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Ref: 3090-16

RESIDENTIAL DEVELOPMENT
OFF MILLGATE
WHAPLODE
SPALDING
LINCS
PE12 6RT

FOR

MR & MRS D TOINTON



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 3090-16

RESIDENTIAL DEVELOPMENT
OFF MILLGATE
WHAPLODE
SPALDING
LINCS
PE12 6RT

The application is to acquire Town and Country Planning Permission for residential development (Outline) off Millgate, Whaplode for the benefit of Mr & Mrs D Tointon.

The site which amounts to 0.24 hectares "abuts" the proposed development boundary for Whaplode as designated by the South East Lincolnshire Local Plan – Inset Map No 28. The site is currently a roadside copse which has become over-grown and of no value to the current owner and has the potential to become a derelict area. Being on the Southern approach into Whaplode, which is classified as a "Minor Service Centre", the site is a sustainable location.

As the current South Holland Local Plan is out of date and the council do not have a 5 year supply of housing, this application should be considered as a sustainable "windfall" site.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

- 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 use of the site is a potentially derelict copse which is surplus to the requirements of the owner, the proposal is to change the use to residential and rationalise all the trees and shrubs and retain where possible.

AMOUNT

The indicative layout plan suggests 3 No cottage style houses with detached garages, the final numbers and property designs to be determined by conditions at Reserved Matters stage.

LAYOUT

The dwelling numbers, architectural designs and layout to be determined at Reserved Matters stage.

SCALE

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

LANDSCAPING

The current site is a potentially derelict copse at the Southern approach to Whaplode, the existing mature trees and bushes to be rationalised and complimented by a comprehensive landscaping, tree planting and boundary treatment scheme to be agreed at Reserved Matters stage.

APPEARANCE

The appearance of the site and dwelling designs to be determined by conditions to be dealt with at Reserved Matters stage.

ACCESS

Access to the site to be agreed with the requirements and specifications of Lincolnshire County Council Highways Department. 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 suggest the application site is in Flood Zones 1 and 2, therefore, a Flood Risk Assessment may be required to satisfy the Environment Agency, irrespective of this the level survey of the site suggests that Flood Risk Assessment may not be required as the site is elevated above the level of Millgate. The proposed ground floor level will be 3.50 ODN, which in some cases is 1 metre above the road level, the ground flood level will be minimum of 200mm above the road level and flood resilient construction methods to be incorporated in all dwellings – see appendix for flood maps and level survey.

APPLICATION PLAN

3090-16-01	Location & Indicative Site Layout Plan
3090-16-02	Location & Site Layout Plans & Longitudinal Section

G R Merchant
January 2017

APPENDIX

SITE LOCATION PLAN 1/2500

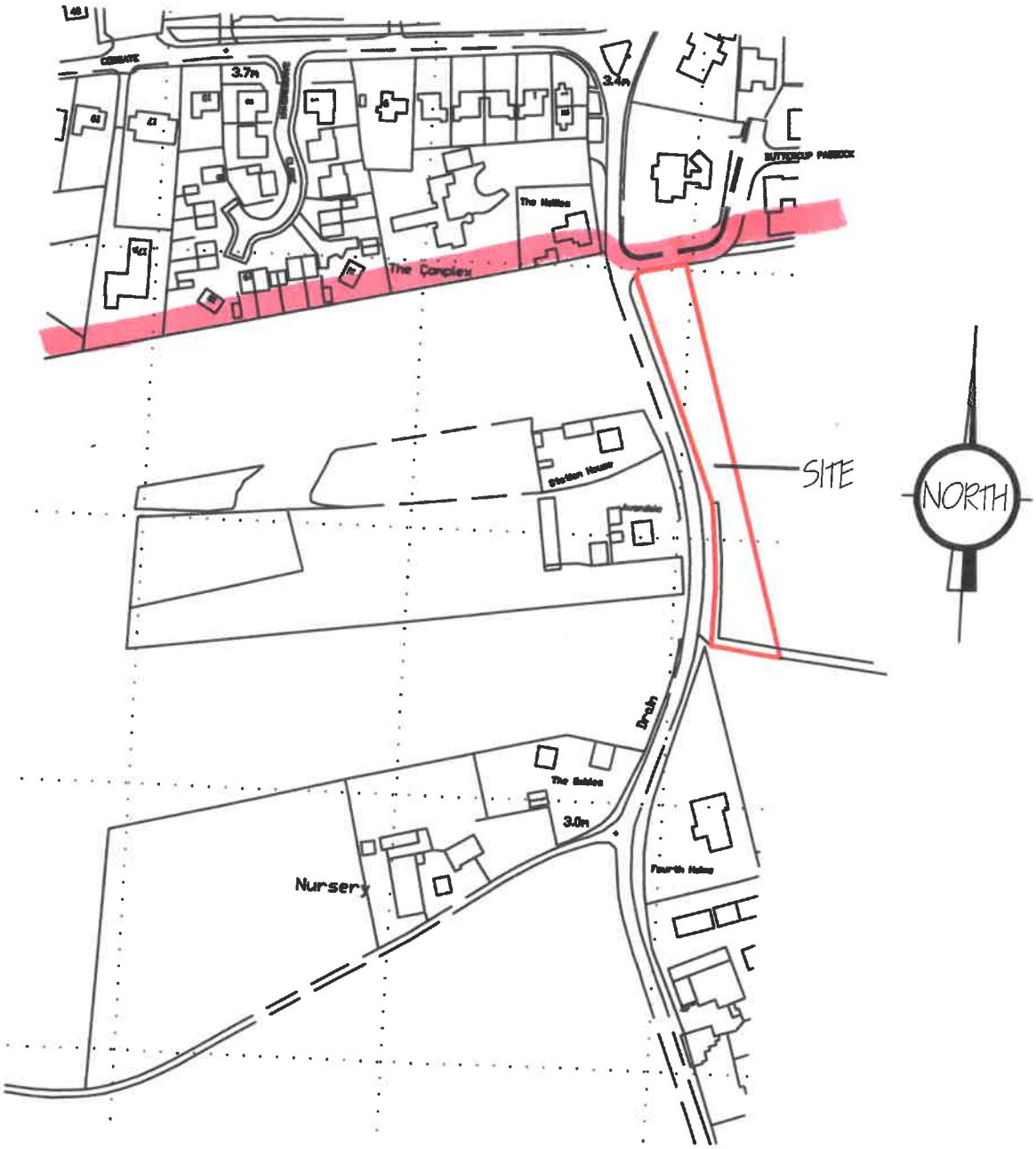
"GOOGLE" SITE PLANS & PHOTOGRAPHS

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) DEVELOPMENT BOUNDARY PLAN – INSET MAP NO 28 FOR WHAPLODE

LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY

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

SITE LOCATION PLAN 1/2500



LOCATION PLAN.
1/2500.

"GOOGLE" SITE PLANS & PHOTOGRAPHS


Whaplode
PE12 6UG
Google Earth
Google Earth
miles
km
1
2



Google Earth

feet
meters

1000

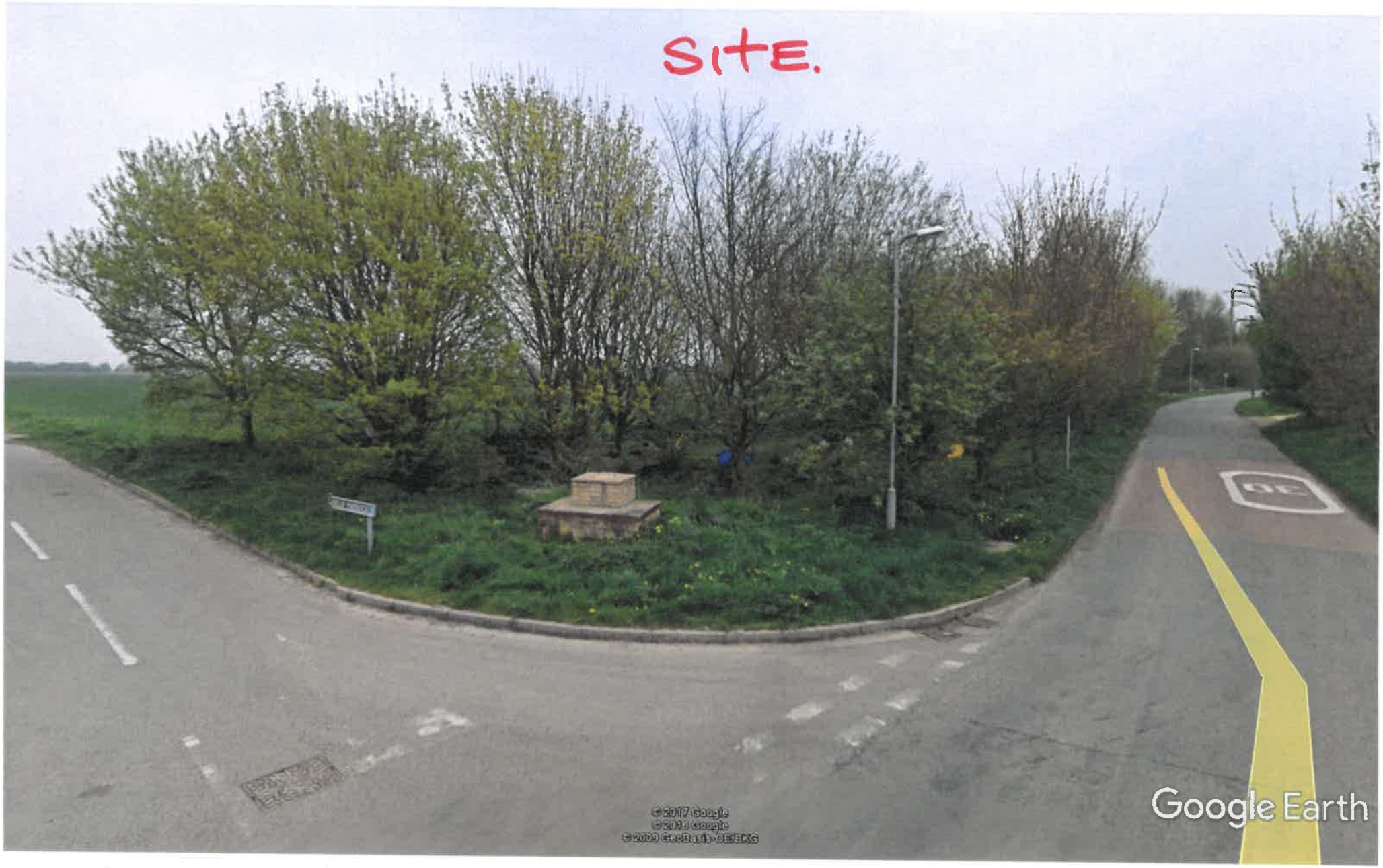
500



Google Earth

feet
meters

700
200



Google Earth

feet
meters
10
5



Google Earth

feet
meters

10

5



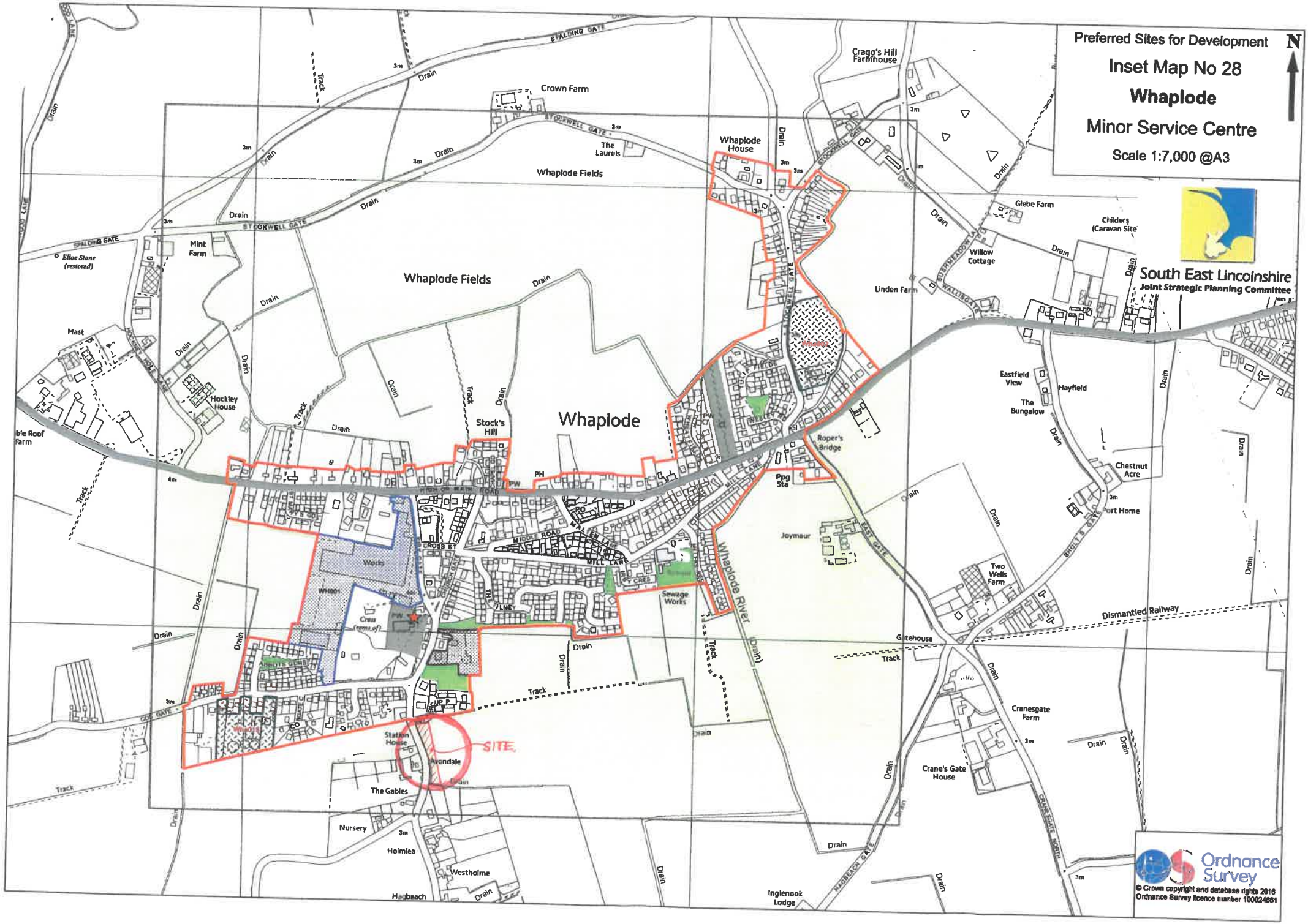
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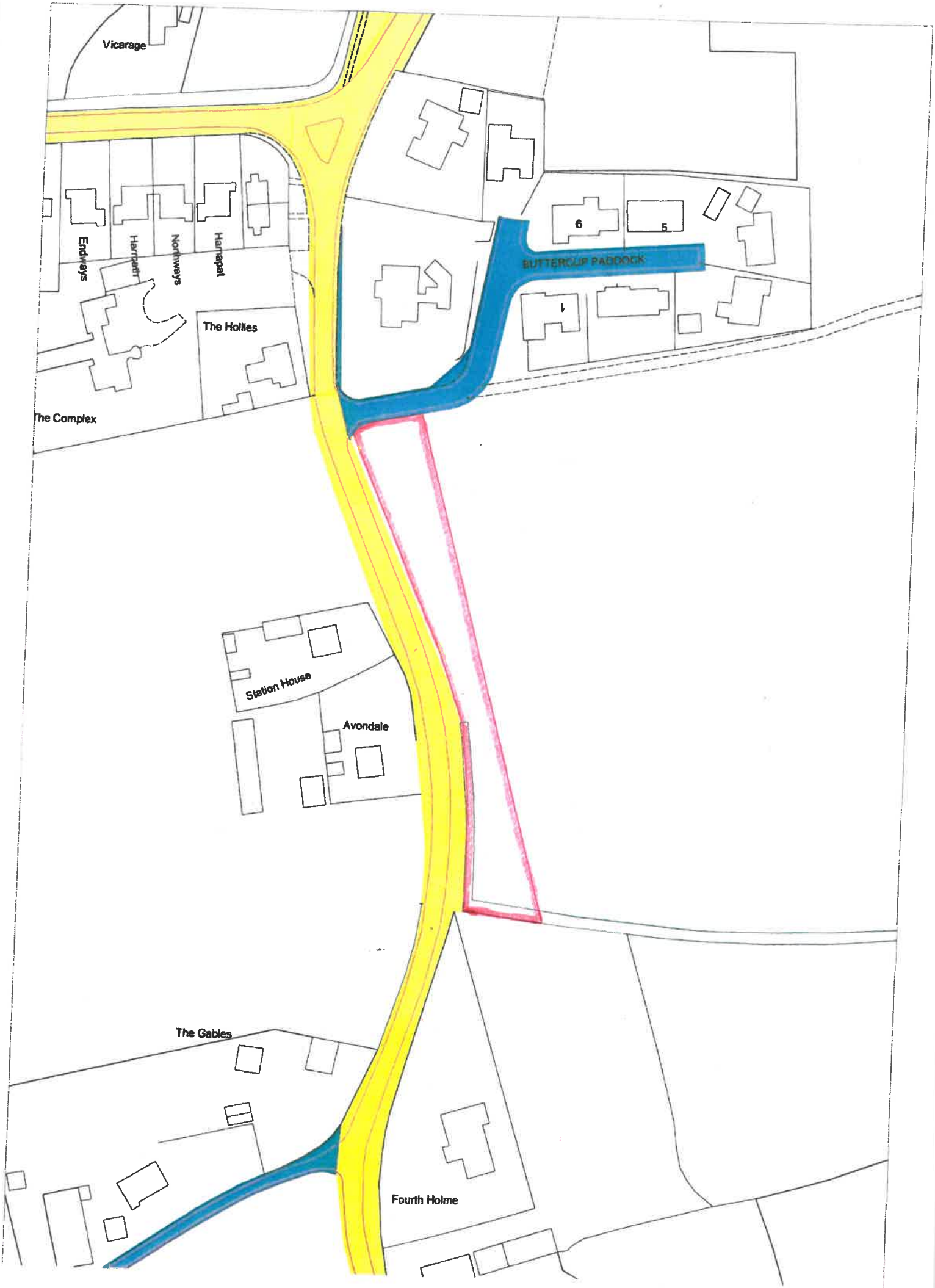
10

5

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) DEVELOPMENT BOUNDARY PLAN – INSET MAP NO 28 FOR WHAPLODE


Preferred Sites for Development
Inset Map No 28
Whaplode
Minor Service Centre
Scale 1:7,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Whaplode
Whaplode Fields
Crown Farm
Cragg's Hill Farmhouse
Whaplode House
The Laurels
Glebe Farm
Childers (Caravan Site
Willow Cottage
Linden Farm
Mint Farm
Elloe Stone (restored)
Mast
Hockley House
Stock's Hill
Roper's Bridge
Eastfield View
Hayfield
The Bungalow
Chestnut Acre
Port Home
Joymaur
Two Wells Farm
Dismantled Railway
Gatehouse
Cranesgate Farm
Crane's Gate House
Sewage Works
Whaplode River (Drain)
Station House
Avondale
The Gables
Nursery
Holmlea
Westholme
Hagbeach
Inglenook Lodge
SITE
STOCKWELL GATE
SPALDING GATE
HIGH OR MAIN ROAD
MIDDLE ROAD
MILL LANE
EAST GATE
CROSS ROAD
CHURCH LANE
Drain
Track
3m
4m
PH
PW
PO
PC
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LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY


Vicarage
Endways
Harnapat
Northways
Harnapat
The Hollies
The Complex
6
5
BUTTERCUP PADDOCK
1
Station House
Avondale
The Gables
Fourth Holme

ENVIRONMENT AGENCY FLOOD MAP

SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP

GENERIC FLOOD RESILIENT CONTRUCTION SCHEDULE

Environment Agency

Enter a postcode or place name: PE12 6UG Go

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

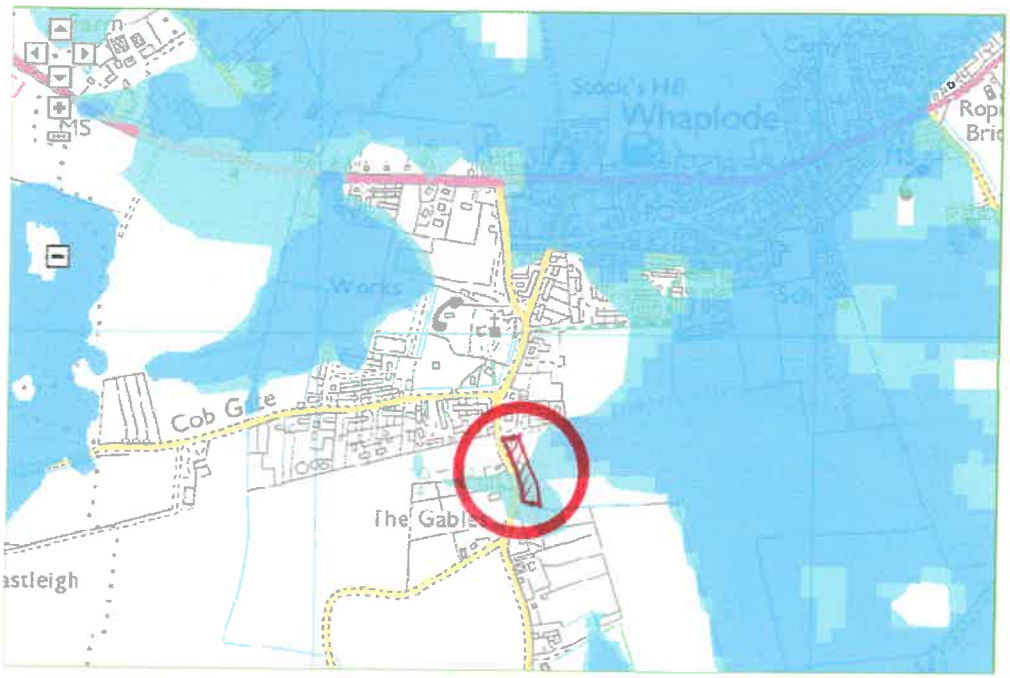
Flood Map for Planning (Rivers and Sea)

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 6UG at scale 1:10,000 Other maps Data search Text only version



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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.

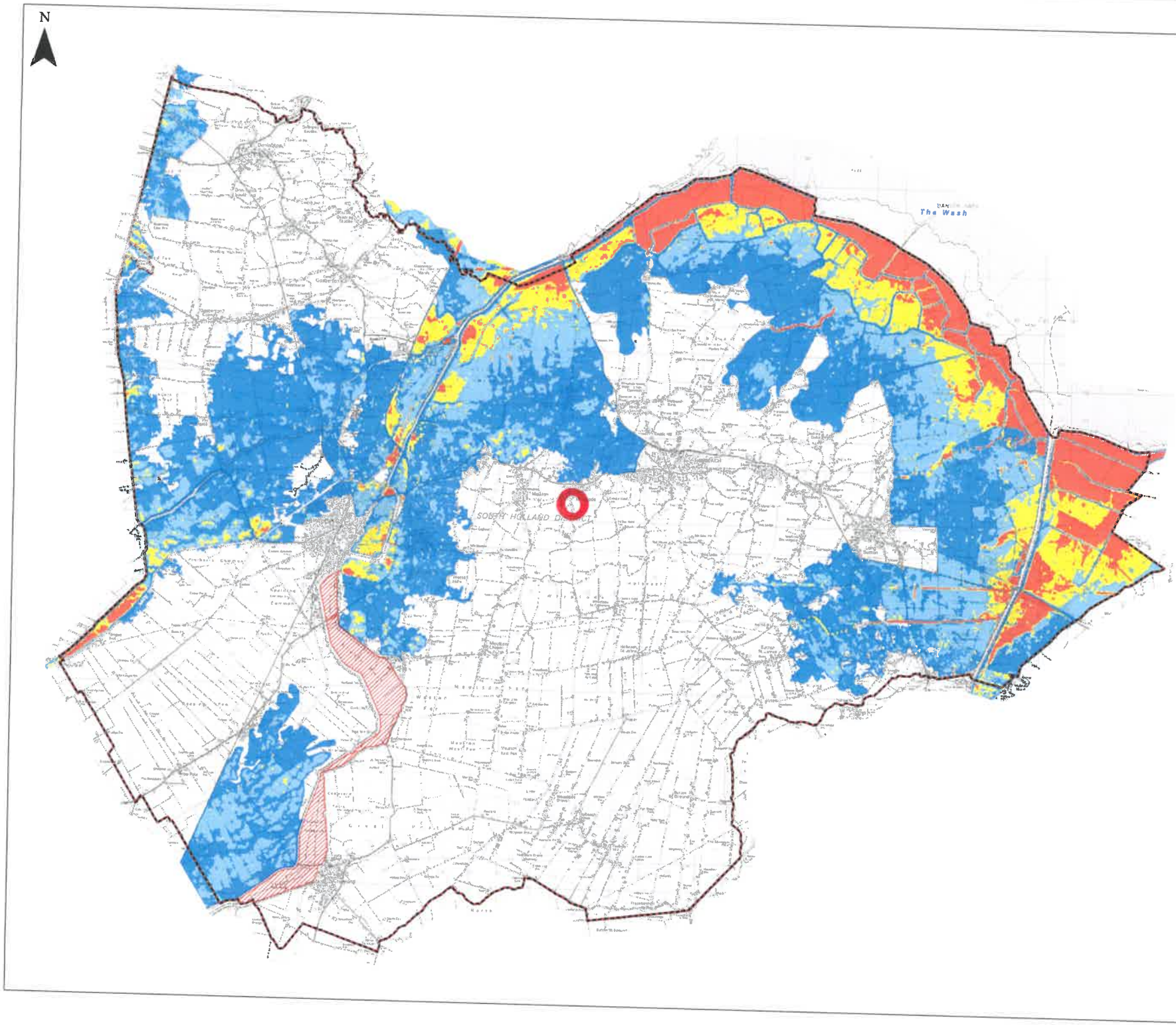
*** Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Last updated: 4th January 2017

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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 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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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.