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Ref: 3002-16

RESIDENTIAL DEVELOPMENT
ADJACENT 29 RIVER LANE
MOULTON
SPALDING
LINCS
PE12 6NX

FOR

MR N. F. BOOR



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
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Ref: 3002-16

RESIDENTIAL DEVELOPMENT
ADJACENT 29 RIVER LANE
MOULTON
SPALDING
LINCS
PE12 6NX

This application is to acquire Town & Country Planning Permission (OUTLINE) for 2 No residential building plots adjacent to 29 River Lane, Moulton for the benefit of Mr N. F. Boor.

The current site which amounts to 0.14 hectares fronts onto River Lane between the applicants property, 29 River Lane and 21 River Lane and was originally the frontage to a larger area of agricultural land which now has access to the South of the application site.

Pre-application advice was received under reference PE-00798-15 on the 15th September 2015, since this advice the current South Holland Local Plan 2006 has become further out of date and the emerging plan under the National Planning Policy Framework takes precedence and in-fill within street scenes becomes more acceptable and sustainable.

The proposed site is approximately 150 metres from the A151 between Spalding and Holbeach with regular bus services and 800 metres from the centre of Moulton village which is easily negotiable on foot or by bicycle, thus making the use of a motor car not essential (see appendix).

The frontage mixed hedge will be removed when developed thus providing greatly improved visibility along River Lane.

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

USE

The proposal is for a pair of building plots, the architectural design to be agreed by Conditions at Reserved Matters stage.

AMOUNT

A pair of building plots will compliment the street scene between existing properties.

LAYOUT

The final layout of the dwellings on the site to be determined at Reserved Matters stage.

SCALE

To be determined at Reserved Matters stage.

LANDSCAPING

The existing frontage hedge to be removed to improve visibility along River Lane. A comprehensive landscaping and boundary treatment scheme to be agreed at Reserved Matters stage.

APPEARANCE

Architectural/vernacular appearance of the dwellings to be agreed at Reserved Matters stage.

ACCESS

Access to the properties to be directly off River Lane to be to the requirements and specification of the Lincolnshire County Council Highways Department. Access to and within the dwellings to be designed to the requirements of Part M of the Building Regulations.

EXTERNAL MATERIALS

External materials and detailing together with the external designs to be determined at Reserved Matters stage.

FLOOD RISK

The site is just outside of Flood Zones 2 & 3, therefore, does not justify the need for a Flood Risk Assessment, but the following measures are to be proposed and suggested:-

- Flood resilient construction to be incorporated up to 300mm above ground floor level
- Future occupants to be encouraged to sign up to the Environment Agency automatic flood warning system
- Finished floor levels of the proposed dwellings to be approximately 300mm above level of River Lane

APPLICATION PLAN

3002-16-01	Location & Site Layout Plans

G R Merchant
July 2016

Ref: 3002-16

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS

PHOTOGRAPHS

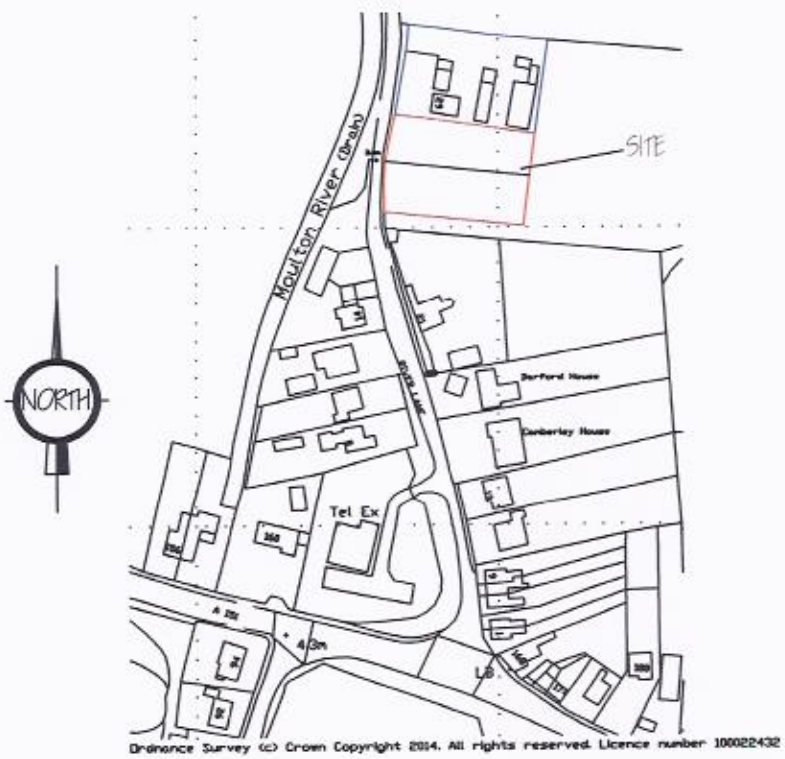
PRE-APPLICATION ADVICE PE-00798-15

PLAN OF MOULTON – SUSTAINABILITY DISTANCES

FLOOD RISK ISSUES

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

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

‘GOOGLE’ SITE PLANS

Google Maps River Ln



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

Google Maps River Ln



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

Google Maps River Ln



Imagery ©2016 Getmapping plc, Map data ©2016 Google 20 m

PHOTOGRAPHS

Google Maps River Ln



Image capture: Apr 2009 © 2016 Google

Moulton, England

Street View - Apr 2009

Google Maps River Ln



Image capture: Apr 2009 © 2016 Google

Moulton, England

Street View - Apr 2009

Google Maps River Ln



Image capture: Apr 2009 © 2016 Google

Moulton, England

Street View - Apr 2009

PRE-APPLICATION ADVICE PE-00798-15

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 761161
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

Mr Boor
29 River Lane
Moulton
Spaldng
Lincs
PE12 6NX

15th September 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00798-15 **Case Officer:** Tracey Meachen
Location: Adjacent To 29 River Lane Moulton Spalding Lincs
Proposal: Residential dwelling.

I am replying to your recent enquiry regarding the proposed development of a single dwelling to the side of 29 River Lane, Moulton as an infill plot.

I apologise for the delay in replying, this is due to large workloads we are currently experiencing.

The development plan for the area is the South Holland Local Plan, from which a number of policies were saved by way of direction by the Secretary of State and these continue to form the Development Plan for South Holland with the National Planning Policy Framework 2012 (NPPF) being a 'material consideration'.

The location of the residential development proposed is outside the Defined Settlement Limit for Moulton, and is therefore categorised by the Local Plan as being in open countryside. As such, the relevant policy within the Local plan would be Policy HS7 - New Housing in the Open Countryside including other Rural Settlements - which states that outside of the defined settlement limits of Spalding, Area Centres and group Centres, new housing development will only be allowed where either;
1) It is proven to be essential to meet the needs of agricultural, forestry or other workers and complies with Policy HS12; or
2) The proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

The proposals do not comply with this policy and would therefore be considered a departure from the provisions of the Local Plan and this would be considered to be a policy 'objection'. The preferred location for new housing is within settlement boundaries where development is seen to be more appropriate and in accordance with Local Plan policy and with the guidance within the NPPF.

At the present time however the Council does not have a 5 year supply of housing land in place and the guidance within the NPPF takes precedence over the Local Plan, and the relevant Housing policies within the Local Plan cannot be considered to be up to date.

The overriding and main consideration in the NPPF is whether development is in a sustainable location. A sustainable location is regarded as an area with a range of local services and with good access to additional facilities in the nearby settlements. Therefore, to obtain planning permission for a dwelling in the location proposed, you would need to show that the plot of land in River Lane, Moulton is within a sustainable area and meets the policy criteria as discussed above.

Please also bear in mind that planning applications which represent a Departure from the Local Plan, any such application would likely be presented to the Planning Committee for a decision by South Holland's elected Members. A successful outcome cannot be guaranteed.

The necessary forms and information, should you wish to proceed with the application, can be obtained from the South Holland web site ¿ www.sholland.gov.uk. Also required are:

- One copy of an up to date 1:2500 / 1:1250 site location plan with the application site edged in red and any other land owned outlined in blue,
- One copy of 1:500 / 1:200 block plan with the proposal outlined in red and metric dimensions to all boundaries shown. The north arrow must be shown and the plan should indicate all relevant details including all buildings, hard surface areas, walls and fences,
- ~~One copy of 1:100 / 1:50 elevation plans showing existing and proposed elevations, where applicable~~
- £385 fee for either an outline application where not all details are to be provided, or £385 for a full planning application.

Before submitting an application, please ensure you are submitting:

- the correct fee,
- a fully completed form with appropriate certificates signed and dated at the back of the form,
- All plans to be titled and sequentially numbered,
- All plans showing correct and accurate scale.

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.

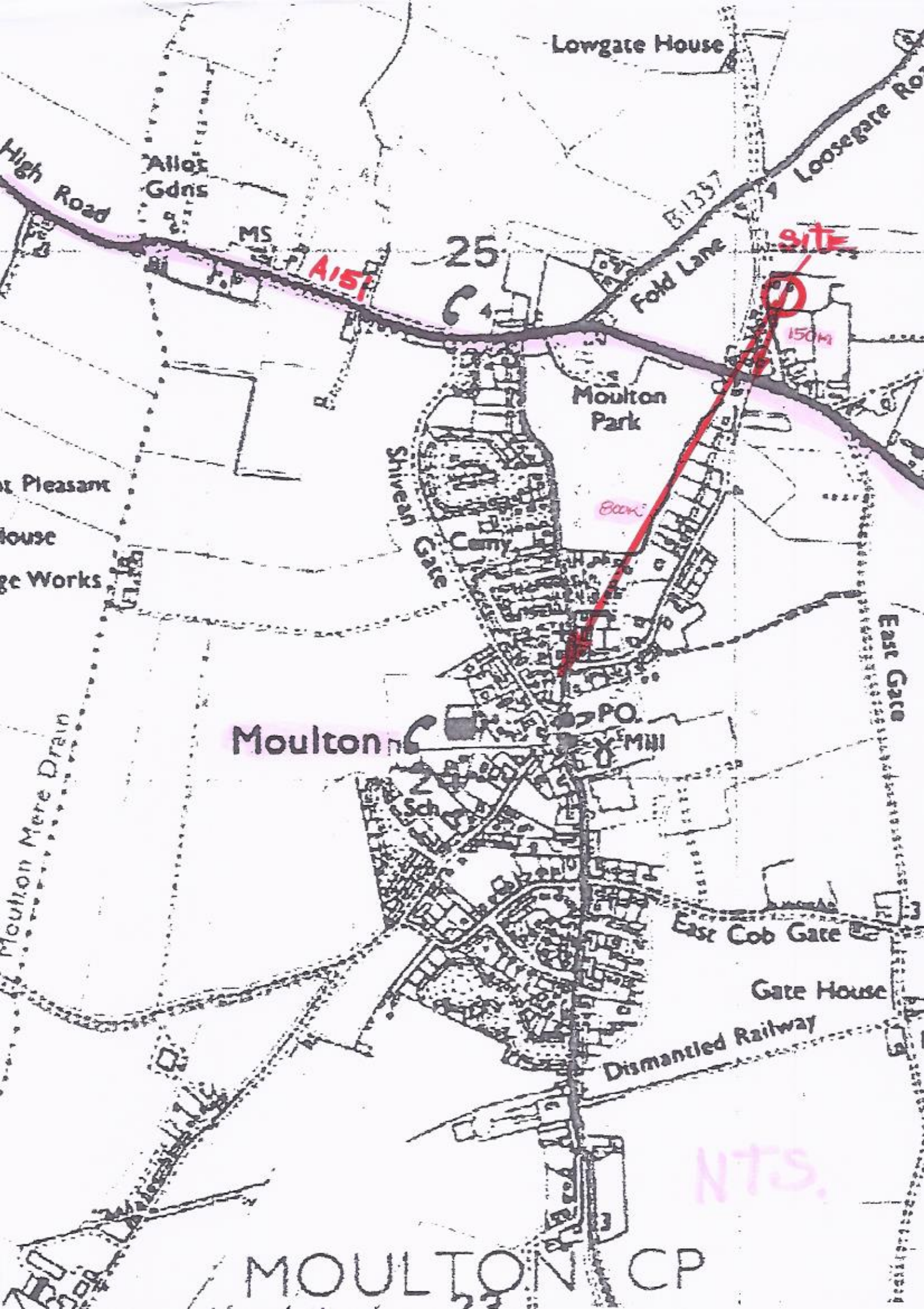
BUILDING REGULATIONS

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

OUTLINE PLANNING APPLICATION

PLAN OF MOULTON – SUSTAINABILITY DISTANCES


Lowgate House
High Road
Allot Gdns
MS
A151
25
B1397
Loosegate Ro
Fold Lane
Site
150m
Moulton Park
Shivean Gate
Pleasant
ouse
ge Works
Moulton
P.O.
Mill
Sch
East Gate
East Cob Gate
Gate House
Dismantled Railway
Moulton Mere Drain
NTS.
MOULTON CP

FLOOD RISK ISSUES

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

Environment Agency

Enter a postcode or place name: PE12 6NX 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 6NX 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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Contains Royal Mail data © Royal Mail copyright and database right 2016.
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.

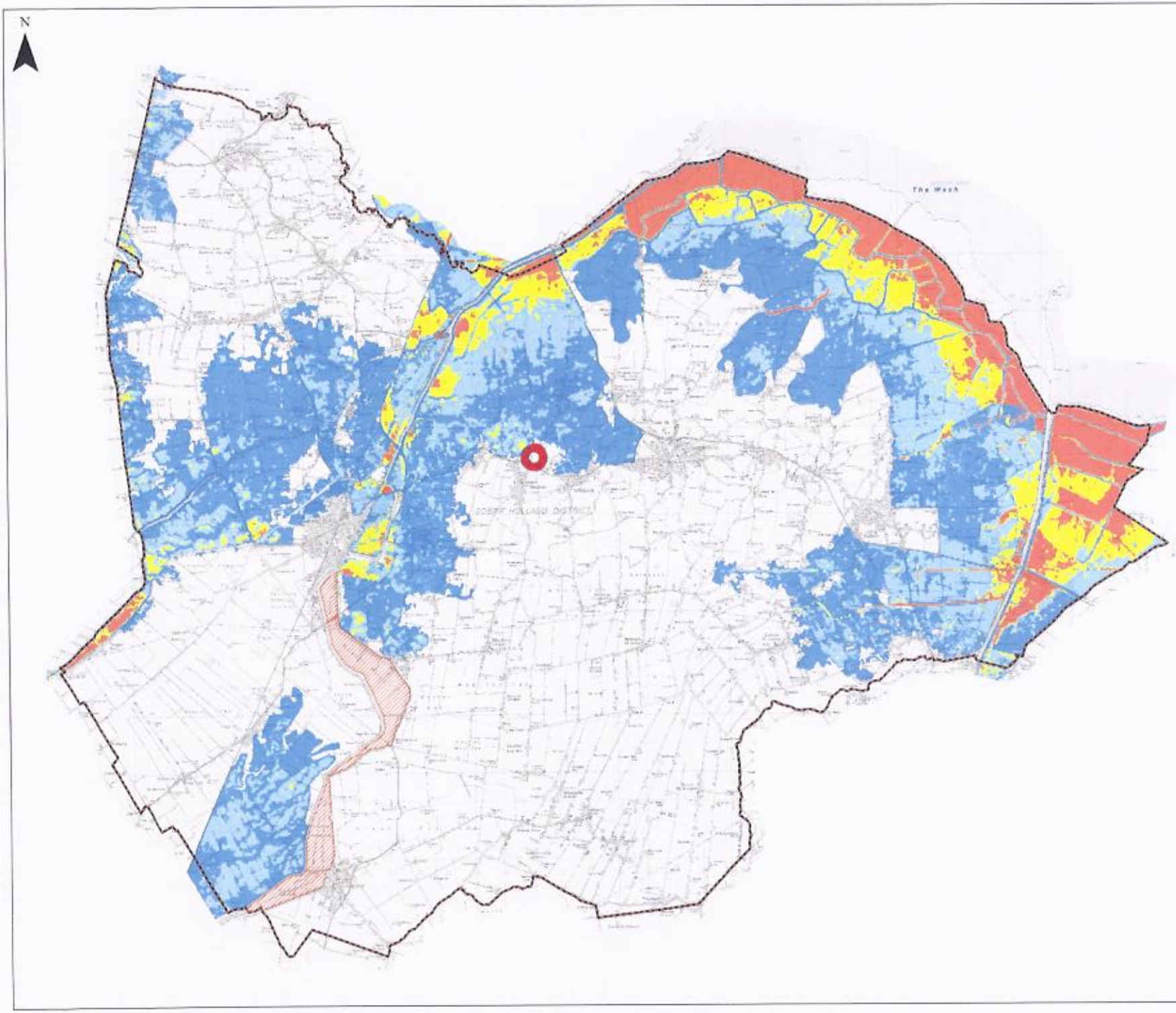
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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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 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 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
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LINCOLNSHIRE
PE11 3XE

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.