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**Ref: 3069-16**

**RESIDENTIAL DEVELOPMENT**
**OFF TAYLORS DROVE**
**SUTTON ST JAMES**
**SPALDING**
**LINCS**
**PE12 0EN**

**FOR**

**F. CAMPLING**



# PLANNING, DESIGN & ACCESS STATEMENT

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**Ref: 3069-16**

**RESIDENTIAL DEVELOPMENT**
**OFF TAYLORS DROVE**
**SUTTON ST JAMES**
**SPALDING**
**LINCS**
**PE12 0EN**

The application is to acquire Town and Country Planning Permission (Outline) for two building plots off Taylors Drove, Sutton St James for the benefit of Mr F Campling and his two grandsons.

The site which amounts to 0.19 hectares abuts the proposed residential development boundary for Sutton St James (see Inset Map No 25) and fronts onto Taylors Drove with a residential development site opposite which is currently being considered under reference H20-0824-16.

The South Holland District Council Local Plan is out of date and currently they do not have a 5 year supply of housing, therefore, this application should be considered under the National Planning Policy Framework (NPPF) as a "windfall" site subject to sustainability justification.

From a sustainability view point the site abuts the proposed development boundary which is acceptable as sustainable.

The proposed frontage site "straddles" the 30mph speed limit signage.

To accompany the application an indicative layout plan has been produced which shows 2 No individual building plots, which if approved, will be developed for the benefit of the applicants two grandsons.

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

**USE**

The application site, which amounts to 0.19 hectares, is to the West, South and East of the emerging residential development boundary for Sutton St James.

**AMOUNT**

The indicative layout is for 2 No residential building plots, the final dwelling designs to b determined at Reserved Matters stage.

**SCALE**

The final design to be determined at Reserved Matters subject to the proposed applicant's requirements and the Environment Agency requirements determined by a necessary Flood Risk Assessment which will be required because the site is categorised within Flood Zone 3.

**LANDSCAPING**

A comprehensive landscaping scheme will be produced at Reserved Matters stage as the site is currently part of an agricultural holding and divorced of any trees.

**APPEARANCE**

Architectural appearance of the properties and site to be determined by the Reserved Matters application.

**ACCESS**

Access to the sites will be directly off Taylors Drove, subject to the requirements and specification of LCC Highways Department. Access to and within the dwellings to comply with Part M of the latest Building Regulations – Access to all.

**SOUTH HOLLAND LOCAL PLAN**

The current Local Plan Policy HS6 is out of date and there is not a 5 year supply of housing at present, therefore, the application should be considered under the National Planning Policy Framework (NPPF).

**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 site specific 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**

3069-16-01 Location & Site Layout Plan

G R Merchant
December 2016

Ref: 3069-16

# APPENDIX

**LOCATION PLAN 1/2500**

**'GOOGLE' PLANS**

**SITE PHOTOGRAPHS**

**EMERGING LOCAL PLAN – SUTTON ST JAMES**
**INSET MAP NO 25**

**DEFINITIVE HIGHWAYS PLAN**

**FLOOD RISK ISSUES**
ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP
GENERIC FLOOD RESILIENT CONTRUCTION METHODS

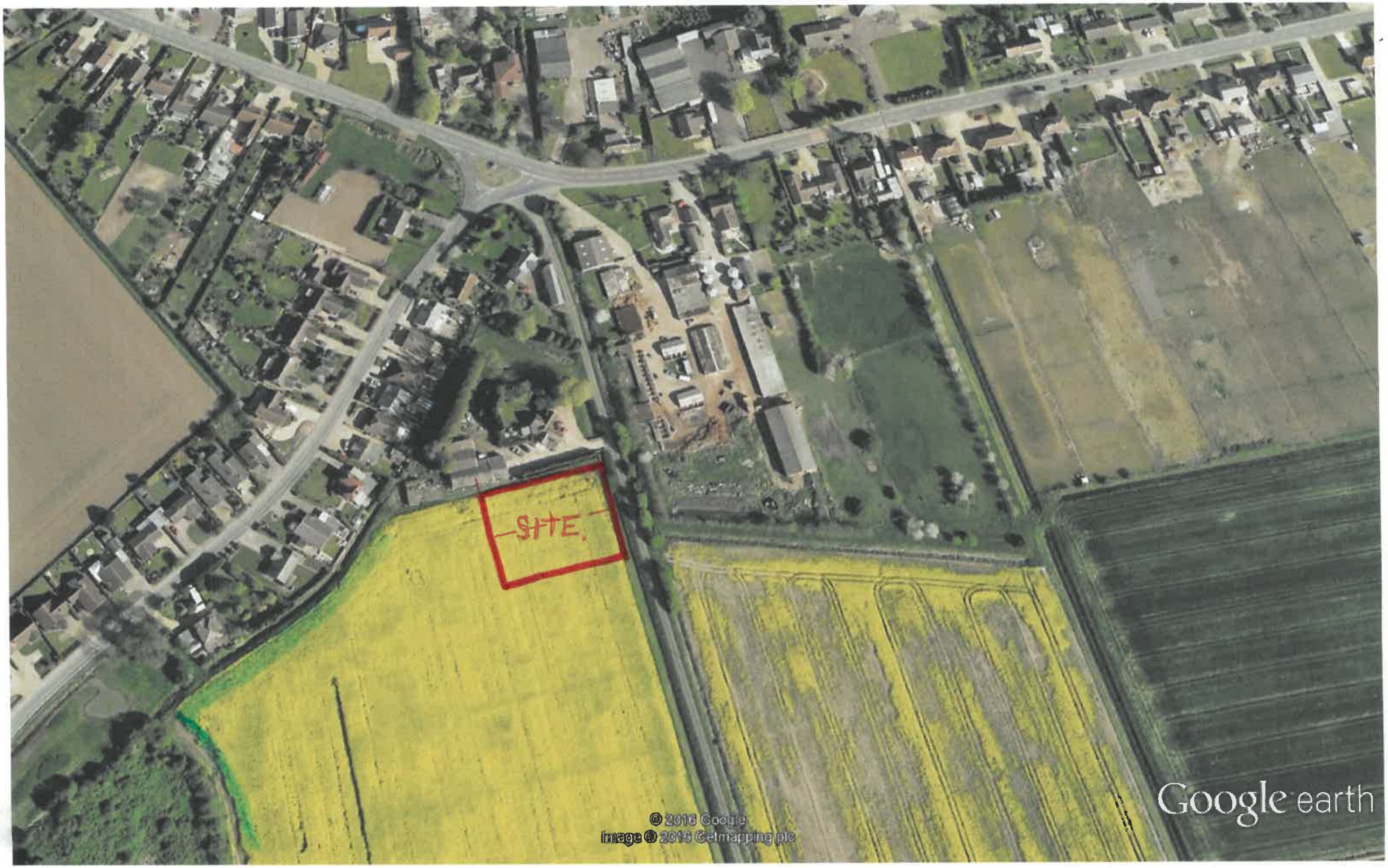
# LOCATION PLAN 1/2500




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LOCATION PLAN.
1/2500.

# ‘GOOGLE’ PLANS




Google earth

feet 1000
meters 300




Google earth

feet 10
meters 4




Google earth

feet 10
meters 4

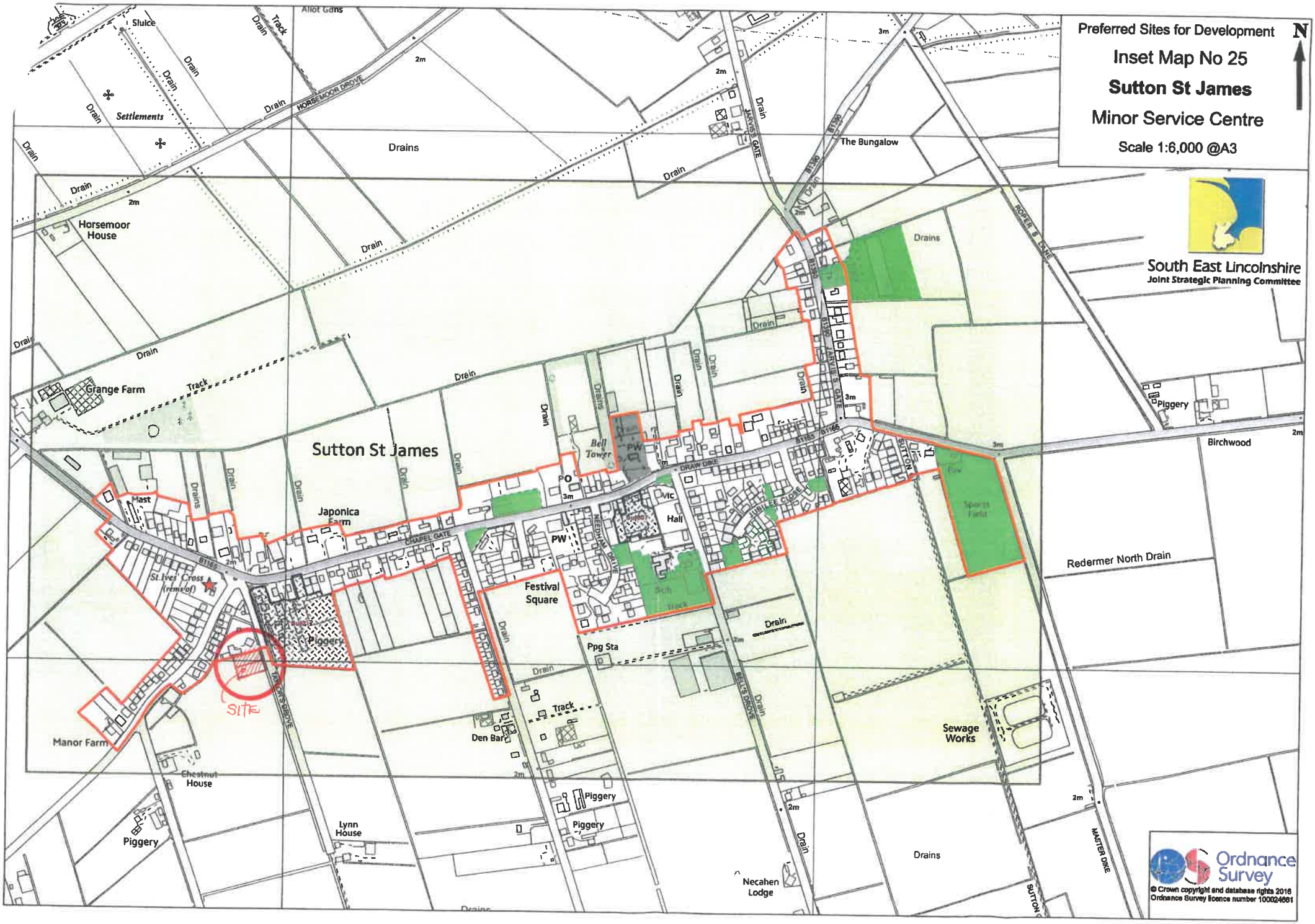
# SITE PHOTOGRAPHS



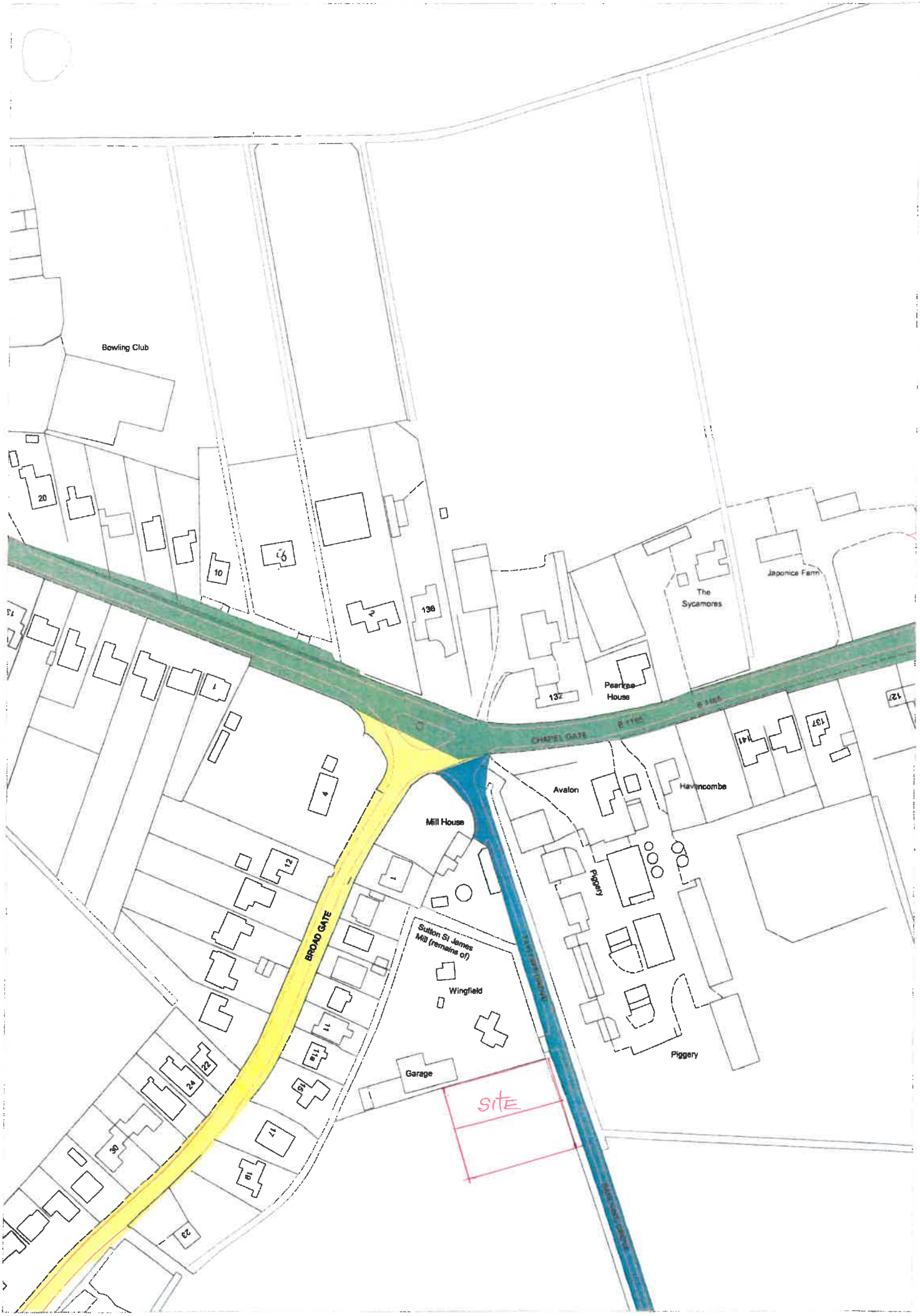




# EMERGING LOCAL PLAN – SUTTON ST JAMES
# INSET MAP NO 25


Preferred Sites for Development
Inset Map No 25
Sutton St James
Minor Service Centre
Scale 1:6,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Sutton St James
Horsemoor House
Grange Farm
Japonica Farm
Festival Square
Hall
Bell Tower
Manor Farm
Chestnut House
Lynn House
Necahen Lodge
Sewage Works
Birchwood
Redermer North Drain
The Bungalow
Sports Field
Ppg Sta
Den Barn
SITE
Drains
Piggery
Track
Sluice
Settlements
HORSEMOOR DROVE
CHAPEL GATE
DRAW DIKE
JUBILEE CLOSE
NEEDHAM DRIVE
BELLS DROVE
MASTER DIKE
ROPER'S DYKE
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# DEFINITIVE HIGHWAYS PLAN


Bowling Club
20
10
6
2
136
1
4
12
1
11
11a
15
22
24
30
19
23
CHAPEL GATE
B 1165
132
Pearings House
The Sycamores
Japonica Farm
137
141
Avalon
Havencombe
Piggery
Mill House
BROAD GATE
Sutton St James Mill (remains of)
Wingfield
Garage
SITE
Piggery

**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 0EN Go

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

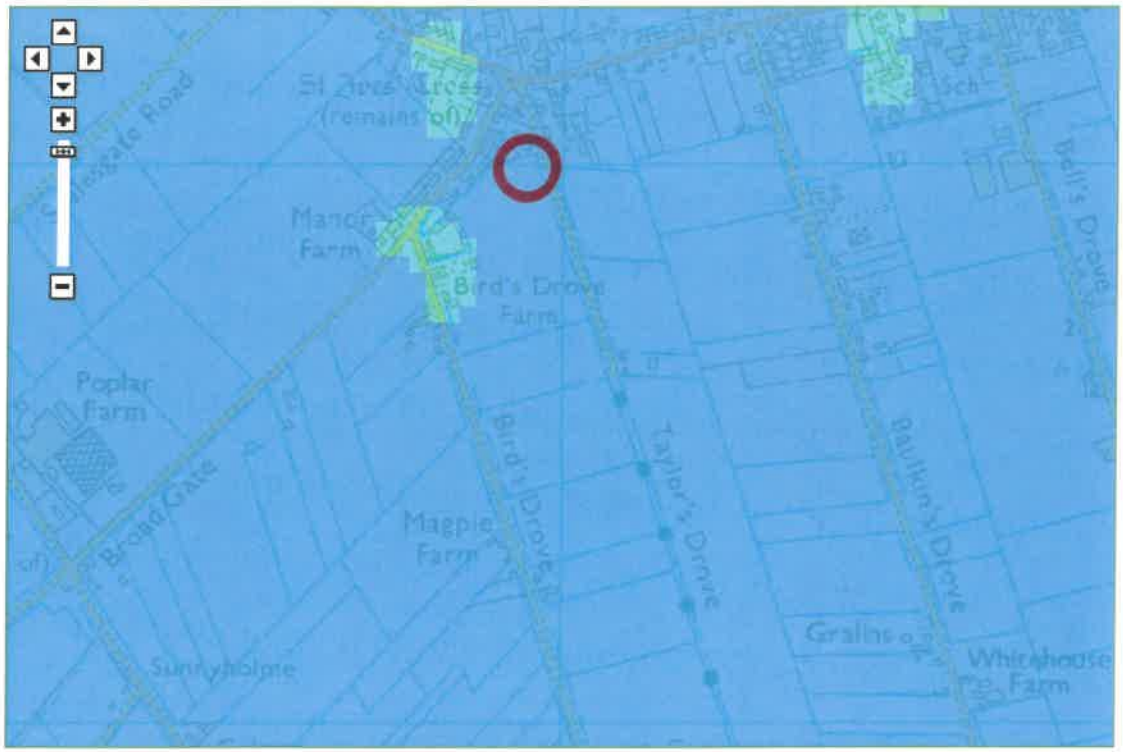
# Flood Map for Planning (Rivers and Sea)

**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)
  - 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

**PE12 0EN** at scale 1:10,000 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.
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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.

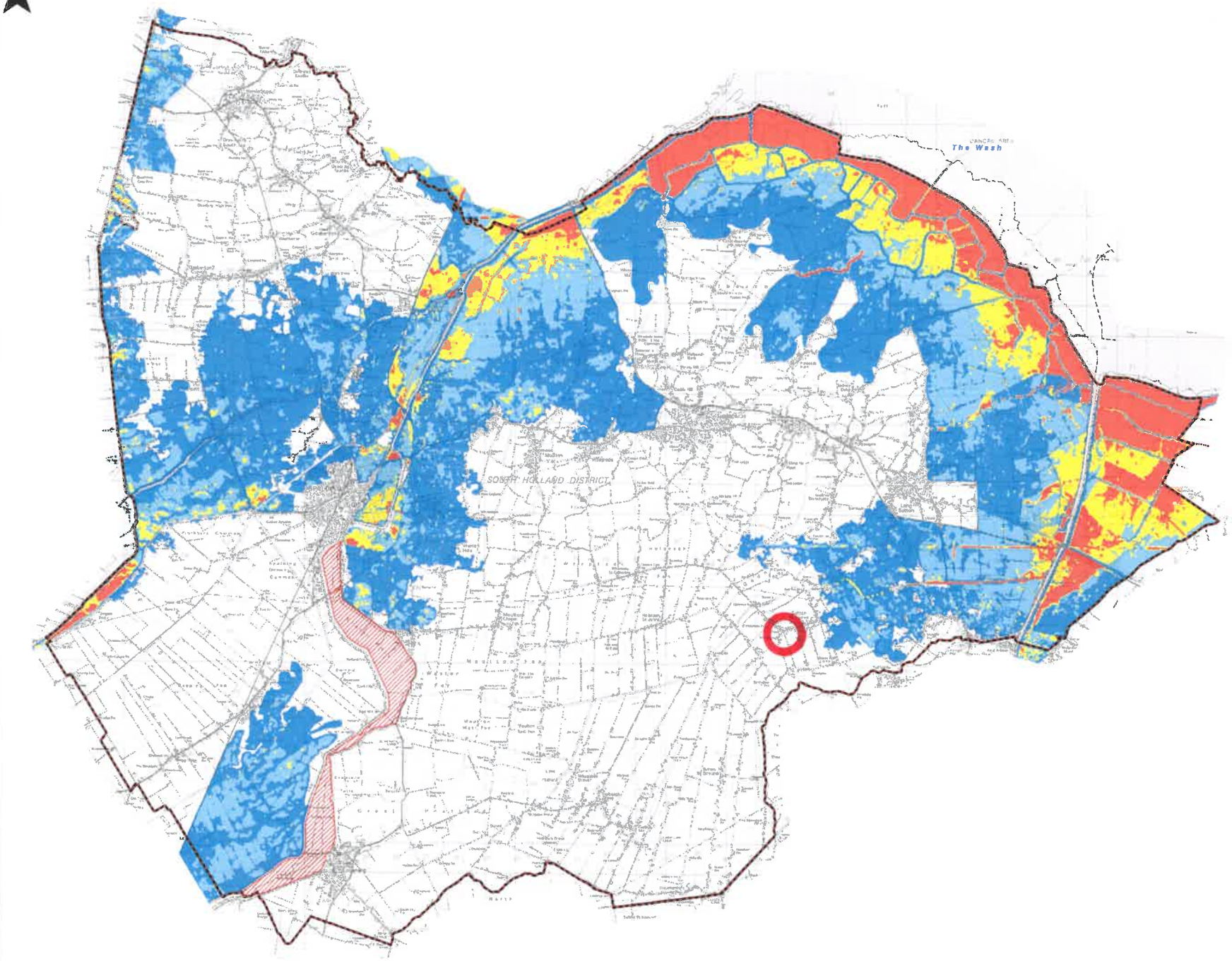
*** Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Last updated: 1st December 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 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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# 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.