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Ref: 2982-16

**RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE
WHAPLODE
SPALDING
LINCS
PE12 6UE**

FOR

A & M SEYMOUR



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE
WHAPLODE
SPALDING
LINCS
PE12 6UE**

This application is to acquire Town & Country Planning Permission (Outline) for residential frontage development off Stockwell Gate, Whaplode for the benefit of A & M Seymour.

The area of the frontage land amounts to 0.27 hectares and is the frontage of a larger agricultural holding to the rear.

A pre-application enquiry has been made with predominately positive response particularly as the South Holland District Council Local Plan is out of date and currently they do not have a 5 year supply of housing, therefore, this application will be considered under the National Planning Policy Framework (NPPF), as a windfall site subject to sustainability justification.

The application site abuts the proposed development boundary for Whaplode – see Inset Map No 28, and would constitute “in-fill” between the existing former/current Council house development and the existing property to the North/East.

As the Local Plan proposed development boundary is adjacent to the application site it is accepted as a sustainable location. The site is approximately 700 metres from High Road (A151) with a regular bus service from Spalding to Kings Lynn and is only approximately 1200 metres to the village facilities of Whaplode with continuous footpaths for walking and cycling. Spalding is 9.5km (6miles) and Holbeach 3km (2 miles).

The development will be subject to the South Holland Internal Drainage Boards Byelaw 10, therefore, no building will be allowed within 9 metres of the Whaplode River (Drain), this tract of land will be retained as an additional access to the agricultural land beyond.

To accompany the application two indicative layout plans have been included for consideration:-

2982-16-01 - Location & site layout plan for 8 No semi detached 3 bedroom houses with car parking spaces.

2982-16-02 – Location & site layout plan for 3 No 4 bedroom houses and 1 No 3 bedroom bungalow.

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

USE

The current use of the site is frontage to a large agricultural holding, the proposed indicative plans are for two different schemes, the final layout will be agreed by Conditions at Reserved Matters stage.

AMOUNT

As above, the type of development to be determined at Reserved Matters stage.

LAYOUT

The final amount and layout of the development to be agreed at Reserved Matters stage.

SCALE

Size and scale of properties to be agreed and determined at Reserved Matters stage.

LANDSCAPING

Apart from a small frontage hedge there are no trees or bushes on the site, therefore, a comprehensive landscaping scheme will be determined by Condition at Reserved Matters stage.

APPEARANCE

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

ACCESS

Access to the properties will be individual or shared accesses off Stockwell Gate, subject to the requirements and specification of LCC Highways Department. Access to and within the properties to comply with Part M of the latest Building Regulations – Access to all.

SOUTH HOLLAND LOCAL PLAN 2006

The current Local Plan Policy HS6 is out of date and as there is not a 5 year supply of housing, at present, the application is to be considered under the National Planning Policy Framework (NPPF). The application site abuts the proposed residential development boundary for Whaplode and should be considered as “in-fill” within the street scene and as a “windfall” site to boost the number of properties in the proposed Local Plan.

FLOOD RISK

FLOOD RISK

The site is within Flood Zone 3 of the Environment Agency flood maps, therefore, a Flood Risk Assessment will be required.

APPLICATION PLANS

- 2982-16-01 Location & Site Layout Indicative Plan (8 No semi-detached properties)
- 2982-16-02 Location & Site Layout Indicative Plan (4 No individually designed properties)

G R Merchant
August 2016

APPENDIX

LOCATION PLAN 1/2500

“GOOGLE” LOCATION PLANS & SITE PHOTOGRAPHS

PROPOSED LOCAL PLAN FOR WHAPLODE – INSET MAP NO 28

PRE-APPLICATION ADVICE PE-00464-16

FLOOD RISK ISSUES

ENVIRONMENT AGENCY FLOOD MAP

SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT
MAP

SOUTH HOLLAND INTERNAL DRAINAGE BOARD BYELAW 10

LOCATION PLAN 1/2500

"GOOGLE" LOCATION PLANS & SITE PHOTOGRAPHS



Imagery ©2016 Getmapping plc, Map data ©2016 Google 200 m



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









PROPOSED LOCAL PLAN FOR WHAPLODE INSET MAP NO 28

Preferred Sites for Development

Inset Map No 28

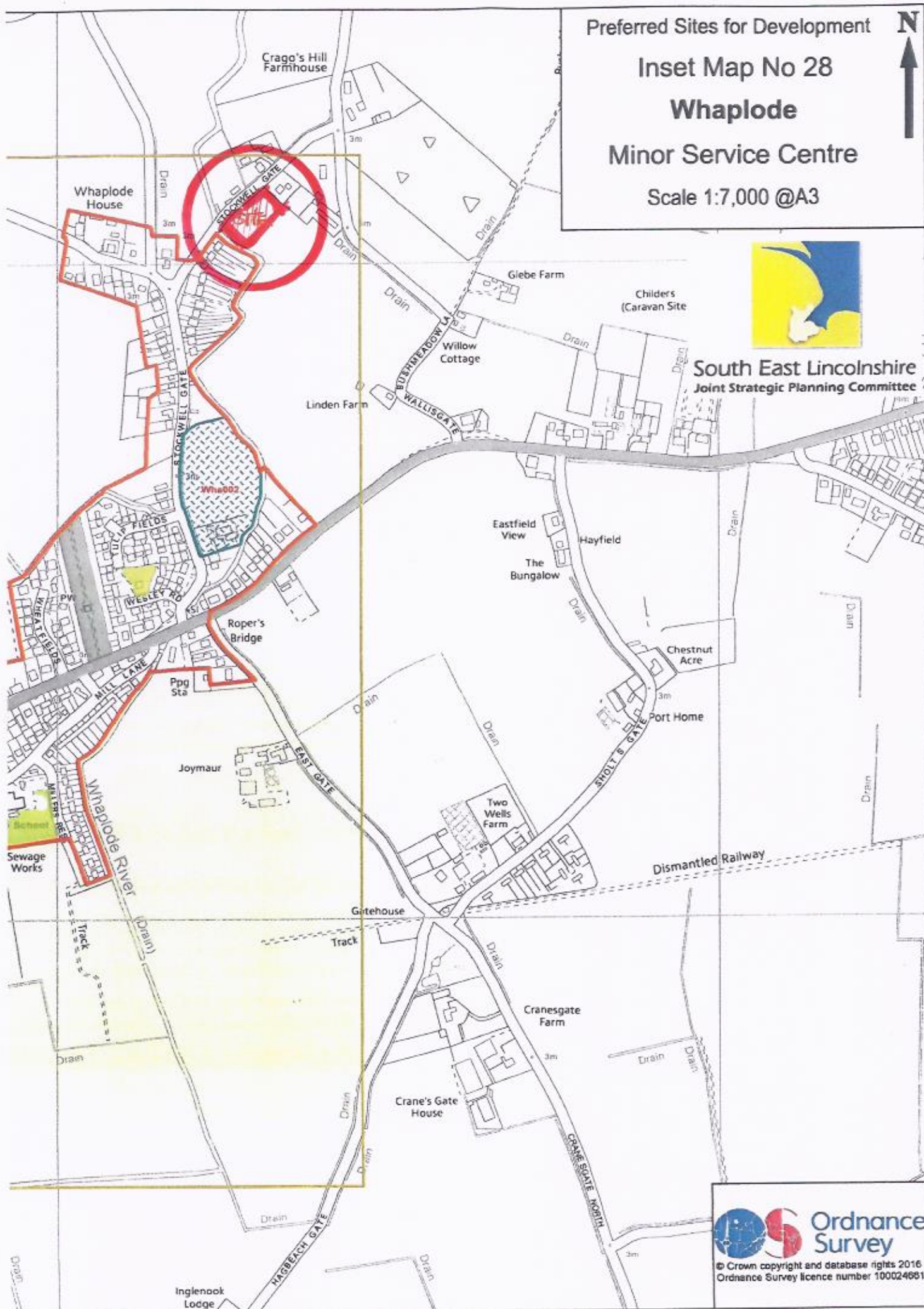
Whaplode

Minor Service Centre

Scale 1:7,000 @A3



South East Lincolnshire
Joint Strategic Planning Committee



PRE-APPLICATION ADVICE PE-00464-16

G R Merchant On Behalf Of Client A & M Seymour
Gr.Merchant@Btconnect.Com

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

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

28th July 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00464-16 Case Officer: Tracey Meachen
Location: Off Stockwell Gate Whaplode
Proposal: Residential Development

I write in reply to your enquiry regarding residential development within Stockwell Gate in Whaplode. I apologise for the delay in responding.

The site is located in Whaplode, which is defined in the South Holland Local Plan, 2006 as a Group Centre. Local Plan Policy HS6 states that new housing development will be permitted where it is within a defined settlement limit, on brownfield land and is infilling. The development proposed therefore does not fit within this criteria as it is not brownfield land and not within the existing or the new emerging defined settlement limit. Therefore if we have a complete 5 year supply of housing, the proposals would be considered under Local Plan Policy and would possibly be refused.

At the moment, we do not have a 5 year supply of housing, so we are considering applications under the National Planning Policy Framework. So long as you can prove that the site is sustainable with sufficient access to facilities or shops, or is close enough to an adequate bus service, then it may be possible to gain planning permission. Some justification would also be required regarding the use of agricultural land. As the scheme proposed follows the existing line of development, it may be looked upon favourably depending on details submitted.

A Flood Risk Assessment would be required as the area appears to be within Flood Zone 3. It may be advisable, therefore, to speak to the Environment Agency.

It may also be prudent to contact Highways, to ensure they have no concerns with any access to the proposed site.

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 be 'Tracey Meachen', written in a cursive style.

Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk



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

Pre-Application Advice - PE-00464-16 G R Merchant on Behalf of Client A & M Seymour

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

6 June 2016 at 11:34

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY**REFERENCE:** PE-00464-16**PROPOSAL:** Residential Development**LOCATION:** Off Stockwell Gate Whaplode**APPLICANT:** G R Merchant on Behalf of Client A & M Seymour

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



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

Pre-application Enquiry

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

6 June 2016 at 11:17

To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir / Madam

**RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE, WHAPLODE**

I have been approached by clients who own the above site off Stockwell Gate, Whaplode, regarding changing its use for residential use.

The suggested indicative scheme is for 8 No - three bedroom houses with car parking, subject to demand could be on affordable housing scheme, which could compliment the adjacent Council houses or former Council houses and be an in-fill within the street scene of this part of Stockwell Gate.

Prior to making a formal Town & Country Planning Application which will entail considerable expense, your informal opinion of the long-term feasibility of such a scheme would be appreciated.

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

Regards
Bob

G R Merchant Ltd
01406 490800



2982-16-01 (SEYMOUR).pdf
672K

6/6/2016

Gmail - Pre-Application Advice - PE-00464-16 G R Merchant on Behalf of Client A & M Seymour

Development Manager

South Holland District Council

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



Enter a postcode or place name:

Other topics for this area...

Flood Map for Planning (Rivers and Sea)

PE12 6UE

Go

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

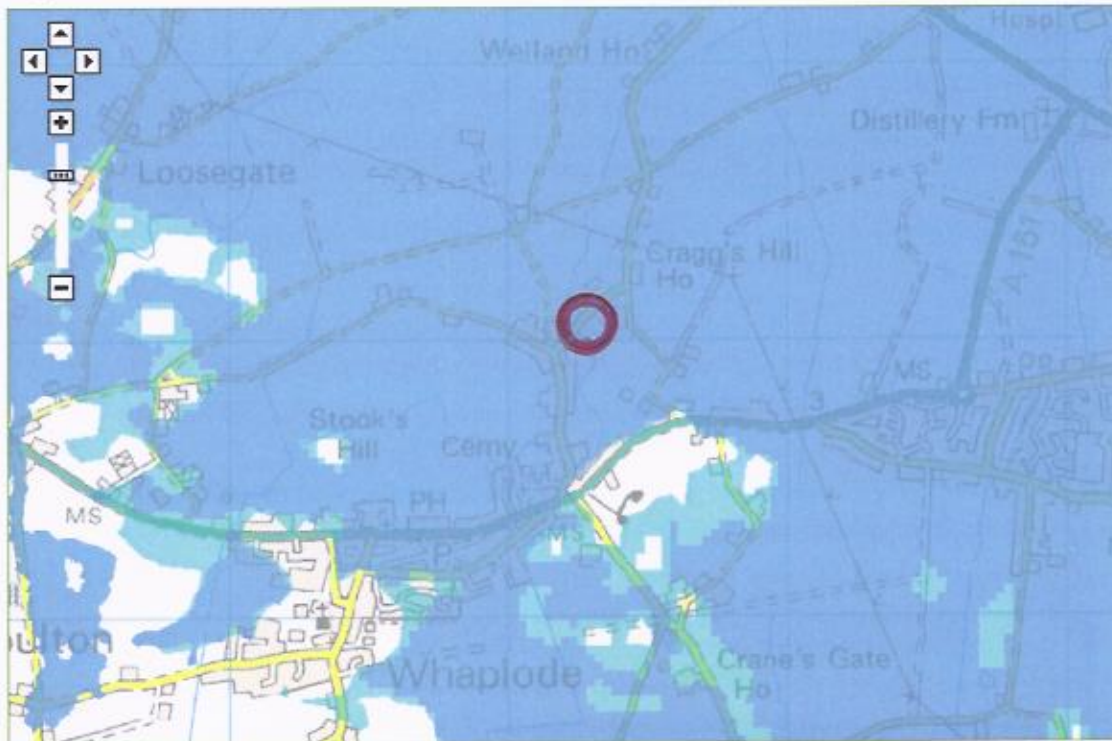
☒ Scottish Environment Protection Agency Area of responsibility

Map of PE12 6UE 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. © Environment Agency copyright and database rights 2016. © Ordnance Survey Crown copyright. All rights reserved. Environment Agency, 100026380. Contains Royal Mail data © Royal Mail copyright and database right 2016. This service is designed to inform members of the public, in line with our [terms and conditions](#). For business or commercial use, please [contact us](#).

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. This potential flooding consequences shows as this map relates to flooding from the sea and does not include any other potential flooding from other sources such as surface water or groundwater.
2. In addition to the potential flood extents shown on the map, there may be further flooding in low lying rural areas.
3. The consequences designated as being an Actual Peak area have been derived from the 1% Fluvial / 0.5% Tidal Event Probability and are based on the assumption that the flood water has been assumed to reach the level of the sea. It is not possible to predict the exact level of the flood water at any point along the coast and the level of the flood water may vary due to the complexity of the coastline.
4. The consequences designated as being a Potential Peak area have been derived from the 1% Fluvial / 0.5% Tidal Event Probability and are based on the assumption that the flood water has been assumed to reach the level of the sea. It is not possible to predict the exact level of the flood water at any point along the coast and the level of the flood water may vary due to the complexity of the coastline.
5. The potential flooding consequences relate to flood probability scenarios as follows:

Probability Level	Annual probability of flooding from the sea (1 year)	Annual probability of flooding from the sea (100 years)
Low	< 1%	< 0.1%
Medium	1% - 2.1%	0.1% - 0.2%
High	> 2.1%	> 0.2%

6. Potential floodable areas are shown as being a Potential Peak area when a potential floodable area is shown as being a Potential Peak area.
7. Low of South Holland District is not included.
8. This map shows the extent of the flooding probability zones relevant to the map.

Map Legend



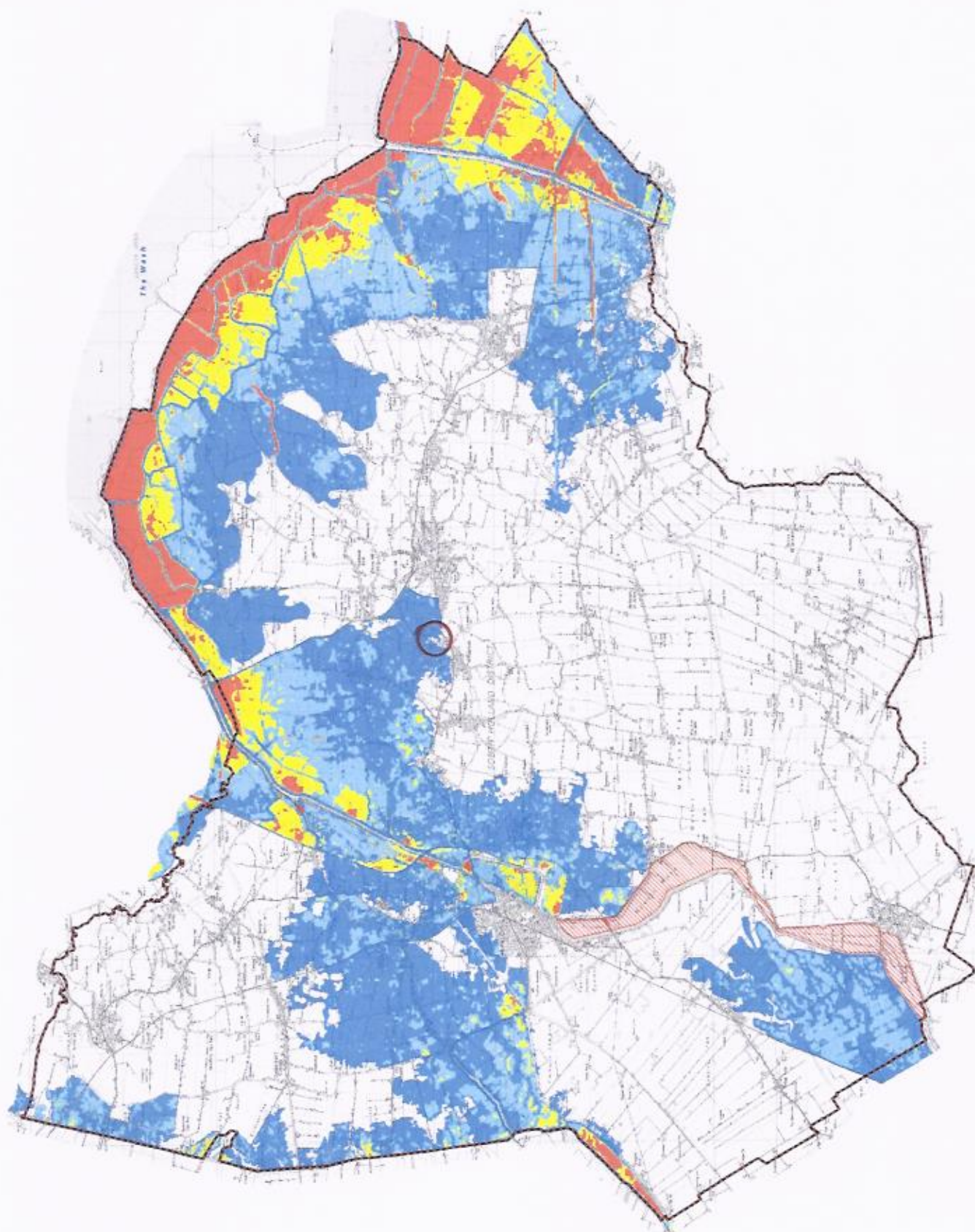
REV	DATE	REMARKS
1	10/01/2016	This map is reproduced from the Outlines Survey map with the permission of the Controller of the Ordnance Survey, © Crown Copyright. Unauthorised reproduction is strictly prohibited. Licence No: 100116111, 2016

ROYAL HASKONING
SOUTH HOLLAND DISTRICT COUNCIL
PETERBOROUGH
151 446 001/002 334400
151 446 001/002 334400
FAX 151 446 001/002 334400



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

DATE OF ISSUE: January 2016 REV NO:
SCALE: 1 : 50,000 @ A1
MAP NO:



SOUTH HOLLAND INTERNAL DRAINAGE BOARD BYELAW 10

South Holland Internal Drainage Board – Byelaw 10

No works within 9 metres of the Edge of Drainage/Flood Risk Management Infrastructure

No person shall, without previous written consent from the Board, in, under, over or across any drainage/flood risk management infrastructure or in, under, over or on any bank of any drainage/flood risk management infrastructure or within nine metres (measured horizontally) of the landward toe of the bank where there is an embankment or wall or within nine metres (measured horizontally) of the top of the batter where there is no embankment or wall, or within nine metres (measured horizontally) of the closest point of the culvert, bridge or other structure where the drainage/flood risk management infrastructure is culverted, bridged, enclosed or is a structure, carry out any works, including, but not limited to:-

- (a) Erecting or constructing or permitting to be erected or constructed any building, road, driveway, wall, fence, post, sign, advertisement, pylon, wharf, jetty, pier, bridge, loading stage, piling, groyne, revetment or any other structure whatsoever, whether temporary or permanent;
- (b) Planting or casing or permitting to be planted any tree, shrub, bush, willow or other similar growth;
- (c) Raising or otherwise altering the ground level, whether temporarily or permanently;
- (d) Placing or affixing or causing or permitting to be placed or affixed any gas or water main or any pipe appliance whatsoever or any electrical main or cable or wire or any fibre optic or other data or telecommunications cable or wire, whether above or below ground;
- (e) Cutting, paring, damaging or removing or causing or permitting to be cut, pared, damaged or removed any turf forming part of any drainage/flood risk management infrastructure, or digging for or removing or causing or permitting to be dug for or removed any stone, gravel, clay, earth, piles, revetment, timber or other material whatsoever forming part of the bed or bank of any drainage/flood risk management infrastructure or doing or causing or permitting to be done anything in, to or upon such bank or any land adjoining such bank of such nature as to cause damage or to endanger the stability of the bank;
- (f) Making or cutting or causing or permitting to be made or cut any excavation or any tunnel or any drain, culvert, or other passage for water in, into or out of any drainage/ flood risk management infrastructure or in or through any bank of any drainage/ flood risk management infrastructure;
- (g) Placing or fixing or causing or permitting to be placed or fixed any engine or mechanical contrivance whatsoever in such a manner or for such length of time as to cause damage to the drainage/flood risk management infrastructure or banks thereof or obstruct the flow of water in, into or out of such drainage/flood risk management infrastructure.

Provided that subsections d, e, f and g of this Byelaw shall not apply to any temporary work executed in an emergency but a person executing any work so expected shall, as soon as practicable, any in any case no later than seven days after such work is carried out, inform the Board in writing of the execution and of the circumstances in which it was executed and comply with any directions the Board may give with regard thereto.