

Date: 28/4/23
Ref:J181-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
OUTLINE PLANNING FOR 1 PLOT
ADJ 204 PENNYGATE
SPALDING LINCS

FOR

MRS A NATHU

Introduction and the site: -

204 Pennygate is a former domestic property that recently became 'The Pennygate Foundation'. It is now redundant after the pandemic. There is side land to the property and the clients wish to see if this could be released for housing therefore we apply for this outline application. 204 Pennygate itself has been reverted back to a domestic dwelling. 2 of the additional buildings on the site which were part of the foundation will be removed for this proposal.

There is an Anglian Water pumping station next door to the proposal and a rising main that runs through the site that is marked on the drawings. Anglian Water requires a minimum 3m clearance from the rising main of which is shown. On speaking to Anglian Water a 15m clearance is also required around the pumping station compound measured from the boundary wall. This clearance area is usually required so that there is good separation between the pumping station that can possibly give out unpleasant odours to living accommodation nearby.
This clearance area however may be breached if permission is given by Anglian Water and a clause is built into the deeds of the property in perpetuity that this is acceptable to any residents that reside at the property.There are other examples of this permission that exist and one example is 298 High Road Whaplode and I include a sewer map that shows this proximity between the dwelling and pumping station. We do however maintain a clearance strip of 3.5m between any building and AW compound wall.

All matters will be reserved

Use: -
The proposal is to create a good size dwelling (2 storey house) with parking on a good sized plot for domestic use.

Amount: -
The creation of a good size property for domestic use (2 storey house).

Layout: -
The layout will be reserved.

Scale: -
The scale will be reserved.

Landscaping: -
The landscaping will be reserved.

Appearance: -
The appearance will be reserved.

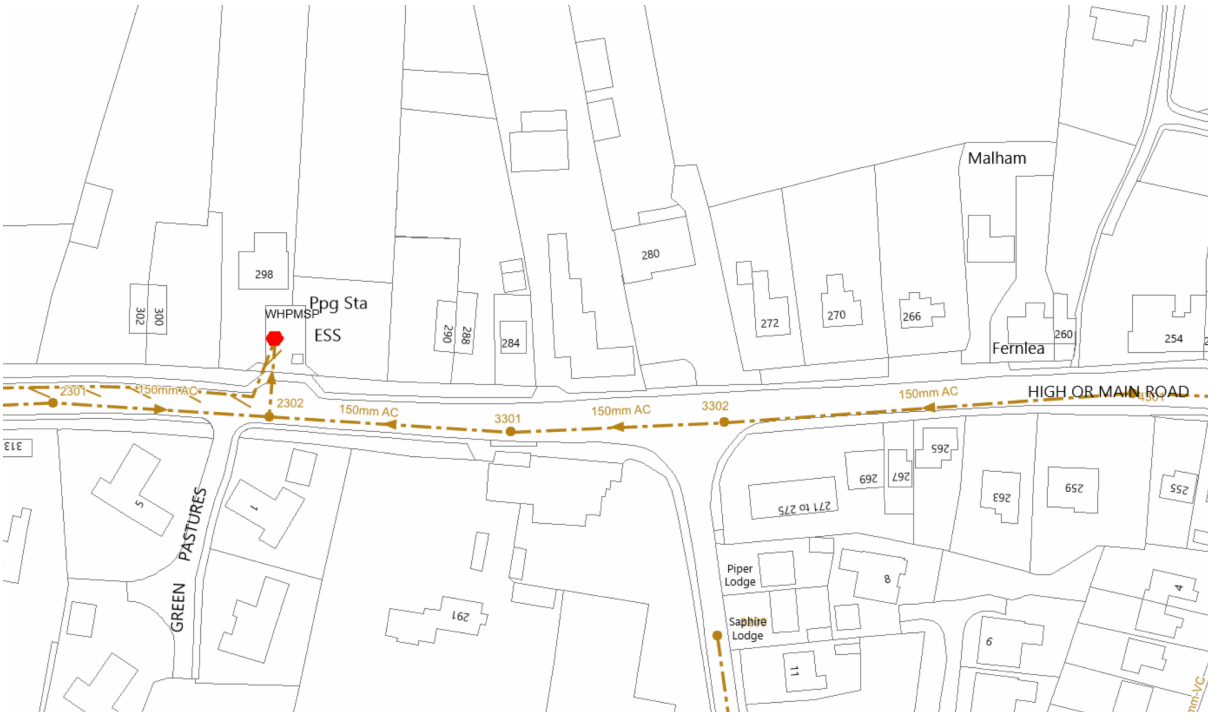
Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

Sustainable Design: -
8kW solar panels fitted to the roof. 7kW car charger fitted to front of property.

Flood Risk: -
A full report has been commissioned by Oakshire Environmental and will follow this application once the flood modelling data has been received from the Environment Agency. Please see excerpts from the government website at rear.

Regards

Julian Warrick



EXCERPT FROM ANGLIAN WATER SEWER MAPS SHOWING WHAPLODE AND THE RELATIONSHIP BETWEEN 298 HIGH ROAD AND THE PUMPING STATION

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
PE11 1LS	**523487/322541**	**11 Apr 2023 17:51**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

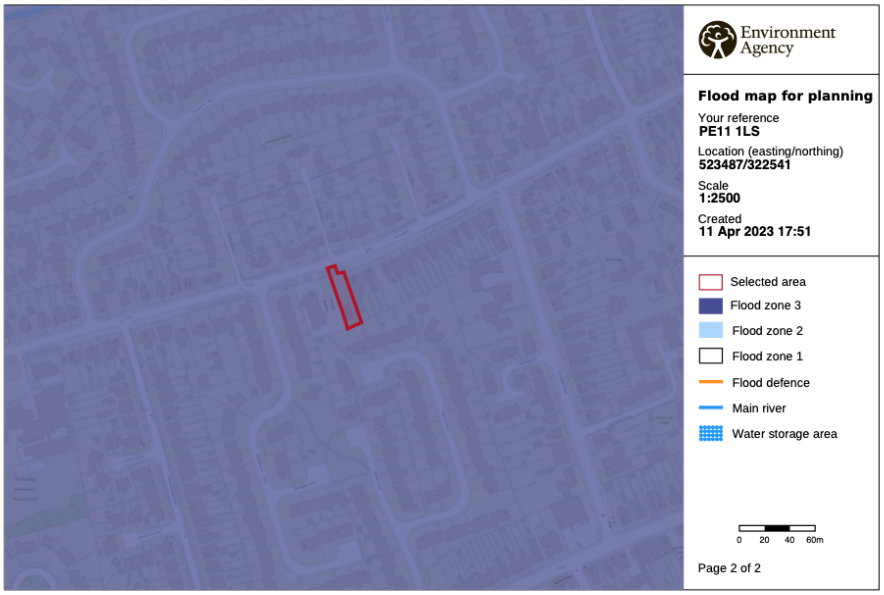
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

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Environment Agency

Flood map for planning

Your reference
PE11 1LS

Location (easting/northing)
523487/322541

Scale
1:2500

Created
11 Apr 2023 17:51

Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area

0 20 40 60m

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