



G.R. MERCHANT LTD

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Ref: 2674/14

**RESIDENTIAL DEVELOPMENT
KIRKGATE
WHAPLODE
SPALDING
LINCS
PE12 6TE**

FOR

D.BROWN BUILDING CONTRACTORS LTD



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

**RESIDENTIAL DEVELOPMENT
KIRKGATE
WHAPLODE
SPALDING
LINCS
PE12 6TE**

Introduction

The application is to acquire Town and Country Planning Permission for 3 No – three bedroom bungalows with detached double garages for the benefit of D Brown Building Contractors Ltd.

The extant Outline Planning Permission H23-1067-12 will not be implemented particularly because Condition 8 does not apply any more as the affordable housing policy HS8 of the South Holland Local Plan-2006 has been superceded by more appropriate government legislation.

Pre-application enquires and discussions have been taking place since June 2014 with varying degrees of success, positivity and optimism (see appendix). Eventually a decision was made by D Brown Building Contractors Ltd to develop the site with 3 No architecturally quality designed three bedroomed, single storey dwellings with detached double garages.

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

USE

The proposal is for 3 No three bedroom quality designed single storey dwellings. To compliment the existing properties along Kirkgate, Whaplode.

AMOUNT

Considerable pre-application discussions have taken place with the Planning Department concerning various density schemes (see appendix). The public foul sewer is available in Kirkgate, subject to extension with agreement with Anglian Water.

LAYOUT

The layout of the scheme is not fully agreed with the Planning Department, but is deemed appropriate in this location.

SCALE

Single storey dwellings are required to satisfy the Condition 4 of the Outline Planning Permission H23-1067-12 together with frontage development to satisfy Condition 7.

LANDSCAPING

All existing trees and bushes are to be removed and replaced with a comprehensive landscaping and boundary treatment scheme.

APPEARANCE

Frontage linear development is proposed to relate to the existing street scene and the dwellings are all individually designed with traditional materials and detailing.

ACCESS

The existing single site access is to be changed to accommodate individual access to each property with frontage walls and gates. Access into and around each dwelling will be designed to satisfy the requirements of the Part M of the Building Regulations – Access to and use of Buildings.

EXTERNAL MATERIALS

Plot 1

Walls – Crest Abbey Reserve facing bricks
Roof – Marley Edgemere interlocking slate – Smooth Grey
Detailing – Crest Sapphire Red Stock facing bricks
Windows & Doors – White/Cream UPVC
Rain Water Goods – Black UPVC

Plot 2

Walls – Crest Abbey Reserve facing bricks
Roof – Sandtoft Double Pantile Terracotta
Detailing – Crest Sapphire Red Stock facing bricks
Windows & Doors – White/Cream UPVC
Rain Water Goods – Black UPVC

Plot 3

Walls – Crest Abbey Reserve facing bricks
Roof – Marley Edgemere interlocking slate – Smooth Grey
Detailing – Crest Sapphire Red Stock facing bricks
Windows & Doors – White/Cream UPVC
Rain Water Goods – Black UPVC

APPLICATION PLANS

2674-14-01C Location & Site Layout Plans, Site Levels Proposed
2674-14-02B Plot 2, Three Bedroom Bungalow
2674-14-03D Plot 1, Three Bedroom Bungalow
2674-14-04C Plot 3, Three Bedroom Bungalow
2674-14-05 Garage Blocks, Floor Plans & Elevations Plots 1,2 & 3
2674-14-06 Location & Site Layout Plans, Site Levels - Existing

CONDITIONS FROM OUTLINE PLANNING PERMISSION H23-1067-12

- 3i) See drawings for Bungalow designs and external materials see statement.
- ii) For means of access see site plan 01C.
- iii) See site plan for landscaping scheme
- iv) Sewage to be public foul sewer in Kirkgate, surface water will be Rainwater Harvesting and Soakaways.
- v) Existing and proposed site levels see site plans.
- 5. Landscaping see drawing 01C.
- 6. All trees to be removed from site and replaced with new landscaping scheme.
- 9. We have introduced garages to the front of the scheme and set the Bungalows further back to reduce the impact. If a noise assessment is required this is to be Conditioned.
- 10. The Contamination is to be Conditioned on Reserved Matters Approval.
- 11. See drawing 01C for vehicle access and egress from the site to allow vehicles to leave in forward gear.

G R Merchant
March 2015

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS

HISTORICAL SITE PLANS OF SITE

OUTLINE PLANNING PERMISSION H23-1067-12

PRE-APPLICATION CORRESPONDENCES JUNE 11TH 2014 TO JANUARY 9TH 2015

ANGLIAN WATER SEWER RECORDS PLAN FOR SITE

FLOOD RISK ASSESSMENT WHICH ACCOMPANIED H23-1067-12

LOCATION PLAN



Drainage Survey to Green Copyright 2011. All rights reserved. Licence number 200000440

LOCATION PLAN.
1/ 2500.

'GOOGLE' SITE PLANS



Image © 2014 Getmapping plc
© 2014 Google

Google earth

Google earth

feet
km

3000

1



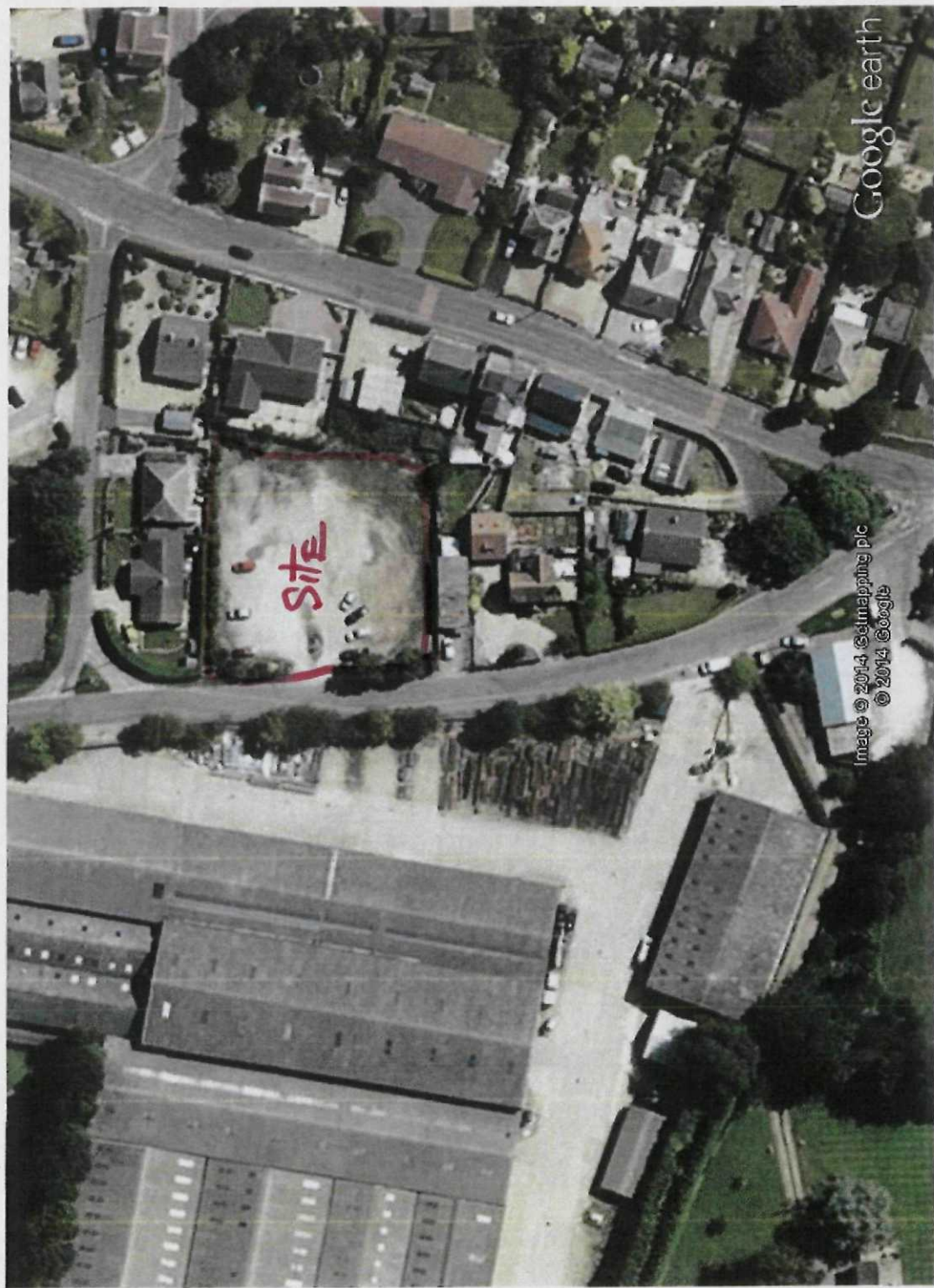


Image © 2014 Geomapping plc
© 2014 Google

Google earth
feet
meters

200 500





Google earth

Image © 2014 Getmapping plc

Google earth

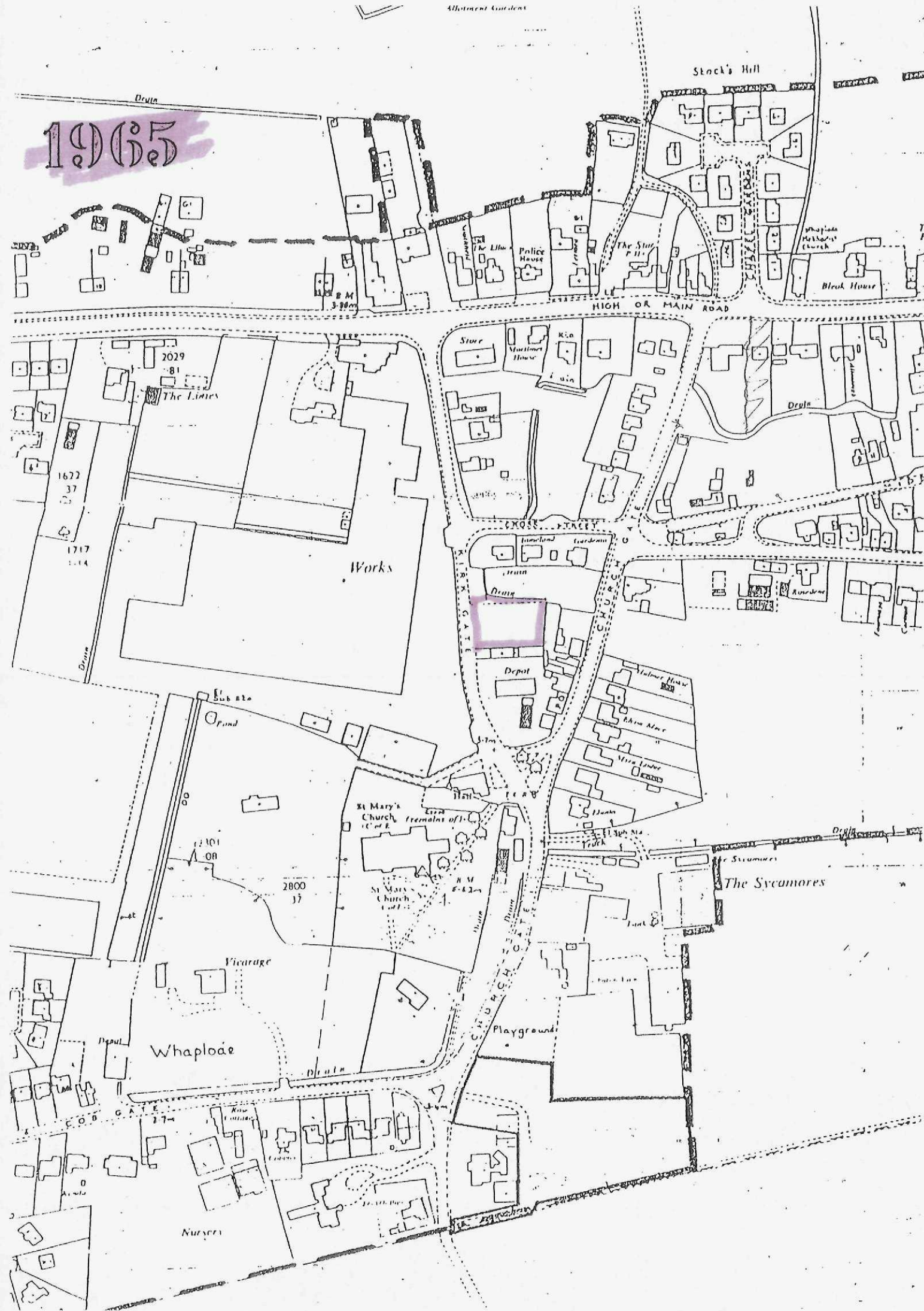
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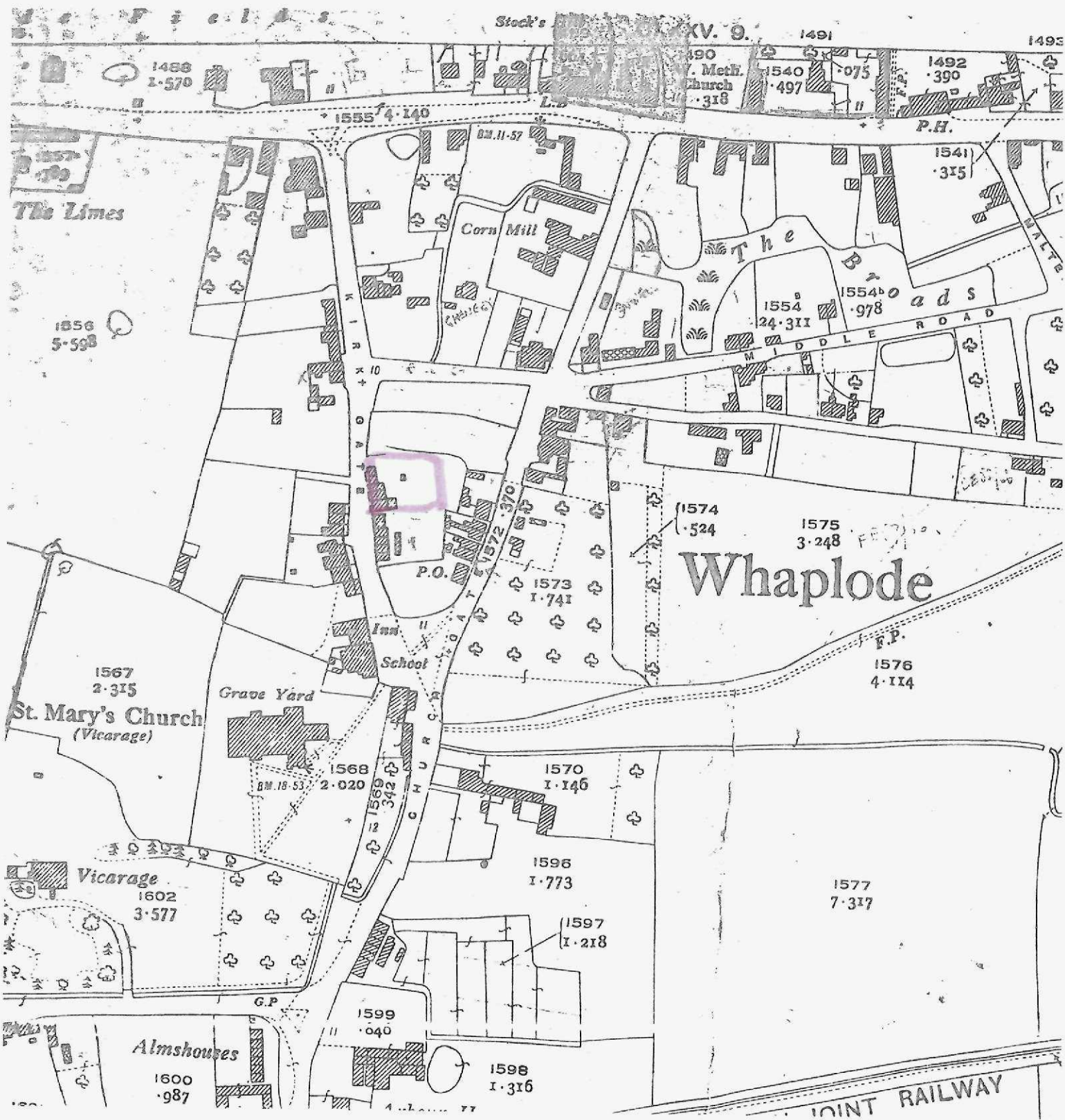
600



HISTORICAL SITE PLANS



1941



1929

1486a
1.434

003

1488
1.570

664

L.B

1555 4.140

B.M. 11.57

The Limes

1557a
1.789

1556
5.598

1557
1.526

1563
5.554

1564
8.694

Corn Mill

P.O.

Inn
School

Grave Yard

1567
2.315
St. Mary's Church
(Vicarage)

1566
3.121

B.M. 18.53

1568
2.020

1570
1.146

1596
1.773

1597
1.218

Vicarage

1602
3.577

1603
1.792

Cobgate Cottage

B.W.P.

G.P.

Almshouses

1600
1.987

1600a
1.725

1599
1.846

1598
1.316

Arbour House

1605
2.963

1604
1.777

1601
1.683

Station

MIDLAND & GREAT N

1620
2.762

1618
2.457

1619
1.985

1620a
1.214

1621
6.106

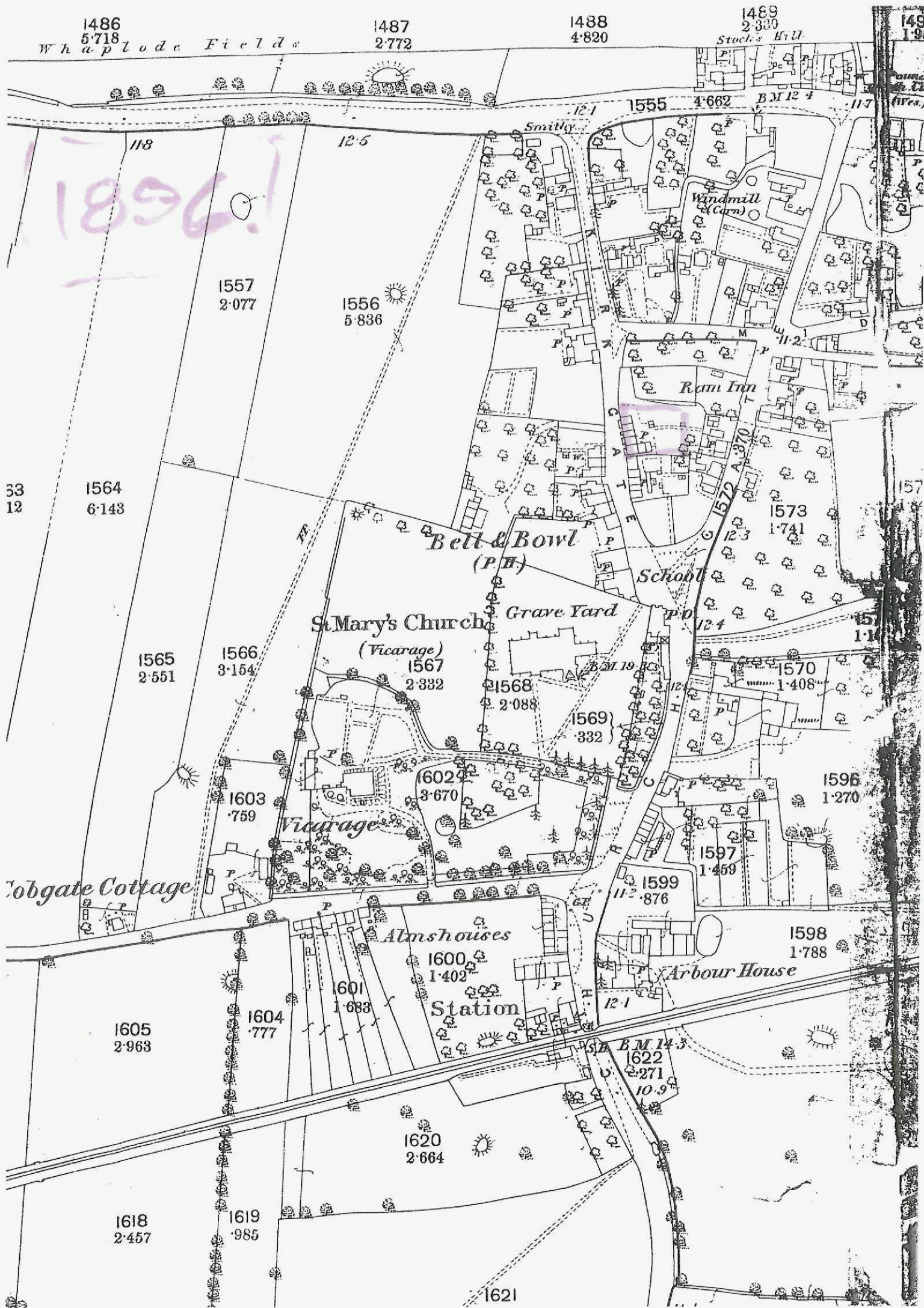
1486
5.718
Whapload Fields

1487
2.772

1488
4.820

1489
2.330
Stoch's Hill

149
1.9



**OUTLINE PLANNING PERMISSION
H23-1067-12**

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FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H23-1067-12 **Received:** 28th December 2012 **Type:** OUTLINE

Name: Mr D W Green
The Quappelodes
Kirkgate
Whaplode
Spalding
Lincs
PE12 6TE

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincolnshire
PE11 3RY

Description: Proposed residential development

Location : Land Fronting Kirkgate
Whaplode Spalding

**South Holland District Council hereby give notice that OUTLINE
PLANNING PERMISSION HAS BEEN GRANTED for the development in
accordance with the application submitted, subject to the following:**

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 358/LP1 and 358/1/2012, Flood Risk Assessment, Contaminated Land Report and Noise Impact Assessment received 27 December 2012.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;

decision

Trevor Holden - Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning

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- ii) the means of access to the site;
- iii) the landscaping of the site;
- iv) the means of sewage and surface water disposal;
- v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 4 The development hereby permitted shall not exceed one storey in height and there shall be no provision of habitable accommodation within the roof space.

Reason: To ensure that the development is compatible with the existing character of development in the locality.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 5 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 6 When application is made to the Local Planning Authority for the approval of reserved matters, that application shall be accompanied by the following details:

- i) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and which are to be



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felled, and the crown spread of each retained tree;

ii) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation;

v) details of the specification and position of fencing and other measures to be taken for the protection of any retained tree from damage before or during the course of development.

Reason: To ensure the protection of those trees on the site which are of amenity value, in the interest of the visual amenity of the locality.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

- 7 The development of the site shall be restricted to frontage development only.

Reason: Development in depth is considered unacceptable on character and highway visibility grounds.

This Condition is imposed in accordance with Policies HS6, SG14 and SG15 of the South Holland Local Plan 2006.

- 8 Before the development is commenced, for any scheme involving three or more dwellings there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision of a minimum of one third of the total residential units as affordable housing on the site to meet local housing needs. The scheme shall identify how the affordable housing is to be provided, whether by means of a non-profit registered provider or otherwise, and the timing of delivery. In the submission of the details of the design and layout, the location of each affordable housing unit shall be indicated, along with the size and tenure, the type of affordable housing, and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 50% of the total number of the approved dwellings, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units and not more than 50% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Note: In order to comply with this condition it may be necessary for the applicant/developer to enter into a planning obligation and/or agreement. You are therefore asked to bear this in mind when determining the timing of your submissions.



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Reason: To ensure that affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity.

This Condition is imposed in accordance with Policy HS8 of the South Holland Local Plan 2006.

- 9 Before the commencement of development hereby permitted a report prepared by a suitably qualified noise consultant shall be submitted to and approved in writing by the Local Planning Authority. This report shall identify any measures or works necessary to ensure that there is no possible nuisance caused to future occupiers of the properties. Those measures and work so approved by the Local Planning Authority shall be implemented in full before the buildings to which they relate are first brought into use.

Reason: To protect the future occupiers from noise from the industrial premises opposite.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 10 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.
- i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
 - iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
 - iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA.

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The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

- 11 When application is made for approval of the reserved matters, that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in a forward gear.

Reason: To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within in a timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

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Reason For Approval

The proposal is in accordance with national guidance and local policies as set out in:
Sections 6, 10 and 11 of the National Planning Policy Framework 2012.
Policies SG12, SG13, SG14, SG15, SG17, SG18, HS6 and HS8 of the South Holland Local Plan, 2006.

The Council's Chairman's Panel Report has identified that the issues relating to noise, contamination, levels of infrastructure and safety are material considerations but not sufficient in this case to indicate against the proposal and to outweigh the Sections/Policies referred to above.

Note:

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

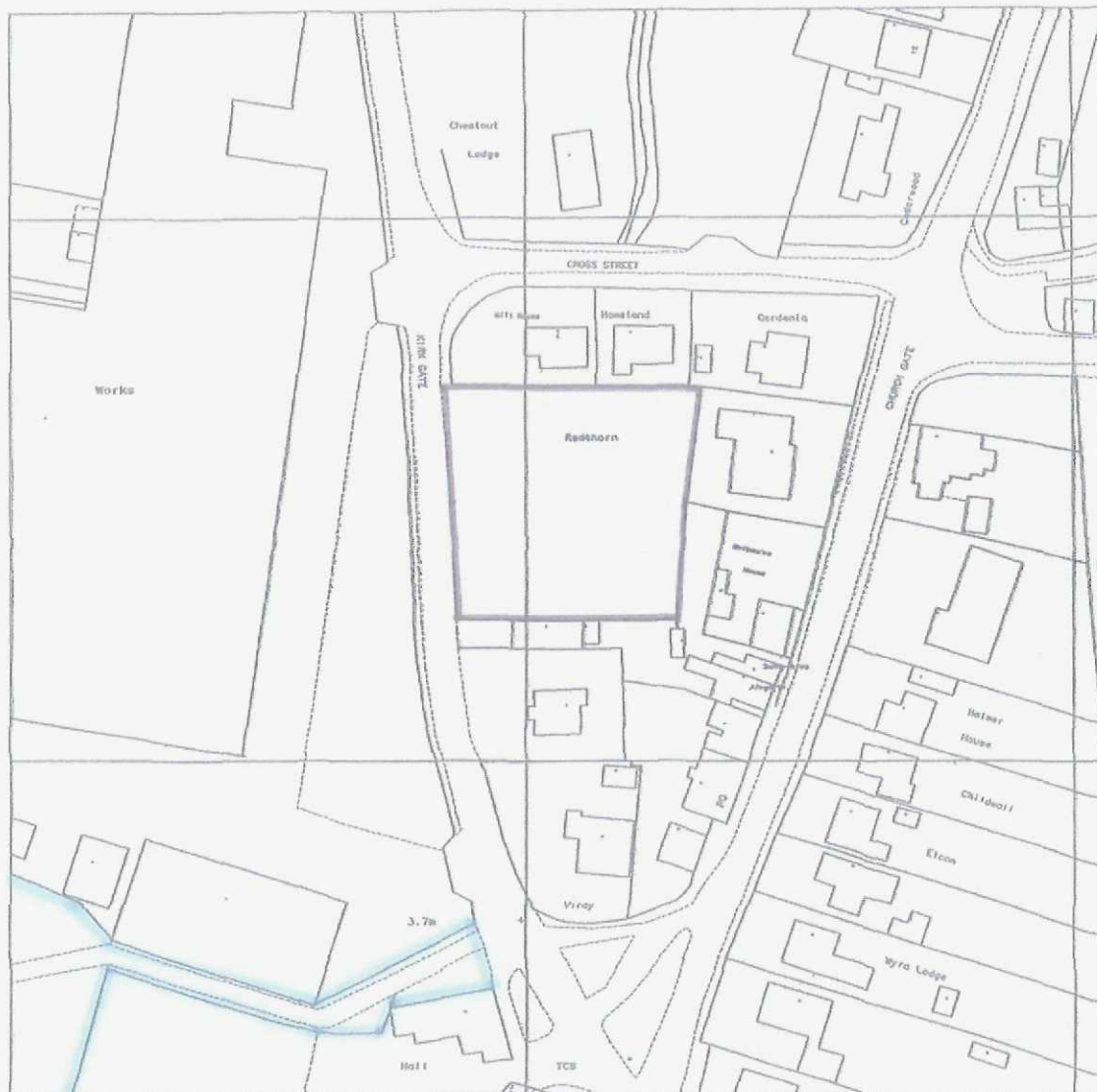


Paul Jackson
Planning Manager

7th March 2013

H23-1067-12

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.



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Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.



Centre Coordinates: 582406 324138

National Grid sheet reference at centre of this Siteplan: TF3224

Supplied by: Bookmark Spelling Ltd
Serial Number: 00089800

358 / LPI

1067-12



REV/SVS	BY	DATE
DRAWN	MW	DATE
SCALE	1/200	CHECKED
CLIENT	Mr. & Mrs. Spaulding The Commodores 14141 Spaulding 1000 P.O. Box 672	
PROJECT		
Proposed Residential Development to Build Mailing Kiosk at Impasse Spaulding Lines P.O. Box 672		
DETAILS		
Block Plan (showing indicative building and access points)		
		
Malcom Watson Architectural and Planning Residential Commercial Industrial Agricultural Planning & Survey Engineering & Construction		
12 Westbury Way, Prospect New York, NY 10070 and via E-Mail: malcom@malcom.com		
DRWG. No. 358/11/2012		

PRE-APPLICATION CORRESPONDENCES
JUNE 11TH 2014 TO JANUARY 9TH 2015

21st January 2015

G R Merchant Ltd
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Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00046-2015

Case Officer: David Gedney

Location: Off Kirkgate Whaplode Spalding Lincs

Proposal: Proposed Residential Development (3 bungalows)

I write in reply to your email received 9 January 2015.

The principle of residential development upon the site has been established by virtue of planning permission ref H23-1067-12. Conditions 4 and 7 of that permission indicate that the development should be single storey and frontage only. Condition 7 was imposed, inter alia, to ensure that the development was in character.

The main issue, therefore, is whether the proposed development would be in keeping with existing development. In relation to this matter, the eastern side of Kirkgate within the locality is mainly characterised by frontage dwellings on relatively spacious plots. Any development upon the site would need to reflect this, as per the terms of the outline permission.

However, the latest scheme is suburban in appearance. The bungalows are too tightly spaced and the garages are considered to be incongruous.

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



David Gedney
Planning Officer
dgedney@sholland.gov.uk



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

PE-00410-2014

G R MERCHANT <gr.merchant@btconnect.com>

Fri, Jan 9, 2015 at 9:49 AM

To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

**RESIDENTIAL DEVELOPMENT
OFF KIRKGATE, WHAPLODE
- D. BROWN BUILDING CONTRACTORS LTD**

Further to your previous advice on the above site we are now finalising plans to satisfy our clients and also the current owner (covenant), your further informal opinion would be appreciated as we have reconfigured the layout with garages to the front of the site.

If you require any further information to enable you to respond please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
01406 490800

 **2674-14-01(BROWN- KIRKGATE WHAPLODE).pdf**
1257K

15th December 2014

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Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00410-2014

Case Officer: David Gedney

Location: Off Kirkgate Whaplode Spalding Lincs

Proposal: Proposed Residential Development

I write in reply to your email received 8 December 2014.

The principle of residential development upon the site has been established by virtue of planning permission ref H23-1067-12. Conditions 4 and 7 of that permission indicate that the development should be single storey and frontage only. Condition 7 was imposed, inter alia, to ensure that the development was in character.

The main issue, therefore, is whether the proposed development would be in keeping with existing development. In relation to this matter, the eastern side of Kirkgate within the locality is mainly characterised by frontage dwellings on relatively spacious plots. Any development upon the site would need to reflect this, as per the terms of the outline permission.

I can advise that the latest scheme is more acceptable in this respect. In respect of affordable housing provision, recent advice from Central Government states that affordable housing contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.

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.

PE_DC_ACKE

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



David Gedney
Planning Officer
dgedney@sholland.gov.uk



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PE-00410-2014.

G R MERCHANT <gr.merchant@btconnect.com>
To: "Gedney, David" <dgedney@sholland.gov.uk>

Mon, Dec 8, 2014 at 2:55 PM

Dear David

**RESIDENTIAL DEVELOPMENT
OFF KIRKGATE, WHAPLODE**

Further to your previous pre-application enquiries my client now propose to apply for 3 No - three bedroom bungalows with rear detached double garages as indicated on the attached plan 2674-14-13.

Your further informal opinion to would be appreciated prior to making the formal Town & Country Planning Application.

If you require any further information or clarification of my clients requirements please do not hesitate to contact me.

Regards
Bob

G R Merchant Ltd
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2674-14-13(BROWN- KIRKGATE WHAPLODE).pdf
973K

27th November 2014

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Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00410-2014

Case Officer: David Gedney

Location: Off Kirkgate Whaplode Spalding Lincs

Proposal: Proposed Residential Development

I write in reply to your email received 26 November 2014.

The principle of residential development upon the site has been established by virtue of planning permission ref H23-1067-12. Conditions 4 and 7 of that permission indicate that the development should be single storey and frontage only. Condition 7 was imposed, inter alia, to ensure that the development was in character.

The main issue, therefore, is whether the proposed development would be in keeping with existing development. In relation to this matter, the eastern side of Kirkgate within the locality is mainly characterised by frontage dwellings on relatively spacious plots. Any development upon the site would need to reflect this, as per the terms of the outline permission.

The proposed schemes are unacceptable in this respect. Depth development is incongruous and conflicts with condition 7. The frontage development proposed is too intensive and out of character with existing development. Whilst it is accepted that the proposal would provide additional housing within an established rural settlement that has been identified by the Authority as a minor service centre, the benefits of the scheme would be outweighed by the harm that would be caused to the character and appearance of the area. The site's constraints and viability have been taken into consideration, but are not considered to be such as to outweigh the aforementioned concerns.

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.

PE_DC_ACKE

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



David Gedney
Planning Officer
dgedney@sholland.gov.uk

7th July 2014

G R Merchant Ltd
grmerchant.arch.cons@gmail.com

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Priory Road
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planningadvice@sholland.gov.uk
www.sholland.gov.uk

Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00410-2014 **Case Officer:** David Gedney

Location: Off Kirkgate Whaplode Spalding Lincs

Proposal: Proposed Residential Development

I write in reply to your email received 20 June 2014.

The principle of residential development upon the site has been established by virtue of planning permission ref H23-1067-12. Conditions 4 and 7 of that permission indicate that the development should be single storey and frontage only. Condition 7 was imposed, inter alia, to ensure that the development was in character.

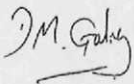
Even though the number of properties has been reduced, it is still considered that depth development such as that proposed would be incongruous within the street scene.

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Yours faithfully



David Gedney
Planning Officer
dgedney@sholland.gov.uk



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

PP-00410-2014

G R MERCHANT <gr.merchant@btconnect.com>

Fri, Jun 20, 2014 at 12:34 PM

To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

**RESIDENTIAL DEVELOPMENT
OFF KIRKGATE, WHAPLODE**

Many thanks for your email of the 18th June with respect to the please find attached amended scheme having had discussions with my clients.

The amended scheme proposes 4 No- 3 Bedroom bungalows with detached single garages in an attempt to address your concerns of a cramped and incongruous form of development within the street scene.

A copy of Jon Sharpe's email is attached for your information.

Your further opinion would be appreciated to enable my clients to discuss the situation with the land owners.

Regards
Bob

G R Merchant Ltd
01406 490800

2 attachments

 **Scan1003.pdf**
354K

 **2674-14-01(BROWN-KIRKGATE).pdf**
406K

Des Ford

From: Jon Sharpe <Jon.Sharpe@lincolnshire.gov.uk>
Sent: 16 May 2014 09:12
To: Des Ford
Subject: RE: potential site at kirkgate

Morning Des.

This was formerly Greens' car park so there would have been a lot more vehicular activity associated with that use than there would be from five dwellings.

The access visibility is not too bad but in any case, the extent of the frontage would mean that it would be in the gift of the developer to provide any necessary improvement.

SHDC's refuse collection freighters have a policy of not going onto private carriageways so you would need to consider how refuse bags would be presented roadside on bin day – this is a current hot topic with SHDC Planning Committee Members.

Otherwise, this is a suitable site for residential development from a highways perspective.

Regards,
Jon.

From: Des Ford [<mailto:des@brownbuilders.co.uk>]
Sent: 16 May 2014 08:31
To: Jon Sharpe
Subject: potential site at kirkgate

Morning jon,

Any chance you could give me your informal opinion on this site please. I note from the vendors outline planning permission that your only concern was vehicles reversing out onto kirkgate. I think I would tweak this layout a little but every property would have the opportunity to turn on the site to allow it enter back on to kirkgate facing forwards.

Can you see any issues with this layout from your perspective .

des

D Brown Building Contractors Ltd.
<mailto:des@brownbuilders.co.uk>

Tel: 01406 373438
Mob: 07802515908



D.BROWN
BUILDING CONTRACTORS
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[D Brown Builders - East Anglian Building Contractors](#)

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7th July 2014

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www.sholland.gov.uk

Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00410-2014

Case Officer: David Gedney

Location: Off Kirkgate Whaplode Spalding Lincs

Proposal: Proposed Residential Development

I write in reply to your email received 20 June 2014.

The principle of residential development upon the site has been established by virtue of planning permission ref H23-1067-12. Conditions 4 and 7 of that permission indicate that the development should be single storey and frontage only. Condition 7 was imposed, inter alia, to ensure that the development was in character.

Even though the number of properties has been reduced, it is still considered that depth development such as that proposed would be incongruous within the street scene.

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

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Yours faithfully

A handwritten signature in dark ink, appearing to read "D.M. Gedney".

David Gedney
Planning Officer
dgedney@sholland.gov.uk

PE_DC_ACKE

18th June 2014

G R Merchant Ltd
grmerchant.arch.cons@gmail.com



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www.sholland.gov.uk

Dear Sir/Madam

DEVELOPMENT CONTROL - PRE-APPLICATION ADVICE

Reference: PE-00410-2014

Case Officer: David Gedney

Location: Off Kirkgate Whaplode Spalding Lincs

Proposal: Proposed Residential Development

I write in reply to your email received 11 June 2014.

The principle of residential development upon the site has been established by virtue of planning permission ref H23-1067-12. Conditions 4 and 7 of that permission indicate that the development should be single storey and frontage only. Condition 7 was imposed, inter alia, to ensure that the development was in character. It is considered that depth development such as that proposed would be cramped and incongruous within the street scene.

Reference has been made to viability. In relation to this matter, Policy HS8 (Affordable Housing) of the South Holland Local Plan, 2006 allows for a lower level of affordable housing if it can be satisfactorily demonstrated that provision at the normal level would impair the viability of the scheme.

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

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Yours faithfully

A handwritten signature in dark ink, appearing to read 'D. Gedney'.

David Gedney
Planning Officer
dgedney@sholland.gov.uk

PE_DC_ACKE



G R MERCHANT <gr.merchant@btconnect.com>

RESIDENTIAL DEVELOPMENT, OFF KIRKGATE, WHAPLODE.

G R MERCHANT <gr.merchant@btconnect.com>

Wed, Jun 11, 2014 at 12:43 PM

To: "Fidler, Richard" <rfidler@sholland.gov.uk>

Dear Richard

My clients are investigating the viability of developing the above site which has the benefit of Outline Planning Permission under reference H23-1067-12 and the indicative layout plan suggests a row of four bungalows (see attached approval notice).

The site is heavily contaminated with infilled pits containing asbestos. My clients have investigated the land contaminated tax relief and feel they are able to develop the site financially if five bungalows could be built.

Please find attached sketch proposals for 5 No. 2 bedroom bungalows with attached or detached garages.

Your informal opinion of my clients proposals would be appreciated prior to purchasing the site and making the necessary Town & Country Planning application.

If you require any further information or clarification of the proposals please do not hesitate to contact me.

Regards
Bob Merchant

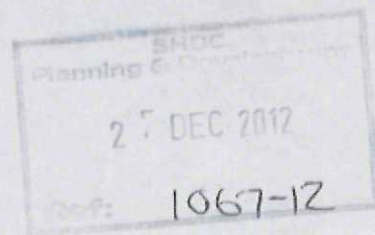
2 attachments**2674-14 (D.pdf)**
386K**Outline Planning Permission.pdf**
2928K

ANGLIAN WATER SEWER RECORDS PLAN

FLOOD RISK ASSESSMENT

PROPOSED DEVELOPMENT AT KIRK GATE, WHAPLODE
SPALDING PE12 6TE

FLOOD RISK ASSESSMENT



This flood risk assessment has been prepared solely to support the planning application for the development at Kirk Gate, Whaplode. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete.

Introduction

A small residential development is proposed on the east side of Kirkgate which is at present used as a car parking area. Planning Permission was granted for a residential development of four bungalows in 2007 but this has now lapsed. A new planning application is due to be submitted to South Holland District Council, which now requires a flood risk assessment to accompany the application.

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone map. These maps do not take into account flood defences.

The Planning Application requires a flood risk assessment to be carried out as required in the Technical Guidance to the National Planning Policy Framework Development and Flood Risk. The site is within the defended area as specified on the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board District.

Environment Agency (EA) Flood Map

The map below is taken from the EA website and shows the whole area to be at risk of flooding from rivers and sea assuming no defences.



Application Site

The site is located 5.5 km from the tidal section of the River Welland. The National Grid reference of the site is 532410 324146, and the extent of the site is shown on the plan at the end of this document.

The proposed development is within Flood Zone 3(a) "High Probability" as detailed on the Environment Agency's flood zone maps without defences, as defined in Table 1 of the Technical Guidance to the National Planning Policy Framework. Applying the flood risk vulnerability classification in Table 2 of the Guidance the development is classified as "more vulnerable" and the Table 3 states that the development of a number of dwelling houses requires the exception test to be considered.

The existing ground levels on the site are shown on page 9 of this report. The lowest level on the site is 2.62m OD and the highest level is 3.11m OD. It is initially proposed that the new dwellings should have a floor level of at least 3.40m OD, 200mm above the road level in Kirkgate.

Exception Test

For the Exception Test to be passed:

- a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA;
- b) The development should be on developable previously developed land or, if not, it must be demonstrated there is no such alternative land available; and
- c) A FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

All three parts of this test must be satisfied in order for the development to be considered appropriate in terms of flood risk. There must be robust evidence in support of every part of the test.

Sections (a) and (b) were in the most part demonstrated by the previous approval granted in 2007, and will be confirmed by the planning authority in their determination of the proposed planning application.

This flood risk assessment will demonstrate that Section (c) is passed.

Strategic Flood Risk Assessment

Consultants have produced a Strategic Flood Risk Assessment (SFRA) for the South Holland District Council (SHDC). This document provides details of the flood risk in the Council's area. Reference to the maps in this document give the following information for the flood risk and hazard at the site for the 1% fluvial event and 0.5% tidal event.

Actual Peak Depth	Present day	Zero
	Year 2115	Zero
Actual Risk Extent	Present day	Low to medium risk, but reliant on flood defences
	Year 2115	
Actual Peak Velocity	Present day	No velocity
	Year 2115	No velocity
Residual Peak Depth	Present day	Zero
	Year 2115	Zero
Residual Risk Extent	Present day	Low to medium risk, but reliant on flood defences
	Year 2115	
Residual Peak Velocity	Present day	No velocity
	2115	No velocity

Figure 16 of the general maps show that the site is not within the rapid inundation zone.

Tables in the SFRA show the following details of the defence bank on the east side of the tidal section of the River Welland north of the A16 road bridge, between chainage 19.8km and 20.8km.

	2007	2055	2115
Peak 1 in 200 year extreme tide level	5.98m OD	6.31m OD	7.12m OD
Peak 1 in 1,000 year extreme tide level	6.27m OD	6.60m OD	7.41m OD

With an average defence crest level between 7.80 and 7.90 m OD the freeboards are as follows:

	2007	2055	2115
Peak 1 in 200 year freeboard	1870mm	1540mm	730mm
Peak 1 in 1,000 year freeboard	1580mm	1250mm	440mm

Existing Flood Alleviation Measures

The site is within a defended flood plain, as defined in Appendix 1 of the Environment Agency's "Policy and Practice for the Protection of Flood Plains", which is considered to be passive until such time that a flood greater than the defences can withstand occurs. The likelihood of flooding occurring due to overtopping or failures of the defences is considered to be very low.

The site is located approximately 5.5 km from the tidal section of the River Welland, which has a tidal defence bank which is maintained by the Environment Agency.

There are watercourses in the area that are maintained by South Holland IDB.

Potential Sources of Flooding

The potential sources of flooding to the site are:-

1. Failure or overtopping of tidal defences of the River Welland
2. Overtopping or breach in the Coronation Channel
3. Failure of Little Holland Pumping Station (IDB)
4. Blockages in IDB drains or culverts
5. Blockages or problems in local surface water systems

1. Failure or overtopping of tidal defences

As shown above, the east bank of the River Welland at its nearest point to the site has at least a 1 in 200 year standard of protection. If the eastern bank of the tidal section of the River Welland breached then the EA flood maps show that the flood water could just reach Whaplode. However the likelihood that the level of the flood water will reach 3.40m OD and cause flooding to the proposed properties is extremely low.

2. Overtopping of Breach in the Coronation Channel

The SFRA states that the maximum design level in the Coronation Channel is 4.69m OD. With a minimum crest level of 5.14m OD, this gives a minimum freeboard of 450mm. However, generally there is a freeboard of 600 mm on this bank of the Coronation Channel.

If the Channel were to breach water would flow eastwards towards the site. However, it would be retained for a short time by the A16 which is higher than the surrounding land. The SFRA does indicate that with a serious breach water could reach the site but the flood water will not reach anywhere near a level of 3.40m OD.

With the site being at least 6.0 km from the Coronation Channel the risk from this source is extremely low.

3. Failure of Little Holland Pumping Station

The water level in the area is controlled by Wiseman's Pumping Station which is 9 km south of the development site. This is operated and maintained in excellent condition by South Holland IDB and there the likelihood of flooding due to this source is low.

4. Blockages in IDB drains and culverts

South Holland IDB has a regular maintenance programme and the likelihood of flooding from this source is low. The IDB state that there is at least a 1 in 50 year standard of service in this part of the district.

5. Blockages or problems in local surface water systems.

There is a possibility that some of the surface water sewers around the site could become blocked or overwhelmed after a heavy storm. By raising the floor levels to 3.40m OD, which is 200mm above the road level in Kirkgate this should prevent any flooding from this source.

Extent of known Flooding

During the preparation of this assessment, no evidence was discovered of the site or any of the adjoining properties being flooded.

Probabilities and Trends of Flooding

The probability of this development flooding from Environment Agency main river is very low. In an extreme event any effect on this location would not be sudden and there would be time for residents to take precautionary measures to limit the impact of any flooding that may occur.

Residual Risk – Extreme Events

The residual risk from extreme events is very low on this site. The major risk to the site is from a breach or overtopping of the tidal defences

The risk of this happening in this case is low and the hazard from any flooding is also low.

Therefore although this site is within Flood Zone 3 according to the initial classification because of the current standards of drainage, particularly of the South Holland IDB, there is a very low risk of flooding to this site.

Conclusions

The risk of flooding from the tidal section of the River Welland is extremely low. If a large breach occurred in the bank the SFRA does indicate that the flood water could reach the village of Whaplode. However it is extremely unlikely that the flood water would reach a level of above 3.40m OD to flood the properties.

The risk of flood water reaching the site if a breach occurred in the east bank of the Coronation Channel is extremely low, and as for the tidal flooding above is unlikely to reach a level of 3.40m OD and enter the proposed buildings.

The risk of flooding from IDB drains can be considered low. If the pumping stations were to fail then the IDB have adequate arrangements to operate pumps with alternative motive power, or to bring in mobile pumps. If drains become full any flooding that occurs would happen very slowly and be unlikely to reach a level of 3.40mOD and enter the proposed buildings.

The proposed development is not in a functional flood plain as defined by PPS 25.

Although the site is in flood zone 3, the actual risk of the site flooding from any Environment Agency watercourse is very low.

Any flooding that did occur would happen slowly and residents would have adequate time to prepare themselves for the event.

In a flood risk area there is always a risk of an event occurring of greater magnitude than has been considered in this flood risk assessment.

Recommendations

The previous planning consent was for four bungalows on the site. In a flood risk area the Environment Agency recommend that new buildings should be constructed *with two stories with all bedrooms at first floor level. Because any flooding that may occur on this site would happen very slowly then if bungalows are proposed then any hazard to the residents would be acceptable.* However the developer could consider the construction of bungalows with a dormer bedroom which would provide a refuge in the event of an extreme flood.

If flooding occurred in the area then residents would be able to escape to higher land further south along Kirk Gate.

The developer should consider incorporating flood resistant/resilient techniques in the construction of the new properties to allow it to be refurbished after being flooded to a depth of approximately 500mm. Consideration should be given to the electrics and heating pipes being distributed at ceiling level rather than at floor level. Materials used for the floor and walls should be able to withstand flooding for a period of at least a week.

Occupiers of the property should register with the Environment Agency's Floodline Warnings Direct Service.

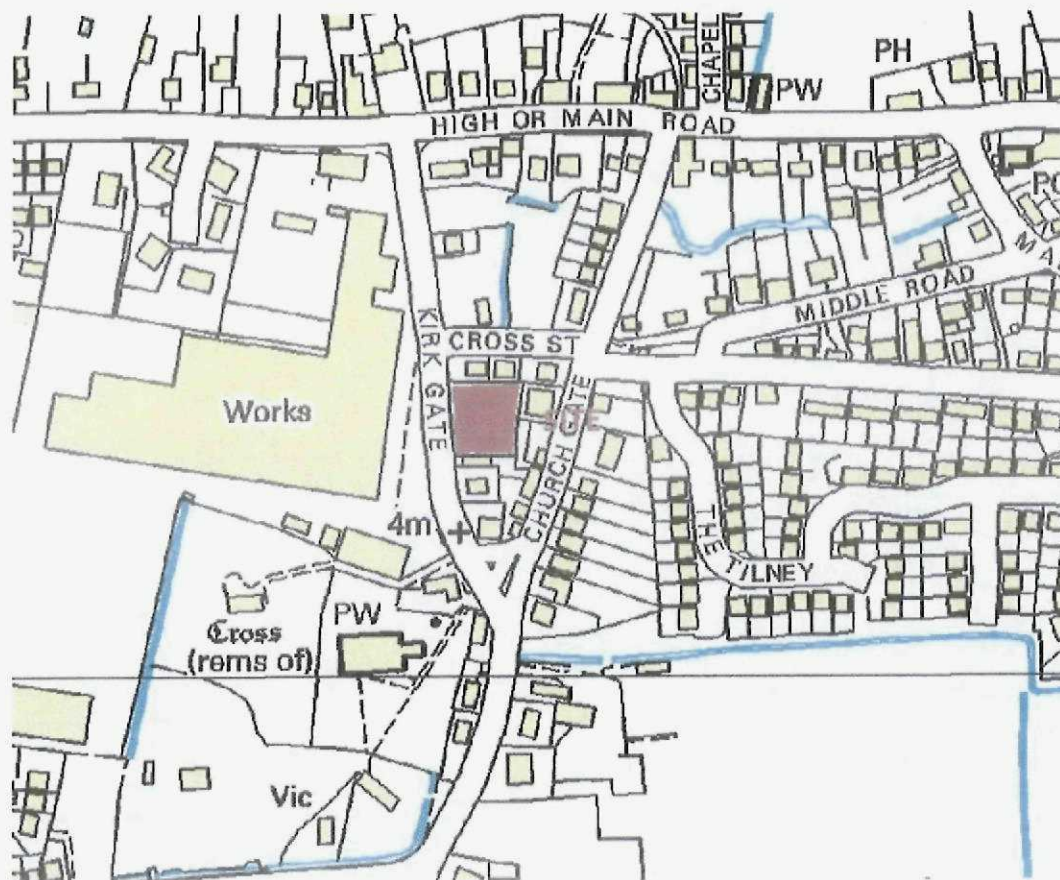
On site surface water drainage should be discharged into soakaways and these should be designed to BRE Digest 363 and approved under Building regulations.

S M HEMMINGS B Sc C Eng MICE MIWEM

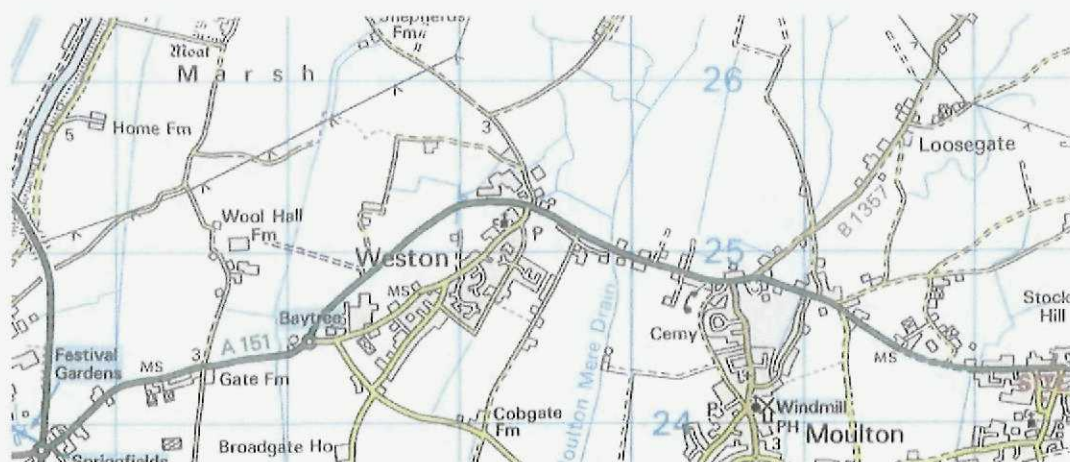
stuart.hemmings@btinternet.com

14th November 2012

LOCATION PLAN



AREA PLAN



SITE LEVELS

