

# Deeping St Nicholas Parish Council



Design and Access Statement  
Proposed Village Hall and Car Park  
Land off St Nicholas Way, Deeping St Nicholas,  
Spalding

Document Reference: 739 21 DAS CN LMS

December 2018

32 High Street, Helpringham,  
Sleaford, Lincolnshire NG34 0RA  
Tel: 01529 421646  
Email: [admin@rdc-landplan.co.uk](mailto:admin@rdc-landplan.co.uk)  
Web: [www.rdc-landplan.co.uk](http://www.rdc-landplan.co.uk)



town planning



landscape architecture



architecture

## **TABLE OF CONTENTS**

1.	INTRODUCTION .....	1
2.	SITE AND SURROUNDING AREA .....	2
3.	DESIGN .....	3
4.	PLANNING POLICY .....	5
5.	OTHER MATERIAL CONSIDERATIONS .....	6
6.	CONCLUSION .....	8

## **1. INTRODUCTION**

- 1.1. This Design and Access Statement has been prepared by Robert Doughty Consultancy Ltd on behalf of Deeping St Nicholas Parish Council in support of a Full Planning Application for a proposed village hall and car park on land off St Nicholas Way, Deeping St Nicholas.
- 1.2. The proposal is to provide the community with a much-needed village hall with 41 car parking spaces including 4 spaces for disabled parking.
- 1.3. Deeping St Nicholas has undergone a public consultation exercise via the village newsletter with a number of options identified. The design that is now the subject of this application is the most favoured, albeit that upon the grant of planning permission, coupled with funding derived from the residential development at nearby Home Farm (H03-0161-17), the design will most likely evolve further.
- 1.4. The site was originally planned to accommodate a village hall as part of the surrounding residential development, however, the hall was not constructed and the Parish has spent the intervening years fundraising.
- 1.5. The application complies with local and national policies and is supported by a Flood Risk Assessment and Heritage Impact Assessment.

## **2. SITE AND SURROUNDING AREA**

- 2.1. The application site measures 0.26 ha and is roughly triangular in shape with an open frontage to St Nicholas Way and residential gardens to the remaining two boundaries.
- 2.2. The existing planting along the north western boundary will be retained.
- 2.3. St Nicholas Way and the surrounding residential roads now forms the main concentration of village population and this will increase in coming years with the recent approval of 63 dwellings north of Littleworth Drove and the proposed 125 dwellings at Home Farm to the north east.
- 2.4. The application site is accessible on foot and cycle by a significant percentage of the village population.

### **3. DESIGN**

#### USE

- 3.1. The application site is currently open grassland located within a primarily residential area at the population centre of village.
- 3.2. The village hall would be maintained and run by the Parish Council or sub-committee and staffed by volunteers. It would be used for community functions, private functions, meetings and leisure activities forming a hub for the community.
- 3.3. Village halls have to accommodate a diverse number of uses and activities to remain viable and it is hoped that having regard to the location of the site within the built-up part of the village, it will be both accessible and therefore used by as many villagers as possible.

#### SCALE

- 3.4. The application site itself measures 0.26 ha, and consists of a single storey building with a pitched roof, car park, and planting.
- 3.5. The building measures 6.1m to the ridge and 3m to the eaves and the overall scale is in keeping with the local character of the area and will not have a detrimental impact on adjacent dwellings.
- 3.6. The proposed village hall includes: a main function room, two meeting rooms, entrance area, lounge area, kitchen/bar, storage and w/cs.

#### LAYOUT

- 3.7. The layout submitted as part of the application shows the orientation of the proposed village hall together with 41 car parking spaces (4 of these are for disabled parking) and access from St Nicholas Way.
- 3.8. Pedestrian access to the building is from St Nicholas Way
- 3.9. Lighting will be provided around the site for health and safety purposes and this will be designed as part of the landscaping and boundary treatment for the proposal.

#### LANDSCAPE

- 3.10. The frontage (roadside) of the proposed development will accommodate some planting to soften the built form and existing landscaping will be retained on the site boundaries.

### APPEARANCE

- 3.11. The proposed village hall will have the following materials: concrete roof tiles, red brick face, black uPVC guttering and downpipes, brick window headers, uPVC windows and rooflights.
- 3.12. As mentioned in the introduction to this document, armed with a planning permission which establishes the principle, the parish council may well revisit the design and incorporate some environmentally friendly elements.

### ACCESS

- 3.13. Vehicular access will be from St Nicholas Way which is well connected to the surrounding residential road network.
- 3.14. Visibility at the junction with St Nicholas Way is good in both directions and the existing footway across the site frontage will be retained.
- 3.15. The location of the application site gives the local community the opportunity to walk or cycle to the village hall and there are two bus stops located less than 5 minutes away from the application site.

## **4. PLANNING POLICY**

### SOUTH HOLLAND DISTRICT COUNCIL LOCAL PLAN 2006

- 4.1. The proposal complies with policy SG1 and comprises a sustainable form of development which will benefit the community of Deeping St Nicholas.
- 4.2. Policy SG7 considers energy requirements, the design of the proposal makes best use of natural lighting and has solar panels to produce renewable energy.
- 4.3. Policy SG14 describes how design and layout should make a positive contribution to the local area. The proposal complies with the criteria set out within the policy, which can be seen on the plans submitted as part of this application.
- 4.4. The proposed development is in accordance with policy SG16 in relation to parking standards albeit that the site is located centrally to the village.

### NATIONAL PLANNING POLICY FRAMEWORK 2018 (NPPF)

- 4.5. Paragraph 8 of the NPPF states how to achieve sustainable development through economic, social and environmental roles. The proposal will help support a strong, vibrant and healthy community through the provision of a village hall that reflects the community's needs. The carbon footprint of the proposal can be reduced by encouraging the local community to walk and cycle to the village hall rather than travel by car.
- 4.6. New development should enhance the sustainability of communities and residential environments and promote healthier communities.
- 4.7. The proposal complies with the criteria set out in paragraph 127 which deals with good design.

## **5. OTHER MATERIAL CONSIDERATIONS**

### FLOOD RISK ASSESSMENT

- 5.1. A Flood Risk Assessment has been provided in support of the application and this concludes that the proposed site is at a low risk of flooding notwithstanding the fact that it lies within flood zone 2 on the Environment Agency's 'flood map for planning'.
- 5.2. The proposal is classed as 'less vulnerable' in Table 2 of the NPPF, and will not result in an increased risk of flooding to other land uses or users.

### HERITAGE IMPACT ASSESSMENT

- 5.3. This Heritage Impact Assessment assesses the potential effects the proposed development of a village hall may have on any designated and non-designated heritage assets, their settings and their significance within Deeping St Nicholas.
- 5.4. Historic England has published Good Practice Advice (GPAs) to assist Local Authority, consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related Planning Practice Guidance (PPG).
- 5.5. There are four statutory heritage assets in Deeping St Nicholas, all of which are Grade II Listed Buildings, two of which are 0.7 miles north east and the other two are south west of the application site.
- 5.6. There is a milepost outside Lonsdale Farm which was put in place in the early 19th century and is made of cast iron on a triangular plan. On the sides of the milepost there are raised cast letter saying 'Spalding 6, Deeping St James 5' and at the top 'London 94'. Lonsdale Farm is not a Listed Building, neither is any of the other buildings or dwellings surrounding the milepost. It was listed in April 2001 because of its significant national importance. Mileposts are one of the few physical remains of national and local historic road use. Although it may have a historic interest, due to the size and the nature of the milepost, development around it would cause minimal to no impact on its significance as a heritage asset. The purpose of the milepost to provide navigation assistance to travelling members of the public remains today.
- 5.7. To the south west of the application site is Boundary Stone No. 13 outside Lonsdale Farm, again another milepost from 1817. The milepost



listing states it is a dressed stone on a square plan with a narrow moulded plinth and pyramid cap. On the south east front, it has deeply inscribed lettering no.13 H, 1817. The milepost is surrounded by a number of dwellings and a farm, it is also near the milepost mentioned earlier. The milepost was listed in April 2001 because it is a well preserved long standing milepost and has group value too with one other milepost of a similar nature and date along this main road. Due to the size and the nature of the milepost, development around it would cause minimal to no impact on its significance as a heritage asset.

- 5.8. To the north east of the application site, 0.7 miles away, is the Church of St Nicholas, a parish church built in 1845 by Charles Kirk of Sleaford in decorated style. In the grounds of the church is a WW1 war memorial and to the east and the west are dwellings. The church was listed in February 1967 because of its significance in design, religious and historic interest. Having regard to the distance between the church and the application site and the lack of intervisibility between the two, the development of a village hall would not cause any impact on the significance of the church as a heritage asset.
- 5.9. Deeping St Nicholas War Memorial is a memorial dedicated to those fallen in WW1 1921, with later additions. It is situated in the grounds of the Church which is surrounded by dwellings and farmland. The memorial was listed in March 2006 as a Grade II Listed Building for the following principal reasons, it has a historic interest as an eloquent witness to the tragic impacts of world events on the local community and the sacrifice that were made in the conflicts of the First and Second World War. It has a design interest in that the positioning of it, its height and the design respect the Church and the grounds where the war memorial is. As mentioned above, the proposed location of the village hall means there is no intervisibility between the two and therefore there will be no impact on the significance of this heritage asset.
- 5.10. There is no conservation area within the village and records retained by South Holland District Council confirms there are no non-designated heritage assets near the site.
- 5.11. It is therefore concluded that the proposal will have no impact whatsoever on any designated and non-designated heritage assets.

## **6. CONCLUSION**

- 6.1. The proposal is for a village hall in the centre of Deeping St Nicholas to provide a much-needed community facility.
- 6.2. Access to the site will not compromise the safety of the local highway network and the location is sustainable being accessible by modes of transport other than the private car.
- 6.3. The proposal is supported by a Flood Risk Assessment and a Heritage Impact Assessment which demonstrate that the site is safe from flooding and that there will be no detrimental impact on any heritage asset.
- 6.4. The proposed development complies with the saved policies in the development plan and up to date guidance the NPPF and is acceptable in all other respects.

A design consultancy specialising in  
Town and Country Planning,  
Landscape Architecture and  
Architecture