DESIGN & ACCESS STATEMENT



Outline Application, Proposed Erection Of Detached Two Storey Dwelling

At Blackberry Lodge, 187 Nene Terrace, Crowland, Peterborough, PE6 0LD

On Behalf Of

Mr and Mrs Matthews

BARKER STOREY MATTHEWS

bsm.uk.com

Ref: 18-014

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APPENDICES

Appendix 1 - Flood Map
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Cover photo - Host dwelling viewed from rear site to left

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The plans are published for identification purposes only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

The applicant has confirmed that the necessary approvals are in place for the use of third party plans and material in connection with this application.

Other Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg no. 2566342.

1. Introduction & Purpose of Statement

This Planning Design and Access Statement is submitted in support of the proposal and to give additional detailed information to officers and consultees dealing with the application and to inform the public and others with an interest in the proposal about the site and the form of development.

The plans submitted as part of the application are reproduced, at reduced scale, in this statement for the reader's convenience.

2. Background

This application is submitted by Mr and Mrs Matthews the owners of the site. The applicants are looking to develop land to the east of Blackberry Lodge in accordance with the Governments push to deliver sustainable housing in accessible rural locations to maintain rural viability. The whole site was the subject of a pre-application enquiry for the development of 8 dwellings. That proposal was not acceptable in principle because it was at odds with the established character and form of development.

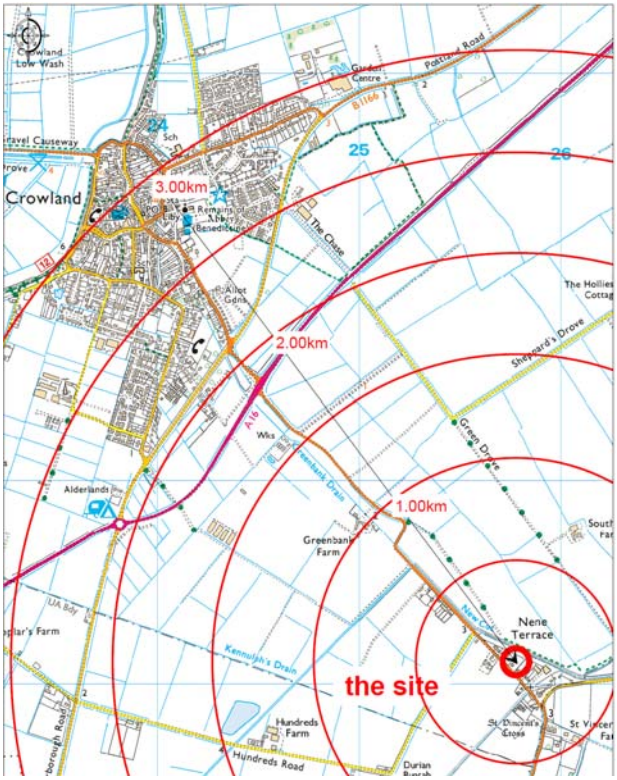
The current proposal accounts the pre-app response and proposes a form of development that is entirely in character and keeping with the areas.

3. Scope of the Application

The submission is made for the erection of a detached two storey family home with double garage, using an existing access, parking and manoeuvring space on the land identified below.

4. Site Location and Context

The application site lies within the development limits of Nene Terrace which is a linear village in rural South Holland approximately 2 km south east of Crowland as shown on the plan below.

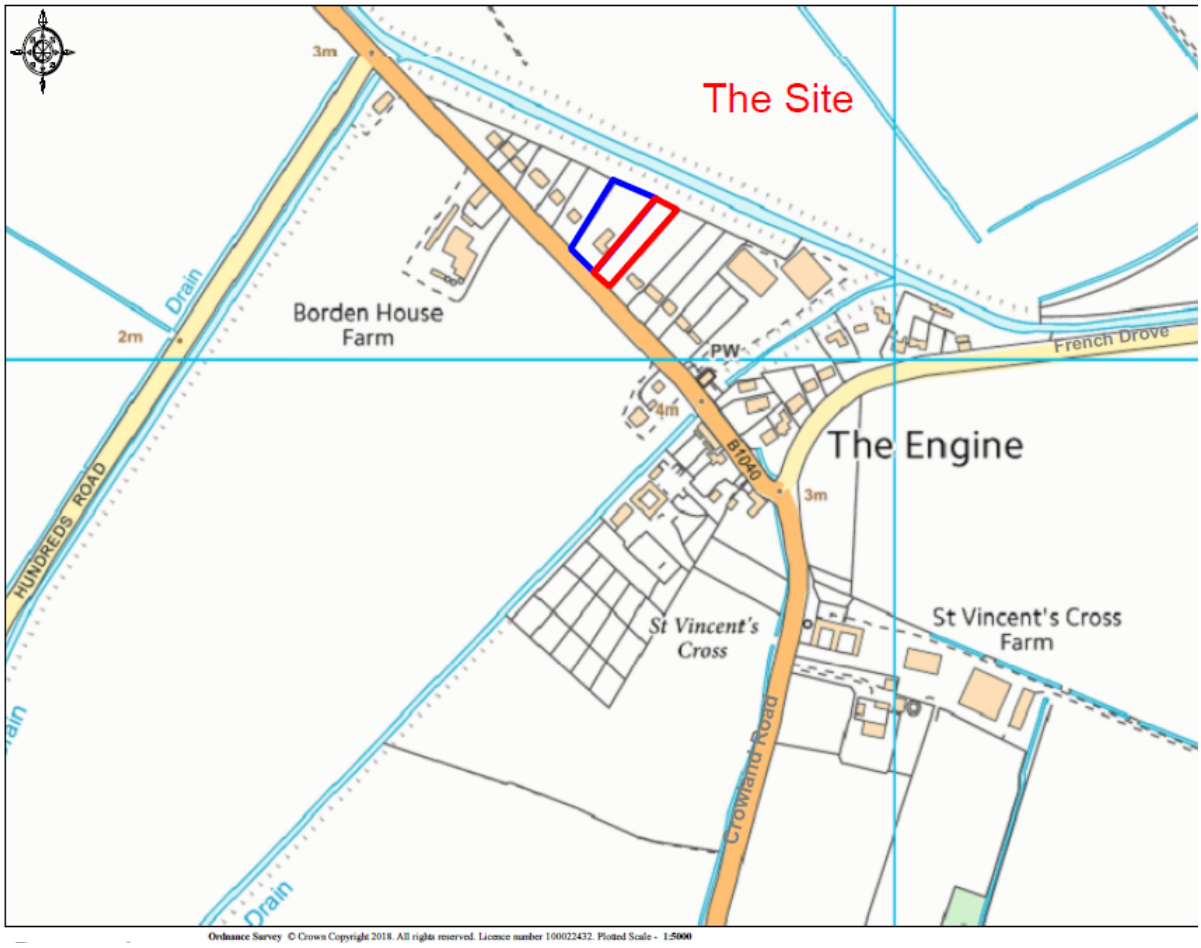


The site is within the village development boundary as defined in the emerging SE Lincolnshire Local Plan as depicted and explained in Section 8.

The site forms part of the garden of the donor property Blackberry Lodge, number 187. It is not part of any agricultural holding and is currently in domestic use.

It has mature landscaped boundaries to the rear, front and side (east).

The northern boundary of the site abuts land associated with Nene Cut on the opposite side of the road is open countryside.



5. The Site / Site Analysis

The developable application site extends to approximately 0.057 Ha and is identified edged red on the plan below.

The development area is approximately rectangular in shape with a frontage of 20m and average depth of 28m comprising part of the gardens to the Sycamores. The host dwelling retains a garden of approximately 0 .048 ha

The majority of the area is lawned and the site is bounded by a substantial hedge with mature trees close to the frontage.



6. Other Considerations and Constraints

Extent of Adopted Highway –

The site has two access points to the application site and the host dwelling direct to the adoptable highway. These provide a shared surface for vehicular and pedestrian access.

The western access will continue to be used by the host dwelling; the eastern access will be serving the new dwelling.

A new boundary will divide the host dwelling from the proposed dwelling and there will be no access connection to link through between the two plots.

This section of road is straight with good visibility in both directions.





Trees –

There are no trees within the area identified for the positioning of the house and garage and the access to the site already exists.

There are trees to the site frontage which are the subject of a TPO (see plan below).

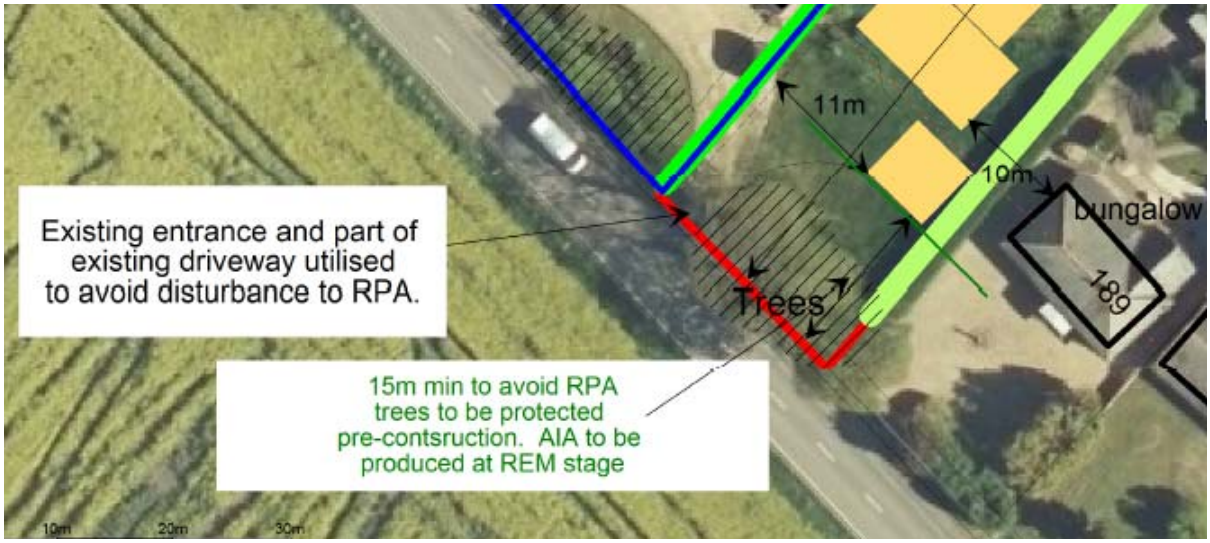
These trees are attractive and contribute to the character of the site and screening to the road and are of benefit the development proposal.

These trees will be protected during the construction phase in accordance with tree protection measures agreed with the local planning authority at the reserved matters stage when the exact positioning of buildings is known.





The plan below shows the building exclusion zone proposed and the line to be set for the the protective fencing. Details will be confirmed the at the REM stage.



Boundary treatment -

The north, South and eastern boundaries to the site are characterised by mature hedgerow and trees.

A new boundary will be provided to separate the host dwelling from the proposed dwelling.

Whilst this will be dealt with by condition at the reserved matters stage it is anticipated that the treatment to this boundary in front of and behind the dwelling will reflect the rural character of the location and will be predominantly hedged along a post and rail or post and wire fence. 1.8m high timber fencing would only be used only between the structures of proposed dwelling and the host dwelling.

7. The Proposal

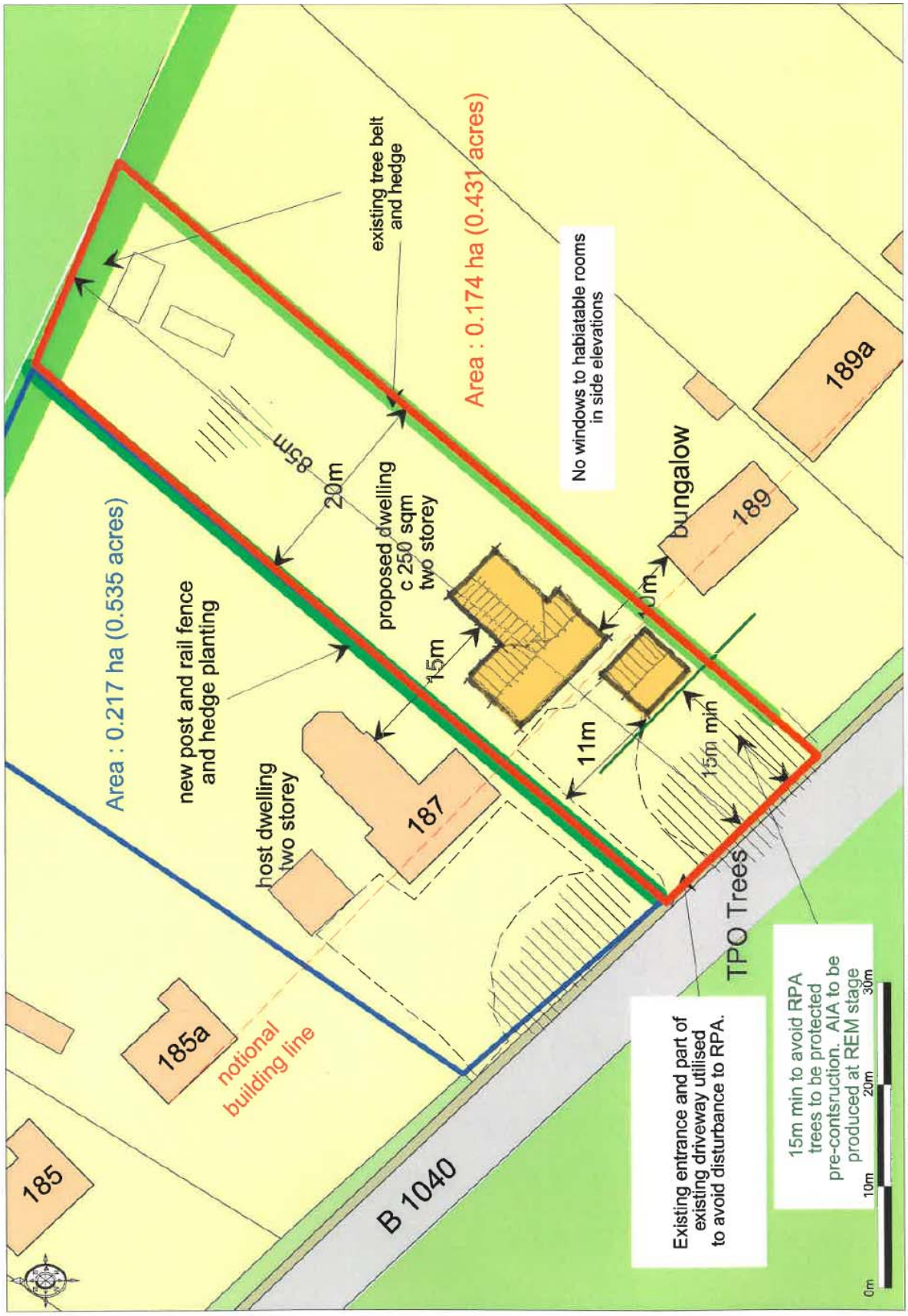
Scale and Layout

The application seeks consent for a detached family home and double garage as shown on the illustrative layout on the following page.

The position of the buildings on the site is predicated on

- Utilisation of the existing eastern access to the overall site.
- Exclusive use of that access.
- A similar building line to the existing development
- The desire to avoid the trees to the site frontage.
- Adequate separation distance being provided between the existing dwellings and proposed dwelling
- The windows to habitable rooms being orientated front and rear
- The ability to accommodate a 2-storey development without it causing overlooking, overshadowing or an overbearing impact.

We believe that the illustrative layout demonstrates that the proposal can be readily accommodated on the site in the general position shown. The precise detail would follow at the reserved matters stage.



Amount

One singe detached house plus double garage. It is anticipated that the proposed dwelling will have a floorspace of c 250 sqm

Access

The site lies within the village and the 30mph speed limit that applies. It is evident that there is adequate visibility in both directions.
The photos below show views out from the site eastern access that will be used to serve the proposed development.

The second access to the west will continue to serve the host property

Parking

Car parking and turning is conveniently located at the front of the proposed house.

The application proposal can accommodate at least 4 car park spaces (including double garage) and on-site turning enabling vehicles to enter and leave the site in a forward gear.

Secure cycle parking for the home owners and visitors can be provided in the private garden and there is sufficient space available for the provision of garden sheds which could be used for covered cycle parking.

General Building Arrangements / Materials

Attention will be paid to detailing to ensure that the development is high quality in terms of architecture and materials as appropriate and relative to this location.

Brick and tile will be used but the actual materials / specifications are will be dealt with by condition.

The house design will aim to create a single two storey home that fits within the village in terms of scale and character and is respectful of the adjacent properties and in particular particularly the bungalow to the east.

Sustainable Drainage Strategy

Surface water drainage will be via soakaways and percolation. The external surfaces will be permeable.

Rainwater goods will discharge into soakaways and rainwater harvesting via butts will feature as part of the design detail in the reserved matters application for the development.

Foul drainage will be via an appropriately sized septic tank, (Klagester or similar)

Domestic Waste / Refuse

As with the other properties in the area waste and recycling bins/bags and services will be used by the residents.

Bins will be positioned at the rear of the house and brought forward to an allocated "collection" space at the front of the site adjacent to the access on collection days.

Bin storage areas are shown on the proposed layout plan.

Biodiversity

This is a minor application for a single dwelling on what is ostensibly a lawned area of an existing domestic garden. A biodiversity checklist is submitted with this application.

The development of a new garden around the proposed dwelling will provide the opportunity for biodiversity enhancement.

Flood Risk

The application site is within an identified flood zone on the extract EA maps at Appendix 1.

A Site Specific Flood Risk Assessment (SSFRA) is submitted with this application.

> "*The flood risk assessment has concluded that there is very low risk of flooding from potential sources.*
>
> *The nature of the development, being two storey houses, is inherently resilient to flooding. Opportunity exists to include SUDS features to mitigate any increase to flood risk elsewhere.*
>
> *In conclusion, flood risk should not present a reason for objection to the development*"

It is also noted that this was the case in the recent, previously approved, and now under construction, development of two new houses to the east within Nene Terrace.

Note – the FRA was prepared in respect of a pre-application enquiry mentioned was for 8 dwellings on this site. The application proposal is for a single dwelling and the associated risk with this is even lower given the number of dwellings proposed.

On that basis the original pre-app 2017 FRA is submitted with this application.

8. Planning Policy Context and Considerations

Development Plan Policy

The site is located within the settlement boundary of the village in the emerging local plan and given the stage that it has reached in the process towards adoption significant weight can be given to this in decision making.

Weight must also be given to the NPPF and this application must be considered within the context of both the National Planning Policy Framework (July 2018) and development plan policy.

Whilst the SHDC and ES Lincs local plan is in a period of transition there remain a number of policies material to the consideration of the proposal in terms of principle and detail.

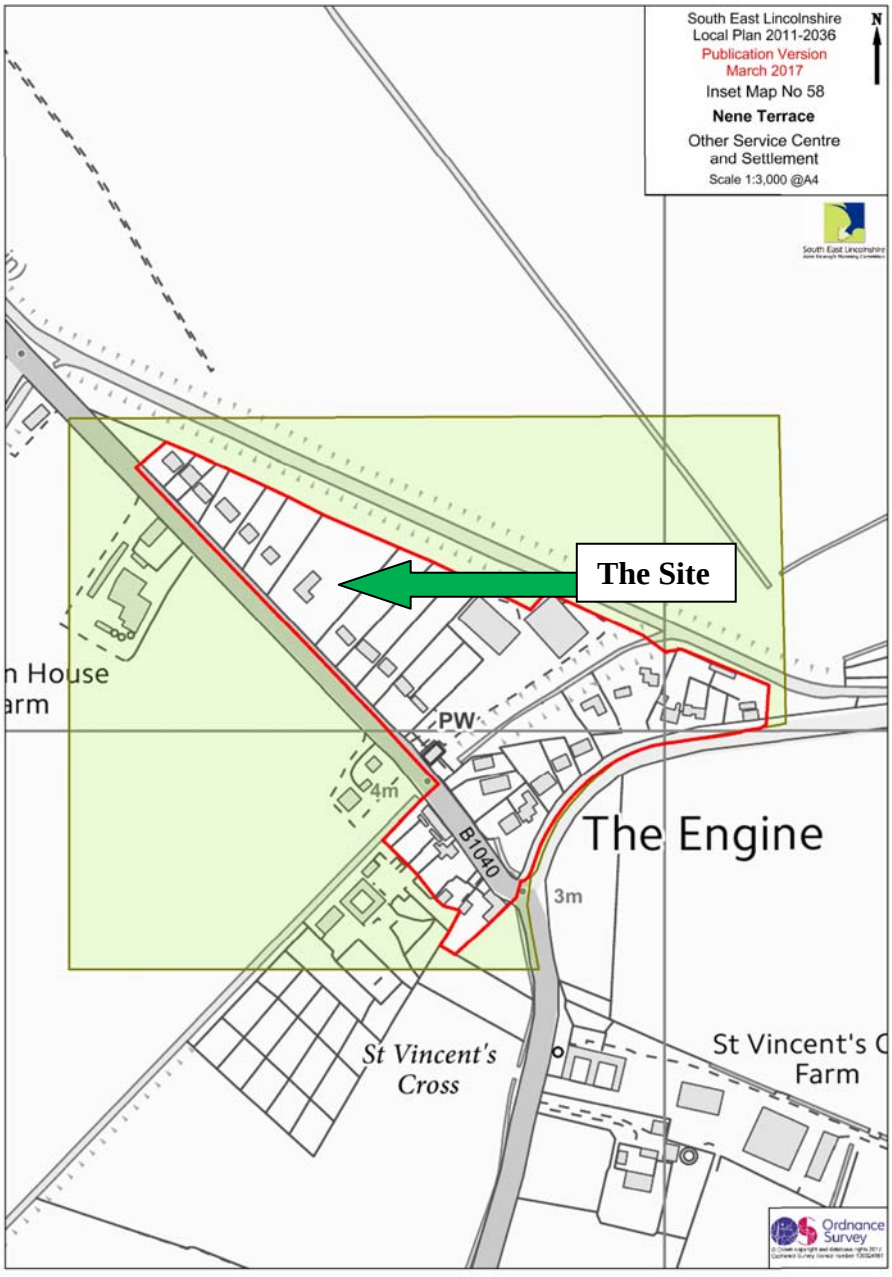
Policy 1: Presumption in favour of Sustainable Development

The application site is considered to be a sustainable location have regard to its fuctional relationship with Crowland and its classification within the settlement hierarchy.

Policy 2: Spatial Strategy

The Spatial Strategy Identifies a hierarchy of settlements including: - "Other Service Centres and Settlements. This category of settlement includes (inter alia) Nene Terrace and defines its boundary on Inset Map 58 below. The policy relating to these settlements states that: -

> *Within the settlement boundaries of the Other Service Centres and Settlements development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.*



Policy 3: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

> *1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;*
> *2. quality of design and orientation;*
> *3. maximising the use of sustainable materials and resources;*
> *4. access and vehicle generation levels;*
> *5. the capacity of existing community services and infrastructure;*
> *6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;*
> *7. sustainable drainage and flood risk; and*
> *8. impact and enhancement for areas of natural habitats and historical buildings and heritage assets.*

Five Year Land Supply

It is understood that the Council cannot currently demonstrate a five-year land supply. Thus, there is a presumption in favour of sustainable development.

This is a sustainable site and its development would make a modest contribution to the delivery of new housing and add to housing choice within the area.

National Planning Policy Framework (NPPF)

The new National Planning Policy Framework (NPPF), published in July 2018 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied.

When determining Planning Applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development except where this conflicts with other policies contained within the NPPF.

Para 38 emphasises that:-

> *Decision-makers at every level should seek to approve applications for sustainable development where possible.*

In respect of rural areas the NPPF states:-

> *78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements,*

Given that Nene Terrace has been identified in the emerging local plan as suitable and sustainable location for limited new housing it is clear that the LPA consider that new development is in principle appropriate.

9. Community Infrastructure Levy (CIL), S106 Developer Contributions

It is understood that South Holland does not currently seek to impose Community Infrastructure Levy.

Given the scale of the site it is not expected that any S106 contributions will be sought. However, this is a matter that will be considered as part of this application.

10. Conclusion

This application is for outline permission for a detached 2 storey dwelling within the development boundary of Nene Terrace which is identified in emerging policy as a sustainable and accessible location for limited rural development.

The proposal at the reserved matters stage will designed to be delivered in accordance with relevant design and amenity policies in P3 of the emerging plan and the NPPF.

The proposed dwelling will add to housing choice within the village (and district) in accordance with the NPPF and development plan aspirations.

11. Final Remarks

I trust that the material enclosed with this application is sufficient for your purposes however, should you require any additional information or wish to meet either on site or at your offices to discuss any aspect of the proposal please do not hesitate to contact me at your earliest convenience.

We hope that officers and the council will be able to support this proposal and grant planning approval with such conditions as may be considered necessary.

Ends



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Appendix 1
Flood Risk



Appendix 2
Photographs Of The Site





The host dwelling



Frontage trees



Host dwelling side elevation



Established boundaries



View to rear of site east



Bungalow to east. Note mature hedge



View to rear of site west



Location of proposed building



Rear boundary



Adjacent bungalow to east