Proposed Detached Dwelling
Land off Quadring Road Donington
for
Jessica Burton & H. Bingham



PLANNING STATEMENT

March 2025

mlp Moulton Land and Planning

Introduction

This is a Full planning application for the construction of a detached two storey dwelling on land off Quadring Road Donington. The application is supported by relevant drawings, completed application form, Flood Risk Assessment and this Planning Statement.

Application Site

The site to the west of Quadring Road Donington has previous planning history involving agricultural and equestrian use. This resulted in various structures, permanent and temporary, being located within the site. More recently consent for an agricultural building was granted for the current applicants and this consent has been implemented.

The application site extends to 0.49 hectares and is positioned off the A152 within the 40mph speed limit. The site is located midway between Donington and Quadring with both these settlements being just a mile away. There is also good connectivity with public transport and also a footway passing the site.
It is also a relevant fact that the proposed dwelling will be nearer to the Quadring Primary School in Church End, than many of the family homes within the settlement boundary of Quadring to the south.

Location and Character

Being located equi-distant between Donington and Quadring the site is classified in planning policy terms as 'open countryside' although there are nearby residential properties of diverse scale with generous curtilages. The site certainly cannot be considered to be isolated or remote

Positioned relatively close to the A152 this particular locality has a distinctly verdant character as can be seen from the aerial view and the accompanying street scene photos.



Approach along A152 from Quadring towards application site



View south along A152 from site entrance

There are mature hedgerows lining the main road supplemented by mature trees. The existing buildings are generally concealed by this mature landscape character.

Significantly the applicants own a further 5.5 hectares of land around the application site and this has been dramatically enhanced in ecological and bio-diversity terms as a result of extensive re-purposing of the land including formation of an irrigation pond, native species hedgerow and tree planting.

The applicants have also carried out extensive commercial wildflower planting including English Bluebells, wild primrose, snow drops etc. in the fields adjacent to the application site.



View to north east from proposed site



View towards A152 (east) from proposed site



Approved Agricultural Building directly adjacent to the east of proposed site



View to south from proposed site



View to the north towards existing access

The Proposal

This application seeks approval for a detached family home under the Self-build and Custom Housebuilding Act 2015 and there has been pre-application consultation with the Local Planning Authority to specifically establish relevant qualifying criteria in planning policy terms for this proposal.

Both applicants have been on South Holland District Council Self-build Register for over 2 years and are both are actively involved in agriculture and horticulture in the locality.

A bespoke design has been prepared in order to deliver accommodation to meet the client's needs, both short term and long term, with an emphasis on creating a dwelling of high quality design to respect the local character but also a building that incorporates energy efficient specification and carbon reduction measures.

The submitted design is, in the main, of traditional form and appearance which is considered to be the most respectful of the prevailing character of this particular part of the District. There is a significant benefit of siting the dwelling as proposed where the surrounding mature landscaping offers instant screening and backdrop to the new building, a significant factor, which is relatively scarce in other new build developments that have been permitted elsewhere in the District where landscaping is minimal.



principal elevation

External Materials have been carefully specified to replicate the existing built environment around the site and the provision of single storey elements for garaging and leisure facility further replicates a traditional form of dwelling with subservient single storey elements.
Brickwork is to a traditional 'Lincolnshire soft red brick with traditional detailing enhanced by stone detailing including surrounds, heads, cills, string coursing
and plinth. Roof covering is slate coloured to the main house and car port with a glazed link connecting to the single storey leisure building which is to be clad in standing seam profile metal roofing in anthracite grey. It is proposed that the pv panel array is to be installed to this roof as shown on the submitted drawings.

Rainwater goods are to be black powder coated aluminium in traditional profile.

Energy efficiency and carbon reduction is a primary element in the creation of this individual home, whilst not compromising the intended character and scale of the new building – The relatively simple concept of 'fabric first approach' is applied whereby the heating requirement for the new dwelling is reduced.
Space heating makes up approx. 60% of the energy that an average home consumes irrespective of whether renewable sources are used so it is proposed the specify the highest quality of insulation, air tightness, glazing, avoiding thermal bridging and optimising solar gain.
This investment in the fabric is fundamental as it will reduce the energy required.

Design stage SAP calculations will be commissioned to establish the optimum performance of the building fabric before introducing the primary heat source which will be in the form of renewable energy – electric or hybrid boiler system. The orientation and openness of the proposed dwelling makes it ideal for photo voltaic panels to capture the suns energy and convert this into electricity for the home with a solar diverter to provide domestic hot water. Battery storage is also to be specified to minimise the potential for importing from the grid during peak times.

In line with current building regulation requirements the new dwelling is to be equipped with charging facility for electric vehicles.



Site Layout

Technical Considerations

Highways

In 2001 Full Planning Consent was granted for the formation of a vehicular access to the application site. It is relevant to note that at that time the speed limit along this section of the A152 was 50mph and the access was to serve agricultural and equestrian related vehicles.
This existing access will adequately serve the proposed dwelling with the added benefit that the speed limit has now been lowered to 40mph



Existing access from A152 Quadring Road

Flood Risk

A site specific FRA has been commissioned by the Applicants and this report accompanies the application. The recommendation in the report is that ground floor levels to the dwelling are placed at not less than 300mm above existing ground level with all bedroom accommodation provided at first floor level.

Foul Drainage
As is typical in many parts of the district there is no available Anglian Water foul sewer network in the vicinity of the proposed dwelling it is therefore proposed to install a private package treatment unit to serve the proposal with treated outfall to be directed to soakaways or nearby watercourses subject to any relevant consents and system design.

Surface Water Drainage
Roof water from the proposed dwelling is to be directed to suitably located and sized soakaways using proprietary drainage crate systems. Soil percolation testing is to be undertaken in accordance with BRE 365
There is also the potential for surface water to be directed to sustainable features such as the irrigation pond on the Applicants adjoining land to the east.

Ecology
Whist the site is located in a particularly verdant area of mature hedgerows and trees there are no significant trees or hedgerows to be displaced by the proposed works. On the contrary the existing grass paddocks will be preserved, enhanced with wildflower planting and the intention of the applicants is to introduce significant native species planting in and around the site which includes an orchard to the south of the proposed dwelling. Encouragement for varied species of bird and mammals are to be introduced with nesting boxes, owl roost boxes in and around the site.

Relevant Planning History

H04-1002-22 – General Agricultural Implement & Crop Store –
Agricultural Determination granted 15 / 11 / 2022 within the current Application site
Proposal implemented

H04 – **0553-22** – Excavation of Pond –
Agricultural Determination granted 27 / 06 / 2022 on land to the east of the current Application site
Proposal implemented

H04-1316-21 – General Agricultural Storage Building for implements and crops
Agricultural Determination granted 17 / 01 / 2022 within the current Application site
Proposal superceded by H04-1002-22

H04-1012-01 – Construction of Stable Block and Access Road-
Full Planning consent granted 28 / 12 / 2001 on land within the current Application site

H04-0439-02 – Details of Foul Water Drainage and disposal of manure (Cond. 3 of H04/1012-01)
Condition Compliance granted 7 / 06 / 2002 on land within the current Application site

Relevant Planning Policy

Policy 3 of the **South East Lincolnshire Local Plan** (adopted March 2019) refers to Design of New Development and requires that :-

'… All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials.
Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable…'

Housing Delivery in South Holland District

In March 2024 the Local Planning Authority demonstrated that they had a 6.4 year supply of deliverable housing sites up to 2029 thereby meeting the current Nationally imposed Housing Delivery Targets.

However, based upon figures that are available from early in 2021, planning permissions which were explicitly for self-build or custom homes did not meet the demand shown by the Council's Custom and Self-Build Housing Register. It is relevant that in a 2024 Appeal determination in the District the Inspector specifically referenced that the self-build nature of that particular proposal was a consideration that weighed in support of that single dwelling proposal.

National Planning Policy Framework

Paragraph 139 of the NPPF (December 2024) is relative to this proposal and is as follows :-

139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

***Conversely**, significant weight should be given to:*
a)** development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; **and/or

***b)** outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

NPPF Paragraph 139 is a relatively new policy in the NPPF introduced in 2018 formerly under P131 and then P134 with an emphasis on outstanding or innovative design that promotes high levels of sustainability. The 2003 update saw this extended to give onus to local design policies and increased the weight of outstanding or innovative design to 'significant'.

Justification of this Proposal

The NPPF encourages early engagement between applicants and Local Planning Authorities, including 'good quality pre-application discussion', prior to any formal planning submission. This key part of the process was positively welcomed and helped shape the content and details submitted with this current application.

The proposal acknowledges feedback from the 'pre-app discussion' and we are therefore confident that the scheme satisfies relevant planning policies, both locally and nationally.

We are requesting approval to deliver a single bespoke dwelling in a rural, yet connected, location within the District. The new dwelling is to incorporate measures to minimise carbon footprint as referenced earlier in this statement. The Applicants have commissioned a bespoke design to be undertaken by themselves as a Self-build project.

It is not felt in this particular instance that a quirky 'lego-block type' building is appropriate as it would be disrespectful of the established character of this location, both the natural and built form. As mentioned earlier in the statement the proposed dwelling is proportional to the curtilage particularly when compared with established traditional dwellings in the immediate vicinity.

Although the pastoral nature of the site offers immediate setting and backdrop the applicants are actively investing in major enhancement to the biodiversity on and around the identified application site.
This commitment is irrespective of the fact that a self-build proposal of this nature is technically exempt from the Bio-Diversity Net Gain requirements introduced in 2024.

Conclusion

This full planning application follows 'pre-application' engagement with the Local Planning Authority in line with the NPPF and has evolved as a result of feedback from those discussions and reference to the planning policies relative to a bespoke proposal such as this.

The scheme proposes a highly sustainable self build family home in a sustainable location.
The proposed building has been carefully created to achieve the specific requirements for the applicants whilst also respecting the character of the locality by introducing a high quality traditional building with no adverse impact on neighbouring properties or countryside.

For the reasons identified in this statement it is considered that the proposal satisfies the national and local planning policies relevant in this particular circumstance and we look forward to the LPA being of a similar mindset and enabling this exciting project to materialise for my clients.

Alan J Finch
April 2025

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