

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

**CAMPAIN`S LANE
DEEPING ST NICHOLAS
LINCS
PE11 3EX**



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1. Introduction

This Design & Access Statement accompanies an outline planning application to develop the site for residential development. The application site consists of part of garden and part arable land, which is situated along Campain`s Lane, Deeping St Nicholas. Deeping St Nicholas is linear in its form with the main road Littleworth Drove (A1175). The village has a 19th century church, a primary school, Vine House farm shop and two garages. St Nicholas Country House is situated to the north.

Car/bus distance is approx. 15 minutes to Spalding from Deeping St Nicholas which provides the main shopping needs for the villagers, and 10 minutes to Market Deeping for further shopping etc. The larger city of Peterborough is approx. 30 minutes away by road. Spalding, Market Deeping and Peterborough have the facilities for the secondary schools for the Deeping St Nicholas school to move onto.

This planning application should be read in conjunction with the following drawings:-

Drawing No:

1546-01 – Drawings:

- 1:50 Indicative Floor Plans and Elevations
- 1:2500 Site location plan
- 1:200 Existing block plan
- 1:200 Proposed block plan

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design
- Paragraph 49
- Paragraph 55
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SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG4 – Development in the open countryside
- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity
- HS6 – New Housing in Group Centres (Non Allocated Sites)
- HS7 – New Housing in the Open Countryside including other rural settlements

These policies form the basis upon which this application has been designed and are in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the countryside is protected.

One of the requirements for the emerging Local Plan seeks the development of approx. 100 dwellings at Deeping St Nicholas between 2011 and 2036.

Two new dwellings were built in Deeping St Nicholas between 1st April 2011 and 31st March 2015.

As at 31st March 2015, planning permission was outstanding for two dwellings in Deeping St Nicholas and there is no evidence to suggest that these dwellings will not be built during the plan period.

Therefore 96 dwellings are still required to fulfil this requirement.

2. The Site

The site is situated off Littleworth Drove, this being the main route from Spalding to Peterborough, thus being a sustainable location with bus routes and other vehicular access to the major shopping areas. The surrounding dwellings within close proximity can be clearly seen as falling within the settlement confines of Deeping St Nicholas. The majority of the application site is located in the open countryside adjacent to the existing settlement confines and includes a small part of garden land to

`Byron Cottage`. The site, therefore, consists of garden and arable land. Adjacent to the site to the northwest, is a semi-detached house – part of this semi detached house's garden forms the northwest extremity of the application site. There are residential properties to the south of the application site and open countryside to the north.

The proposed development is located adjacent the confines of a settlement known as Deeping St Nicholas, in an area classified as open countryside where it is the policy of the Local Planning Authority to permit new residential development only in exceptional cases where it is satisfied that there is an essential need. It is considered that the circumstances of this case are sufficient to justify permission, which would not be contrary to Policies SG4 and HS7 of the adopted South Holland Local Plan, 2006. The proposal does about the existing residential development for Deeping St Nicholas.



The existing semi-detached house and garden land within the development boundary

DEEPING ST NICHOLAS DEVELOPMENT BOUNDARY
APPLICATION SITE



3. Use

The application site consists of a garden and agricultural land.



4. Amount

Drawing no. 1546-01 – indicates the 1:2500 application site and where it is in relation to the adjacent existing dwellings to that part of Deeping St Nicholas.

The 1:200 existing block plan indicates the ditches adjacent to the road, the grass verges, the existing dwelling footprint and garden with the existing beech hedge and trees around its boundaries together with existing ground levels.

The proposed 1:200 block plan indicates how the proposed indicative two pairs of semi-detached dwellings can be accommodated comfortably on the site. Vehicular access in the form of gravel driveways to the proposed dwellings is provided. A new headwall is proposed to be constructed to the front dyke once the dyke is reduced in length.

A package sewage treatment plant is proposed to be constructed for the use of `Byron Cottage and the application site.

5. Appearance

The proposed dwellings would be of high quality design and of a type that is in character with the area in general. These details will be subject to a further submission.

6. Access

A new vehicle access is proposed to each proposed dwelling. The driveways will be graveled.



7. Landscaping

As illustrated on the 1:200 block plan a beech hedge is proposed to the rear of the proposed dwellings, continuing that of the existing one to the rear of the adjacent property. Any additional landscaping will be illustrated at the reserved matters stage.

8. Conclusion

The National Planning Policy Framework clearly states the policies and how there is a presumption in favour of sustainable development and how the housing supply needs to be increased.

The application site is approx. 5 miles from Spalding and is on a bus route and within close proximity to schools, shops and other facilities as previously described.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of a very high quality in terms of design and the use of materials. Para 55 of the NPPF 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 its immediate setting. This application is within a small group of dwellings adjacent to the existing development boundary of Deeping St Nicholas.

Whilst the NPPF suggests the LPA policies are 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 National Planning Policy Framework sets out the Governments policies and how they expect them to be applied. There is a presumption in favour of sustainable development and more importantly one of its main aims is to increase 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 years upper 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.

Policy SG7 refers to the requirement of properties to be energy efficient.

The County Education Department has been consulted and has commented that Deeping St Nicholas has a lack of capacity at primary and secondary levels, but the primary appears to have some ability to expand.

In view of the above it is hoped that this application will be favourably considered.