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Ref: 2988-16

RESIDENTIAL DEVELOPMENT
OFF DRAW DIKE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EP

FOR

MR & MRS M CAMPLING



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 2988-16

RESIDENTIAL DEVELOPMENT
OFF DRAW DIKE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EP

This application is to acquire Town & Country Planning Permission (OUTLINE) for frontage development off Draw Dike, Sutton St James for the benefit of Mr & Mrs M Campling.

The site which amounts to 0.295 hectares abuts the proposed residential development boundary for Sutton St James (see inset Map No 26).

The site adjoins the proposed development boundary within the emerging South East Lincolnshire Local Plan (SELLP) to the West with the proposed boundary encompassing properties on the opposite site of Draw Dike and therefore could be considered appropriate for frontage development.

Representation was made to SELLP in January 2016 (see appendix).

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 0.295 hectares, is to the East of the emerging residential development boundary for Sutton St James.

AMOUNT

The indicative layout for five large building plots would compliment the street scene and the approach to the village from Tydd St Mary, but numbers and design to be determined at Reserved Matters stage.

SCALE

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

LANDSCAPING

The current site has a frontage dyke alongside Draw Dike with a frontage mixed hedge and post and rail fence, it is envisaged that the hedge will remain and a comprehensive landscaping and boundary treatment scheme to be determined at Reserved Matters stage.

APPEARANCE

Architectural traditional/vernacular appearance of the dwellings to be determined at Reserved Matters stage.

ACCESS

Access to the proposed site will be directly off Draw Dike, the suggested layout retains the frontage dyke and creates individual drives by culverting over to create a rural feature and retain the integrity of the land and highway land drainage system, subject to the requirements and specifications of the Lincolnshire County Council Highways Department and the South Holland Internal Drainage Board.

Access to and within the properties to be determined by compliance with Part M of the Building Regulations – Access to and Use of Buildings.

FLOOD RISK

Research into the Environment Agency flood maps suggest that the application site is in Flood Zone 3 but not affected within the South Holland District Council Strategic Flood Risk Assessment map. If requested by the Environment Agency a Flood Risk Assessment will be provided. Irrespective of the above, flood resilient construction methods will be incorporated in the building construction (see appendix).

APPLICATION PLAN

2988-16-01 Location & Indicative Site Layout Plans

G R Merchant
July 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' PLANS

SITE PHOTOGRAPHS

SOUTH EAST LINCOLNSHIRE LOCAL PLAN
(SELLP) REPRESENTATION – JANUARY 2016

EMERGING LOCAL PLAN – SUTTON ST JAMES
INSET MAP NO 26

FLOOD RISK ISSUES

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

LOCATION PLAN 1/2500



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LOCATION PLAN.
1/ 2500.

‘GOOGLE’ PLANS

Google Maps Sutton St James



Imagery ©2016 Getmapping plc, Map data ©2016 Google 200 m

Google Maps Sutton St James



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

SITE PHOTOGRAPHS










OPPOSITE
SITE.


OPPOSITE
SITE.


FRONTAGE DYKE
& HEDGE.

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) REPRESENTATION – JANUARY 2016

South East Lincolnshire Local Plan: Draft for Public Consultation (including site options for development)

Comments Form

Completed forms should be returned either by:

- Email to: southeastlincslocalplan@sholland.gov.uk; or
- Post to: South East Lincolnshire Local Plan, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Alternatively, you can provide comments through the interactive website at: www.southeastlincslocalplan.org/consultation where you will also be able to view a copy of the document.

Comments must be submitted by 5pm on Friday 19 February 2016.

Please note that all comments received will be available for public inspection.

Please ensure that you provide us with your name and address for your comments to be considered.

Personal Details		**Agents Details (if applicable)**
Title	Mr	Mr
Name	M. Campling	G. R. Merchant
Organisation (if applicable)		G. R. Merchant Ltd
Address	The Yews 2 Jarvis Gate Sutton St James Spalding Lincs	4 Wrights Mews 12 A Park Road Holbeach Spalding Lincs
Postcode	PE12 0EP	PE12 7EE
Telephone No.		01406 490800
Email address		gr.merchant@btconnect.com

Your Comments:

Document Page, Policy and/or Paragraph Number	Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document. Where relevant, please explain what changes would be needed to meet your concerns.
3.1.1	ADDITIONAL LAND FOR FURTHER HOUSING DEVELOPMENT IN SUTTON ST JAMES The proposed Local Plan development boundary for Sutton St James abuts this site to the West and is opposite to the South of the B1165. The site is frontage development with all services available. This response to the Local Plan consultation is that the owner of the land, on the attached plan, is making the land available for development as a 'windfall' site to help satisfy the future housing needs for South Holland.

Wrights Mews

12A Park Road

Holbeach

Spalding

Lincolnshire

PE12 7EE

Dear Mr G R Merchant

South East Lincolnshire Local Plan Consultation January 2016 Mr M Campling

Thank you for your response to our consultation on the above plan.

Your comments are on the South East Lincolnshire consultation website, sometimes in more than one place, hence why you may receive more than one acknowledgement letter. They are placed in: 26: Sutton St James as follows:

-

has submitted a site on behalf of Mr M Campling. It fronts Draw Dyke, is adjacent No2 and extends eastwards to nearly opposite the Sports Pavilion.

We are aware that speech marks and apostrophes have not copied over from the web site into the database and we will edit these as we assess your comment in preparation for the next draft of the plan, which will be available for public consultation later this year.

Yours sincerely

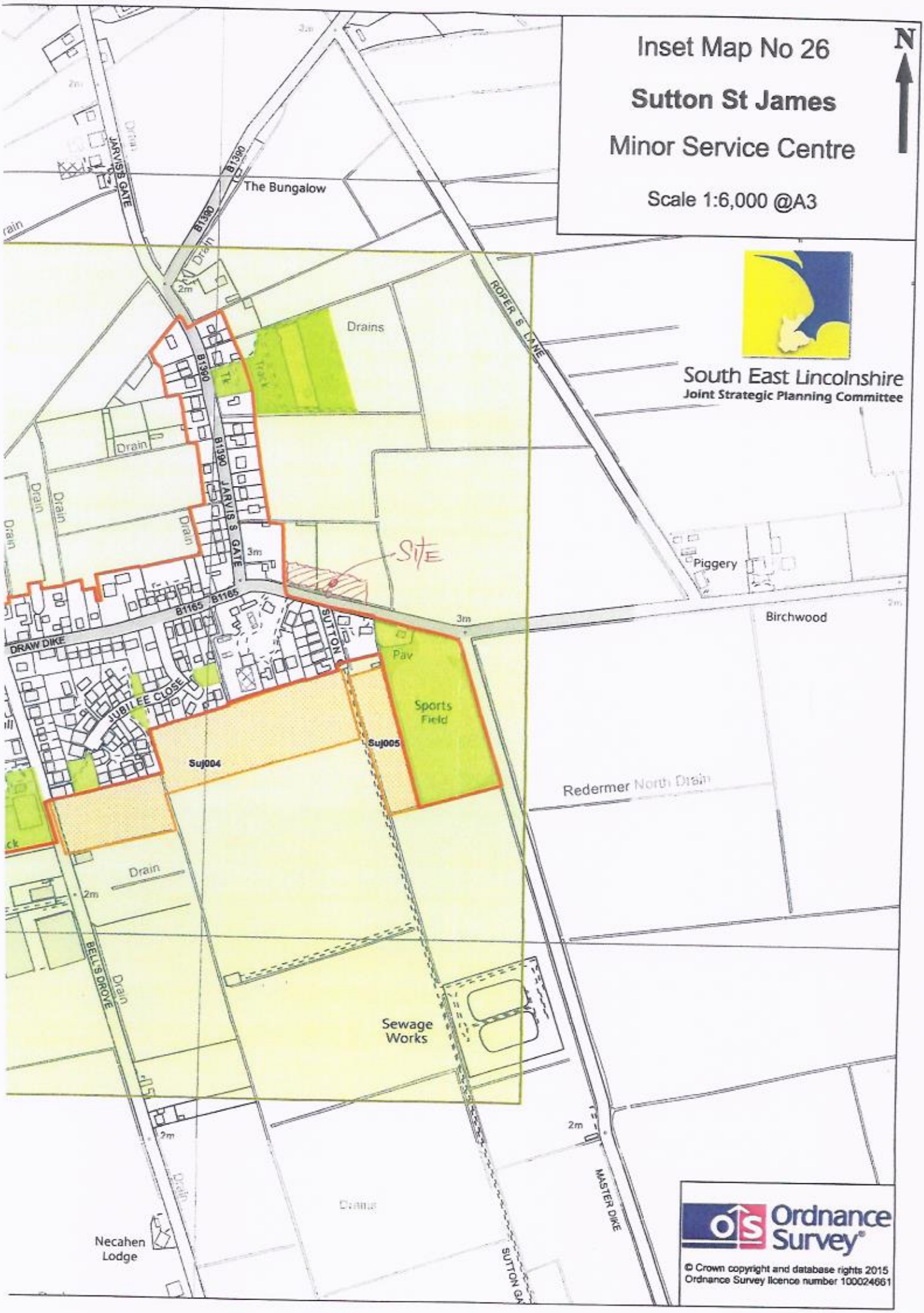


Peter Udy

Forward Planning Officer

Ever thought about a career in Local Government? Current vacancies and information about working for Boston Borough Council can be found at www.boston.gov.uk/jobs Check out www.lgjobs.com for details of vacancies across all councils. This email may contain sensitive or personal data, please think before including in any forwarded correspondence. The information within this email is confidential. It is intended solely for the addressee and access to this email by anyone else is unauthorised. Such unauthorised use, disclosure, copying, distribution, any action or inaction in reliance of it is strictly prohibited and may be unlawful. If you have received this email in error: 1. notify the sender immediately; 2. do not use or disclose the information in any way; and 3. delete the email from your system. Think about the environment. Only print this if you need to.

EMERGING LOCAL PLAN SUTTON ST JAMES
INSET MAP NO 26


Inset Map No 26
Sutton St James
Minor Service Centre
Scale 1:6,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
The Bungalow
JARVIS GATE
B1390
ROPER'S LANE
Drains
Track
Tk
Drain
JARVIS'S GATE
3m
SITE
Piggery
Birchwood
B1165
DRAW DIKE
SUTTON
Pav
Sports Field
JUBILEE CLOSE
Suj004
Suj005
Redermer North Drain
2m
BELL'S DROVE
Sewage Works
MASTER DIKE
Necahen Lodge
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FLOOD RISK ISSUES

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

Environment Agency

Enter a postcode or place name: PE12 0EP 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 0EP at scale 1:10,000



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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Contains Royal Mail data © Royal Mail copyright and database right 2016.
This service is designed to inform members of the public, in line with our terms and conditions. For business or commercial use, please contact us.

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.

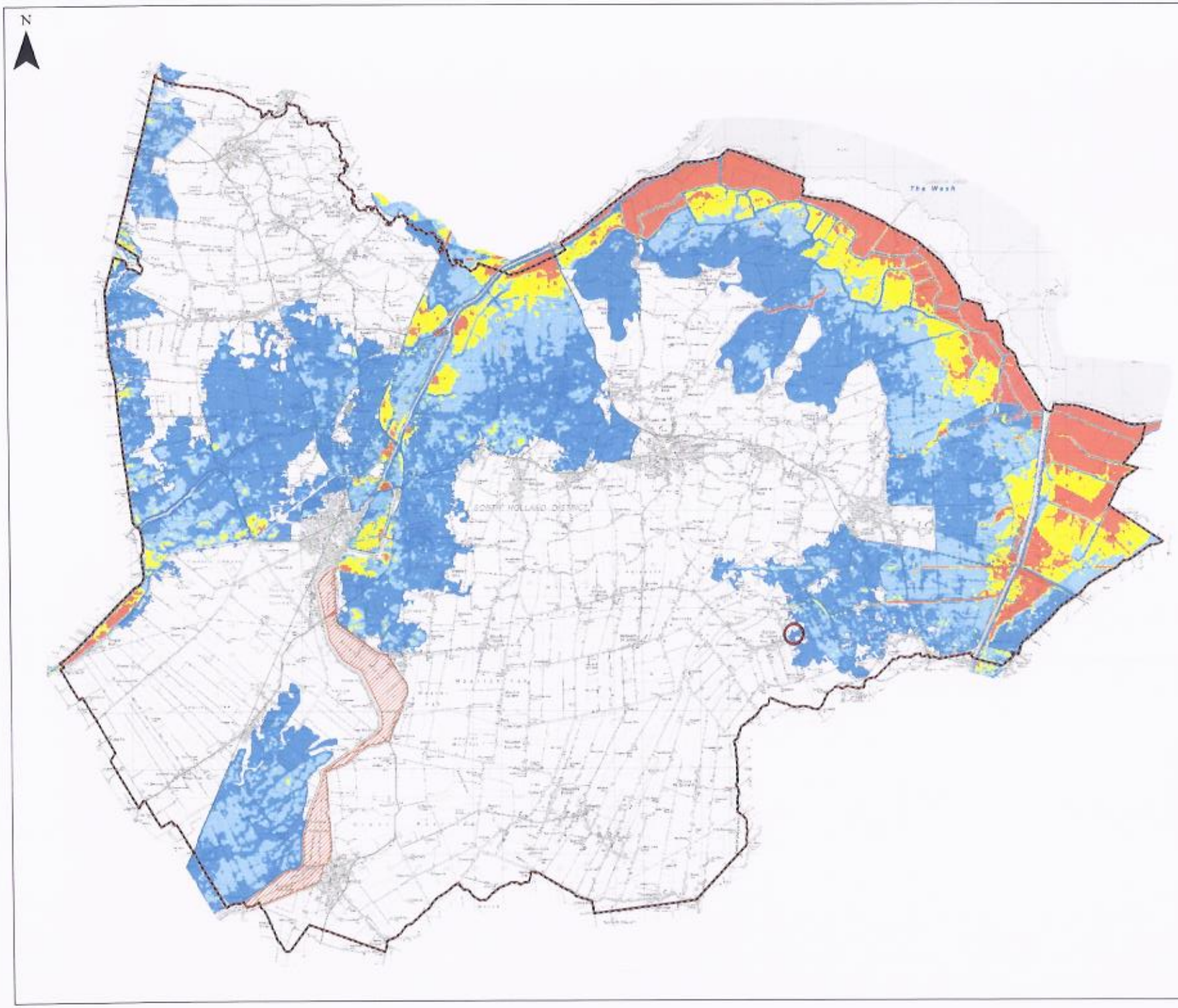
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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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, 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 essential 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 possibility 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 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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PRIORY ROAD
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LINCOLNSHIRE
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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.