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Architectural & Planning Consultants

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Ref: 3027-16

RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE
WHAPLODE
SPALDING
LINCS
PE12 6UE

FOR

D & R PROPERTY SERVICES LTD



PLANNING, DESIGN & ACCESS STATEMENT

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

Ref: 3027-16

RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE
WHAPLODE
SPALDING
LINCS
PE12 6UE

This application is to acquire Town and Country Planning Permission (Outline) for residential development off Stockwell Gate, Whaplode for the benefit of D & R Property Services Ltd.

The area of frontage land amounts to 0.28 hectares and is the frontage of a larger agricultural/paddock holding to the rear.

A pre-application enquiry on a neighbouring parcel of frontage land was predominantly positive as the South Holland District Council Local Plan is out of date and currently they do not have a 5 year supply of housing, therefore, this application will be considered under the National Planning Policy Framework (NPPF),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.

From a sustainability view point the site is approximately 800 metres from High Road (A151) with a regular bus service from Spalding to Kings Lynn and is only approximately 1300 metres to the village facilities of Whaplode with footpaths most of the way for walking and cycling. Spalding is 9.5km (6 miles) and Holbeach is 3km (2miles).

To accompany the application an indicative layout plan has been produced which shows 4 No individually designed dwellings with 2 No shared accesses. As the site is frontage development it is ideal for "self-build" people which would satisfy Paragraph 159 of the NPPF and the SHDC leaflet on Self Build Housing (see appendix).

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 frontage to a larger agricultural holding, the proposed indicative plans are for 4 No frontage properties 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 the properties to be agreed and determined at Reserved Matters stage.

LANDSCAPING

There is a small frontage hedge which could be preserved but 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 via shared accesses off Stockwell Gate, subject to the requirements and specification of the 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 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 which is in close proximity of other dwellings 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

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

UTILITIES

Foul water will be disposed of via individual package treatment plants. Electricity and telecommunications are available. Water supply pipes available. The over-head power lines, transformer and poles to be relocated under a way-leave agreement.

APPLICATION PLANS

3027-16-01	Location & Indicative Site Layout Plan

G R Merchant
October 2016

APPENDIX

LOCATION PLAN 1/2500

"GOOGLE" LOCATION PLANS & SITE PHOTOGRAPHS

PROPOSED LOCAL PLAN FOR WHAPLODE – INSET MAP NO 28

PARAGRAPH 159 (HOUSING) OF THE NPPF &
SHDC LEAFLET ON SELF-BUILD HOUSING

FLOOD RISK ISSUES

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

LOCATION PLAN 1/2500


SITE
Eastern Forge
Cragg's Farmho
Sorrels
Valjon
Copperwode
Beechfield House
Rose Cottage
Drain
Rose Lodge
Victoria Cott.
Victoria Cottage
3.0m
GATE
Chesnut Lodge
GP
Silver Birch
The Gables
The Meadows
Terrabere
3.4m
Steepleagate House
The Cottage
Rosemere
Springway
Birch Lodge
Foreners Cottage
Drain
The Priory
The Heathers
Whaplode River (Drain)
STOCKWELL GATE
3.0m
Drain
Stone Acre
Willow End
White Gables
NORTH
LOCATION PLAN.
1/2500.

"GOOGLE" LOCATION PLANS & SITE PHOTOGRAPHS


Whaplode
© 2016 Google
Image © 2016 Getmapping plc
Google earth
Google earth
miles
km
1
2

Google Maps PE12 6UE



Google Maps PE12 6UE



Imagery ©2016 Getmapping plc, Map data ©2016 Google 50 m







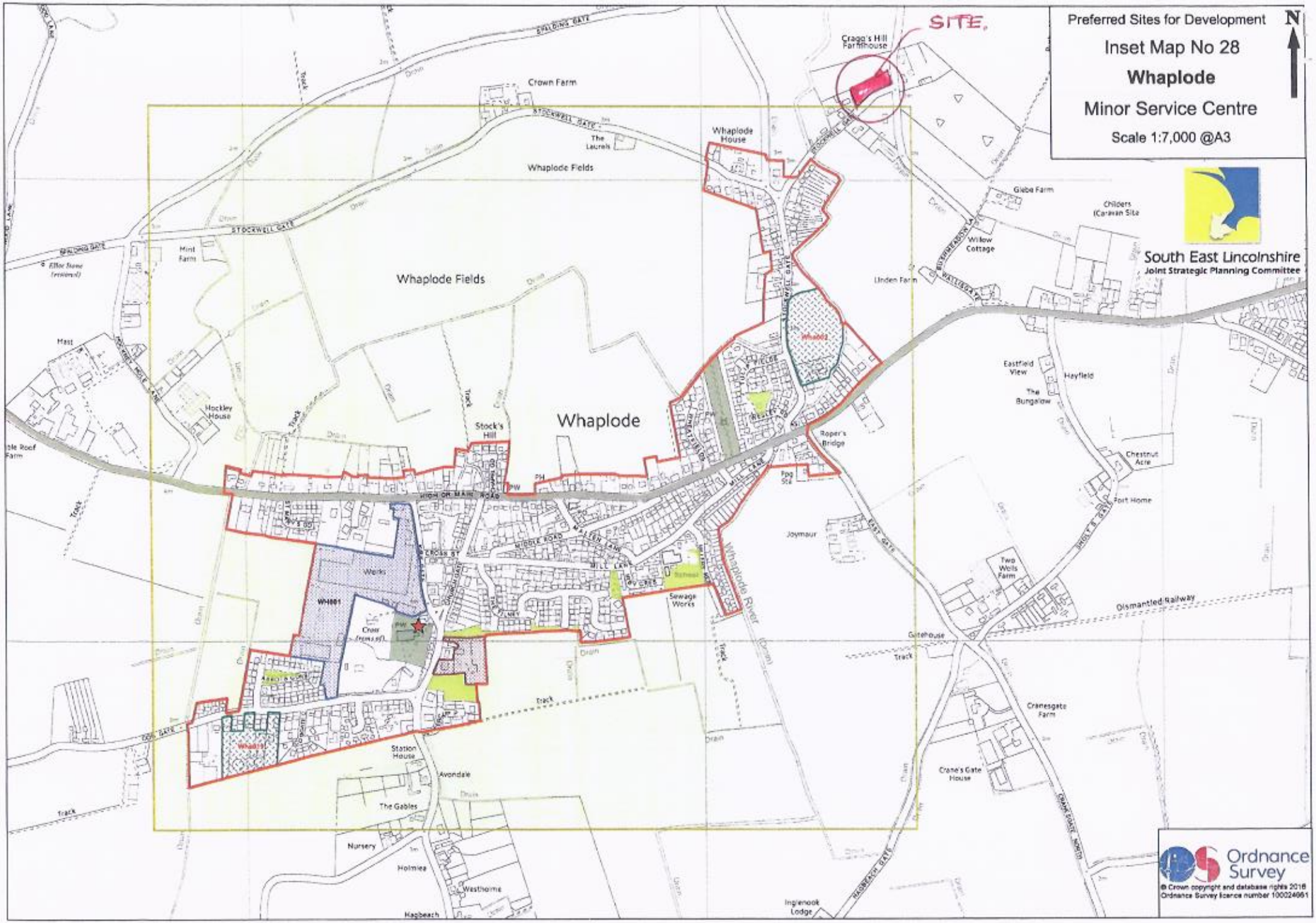








PROPOSED LOCAL PLAN FOR WHAPLODE – INSET MAP NO 28


Preferred Sites for Development
Inset Map No 28
Whaplode
Minor Service Centre
Scale 1:7,000 @A3
N
SITE.
Crago's Hill Farmhouse
Crown Farm
Whaplode House
The Laurels
Whaplode Fields
Whaplode
Stock's Hill
Hockley House
Mint Farm
Glebe Farm
Childers (Caravan Site
Willow Cottage
Linden Farm
Eastfield View
Hayfield
The Bungalow
Roper's Bridge
Chestnut Acre
Port Home
Joymaur
Two Wells Farm
Dismantled Railway
Gatehouse
Cranesgate Farm
Crane's Gate House
Whaplode River
Sewage Works
Works
Crow (rems of)
Station House
Avondale
The Gables
Nursery
Holmlea
Westholme
Hagbeach
Inglenook Lodge
South East Lincolnshire
Joint Strategic Planning Committee
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PARAGRAPGH 159 (HOUSING) OF THE NPPF & SHDC LEAFLET ON SELF-BUILD HOUSING

- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

157. Crucially, Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

Using a proportionate evidence base

158. Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

Housing

159. Local planning authorities should have a clear understanding of housing needs in their area. They should:

- prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment

should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;
- addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);[34] and
- caters for housing demand and the scale of housing supply necessary to meet this demand;

- prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Business

160. Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should:

- work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market; and
- work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.

161. Local planning authorities should use this evidence base to assess:

- the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development;
- the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land;
- the role and function of town centres and the relationship between them, including any trends in the performance of centres;
- the capacity of existing centres to accommodate new town centre development;
- locations of deprivation which may benefit from planned remedial action; and

34 The planning policy for traveller sites sets out how travellers' accommodation needs should also be assessed.

Are you interested in building or designing your own home?

How can I get more detailed information on the scheme?

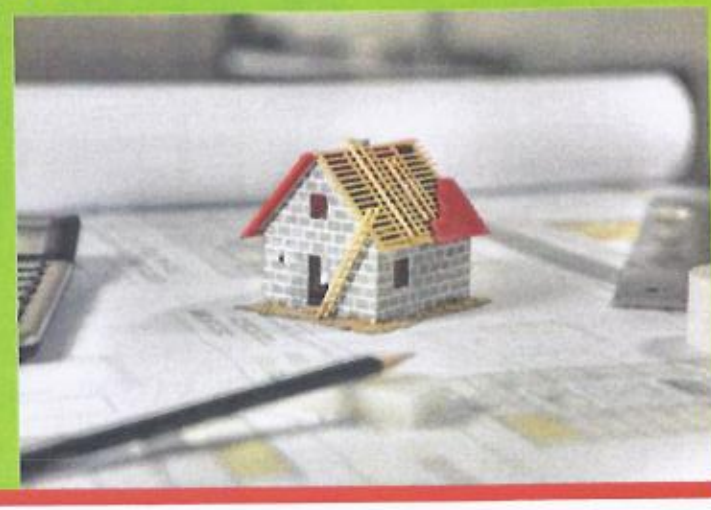
Should you have any queries on Custom and Self-Build Housing, including how to register for the scheme, please contact the council's Strategic Housing team.

01775 761161

info@sholland.gov.uk

To register go to:
www.sholland.gov.uk/custom-and-self-build

Are you interested in building or designing your own home?



This leaflet explains:

- What is Custom and Self-Build Housing?
- What are the benefits of Custom and Self-Build Housing?
- How can I register my interest in the scheme?
- How can I get more detailed information on the scheme?

SOUTH HOLLAND DISTRICT COUNCIL

Are you interested in building or designing your own home?

What is Custom and Self-Build Housing?

Custom-Build Housing is when people work with a specialist developer to deliver a home that is tailored to meet their requirements.

Self-Build Housing is when people directly organise the design and construction of their home.

For those interested in Custom-Build Housing, there are a number of options including:

- Buying a serviced plot of land from a custom build developer, and then working with the developer's architect or their own to finalise the design. Under this approach, assistance and support is available from beginning to end.
- Buying a serviced plot of land from a custom build developer with a range of potential building options. A buyer chooses their plot and then works with the Custom-Build developer to tailor the layout of the home to their preference. The buyer decides the layout and the developer will build it.
- Buying a serviced plot of land from a Custom-Build developer and then choosing from a range of designs. The buyer works with the team of their choice to design the home and then the developer will build it to a fixed budget and timescale.
- Buying from a mainstream housebuilder. Increasingly, a number of larger housebuilders are offering up a percentage of their new development sites for Custom-Build. Buyers will be offered a choice of several house styles and internal layout options and then the home will be built to a fixed budget and timescale.

For those interested in Self-Build Housing the approach is more 'hands-on' than Custom-Build Housing. The options for Self-Build Housing range from buying your land either individually or with others interested in building their own home, through to commissioning a developer to build your home to your own design, or even getting involved in the construction of your home yourself.

What are the benefits of Custom and Self-Build Housing?

One of the biggest advantages to choosing a Custom or Self-Build project is that it gives you the choice and control to create a home that suits your lifestyle and is ready to adapt to changes in your circumstances in the future. Rather than relying on off-the-shelf options, you'll be in the best possible position to tackle areas such as making best use of your plot, maximising views and natural light, achieving greater levels of comfort and energy-efficiency.

Another advantage is that it's a cost-effective route to a good-quality home. As you won't be operating to a profit margin, you can expect to get more for your money than you would by buying an equivalent developer-built home.

By developing your own Custom or Self-Build home you can choose exactly how involved you want to get with the process.

How can I register my interest in the scheme?

In response to the Government's drive to encourage more people to build their own home, those interested in Custom and Self-Build Housing are invited to sign up to a new Custom and Self-Build Register set up by South Holland District Council.

The register will help the Council find out more about the demand for custom and self-build plots in the district, including the preferences that those interested in the scheme have in relation to plot location, plot size, budget and building approach. This information will assist the council in understanding how it can better help those interested in the scheme. Please note, however, that registration does not guarantee that a suitable plot will become available.

Before registering an interest it would be worth considering what is involved and how much Custom and Self-Build could potentially cost. Build costs will vary depending on the specification that you want and can afford. For an estimate of costs there are a number of useful toolkits which can be found through a simple internet search.

To register go to:
www.sholland.gov.uk/custom-and-self-build

FLOOD RISK ISSUES

- ENVIROMENT AGENCY FLOOD MAP
- SOUTH HOLLAND DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT MAP

Environment Agency

Enter a postcode or place name: PE12 6UE Go

Other topics for this area... Flood Map for Planning (Rivers and Sea)

Flood Map for Planning (Rivers and Sea)

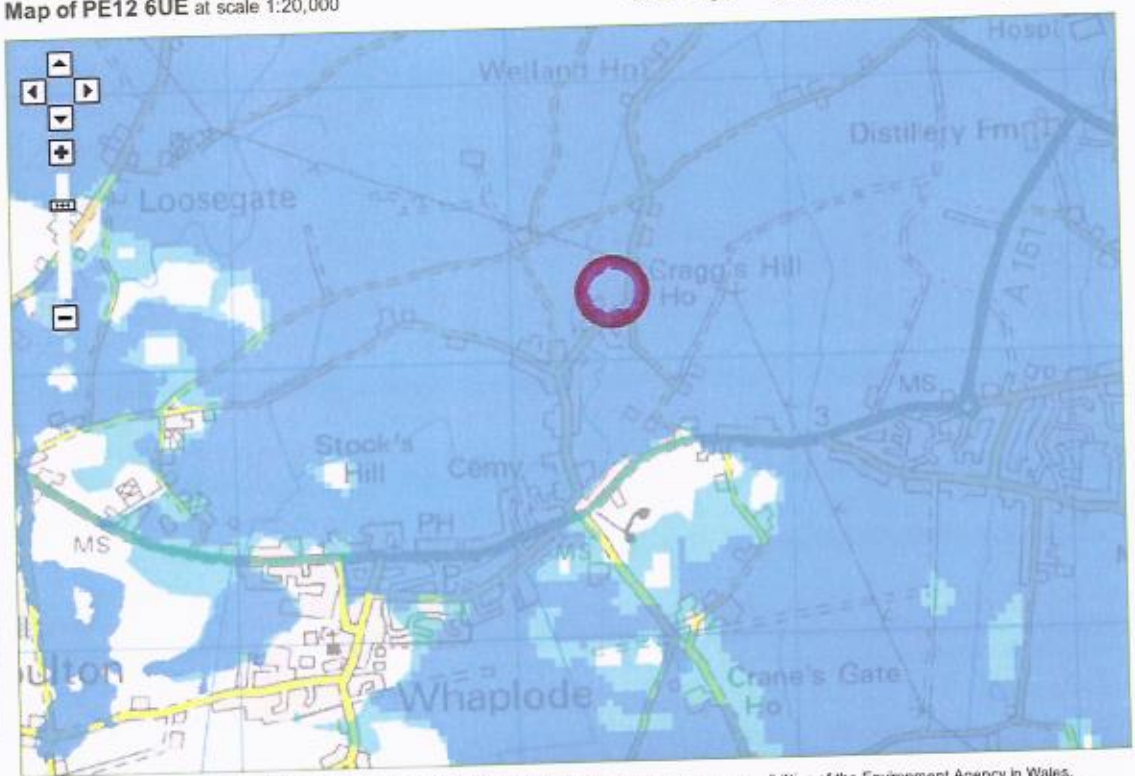
Other maps | Data search | Text only version

Map of PE12 6UE at scale 1:20,000

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



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.

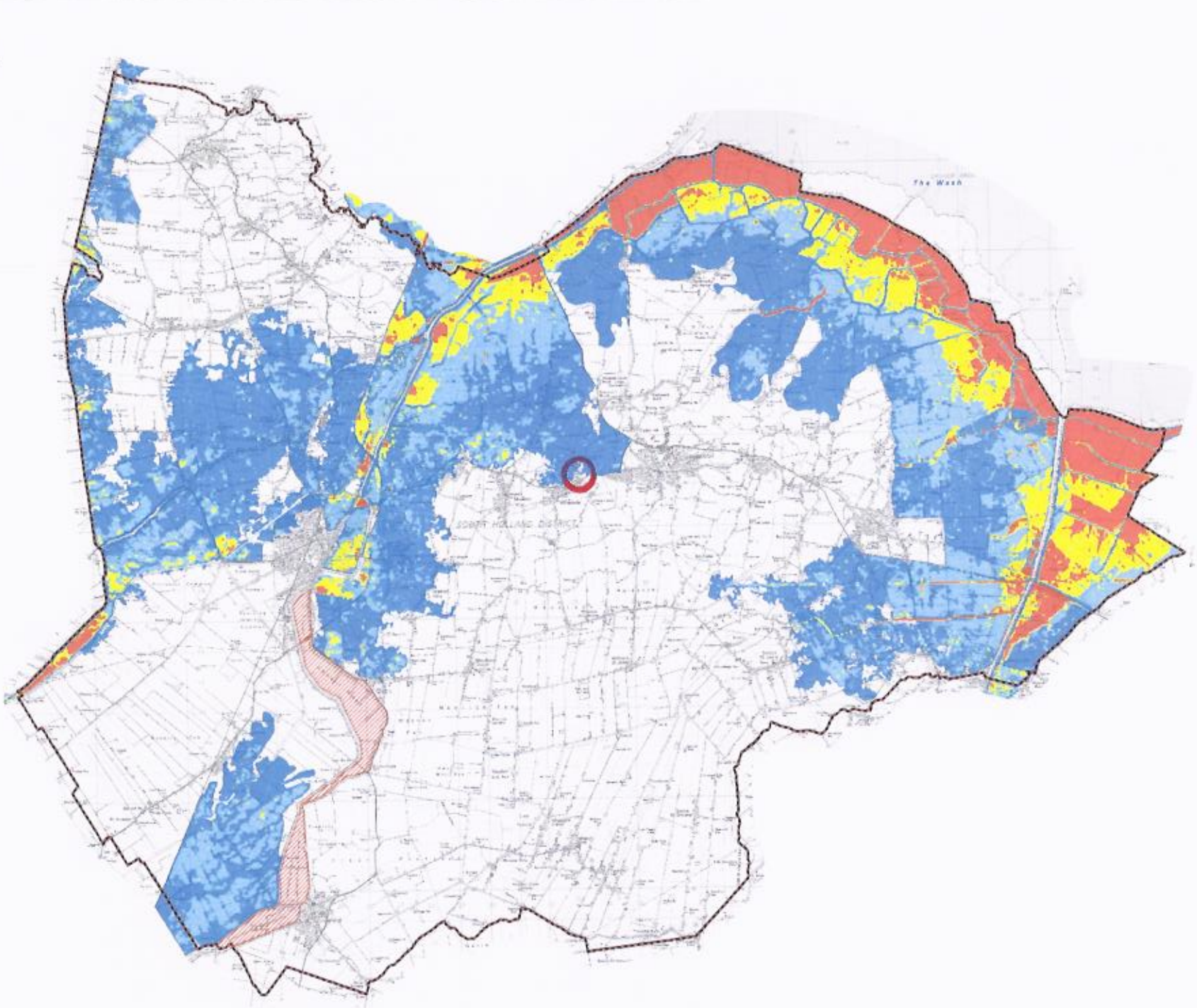
* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your local environment agency office for further details.

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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, main rivers and Internal Drainage Board systems taking into account the presence of current flood risk management measures such as flood defences.

2. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas.

3. The consequences designated as being an Actual Risk arise from direct overtopping of defences, where this would occur, together with assumed breach failure of some defences. Breach failure has been assumed to occur in places where the freeboard between peak sea or river water level and the defence crest level is less than the minimum desirable for structural security of the defence.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. The potential flooding consequences relate to flood probability bandings as follows:

Probability Band	Annual probability of Flooding	
	from a river (fluvial)	from the sea (tidal)
Low	<1.1%	<0.1%
Medium	1%-0.1%	0.5%-0.1%
High	>1%	>0.5%

6. Functional Floodplain encompasses 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 extents only of the flooding probability bands relevant to the map Title

Map Legend

Peak Depth

- 0m - 0.5m
- 0.5m - 1m
- 1m - 1.5m
- >1.5m
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS

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COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

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 floor events.