



G.R. MERCHANT LTD

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Ref: 3049-16

**RESIDENTIAL DEVELOPMENT
LAMB & FLAG PUBLIC HOUSE
226 HIGH ROAD
WHAPLODE
SPALDING
LINCS
PE12 6TJ**

FOR

M A SUKARNO



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
LAMB & FLAG PUBLIC HOUSE
226 HIGH ROAD
WHAPLODE
SPALDING
LINCS
PE12 6TJ**

The proposed application is to demolish the existing Lamb & Flag Public House and replace with 2 No pairs of semi-detached 4 bedroom houses with vehicle parking spaces for the benefit of M A Sukarno.

The existing property was a traditional public house which appears to have been built in a number of stages with the earliest part of the building being at least 150 years old, unfortunately with the lack of investment and the declining “beer-drinking” trade the business has failed – see attached applicant comments in the appendix.

The site which amounts to 0.09 hectares is within the proposed development boundary for Whaplode as designated by the South East Lincolnshire Local Plan – Inset Map No 28. Being on the North side of the A151, Main Road, in Whaplode, which is classified as a “Minor Service Centre” in a sustainable location, with public transport between Spalding and Kings Lynn up to 60 No per day.

As the current South Holland Local Plan is out of date and the council do not have a 5 year supply of housing, this application should be considered as a sustainable “windfall” site.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

See appendix for a statement by the applicant following discussions with the previous landlord and local people.

See appendix for Structural Assessment Report by SRC Ltd which concludes:

Recommendations:-

In our opinion, it may be possible to provide new underpinned foundations to stabilize the structure and embark on an extensive and detailed renovation scheme. However, due to the present condition of the property this will be very expensive and still not provide a suitable serviceable building.

Consequently, consideration should be given to the demolition of the property and provide a new building that complies with modern standards.

The above is likely to be a more economic option and ensure a more long term and habitable accommodation is provided to this now derelict area.

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

USE

The current use is the former Lamb and Flag Public House which ceased in early 2016 and has generally become a derelict site. The proposal is to demolish the existing building and replace with 2 No pairs of 4 bedroom semi-detached houses.

AMOUNT

4 No four bedroom houses in two pairs of semi-detached properties are proposed.

LAYOUT

The proposed layout is as shown on drawing 3049-16-03

LANDSCAPING

The current site is bereft of any landscaping, the proposed plans indicate a comprehensive landscaping, tree planting and boundary treatment scheme.

APPEARANCE

The architectural design and detailing is similar to other recent semi-detached properties in the area.

ACCESS

Access to the properties will be via individual driveways off High Road, Whaplode, subject to the requirements and specification OF LCC Highways Department. Access to and within the properties will be to 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 Zone 3, therefore, a site specific Flood Risk Assessment will be required if requested by the Environment Agency. See topographical survey map it is suggested that ground floor levels to be at 4.00 ODN with flood resilient methods incorporated in the construction.

EXTERNAL MATERIALS

Bricks – Atherstone Red Multi

Tiles – Cassius Clay

Windows – Cream UPVC

Doors – Red Composit

Rainwater Goods – Black UPVC on rise and fall brackets

APPLICATION PLANS

3049-16-02	Existing Site Survey
3049-16-03	Proposed Site Survey & Location Plan
3049-16-04B	Indicative Floor Plans & Elevations
39916 –	Structural Report by SRC Ltd

G R Merchant
February 2017

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” SITE PLANS

SITE PHOTOGRAPHS

PRE-APPLICATION ADVICE PE-00789-16

SOUTH EAST LINCOLNSHIRE LOCAL PLAN BOUNDARY MAP
WHAPLODE INSET MAP NO 28

LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY PLAN

ENVIRONMENT AGENCY FLOOD MAP
SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP

GENERIC FLOOD RESILIENT CONSTRUCTION METHODS

APPLICANT COMMENTS

PRELIMINARY STRUCTURAL REPORT BY SRC LTD

LOCATION PLAN 1/2500

“GOOGLE” SITE PLANS



Imagery ©2017 Google, Map data ©2017 Google 200 m



Imagery ©2017 Google, Map data ©2017 Google 50 m



Imagery ©2017 Google, Map data ©2017 Google 20 m

SITE PHOTOGRAPHS









PRE-APPLICATION ADVICE PE-00789-16



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Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

20th September 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00789-16 Case Officer: David Grant
Location: The Lamb And Flag 226 High Road Whaplode Spalding
Proposal: Proposed residential development

Thank you for your enquiry. The pub was the only remaining Public House in Whaplode. Providing information can be submitted to demonstrate that the business was no longer financially viable then the principle of appropriate residential development on this site may be supportable.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in black ink, appearing to read "D Grant".

David Grant, Planning Officer
dgrant@sholland.gov.uk



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00789-16 G R Merchant Ltd

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
To: gr.merchant@btconnect.com

14 September 2016 at 14:34

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY**REFERENCE: PE-00789-16****PROPOSAL: Proposed residential development****LOCATION: The Lamb And Flag 226 High Road Whaplode Spalding****APPLICANT: G R Merchant Ltd**

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council



G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com>
To: **_planningadvice** <planningadvice@sholland.gov.uk>

14 September 2016 at 10:36

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT
LAMB & FLAG PUBLIC HOUSE, HIGH ROAD, WHAPLODE**

The Lamb & Flag Public House which recently closed is being put-up for auction on the 20th September, I have been approached by a client who wishes to demolish and replace with 3 No dwellings, as indicated on the attached plan.

My client appreciates the need to justify to removal of the last remaining public house in Whaplode, bu subject to such justification, is the proposal likely to be looked upon favorably.

If you require any further information or clarification of my clients aspirations please do not hesitate to contact me, if possible before the auction date of the 20th September.

Yours Faithfully
Bob Merchant

G R Merchant Ltd
01406 490800

**AHMED - LAMB FLAG.pdf**
430K

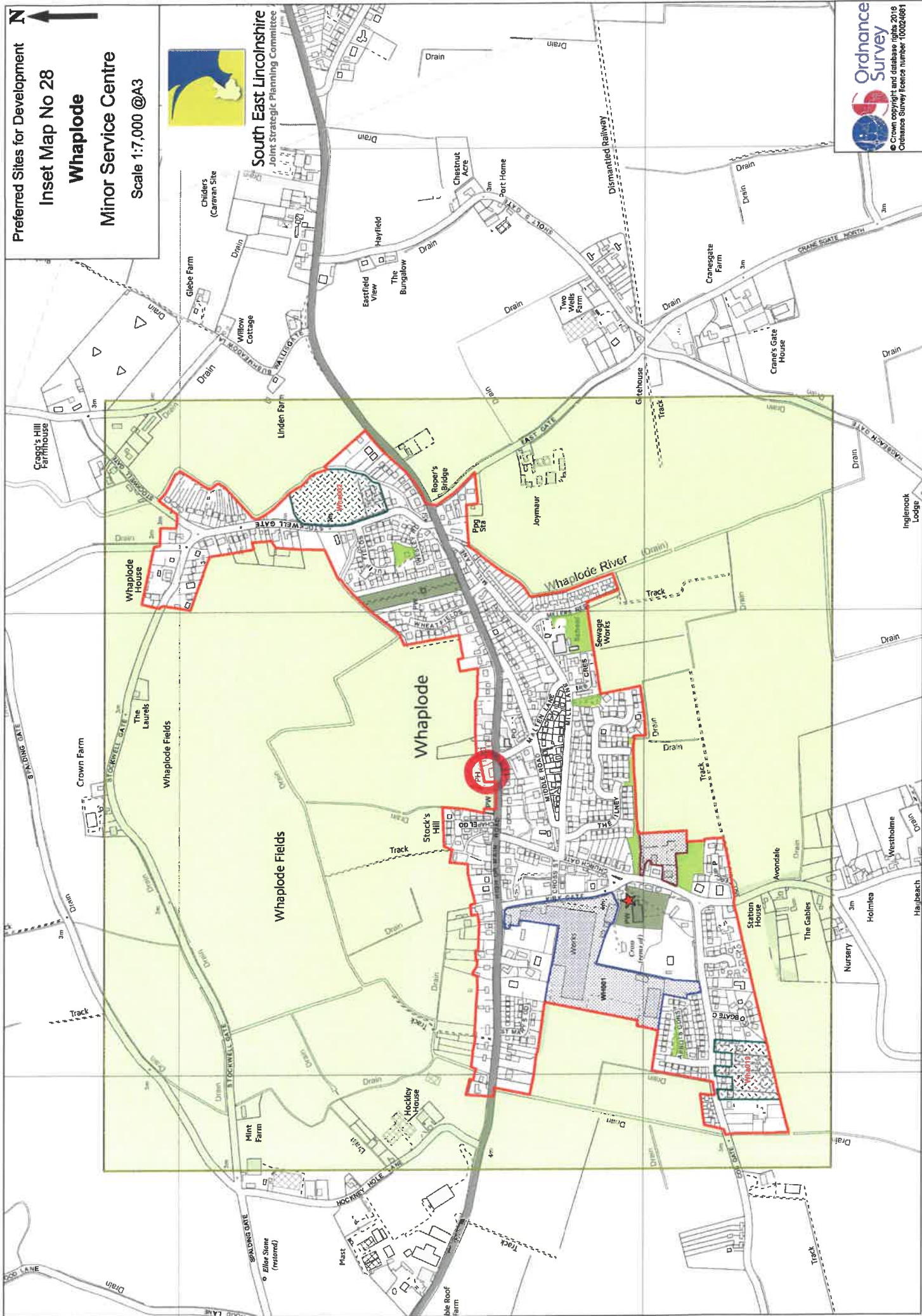
SOUTH EAST LINCONSHIRE LOCAL PLAN BOUNDARY MAP
WHAPLODE INSET MAP NO 28



Preferred Sites for Development
Inset Map No 28
Whaplode
Minor Service Centre
Scale 1:7,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee



LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY PLAN



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



Enter a postcode or place name:

PE12 6UG

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 ⓘ

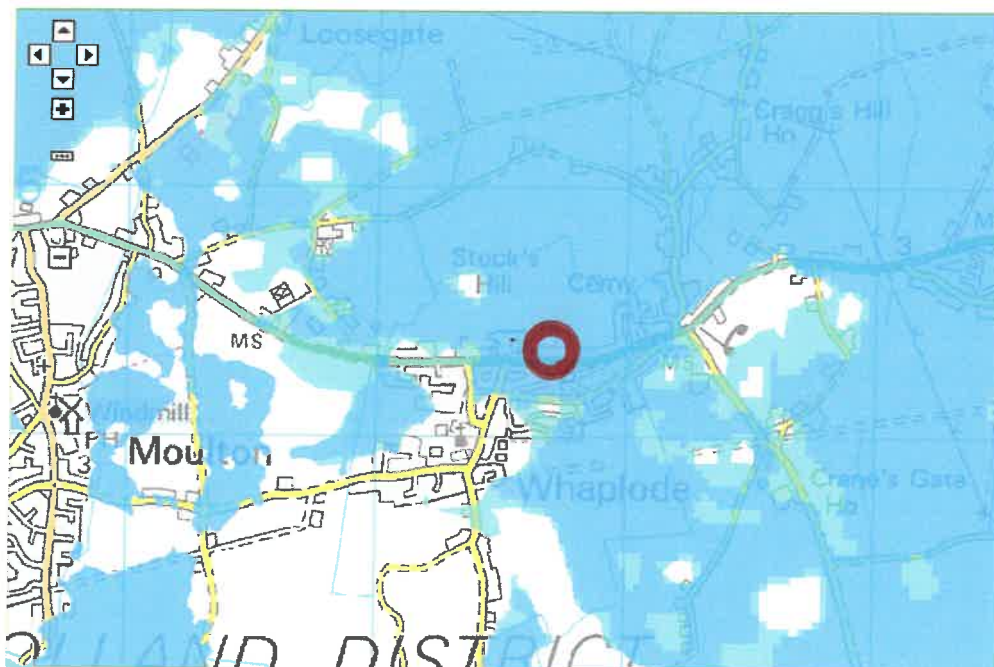
- ☒ Natural Resources Wales Area of responsibility
- ☒ Scottish Environment Protection Agency Area of responsibility

Map of PE12 6UG 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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 Contains Royal Mail data © Royal Mail copyright and database right 2016.
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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.

creating a better place

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Author: Environment Agency | wiybysupport@environment-agency.gov.uk

Last updated: 9th June 2016

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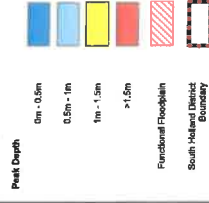
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea and are not intended to be used as a basis for any assessment of the risk of flooding from other sources. The map is intended to provide an overview of the potential for flooding from the sea and is not intended to be used as a basis for any assessment of the risk of flooding from other sources.
2. In addition to the potential flood extents shown on this map, there may be additional flooding in low-lying rural areas.
3. The consequences designated as being an Actual Risk arise from direct flooding of the defence. The consequences designated as being a Potential Risk arise from the possibility of a breach of the defence. The map is intended to provide an overview of the potential for flooding from the sea and is not intended to be used as a basis for any assessment of the risk of flooding from other sources.
4. The consequences designated as being a Residual Risk arise from direct flooding of the defence, where the risk is considered to be low. The map is intended to provide an overview of the potential for flooding from the sea and is not intended to be used as a basis for any assessment of the risk of flooding from other sources.
5. The potential flooding consequences relate to flood probability ratings as follows:

Probability Band	Annual probability of flooding from a river (total)	from the sea (total)
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 retained for a period of time.
7. Low outside South Holland District is not considered.
8. This map is for information only of the flooding probability bands relevant to the map.

Map Legend



REV DATE REMARKS

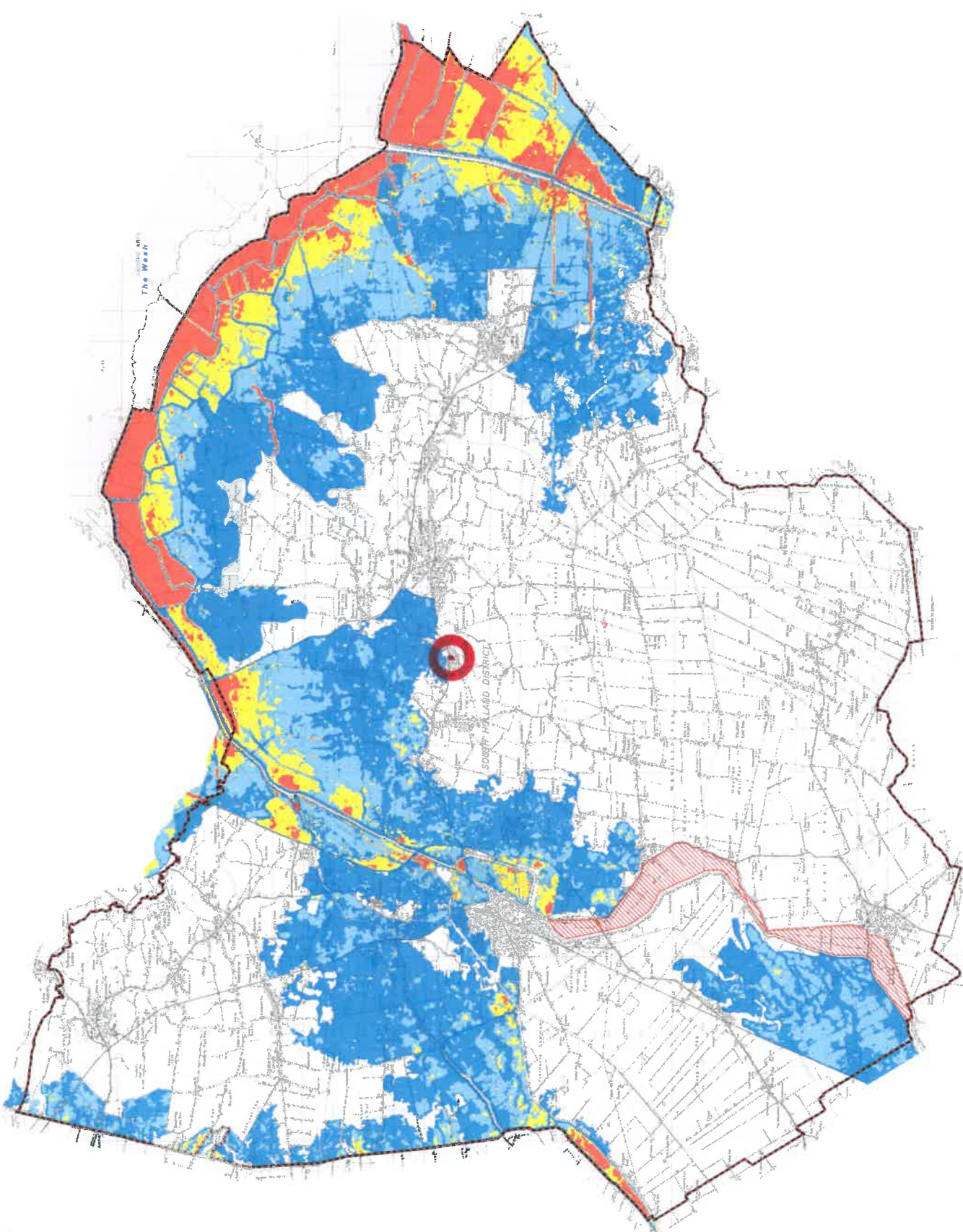
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**UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT**
Actual Peak Depth
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability

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 flood events.

APPLICANT COMMENTS

WHY I THINK THE LAMB & FLAG IS NO LONGER ECONOMICALLY VIABLE TO RUN AS A PUBLIC HOUSE

I am the applicant M A Sukarno and also the proprietor of Whaplode Service Station.

It is unfortunate that this pub has closed as with any other public house but I feel there are reasons for it. Cheap supermarket drink is to be blamed first. Secondly over the years people's drinking habits have changed and with technological improvements there has been a change in how people socialise. Unfortunately the Lamb & Flag has been struggling for some time, not many locals nowadays frequent the local pubs. There were a few regulars who used to visit the pub but not enough to make it viable.

I did a small feasibility study as to what people think and ideas what could be done. Many people think that to come to Whaplode it is a kind of 'backwater', they prefer to visit clubs and public houses in Spalding and they tend to be cheaper and have more variety. Years ago there were times when someone would order a pint and ask for two straws so that they could share. The older generation are not now big drinkers. The last Landlord tried different things to improve his business and survive his seven years there, even selling cars using part of the car park to generate extra income.

Driving customers home after they had drinks meant that he had to reach the customers from other villages not only was that costing him in diesel, he had to maintain a mini bus and pay for someone's time as well, these monies had to be found out of any profit from drinks and there is not much profit from that. There wasn't much support from the locals of Whaplode therefore he tried to encourage visitors from other villages.

I myself run a retail business nearby and the trade I am in has some similarity to the public house industry. There is hardly any margin on fuel but with high turnovers come big expenses so we have

to rely on our shop sales and make that successful. Fuel draws people in and then we hope by visiting the shop we can sell other items. Similarly a pub cannot survive just selling drink. Most pubs nowadays are serving food. I have spoken to someone who is in the same kind of business to try and get some feedback. To serve food the floor needs to be in two structures, one for food (for customers sitting down to eat) and another for the drinking area (for drinking customers). If we try to increase the size of the premises we lose the parking area. Without parking it would be difficult to attract customers from the outskirts.

I have on occasions experienced parking issues from the pub. At one time the owner used to have karaoke nights and dart nights, on these nights the car park was known to overflow and the customers used to leave their cars on my forecourt which I didn't mind as I know some of the people and was happy to help, but the problems happened when they used to leave the cars parked overnight and I had a fuel delivery on the following morning. It is not safe parking cars on the pavement or the main road either. Without having good parking facilities it is difficult to attract customers. With the prospect of not being able to offer food properly it implies that the pub trading would be inadequate.

The unfortunate thing is with a loss making business no money gets spent on the maintenance of the building and years of neglect have left this building in ruins. Some parts of the building are collapsing, drains have collapsed and water leaking through the roof has left the upstairs all damp. Large cracks have appeared in different places. Downstairs the beer has to be stored in a different part of the building to protect its taste.

As the building is structurally not sound and with other issues it is simply just not economically viable to operate it as a pub, also knowing the past business history does not give me any confidence.

M A Sukarno

PRELIMINARY STRUCTURAL REPORT BY SRC LTD

**PRELIMINARY STRUCTURAL REPORT
UPON
THE OLD LAMB AND FLAG
226 HIGH ROAD
WHAPLODE
SPALDING
PE12 6TJ**



**G R Merchant Limited
Unit 4, 12a Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE**



**PRELIMINARY STRUCTURAL REPORT
UPON
THE OLD LAMB AND FLAG
226 HIGH ROAD
WHAPLODE
SPALDING
PE12 6TJ**

REFERENCE: 39916

JANUARY 2017

INTRODUCTION

At the request of Mr G R Merchant, a visual inspection only of the property was undertaken on the 20th of December 2016, the purpose being to comment upon the structural elements only.

The object of this report is to comment upon the likely causes of any structural movement now apparent and their longer term effects upon the property as a whole.

It confines itself to the basic building fabric and is not intended to comment upon non-structural items such as plumbing, electrics, heating, condition of window and door framing.

We cannot comment upon structural items which were inaccessible at the time of our visit.

2.

Preliminary Structural Report 39916

GR Merchant Ltd

LOCATION AND BRIEF DESCRIPTION OF THE PROPERTY

Situated on the North side of High Road, Whaplode, approximate National Grid Reference TF 32 7244, the property is of traditional construction being a pitched timber framed roof construction with timber joists at first floor and load bearing masonry walls.

The frontage of the building stands immediately behind the footpath, with vehicular access to both sides and the rear, forming a relatively large car park.

The building was most likely to have been a domestic property originally, however there has been various extensions added over the years, followed by conversion to a public house but is now unoccupied.

3.

Preliminary Structural Report 39916

GR Merchant Ltd

COMMENTS "AS SEEN".

When viewed externally from the front, a degree of dilapidation is visible, with unkempt vegetation and damaged gutters noted – see photograph 1.

Furthermore the chimney to the Western gable leans inwards and a marked undulation is present to the apex line of the roof.

A similar appearance was noted to the Eastern gable, with open vertical joints to the roof tiles visible to the lower roof area – see photograph 2 - together with poor flashing detail where the low level roof abuts the higher roof – see photograph 3.

Repairing of the render, was noted above the double doors to the frontage. However further more recent cracking is taking place – see photograph 4, with further cracks noted in the render above the right hand side of the door.

At the North East corner, extensive repair to the rendered surface is present, together with long term leakage from first floor drains – see photograph 5.

4.

Preliminary Structural Report 39916

GR Merchant Ltd

To the rear elevation stand various extensions of numerous shapes, roof pitches and construction type, all of which are in a very poor state of repair – see photograph 6.

Internally, significant cracks were noted to walls, particularly where the lower two storey portion abuts the higher roof, see photographs 7 & 8.

Large areas of rising dampness are also present at ground level, see photograph 9, together with general movement of walls and cracking above doorways.

Within the ground floor toilets, signs of significant cracking was visible, with large areas of diagonal repointing – see photograph 10 and cracking at the junction between the gable wall and ceiling – see photograph 11.

At the top of the stairs, large cracks are present together with loose and fallen plaster – see photograph 12.

5.

Preliminary Structural Report 39916

GR Merchant Ltd

A large crack is visible where the low level roof abuts the wall to the higher roof – see photograph 13 together with significant cracking throughout the first floor rooms to the Eastern end of the property – see photographs 14 & 15.

The general condition of the remainder of the first floor exhibits loose and missing plaster, plus movement of walls and associated cracking.

6.

Preliminary Structural Report 39916

GR Merchant Ltd

CONCLUSION

Clearly this property is in a very poor state of repair, with the degree of dilapidation confirming that no general routine maintenance has taken place for many years.

However there are clear signs of recent and ongoing movement taking place to the Eastern portion of the property.

It appears that due to poor ground conditions associated with leaking drains, the whole of the lower roofed portion of the property, is pulling away from the main part of the building.

These movements and degree of damage have been exasperated by the traffic along the busy road along the footage.

7.

Preliminary Structural Report 39916

GR Merchant Ltd

RECOMMENDATIONS

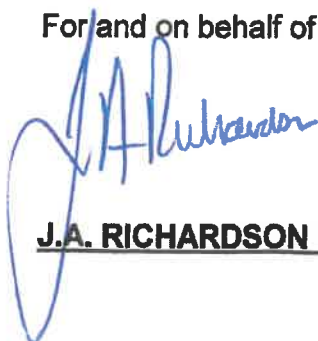
In our opinion, it may be possible to provide new underpinned foundations to stabilize the structure and embark on an extensive and detailed renovation scheme.

However, due to the present condition of the property this will be very expensive and still not provide a suitable serviceable building

Consequently, consideration should be given to the demolition of the property and provide a new building that complies with modern standards.

The above option is likely to be a more economic option and ensure a more long term and habitable accommodation is provided to this now derelict area..

For and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**

A handwritten signature in blue ink, appearing to read 'J.A. Richardson', is written over the printed name.

J.A. RICHARDSON | Eng. AMIStructE

23rd January 2017



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



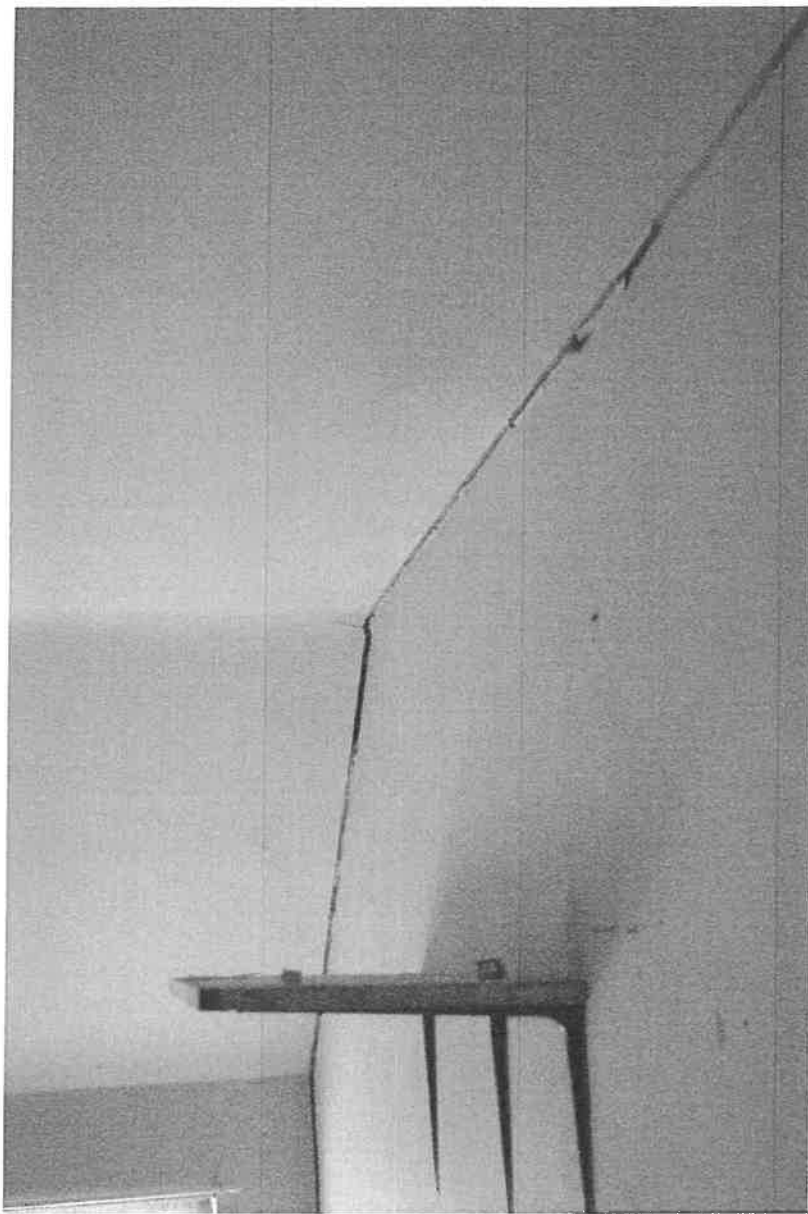
PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12



PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15