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Ref: 2921-16

RESIDENTIAL DEVELOPMENT
(SINGLE BUILDING PLOT)
OFF BROADGATE
WHAPLODE DROVE
SPALDING
LINCS
PE12 0TN

FOR

D. BURCHNALL



PLANNING, DESIGN & ACCESS STATEMENT

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Ref: 2921-16

RESIDENTIAL DEVELOPMENT
(SINGLE BUILDING PLOT)
OFF BROADGATE
WHAPLODE DROVE
SPALDING
LINCS
PE12 0TN

The application is to acquire Town & Country Planning Permission (Outline) for a single building plot off Broadgate, Whaplode Drove for the benefit of the applicant D. Burchnall.

The site has been owned by the Burchnall family for several decades and was part of the rear parcel of agricultural land which now has access from the East.

There has been an embargo on residential buildings since circa 2006 in Whaplode Drove and surrounding rural villages in South Holland. Consultation has been on-going since circa 2008 under the Strategic Housing Land Availability Assessment (SHLAA) and more recently under the South East Lincolnshire Local Plan (SELLP) the public consultation process has just been completed. The consultation plan for Whaplode Drove includes this site within the proposed development boundary (See Inset Map No 71).

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

USE

The current use of the site is a redundant piece of land approximately 12 metres wide x 31 metres deep with an existing vehicular access off Broadgate.

AMOUNT

The proposal, which is an outline application, is for a single building plot between 39 & 41 Broadgate, Whaplode Drove.

LAYOUT

The dwelling size and architectural design to be determined at Reserved Matters stage, the indicative dwelling suggested is a three bedroom cottage of vernacular design.

LANDSCAPING

The current site has a frontage hedge and boundaries are determined by close boarded fence and post and rail fencing, final landscaping and boundary treatment to be determined at Reserved Matters stage.

APPEARANCE

Architectural/traditional design of property to be agreed at Reserved Matters stage.

ACCESS

Access to the proposal will be via the existing field access to be up-graded to the requirements of L.C.C Highways Department. Access to and within the dwelling will 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 suggests that the application site is outside of Flood Zones 2 & 3, but irrespective of this flood resilient construction to be incorporated in the dwelling design (See appendix).

EXTERNAL APPEARANCE & MATERIALS

To be determined at Reserved Matters stage.

APPLICATION PLAN

2921-16-01	Location & Site Layout Plans

G R Merchant
February 2016

Ref: 2921-16

APPENDIX

LOCATION PLAN 1/2500

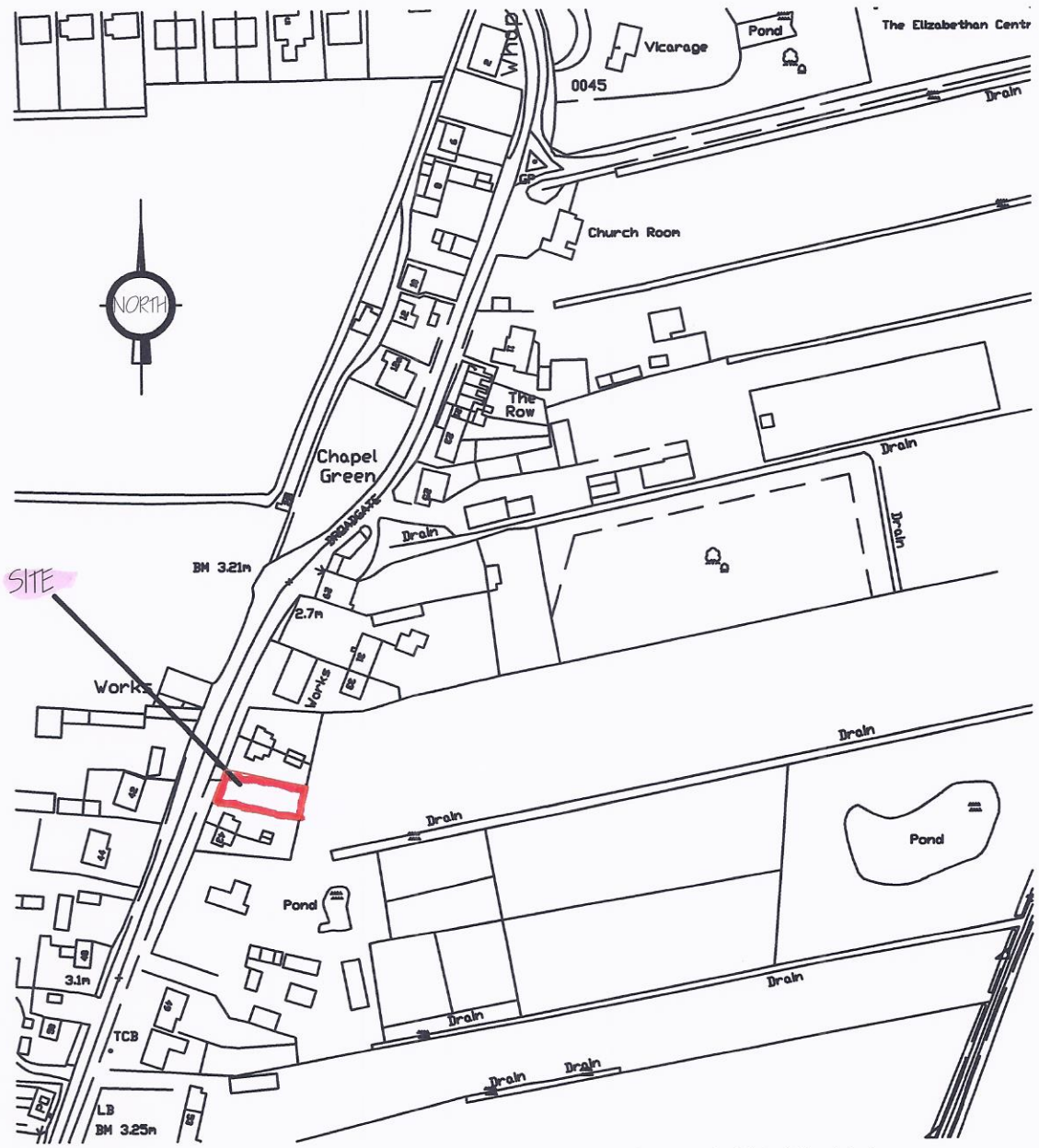
'GOOGLE' LOCATION/SITE PLANS & PHOTOGRAPHS

EMERGING LOCAL PLAN RESIDENTIAL DEVELOPMENT BOUNDARY WHAPLODE DROVE (INSET MAP NO 71)

FLOOD RISK MAPS & FLOOD RESILIENT CONSTRUCTION SUGGESTIONS

Ref: 2921-16

LOCATION PLAN 1/2500



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LOCATION PLAN.
1/2500.

Ref: 2921-16

'GOOGLE' LOCATION/SITE PLANS & PHOTOGRAPHS

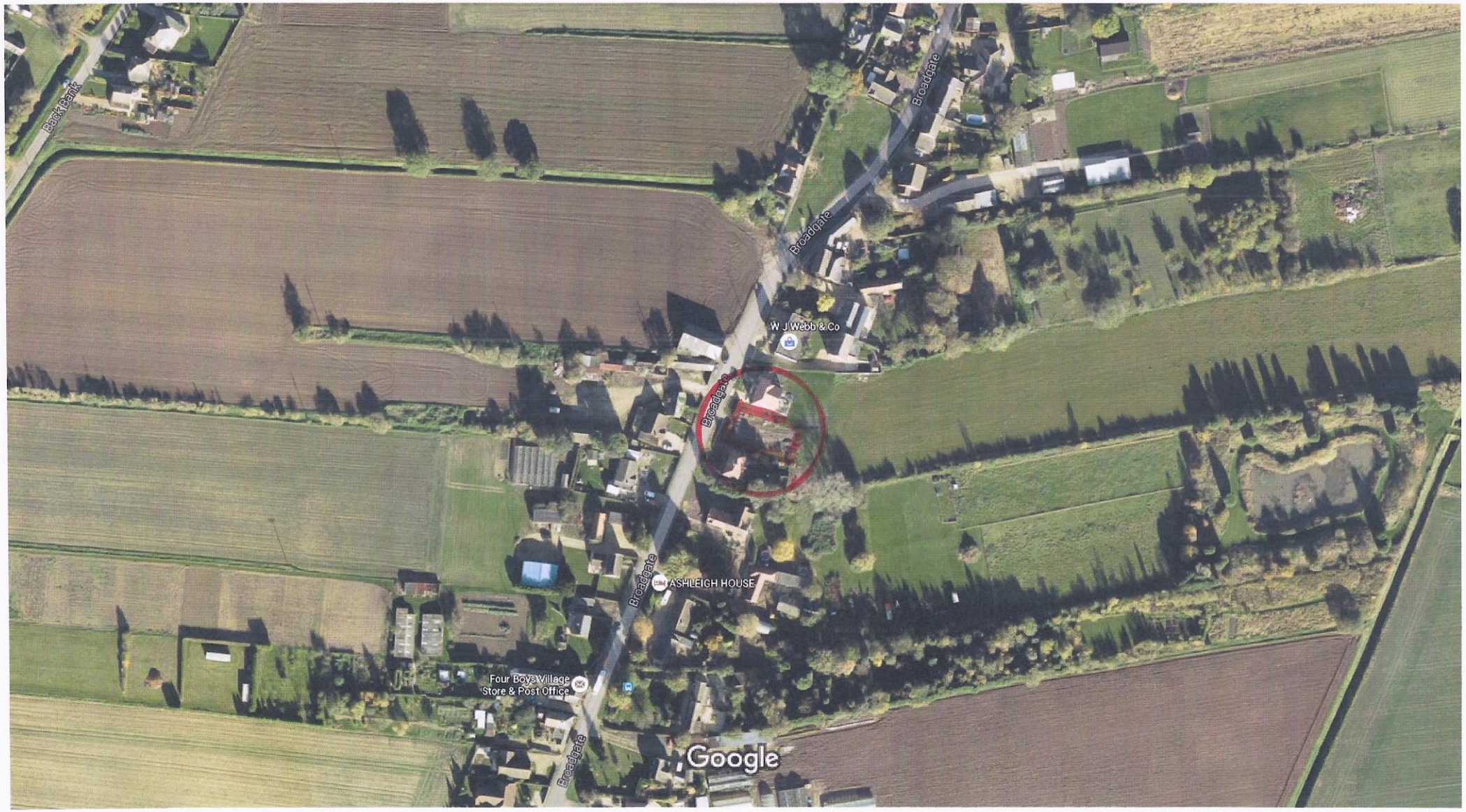
Google Maps Broadgate



Imagery ©2016 Getmapping plc, Map data ©2016 Google 100 m

Google Maps

Google Maps Broadgate



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

Google Maps

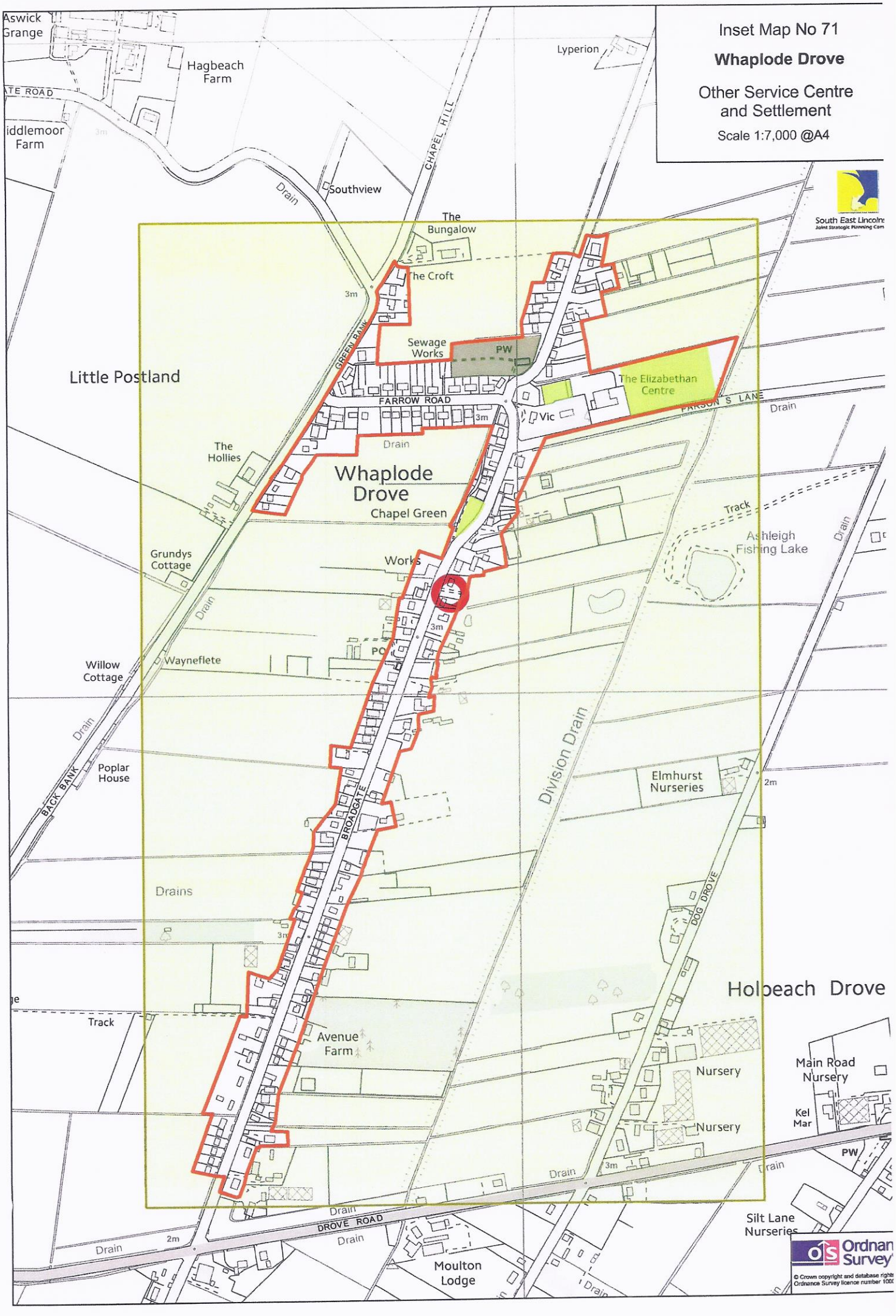
Google Maps 18 Broadgate



Image capture: Apr 2009 © 2016 Google

Ref: 2921-16

EMERGING LOCAL PLAN RESIDENTIAL DEVELOPMENT BOUNDARY – WHAPLODE DROVE (INSET MAP NO 71)


Inset Map No 71
Whaplode Drove
Other Service Centre and Settlement
Scale 1:7,000 @A4
Aswick Grange
Hagbeach Farm
Lyperion
Middlemoor Farm
Southview
CHAPEL HILL
Drain
The Bungalow
The Croft
3m
GREEN BANK
Sewage Works
PW
Little Postland
The Elizabethan Centre
FARROW ROAD
PARSON'S LANE
Vic
The Hollies
Whaplode Drove
Chapel Green
Track
Ashleigh Fishing Lake
Grundys Cottage
Works
Willow Cottage
Wayneflete
Poplar House
BACK BANK
BROADGATE
Division Drain
Elmhurst Nurseries
2m
Drains
DOG DROVE
Holbeach Drove
Avenue Farm
Nursery
Main Road Nursery
Kel Mar
DROVE ROAD
Silt Lane Nurseries
Moulton Lodge
South East Lincolnshire Joint Strategic Planning Committee
Ordnance Survey

Ref: 2921-16

FLOOD RISK MAPS & FLOOD RESILIENT CONSTRUCTION SUGGESTIONS

Environment Agency

Enter a postcode or place name: PE12 0TN 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 Line
  - Main River Line
- Other national environmental organisations
  - Natural Resources Wales Area of responsibility
  - Scottish Environment Protection Agency Area of responsibility

Map of PE12 0TN at scale 1:20,000

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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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.

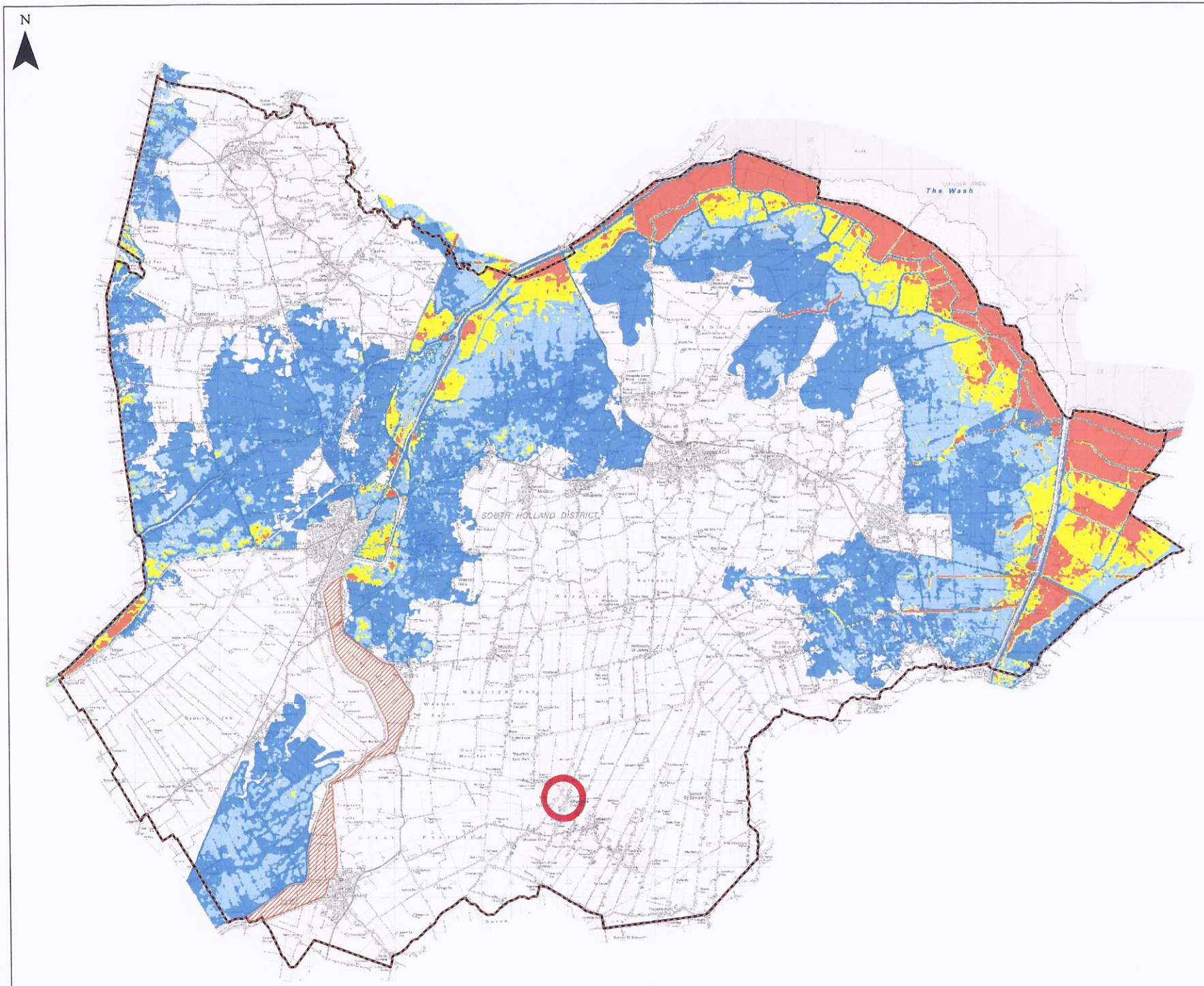
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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Last updated: 21st January 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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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.