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REF: 2960-16

**RESIDENTIAL DEVELOPMENT
OFF WATERGATE
QUADRING
SPALDING
LINCS
PE11 4PY**

FOR

C. ISZATT



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF WATERGATE
QUADRING
SPALDING
LINCS
PE11 4PY**

This application is to acquire Town & Country Planning Permission (OUTLINE) for residential development between 62 & 70 Watergate, Quadring for the benefit of C. Iszatt.

The current site, which amounts to 0.43 hectares (1 acre) is a small parcel of land which has been designated within the proposed residential boundary of Quadring (see Inset Map No 24 – Quadring). The principle of sustainable development has already been established on the site as the site frontage has extant Planning Permissions for 6 No affordable housing units under applications H15-0526-13 and H15-0999-13.

Pre-application advice has been acquired under reference PE-00428-16 with predominately positive response subject to reducing the numbers of the indicative layout to avoid creating a cramped form of development.

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

USE

The proposal is to acquire Planning Permission to develop the whole of the site, the indicative layout suggests a frontage development of 3 No properties with 5 No properties to the rear of the site off a private drive, the final layout to be agreed at Reserved Matters stage.

AMOUNT

The number of properties, design and layout of the site to be agreed at Reserved Matters stage.

LAYOUT

The layout of the development to be determined at Reserved Matters stage.

SCALE

To be determined by Conditions at Reserved Matters stage.

LANDSCAPING

The rear and sides of the site is landscaped with boundary trees and hedges additional hard and soft landscaping to be agreed at Reserved Matters stage.

APPEARANCE

Architectural, traditional, vernacular appearance of the site to be agreed at Reserved Matters stage.

ACCESS

Access to the frontage properties to be via individual accesses off Watergate and the rear properties will be off a private drive, all to the requirements and specification of the Lincolnshire County Council Highway Department. The frontage open dyke to be piped or culverted subject to agreement with the Welland and Deepings Internal Drainage Board. Access to and within the properties to comply with Part M of the Building Regulations.

EXTERNAL MATERIALS

To be agreed by Conditions at Reserved Matters stage.

FLOOD RISK

The site is just within Flood Zone 3 of the Environment Agency flood map but is not at risk from flooding in the South Holland District Council Strategic Flood Risk Assessment map, irrespective of this the following measures to be incorporated in the dwelling designs:-

- Flood resilient construction to be incorporated up to 300mm above ground floor level
- The future occupants to be encouraged to sign up to the Environment Agency automated flood warning system
- Finished floor levels of the properties to be approximately 300mm above the Watergate road level

ENERGY EFFICIENCY

Various measures to be incorporated in the design of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source heat pumps
- Rainwater harvesting
- PV panels to roofs
- High levels of insulation
- ETC

APPLICATION PLANS

2960-16-01	Location & Site Layout Plans – Existing
2960-16-02	Location & Site Layout Plans – Proposed

G R Merchant
June 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE & LOCATION PLANS

SITE PHOTOGRAPHS

PROPOSED DEVELOPMENT BOUNDARY FOR QUADRING
- INSET MAP NO 24

PRE-APPLICATION ADVICE REF PE-00428-16

ENVIRONMENT AGENCY FLOOD MAP &
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP

FLOOD RESILIENT CONSTRUCTION

LOCATION PLAN 1/2500



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LOCATION PLAN.
1/2500.

'GOOGLE' SITE & LOCATION PLANS



Imagery ©2016 Getmapping plc, Map data ©2016 Google

100 m



Imagery ©2016 Getmapping plc, Map data ©2016 Google 100 m



SITE PHOTOGRAPHS









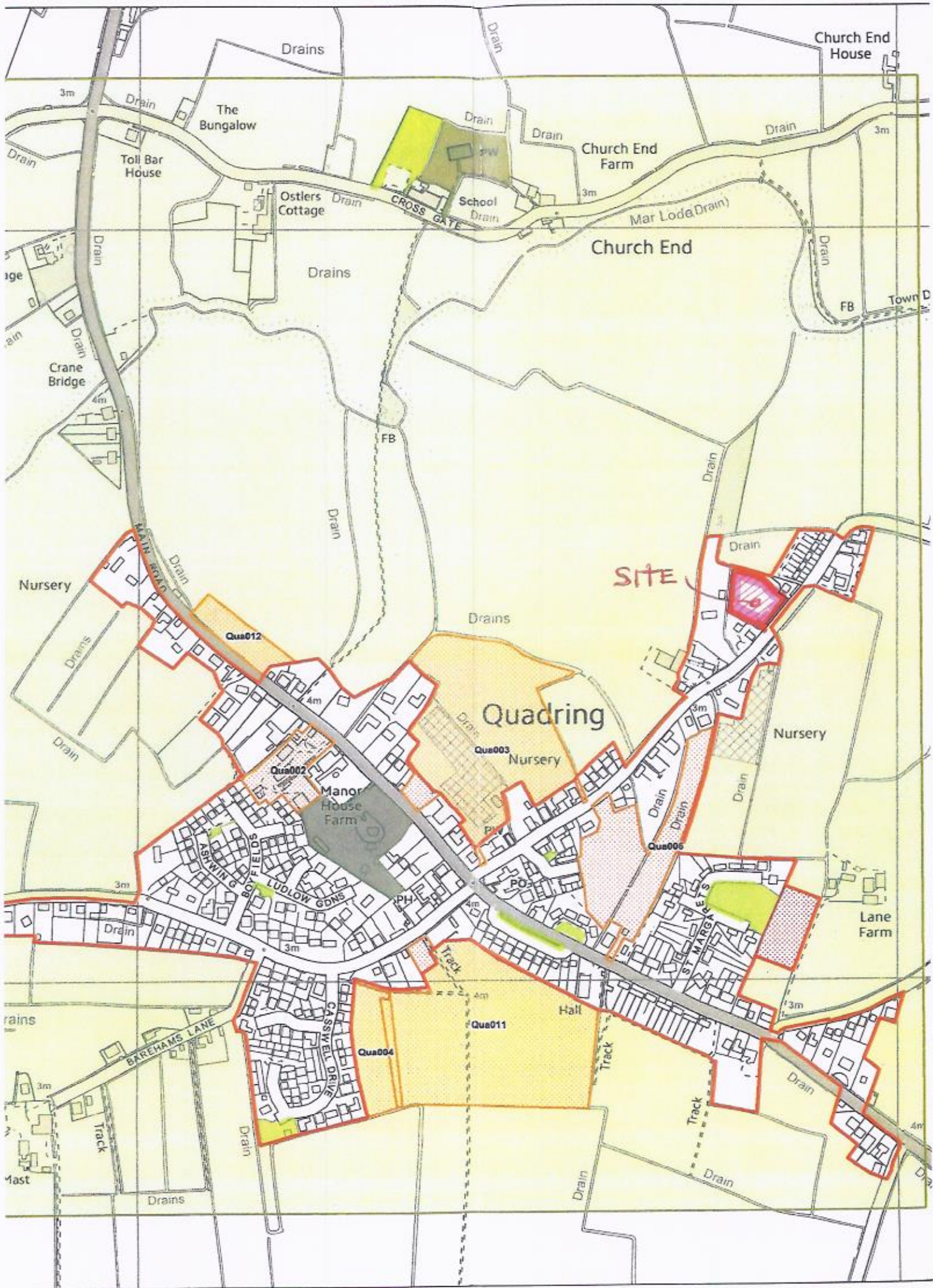








PROPOSED DEVELOPMENT BOUNDARY FOR QUADRING
- INSET MAP NO 24



PRE-APPLICATION ADVICE REF PE-00428-16

Mr B Merchant
G R Merchant Ltd

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Priory Road
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PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

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

8th June 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00428-16 **Case Officer:** Tracey Meachen
Location: Off Watergate Quadring
Proposal: Residential development

I am writing in response to your enquiry relating to the erection of 10 dwellings off Watergate, Quadring.

I can confirm that the Council can no longer demonstrate a 5-year supply of deliverable housing sites. As such, as per national guidance the 2006 Local Plan policies in respect of housing are considered out of date and the national 'presumption in favour of sustainable development' applies.

There is an emerging new Local Plan which may provide a defined settlement limit around Quadring, and which would include the site identified in your drawing. However, this is yet to be adopted and so carries little weight. All applications for residential development are currently being determined on their own merits in accordance with the national presumption in favour of sustainable development.

You are of course within your rights to submit an application and the onus would be on yourself to demonstrate that the proposal is sustainable.

The block plan you have submitted looks acceptable in design terms, although some properties do appear a little cramped.

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

A handwritten signature in black ink, appearing to be 'Tracey Meachen', written over a light blue horizontal line.

Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00428-16 Mr B Merchant

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
To: gr.merchant@btconnect.com

26 May 2016 at 11:34

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY**REFERENCE:** PE-00428-16**PROPOSAL:** Residential development**LOCATION:** Off Watergate Quadring**APPLICANT:** Mr B Merchant

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com>

26 May 2016 at 09:53

To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT
OFF WATERGATE, QUADRING, PE11 4PY**

I have been approached by the owner of the above site regarding the potential for open market residential development. Currently the land has extant permission for frontage development for 6 No affordable housing units H15-0526-13 & H15-0999-13.

The proposed Local Plan residential development boundary designates the whole of land for residential. The proposal is to develop ~~the site~~ the whole site with frontage properties and a depth development off a private drive (indicative only).

Your informal opinion on the attached indicative layout would be appreciated prior to making a formal Town & Country Planning Application.

If you require any further information or clarification of my clients aspirations please do not hesitate to contact me.

Yours faithfully
Bob Merchant

G R Merchant Ltd
01406 490800

2 attachments**2960-16-01(ISZATT).pdf**
617K**2960-16-02(ISZATT).pdf**
844K

**ENVIRONMENT AGENCY FLOOD MAP &
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSEMENT
MAP**



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

PE11 4PY

Go

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) [i](#)

☒ 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 [i](#)

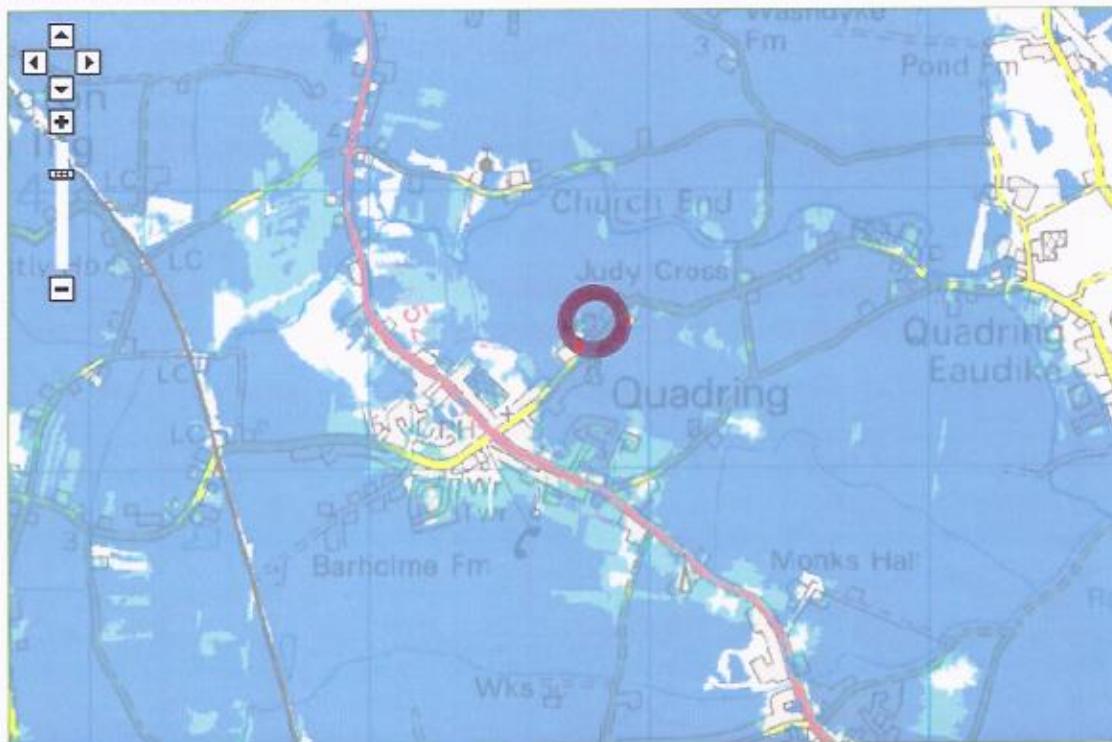
☒ Main River Line

☒ Other national environmental organisations [i](#)

☒ Natural Resources Wales Area of responsibility

☒ Scottish Environment Protection Agency Area of responsibility

Map of PE11 4PY 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. © Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380. Contains Royal Mail data © Royal Mail copyright and database right 2016.

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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.

creating a better place

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Author: Environment Agency | wiybysupport@environment-agency.gov.uk
Last updated: 18th March 2016

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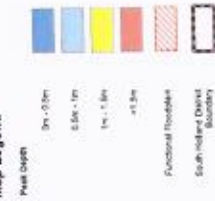
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, mean sea level and National Drainage Board (NDB) flooding risk around the perimeter of current flood risk management measures such as flood defences.
2. In addition to the potential flood areas shown on this map, there may be other areas at risk of flooding from other sources.
3. The consequences depicted on this map are based on the assumption that the probability of a flood event occurring is 1% per year. This is based on the assumption that the probability of a flood event occurring is 1% per year. This is based on the assumption that the probability of a flood event occurring is 1% per year.
4. The consequences depicted on this map are based on the assumption that the probability of a flood event occurring is 1% per year. This is based on the assumption that the probability of a flood event occurring is 1% per year.
5. The potential flooding consequences shown on this map are based on the assumption that the probability of a flood event occurring is 1% per year. This is based on the assumption that the probability of a flood event occurring is 1% per year.

Probability Level	Annual probability of flooding from the sea (NDB)	From the sea (NDB)
Low	<0.1%	<0.1%
Medium	0.1% - 0.5%	0.1% - 0.5%
High	>0.5%	>0.5%

6. Functional floodplain consequences shown where water is retained in flow or is stored in times of flood.
7. Land outside South Holland District is not considered.
8. This map shows the extent of the flooding probability based on the sea level.

Map Legend

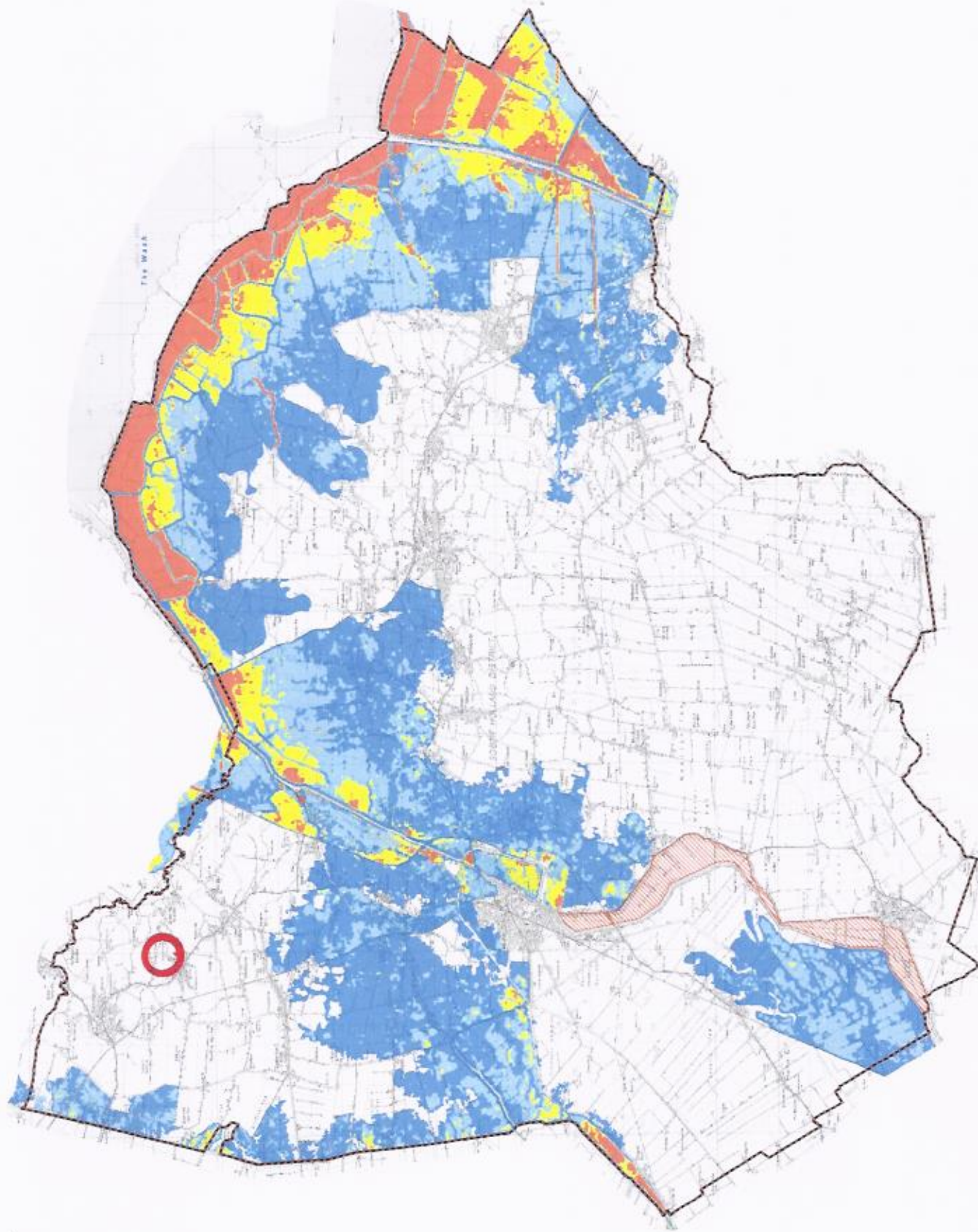


REV	DATE	REMARKS
1	10/01/2010	This map is reproduced from the October 2009 map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. All rights reserved. No part of this publication may be reproduced without the prior written permission of the Controller of Her Majesty's Stationery Office.

ROYAL HASKONING
 SOUTH HOLLAND DISTRICT COUNCIL
 COUNCIL OFFICES
 FARM ROAD
 WALSINGHAM
 LINCOLNSHIRE
 LN11 3JG

**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: 1:50,000 @ A1
 MAP NO:



FLOOD RESILIENT CONSTRUCTION

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.