PLANNING STATEMENT

REPLACEMENT DWELLING

`CALDENE`
CLOUGH ROAD
GOSBERTON CLOUGH
LINCS
PE11 4JN

S & D WELLS



Cooper Architectural Design
90 Winsover Road,
Spalding,
Lincs;
PE11 1HA

Tel: 07808125778
Email: c.a.d@btconnect.com.

Job No. 2407

1. Introduction

This Planning Statement accompanies A planning application to replace the existing dwelling on this site.

It should be read in conjunction with Drawing Nos. 2407-01 & 2407-02

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 considered: -

NATIONAL PLANNING POLICY FRAMEWORK 2021
SOUTHEAST LINCOLNSHIRE LOCAL PLAN ADOPTED MARCH 2019

One of the requirements for the Southeast Lincolnshire Local Plan seeks the development of the 'Other Service Centres and Settlements' the inset map No 42 for Gosberton Clough indicates that the application site is situated within the identified development boundary of an ` Other Service Centres and Settlements'
An assessment of settlements and their sustainability credentials in the Southeast Lincolnshire Local Plan identifies Gosberton Clough as being a sustainable location for development.

2. The Site

The site has an area of 0.077Ha and is known as `Caldene` Clough Road Gosberton Clough. The site has an existing access off Clough Road
It lies only a 9-minute Walk (0.4m), along an existing Highways Footpath, to Gosberton Clough & Risegate County Primary School and is also within easy walking distance to the local Church and Post Office. The site currently consists of a rendered `Non-standard` construction Bungalow, together with various outbuildings.

3. Amount

Drawing no. 2407-01 indicates the 1:1250 scale application site and where it is in relation to adjacent dwellings in that part of Gosberton Clough.
The 1:200 existing Block Plan gives the layout of the site together with existing structures. The 1:200 proposed Block Plan and proposed Replacement Dwelling gives the proposed layout and details of boundary treatments.

4. Use

The application site is currently in residential use.

5. Appearance

The proposed dwelling has been designed to be of high quality and of a type that is in character with the area in general. The dwellings immediately to the East are single storey brick-built properties, therefore any proposed dwelling should also be single storey.

6. Access

The existing access is of gravel on hardcore construction. There is sufficient space to allow for turning space within the site to allow egress of vehicles in a forward gear. The existing privet hedge to the East is to be maintained at 0.9m to allow for adequate visibility.

7. Landscaping

The 1:200 Block Plans indicate the positions of the existing Boundary hedging and fences. Additional landscaping is illustrated on Drawing no. 2407-01.

8. Conclusion

An assessment of settlements and their sustainability credentials adopted in March 2019 in the Southeast Lincolnshire Local Plan identifies Gosberton Clough as an 'Other Service Centres and Settlements' and a sustainable location for development. The plan also determines that this site, being for a single Dwelling, 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 within close proximity a bus route and 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 Government’s 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-year 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 favorably considered.

Biodiversity

It is proposed that the existing Privet hedge along the Northern boundary should be retained but that it is reduced in height to 0.9m and maintained at that height to ensure adequate visibility for vehicles entering and exiting the site. The 1:200 Block Plan on Drawing No. 2407-01 indicates the positions of existing mature trees that will be retained.

To enhance the ecological biodiversity of the site it is proposed to position 2 No. Swift Bricks at a high level in the Eastern Gable End of the new dwelling. They should be placed at approx. 5.0m above ground level, with clear adjacent airspace so swifts can access it in a high-speed direct flight. Bricks are preferred so that positioning at the recommended height can be achieved whilst remaining unobtrusive.

To support any local Bat population and to encourage population if not present, it is proposed to provide one `Ibstock` or similar bat brick in the Southern Gable of the proposed dwelling.



SWIFT BRICKS



BAT BRICK

To support the local Hedgehog population and to encourage population if not present, it is proposed to provide a `hedgehog highway` by making holes in the bottom of any new solid fences to let hedgehogs pass from one garden to the next.