

# **DESIGN & ACCESS STATEMENT**

## **PROPOSED RESIDENTIAL DEVELOPMENT**

**THE OLD FORGE  
MAIN ROAD/DAWSMERE ROAD  
GEDENEY DROVE END  
PE12 9PD**

**FOR**

**MR A SLATOR**



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## 1. Introduction

This Design & Access Statement accompanies an Outline Planning application for a proposed development of two detached properties. The application site is situated on the corner of Dawsmere Road and the B1359 Old Main Road. Gedney Drove End is linear in design, with limited facilities. Schools and shops are situated in Holbeach and Long Sutton, which are easily accessible, by car and bus. The application site was previously used as a blacksmith/agricultural engineering business.

It should be read in conjunction with the following drawing:

Drawing No's:

1710-01 – 1:1250 site location plan,  
1:200 existing and proposed block plan, including site levels.

1710-02 - 1:100 proposed elevations,  
1:50 proposed layout plans.

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

### SOUTH EAST LINCOLNSHIRE LOCAL PLAN

- South East Lincolnshire – Proposed Inset Maps for 'Other Service Centres and Settlements'

### SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- 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

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 South East Lincolnshire Local Plan seeks the development of the 'Other Service Centres and Settlements' indicate the application site is situated in the emerging plan of which Gedney Drove End is situated.

An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies Gedney Drove End as being a sustainable location for future development.

The emerging South East Lincolnshire Local Plan proposes that Affordable Housing needs will be met on Market Housings sites of 10 or more dwellings with atleast/about 30% of affordable housing on sites in South Holland District.

## **2. The Site**

The application site is situated within the development boundary of Gedney Drove End, which is situated approx.10 miles north of Holbeach. The application site area measures 0.107 ha.

The site is situated off the B1359 the Old Main Road this being the main route from Spalding/Holbeach to Gedney Drove End thus being a sustainable location with bus routes and other vehicular access to the major shopping areas. A redundant blacksmith/agricultural engineering business building is situated on the site, which has no particular architectural interest is proposed to be demolished. The existing two forge buildings situated on the Old Main Road are to be retained. 1 metre high boundary marker posts exist on the grass verge.

## **3. Use**

The application site is predominantly vacant grassed area with a low hedge on Dawsmere Road frontage.

## **Planning History**

H06-0074-12

Erection of four-bed house and conversion/extension of the Old Forge to form garaging, workshop and swimming pool – Granted 12 June 2013.

H06-0245-16

Residential Development – Refused 08 July 2016.

### **4. Amount**

Drawing no. 1710-01 – indicates the 1:2500 application site and where it is in relation to the adjacent existing dwellings to that part of Gedney Drove End.

The 1:200 existing block plan indicates the buildings on the site, the grass verges, with the existing hedges around its boundaries.

The proposed 1:200 proposed block plan indicates how the proposed indicative two dwellings can be accommodated comfortably on the site. Vehicular access in the form of gravel driveways to the proposed dwellings is provided.

### **5. Appearance**

The proposed design of the two detached dwellings are indicated on Drawing no. 1710-02, elevations and layout are considered to be of a design appropriate for the area in terms of reflecting the traditional vernacular. The proposal will not be out of character with the open countryside and will, therefore, encourage and offer a positive contribution to the area where it is situated.

There will be no Living Accommodation on the ground floor of these proposed dwellings

### **6. Access**

The proposed access is indicated on Drawing no. 1710-01 on the proposed block plan how the vehicle access will be off Dawsmere Road and a further turner area and access off the B1359 Old Main Road.

### **7. Landscaping**

The proposed landscaping scheme will be submitted as a condition compliance.

## 8. Conclusion

An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies Gedney Drove End as being a sustainable location for future development. The plan also determines that this site being a maximum of four Dwellings, should be suitable for Market Housing only and that no affordable housing would be required.

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 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.

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 be a positive contribution to the existing housing shortfall.

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

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housing needs.

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