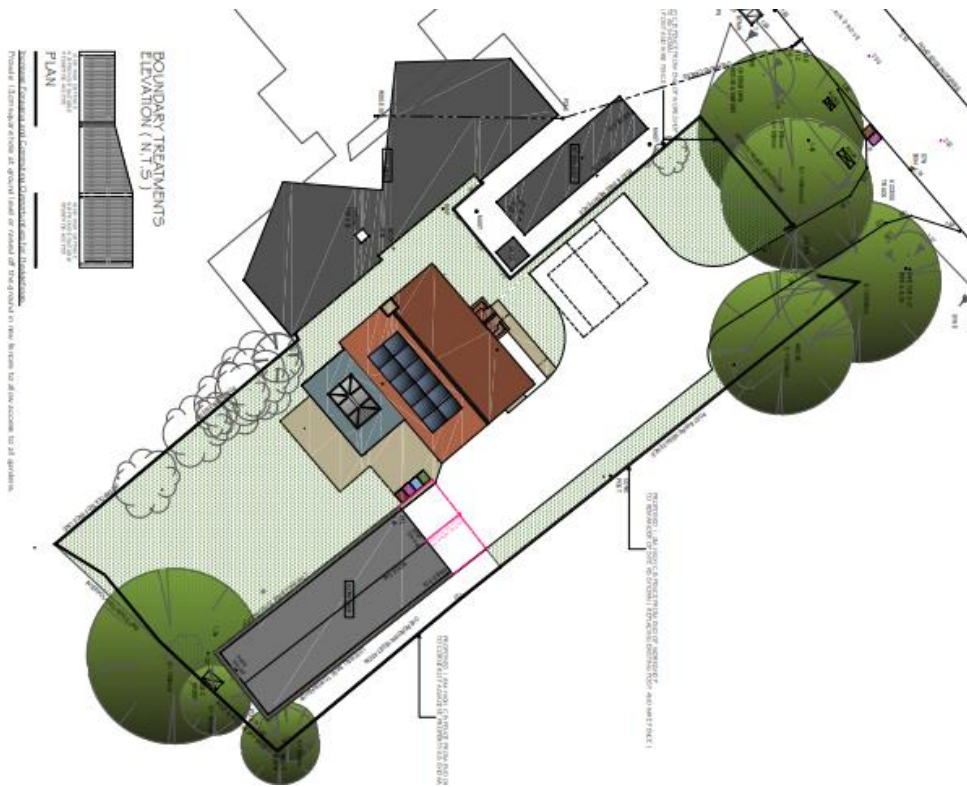


DESIGN AND ACCESS STATEMENT INCORPORATING PLANNING STATEMENT



**LAND AT THE OLD MISSION,
COUNTER DRAIN DROVE,
TONGUE END, SPALDING**

1.0 Introduction

- 1.1 Full planning permission is being sought for one custom / self-build dwelling. All the existing buildings on the site will be removed save for one. This will be reduced in size slightly and be used by the occupier of the dwelling for their earthworks business for the storage of plant/ machinery and materials.
- 1.2 In terms of planning history, the most recent planning permission was an outline proposal for two dwellings ref H03-0093-23. The permission is dated 18/5/2023.
- 1.3 Prior to that outline planning permission was granted under H03-0773-19 on 1/10/2019 for a pair of semidetached dwellings.

2.0 The Site

- 2.1 The site is located in the settlement of Tongue End which is set in an extensive fenland rural landscape.
- 2.2 The site has been in commercial use and has several outbuildings, an office and a workshop upon it.
- 2.3 Access to the site is currently obtained from Counter Drain Drove.
- 2.4 There are a number of tree preservation order protected trees relating to the site. Please refer to the arboriculture report submitted with the application. The trees have been taken into account in the proposed layout of the development.

3.0 Design & Access

- 3.1 The proposal is for one custom / self-build dwelling. All the existing buildings on the site will be removed save for one. This will be reduced in size slightly and be used by the occupier of the dwelling for their earthworks business for the storage of plant/ machinery and materials.
- 3.2 Access will be taken from Counter Drain Drove using the existing point of access.
- 3.3 The proposal contains sufficient parking to meet the Council's policy requirement and also space for turning which allows vehicles to leave the site in a forward gear.
- 3.4 The design of the property takes its inspiration from a traditional fenland farmhouse form. In terms of the appropriateness of this form of development, the character and nature of the built environment in the locality has been assessed below.



Fig 1 Property immediately south west (save for the telephone exchange building) of the application site



Fig 2 Properties south west of the application site



Fig 3 First property to the north east of the application site



Fig 4 Properties further north east of the application site

3.5 As can be seen from the images above, the majority of development in the area is former local authority housing. Generally speaking, the properties display a simple form and the proposed development reflects this. The proposed design does not seek to compete with the relative ornateness and complexity of school and so is appropriately subservient to it.

3.6 Materials proposed are:

Roof - Sandtoft concrete double pantile (rustic) or equivalent

Walls - Hampton rural blend

Windows - Upvc in cream

which are compatible with the materials used by the surrounding development in Tongue End.

3.7 Waste will be placed on the highway verge on bin collection days. Given the size of the application site, there is plenty of space for the storage of waste (as shown in the proposed layout drawing) prior to collection.

4.0 Heritage Assets

4.1 Tongue End has no Conservation Areas and no Listed Buildings. The District Council has no published Non-Designated Heritage Assets list. Adjacent to the application site is the former school property. The Council has not, in its considerations of the previous applications on the Old Mission site, identified that it considers the former school site to be a non-designated heritage asset.

5.0 Flood Risk

5.1 The site is in flood zone three. A flood risk assessment has been submitted with the application. The assessment identified the flood level required for the property in order to ensure it is safe from flooding.

- 5.2 The Council has approved in recent times two previous applications for residential development on the site H03-0773-19 and H03-0093-23 and as there has been no change in policy there is no reason why the flood risk situation should so prevent the grant of planning permission for this development. With regard to the consent granted under H03-0093-23, the case officer wrote:

The majority of the site is located within Environment Agency Flood Zone 3 and a small part near the road is within Flood Zone 1 and therefore, a sequential test should be undertaken. The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) (SFRA) indicates that the site is not situated in a hazard area. The Local Plan has allocated sequentially preferable sites in terms of flood risk that are capable of meeting the identified housing targets for individual settlements. Although the application site is not a housing allocation within the Local Plan (only suitable sites capable of accommodating 10+ dwellings have been allocated), the site does lie within the settlement boundary for Pinchbeck. In general, there is a presumption in favour of sustainable development within settlement boundaries and windfall sites are expected to have a contribution towards housing supply (and maintaining the 5-year supply of deliverable sites) in the district. As such, one could argue that, should the site be acceptable in all regards, and if the Exceptions Test is successfully passed, that the site is acceptable in flood risk terms, notwithstanding the fact that there are sequentially preferable allocated sites in the adopted Local Plan. In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. With regard to the above, the development would provide some wider sustainability benefits to the community through a contribution (albeit small) towards housing supply, and other benefits including generating employment during the construction period and its proximity to a range of services and facilities. Setting finished floor levels at 300mm above existing ground level would mitigate against the risk identified and should ensure that the development is safe for its lifetime. Raising floor levels by this extent would not have a detrimental impact on the appearance of the property or adversely affect residential amenity. In terms of surface water and foul drainage, this is yet to be confirmed and will be conditioned to confirm this at the Reserved Matters stage. Given the above, the proposal (at this stage) is considered to be in accordance with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk and drainage.

The proposed development is therefore acceptable from a flood risk perspective.

6.0 BNG

- 6.1 As the site is a custom / self-build proposal, it benefits from [exemption](#) from the BNG requirements. Notwithstanding this, following an ecological assessment of the site, provision is being made for nature through the provision of bird nesting boxes, bat boxes and hedgehog friendly fencing. These are identified on the submitted layout plan.

7.0 Planning Policy

- 7.1 The key policy document is the Adopted Local Plan South East Lincolnshire Local Plan (SELLP), 2019.
- 7.2 The site lies within Tongue End's Settlement Boundary:



Fig 5 Extract from Adopted Local Plan Inset Map – application site is shown with a star

Policy 1 (Spatial Strategy)

- 7.3 The Policy identifies Tongue End as an Other Service Centre / Settlement. As such the Policy states that 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. Development will normally be limited to committed sites and infill.
- 7.4 Given that the proposal involves the redevelopment of an existing developed site rather than a new development filling a gap between two developments, it does not meet the usual definition of infill, but it is within the spirit of the policy. This is something which the Council has previously agreed with in its decision on the two previous applications.

Policies 2 and 3 – Character & Appearance

- 7.5 Amongst other matters, these policies seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses. They are consistent with advice within the National Planning Policy Framework (NPPF), 2021. Paragraph 130 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting. The proposed dwelling and outbuilding will be set back from the main road of Counter Drain Drove and are of a simple, traditional fenland farmhouse design with materials which reflect those used locally. In light of the above, the proposal is considered to comply with Policies 2 and 3 in the SELLP, 2019 in terms of character and appearance.

Residential Amenity NPPF Para 127 & Policy 2 & 3 of the Local Plan

- 7.6 Paragraph 127 of the National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions. There is no development to the north, west or east of the development. There is only the former school property to the south. There is ample separation between the proposed and existing developments and there are no overshadowing, privacy or overbearing relationship issues.

Flood Risk Section 14 of the NPPF and Policy 4 of the Local Plan

- 7.7 The NPPF requires the application of the Sequential Test to steer new development to areas with the lowest probability of flooding. If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.
- 7.8 The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) is the basis for applying the Sequential Test. This concludes that the vast majority of South Holland District is in Flood Zones 2 and 3. Therefore, consistent with wider sustainability objectives, it is not realistically possible to direct all development to zones with a lower probability of flooding. As such, the document outlines a methodology whereby the SFRA hazard and depth maps (in that order) are to be utilised when determining flood risk and applying the sequential test. Using this methodology, it is possible to use the information to steer development towards the areas of lower flood risks as advised within Section 14 of the NPPF.
- 7.9 The majority of the site is located within Environment Agency Flood Zone 3 and a small part near the road is within Flood Zone 1 and therefore, a sequential test should be undertaken.
- 7.10 The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) (SFRA) indicates that the site is not situated in a hazard area.
- 7.11 The Local Plan has allocated sequentially preferable sites in terms of flood risk that are capable of meeting the identified housing targets for individual settlements. Although the application site is not a housing allocation within the Local Plan (only

suitable sites capable of accommodating 10+ dwellings have been allocated), the site does lie within the settlement boundary for Tongue End. In addition, and perhaps most importantly, the whole of Tongue is at Flood Risk level 3 and so there are no alternative sites available at a lower level of risk. The sequential test is therefore passed.

- 7.12 In general, there is a presumption in favour of sustainable development within settlement boundaries and windfall sites are expected to have a contribution towards housing supply (and maintaining the 5-year supply of deliverable sites) in the district. As such, one could argue that, should the site be acceptable in all regards, and if the Exceptions Test is successfully passed, that the site is acceptable in flood risk terms, notwithstanding the fact that there are sequentially preferable allocated sites in the adopted Local Plan.
- 7.13 In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. With regard to the above, the development would provide wider sustainability benefits to the community through:
- the reuse of a brownfield site
 - a contribution towards housing supply,
 - generating employment during the construction period and,
 - its proximity to a range of services and facilities.
- 7.14 Setting finished floor levels at 300mm above existing ground level would mitigate against the risk identified and should ensure that the development is safe for its lifetime. Raising floor levels by this extent would not have a detrimental impact on the appearance of the property or adversely affect residential amenity.
- 7.15 Given the above, the proposal (at this stage) is considered to be in accordance with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk.

8.0 Conclusion

- 8.1 This document has shown that the proposed development would be in keeping with the character and appearance of the built form of Tongue End. In addition, it has been shown that the scheme meets all the requirements of the Local Plan Policies and is acceptable in all respects.