

DESIGN & ACCESS STATEMENT FLOOD RISK

**PIPWELL GATE
MOULTON SEAS END
LINCS
PE12 6LU**

MR & MRS G REYNOLDS



1. Introduction

This Design & Access Statement accompanies an Outline Planning application for residential development at :
Pipwell Gate Moulton Seas End Lincs PE12 6LU

It should be read in conjunction with Drawing No. 2015-01

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application, the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2021

SOUTHEAST LINCOLNSHIRE LOCAL PLAN ADOPTED MARCH 2019

The adopted Southeast Lincolnshire Local Plan identifies Moulton Seas End as being an `Other Service Centre`. An assessment of settlements and their sustainability credentials in the Southeast Lincolnshire Local Plan identifies Moulton Seas End as being a sustainable location for future development.

2. The Site

The application site is located well within the Defined Settlement Limit as identified in the South Holland Local Plan 2019, Inset Map 57.

3. Use

The application site is a part of the garden to No 77 Seas End Road Moulton Seas End Lincs PE12 6LD

To the East of the site is a 1970`s style bungalow to the West is a `Victorian` farmhouse.

The proposed development is for a single dwelling, typically a bungalow or chalet style property to avoid overlooking of the garden to 77 Seas End Road.

With regards to the new residential development, it complies with policy HS6, as it is situated on brownfield land and is infill.

The proposed design of the new residential development should reflect the design of traditional, vernacular buildings in the area in terms of scale, design and character.

4. Amount

Drawing no. 2015-01 indicates:

- 1:1250 site location plan,
- 1: 250 block plan

5. Layout

In accordance with Policy SG17 (SHLP 2006) – Protection of Residential Amenities - the proposed dwelling will be designed in such a manner that it will have a minimal affect on the amenities of the adjacent and nearby dwellings.

7. Appearance

Any proposed dwelling should be in accordance with Policy SG14 (SHLP 2006) Design and Layout of New Development – The proposed will be built in character, form, design and scale of a type similar to dwellings that surround the site. Materials to be used will be of local distinctiveness and will be in character with the local area.

8. Landscaping

It is proposed to provide landscaping and boundary treatment details at the `Reserved Matters` stage.

9. Access

Access to the site will be from Pipwell Gate via the existing access to the North-East of the site as indicated on the proposed 1:250 block plan. There is good visibility from the access in all directions.

10. Conclusion

The proposed scheme will be in character with the area, particularly in terms of the design, form and scale. It is clear that a dwelling can be accommodated on this site quite comfortably without detrimental affect on the amenities of the neighboring properties.

FLOOD RISK

Although the Environment Agency flood map indicates that the site is situated within mainly in Zone 1 and partially in Zone 2, the South Holland Strategic Flood Risk Assessment prepared by Royal Haskoning and updated in 2017 indicates that the site is situated well away from any Flood Risk areas to and including 2115.

The report indicates that this site is in an area that is not in any significant danger from flooding, either from the sea or from rivers. The site is well away from any of the defined `rapid inundation` zones bordering the sea and major rivers and is not in a `residual risk` location. It is advised that any dwelling should be constructed with its ground floor level set at, the same level as the recently constructed No 77 Seas End Road.

i.e., 4.10 OD

Any future occupant should register with the Environment Agency to receive free Flood Line Warnings.