Planning, Design & Access Statement

Erection of an additional detached dwelling pursuant to approval of application H08-0183-24 for 2 dwellings - Resubmission

Land at 3 Bow Gate, Gosberton

This Planning, Design & Access Statement has been prepared by Simon Machen MRTPI of on behalf of Mr A Murfet

---

Contents

1.0 Introduction
2.0 Site description
3.0 Relevant planning history
4.0 The proposal
5.0 Planning policy and key planning issues
6.0 Conclusion

1.0 Introduction

This Planning, Design and Access Statement has been prepared to support an application for an additional detached dwelling adjacent to No.3 Bow Gate, Gosberton. Planning permission was granted for two detached dwellings under planning permission H08-0183-24 on 10th June 2024.

It describes the site, the planning history and the proposal before setting out the key planning issues, assessing these against both local and national planning policy.

This statement is supported by and should be read in conjunction with following technical reports:

- Flood Risk Assessment
- Ecology report

The application is submitted pursuant to Appeal Reference 6001490 of 20th January 2026 and changes to Biodiversity Net Gain exemptions introduced in August 2026.

2.0 Site description

The application site comprises part of the garden of No 3 Bow Gate. The property is a chalet bungalow set within a substantial plot at the junction of Bow Gate with High Street (A152) as shown in Figure 1. The existing property has a vehicular access from Bow Gate.

Figure 1- Site Location



The surrounding area is residential in character comprises a variety of dwelling sizes and styles including a number of bungalows as shown in Figure 2.

Figure 2- Views along High Street



View looking south towards Bow Gate



The junction of High Street and Bow Gate



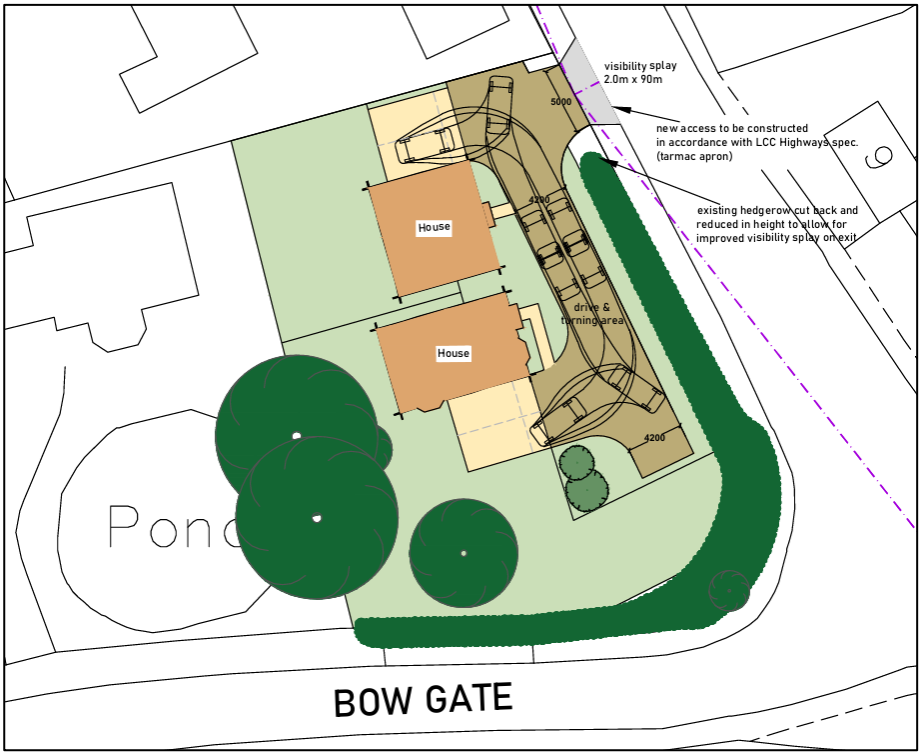
View north along High Street

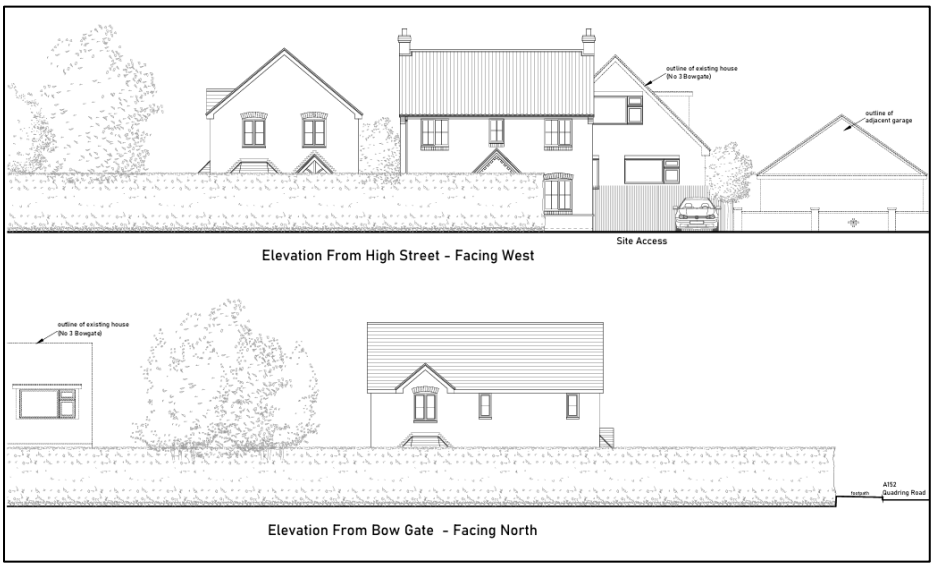
The site lies outside of and is not in close proximity to the Gosberton Conservation Area. The nearest Listed Building, Bow Gate House, is located to the west. The site is not within its setting.

3.0 Relevant planning history

Planning permission was granted for two detached dwellings on the site under planning permission H08-0183-24. This remains extant. The approved layout and street scene is shown in Figure 3 below.

Figure 3 – Layout and street scene approved under application H08-0183-24





Application H08-0846-25 for the erection of an additional detached dwelling was refused by the LPA in October 2025 and was subject to appeal reference 6001490. The appeal was dismissed solely on the grounds that the proposal fell within the statutory BNG framework and it was not demonstrated that an exemption applied. This resubmission fully addresses this issue.

4.0 The proposal

This application seeks planning permission for the erection of an additional detached dwelling. The consented access would be used with no amendments to the positioning of the two approved dwellings. The additional dwelling would be sited within the extensive curtilage of one of the approved dwellings towards Bow Gate.

The layout plan at Figure 4 demonstrates how the additional dwelling would be accommodated on the site. Figure 5 shows the street scene from High Street.

Figure 4- Proposed site layout

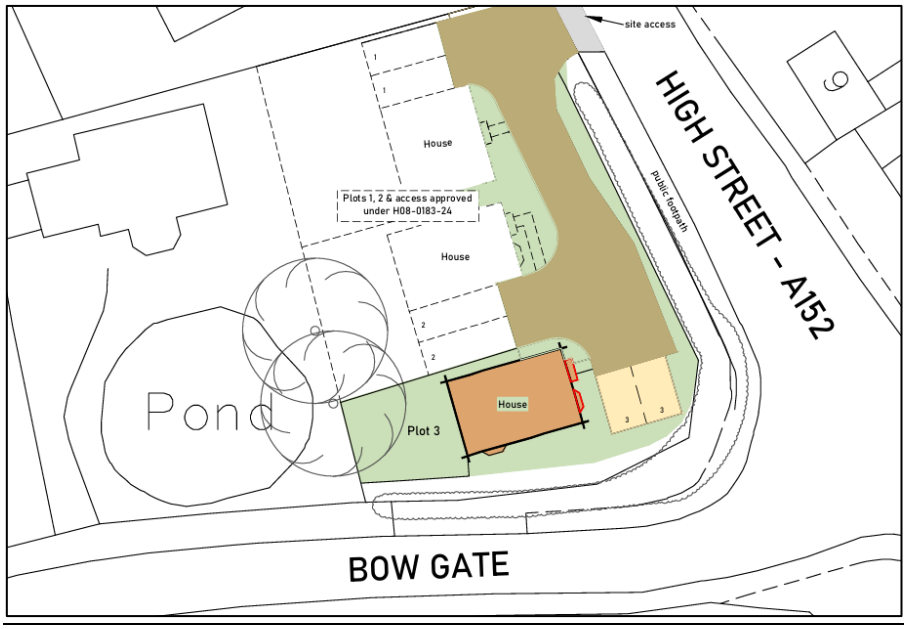
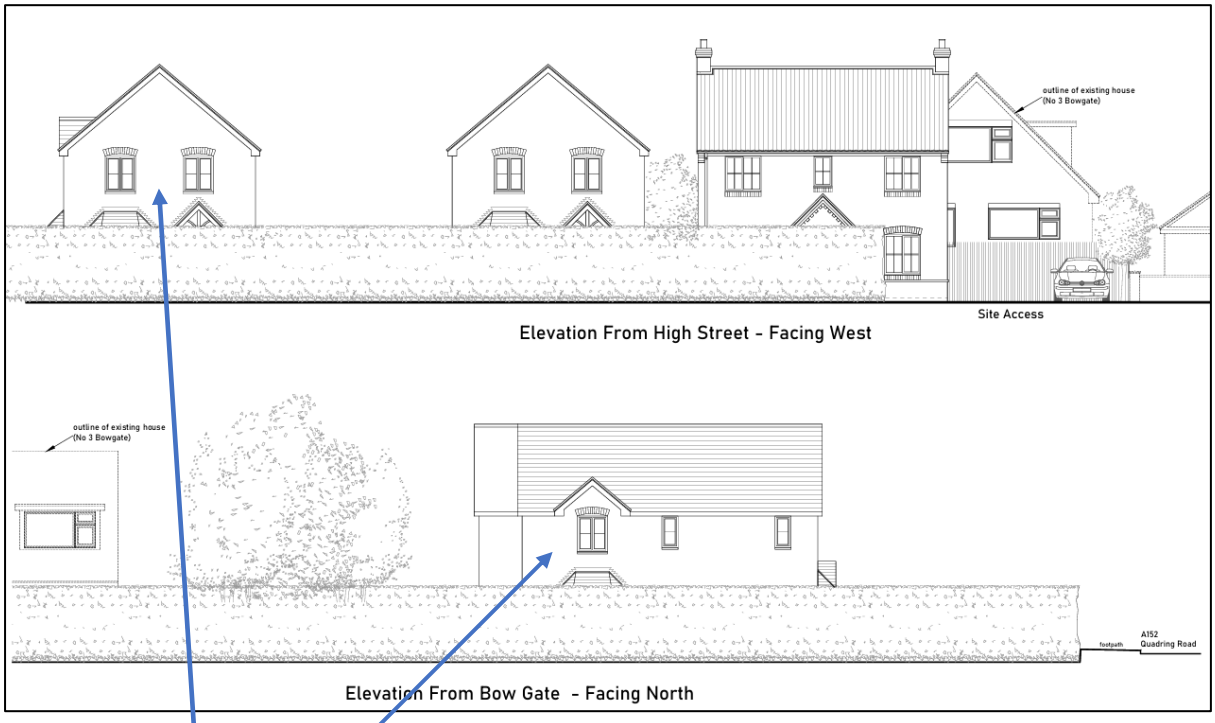


Figure 5 – Proposed street scene



Additional dwelling

5.0 Planning policy and key planning issues

The proposal raises a number of planning issues. These are considered below:

- Principle of development
- Design, layout and amenity
- Transport, access and parking
- Flood risk and drainage
- Ecological and arboricultural impacts

Planning Policy Context

National planning policy is established primarily through the **National Planning Policy Framework** (NPPF). This sets out Government's clear presumption in favour of sustainable development.

Local Plan policy is set out in the **South East Lincolnshire Local Plan (2011-2036)** adopted in March 2019.

Minerals and Waste policy within the county is determined by Lincolnshire County Council and set out in the **Minerals and Waste Core Strategy and Development Management Policies Plan** adopted in June 2016. Alongside policies for assessing the suitability of new minerals and waste development the plan also designates mineral safeguarding areas to protect future mineral use. The site is not within a safeguarding area.

The principle of development

Government has a clear objective of boosting the supply of new homes and achieving a target of 1.5 million by the end of this Parliament. **NPPF Paragraph 61** sets out that '*to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay*.' **Paragraph 73** goes on to recognise that '*small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly*' and '*local planning authorities should d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes*'. **Paragraph 124** states that '*Planning policies and decisions should promote an effective use of*

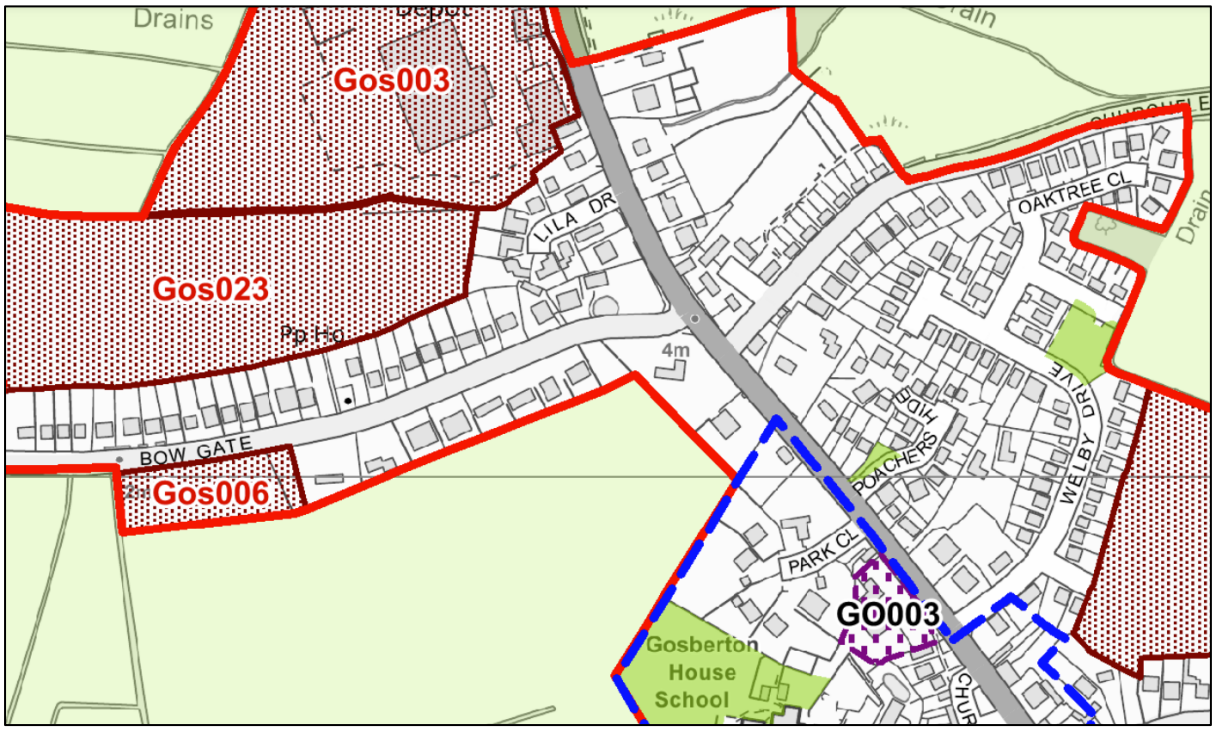
land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.'

Local Plan Policy 1 The Spatial Strategy sets out the new development should be focused on the Sub Regional Centres of Boston and Spalding and then in the Main Service Centres and Minor Service Centres. More limited development will be permitted in other services centres. Development within the open countryside will only be allowed where specific criteria are met.

Gosberton is identified within the Local Plan as a Minor Service Centre. Policy 1 sets out that *'within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill'.*

As shown in Figure 6, the application site is located within the defined settlement limits for Gosberton which is clearly a suitable and sustainable location for new residential development. Whilst the site is not allocated within the Local Plan the proposal would constitute an infill proposal. As such the principle of development is acceptable. Furthermore, the site already has the benefit of planning permission for two dwellings under approval H08-0183-24.

Figure 6 – Local Plan extract



Design, layout and amenity

Paragraph 131 of the NPPF states that '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

Paragraph 135 goes on to require that *'Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; 39 c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Local Plan Policy 2 Development Management reiterates national planning policy and sets out that proposals requiring planning permission will be permitted provided that sustainable development considerations are meet. These include density, quality of design, access and traffic generation, impact on neighbours, and sustainable drainage and flood risk.

Policy 3 Design of New Development sets out a number of criteria which require that new development creates distinctive places through the use of high quality and inclusive design and layout and, where appropriate, makes innovative use of local traditional styles and materials.

The layout plan clearly demonstrates that an additional dwelling can be accommodated on the site following approval of application H08-0183-24. The three dwellings would sit comfortably on the site and each would have an appropriate sized garden and off-street parking. This section of High Street is some distance from the Gosberton Conservation Area and the pattern and form of development is very varied. There is no consistency in terms of building line, plot size, dwelling style, or design

detailing. In this context it is not considered that any unacceptable impact would result upon the character of the immediate area through approval for an additional dwelling.

Given the wide variety in the scale and appearance of existing dwellings along this section of High Street the house type shown would not conflict with the existing built form and is similar to the two dwellings already consented.

The additional dwelling would not result in an unacceptable impact upon the amenity of No.3 Bow Gate, particularly as it will sit at a higher level than the new dwellings, or the two consented dwellings.

It is also considered that the layout demonstrates that a suitable level of amenity could be afforded to the future occupiers of the new dwelling.

Furthermore, the Appeal Inspector considered this matter in detail and concluded that:

> 6. The proposed two-storey dwelling would front onto High Street, and its principal elevation would continue the building line established by the permitted dwellings to the north. The southern side elevation is secondary in character but would address Bowgate. Whilst the building would be located forward of the predominant existing building line along Bowgate, in this context, it would be an appropriate response to the curvature of Bowgate as it approaches High Street.
>
> 7. Taking these factors together, the design, orientation and positioning of the proposed dwelling would be sympathetic with the surrounding diverse built environment. Moreover, the street scene plans illustrate that sufficient distance would remain between the proposed dwellings and those close by such that the sense of spaciousness would be retained. Coupled with boundary hedgerows and garden planting, verdancy would also be achieved. Hence, the proposal would preserve the important attributes of the local character. On that basis, its relative prominence would not undermine the quality of the street scene.
>
> 8. I conclude that the proposed development would not harm the character and appearance of the area. Accordingly, there would be no conflict with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019 (the Local Plan), which seek to ensure that proposals create distinctive places that are in keeping with the area. The proposal would also be consistent with Paragraph 135 of the National Planning Policy Framework (the Framework), which seeks to maintain and protect the prevailing character and setting of areas together with the importance of securing well-designed, attractive and healthy places.

The proposal is therefore considered to be acceptable in accordance with the NPPF and Local Plan Policies 2 and 3, as confirmed by the Appeal Inspector.

Flood risk and drainage

NPPF Paragraph 170 requires that *'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'*

Local Plan Policy 4 Approach to Flood Risk sets out that new development will be acceptable within Flood Zones 2 and 3 or where there is a risk during a breach or overtopping scenario as shown on the flood hazard and depth maps in the Strategic Flood Risk Assessment subject to a sequential test, and subject to a Site Specific Flood Risk Assessment. This should demonstrates that the vulnerability of the proposed use is compatible with the flood zone, mitigation measures to demonstrate how the occupants will be kept safe, flood resistance and resilience measures, flood warnings and evacuation procedures, use of sustainable drainage systems, and that development would not increase flood risk elsewhere.

The **South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA)** was prepared in June 2017. The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by reducing the number of people at risk of flooding, increasing the resilience of local communities, and reducing the impact of flooding.

The Environment Agency's flood maps indicate that the application site falls within Flood Zone 3 as shown in Figure 7 below.

As shown in Figure 8, the SFRA shows that the site does not fall within a hazard area.

The previously approved application for two dwellings was accompanied by a flood risk assessment which is presented again here. This considered the sequential and exception tests. The Council in approving the application concluded that:

'The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) (SFRA) indicates no hazard and no depth for the site. In this instance, finished floor levels of 150mm above existing ground level would be sufficient as a precautionary flooding mitigation measure. Raising floor levels by this extent would not have a detrimental impact on the appearance of the property or adversely affect residential

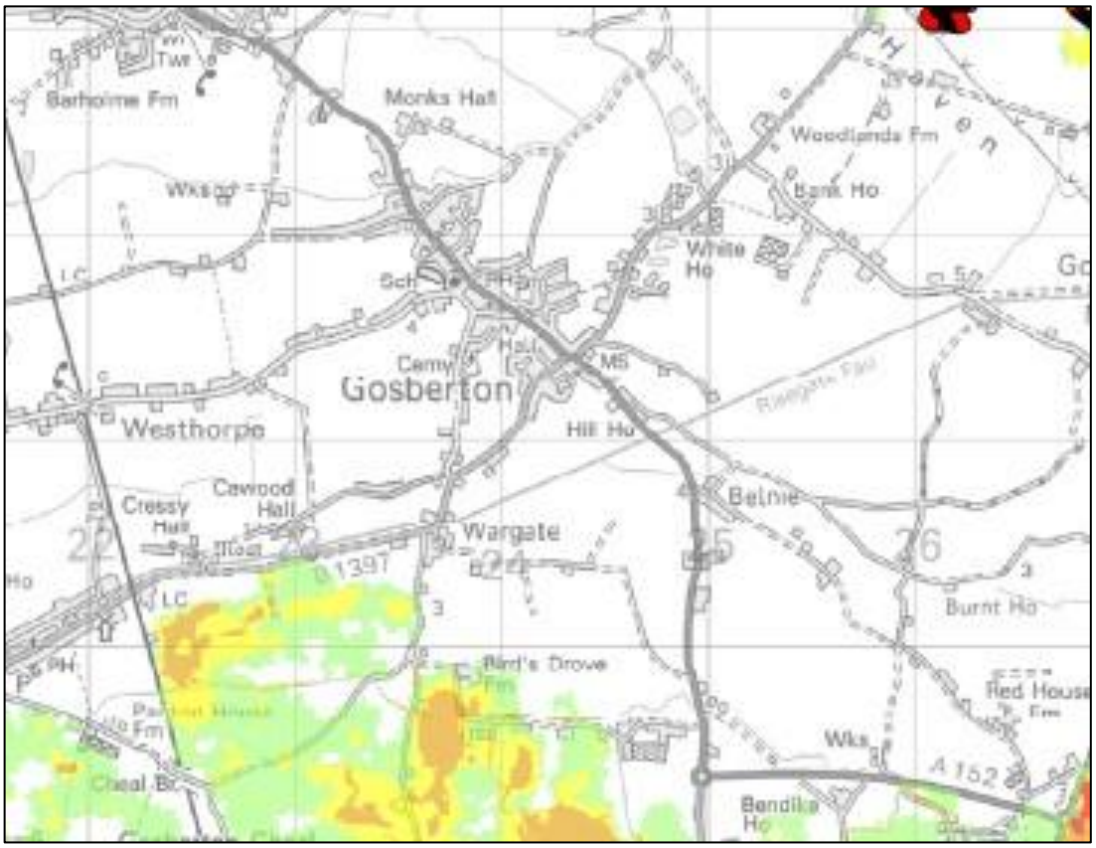
amenity. The submitted flood risk assessment advises that there would not be an unacceptable risk of flooding, within the FRA the application assessed that the ground floor level of proposed dwellings should be at a minimum level of 3.65 metres AOD, which is an average of 150mm above existing ground levels. These mitigation measures will be subject to a condition. Overall, when considering the development on balance, it is considered that given the mitigation measures detailed and recommended by condition, it is considered that the proposal accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan and the intentions of the National Planning policy Framework in this regard.'

It is considered that the same conclusion can be reached in respect of the additional dwelling proposed here which would further add to housing supply. The development is therefore considered to comply with the provisions of Local Plan Policy 4 and the NPPF. Conditions in respect of site levels and finished floor levels can be similarly applied here as with application H08-0183-24.

Figure 7- Environment Agency flood map extract



Figure 8 - Extract from the SFRA, Year 2115



Transport, access and parking

NPPF Paragraph 116 states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*

Local Plan Policy 2 Development Management and Policy 3 Design of New Development both seek to ensure that sustainable development considerations are met in terms of access and traffic generation.

Policy 36 Vehicle and Cycle Parking sets out that all new development, including changes of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements outlined in the policy.

The proposal would use the access onto High Street already consented under permission H08-0183-24. The layout demonstrates that sufficient car parking and turning areas can be accommodated within the site for the additional dwelling.

Cycle parking provision can be accommodated on plot.

The proposal is therefore considered to comply with the provisions of the NPPF and Policy 36 of the adopted Local Plan.

Ecological and arboricultural impacts

The **NPPF at paragraph 174** states that planning decisions should contribute to and enhance the local environment. **Paragraph 180** sets out that harm from development should be avoided but if it cannot be then adequate mitigation and compensation should be put in place.

Local Plan Policy 2 Development Management states that sustainable development considerations should be met in relation to matters such as impact or enhancement for areas of natural habitat. **Policy 3 Design of New Development** indicates that proposals should, where relevant, include the incorporation of existing hedgerows and trees and the provision of new appropriate landscaping to enhance biodiversity.

Policy 28 The Natural Environment sets amongst other matter out that a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets. All development proposals will be expected to provide an overall net gain in biodiversity, by protecting the biodiversity value of land, buildings and trees (including veteran trees), minimising the fragmentation of habitats and through opportunities for enhancement.

The application is not in close proximity to any designated ecological sites.

The application is supported by a biodiversity checklist. An Ecological Appraisal survey of the site was undertaken by Hillier Ecology to support application H08-0183-24 and no protected species were found. The additional dwelling represents subdivision of an approved plot and there would be no impact on biodiversity which can be subject to a similar condition to approval H08-0183-24.

The proposal is exempt from BNG following changes introduced by Government in August 2026 as the site area is significantly less than the new 0.2 hectare (2,000 square metre) threshold, at only 501 square metres.

The development is therefore considered to be acceptable in the context of the NPPF and Local Plan Policies 2, 3 and 28.

6.0 Conclusion

The application site is located within the settlement limits of Gosberton which is identified by Policy 1 of the South East Lincolnshire Local Plan as a Minor Service Centre and therefore a suitable location in principle for new development. Consent has recently been granted for two dwellings on the site and the principle of development is thus established.

The additional dwelling will use the already consented access and adequate car and cycle parking can be accommodated.

The proposal would not result in any unacceptable flood risk, ecological or arboricultural impacts.

Following the introduction of changes to the statutory BNG framework the proposal is now exempt from BNG, the sole reason for dismissal of the previous appeal on the site where the Inspector deemed all other matters to be in accordance with the development plan and NPPF.

In accordance with the NPPF planning permission should be granted for this proposal as there are no adverse impacts which would outweigh the benefits of the scheme.

Simon Machen MRTPI

August 2026