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**Ref: 2999-16**

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

**SINGLE BUILDING PLOT**

**FOR**

**R. MURRAY**



**PLANNING, DESIGN & ACCESS STATEMENT**

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

The application is to acquire Town & Country Planning Permission (OUTLINE) for a single building plot on the former side garden of Pebble Cottage off Pipwell Gate, Moulton Seas End for the benefit for R. Murray.

The site which amounts to 0.08 hectares was the former garden of Pebble Cottage, and is adjacent to a frontage development of two residential building plots which were approved on the 16<sup>th</sup> June 2016 under ref H13-0441-16, this approval abutted the proposed residential development boundary for Moulton Seas End, this current site application will also abut this boundary and will be classified as an in-fill building plot within the street scene.

Access to the site will be directly off Pipwell Gate, during the process and post approval of H13-0441-16 representations have been made regarding the 'narrowness' of Pipwell Gate at this point particularly by the usage of agricultural vehicles (Jack Buck Farms), as the grass verges are extremely wide at this point a road widening scheme (passing bay) could be provided, subject to the requirements and specification of Lincolnshire County Council Highways Department – see application plan 2999-16-01 and existing photographs.

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

**USE**

The application site which amounts to 0.08 hectares is to the East and South/ East of the proposed residential development boundary for Moulton Seas End and is for a single building plot.

**AMOUNT**

A single residential building plot is proposed which will be in-fill between existing approved properties and Pebble Cottage.

**LAYOUT**

The indicative layout is for a four bedroom house with detached double garage but the final layout to be determined at Reserved Matters stage.

## **SCALE**

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

## **LANDSCAPING & BOUNDARY TREATMENT**

The current site (former garden of Pebble Cottage) is dominated by enormous conifer trees which it is proposed to be removed, thus improving the whole area and environment. When the existing trees have been removed a comprehensive landscaping and boundary treatment scheme to be agreed by conditions at Reserved Matters stage.

## **APPEARANCE**

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

## **ACCESS**

Access to the site will be directly off Pipwell Gate and could be part of a road widening scheme, subject to involvement and agreement with the Lincolnshire County Council Highways Department.

## **FLOOD RISK**

Research into the Environment Agency and the South Holland District Council Strategic Flood Risk Assessment maps suggests that the site is in Flood Zone 3, therefore, if requested by the Environment Agency a Flood Risk Assessment will be provided. The indicative dwelling indicated is a two storey house which will have all sleeping accommodation at first floor level.

The Flood Risk Assessment which accompanied H13-0441-16 had the following conclusions and recommendations:-

### **10.1**

- The proposed development is not in a Functional Floodplain. It is located in the Passive Floodplain protected by River Welland tidal defences to a 1 in 200 year return period, (0.1%).
- Although the site is in Flood Zone 3, the actual risk of site flooding from any Environment Agency river system is very low (less than 0.5%).
- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.

- On site rainwater for the development will be discharged to proposed soakaway drainage to BRE365 design requirements and Building Regulations approval.

## **APPLICATION PLAN**

2999-16-01    Location & Site Layout Plans

G R Merchant

July 2016

## **APPENDIX**

LOCATION PLAN 1/2500

'GOOGLE' PLANS

PHOTOGRAPHS

EMERGING LOCAL PLAN – MOULTON SEAS END  
INSET MAP NO 28

FLOOD RISK ISSUES

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

**LOCATION PLAN 1/2500**



## **'GOOGLE' PLANS**

Google Maps Spalding, Lincolnshire PE12 6LU



Imagery ©2016 Getmapping plc, Map data ©2016 Google 200 m

Google Maps Spalding, Lincolnshire PE12 6LU



Imagery ©2016 Getmapping plc, Map data ©2016 Google 50 m



## PHOTOGRAPHS







Verge

Site

**EMERGING LOCAL PLAN – MOULTON SEAS END  
INSET MAP NO 28**

Inset Map No 58

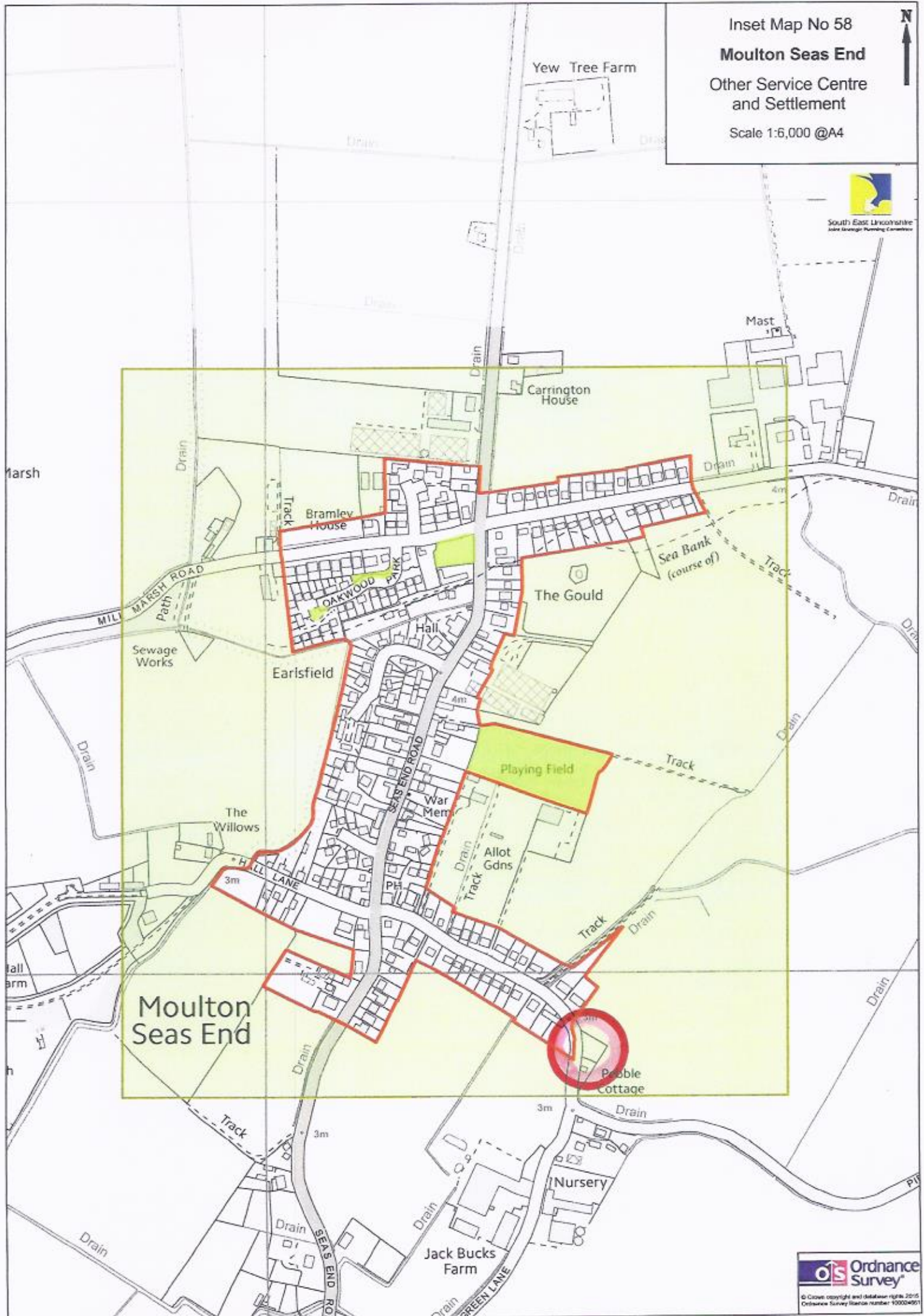
## Moulton Seas End

Other Service Centre  
and Settlement

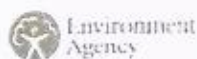
Scale 1:6,000 @A4



South East Lincolnshire  
Joint Sewerage Pumping Committee



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



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

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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## 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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# NOTES

1. The potential flooding consequences shown on the map relate to flooding from the east, north-west and internal drainage basin systems taking into account the effects of current flood risk management measures only.
2. In addition to the potential flood area shown on the map, there may be further flooding in low lying rural areas.
3. The consequences designated as being in Area 1 (blue) are those areas where the flood depth is greater than 1.5m and the flood velocity is greater than 1.5m/s. These areas are likely to be subject to significant damage to buildings and infrastructure. Areas designated as being in Area 2 (yellow) are those areas where the flood depth is between 0.5m and 1.5m and the flood velocity is between 0.5m/s and 1.5m/s. These areas are likely to be subject to some damage to buildings and infrastructure. Areas designated as being in Area 3 (red) are those areas where the flood depth is less than 0.5m and the flood velocity is less than 0.5m/s. These areas are likely to be subject to minor damage to buildings and infrastructure.
4. The consequences designated as being in Area 4 (white) are those areas where the flood depth is less than 0.5m and the flood velocity is less than 0.5m/s. These areas are likely to be subject to no damage to buildings and infrastructure.
5. The potential flooding consequences relate to flood probability bands of 1%.
6. Potential flooding consequences are shown where water is expected to flow or be stored in flood at flood.
7. Land outside South Holland District is not considered.
8. The map shows the extent of the flood probability bands.

## Map Legend



## REV DATE REMARKS

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## ROYAL HARRINGTON

## SOUTH

## HOLLAND

## 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 flood events.