G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 3093-17

RESIDENTIAL DEVELOPMENT
OFF BROADGATE
SUTTON ST EDMUND
SPALDING
LINCS
PE12 0LR

FOR

MRS M MORRIS



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 3093-17

RESIDENTIAL DEVELOPMENT
OFF BROADGATE
SUTTON ST EDMUND
SPALDING
LINCS
PE12 0LR

This application is to acquire Town and Country Planning Permission for residential development (outline) off Broadgate, Sutton St Edmund for the benefit of Mrs M Morris.

The site which amounts to 0.19 hectares "abuts" the proposed development boundary for Sutton St Edmund as designated by the South East Lincolnshire Local Plan – Inset Map No 64. The site frontage contains an extremely wide verge controlled by LCC Highways Department. The Southern boundary is defined by a private ditch and is also the Northern extremity of the proposed village boundary. The Northern boundary Is defined by the North Level Internal Drainage Board main drain and is the natural village boundary.

As the current South Holland Local Plan is out of date and the council do not have a 5 year supply of housing, this application should be considered as a sustainable "windfall" site.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

Similar residential development applications have been recently approved, particularly as they "abut" the proposed residential development boundaries of their respective villages:-

- H20-2656-16
- H13-0683-16
- H13-0441-16
- H13-0684-16

- H23-0508-16
- H13-0073-16

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

USE

The current site is the frontage of a larger agricultural parcel of land and "abuts" the proposed residential development boundary of Sutton St Edmund.

AMOUNT

The indicative layout plans suggest 2 No four bedroom houses with detached double garages, the final numbers and architectural designs to be determined by conditions at Reserved Matters stage.

LAYOUT

The dwelling numbers, designs and layout to be determined by Reserved Matters.

SCALE

The layout, scale, size and numbers of properties to be determined by conditions at Reserved Matters stage.

LANDSCAPING

The current application site is bereft of any planting but a comprehensive landscaping and tree planting scheme to be agreed by condition at Reserved Matters stage.

APPEARANCE

The appearance of the site and dwellings designs to be determined by condition at Reserved Matters stage.

ACCESS

Access to the site will be agreed with the requirements and specifications of LCC Highways Departments. Access to and within each 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 flood maps confirms the application site is within Flood Zone 3, therefore, a site specific Flood Risk Assessment is required to satisfy the Environment Agency.

APPLICATION PLAN

3093-17-01	Location & Indicative Site Layout Plan

G R Merchant
February 2017

APPENDIX

LOCATION PLAN 1/2500

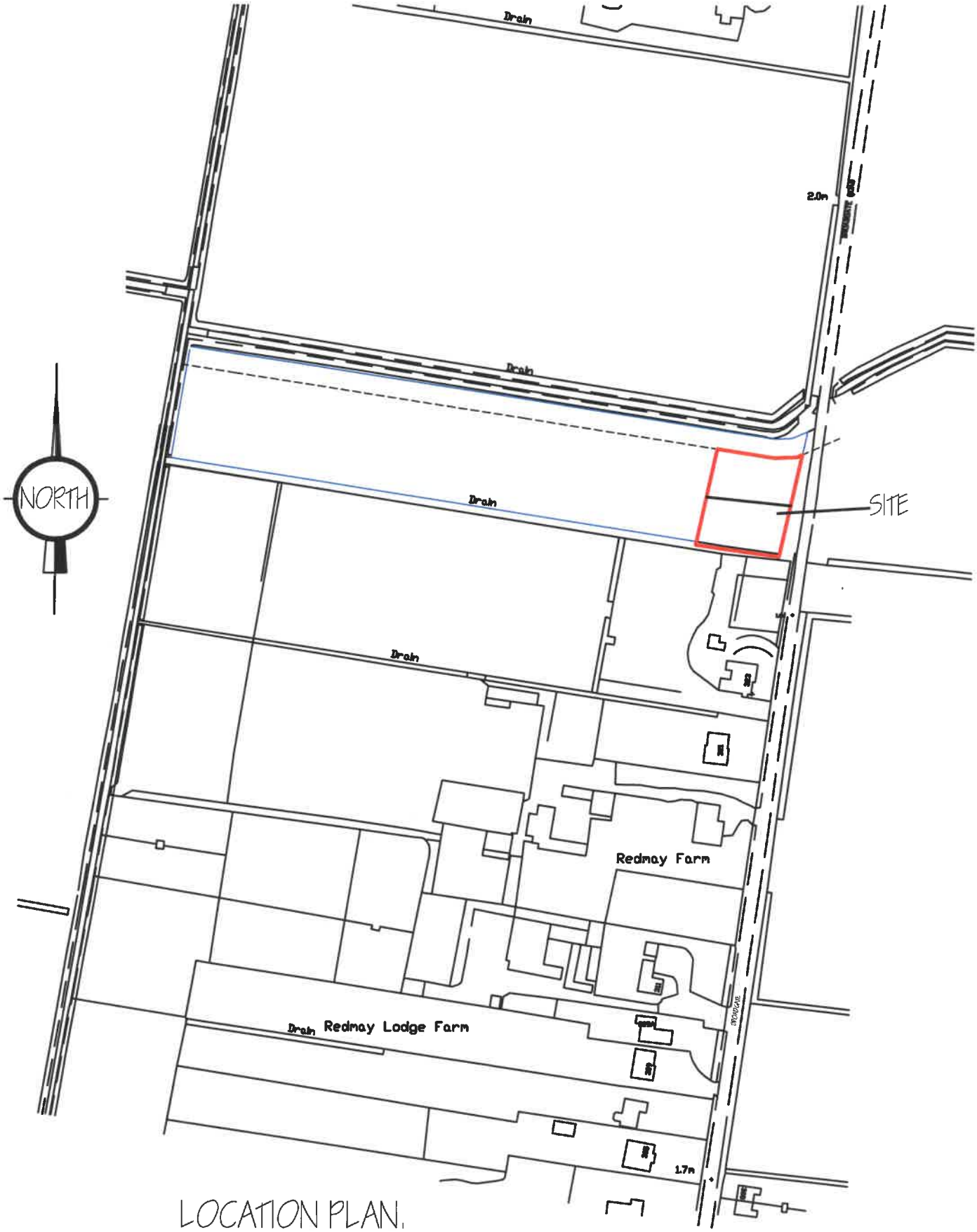
"GOOGLE" SITE PLANS & PHOTOGRAPHS

SOUTH EAST LINCOLNSHIRE LOCAL PLAN DEVELOPMENT BOUNDARY MAP
SUTTON ST EDMUND INSET MAP 64

LINCOLNSHIRE COUNTY COUNCIL DEFINITVE HIGHWAYS PLAN

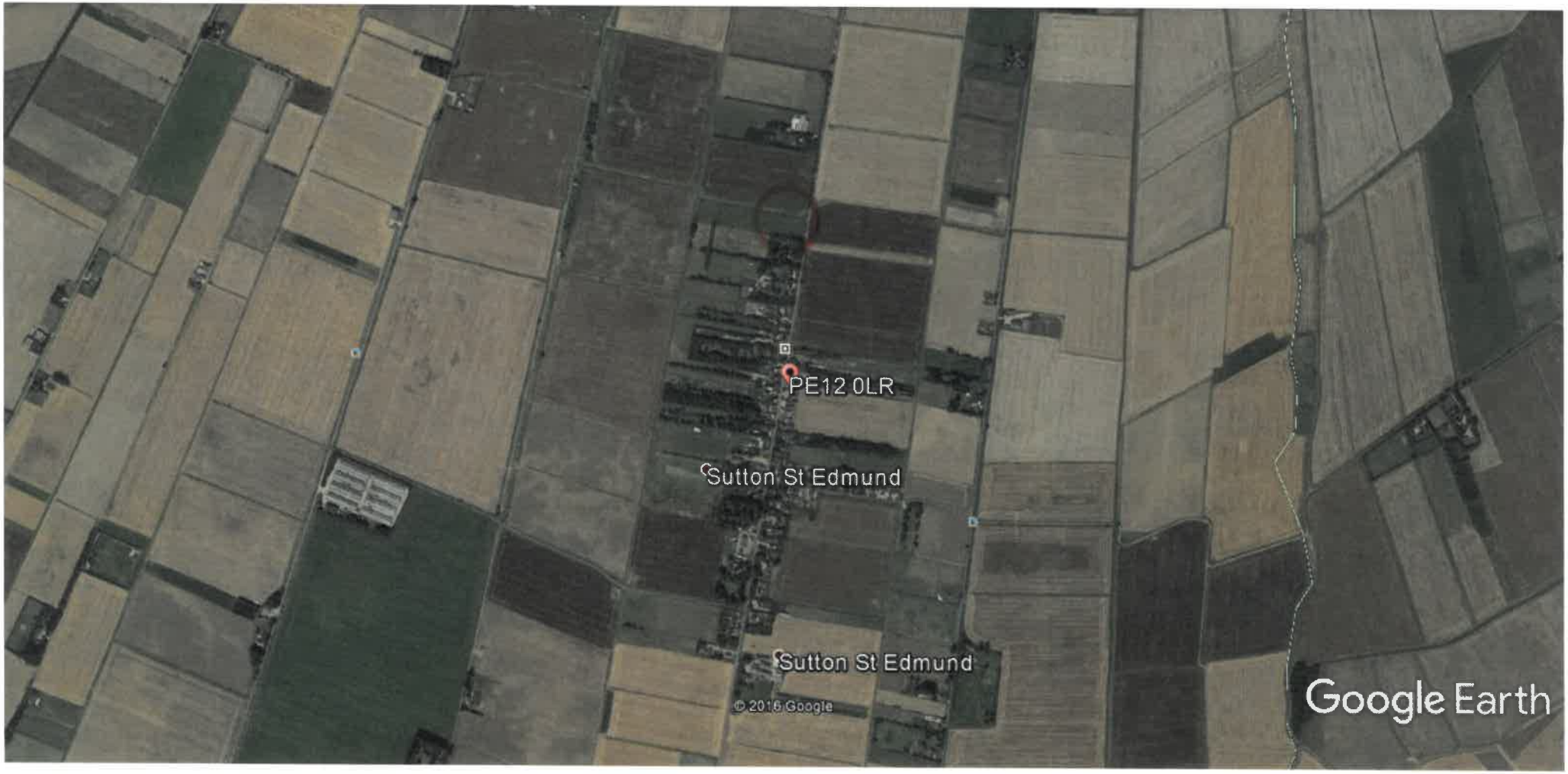
ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

LOCATION PLAN 1/2500



LOCATION PLAN.
1/2500.

GOOGLE" SITE PLANS & PHOTOGRAPHS



Google Earth

miles 1
km 2



Google Earth

feet 2000
meters 600


40
SITE



Google Earth

feet 20

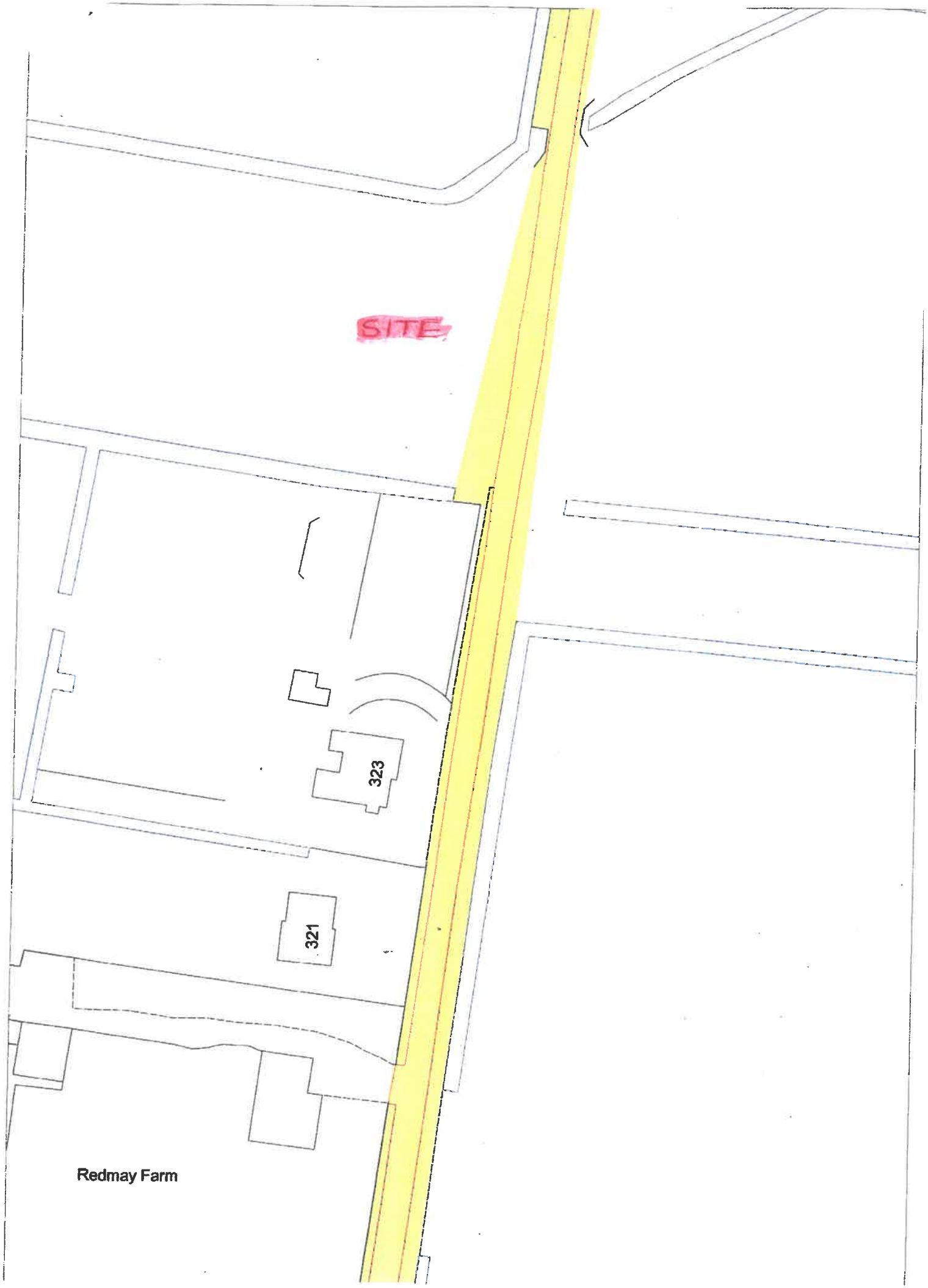
meters 8



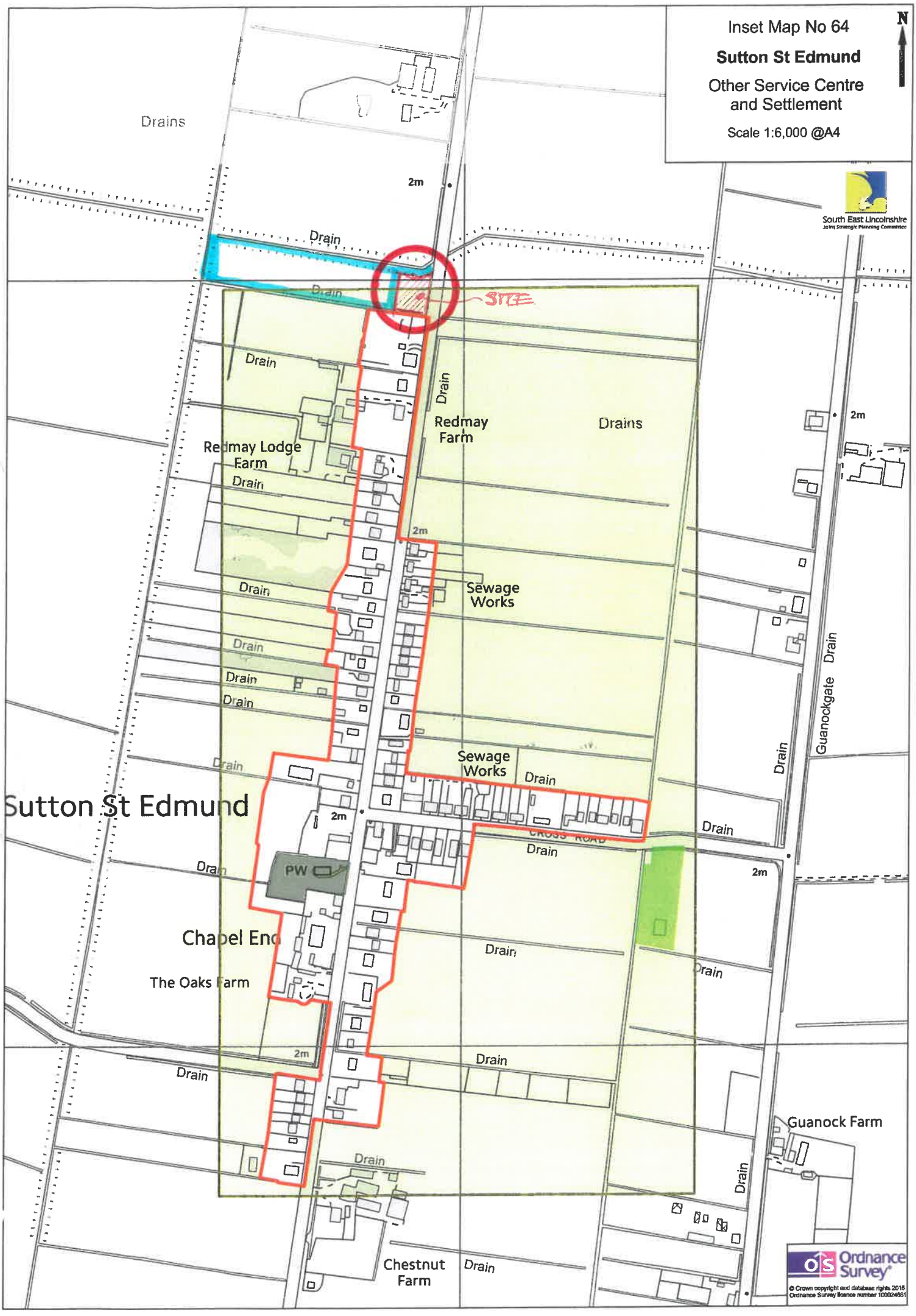
Google Earth

feet 10
meters 3

LINCOLNSHIRE COUNTY COUNCIL DEFINITVE HIGHWAYS PLAN


SITE
323
321
Redmay Farm

SOUTH EAST LINCOLNSHIRE LOCAL PLAN DEVELOPMENT BOUNDARY MAP
SUTTON ST EDMUND INSET MAP 64


Inset Map No 64
Sutton St Edmund
Other Service Centre and Settlement
Scale 1:6,000 @A4
N
South East Lincolnshire
Joint Strategic Planning Committee
SITE
Sutton St Edmund
Redmay Farm
Redmay Lodge Farm
Sewage Works
Chapel End
The Oaks Farm
Guanock Farm
Chestnut Farm
Guanockgate
Drains
Drain
2m
PW
Ordnance Survey
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ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONSTRUCTION SCHEDULE

Environment Agency

Enter a postcode or place name: PE12 0LR Go

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

Flood Map for Planning (Rivers and Sea)

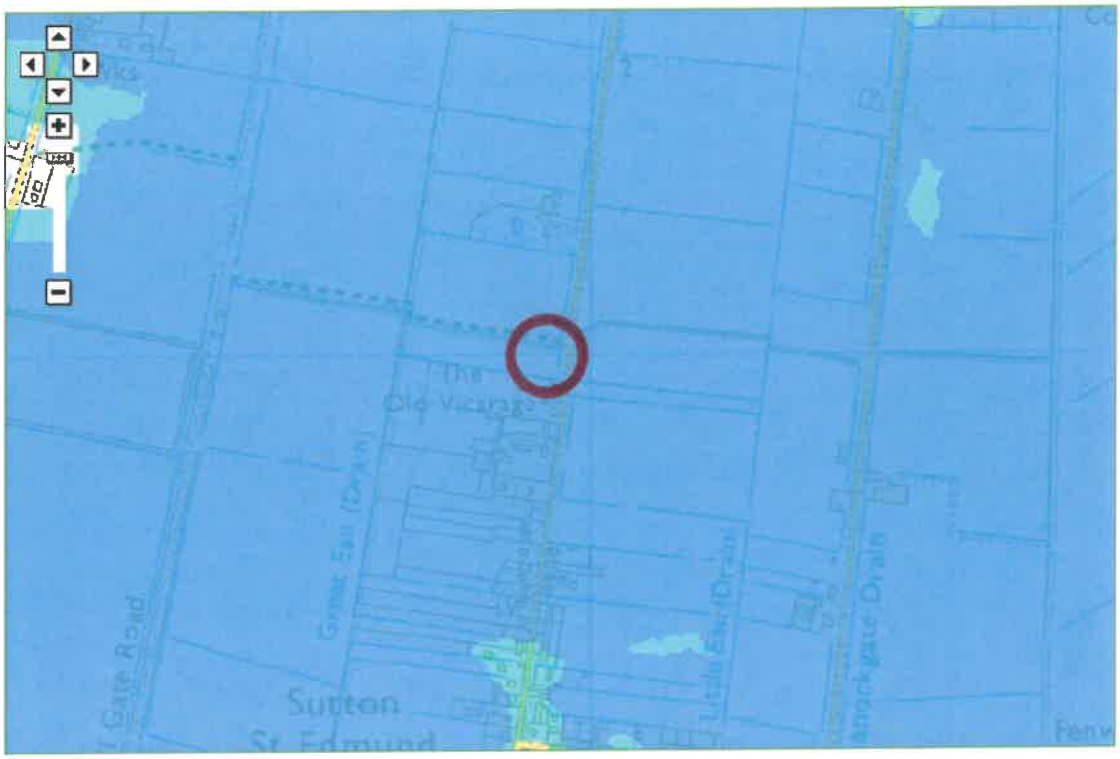
PE12 0LR at scale 1:10,000

Other maps Data search Text only version

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
  - Main River
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility



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Information about Flood Map for Planning:

Understanding the Flood Map for Planning (Rivers and Sea)

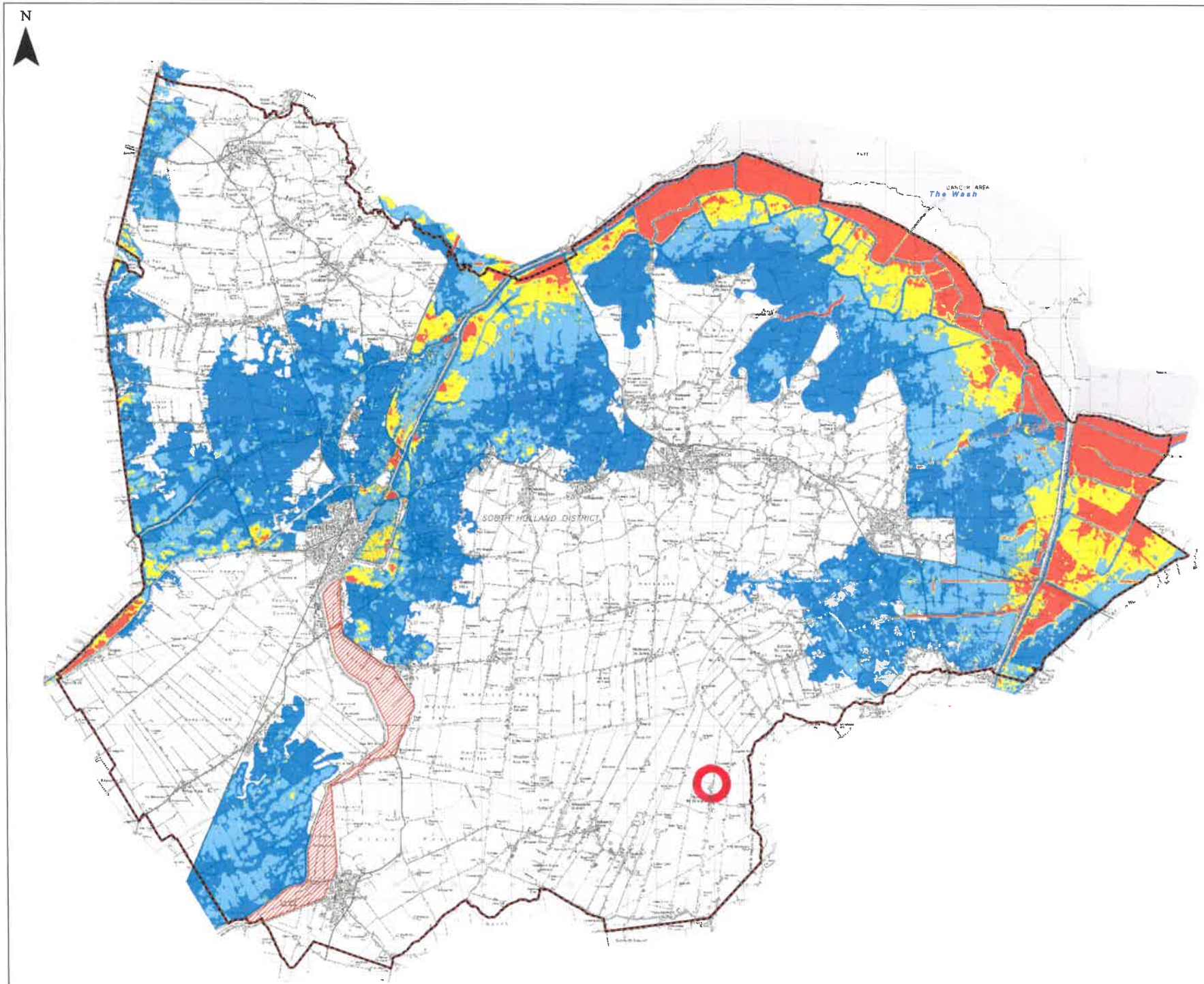
A more detailed explanation to help you understand the flood map shown above.

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



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 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 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 relevent 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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ROYAL HASKONING
RIGHTWELL HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0)1733 334455
FAX +44 (0)1733 262243

SOUTH HOLLAND DISTRICT COUNCIL
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.