

Application to East Lindsey District Council

Outline Planning Permission for replacement dwelling in PE24 5RQ

Introduction

Location

Corona, South Crescent, Chapel St Leonards, Skegness, Lincs PE24 5RQ

Land Registry Title LL252759

Grid reference: TF 55867 37300 to approximate centre of site

(note Post code PE24 5RQ centre is at TF 55816 72952)

Site history

Brief summary of key events; a full historical record can be found in Appendix A

South Crescent was laid out in plots for holiday dwellings around 1880

In 1882 the deeds to the Corona plot were accepted in lieu of a bad debt.

The original deed plan shows the crescent including our site and very few other dwellings—early post card photographs around 1920 show only Field House, the large three-storey building at the Crescent entrance and our bungalows.

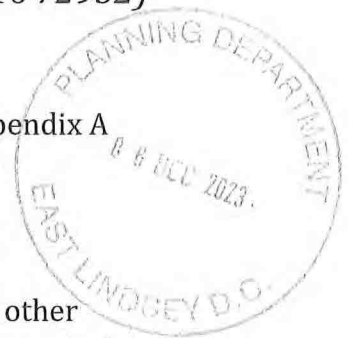
In 1908 one bungalow was erected and in 1910 a second larger one was added. These dwellings, together with additional outbuildings, lasted until they were demolished in 2005 as a condition of an Outline Planning Permission (OPP) for new dwellings, ELDC reference N/031/0499/06, which expired without sale.

A new Outline Planning Permission ELDC reference N/031/00448/15 was obtained, this time with the assistance of an architect due to many new conditions being imposed by ELDC connected with flood risk concerns and policy promoting shared ownership (affordable homes).

This OPP expired 10 June 2018 without a sale. There had been one serious enquiry which was killed by the imposed shared ownership conditions.

Then Covid intervened and the project was put on hold.

It is now proposed to apply for OPP to include a single dwelling with detached garage.



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Flood risk and countermeasures

In 1949 the historic Chapel Point sea defences, consisting of wooden groynes and baffles filled with shore stones over a clay bank, were replaced by driven steel piles with concrete capping and a concreted skirt below high water mark. This new barrier with a track behind the frontal defence wide enough for vehicles extended northwards towards Anderby Creek but stopped short of the dwellings in the area known as Chapel Marshes which was on the seaward side of the 2000 years old Roman bank. The new structure continued southwards past Chapel St Leonard's village pullover towards Shorts Gap.

Just south of Chapel Point there is an outfall from Willoughby High Drain which has a tidal pond with gates at its landward end beneath Ancaster Avenue bridge that are closed by the incoming tide. A pumping station was installed around 1950 so that freshwater flooding upstream could be prevented by pumping against the tide.

1953: "The Great Flood"

An exceptional northerly gale driven high tide and consequent flooding:

Chapel Point and its sea defence environs were not breached. Southwards at the Village some over-topping occurred, while at Shorts Gap there was a major forceful inundation extending about half a mile inland which carried even large re-purposed railway carriages with it (we had friends there).

Northwards there was damaging inundation at Chapel Marshes which destroyed several buildings adjacent to the beach. The sea water did not breach the 2000 years old Roman Bank further back.

Just south of Chapel Point there is an outfall from Willoughby High Drain and Orby Drain which has a tidal pond with gates beneath Ancaster Avenue bridge that are closed by the incoming tide. A pumping station was installed around 1950 so that fresh water flooding upstream could be prevented by pumping against the tide. The tidal pond was surrounded by clay banks. These and the bridge gates were overtopped by the exceptional tide. This resulted in slow inundation of the surrounding areas including South Crescent. The water came back up the drainage ditch on the east side of the Corona site as far as the front door step of the nearest building. We know this exactly because our grandfather was present and taking refuge in the large house at the corner of South Crescent during the high tide periods.

Further countermeasures

Since those times the tidal pond banks have been topped with concrete and raised about 1 metre.

Sea defence Policy

Humber Estuary Coastal Authorities Group

Flamborough head to Gibraltar Point Shore management plan-

Policy Unit 0 (central section) published 2010

Short and medium term (present day to 2055): Hold the line

Long term (2055 to 2105): Hold the line with localised realignment considered where appropriate.

Environment Agency report on PE24 5RQ downloaded 4 Dec 2023

Rivers and sea risk: medium risk; each year 1% to 3% probability, map Figure 5

Surface water risk: low risk, each year probability 0.1% to 1%

Reservoir and groundwater risk: unlikely

Lead Local Flood Authority (LLFA) is Lincolnshire for surface water issues. Note that properties in this area are protected by the nearby pumping station.

Related developments

North Sea Observatory, Chapel Point

This opened in 2018 at a cost of around GBP1.2million.

It demonstrates confidence in the policy statements above.

Sandhills in the vicinity have been fenced off for several decades and re-planted with indigenous salt-tolerant shoreline native plants that have significantly increased sand retention such that the hills are becoming restored to structures close to the pre-1953 era.

Conclusion

It is reasonable to expect that the coastal area including PE24 5RQ will be robustly supported with maintenance of sea defences to resist erosion by storms and modest raising of mean sea level due to predicted continued climate changes.

Outline Planning Application (OPP) for replacement dwelling at Corona, South Crescent PE24 5RQ

Figure 4 shows that consequent upon the demolition of buildings in 2005 and failure of two OPPs to secure a sale, this site is now uniquely empty in the developed locality. It has incurred considerable expenses to hold down brambles and other weeds pending re-establishment of a habitable dwelling.

It is proposed that a dwelling on the site should have ground floor levels at least 2.4m above ordnance survey datum, which would be in line with nearby dwellings and the South Crescent road surface. This proposed dwelling would therefore have no greater

flood risk than those on adjacent sites in South Crescent and Acacia Avenue. It is noted that the risk would be that of the owner/occupier. It is intended that when the property is offered for sale there will be a reference to flood risk and the authorities responsible for flood defences and assessment of risk so that intending purchasers may make an informed decision on whether to accept the risk, which cannot be eliminated, is low to medium as noted above, but can be managed.

Boundaries of the property.

During the many years of occupation by our family there has never been formal discussion of responsibility for maintaining boundaries. We have always carried out reasonable maintenance.

Frontage

There is a drop-kerb vehicle access across the footpath approximately in the centre of the frontage to South Crescent. There is a pedestrian access from the roadside footpath at the north end of the frontage. It is proposed to keep these access/entrances. Please see Figure 6. The frontage is dressed with a hedge of mixed vegetation, mostly hawthorn, which is kept under 2m height.

North side

Hedging kept to nominal 2m height

South side

Fencing by the adjacent Sundown property driveway, followed by their garage wall and hedging to the rear boundary.

East (rear) boundary

According to understood local practice, the boundary is along the centre line of the drainage ditch between Corona and properties in Acacia Avenue which becomes culverted behind the Sundown and Renown bungalow sites and continues under St Leonards drive to a gravity gated outfall into the main Willoughby High Drain, Figure 4A.

The Corona boundary is further emphasised by trees in hedge formation which are over 3m height for mutual privacy but could be reduced to 2m maximum height by agreement with owners in Acacia Avenue.

Services

Water supply, sewage drainage and electricity were provided to the now demolished bungalows along the northern edge of the site. Although disconnected, they are available near the pedestrian gate at the north corner.

Plans and elevation

It is proposed that the existing pedestrian and vehicle entrances will be kept. The dwelling will harmonise with the building line established by neighbouring properties.

Figures

Figure 1a, 1b & 1c: Corona Location plan from original deeds for LOT 12 1134 sq yards of 1882 purchase by Walter Brown (great grandfather of current beneficiaries).

Note 1: 1134 sq yds = 0.095 Ha Note 2: This qualifies for the basic fee up to 0.1Ha

Figure 2: Title register LL252759 for Corona, South Crescent, Chapel St Leonards PE24 5RQ. Administrative area: **Lincolnshire: East Lindsey**

Figure 3: Corona location plan at HM Land registry for Title LL252759, OS map reference TF5572NE; showing buildings 1910 to 2005.

Figure 3A: General orientation within Chapel St Leonards

Figure 4: Corona location plan 26 Oct 2023 from UK Planning Maps using OS National Geographic Database. This plan also shows that the locality is well developed and the Corona property is surrounded by buildings on adjacent and nearby plots in South Crescent and Acacia Avenue. Note also the reference height 2.4m above sea level.

Figure 4A: Boundary land drain to Willoughby High Drain

Figure 5: Humber Estuary Coastal Authority Group: Flamborough Head to Gibraltar Point Shoreline Management Plan, December 2010

Figure 6: Proposed site plan with 3 bedroom house and single garage

Figure 7: Proposed House elevations, Floor plans and view.
House plans-UK drawing 122/103P

Figure 8: Proposed Garage elevations, floor plan and view.
House plans-UK drawing 102/102P

Figure 9: Specification notes for garage. House plans UK drawing 102/104BC

Applicable Planning fees

Fees due: Please refer to the notes attached to Figures 1a,b,c.

According to updated fees listing applicable from 6 Dec 2023 the fee due is £624.

This will be sent to your given bank account using BACS with reference:-

Land Registry Title LL252759 Grid reference TF55867 37300

G D Carnell 4 December 2023.

25 Hollin Park Terrace, Leeds LS8 3HE

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