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Ref: 3247-17

**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 Planning Permission for a single bungalow and detached garages for the benefit of Mr & Mrs P Breach following refusal of H13-0610-16 by South Holland District Council Planning Department and subsequently dismissal of appeal reference APP/A2525/W/16/3164199 (see appendix).

The main issues appear to be the following:-

1. The character and appearance of the area.
2. Effect of the proposal on the living conditions of neighbouring properties 7 & 9 Pipwell Gate.
3. The Council's housing land supply and sustainability of the site and its location within the rural village of Moulton Seas End.
4. Effect of Flood Risk and over-looking.

The original application was for Outline with all matters reserved and an indicative layout for 5 No properties. This reapplication is a full application for a single 4 bedroom bungalow with detached triple garage, which attempts to satisfy the previous refusal and dismissal.

1. The application for a single bungalow and detached garages replicates the host property (The Retreat).
2. The original application for indicatively 5 No properties could potentially generate at least 10 No extra vehicles which would have an impact on neighbouring properties. A single dwelling would lessen this impact together with the access roadway being upgraded with a tarmac surface – the current roadway is gravel surfaced.
3. Sustainability of the site has been achieved as Moulton Seas End is designated within the South East Lincolnshire Local Plan as an Other Service Centre and Settlement, inset map No 57.

The refusal and dismissal decisions refer to the lack of a 5 year supply of deliverable housing sites, which is relevant!!

As the current South Holland Local Plan is out of date and the council do not have a 5 year supply of housing, this application should be considered as a sustainable "windfall" site.

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-

“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

This application demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 14 of the NPPF indicates that Planning Permission should be granted.

4. The effect of Flood Risk is mentioned within the LPA refusal and the effect this would have on neighbouring properties. The site specific Flood Risk Assessment by Geoff Beel Consultancy dated July 2016 stated:-

“Finished floor levels of the dwellings will be raised 500mm above Pipwell Gate carriageway with 300mm of flood resilient construction above FFL”

This can be easily achieved particularly with a single dwelling.

APPLICATION PLANS

3247-17-01 - Location & Site Layout Plans

3247-17-02 - Floor Plans & Elevations

SCHEDULE OF EXTERNAL MATERIALS

Walls – Crest Sapphire Red Stock

Roof – Sandtoft Cassius Clay Tiles

Joinery – Cream UPVC Windows (Grained)

G R Merchant

November 2017

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” PLANS & SITE PHOTOGRAPHS

SOUTH EAST LINCOLNSHIRE LOCAL PLAN
INSET MAP NO 57 – MOULTON SEAS END

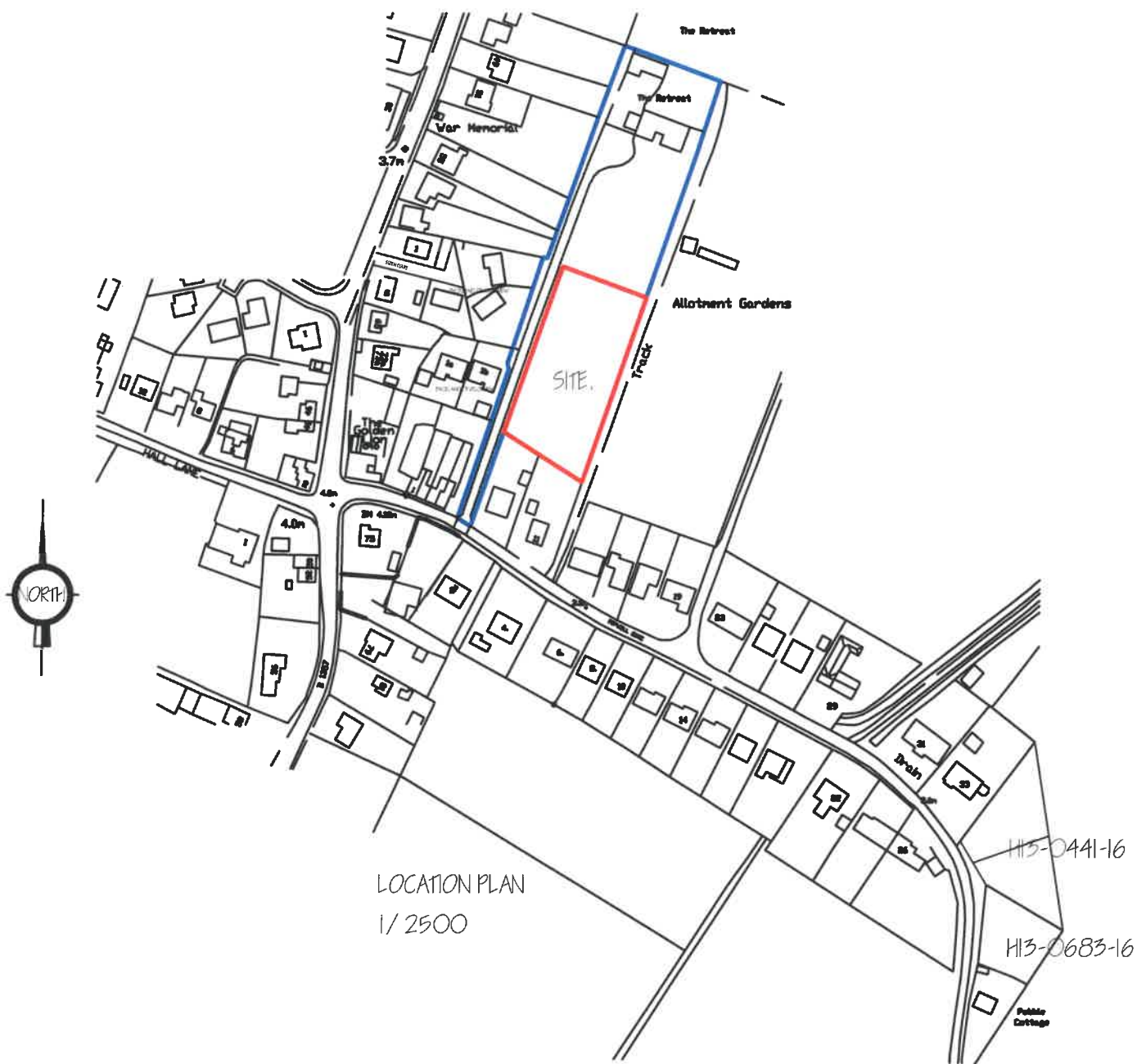
REFUSAL NOTICE – H13-0610-16

DISMISSAL NOTICE – APP/A2525/W/16/3164199

FLOOD RISK ASSESSMENT

GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

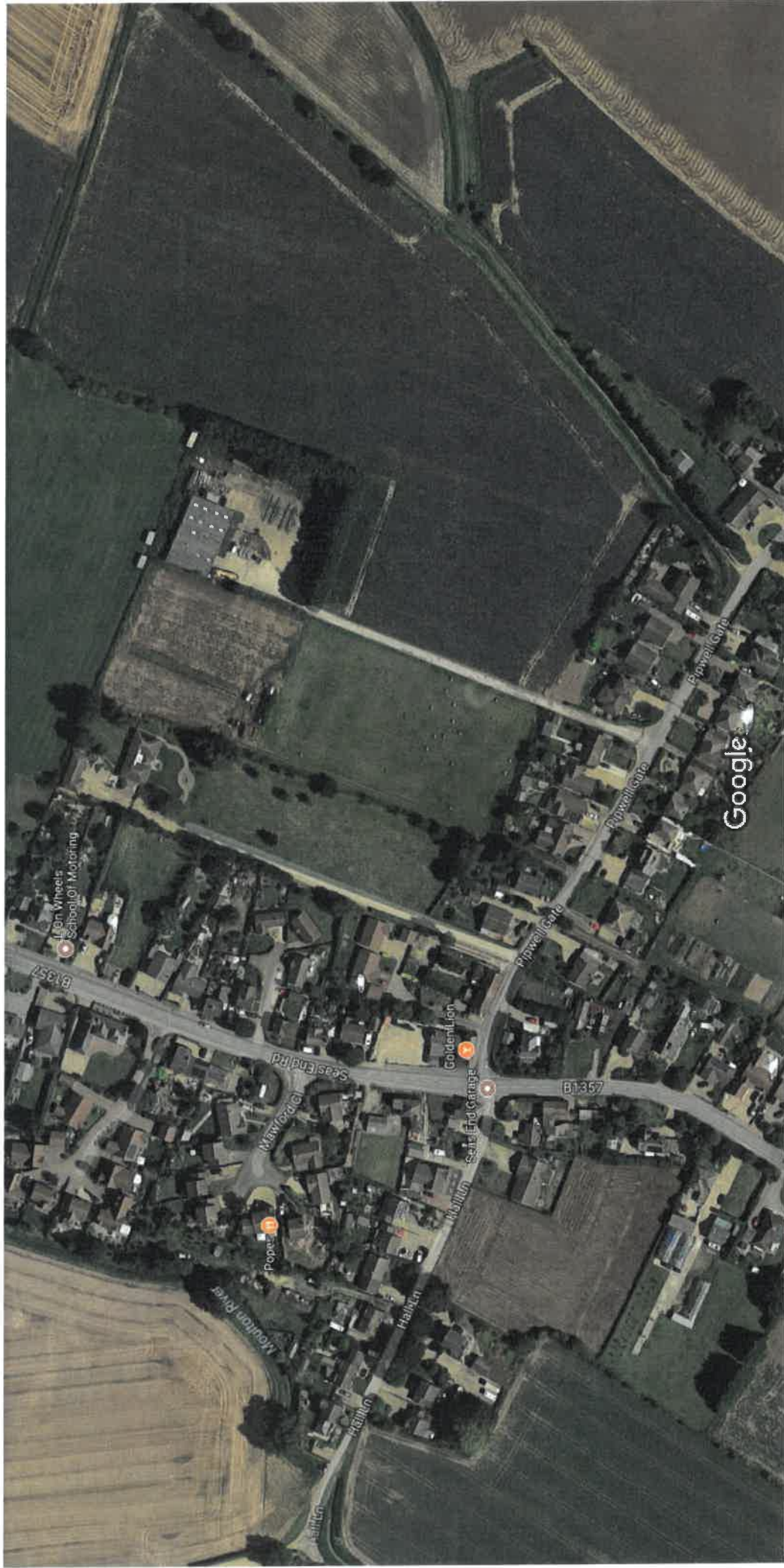
LOCATION PLAN 1/2500



"GOOGLE" PLANS & SITE PHOTOGRAPHS



Imagery ©2017 Google, Map data ©2017 Google 100 m











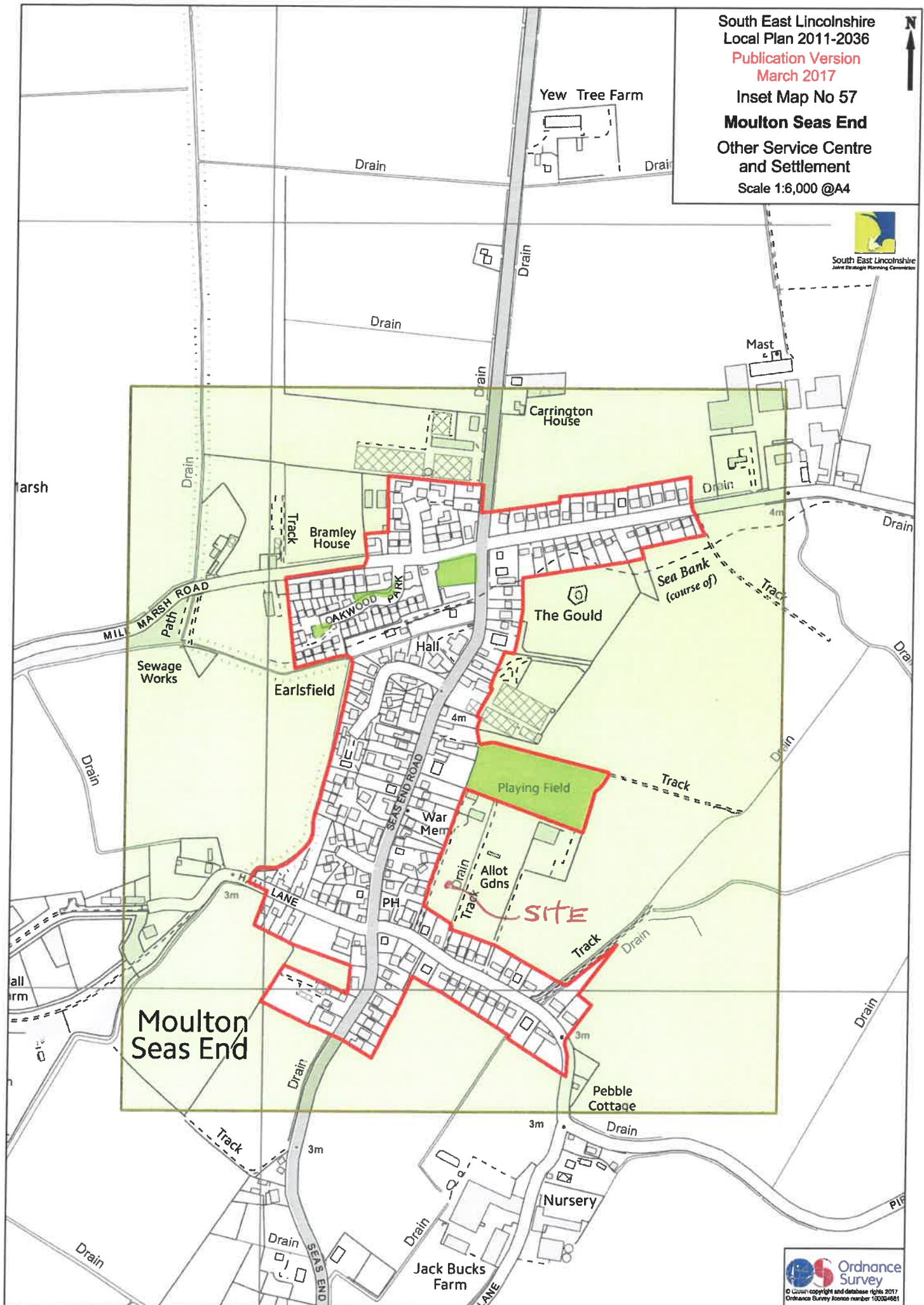






**SOUTH EAST LINCOLNSHIRE LOCAL PLAN
INSET MAP NO 57 – MOULTON SEAS END**

South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 57
Moulton Seas End
Other Service Centre
and Settlement
Scale 1:6,000 @A4



REFUSAL NOTICE – H13-0610-16

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TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference: H13-0610-16 **Date of Decision:** 19th September 2016
Applicant: Mr & Mrs P Breach
The Retreat
Pipwell Gate
Moulton Seas End
Spalding Lincs
PE12 6LU
Location: Off Pipwell Gate Moulton Seas End Spalding Lincs
Description: Residential development

**South Holland District Council hereby give notice that this application has been
REFUSED for the above proposal for the following reason(s):**

- 1 The site is located on the fringe of a rural settlement that has few services and facilities. It is not on a regular public transport route. As a consequence, future occupiers would be likely to have a high dependence on the use of motor vehicles to access local services which would be contrary to one of the core planning principles of paragraph 17 of the National Planning Policy Framework (2012) to make the fullest use of public transport. Moreover, the reliance on the motor car would increase carbon emissions, contrary to the requirements of the environmental role of planning. It is therefore considered that the development is not suitable in terms of sustainability.
- 2 Existing development along Pipwell Gate is predominantly frontage, with the exception of "The Retreat" which is set well back from the road within a spacious setting. The proposal, in comparison, constitutes a form of backland development that extends out into open countryside at odds with existing frontage development within the immediate locality. It does not respect the historic pattern of development in the locality. Moreover, finished floor levels would have to be raised to address flood risk. Taking these factors into consideration, it is considered that the proposal would have a harmful effect upon the

character and appearance of the rural fringe of the village. The proposal is therefore contrary to Policy SG14 of the South Holland Local Plan, 2006. This policy is in accordance with Section 7 of the National Planning Policy Framework (2012), specifically Paragraph 58, which indicates that new development should respond to local character.

- 3 Vehicular access to the site would be between Nos. 7 and 9 Pipwell Gate. It is considered that the amenity of occupiers of neighbouring property would be materially harmed in terms of noise and disturbance created by vehicles regularly entering and leaving the site. The proposal therefore fails to accord with Policies SG14 and SG17 of the South Holland Local Plan, 2006, which aim to protect the amenity of nearby residents, both existing and future.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reasons for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The determined plans are:

Dwg. no. 2957-16-01 dated April 2016;

Revised Flood Risk Assessment by Geoff Beel Consultancy (ref GCB/Merchant) dated August 2016.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

DISMISSAL NOTICE – APP/A2525/W/16/3164199



Appeal Decision

Site visit made on 20 March 2017

by Nigel Harrison BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 March 2017

Appeal Ref: APP/A2525/W/16/3164199

Land off Pipwell Gate, Moulton Seas End, Spalding, Lincolnshire, PE12 6LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr and Mrs P Breach against the decision of South Holland District Council.
 - The application Ref: H13-0610-16 dated 17 June 2016, was refused by notice dated 19 September 2016.
 - The development proposed is 'residential development'.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was made in outline with all matters (layout, appearance, landscaping, scale and access) reserved for subsequent approval. An indicative site layout plan has been submitted showing five detached dwellings which I shall treat as being for illustrative purposes only.

Main Issues

3. I consider the three main issues in this case are: Firstly, the effect of the proposal on the form and setting of the village and the character and appearance of the area; secondly, the effect of the proposal on the living conditions of the occupiers of Nos 7 and 9 Pipwell Gate with regard to noise and disturbance from vehicles entering and leaving the site; and thirdly, whether the proposal would be consistent with the principles of sustainable development having regard to the provisions of the development plan and the *National Planning Policy Framework* (the Framework), and having regard to the Council's housing land supply position.

Reasons

4. The appeal site (approximately 0.36ha) comprises a large flat area of mown grass in front of the appellants' bungalow 'The Retreat'. Access to the site is via a gravelled private lane off Pipwell Gate. Existing residential development is located to the south and west with open land (formerly allotments) to the east.

Policy Background

5. Moulton Seas End is defined as an 'Other Rural Settlement' in the *South Holland Local Plan 2006 (LP)*, and as an 'Other Service Centre and Settlement' in the emerging *South East Lincolnshire Local Plan 2011-2036 (Public*
-

Consultation Document on Preferred Sites for Development), July 2016 (SELLP). The Council states that these villages are low in the settlement hierarchy with few services or facilities. Moulton Seas End is identified as an area of 'development restraint' with limited opportunities for frontage infill.

6. The SELLP is at a fairly advanced stage, with the final statutory round of consultation due to take place in April/May 2017. I note that the appeal site was put forward by the appellants for consideration as a possible housing site (Mou36) in the emerging Plan, although I understand the Council's response was that the site was unsuitable for inclusion 'due to conflict with the emerging Plan's locational strategy'. However, the SELLP is not yet part of the Development Plan, and neither the Council's decision notice nor statement refers to any of its policies. I have therefore assessed the proposal against the saved LP policies and the policies in the Framework, the latter being an important material consideration.
7. The appeal site lies outside any of the settlement boundaries defined in the LP, although is on the edge of the built up part of the village. Therefore, for planning policy purposes it is within an area regarded as countryside. Although a settlement boundary for Moulton Seas End is included in the emerging SELLP, the appeal site is not included within it.
8. Saved LP Policy HS7 says new housing development will only be permitted in the countryside, including the Other Rural Settlements, where it is essential to meet the needs of rural workers, or where the proposal is for small scale affordable housing schemes. None of these policy exceptions apply in this case. Therefore, the proposal 'on its face' is contrary to LP Policy HS7. At the national level, paragraph 55 of the Framework confirms that isolated new homes in the countryside should be avoided. In terms of its location therefore, the proposal would represent an incursion into the countryside and is contrary to local and national policies which seek to restrict development in such areas.
9. The Framework states that local planning authorities should identify and annually update a supply of specific deliverable sites sufficient to provide five years supply of housing against their housing requirements (the 5-year land supply). Paragraph 49 of the Framework states that housing proposals should be considered in the context of the presumption in favour of sustainable development. It further states that relevant policies for the supply of housing should not be considered up-to-date if the Council cannot demonstrate a 5-year supply of deliverable housing sites. Saved LP Policy HS7 is clearly a relevant policy concerned with the supply of housing land.
10. The Council accepts that it currently does not have a 5-year supply, although the scale of the shortfall is not stated. Nonetheless, and as the Council accepts, its policies *insofar as they concern the supply of housing* cannot be considered up-to-date, and can only be afforded limited weight at the present time. Therefore, the fact that the site lies in the countryside outside any of the LP's settlement boundaries, and thus conflicts with Policy HS7, is not determinative.

Character and Appearance

11. Existing housing on Pipwell Gate and the east side of Moulton Seas End Road is predominantly frontage development, the houses being close to the road with generally large gardens extending to the rear. The only significant exception is the appellants' bungalow 'The Retreat', which is set well back from the road in

a spacious setting. The appeal proposal, in contrast, would amount to a form of backland development that extends beyond the existing built form of the village. Although enclosed and maintained as garden, the site occupies a prominent position on the edge of open countryside. This open aspect contributes positively to the character and setting of the village, and I consider the proposed development would significantly erode the rural feeling which currently pervades the area. Notwithstanding the relatively low density of the scheme, I consider the scale of development in this location would harm the subtle transition from the built up part of the village to the open countryside beyond. As a result, the character and setting of the village would irrevocably be changed through the loss of this open land.

12. Whilst the appeal site itself may not be 'classic' countryside, being on the edge of a village, the visual character of the landscape adjoining it is still overwhelmingly open and unobstructed, and a rural feel prevails. One of the core planning principles set in Paragraph 17 of the Framework is to recognise the intrinsic character and beauty of the countryside, and I consider the proposal fails to meet that objective.
13. I therefore conclude on this issue that the proposal would cause significant harm to the form and setting of the village and the character and appearance of the surrounding area. As such, it would conflict with Paragraphs 17 and 55 of the Framework and saved LP Policy SG14 which, amongst other things, require new development to make a positive contribution to the visual quality of its surroundings, and respect local distinctiveness and the historic pattern of development in the locality.

Effect on living conditions

14. Nos 7 and 9 Pipwell Gate are located to either side of the proposed site access, and this access would potentially serve five additional dwellings. The width of the access and appellants' land ownership is constrained where it passes between these two properties, and there is no space for any meaningful planting or screening that might help mitigate the potential noise and other disturbance arising from the coming and going of vehicles on the access road. As such I consider that the increased vehicle activity engendered by the proposed development would have an adverse impact on the living conditions of the occupiers of that property.
15. I therefore conclude on this issue that the proposal would materially harm the living conditions of the occupiers of Nos 7 and 9 Pipwell Gate. As such it conflicts with saved LP Policy SG17 which only supports proposals where no material harm to residential amenity would arise. Noise nuisance, including that associated with vehicle activity, is specifically referred to in the policy.

Whether the proposal would represent sustainable development

16. Paragraph 7 of the Framework identifies a three-stranded definition of sustainable development based on economic, social and environmental factors; and it is necessary to determine whether the proposal is sustainable in the wider realm in the context of the Framework taken as a whole.
17. With regard to the economic dimension, the proposal would make a short-term contribution to the local economy in terms of jobs during construction, and would increase support local services and facilities in the nearby towns and

villages. With respect to the social dimension, the scheme would be deliverable, and the provision of potentially five new homes is a material consideration to which substantial weight should be given. Although the scale is modest, taken together these represent significant benefits in terms of the social and economic dimensions of sustainable development.

18. However, in weighing the above benefits and disbenefits together, and notwithstanding the shortfall in housing supply, I consider the adverse environmental harm which I have identified to the form and setting of the village and the character and appearance of the surrounding area, together with the harmful impact on residents living conditions, would substantially and demonstrably outweigh any potential social and economic benefits, and must be decisive. For this reason I conclude that the proposal does not amount to sustainable development, and the presumption in favour of such development does not therefore apply. The proposal would conflict with the policies of the development plan and the provisions of the Framework when taken as a whole.

Other Matters

19. The appellants feel there has been some inconsistency in decision-taking by the Council, and has drawn my attention to recently approved applications for residential development nearby which I took the opportunity to view at my site visit: Two dwellings adjacent to No 33 Pipwell Gate;¹ one dwelling adjacent to Pebble Cottage, Pipwell Gate;² and one dwelling fronting Moulton Seas End Road close to the junction with Pipwell Gate.³ However, in contrast to the appeal site, these sites may all be said to reasonably represent examples of frontage infill development between existing dwellings. As such, I cannot draw any meaningful comparison with the appeal proposal, or infer that any kind of precedent has been set.
20. In any event, it is rarely possible to compare decisions at different sites in any meaningful way, and these previous decisions have not influenced or fettered my reasoning. Each application and appeal falls to be considered on its own merits.
21. The appellants have referred to nearby 'backland' developments at Sizen Court and 1a and 1b Pipwell Gate. However, although to the rear of frontage properties, both these developments have been built within what was a rear garden environment, and consequently are not at odds with the historic pattern of development in the village.

Conclusion

22. Therefore, for the reasons given above and taking into account all other matters raised, I conclude that the appeal should be dismissed.

Nigel Harrison

INSPECTOR

¹ Ref: H13-0441-16

² Ref: H13-0441-16

³ Ref: H13-0594-16

FLOOD RISK ASSESSMENT

**FLOOD RISK ASSESSMENT FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT MOULTON SEAS END,
SPALDING, LINCS**

FINAL REPORT

GEOFF BEEL CONSULTANCY

JULY 2016

GCB/MERCHANT

DISCLAIMER

This document has been prepared solely as a Flood Risk Assessment in support of a planning application for proposed Residential Development off Pipwell Gate, Moulton Seas End, Spalding, Lincolnshire. "Geoff Beel Consultancy" accepts no responsibility or liability whatsoever for any use made of this document other than by the client "Mr & Mrs P Breach" for the purposes it was originally commissioned and prepared. All comments and opinions made are based upon information available to "Geoff Beel Consultancy" during the necessary investigative process, and the conclusions and recommendations could therefore, differ in the event of material subsequently being found erroneous, incomplete or misleading. "Geoff Beel Consultancy" therefore, accepts no liability should this prove to be the case.

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1.0 INTRODUCTION

- 1.1 An outline planning application is to be submitted by G R Merchant Ltd on behalf of Mr & Mrs P Breach for proposed residential development off Pipwell Gate, Moulton Seas End, Spalding, Lincs.
- 1.2 A Flood Risk Assessment is required to accompany the planning application and meet the requirements and general principles contained in the Planning Practice Guidance to the National Planning Policy Framework (NPPF) and for approval by the Environment Agency.

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Zone Maps. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and our partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The site is also shown in Flood Zone 3 of the South Holland District Council's Strategic Flood Risk Assessment Maps.

The site is also located in the South Holland IDB drainage district.

- 1.3 Geoff Beel Consultancy was appointed on 27th June 2016 to undertake a Flood Risk Assessment.

2.0 LOCATION

- 2.1 The development site is located at land off Pipwell Gate, Seas End Road, Moulton Seas End. The National Grid Reference of the central point of the development is TF 32532715.
- 2.2 The position and extent of the site is shown on Fig 1 – Location & Site Layout Plans at the end of the document.
- 2.3 The site, located within the South Holland Internal Drainage Board district is shown within Flood Zone 3 as detailed on both the Environment Agency Flood Zone Map and the Council's Strategic Flood Risk Assessment Map.

3.0 THE SITE AND SEQUENTIAL TEST

- 3.1 The site is currently agricultural land.
- 3.2 The area of development is approximately 0.40 hectare.
- 3.3 The proposed site layout consists the construction of 5 two-storey dwellings with garages. Existing land levels are generally at 3.70m aOD.
- 3.4 The Sequential Test and Exception Test will require to be applied by the Local Planning Authority but the development may be permitted as the site is protected against both the 1 in 200 year return period tidal event and the 1 in 100 year return period fluvial event. No other land available for development in Moulton Seas End is at a lower risk of flooding.

4.0 EXISTING FLOOD ALLEVIATION MEASURES

- 4.1 The site is within a defended floodplain, as defined in Appendix 1 of the Environment Agency's 'Policy for the Protection of Floodplains' and is considered to be passive until such time as a flood greater than that for which the defences were designed occurs. The likelihood of flooding due to overtopping or failure of a flood defence embankment is considered to be small.

The development site within the South Holland Internal Drainage Board is protected by the River Welland tidal defences between Spalding and Fosdyke Bridge with embankment levels of a minimum of 7.00m aOD.

- 4.2 The site and the surrounding land drains by gravity to Board drains to the west of the site and hence to the Lords Sluice Outfall and hence to the tidal River Welland.
- 4.3 The existing standard of drainage for the South Holland Internal Drainage Board is 1 in 50 years return period, compatible with the Department of the Environment, Food and Rural Affairs target level of service for rural drainage and flood defence works. Freeboard of 900mm is provided to the lowest land levels.
- 4.4 Current maintenance standards within the South Holland Internal Drainage Board and of the Environment Agency defences are generally very good.

During the operation and maintenance of its pumping stations, associated structures and channel systems, particularly those that could affect property, the Board seeks to maintain a general standard capable of providing flood protection to its district. A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. However, bank slips, blocked culverts etc may occur from time to time and these matters are usually dealt with promptly.

5.0 POTENTIAL SOURCES OF FLOODING

- 5.1 Four potential sources of flooding have been identified as a result of this assessment:
- a) local blockages to soakaways
 - b) local blockages to IDB main drain system.
 - c) storm return period of 1 in 50 years being exceeded
 - d) overtopping and breaching of defences of the tidal River Welland

- 5.2 The probability of flooding from source a) is low due to the maintenance standards by the future owner and the design requirements of BRE36.

The probability of flooding from b) is also low due to the South Holland IDB main drain design standard incorporating a minimum 900mm freeboard to the lowest land level which provides adequate storage in events greater than 1 in 50 years.

Previous historic rainfall events of 1968 and 1978, estimated to be greater than 1 in 100 year events, caused no flooding to any residential properties at the time and the Boards policy is to provide a standard of drainage which satisfies NPPF requirements of a 1 in 100 year return period for fluvial protection inclusive of the effects of climate change and developments to the arterial system enables a flexible approach to be adopted and meet the criteria for “sustainable urban drainage”.

- 5.3 The flood embankments to the tidal River Welland provide a 1 in 200 year return period level of protection.

The 1 in 200 year River Welland tidal event at Fosdyke Bridge in 2069 is estimated to be 6.41m aOD as against existing embankment levels of a minimum of 7.00m aOD.

There is a low risk during such an event for wave and wind action to cause overtopping and/or breaching of the first line defences parallel with the River Welland. However, the site is located 4.5kms from the River Welland defences and any overtopping/breaching would be minimal.

The development site has existing land levels generally at 3.70m aOD which are well above surrounding land levels between the site and the river defences.

- 5.4 The South Holland Strategic SFRA Residual Depth map shows the site as affected by between 0.00 – 0.50m depth of water as a result of a breach to the River Welland tidal defences. However the Environment Agency Tidal Hazard Mapping shows the site as affected by between 0.25-0.50m depth of water as a result of a breach.

It is necessary to mitigate against this remote risk of flooding and finished floor levels have been raised 500mm above Pipwell Gate carriageway level with 300mm of flood resilient construction above finished floor level.

- 5.5 Surface water drainage from the development site will be to soakaways to BRE365 design requirements and Building Regulations approval.

6.0 EXTENT OF KNOWN FLOODING

- 6.1 During the preparation of this assessment, no evidence was discovered of the site being flooded or of any adjoining properties.

7.0 PROBABILITIES AND TRENDS OF FLOODING

- 7.1 The probability of this development flooding from localised drainage systems is very low.
- 7.2 The probability of the site flooding with water from any South Holland IDB main drain is less than 1% because of the standards of the existing flood defence systems, storage within existing drainage channels and the location of the site.
- 7.3 The probability of the site flooding with tidal waters from any main river system is less than 1% because of the standards of the existing flood defences and the location of the site.
- 7.4 If under very extreme events, levels of floodwater from the South Holland IDB main drains or arterial systems rose to such an extent that the site was affected, the situation would not be sudden. It is very probable that sufficient time would be available to take precautionary actions to limit the extent and potential impact of flooding.
- 7.5 The water levels in the drainage channels will tend to rise as a result of the impacts of climate change. However the existing systems and defences together with the proposed floor levels 500mm above Pipwell Gate carriageway level with 300mm of flood resilient construction above finished floor level will be appropriate for the design life of the development (i.e. 100 years).
- 7.6 Safe access and egress is readily available onto Pipwell Gate and hence in a generally southerly direction to the A151 road and the town of Holbeach.

8.0 IMPACTS OF FLOODING

- 8.1 No significant impacts of flooding are anticipated.
- 8.2 Floor levels of the development will be 500mm above Pipwell Gate carriageway level with 300mm of flood resilient construction above finished floor level which together with the proposed sustainable drainage system will offer additional protection against impacts arising from any extreme short duration, localised events.
- 8.3 The general location of the site within the catchment is such that if flooding occurred from any of the South Holland IDB main drain systems, then probably 2 to 3 days warning time would be available.
- 8.4 No displacement of water from the site will affect any adjoining properties as existing soakaway drainage system will be utilised.

9.0 RESIDUAL RISK – EXTREME EVENTS

9.1 The residual risk from extreme events is very low on this site, because of its location, within the South Holland IDB area and its location 4.5kms from the River Welland tidal defences.

9.2 Although within Flood Zone 3 according to NPPF classification, the site actually has a very low risk of flooding due to the current standards of drainage and flood defence and land levels. The site is not located within a Functional Flood Plain of any 'main river' or 'main drain'. The Environment Agency Flood Zone Maps have been produced irrespective of existing flood defences and standards of protection.

9.3 South Holland District Council in conjunction with the Environment Agency and the local IDB's within the Council area have carried out a Strategic Flood Risk Assessment of the whole District by appointed Consulting Engineers.

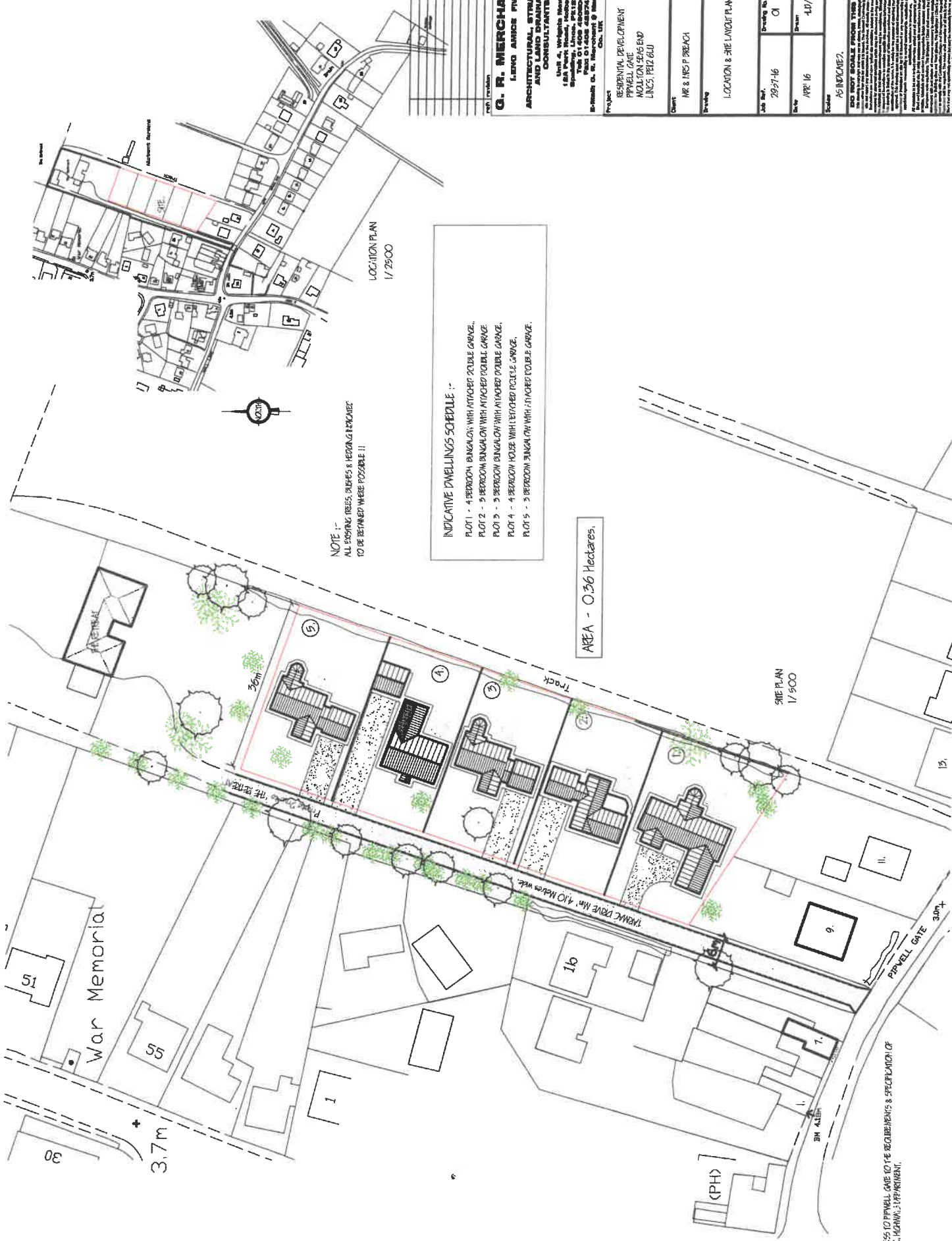
The Strategic Flood Risk Assessment has produced more definitive Flood Risk Maps than those published by the Environment Agency and at the same time has analysed flood return periods of all tidal and fluvial defences to account for the effects of climate change.

Breach scenarios of embankments failing and/or being overtopped have also been carried out to establish Flood Risk Zones. As a result of the Strategic Flood Risk Assessment for the site is outside any Rapid Inundation Zone and defended by tidal defences and tidal doors.

10.0 CONCLUSIONS AND RECOMMENDATIONS

10.1 As a result of the assessment, the following conclusions have been reached:-

- 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, (1.0%)
- 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.
- Finished floor levels of the dwellings will be raised 500mm above Pipwell Gate carriageway with 300mm of flood resilient construction above FFL.
- On site rainwater from the development will be discharged to proposed soakaway drainage to BRE365 design requirements and Building Regulations approval.



NOTE :-
ALL EXISTING TREES, BUSHES & HERONS REMAINED
TO BE RETAINED WHERE POSSIBLE !!!

INDICATIVE DWELLINGS SCHEDULE :-
PLOT 1 - 4 BEDROOM BUNGALOW WITH ATTACHED DOUBLE GARAGE.
PLOT 2 - 5 BEDROOM BUNGALOW WITH ATTACHED DOUBLE GARAGE.
PLOT 3 - 5 BEDROOM BUNGALOW WITH ATTACHED DOUBLE GARAGE.
PLOT 4 - 4 BEDROOM HOUSE WITH DETACHED DOUBLE GARAGE.
PLOT 5 - 5 BEDROOM BUNGALOW WITH ATTACHED DOUBLE GARAGE.

AREA - 0.36 Hectares.

LOCATION PLAN
1/2500

SITE PLAN
1/500

NOTES TO PIPWELL GATE TO THE RESIDENTIAL DEVELOPMENT & SPECIFICATION OF
LOCAL HIGHWAY IMPROVEMENT.

G. R. MERCHANT LEAD ARCHITECT ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS Unit 4, Virginia House 100 West Street, Westbury Wiltshire, Wiltshire, Wiltshire, Wiltshire Tel: 01600 446600 Fax: 01600 446601 Email: g.r.merchant@grmerchant.co.uk G.R. Merchant & Partners, Ltd. Ch. UK		Project RESIDENTIAL DEVELOPMENT PIPWELL GATE WILTON ROAD LINDSAY, WILTSHIRE	Client MR & MRS P. BREACH	Drawing LOCATION & SITE LAYOUT PLANS	Job Ref 29-16	Drawing No. 01	Date APR 16	Scale 1:500
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DO NOT SCALE FROM THIS DRAWING
This drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this drawing. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this drawing. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this drawing.



Enter a postcode or place name:

Moulton Seas End, Lincolnshire

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Moulton Seas End, Lincolnshire at scale 1:10,000

Other maps Data search Text only version

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

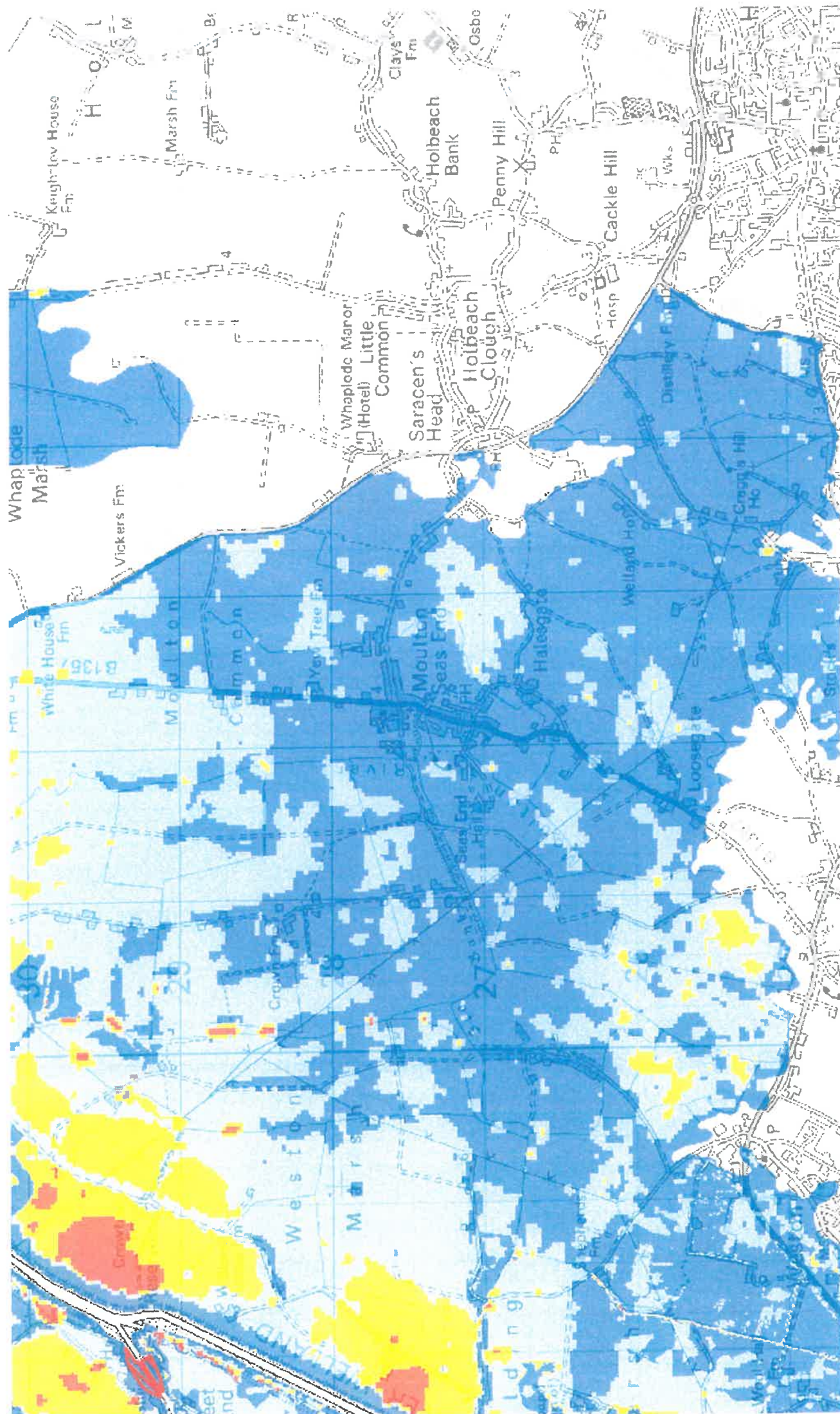
Natural Resources Wales Area of responsibility

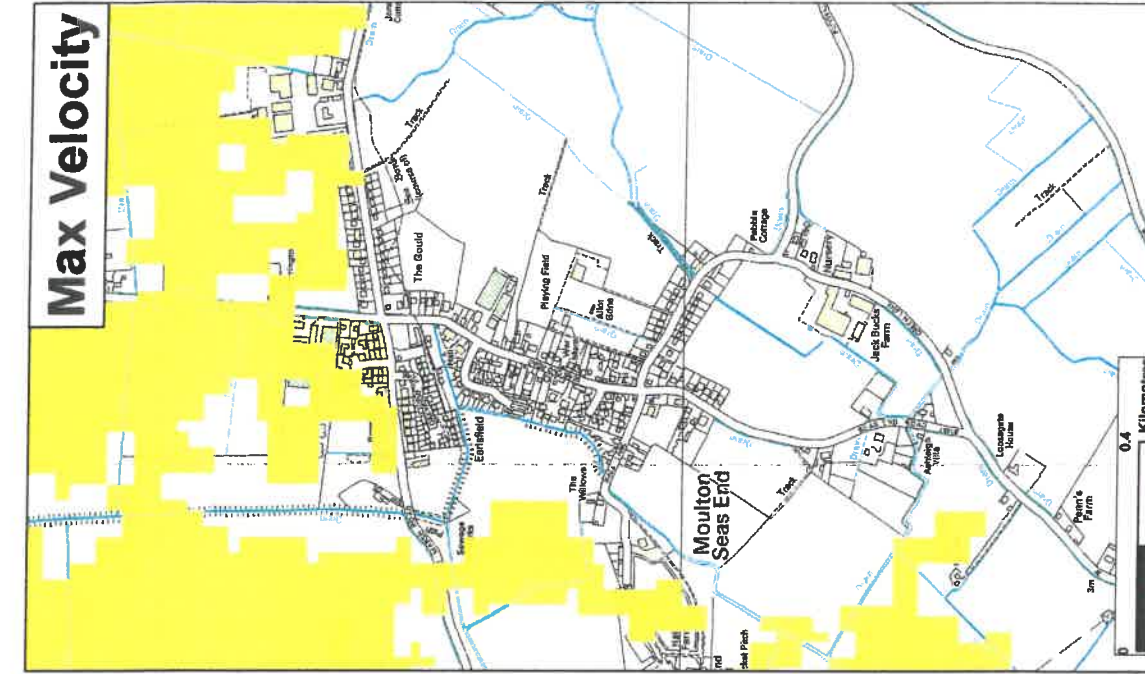
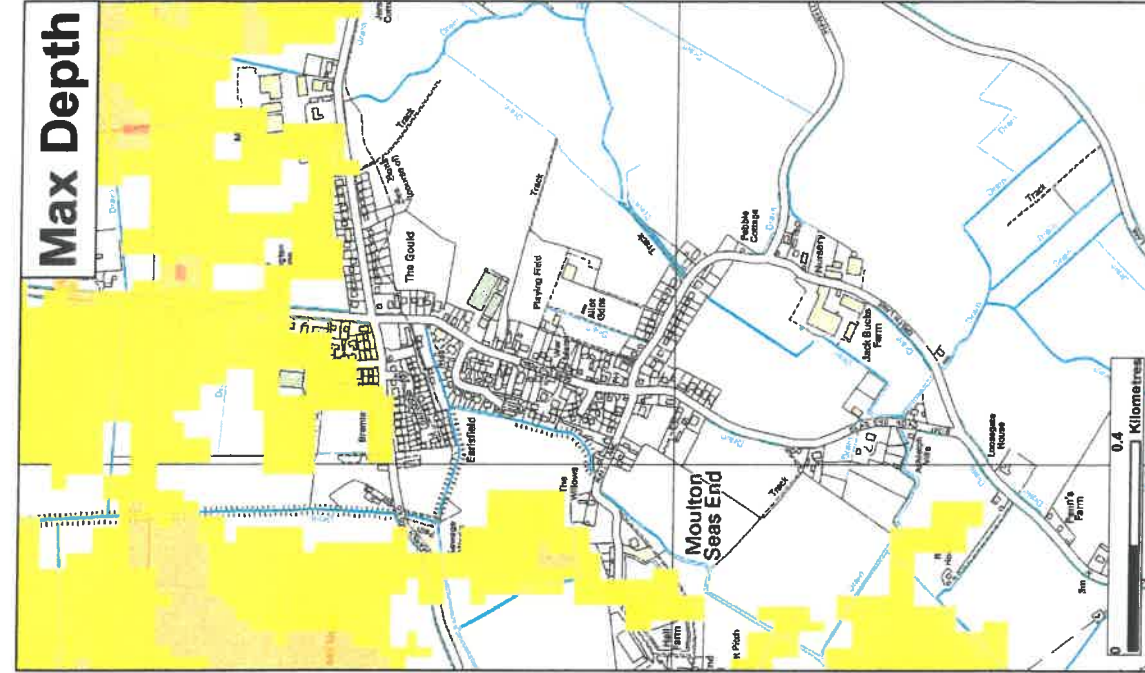
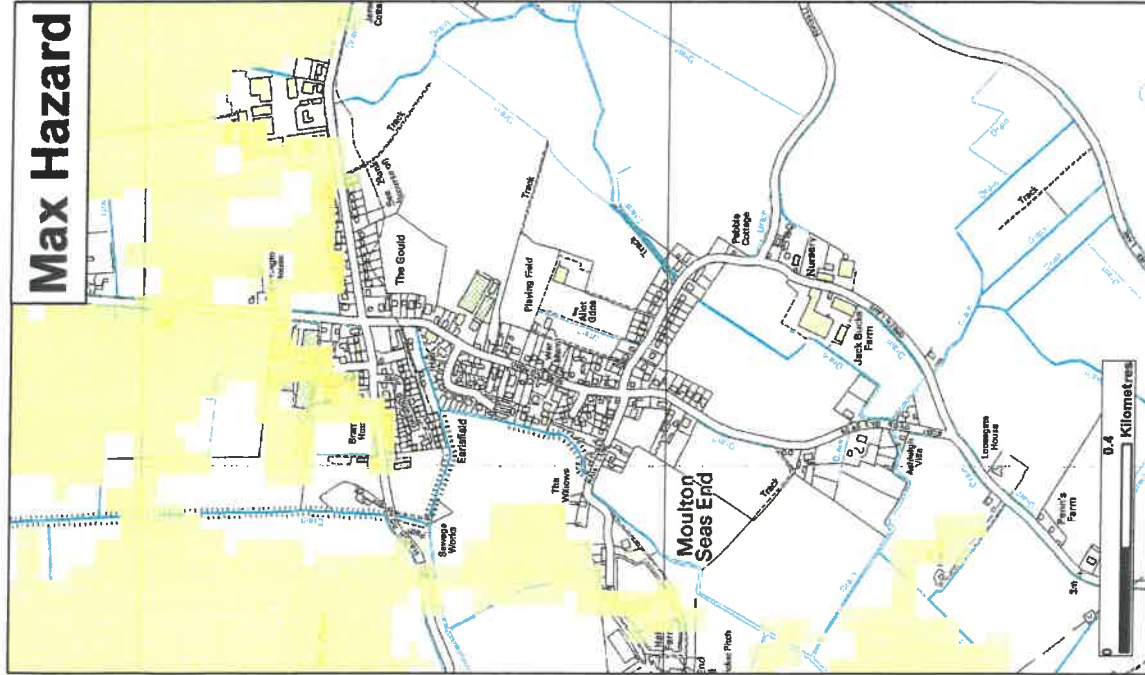
Scottish Environment Protection Agency Area of responsibility

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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<http://maps.environment-agency.gov.uk/wiyby/wiybyController>

27-Jun-16





★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"

Date Printed	July 2016	Scenario year	2006	Scenario Annual Chance	0.5% (1 in 200)	CCN Number																		
<table><tr><th>Max Hazard (Flood Risk to People: FD2320)</th><th>Max Depth (m)</th><th>Max Velocity</th></tr><tr><td> Less than 0.75 (Low Hazard)</td><td>0 - 0.25</td><td></td></tr><tr><td> Between 0.75 and 1.25 (Danger for Some)</td><td>0.25 - 0.50</td><td></td></tr><tr><td> Between 1.25 and 2.0 (Danger for Most)</td><td>0.50 - 1.0</td><td></td></tr><tr><td> Greater than 2.0 (Danger for All)</td><td>1.0 - 2.0</td><td></td></tr><tr><td></td><td>2.0 +</td><td></td></tr></table>							Max Hazard (Flood Risk to People: FD2320)	Max Depth (m)	Max Velocity	 Less than 0.75 (Low Hazard)	0 - 0.25		 Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50		 Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0		 Greater than 2.0 (Danger for All)	1.0 - 2.0			2.0 +	
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	2.0 +																							

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

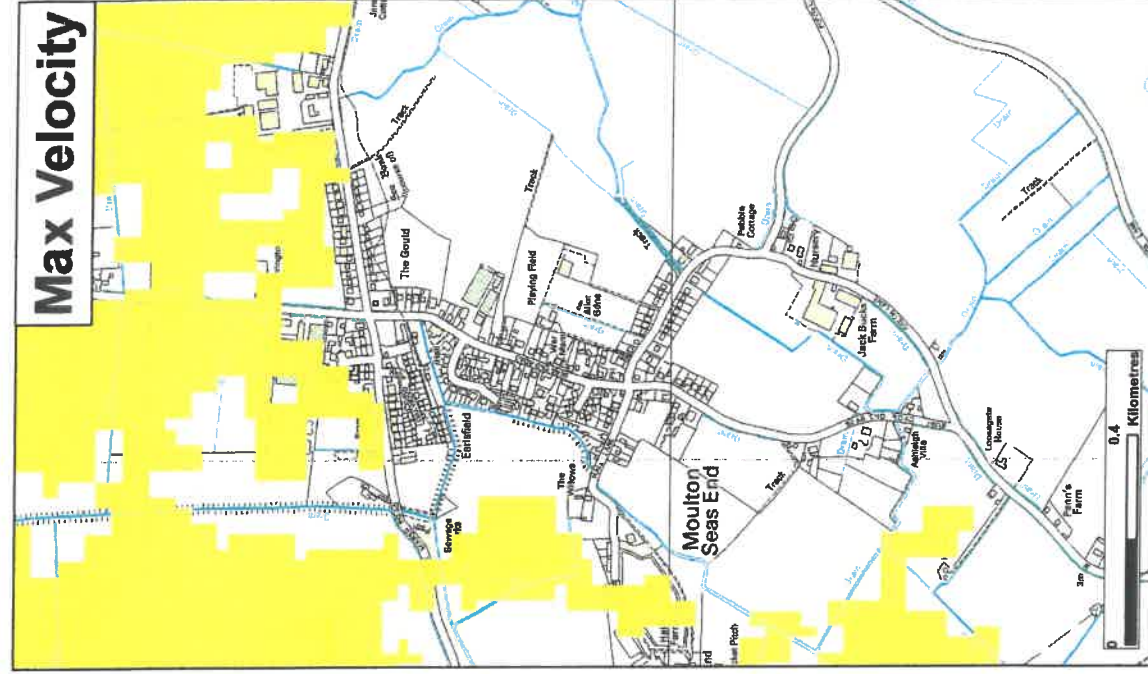
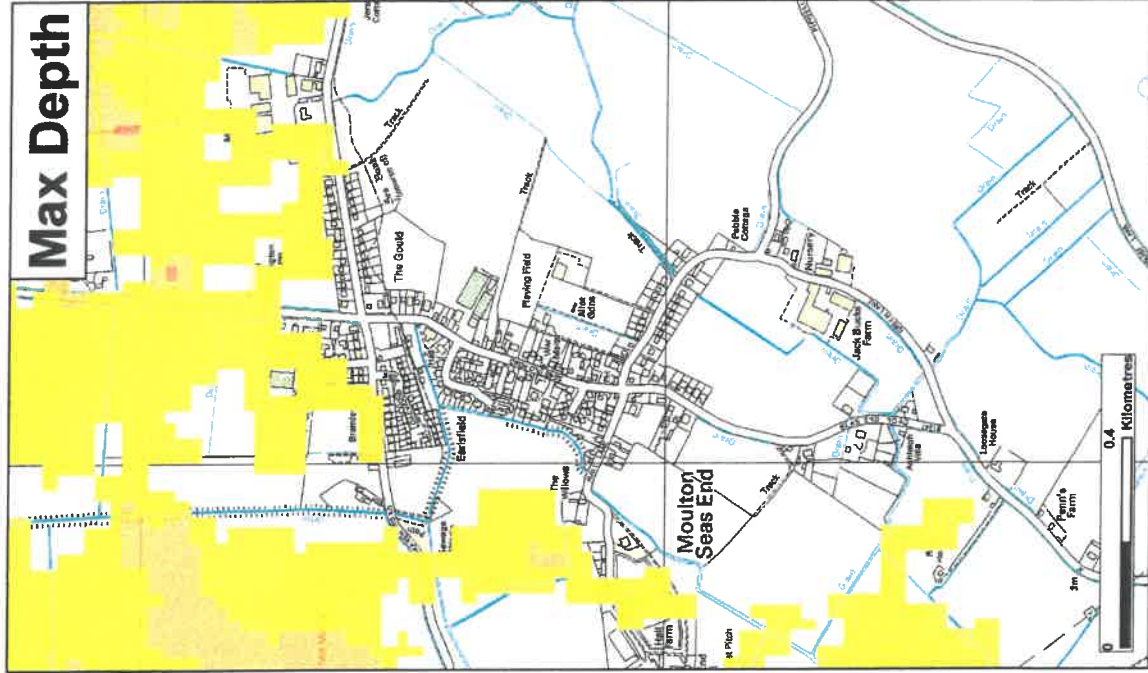
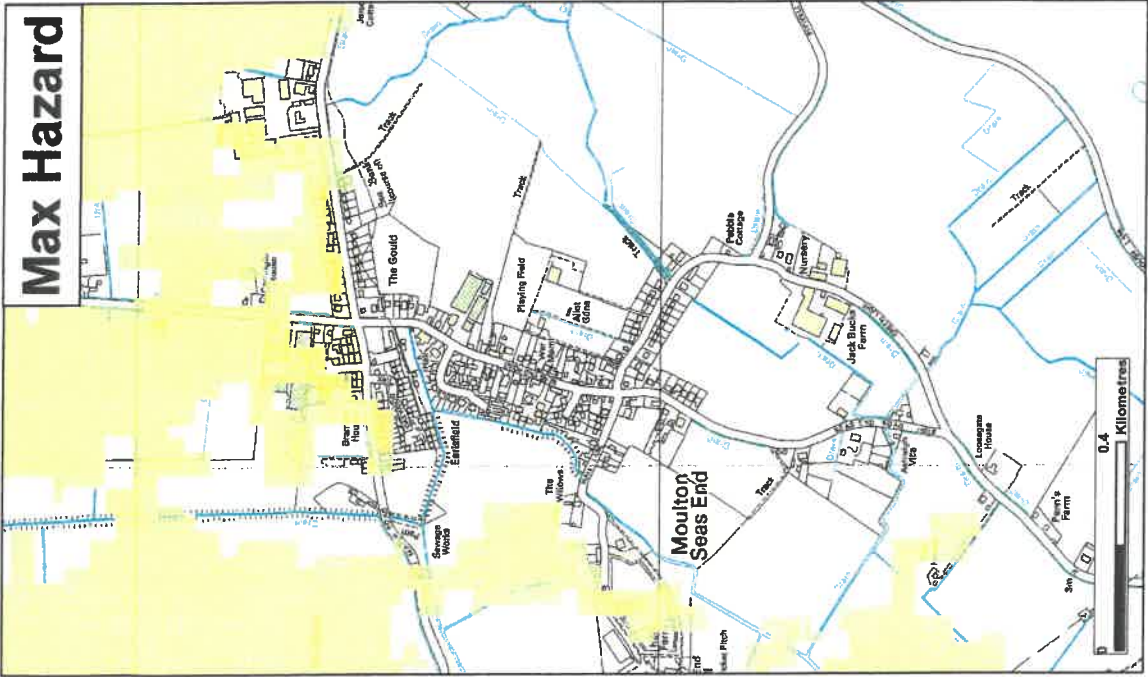
General Enquiries No: 03705 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers charges may vary



Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

Map Certified on TF 32244 27162

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★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"				
Date Printed	July 2016	Scenario year	2006	CCN Number
Max Hazard (Flood Risk to People : FD2320)	Max Depth (m)	Max Velocity (m/s)	Scenario Annual Chance	CCN-2016-16696
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3	0.1% (1 in 1000)	
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0		
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5		
Greater than 2.0 (Danger for All)	1.0 - 2.0	1.5 - 2.5		
	2.0 +	2.5 +		

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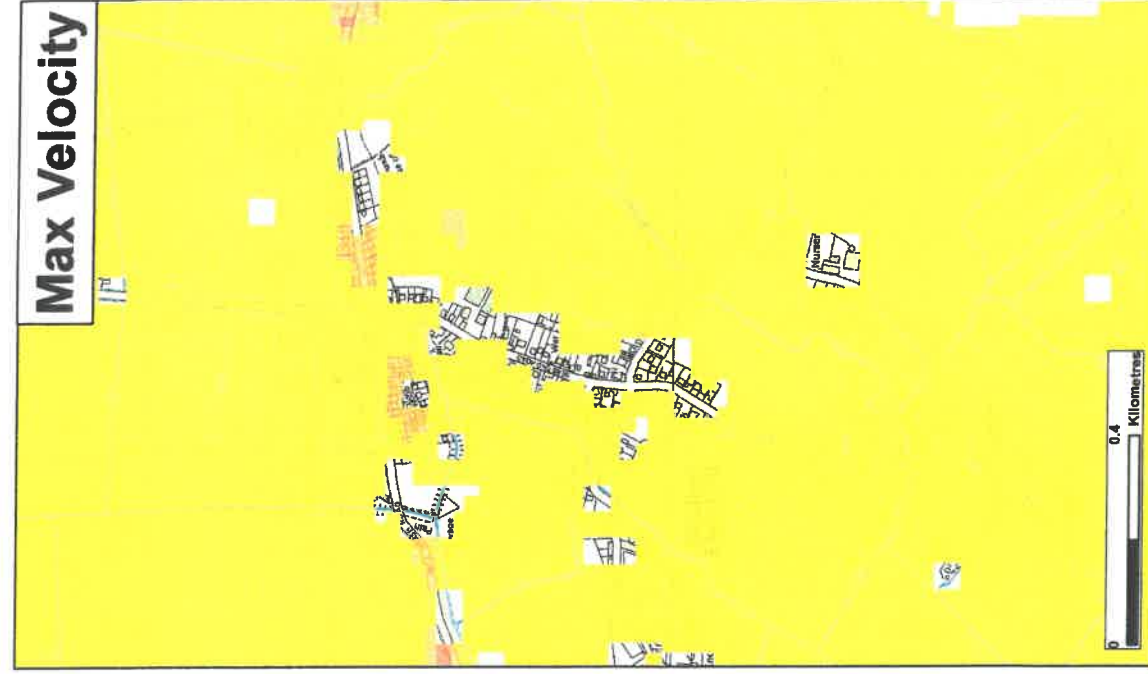
General Enquiries No: 03708 596 596. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.



Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

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★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"

Date Printed	July 2016	Scenario year	2115	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2016-16696
Max Hazard (Flood Risk to People : FD320)		Max Depth (m)		Max Velocity (m/s)			
	Less than 0.75 (Low Hazard)		0 - 0.25		0 - 0.3		
	Between 0.75 and 1.25 (Danger for Some)		0.25 - 0.50		0.3 - 1.0		
	Between 1.25 and 2.0 (Danger for Most)		0.50 - 1.0		1.0 - 1.5		
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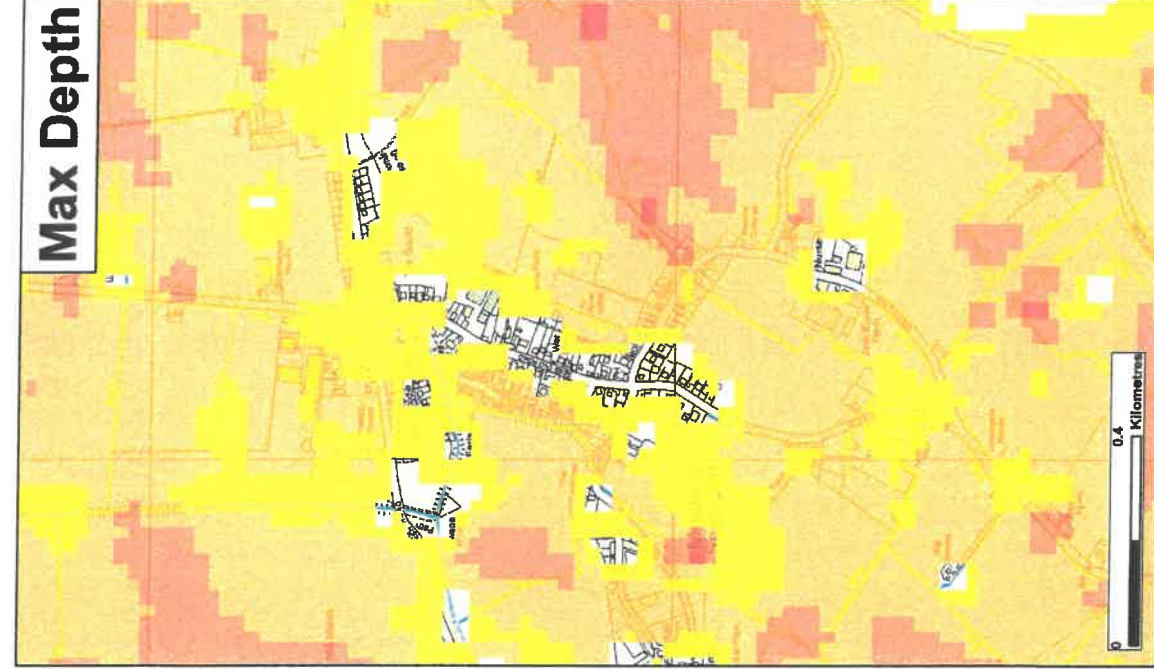
General Enquiries No: 03708 506 506. Weekday Daytime calls cost 5p plus up to 6p per minute from BT Weekend Unlimited. Mobile and other providers' charges may vary.



Lincolnshire and Northamptonshire
Tidal Breaching Hazard
Mapping

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★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"

Max Hazard (Flood Risk to People - FD2320)		Max Depth (m)		Max Velocity (m/s)			
Date Printed	July 2016	Scenario year	2115	Scenario Annual Chance	0.1% (1 in 1000)	CCN Number	CCN-2016-16696

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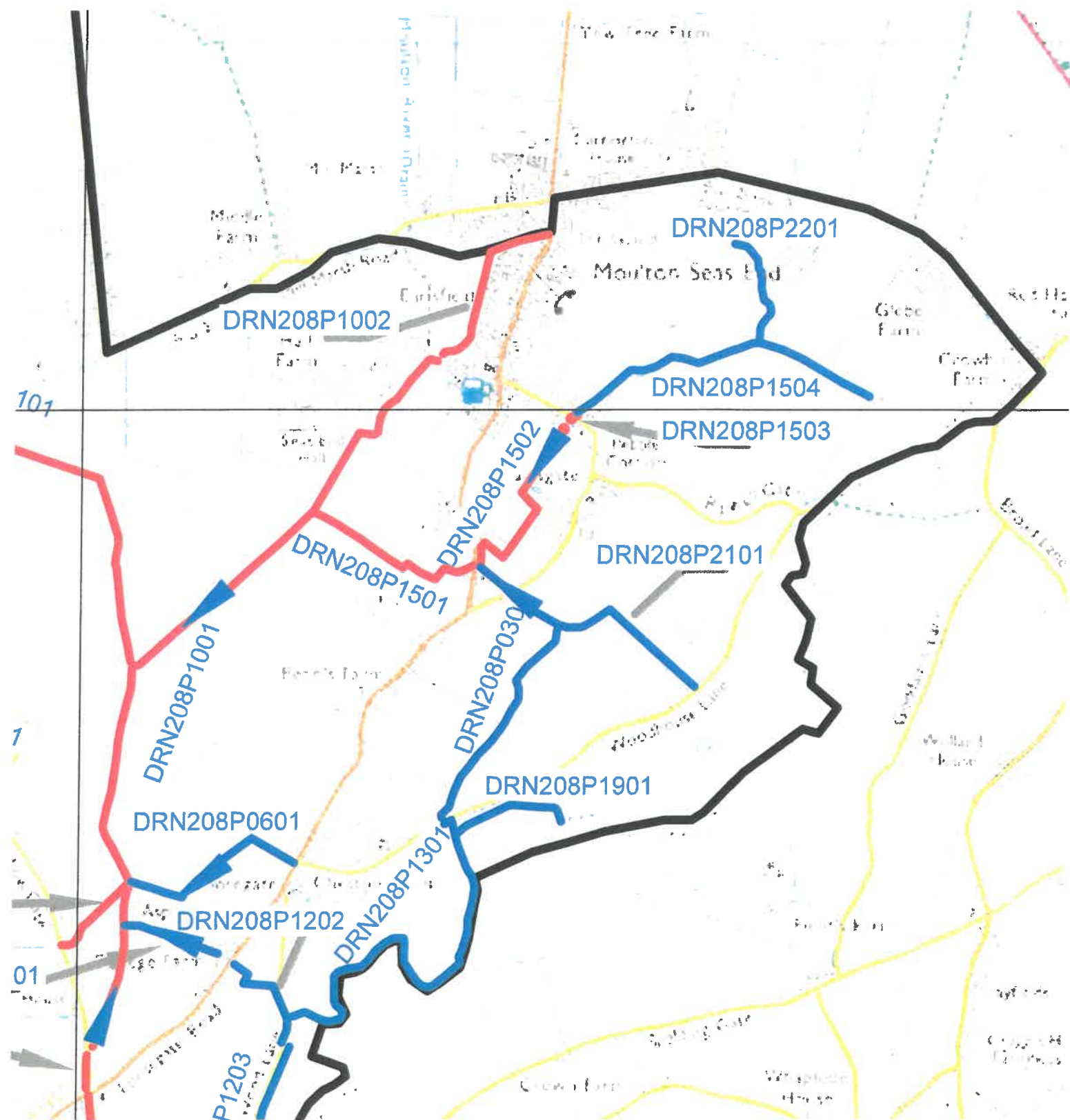
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Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

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GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

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.