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Ref: 2921-16

**RESIDENTIAL DEVELOPMENT
BROADGATE
WHAPLODE DROVE
SPALDING
LINCS
PE12 0TN**

FOR

D. BURCHNALL



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
BROADGATE
WHAPLODE DROVE
SPALDING
LINCS
PE12 0TN**

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

There has been an embargo on residential development 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 been recently completed. The consultation plan for Whaplode Drove has been produced which just excludes the application site as shown on Inset Map No. 71. The application site abuts the proposed boundary and is on the frontage of Broadgate and could be deemed as 'in-fill' within the street scene.

The indicative frontage layout includes 3 No building plots similar to other frontage plots along the whole length of Broadgate.

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

USE

The current site is the frontage of an agricultural parcel of land which extends to Back Bank to the West.

AMOUNT

The proposal, which is an outline application, has an area of 0.18 Hectares and fronts onto Broadgate, Whaplode Drove. The indicative layout is for 3 No building Plots.

LAYOUT

The dwelling size, architectural design and density to be determined at Reserved Matters stage.

LANDSCAPING

A comprehensive landscaping and boundary scheme to be determined by Condition at Reserved Matters stage.

APPEARANCE

Architectural design of the properties to be determined at Reserved Matters stage.

ACCESS

Access to the proposal will be via individual accesses off Broadgate subject to the requirements of Lincolnshire County Council Highways Department.

Access to and within the dwellings will be determined by compliance with Part M of the Building Regulations – Access to and Use of Buildings.

FLOOD RISK

Research into the Environment Agency and the South Holland District Council Strategic Flood Risk Assessment maps suggest that the application site is outside of Flood Zones 2 & 3, therefore should not be subject to the need for a Flood Risk Assessment, but irrespective of this flood resilient construction should be incorporated in the dwelling designs (see appendix).

EXTERNAL APPEARANCE & MATERIALS

To be determined at Reserved Matters stage.

APPLICATION PLAN

2921-16-10

Location & Site Layout Plans

G R Merchant

May 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE PLANS & PHOTOGRAPHS

SOUTH HOLLAND DISTRICT COUNCIL PROPOSED LOCAL PLAN MAP NO 71
WHAPLODE DROVE

LINCOLNSHIRE COUNTY COUNCIL HIGHWAY BOUNDARY MAP

FLOOD RISK ISSUES

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

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LOCATION PLAN 1/2500



LOCATION PLAN,
1/ 2500.

Ref: 2921-16

'GOOGLE' SITE PLANS & PHOTOGRAPHS



Google Maps

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

Google Maps Broadgate



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

Google Maps

Google Maps Broadgate

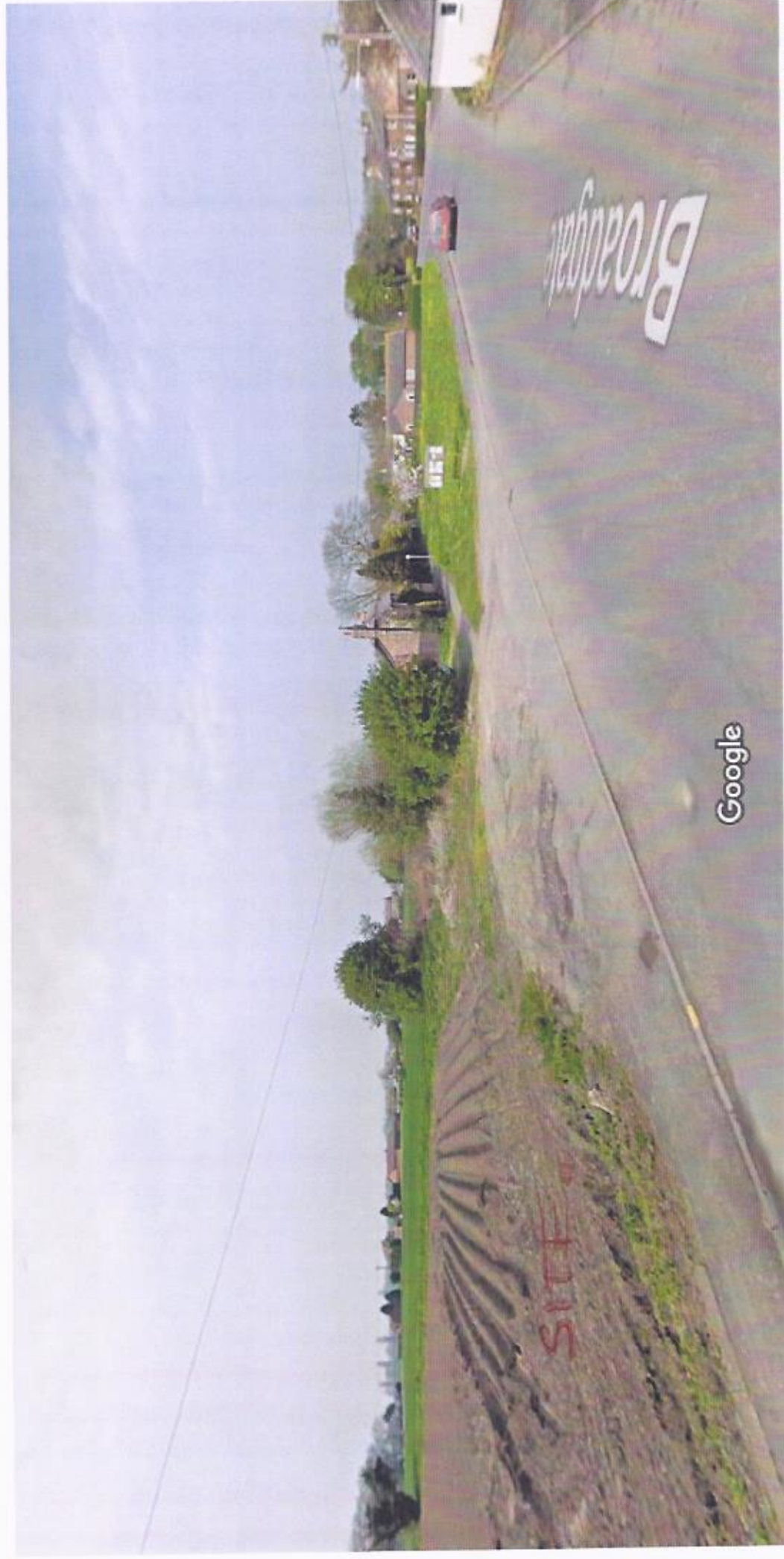


Image capture: Apr 2009 © 2016 Google

England

Street View - Apr 2009

Google Maps Broadgate



Image capture: Apr 2009 © 2016 Google

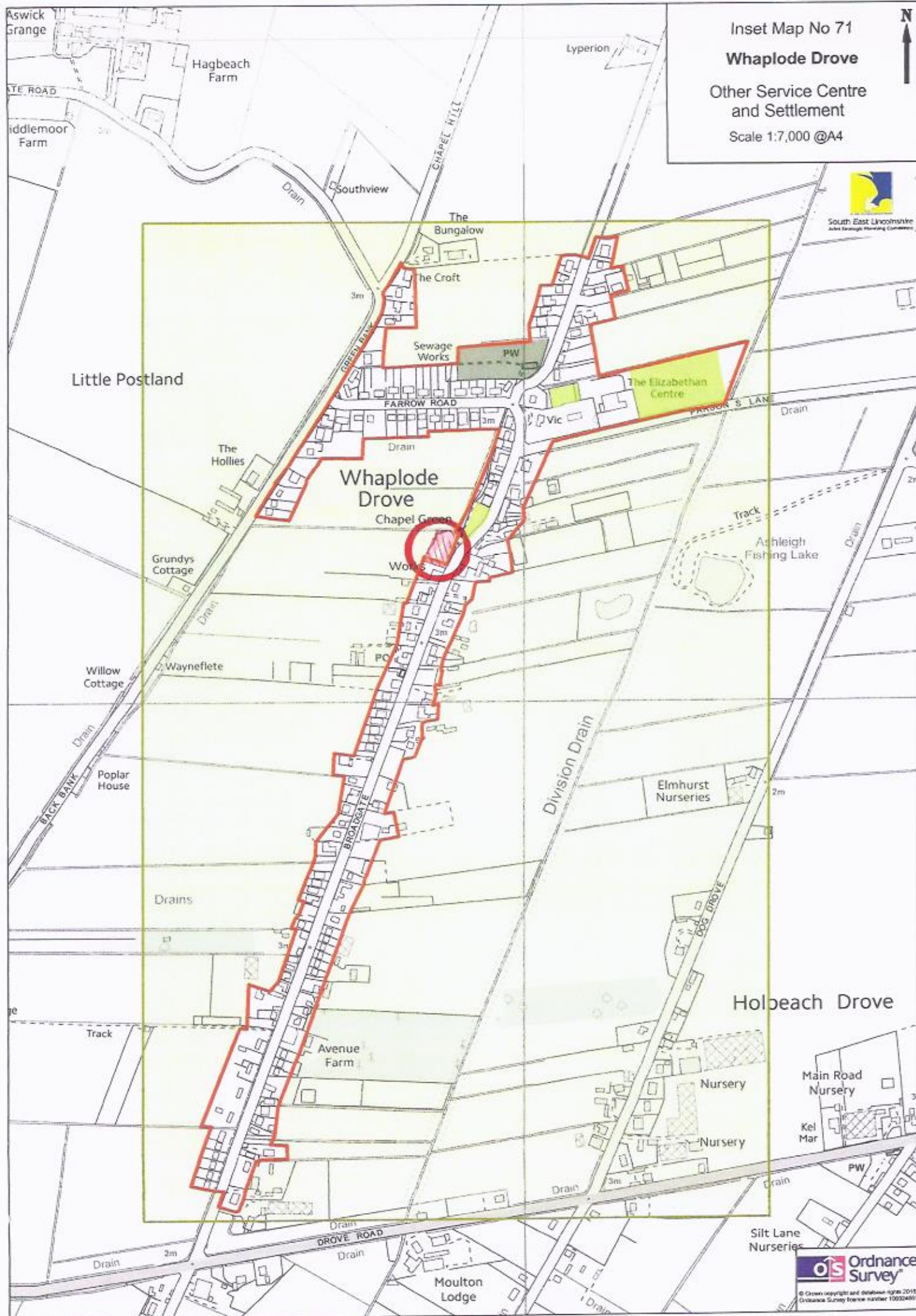
England

Street View - Apr 2009

**SOUTH HOLLAND DISTRICT COUNCIL PROPOSED LOCAL PLAN MAP NO 71
WHAPLODE DROVE**

Other Service Centre
and Settlement

South East Lincolnshire
Local Executive Members of Council



FARROW ROAD

3m

Drain

Whaplode
Drove

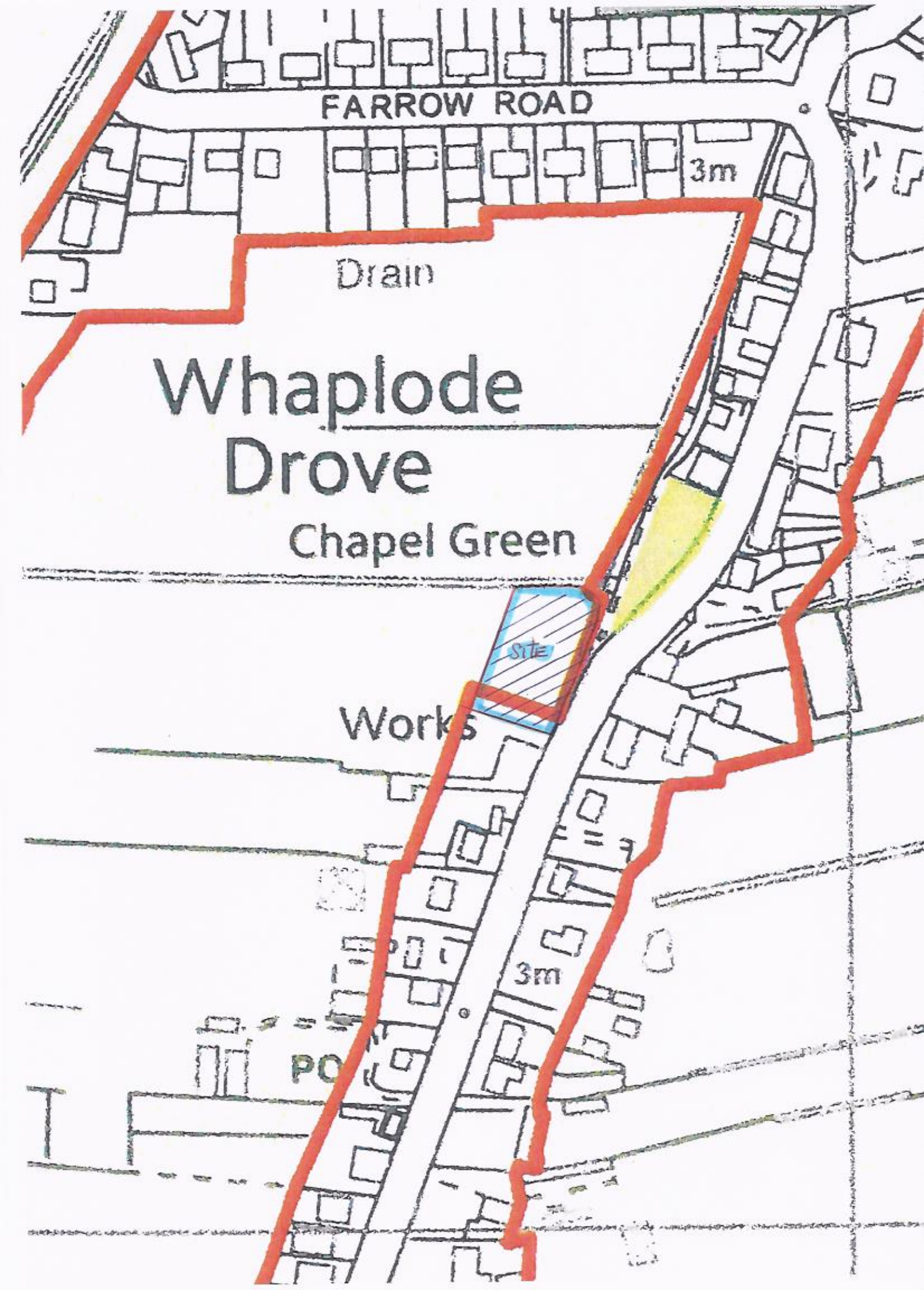
Chapel Green

SITE

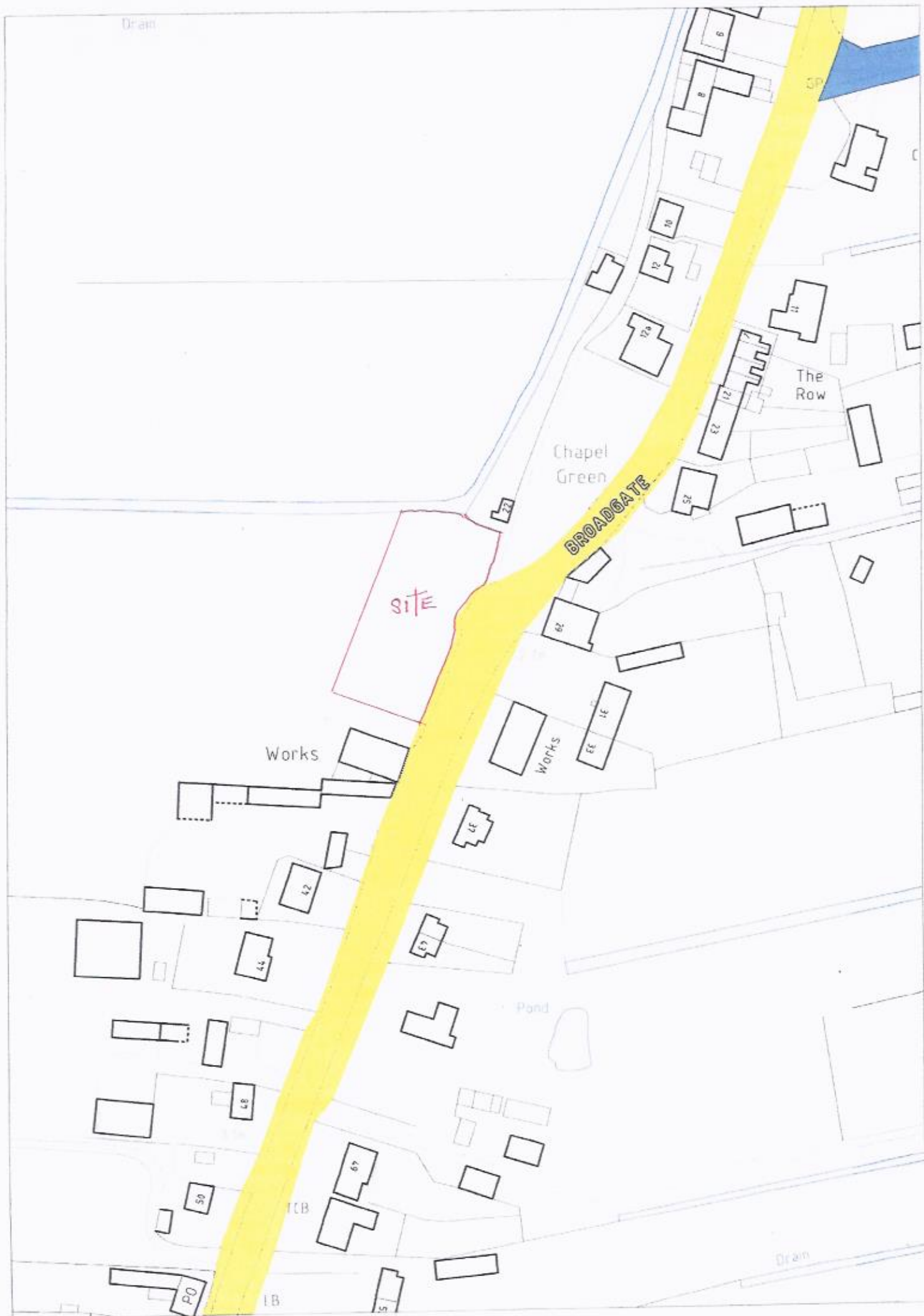
Works

3m

PO



LINCOLNSHIRE COUNTY COUNCIL HIGHWAY BOUNDARY MAP



FLOOD RISK ISSUES

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



Enter a postcode or place name:

PE12 0TN



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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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.