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Ref: 3090-16

**RESIDENTIAL DEVELOPMENT
OFF MILLGATE
WHAPLODE
SPALDING
LINCS
PE12 6RT**

FOR

MR & MRS D TOINTON



PLANNING, DESIGN & ACCESS STATEMENT

RE-APPLICATION AFTER REFUSAL OF H23-0099-17.

**RESIDENTIAL DEVELOPMENT
OFF MILLGATE
WHAPLODE
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PE12 6RT**

This application is a re-application for one indicative dwelling after refusal of H23-0099-17 for residential development..

According to the original local plan (2006) and emerging local plan, in terms of sustainable development on an economic and social level the development is acceptable

After discussions with the Planning Officer it was suggested to re-apply for one property on the site and maintain as much of the existing woodland as possible, thus opening up the site and preserving the rural character as much as possible as well as retaining most of the flora and fauna and merging with existing trees in a sympathetic way.

The house design is in keeping with its surroundings and will be occupied by a family member of Mr & Mrs Tointon. It will enhance the entrance to the village and weeds etc would be cleared and the site maintained to allow better visibility and any fly-tipping and neglect of the site over the past few years will hopefully be addressed.

Hopefully the development of one property will address the concerns of neighbours as the traffic flow will not be increased significantly.

Mr & Mrs Tointon have lived in the village for around thirty years and have contributed to village life during this time as well as running successful businesses and as this project is for a family member the site would be maintained and sympathetically nurtured, which unfortunately has not happened over the past few years.

If bats and/or owls are present on the site suitable arrangements will be made to accommodate them.

APPENDIX

Planning, Design & Access Statement that accompanied H23-0099-17

Photographs showing overgrown application site

Photographs of Owl & Bat boxes



Bat boxes on tree -



OWL BOXES





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PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF MILLGATE
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PE12 6RT**

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

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

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

South Holland has experienced a longstanding shortfall in the delivery of dwellings and the most recent statement of housing and land supply (April 2016) has indicated that the planning authority can only identify 2.9 year supply in advance of the adoption of the South East Lincolnshire Local Plan. New housing applications should be considered in the context of the presumption in favour of sustainable development in accordance with Paragraph 49 of the National Planning Policy Framework (NPPF).

In the absence of a 5 year supply of housing land, Paragraph 14 of the NPPF applies and local planning authorities should grant Planning Permission unless:-

"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the 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.

Similar residential development applications have been recently approved, particularly as they "abut" the proposed residential development boundaries of their villages and in less sustainable locations:-

- H20-2656-16
- H13-0683-16
- H13-0441-16

- H13-0684-16
- H23-0508-16
- H13-0073-16

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

USE

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

AMOUNT

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

LAYOUT

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

SCALE

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

LANDSCAPING

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

APPEARANCE

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

ACCESS

Access to the site to be agreed with the requirements and specifications of Lincolnshire County Council Highways Department. Access to and within each dwelling to be determined by compliance with Part M of the Building Regulations.

FLOOD RISK

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

APPLICATION PLAN

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

G R Merchant
January 2017

APPENDIX

SITE LOCATION PLAN 1/2500

“GOOGLE” SITE PLANS & PHOTOGRAPHS

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

LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY

ENVIRONMENT AGENCY FLOOD MAP

SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP

GENERIC FLOOD RESILIENT CONTRUCTION SCHEDULE

SITE LOCATION PLAN 1/2500

"GOOGLE" SITE PLANS & PHOTOGRAPHS



Google Earth

miles
km

1

2



Google Earth



Google Earth

feet
meters

1000

500



Google Earth

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Google Earth

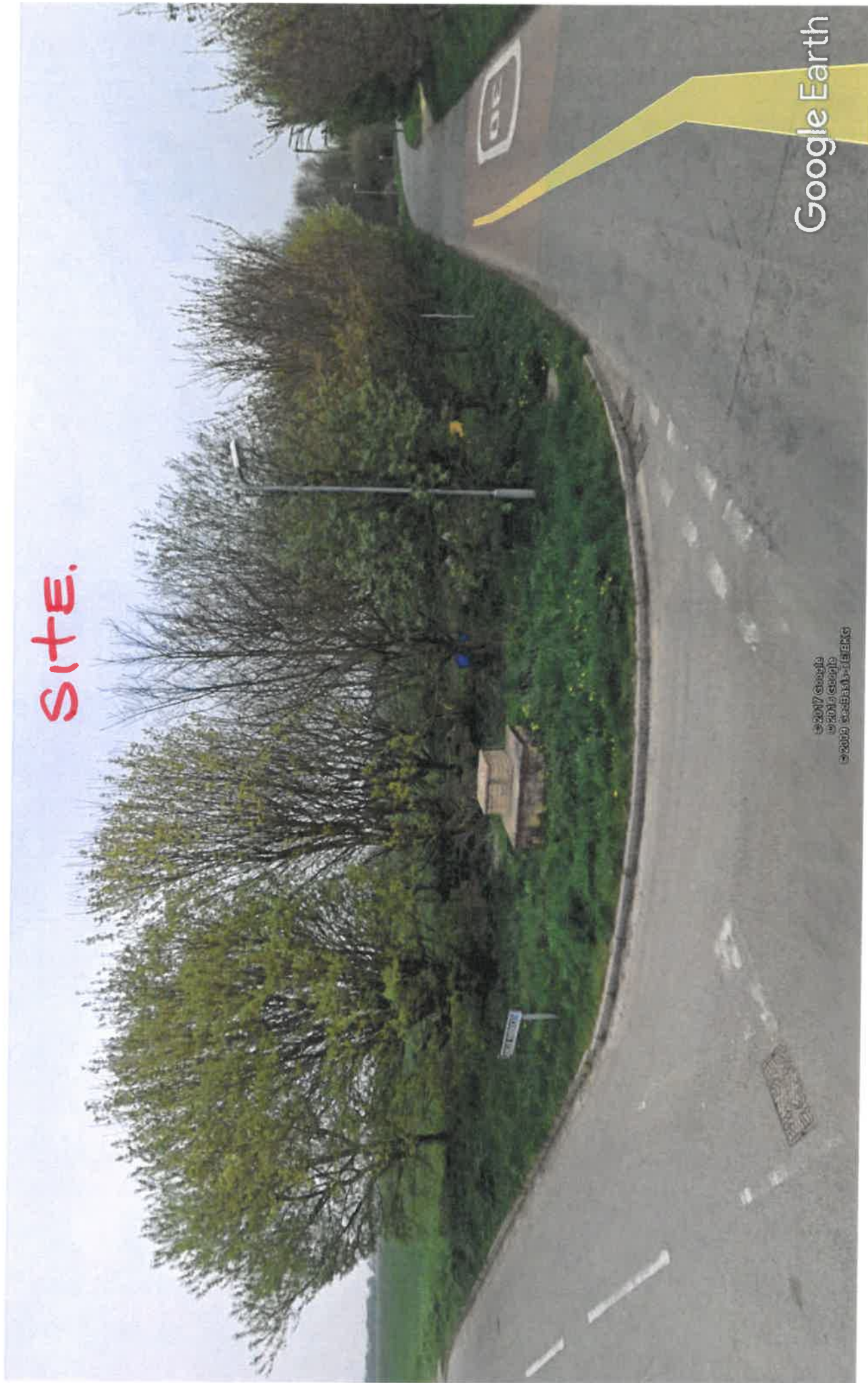
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feet
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700
200



Site.



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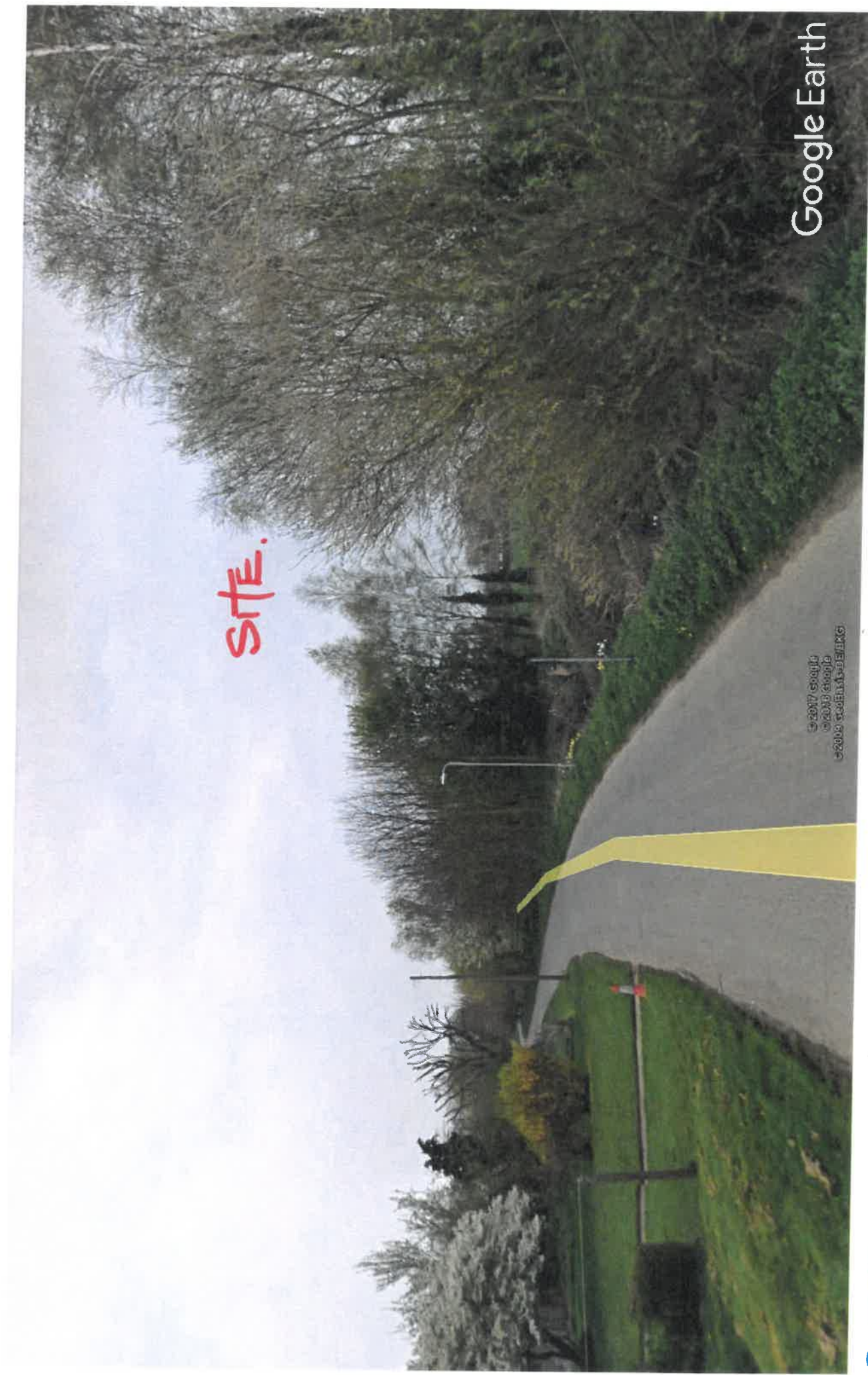
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SITE.

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Site.

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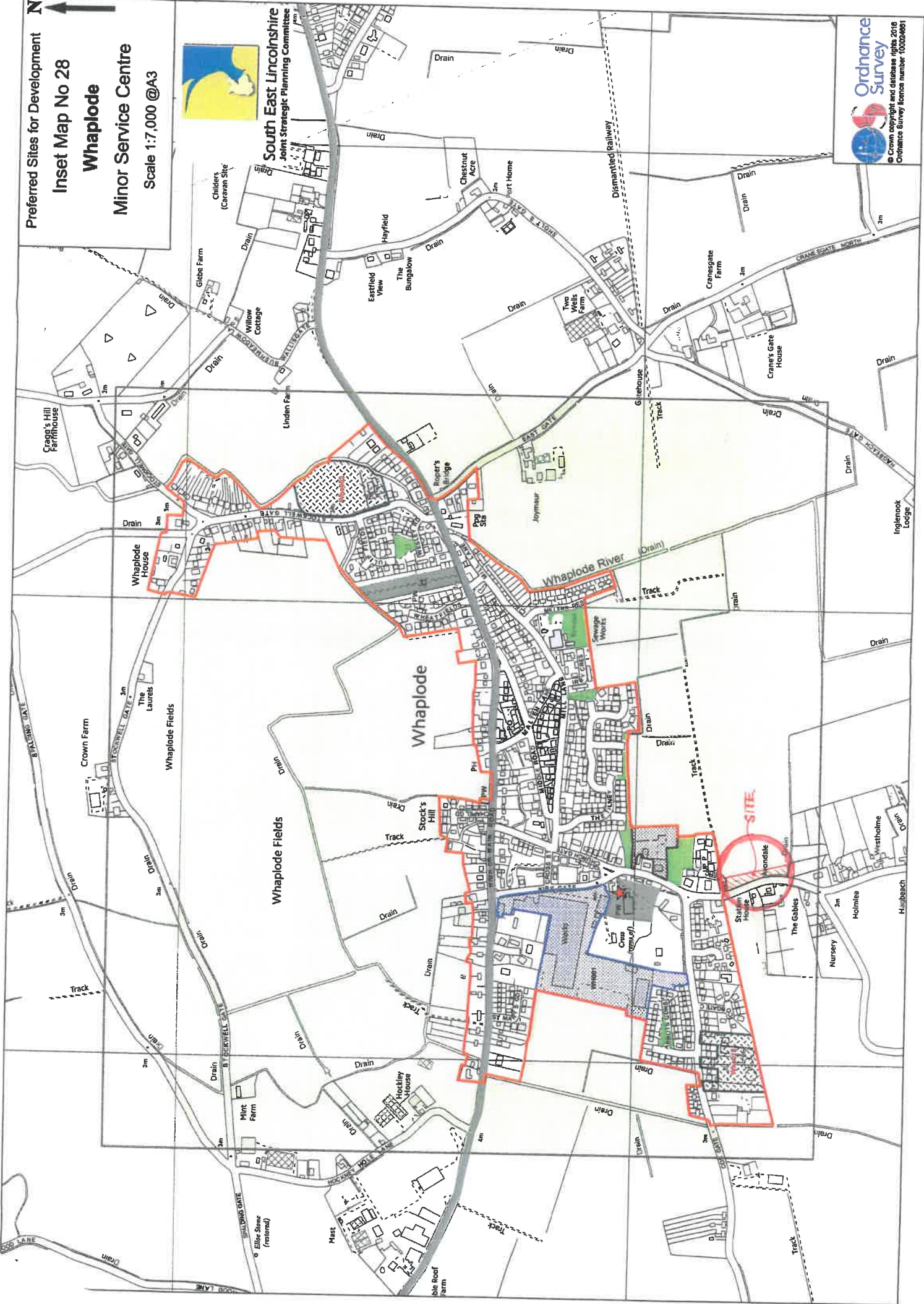
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**SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) DEVELOPMENT BOUNDARY
PLAN – INSET MAP NO 28 FOR WHAPLODE**

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



South East Lincolnshire
Joint Strategic Planning Committee



LINCOLNSHIRE COUNTY COUNCIL DEFINITIVE HIGHWAY BOUNDARY

Vicarage

Endways

Harbottle

Northways

Hamapat

The Hollies

The Complex

BUTTERCUP Paddock

6

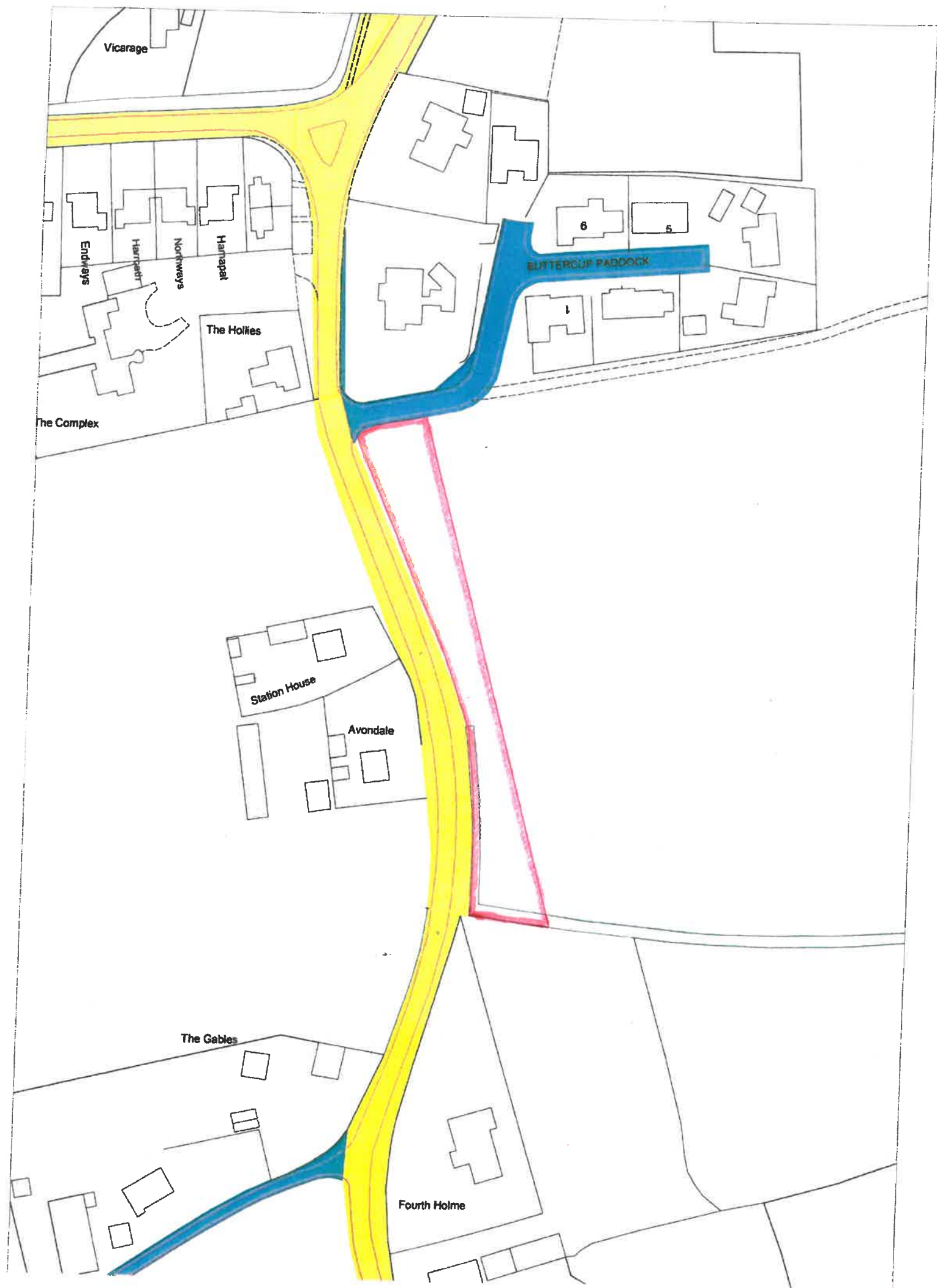
5

Station House

Avondale

The Gables

Fourth Holme



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



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

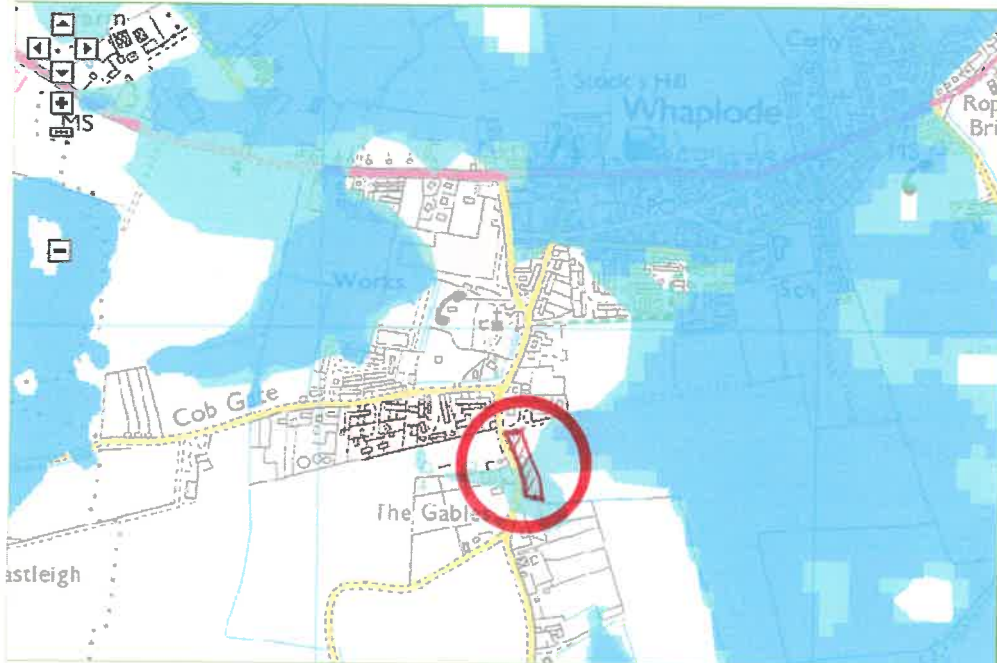
☐ Main River

☒ Other national environmental organisations

☐ Natural Resources Wales Area of responsibility

☐ Scottish Environment Protection Agency Area of responsibility

PE12 6UG at scale 1:10,000

[Other maps](#)[Data search](#)[Text only version](#)

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Information about Flood Map for Planning:

Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

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

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Author: Environment Agency | wiwybysupport@environment-agency.gov.uk
Last updated: 4th January 2017

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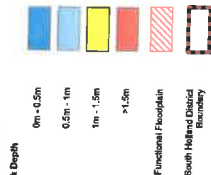
NOTES

1. The potential flooding consequences shown on this map relate to flooding from the sea, main rivers and inland waterways. It does not take account of the presence of current flood risk management measures such as sea defences.
2. The map shows the potential flood extent shown on this map. There may be some flooding in low-lying areas.
3. The consequences designated as being at Actual Risk, when from direct consequences of defence, where the world score, together with the return period of the defence, has been assumed to occur in areas where the defence is not considered to be adequate to provide the defence against level is less than the minimum desirable for standard security of the defence.
4. The consequences designated as being a Potential Risk arise from direct consequences of defence, where the world score, together with the return period of the defence, has been assumed to occur in areas where the defence is not considered to be adequate to provide the defence against level is less than the minimum desirable for standard security of the defence.
5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of flooding from the sea (mils)
Low	<0.1%
Medium	0.1%-0.5%
High	>0.5%

6. Functional floodplain consequences 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 extent of the flooding probability bands relevant to the map title.

Map Legend



REV DATE

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SOUTH

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORITY ROAD
SOUTH HOLLAND
LINCOLNSHIRE
PE11 2AE

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:

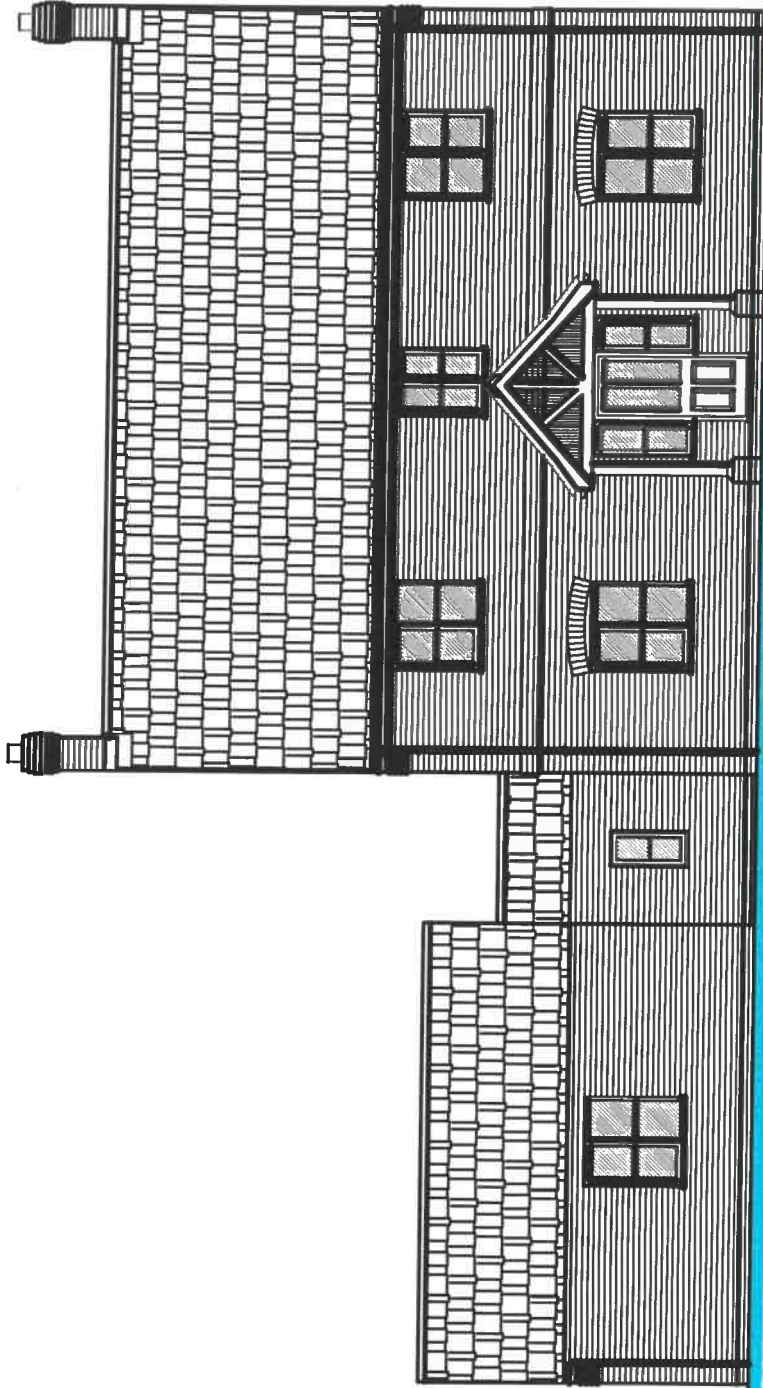
1 : 60,000 @ A1

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.



INDICATIVE FRONT ELEVATION
1/100