

DESIGN AND ACCESS STATEMENT

to support

PLANNING APPLICATION

for

RESIDENTIAL DEVELOPMENT

at

LAND ADJACENT ORCHARD COTTAGE

CAPES ENTRY

COWBIT

SPALDING

Lincolnshire

PE12 6AG

for

Mr A & Mrs J NEAL

LOCATION



The application site is located between two existing dwellings on the south side of Capes Entry, a no through road off Drain Bank, Cowbit. The site is 1.76k from the centre of Cowbit, St Mary's church, the primary school and village shop; 7.3k from the centre of Spalding (Hall Place) and the associated amenities ie banks, retail, food stores in addition to secondary schools and leisure amenities ie cinema, gyms, bowls, squash and tennis courts etc. Springfield Retail Outlet & Festival Gardens is 8.3k.

The site is 3k from the junction with the A16 which is then 23k to the centre of Peterborough to the south and 28k north to Boston.

As the crow flies the site approximately 700m further from the centre of Spalding Market Place than the southerly point of the proposed Holland Park development. That site is deemed a sustainable development.

SITE AND SURROUNDINGS



The site is situated between two dwellings on the south side of Capes Entry. Ownership of the site is within the boundary of the dwelling next door but one to the west and is part of the paddock to the south.

To the north are open fields towards the A16 to Peterborough and beyond .

None of the dwellings in the immediate vicinity including the relatively new built dwelling 200m east have any direct connection with agriculture.

POLICIES

National Planning Policy Framework (NPPF)
South Holland Local Plan 2006

The National Planning Policy Framework sets out the Government's policies and how they expect them to be applied. At the heart of the NPPF is the presumption in favour of sustainable development and more importantly one of its main aims is to increase significantly the supply of housing.

Para 49 of the Framework states "Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites" thus as the authority is unable to demonstrate this the policies for the supply of housing such as the Local Plan policies HS7 and SG4 seeking to restrict development in the countryside are to be considered out of date. The proposal would contribute to the housing shortfall.

Para 55 refers to promoting sustainable development which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances which includes exceptional quality or innovative nature of design. It is intended that the design will help raise standards of design in architecture and will enhance it's immediate setting. This application is within a small group of dwellings and is not, therefore, isolated. The use of this plot would be considered as an acceptable form of infill, it is suitable for a single dwelling, and does not extend the ribbon development

South Holland Local Plan 2006

Whilst the NPPF suggests the LP policies to be out of date in the Strategic and General policies the LPA states that " in towns, villages and in the open countryside the effective use of land and buildings is of great importance"

The policy then continues "we will encourage the use, reuse or redevelopment of derelict, disused and underused land"

Policy SG7 refers to the need to be energy efficient. The dwelling proposed for this site will take full advantage of the orientation of the site, will harvest the rainwater for reuse, source the heating from either the air or the ground and use solar photovoltaic cells to provide electricity.

SUSTAINABILITY

We believe the following identifies the suitability and sustainability of the site for residential use :-

A regular bus route is available at the top of Drain Bank on Cowbit Bank.

The site is 7.3k from the centre of Spalding, by road, which compares favourably to the 3.6k that the Holland Park development, at its most southerly point, will be when constructed. The site is also only marginally further to Springfield shopping outlet than the same point in Holland Park.

Whilst there is a good bus service accessible at the top of Drain Bank the local services and facilities are not within reasonable walking distance. However, whilst this will result in the use of the car such trips will predominantly be local which will not have a significant detrimental impact.

The following amenities are available in Spalding:-

- Essential needs:-

Supermarkets (6no.), hardware, gardening, home shopping –most within Spalding Market
Market stalls – 2 x week
Clothes outlets – in Spalding centre & Springfield outlet
Doctor's surgeries
Hospital

- Education:-

Primary/secondary/grammar schools. A primary school is 1.8 k east of the site

- Leisure

restaurants & pubs (
cinema & theatre,
ten pin bowling
lawn & indoor bowls
gyms, swimming etc

- **Employment**

Spalding is the centre of the food industry in this area providing employment for all levels of skills and professions either within that business or in the many associated businesses.

The application site is also located within easy access to the main routes to access other main towns & cities

CONCLUSION

A significant housing shortage exists nationally. Policy HS1 identifies the needs to 2021 of which 440 dwellings are allocated for rural development.

The growth of the housing development companies developing large sites of high density housing has reduced the construction of the individual style of dwelling which this site will accommodate.

By definition the plot is an infill plot being situated between existing dwellings.

The proposal will provide electricity from solar energy, heating from either ground or air source and will harvest rainwater.

The site is in a sustainable location.

We therefore conclude that the site is acceptable for residential development.