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Ref: 3051-16

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

FOR

MR & MRS N GIBBONS



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 3051-16

RESIDENTIAL DEVELOPMENT
OFF PIPWELL GATE
MOULTON SEAS END
SPALDING
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PE12 6LU

This application is to acquire Town and Country Planning Permission (Outline) for a single storey dwelling off Pipwell Gate, Moulton Seas End for the benefit of Mr & Mrs N Gibbons.

The site which amounts to approximately 0.08 hectares has been in the applicants family for several generations and as a yard/allotment garden is surplus to requirement and therefore has the potential to become a derelict site.

Moulton Seas End currently does not have a residential development boundary and does not have a 5 year supply of residential development to satisfy the NPPF, a development boundary has been proposed which recognises that a degree of sustainability is accepted for the village.

The following are recent applications that have been approved:-
H13-0441-16
H13-0683-16
H13-0594-16
Which are only 140 metres away from the application site.

The site which is only 140 metres from Pebble Cottage is part of a small cluster of properties on the Green Lane/Pipwell Gate junction.

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 South/East of the proposed residential development boundary for Moulton Seas End – see Moulton Seas End Inset map No 58 and is for the benefit of Mr & Mrs Gibbons and their family.

AMOUNT

A single residential building plot for a bungalow for the applicants and their family.

LAYOUT

The indicative layout for a single storey dwelling and attached garage the final layout and design to be determined at Reserved Matters stage.

SCALE

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

LANDSCAPING & BOUNDARY TREATMENT

A boundary treatment and landscaping comprehensive scheme to be agreed by Reserved Matters.

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 utilise the existing access subject to the requirements and specification of LCC Highways Department. Access to and within the proposed dwelling to be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

Research into the Environment Agency and the South Holland District Council Strategic Flood Risk Assessment maps suggest that the site is in Flood Zone 3, therefore, if requested by the Environment Agency a Flood Risk Assessment will be provided.
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 that 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.

The applicant's proposal for a bungalow will be provided with a refuge area at first floor level with egress window.

APPLICATION PLANS

3051-16-01	Location & Site Layout Plans
3051-16-02	Indicative Bungalow & Garage

G R Merchant
November 2016

APPENDIX

LOCATION PLAN 1/2500

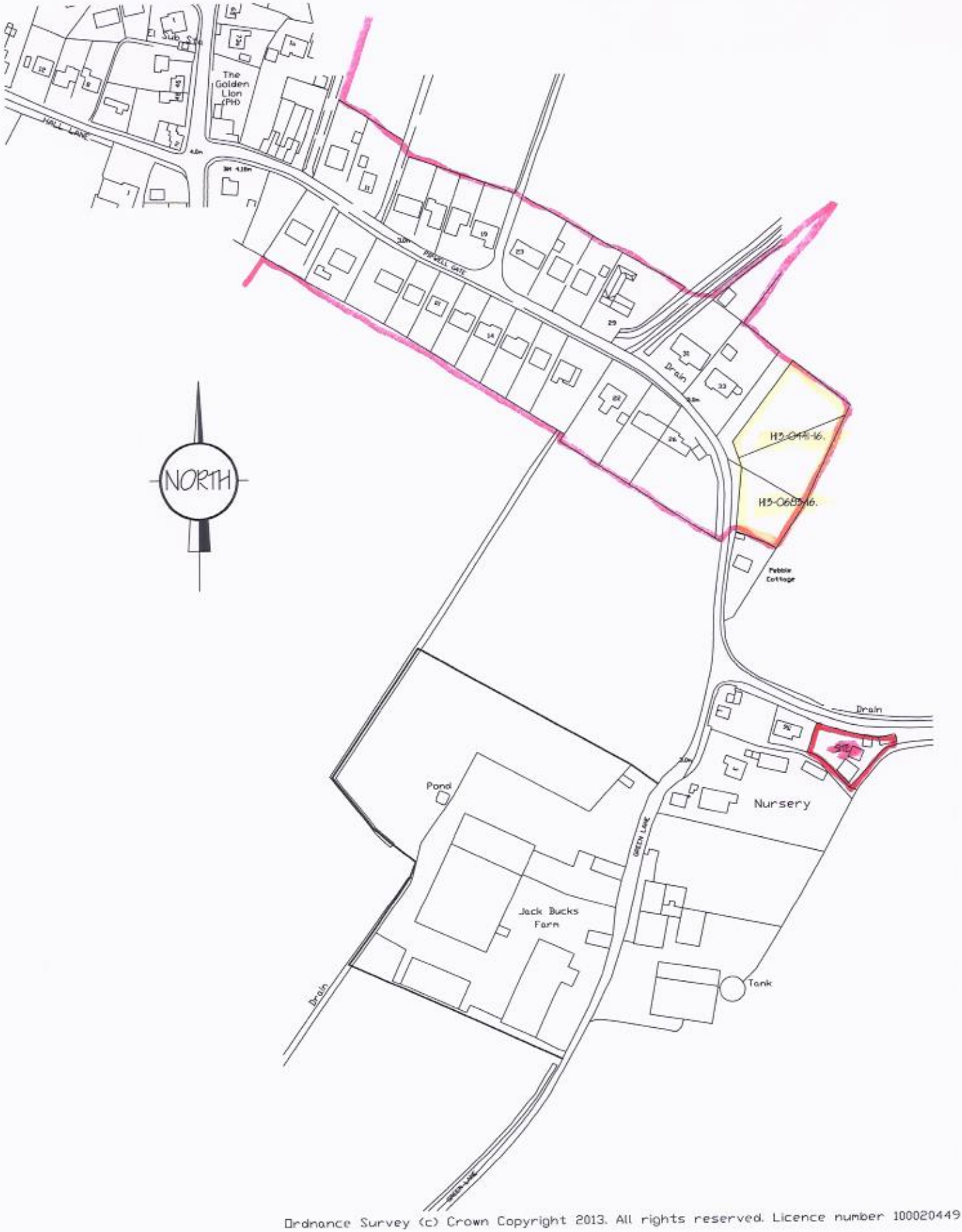
"GOOGLE" PLANS

SITE PHOTOGRAPHS

EMERGING LOCAL PLAN – MOULTON SEAS END
INSET MAP NO 58

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

LOCATION PLAN 1/2500



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LOCATION PLAN.

1/2500.

"GOOGLE" PLANS



Google earth

feet 4000
km 1


PE12 6LU
Image © 2016 Getmapping plc
© 2016 Google
Google earth
Google earth
feet
meters
2000
600

Google Maps PE12 6LU



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

Google earth
Image © 2016 Getmapping plc
Google earth
feet
meters
400
100



Google earth

feet 200
meters 80

SITE PHOTOGRAPHS



Google earth

feet 10
meters 4



Google earth

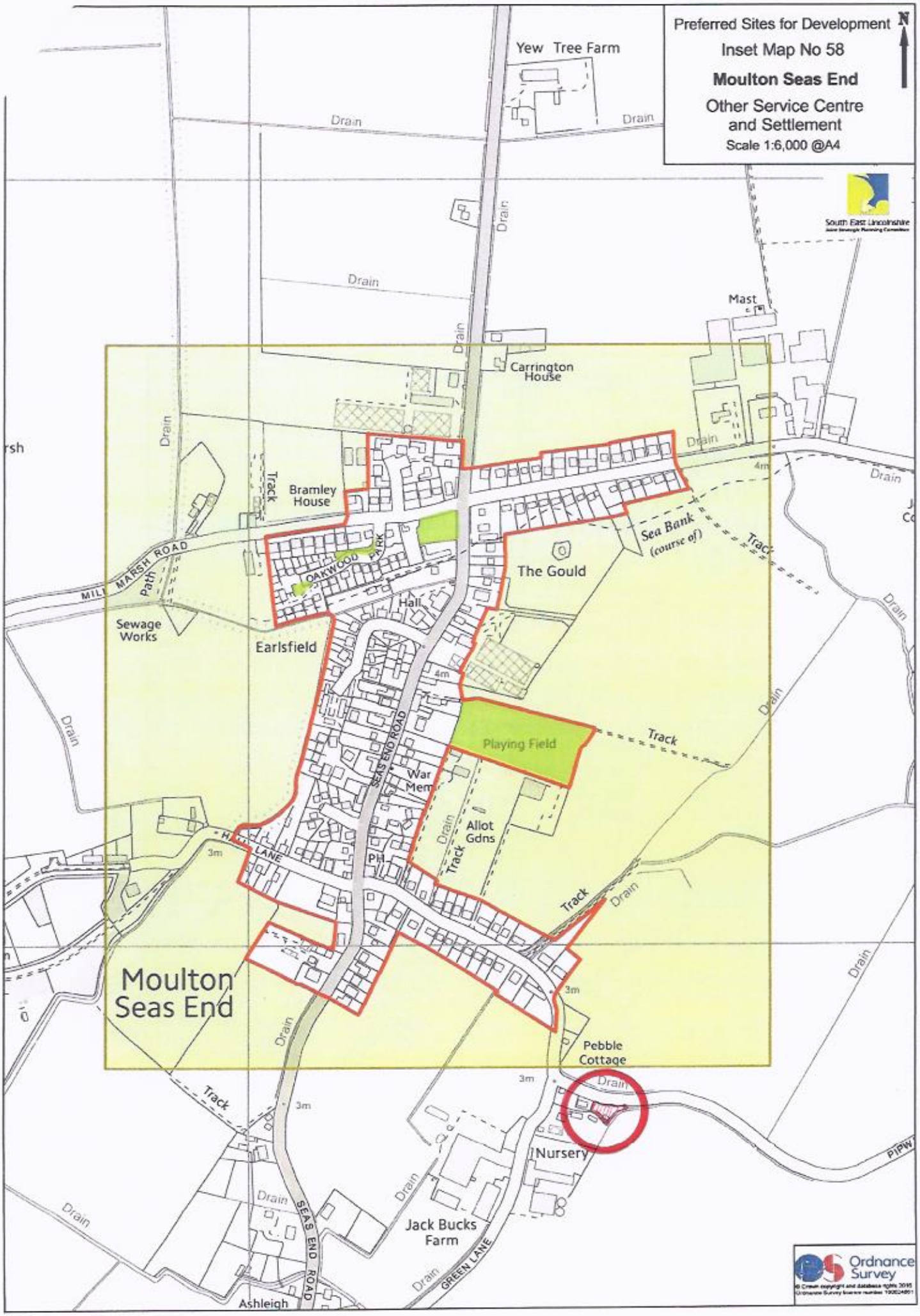
feet 10
meters 3



Google earth

feet 10
meters 4

EMERGING LOCAL PLAN – MOULTON SEAS END
INSET MAP NO 58


Preferred Sites for Development
Inset Map No 58
Moulton Seas End
Other Service Centre and Settlement
Scale 1:6,000 @A4
N
South East Lincolnshire
Yew Tree Farm
Drain
Mast
Carrington House
Track
Bramley House
OAKWOOD PARK
MILL MARSH ROAD
Path
Sewage Works
Earlsfield
Hall
The Gould
Sea Bank (course of)
4m
Playing Field
SEAS END ROAD
War Mem
PH
Allot Gdns
HALL LANE
3m
Moulton Seas End
Pebble Cottage
Nursery
Jack Bucks Farm
GREEN LANE
Ashleigh
Ordnance Survey

FLOOD RISK ISSUES

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

Environment Agency

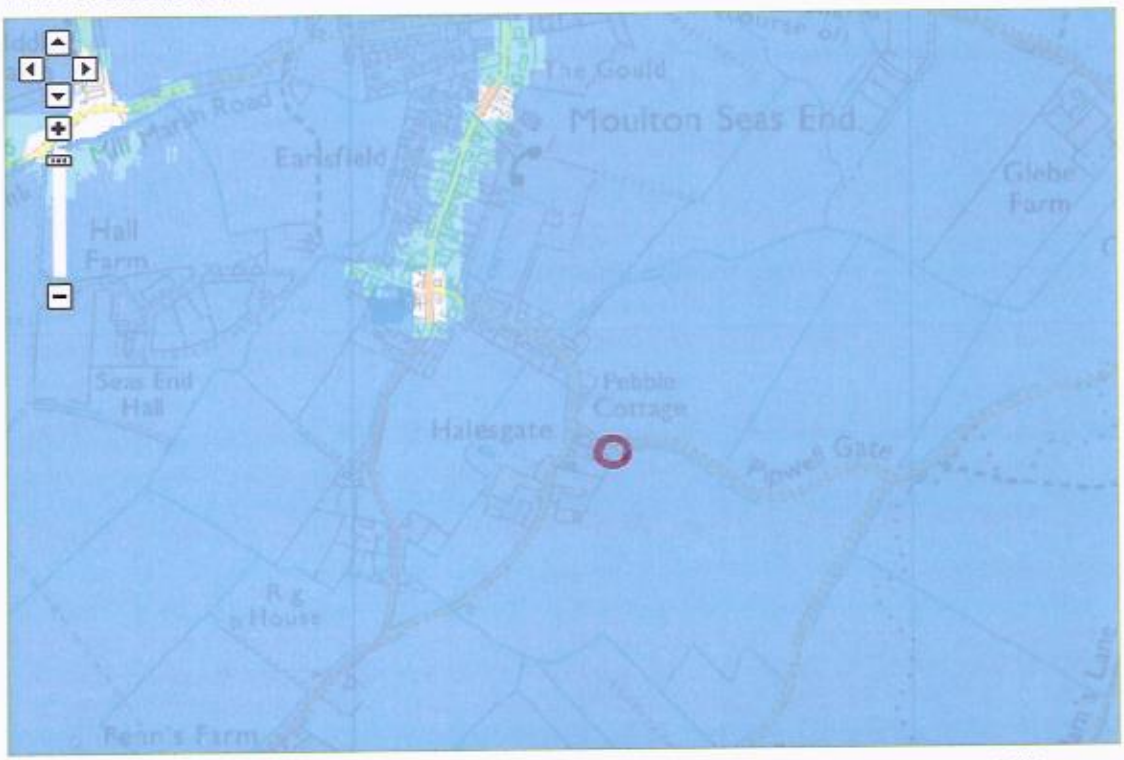
Enter a postcode or place name: PE12 6LU Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

Other maps | Data search | Text only version

PE12 6LU at scale 1:10,000



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

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.

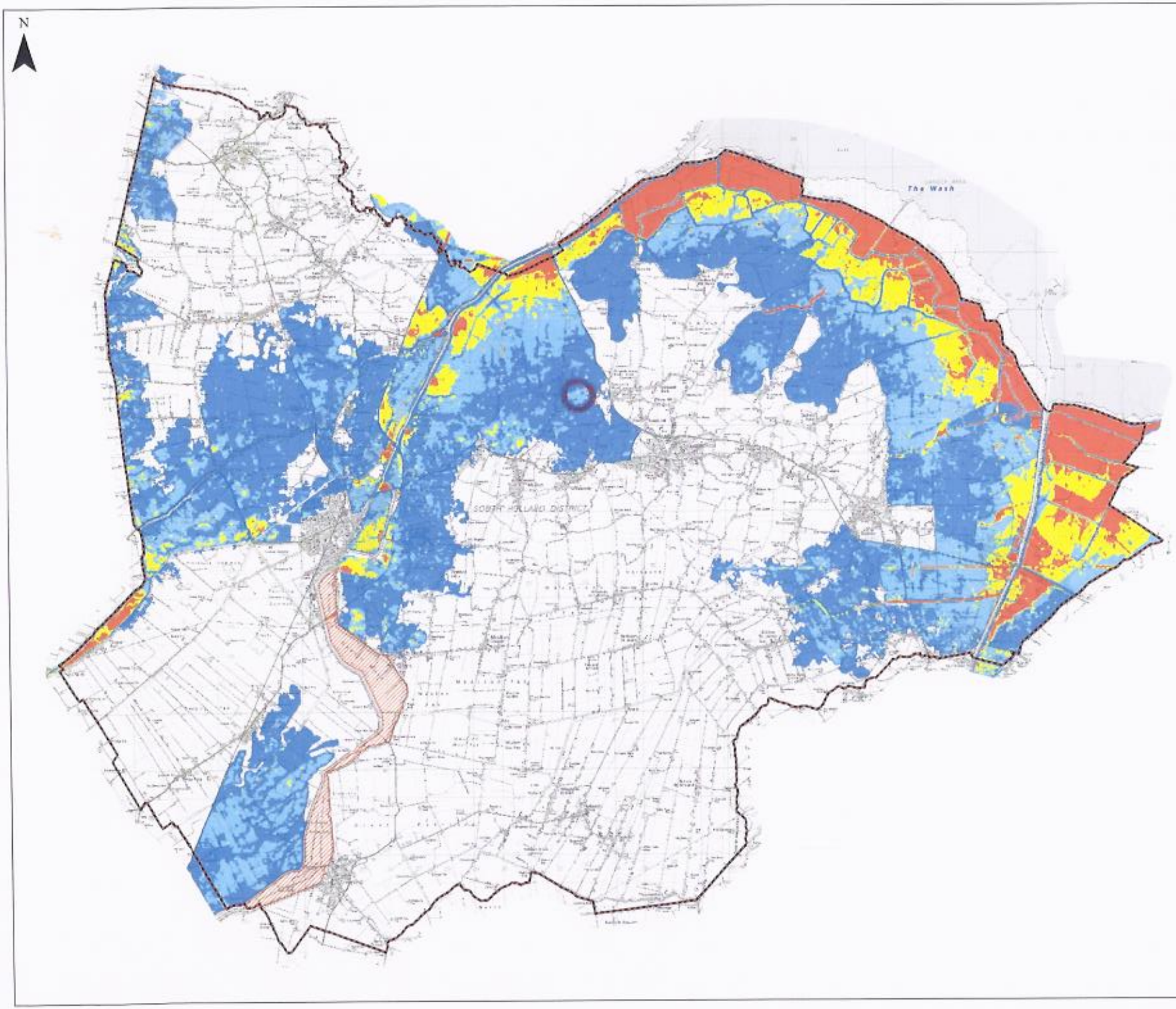
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Last updated: 9th June 2016

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NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, major 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 desirable 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 incented 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.