DESIGN AND ACCESS STATEMENT

FOR

RESIDENTIAL DEVELOPMENT OF DUKE OF YORK SITE

106 Risegate Road,
Gosberton,
Spalding,
Lincolnshire.
PE11 4EY.

Richards Architectural
4 – 6 Bear Lane, Pinchbeck, Lincolnshire. PE11 XA
01775 713 812 richardsarchitectural.co.uk

Richards Architectural is a trading name of Austin John Ltd, registered company in England and Wales 07559045

Design and Access Statement

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1. Introduction

This Design & Access Statement accompanies an outline planning application for the demolition of the Duke of York Public House and redevelopment of the site.

The document should be read in conjunction with drawings RA/1219/21/2101, RA/1219/21/03, RA/1219/21/05 and Ra/1219/21/06. And additional information.

The proposal has taken in to consideration local policies and national guidance NPPF 2021.

2. Background & History of the Site

The OS Grid Reference is TF218301 and Easting 521852 and Northing 3330100.

Formerly known as Risegate, the village became a hamlet of Gosberton in 1872.

The village has a heterogeneous form of identity of dwelling houses that range from farm cottages, bungalows and family dwellings.

To the West of the village is a Grade II listed building Cressy Hall and on Risegate Road, to the east from the junction with Beach Lane, is a Grade II 18th-century single-storey cottage of red brick.

The Lincolnshire Census shows that the Duke of York Public House has been occupied since 1881, the public house had close links with the train station* that was opened in 1882. Over time the public house and site expanded to what is represented at the time of the submission of this application.

The current owner/ licensee has resided in the premises since March 1995 during which time the public house enjoyed a moderate turnover for a number of years until customers social habits changed. Downturn in trade impacted significantly on revenue and the business as a whole. (Accounts disclosed)
Covid 19 had a disastrous impact on what was already a financially struggling business.

Due to insufficient income the buildings have become rundown and unmaintained, professional advice is that the repair costs to the buildings are unviable in the current economic climate.

Upon professional advice* the applicant forecasts that there is no feasible future for the public house to continue trading, therefore this application is seeking the permission for the business to diversify by redeveloping the site.

3.0 Proposal

The proposal is for the demolition of the existing buildings and redeveloping the site, indicative floor plans and elevations along with site plans form part of this application. The accompanying plans and layouts demonstrate that the site can afford eight dwelling houses complying with government guidelines.

The ethos of the suggested design is that the architectural style of the terrace dwellings that front on to Risegate Road leans to that of the railway station buildings* that the former public house had close links with in its early years.

To the land at the rear it is proposed that four dwelling houses of a modest architectural style will blend appropriately within in the site without causing overbearing or overlooking to existing and proposed dwellings alike.

Final detailing and layouts will be dealt with by way of Reserved Matters.

The village has good communication routes to Spalding, Boston, Bourne and surrounding areas.
The nearest school is Clough & Risegate Primary School in Gosberton Clough.
A regular bus service connects to Spalding, Gosberton and Quadring.

Services in nearby Gosberton include a butchers, bakers, village school and village shop all accessible by the aforementioned bus service and bicycle.

Approved applications within the village for new dwellings are H08-0099-21, H08-0679-18 & H08-1026—15 demonstrate how the village has evolved with new dwellings.

4.0 Site

The site has an existing access that will be widened to allow off road parking for all dwelling houses, there is sufficient space for a safe turning area enabling vehicles to enter and leave the site in a forward gear.

It is acknowledged that there is a public right of way adjacent to the site, this is to be maintained and it is proposed that the tree line that shelters the footpath and the site is to remain.

Foul water sewage shall be dealt with by mains sewer and surface water disposal shall be by means of soak aways in accordance with Approved Document H1.

The indicative site plan shows the terrace dwellings positioned 1m away from the neighbouring cottage.

To the rear of the site are views of open country side which shall remain enjoyable for future residents.

5.0 Policy

National Planning Policy Framework (NPPF rev2021) Para 4. Decision Making:

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. Pre-application engagement and front-loading
39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

The site is brownfield and redundant without means of resurrecting the prior use, enabling development of the site shall enhance the locality and provide support and sustainability to existing services and provisions.

Under government guidelines pre application advice has been sought prior to submission PE-00363-21*. The advice is of a positive nature of which a Reserved Matters application would address.

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved; b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward; c) 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; and d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes

72. Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should: a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and b) be adjacent to existing settlements, proportionate in size to them35, not compromise the protection given to areas or assets of particular importance in this Framework36, and comply with any local design policies and standards.

The redevelopment of the site is of a small size which can offer an important contribution to meeting the housing requirements, it is acknowledged that sufficient housing requirements have been achieved by local authority however the proposed site by nature can afford relatively quick construction which larger sites often cannot supply.

The site is not allocated for development however para. 72 guides that suitable developments should be favoured on land that is not already allocated for housing.

6.0 Conclusion

The business that occupied the site is no longer or shall be in the immediate future viable to continue, due to the downturn of custom and the impact of Covid 19 the applicant has received professional advice and seeks to regenerate the site.

The proposed application seeks outline permission for eight dwelling houses, indicative plans demonstrate that the site and layouts meet with government guidelines. All matters are reserved.

National policies have been considered and addressed in the proposal, pre-application advice has been sought and received in favour of development.

The applicant considers the proposal would be enhance the village and offer further sustainability to local services and that of neighbouring villages such as Gosberton.

The applicant respectfully requests that the application is approved.

*Appendix

Appendix



Gosberton railway station 1802

Bowers Fleming & Co. Limited
90 Risegate Road
Gosberton Risegate
Spalding
Lincolnshire
PE11 4EY

Tel/Fax: 01775 841795
Mobile: 0773 4366867
e-mail:bowersandfleming@btinternet.com

04 August 2021

Nicola Chamberlain
Richards Architectural
4 Bear Lane
Pinchbeck
Spalding
PE11 3XA

Dear Nicola

Mrs S E M Goodenough, Duke of York, Gosberton Risegate, PE11 4EY

Further to your e-mail of earlier today please find attached the accounts for the above in respect of the years ended 28 February 2019 and 29 February 2020 for your information.

I can confirm that, whilst the accounts for the year to 28 February 2021 have not yet been prepared, the trading turnover for the year amounts to just £30306 following mandatory closures following national Covid 19 restrictions.

Within the above year trade was carried out in the periods 01.03.20 to 21.03.20 (up to the first mandatory closure), and 03.08.20 to 04.11.20 with no further trade within the year and no trade has taken place since that date.

The turnover figure of £30306 above does not include any grants or claims in respect of financial support provided by H M Government or local government.

I fully expect that once the variable and fixed costs of the business for the year to 28 February 2021 have been taken into account that a significant loss will have occurred.

Based on the above and additional restrictions and considerations still in place due to the Covid 19 outbreak I would consider that it would be uneconomical to re-open the pub under the same terms as previously.

Should you have any queries please do not hesitate to contact me.

Yours sincerely

Justine Bowers

Registered Company 04856558 (England and Wales)

Accountants Statement

Pre Application Advice

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

Nikki Chamberlain
Richards Architectural
4 & 6 Bear Lane
Pinchbeck
Spalding
PE11 3XA

24th August 2021

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00363-21 **Case Officer:** David Grant
Location: Duke Of York 106 Risegate Road Gosberton Risegate Spalding
Proposal: Proposed development.

Thank you for your enquiry.

It is considered that the proposed design with houses to the front and rear, if sensibly designed, could be supported if the character and amenity of the surrounding area is not materially impacted.

If you have any further questions prior to submission then please do not hesitate to contact me.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

D Grant

David Grant, Planning Officer
dgrant@sholland.gov.uk

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