2928-16-01C	Location & Site Layout Plans
2928-16-02D	Ground Floor Plan & Elevations - Proposed
PC15355-A	Garage Plan

G R Merchant
June 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' LOCATION & SITE PLANS & PHOTOGRAPHS

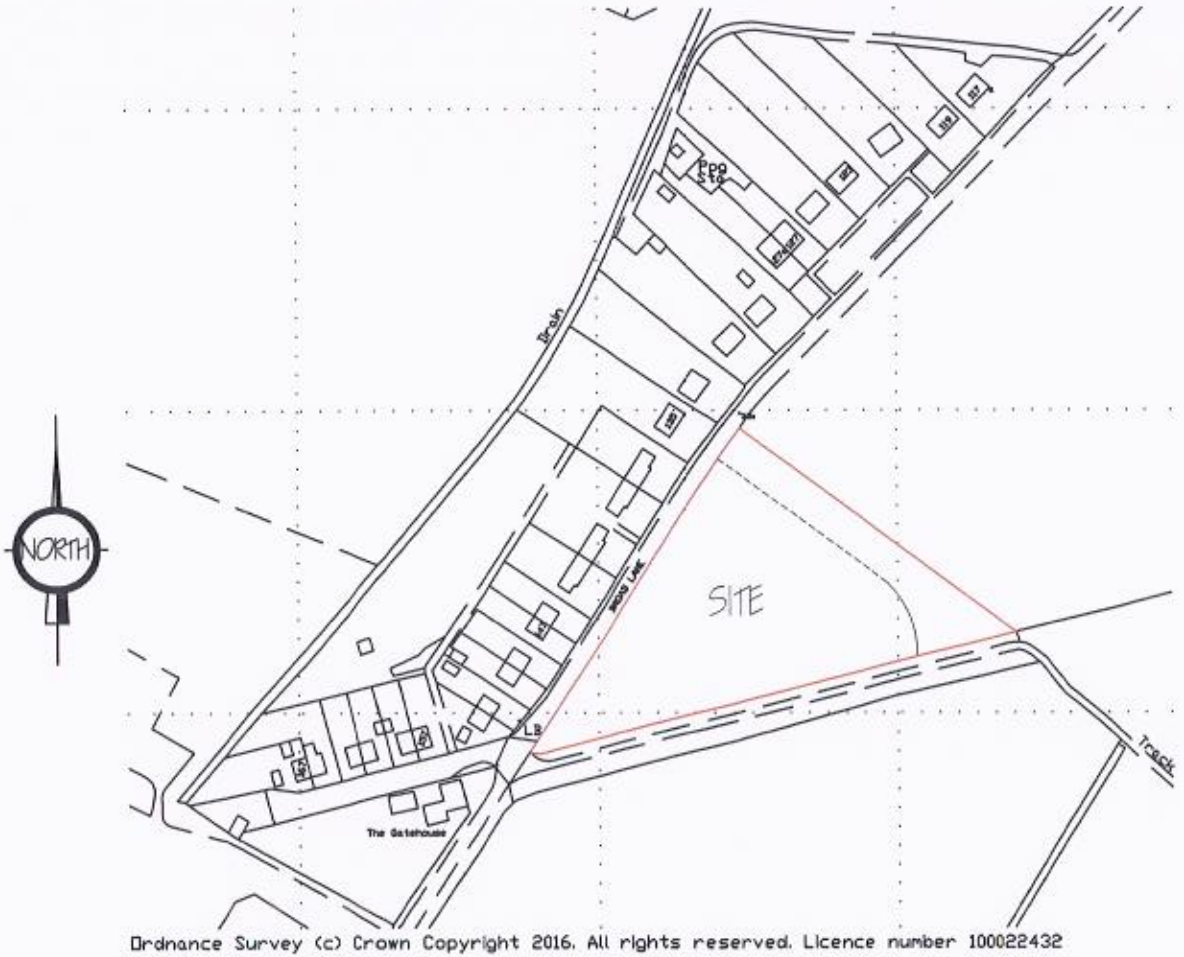
PROPOSED RESIDENTIAL DEVELOPMENT BOUNDARY FOR MOULTON

PRE-APPLICATION ADVICE REF: PE-00181-16

ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL FLOOD MAP
FLOOD RESILIENT CONSTRUCTION

EXTERNAL MATERIALS – DWELLING

LOCATION PLAN 1/2500



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LOCATION PLAN
1/2500

'GOOGLE' LOCATION & SITE PLANS & PHOTOGRAPHS



Google earth

feet 3000
meters 900



Google earth

feet 500

meters 100

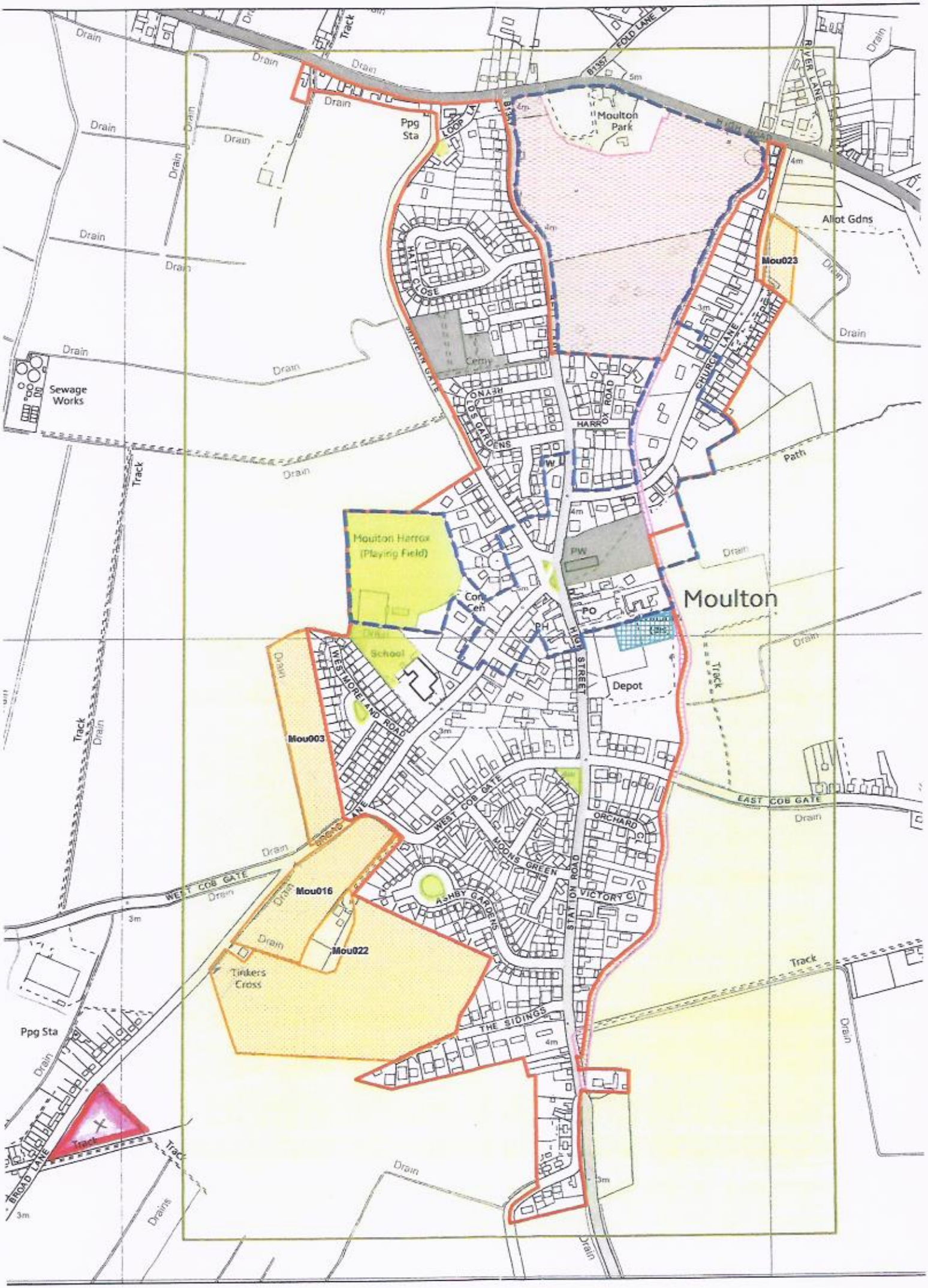








PROPOSED RESIDENTIAL DEVELOPMENT BOUNDARY FOR MOULTON


Moulton
Moulton Park
Moulton Harrox (Playing Field)
Mou003
Mou016
Mou022
Mou023
Tinkers Cross
Sewage Works
Ppg Sta
Allot Gdns
Depot
School
Cem
PO
PH
PW
WC
Track
Path
Drain
Drains
HIGH STREET
WEST COB GATE
EAST COB GATE
STATION ROAD
THE SIDINGS
BROAD LANE
CHURCH LANE
RIVER LANE
FOLD LANE
WESTMORELAND ROAD
ORCHARD CL
VICTORY CL
MOONS GREEN
ASHBY GARDENS
HARROX ROAD
B1387
3m
4m
5m

PRE-APPLICATION ADVICE PE-00181-16

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
Email Address

15th March 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00181-16 **Case Officer:** Phil Norman
Location: Broad Lane Moulton Spalding
Proposal: Residential Development

Thank you for your enquiry.

The site in question is located in the open countryside in planning policy terms in both the existing 2006 South Holland Local Plan and the emerging South East Lincolnshire Local Plan. As such, the starting point for locations such as this is one of restraint in terms of new residential properties.

Key in this case is Paragraph 55 of the National Planning Policy Framework, 2012 which states that:

"Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:
-the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
-where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
-where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
-the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
-be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
-reflect the highest standards in architecture;
-significantly enhance its immediate setting; and
-be sensitive to the defining characteristics of the local area."

Should a planning application be forthcoming the onus would be on the applicant to demonstrate how the

provisions of paragraph 55 are met.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

Phil Norman, Principal Planning Officer
pnorman@sholland.gov.uk

Gmail by Google

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00181-16 G R Merchant

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> 2 March 2016 at 11:35
To: grmerchant.arch.cons@gmail.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00181-16

PROPOSAL: Residential Development

LOCATION: Broad Lane Moulton Spalding

APPLICANT: G R Merchant

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

Gmail by Google

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Advice

1 message

G R MERCHANT <gr.merchant@btconnect.com> 2 March 2016 at 09:57
To: "Grant, David" <dgrant@sholland.gov.uk>

Dear David

RESIDENTIAL DEVELOPMENT
BROAD LANE, MOULTON
MR & MRS J GRIMWOOD

Further to our recent discussions with respect to the above, my clients own the triangular parcel of land, which was formally the M & GN joint railway, circa 30 years ago they made it available for recreational purposes for the residents and children in the Broad Lane area and they have maintained it ever since.

During the period of creation of the recreational area very little use has been made of the facility, Mrs Grimwood, has recently been diagnosed with severe arthritis and therefore requires a single storey dwelling in lieu of their current house.

The proposal is to build an 'iconic' dwelling for their retirement together with a large range of garages (Mr Grimwood is a petrol head).

Your informal opinion would be appreciated prior to making a formal Town & Country Planning Application.The dwelling will be designed to reflect a typical fenland appearance to be agreed by condition.

If you require any further information or clarification of my clients aspirations please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

2928-16-01(GRIMWOOD).pdf
440K

ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL FLOOD MAP
FLOOD RESILIENT CONSTRUCTION

Environment Agency

Enter a postcode or place name: PE12 6PP 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 6PP 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.

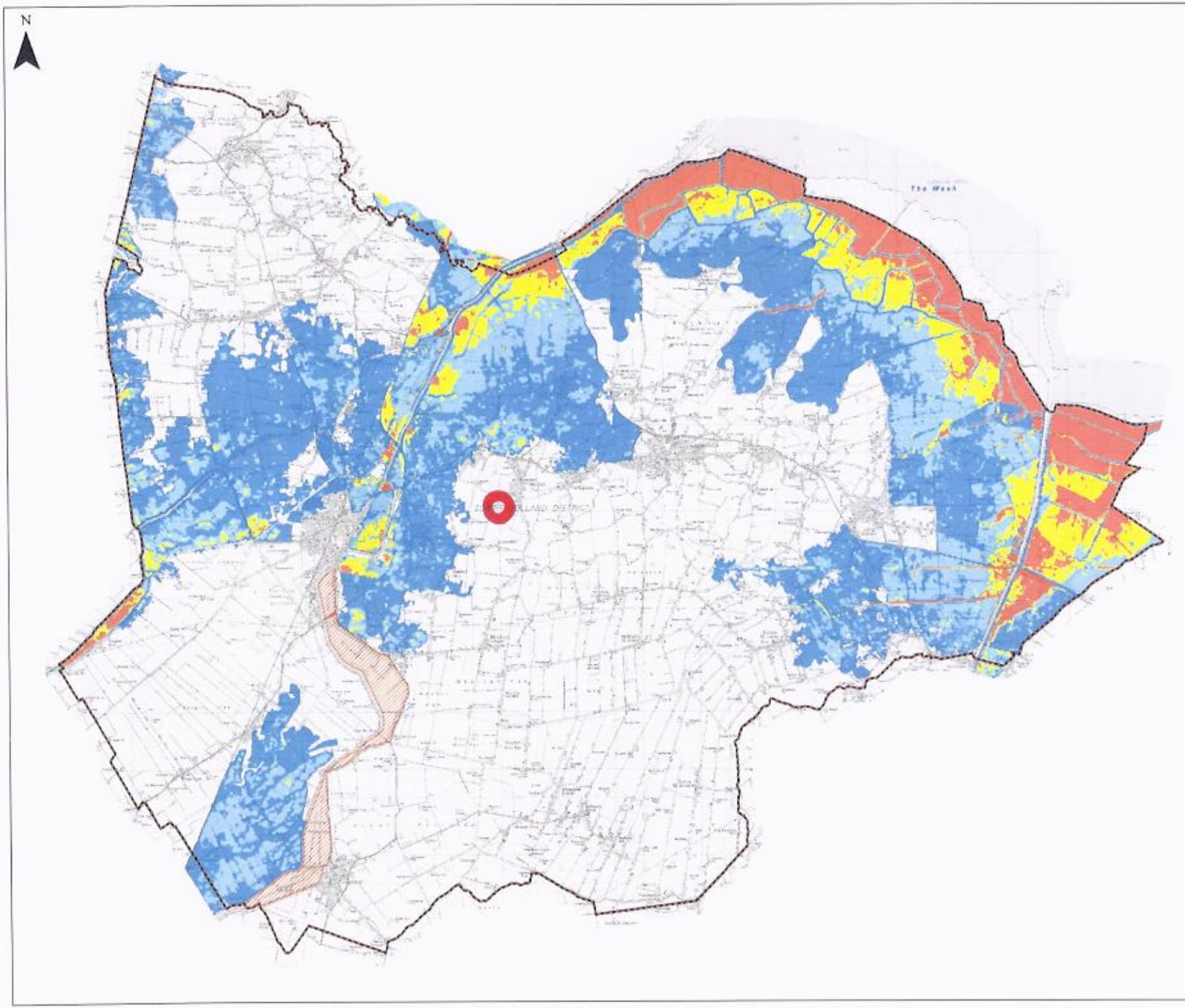
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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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 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 allowable 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.

EXTERNAL MATERIALS – DWELLING


Hanson
HEIDELBERGCEMENT Group
RETRO® BARN STOCK
DESIMPEL
144
138

REDLAND FENLAND PANTILE

Monier Redlands

£0.72 (inc VAT)

£0.60 (ex VAT)

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Colour

Farmhouse Red

Quantity

- 1 +

Add to Basket

A single roll, interlocking pantile from Redland, available in a range of colours. The Fenland Pantile has been brought out by Redland to replace the Norfolk Pantile. Available at The Roofing Outlet at a fantastic price.



Add Hips & Ridges

The classic single pantile shape in a modern interlocking concrete format that guarantees robust, weather tight performances in all conditions.

Fenland Pantile is a natural successor to the distinctive single clay pantiles that characterise so much of the South East and East Anglia and is available in a range of subtle through coloured and pigmented acrylic finishes.

Key features:

- Size - 381 x 227 mm
- Minimum Pitch - 17.5° (with 100mm headlap)
- Covering capacity at max gauge - 16.3 tiles/m²
- Tiles per pallet - 450







