



DESIGN AND ACCESS STATEMENT

IN RELATION TO

ERECTION OF AN AGRICULTURAL DWELLING

AT

**LAND AT GREEN LANE
HOLBEACH ST JOHNS
SPALDING
LINCS**

FOR

MRS K DOUBLEDAY-COLLISHAW

Job No. SE-2029

October 2023

1.0 INTRODUCTION

This Design and Access Statement supports the application for planning permission submitted in respect of residential development of a single dwelling. The proposal is submitted in outline with all matters reserved and it is proposed that the dwelling will be used to support the proper functioning of the applicants agricultural enterprise. The application site is located at Green Lane, Holbeach St Johns.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located on the western side of Green Lane and comprises of a parcel of agricultural land. The site forms part of a wider field which is currently used for livestock.

The land is rectangular in shape. The land is overgrown and there is landscaping forming the side boundaries, with open boundaries to the front and rear.

The site lies within Flood Zone 3 of the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph

2.2 HISTORY

No planning history.

2.3 PROPOSAL

The proposal seeks outline planning permission for residential development of a single dwelling. All matters are reserved and therefore the precise details of the scheme are currently unknown. However, as is shown on the indicative drawings, it is likely that the proposal will take the form of a detached dwelling with garage positioned towards the frontage of the site.

The proposal will be used as an agricultural dwelling to enable a farm worker to reside on site to provide 24/7 support for the farming enterprise.

2.4 PRINCIPLE

Policy 1: Spatial Strategy of the South Lincs Plan states that any areas outside of the defined settlement boundaries are considered as 'countryside'. In such locations development will be permitted to that which is necessary to such a location and where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

The proposal is for a dwelling which will meet a functional and financial need to support an existing agricultural enterprise. The application is accompanied by a robust Agricultural Appraisal which demonstrates that a dwelling is required to support the business. It will therefore meet the sustainable development needs of the rural economy which is supported by Policy 1 of the South Lincs Plan and Paragraph 80(a) of the NPPF which allows for new homes in the countryside where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. The application is therefore acceptable in principle.

2.5 FLOOD RISK

Section 14 of the NPPF and Policy 4 of the South Lincs Plan require a Sequential approach, directing new development to areas at lowest risk of flooding before areas at higher risk are considered.

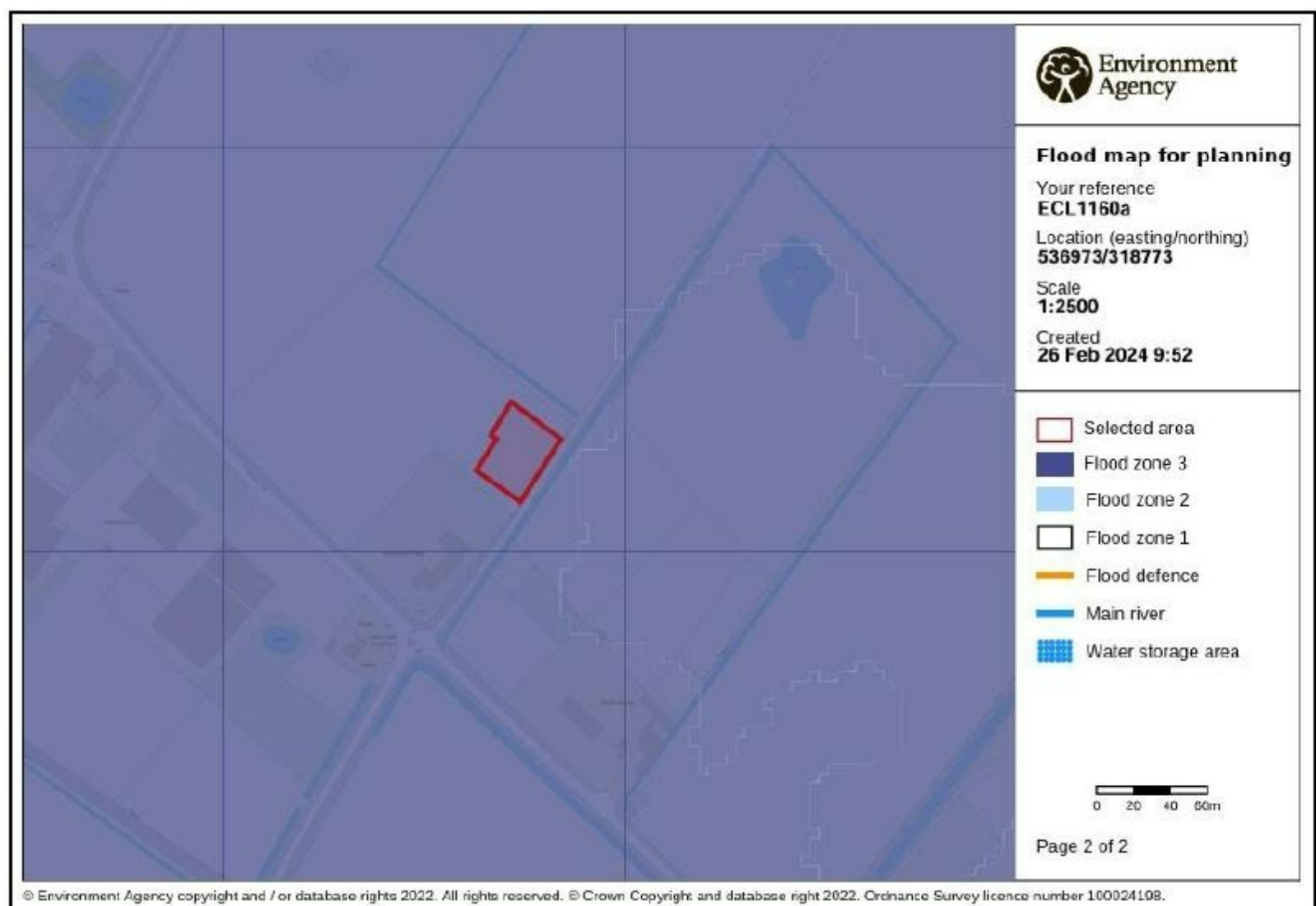


Figure 2: Extract from Environment Agency Flood Maps for Planning

The application site is located on land within Flood Zone 3 and is therefore at highest risk of flooding. However as is demonstrated by the Agricultural Appraisal there is a justified need for the dwelling to be in this location. As such there are no other sequentially preferable sites available which could accommodate the proposal.

Upon passing the Sequential Test, the Exception Test must be met. Proposals must:

- a) demonstrate that they provide wider sustainability benefits to the community that outweigh flood risk; and
- b) demonstrate that the development is safe for its lifetime without increasing flood risk elsewhere.

With regards to a), the proposal would support the ongoing viability of an existing rural enterprise which is supported by Paragraphs 84 and 85 of the NPPF. This would present a significant community benefit. With regards to b), the application is supported by a site specific flood risk assessment which demonstrates that the proposal is technically safe from flooding.

Since both the Sequential and Exception Tests are passed the proposal is deemed acceptable in accordance with Section 14 of the NPPF and Policy 4 of the South Lincs Plan.

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for residential development of a single dwelling to provide accommodation for a rural worker to live permanently near their place of work in the countryside.

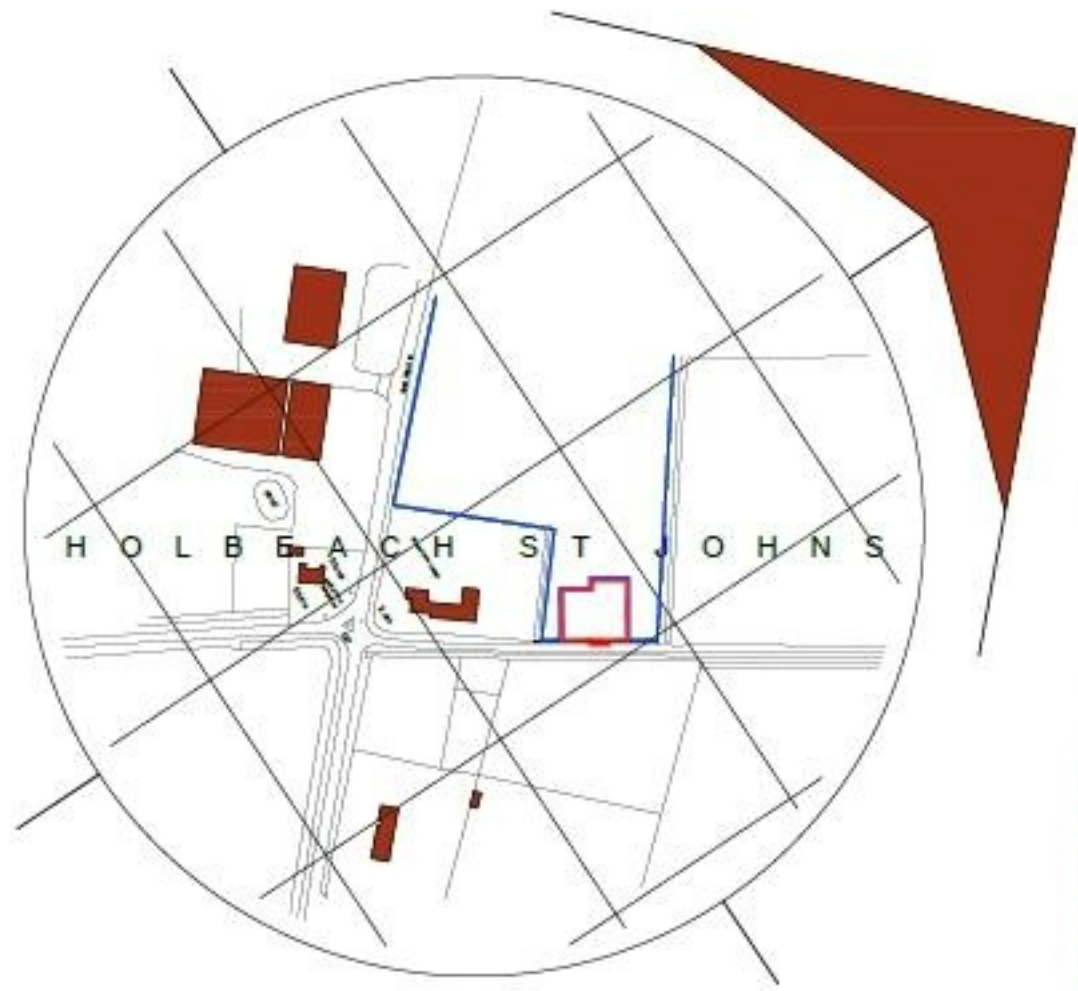


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The layout, scale and appearance of the proposed dwelling is currently unknown. However there is sufficient scope within the site to develop a single dwelling of a size and design which is reflective of the character of the surrounding area. As is shown on the indicative site plan, there is sufficient space within the site so that the proposal can be provided with a large area of private garden space to the rear as well as parking and turning to the front which would allow for vehicles to enter and exit the site in forward gear.

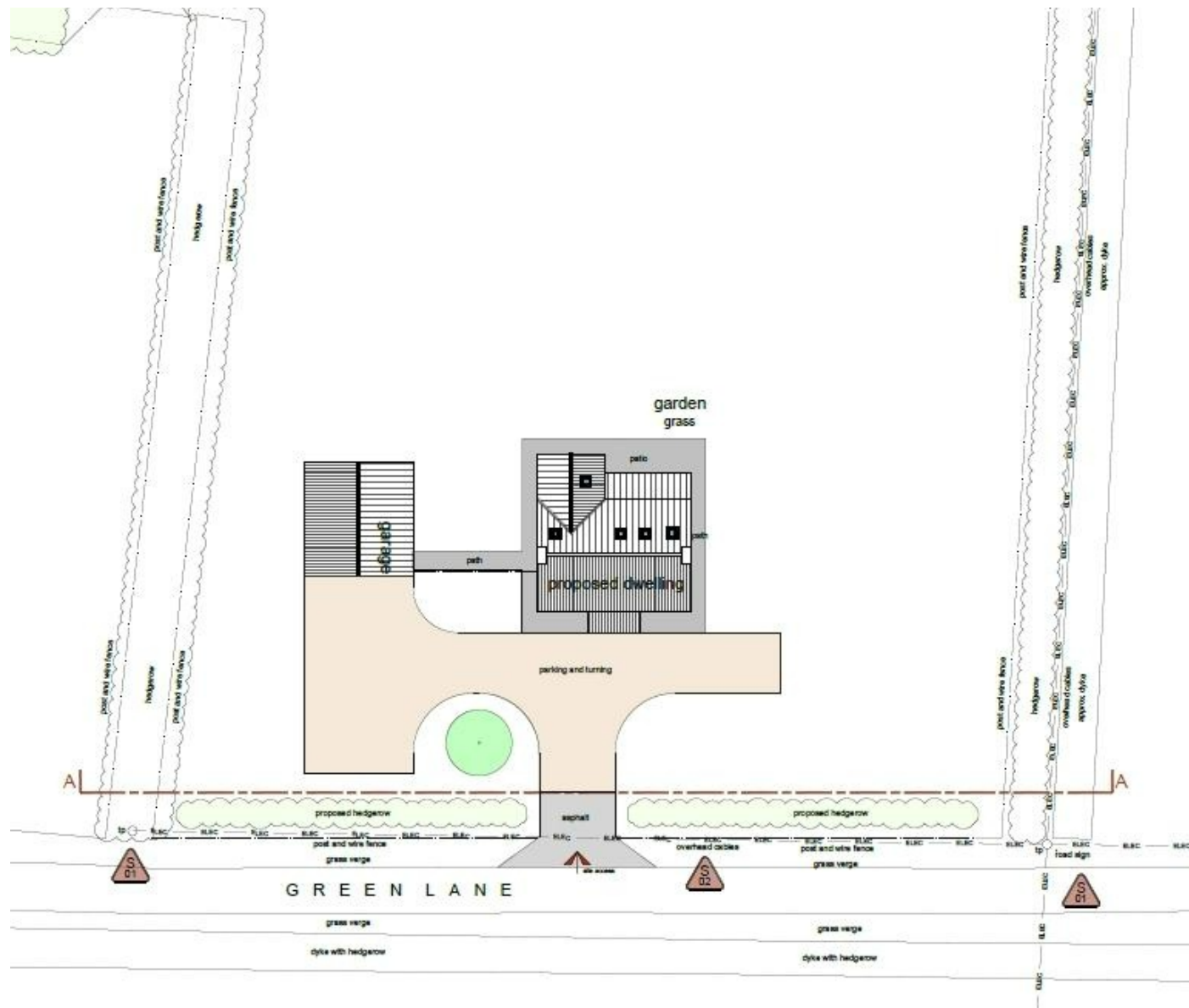


Figure 4: Indicative site plan

3.3 LANDSCAPING

Details of the landscaping for the proposal are currently unknown however it is likely that the landscaping on the side boundaries will remain and additional landscaping will be included to the where appropriate. Full details of the landscaping proposal will be included as part of any Reserved Matters submission.

4.0 ACCESS

4.1 LOCATION

Section 09 of the NPPF supports sustainable transport options, placing greater emphasis on the need to locate new development in areas where users are not wholly reliant on the use of private motor vehicles.

The site is within in a countryside, detached from any established settlement. However the proposal would allow for a rural worker to live permanently near their place of work which would be of significant benefit to the rural economy and would significantly reduce the need for them to travel for work purposes. The benefits to the rural economy would outweigh any harm caused by the locational aspect of the proposed dwelling particularly given that travel to and from work would be reduced.

4.2 SITE SPECIFIC

The specific details of the access arrangement are currently unknown. There is good visibility in each direction along Green Lane and there is ample space within the site to accommodate the parking and turning requirements for the development to ensure highway safety in accordance with adopted policies.