

Mill Lane, Gosberton

Design and Access Statement

August 2026

Client: Mr & Mrs Van Lier

Project: Residential development of 6 no. Bungalows on land adjacent to no. 43 Mill Lane, Gosberton.

Project no: 655



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1.0 Introduction

1.1 Executive Summary

This Design and Access Statement has been prepared in support of a planning application for six bungalows on land off Mill Lane, Gosberton. The statement sets out the design rationale for the proposal and explains how the scheme has been informed by the National Planning Policy Framework, the National Design Guide, and the South East Lincolnshire Local Plan.

1.2 Background

The application site forms part of the land associated with 43 Mill Lane and is currently laid to grass. The site lies within the settlement boundary of Gosberton village, to the north-east of the High Street. The surrounding area is predominantly residential in character, with development taking a varied form reflective of the village context.

1.3 The Vision

The vision for the site is to deliver six high-quality bungalows that make effective use of previously under-used land, while respecting the scale, rhythm and grain of the village. The proposal seeks to provide a sensitive and well-considered form of development that responds positively to its surroundings and contributes to the quality and variety of housing within Gosberton.



Image Showing the Position of the Proposed Site in Relation to the Settlement of Gosberton

2.0 Planning Policy Review & Material Planning Considerations

2.1 Introduction

The proposed development has been informed by the relevant national and local planning policy framework, together with other material considerations relating to the site and its context. In particular, the proposal has been developed with regard to the National Planning Policy Framework [August 2026], the National Design Guide, and the South East Lincolnshire Local Plan. Collectively, these documents place emphasis on securing well-designed development that responds positively to its surroundings, makes effective use of land, and delivers a high standard of amenity for future occupiers.

2.2 National Planning Policy Framework

The National Planning Policy Framework [August 2026] sets out the Government's planning policies for England and provides the overarching framework for decision-making. This version of the NPPF represents a comprehensive restructuring of national planning policy, with policies now assigned coded references divided between plan-making and decision-making, replacing the previous paragraph based structure.

At the core of the NPPF is a presumption of sustainable development, set out under policy S3. The policy establishes that development proposals within settlements should be determined in accordance with Policy S4, which states that:

“Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.”

The application site lies within the settlement boundary of Gosberton, as defined by the South East Lincolnshire Local Plan, and the proposal therefore benefits from this presumption. No circumstances exist that would trigger the limited exceptions under Policy S4(2), and the proposal should accordingly be approved without delay.

In housing terms, Policy HO7 requires that:

“substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community”

This is directly applicable to the proposal. The provision of six bungalows responds to the need for accessible single-storey homes capable of meeting the needs of older people and those with mobility requirements: groups whose housing needs are specifically recognised under Policy HO1 (2). The proposal broadens the range and choice of homes available within Gosberton in a manner that the NPPF requires decision-makers to afford substantial weight.

In terms of use of land, Policy L2 confirms that substantial weight should be given to the benefits of making better use of vacant and underutilised land. The proposal makes productive use of a previously under-utilised site within an established settlement, consistent with this objective.

In design terms, Policy DP3 sets out the key principles for well-designed places and is the primary national design policy against which the proposal falls to be assessed. It requires that:

“Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.”

The policy further requires development proposals to reflect relevant aspects of seven design principles: Liveability, Climate, Nature, Movement, Built Form, Public Space, and Identity.

2.3 National Design Guide

The National Design Guide provides national guidance on the characteristics of well-designed places and provides detailed guidance on these characteristics. It is a material consideration in the determination of planning applications and should be read alongside the NPPF, providing practical guidance on how the design principles set out in Policy DP3 are to be achieved in practice.

The guide sets out ten characteristics of well-designed places, which together provide the practical guidance on how those principles are to be achieved in practice. These characteristics have informed the design approach to the site, including the layout of the development, its relationship with the surrounding built form, and the creation of a coherent residential environment with sustainability and long term adaptability in mind.

A more detailed assessment of how the National Design Guide has informed the proposal, alongside the principles of Policy DP3, is provided within the Design Response section of this statement.

2.4 South East Lincolnshire Local Plan

The South East Lincolnshire Local Plan provides the statutory planning framework for the area and forms the primary basis for the determination of planning applications. In the context of this proposal, the most relevant policies are Policy 1: Spatial Strategy, Policy 2: Development Management, Policy 3: Design of New Development, and Policy 32: Community, Health and Well-being. Together, these policies support development that is appropriately located, well designed, inclusive, and properly integrated within its setting.

Within the Local Plan, Policy 1: Spatial Strategy identifies Gosberton as a Minor Service Centre. The policy states that, within the settlement boundaries of Minor Service Centres, development will be permitted where it supports the role of the settlement itself, helps sustain existing facilities, or help meet the service needs or other local communities. It further

states that development in such locations will normally be limited to allocated and committed sites and infill. As the site lies within the settlement boundary of Gosberton, the proposal is located in a settlement where residential development is supported in principle.

Policy 2: Development Management provides the overarching framework against which all development proposals in South East Lincolnshire are assessed. The policy requires that proposals will be permitted provided that sustainable development considerations are met, specifically in relation to size, scale, layout, density and impact on the character and appearance of the area; quality of design and orientation; access and vehicle generation levels; sustainable drainage and flood risk; and impact on areas of natural habitats and heritage assets. These criteria are directly engaged by the proposal and are addressed throughout this statement. The proposal has been designed to satisfy each of the relevant criteria under Policy 2, and the assessment set out in the sections that follow demonstrates that the development accords with the policy.

Policy 3: Design of New Development is of particular relevance to the proposal. The policy requires all development to create distinctive places through the use of “high quality and inclusive design and layout” and states that design which is inappropriate to the local area, or which fails to maximise the opportunities for improving the character and quality of an area, will not be acceptable. It further requires proposals, where relevant, to demonstrate how they respond to matters including local character, density, scale, massing, accessibility and landscaping. These are all matters that have informed the design of the proposal and are considered further within the design response section of this statement.

The proposal also responds positively to Policy 32: Community, Health and Wellbeing, which requires development to contribute to the creation of “socially cohesive and inclusive communities”, reduce health inequalities, and improve health and wellbeing. The policy

further requires, where possible and appropriate, the creation of environments that are “accessible to all sections of the community” and which facilitate walking, cycling and community use. In this regard, the provision of single story dwellings is capable of broadening the range of homes available in Gosberton, whilst also supporting accessible living for a range of future occupiers.

2.5 Material Planning Considerations

In addition to the relevant national and local planning policy framework, a number of material planning considerations are pertinent to the determination of the application. These include the site’s location within the settlement of Gosberton, its relationship to the established residential character of the surrounding area, and the opportunity to bring previously under-used land forward for a well-considered form of development.

The typology of the proposed is also a material consideration, broadening the range and choice of homes available within the village. In addition, the provision of single-storey dwellings is capable of supporting accessible living and meeting a broader range of housing needs.

Of particular weight is the Council’s housing land supply position. South Holland District Council’s most recent 5-year Housing Land Supply Assessment (as at 31 March 2026) concludes that the Council cannot demonstrate a five-year supply of deliverable housing sites. Against a five-year requirement of 3,014 dwellings, the Council identifies a deliverable supply of 2,754 dwellings. That is equivalent to 4.6 years’ supply, a shortfall of 260 dwellings, as shown in the extract below.

The site lies within the settlement boundary of Gosberton, where Policy S4 of the NPPF states that development proposals should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies. In the context of the Council’s housing land supply shortfall, the

delivery of six new homes on a site within the settlement boundary should be given significant weight in the planning balance.

Table 6 – Comparison of the housing requirement and deliverable supply (31st March 2026)

Requirement	
Five year requirement	3,014
Supply	
Supply of deliverable housing	2,754
5-year Land Supply Results	
Shortfall/Excess	-260
Supply(years)	4.6
Supply(%)	91%

Extract taken from South Holland District Council 5-year Housing Land Supply Assessment (as at 31st March 2026)

These considerations are relevant to the planning balance and have informed the design approach taken to the site, as explored in the sections that follow.

2.6 Archaeological Considerations

Policy HE5 of the National Planning Policy Framework (August 2026) requires that “**development proposals affecting heritage assets should be accompanied by an assessment of significance of the assets affected (including any contribution made by their setting) and of the potential effect of the potential effect of the proposal on their significance.**”

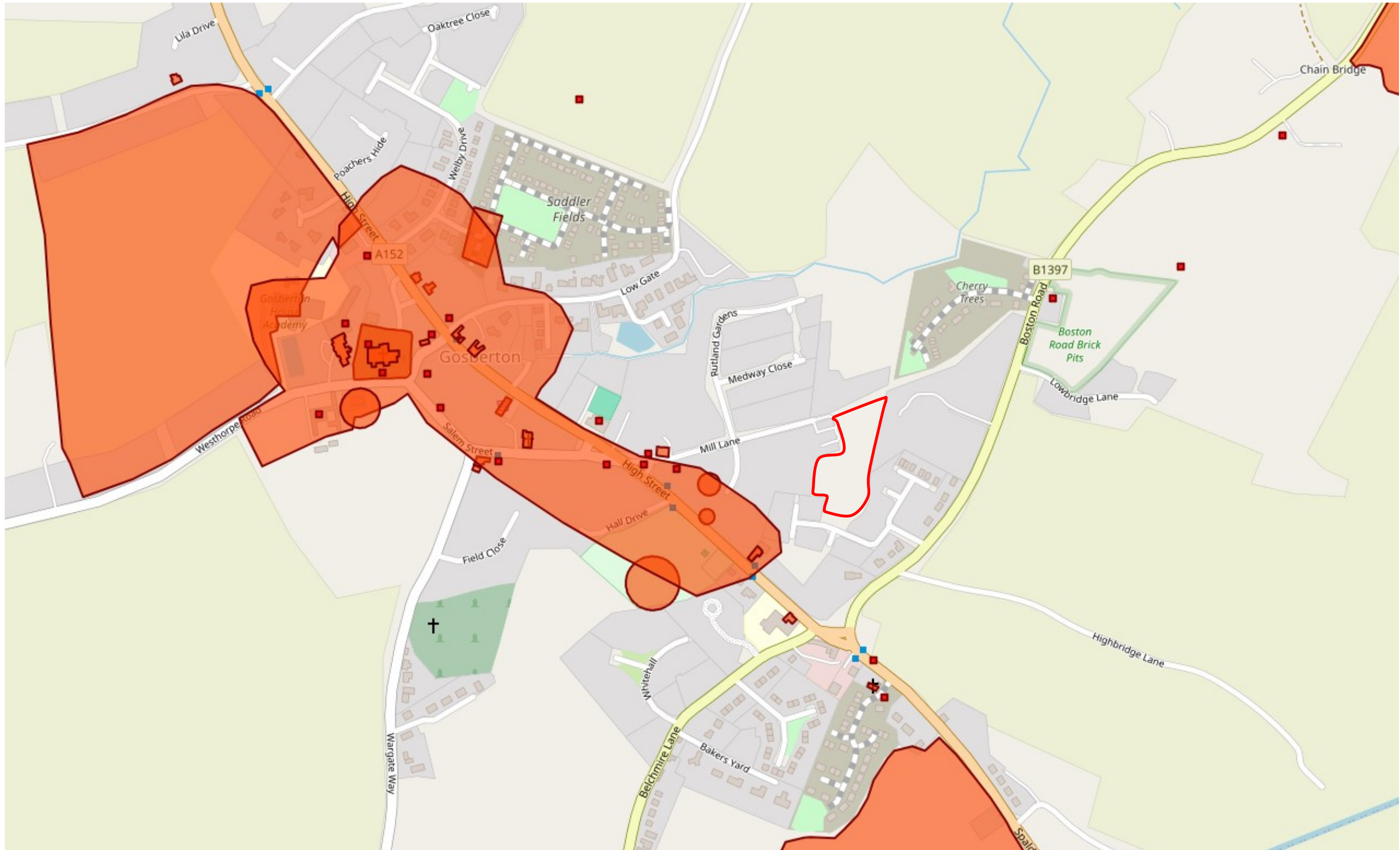
Policy 29(c) of the South East Lincolnshire Local Plan further requires that proposals affecting archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance, and that applications should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of any remains.

In response to these requirements, the Lincolnshire Heritage Explorer has been consulted as part of the preparation of this

application. The Heritage explorer mapping confirms that the application site does not fall within any recorded monument area. The nearest concentrations of recorded monuments are associated with the historic core of Gosberton, centred along High Street and parish church to the south west of the site, which is consistent with typical fenland settlement development in South East Lincolnshire.

It is further noted that a previous planning application on this site (H08-0744-25) was determined by South Holland District Council in 2025. The officer's report for that application contains no reference to archaeological considerations. Archaeology was not raised as a material consideration in the determination of that application, which provides a clear precedent that the site is not considered to present a significant archaeological risk.

Whilst the site does not fall within any recorded monument area, it is acknowledged that fenland grassland sites can retain below-ground archaeological potential not yet formally recorded. The applicant is therefore will to comply with any reasonable planning condition requiring a watching brief to be maintained during groundworks, ensuring that any remains encountered during construction are appropriately recorded in accordance with Policy 29(c) of the South East Lincolnshire Local Plan and the requirements of the Lincolnshire Historic Environment Record.



Extract taken from the Lincolnshire Heritage Explorer showing the site location and recorded monument area.

2.7 Existing Use of the Site

The application site forms part of the land associated with 43 Mill Lane, and has been owned together with the dwelling since 2003. Historic aerial imagery of the site from 2004 to 2026 has been reviewed to establish how the land has been used over that period. A selection of annotated images is shown in Figures 1 to 8.

The 2004 image shows the land ploughed. By 2006 it had been laid to grass, and every image since shows it maintained as mown lawn, with regular mowing stripes across the whole site. A trampoline is visible beside the patio in 2010 and 2015, and images from 2018 and 2020 show a football goal in the centre of the site, reflecting its recreational use by the occupants of 43 Mill Lane. At no point since 2006 does the imagery show any return to cultivation, grazing or other agricultural activity.

The contrast with the land immediately to the east is clear. Until its recent development for housing, that field appears as rough, unmanaged grassland. The site has been kept as mown lawn throughout. There is no fence or boundary between the site and the dwelling, and no separate field access. The land has been managed as part of the property at 43 Mill Lane, not as a separate agricultural parcel.

The owners have confirmed in writing that the land has been maintained largely as mown lawn and used solely for family recreation, including football and a children's play area.

The site has therefore not been in agricultural use for around twenty years, and the proposal would not result in the loss of productive agricultural land. The site has in fact been used as domestic garden land in connection with 43 Mill Lane, Gosberton.

Jack Cunnington

From: Jane Van Lier [redacted] on behalf of Jane Van Lier
Sent: Thursday, October 8, 2026 4:09 PM
To: Jack Cunnington
Subject: Re: 43 Mill Lane, Gosberton - Confirmation of Land Use History

Hi Jack

We purchased the property as a whole in May 2003 .
The house and all the land has been used solely as garden for the enjoyment of the family. We have used the garden for football for my son and have when the children were younger created a play area. We have maintained it largely as a mowed lawn with a few shrubs and bushes in places .
The land has not been used for any other purpose except as a garden. Specifically not at any point for agriculture.

Best wishes
Jane
Sent from my iPhone

On 8 Oct 2026, at 3:28 pm, Jack Cunnington <jack.cunnington@studio11architecture.co.uk> wrote:

Hi Jane,

As part of the planning application, I am preparing a statement showing that the application site has been used and maintained as a residential garden for many years and has not been used as agricultural land. To support this could you confirm a few points in writing.

Could you please reply to this email confirming the following:

- 1. The date you purchased 43 Mill Lane, and whether the land forming the application site was bought at the same time or separately (and if separately, when).
- 2. That since you have owned it, the land has been used and maintained as garden to the dwelling. Please briefly describe how it has been used, for example mowing, children's play, football, or family use and so on.
- 3. That the land has not been used for any agricultural purpose during your ownership. This includes growing crops, grazing animals, or letting or lending the land to a farmer.

Kind regards,
<image001.png>

Written Statement from Landowner on Land Use



Figure 1 Aerial Image - 2004

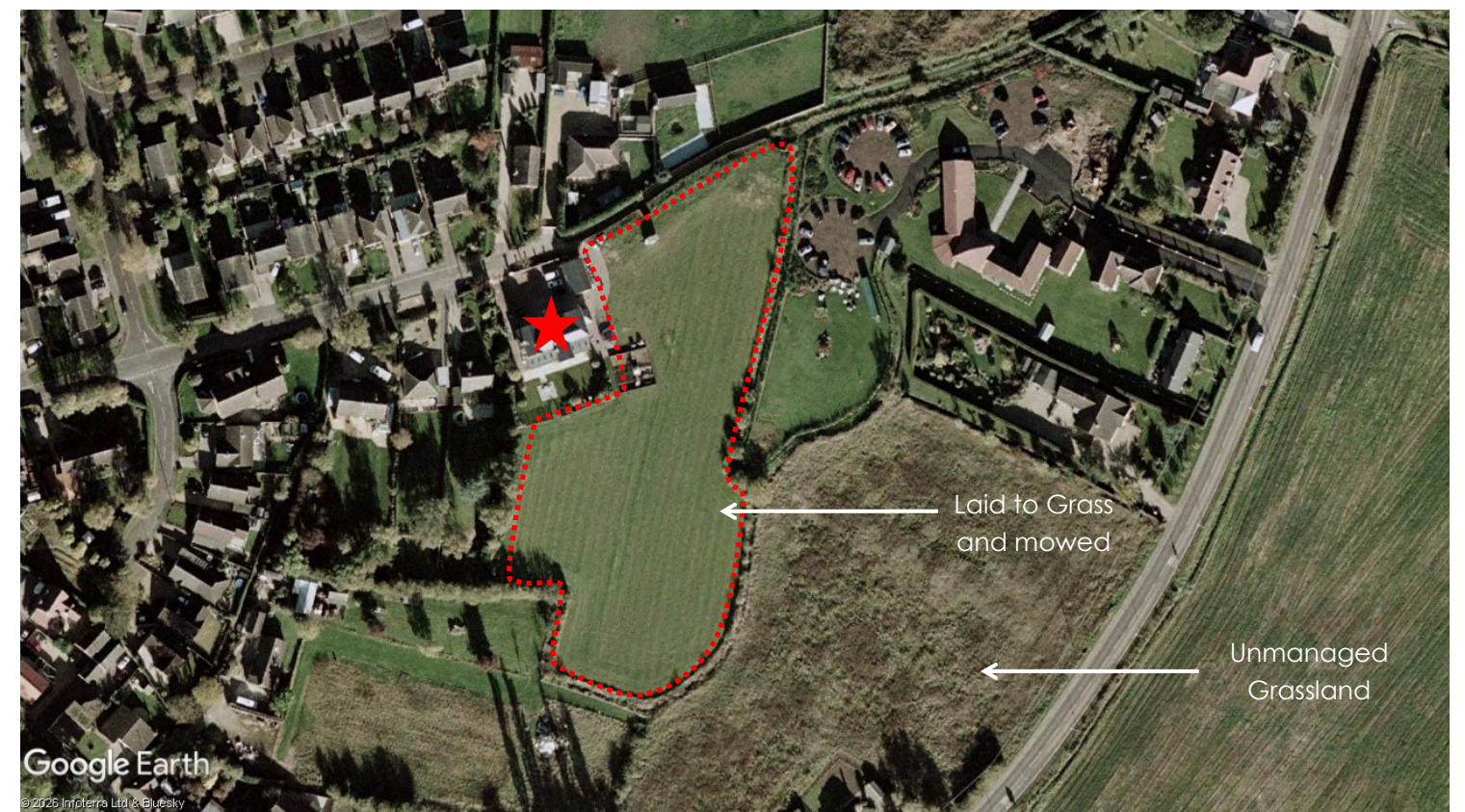


Figure 2 Aerial Image - 2006

★ 43 Mill Lane



Figure 3 Aerial Image - 2007



Figure 4 Aerial Image - 2010

★ 43 Mill Lane



Figure 5 Aerial Image - 2015

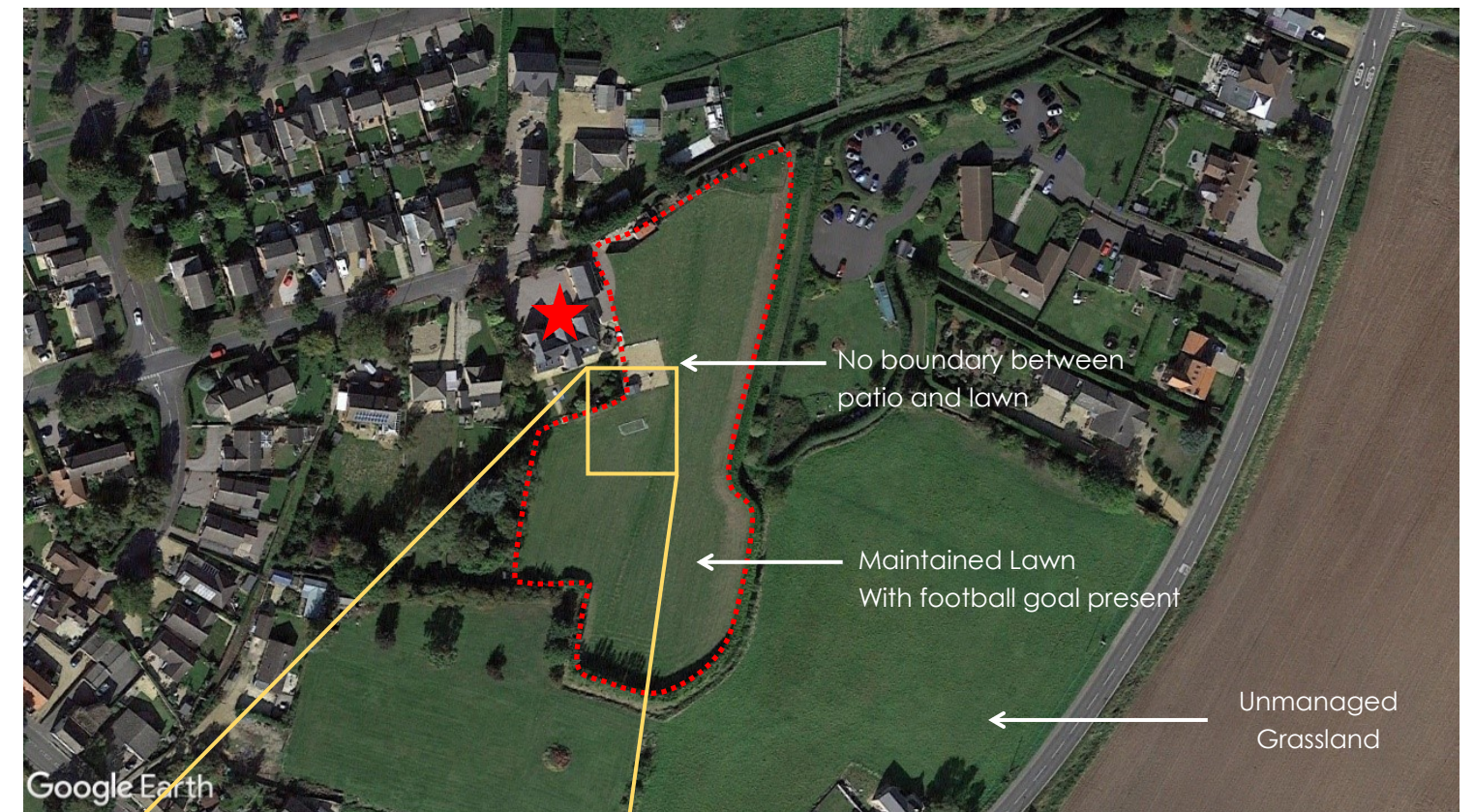


Figure 6 Aerial Image - 2018



Football goal – recreational use of site as domestic garden land

★ 43 Mill Lane

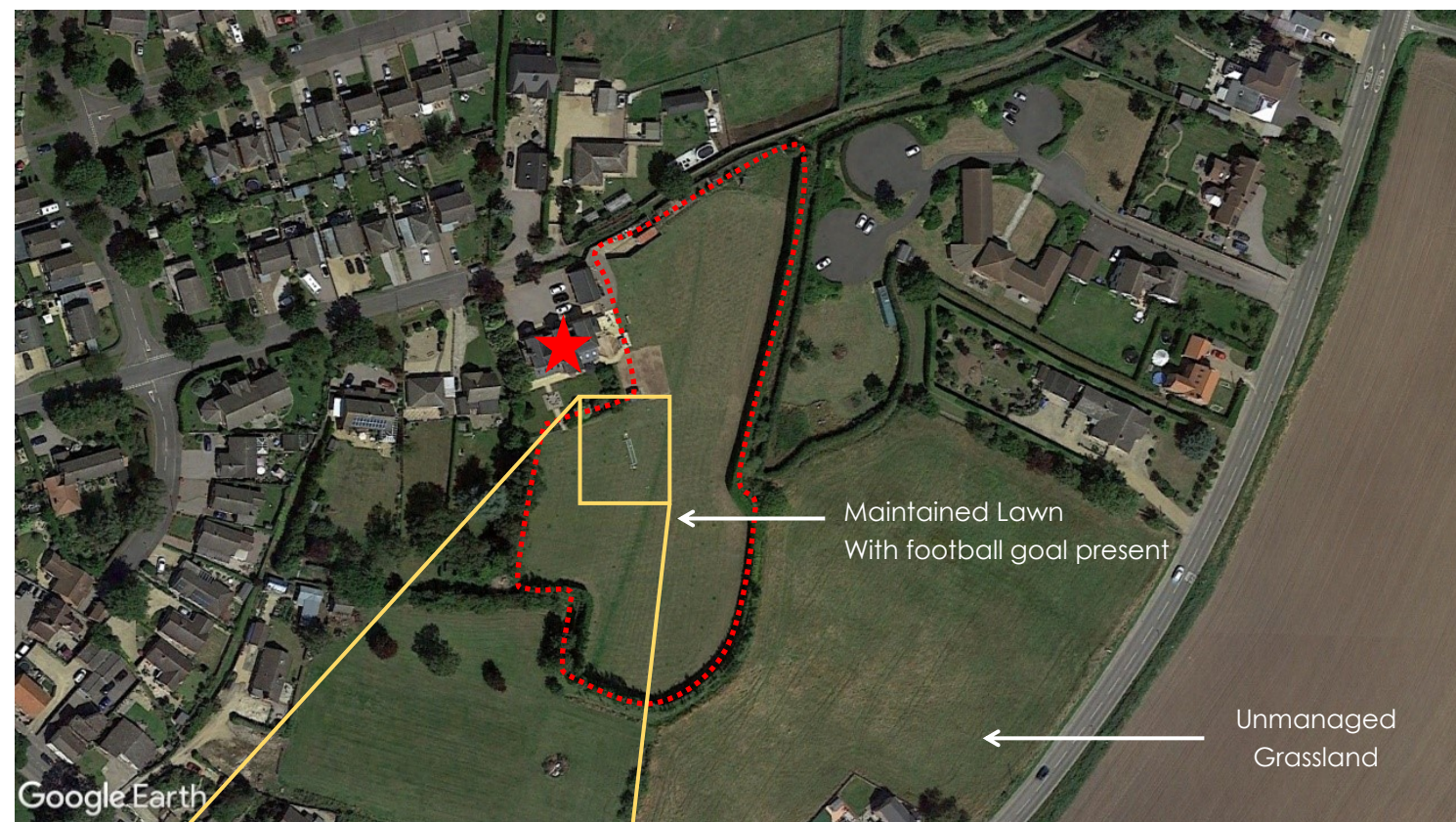


Figure 7 Aerial Image - 2020



Football goal – recreational use of site as domestic garden land



Figure 8 Aerial Image - 2026

★ 43 Mill Lane

3.0 The Development in Context

3.1 Wider Character Assessment

Although Gosberton is identified as a rural settlement in planning terms, the village has a well-established and distinctly domestic character. It does not read as isolated or sparsely developed, but instead as a settled village environment with a coherent residential fabric and a strong sense of enclosure along its streets.

The area surrounding the site is predominantly residential in character, with Mill Lane defined by a varied but established pattern of domestic development. Whilst the built form is not uniform in appearance, the prevailing character is consistent in its scale and use, with dwellings presenting a modest and informal village character. This varied pattern of development reflects the gradual evolution of the village over time and contributes to a sense of visual interest within the street scene.

The wider character of the area is also influenced by its landscaped setting. Green frontages and grass verges make a positive contribution to the appearance of Mill Lane and soften the relationship between built form and the street. These features reinforce the village character of the area and help create an environment that feels settled, attractive and residential in nature.

Taken together, the wider context is one of a well-established village setting with a clear domestic character, informed by a varied built form and softened by landscape features. These characteristics have informed the design approach to the site and the manner in which the proposed development has been arranged within its surroundings.

3.2 General Character Assessment Mill Lane

Mill Lane is typical of a residential area, with a well-established domestic character defined by detached dwellings set within individual plots. The street scene is informal in its arrangement, but coherent in overall character, with buildings generally set back from the road

behind green frontages. This set-back arrangement contributes to a spacious and landscaped quality along the lane.

The prevailing building material is brick, with both buff facing brick and darker red brick evident within the street scene. This variation in tone contributes to the visual richness of the area, whilst remaining consistent with the domestic character of the lane.

In scale, Mill Lane contains a mix of single storey and two storey dwellings, resulting in a varied but balanced built form. Roof forms are similarly mixed, with hipped and gabled roofs are present, although gable ends addressing the street are a noticeable feature of the character of the lane. These elements combine to create a residential environment that is varied in appearance, but consistent in its underlying form and character.

Taken together, the character of Mill Lane is defined by set-back dwellings, green frontages, traditional brick materials, and a mix of modest domestic forms. These characteristics have informed the design approach to the site and the way in which the proposed development has been arranged within its context.



Taken along Mill Lane these images show the gable forms presented to the street and the set back from the kerbside. They also show the green frontage and materiality present along the street, brick is the primary facing material with a mix of buff and red brick.



Bungalows and Greenage along Poplar Drive



Green frontage at the junction between Rutland Gardens and Mill Lane



Bungalows adjacent to no. 43 Mill Lane



No. 43 Mill Lane



Existing site access next to no. 43 Mill Lane



New residential development to the south of the site. The primary facing material a mix of buff and red facing brick with slate and terracotta roof tiles.



Timber Clad Gable on property adjacent to no. 43 Mill Lane

4.0 Proposals

4.1 Use

The proposal comprises of 6 bungalows for residential use.

4.2 Amount

The proposal is formed of 6 plots and 3 housetypes. This represents a scale of development that is appropriate to the size of the site and the village context of Gosberton.

4.3 Layout

The proposed layout has been informed by the established axis of No. 43 Mill Lane, allowing the development to sit comfortably within its context and read as a logical extension of the existing built form. The arrangement of the dwellings creates a clear and legible pattern of development, reflecting the domestic grain of the surrounding area while maintaining an appropriate relationship with neighbouring properties.

4.4 Scale

The proposals are single storey in height and domestic in scale, reflecting that found along Mill Lane and Poplar Drive.

4.5 Landscaping

Currently the site is maintained grassland. The proposal seeks to enhance this through the provision of appropriate new planting and bio-diversity enhancements. In addition to this, the existing trees and hedgerows located on the boundaries of the site will be retained in order to maintain the sites existing landscape character and privacy. Front gardens will be softly landscape to create green frontages to the bungalows and create a more attractive shared environment from the shared drive.



Extract From Site Layout

4.6 Amenity Space

The new homes will be provided with significant amenity space allowing for a domestic garden and gardens which provide significant enhancement of bio-diversity on site.

4.7 Appearance

The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with the sites location within Gosberton.

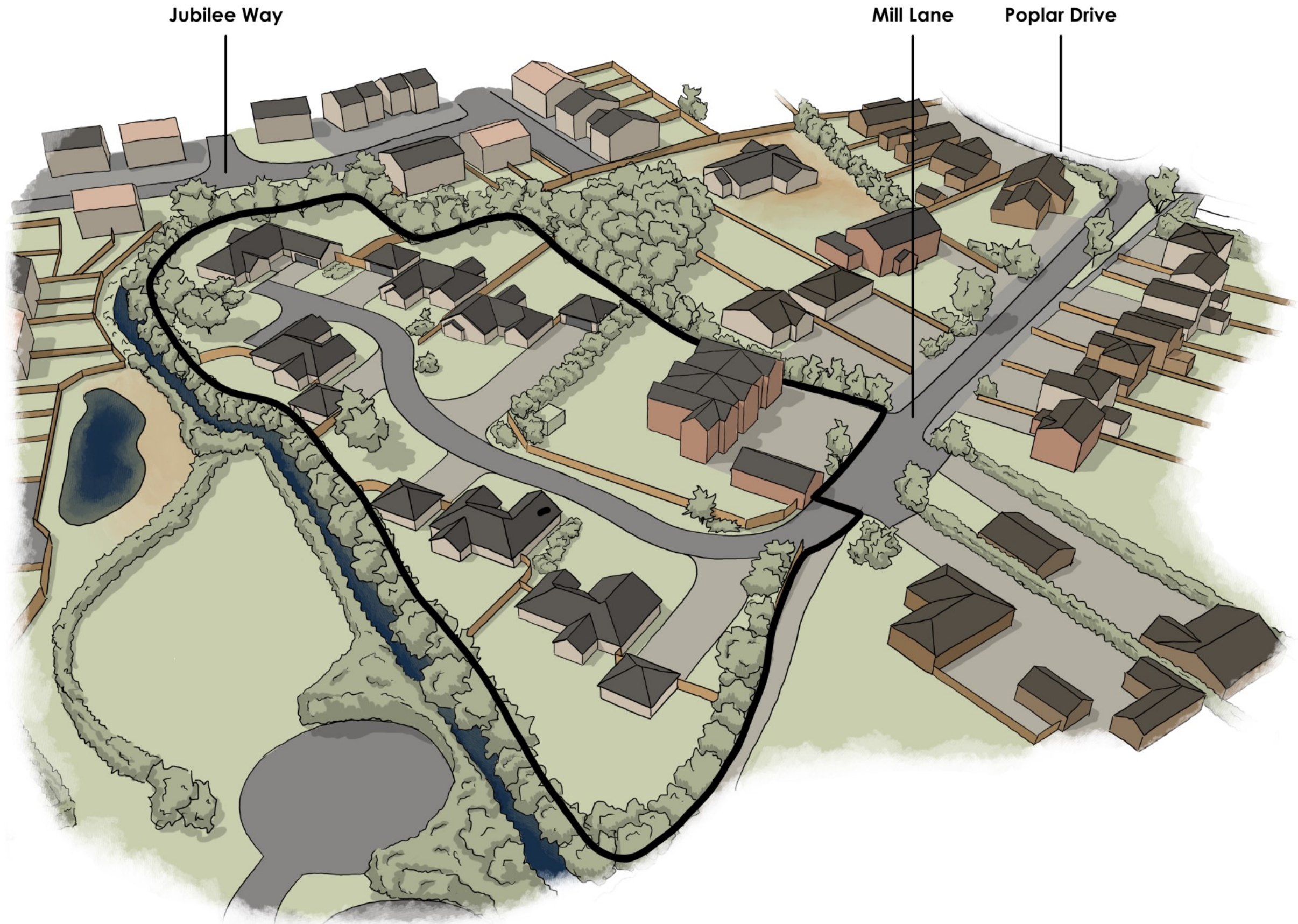
The architecture and materials proposed follow those of surrounding residential dwellings holding Mill Lane and the wider context of the site. A more detailed assessment of the proposals' design in relation to the National Design Guide and the Local Plan is provided in the following Design Response section.

4.8 Access

The principle access to the site is by way of a existing access off Mill Lane.



Analysis of Development Pattern against Proposal



Aerial of Proposed Development in Context



View Looking South at Plots 3, 4, 5 and 6 from Shared Drive



View of Plot 1 on Arrival to Proposed Development

5.0 Design Response

Introduction

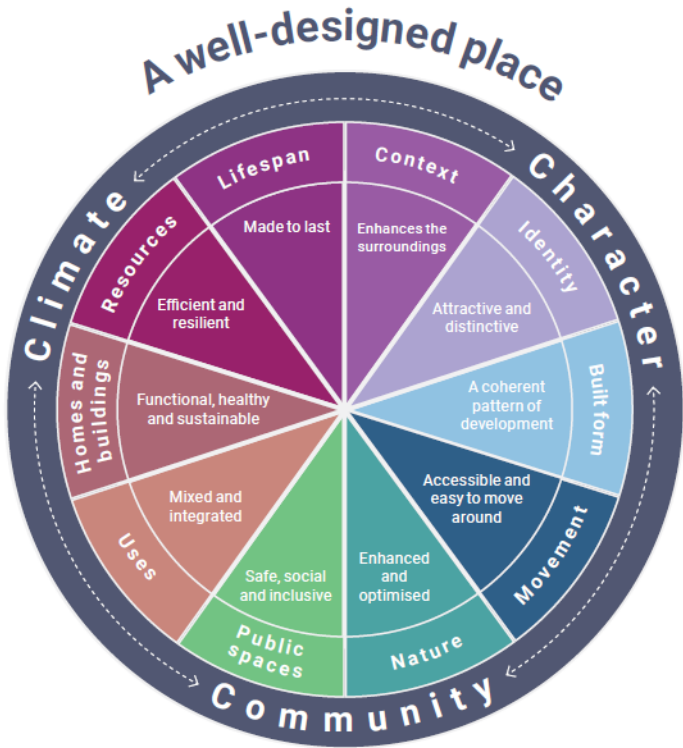
Policy DP3 of the NPPF establishes the key principles for well-designed places and forms the primary national policy framework against which the design quality of this proposal is assessed. The policy requires development proposals to response to their context and to reflect relevant aspects of seven design principles: Liveability, Climate, Nature, Movement, Built Form, Public Space, and Identity.

The National Design Guide forms part of the Government's suite of planning practice guidance and provides the practical framework through which these seven principles are to be achieved. Its ten characteristics of well-designed places: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan, provide the practical guidance on how those principles are achieved in practice. The relationship between the two frameworks are set out in the table below.

DP3 Principles (NPPF August 2026)	NDG Characteristics
Context (DP3(1) — overarching requirement)	Context
Identity	Identity
Built Form	Built Form
Movement	Movement
Nature	Nature
Public Space	Public Spaces
Liveability	Uses and Homes and Buildings
Climate	Resources and Lifespan

The following assessment works through the ten characteristics of the National Design Guide, demonstrating how each has informed the proposal and how he development collectively satisfies the seven principles of Policy DP3. The contextual response required by DP3(1) is addressed through the Context characteristic, which underpins all that follows.

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The Ten Characteristics of Well-design Places

Ministry of Housing, Communities & Local Government: National Design Guide p.8

5.1 Context

Analysis

In the National Design Guide context is referred to as the location of the development and the attributes of its immediate, local and regional surroundings.

Through paragraphs 38 to 49, the National Design Guide explains that well-designed places are founded on a sound understanding of their location, history, and cultural characteristics, ensuring new development is well grounded in its locality and supports a positive sense of place (paragraph 39). The guide emphasises that design should be informed by proportionate baseline studies (paragraph 40), and that proposals should respond positively to the area's physical, social and environmental characteristics. (paragraph 41).

The NDG also states that new development should be integrated into its wider setting in ways that are physical, social and visual (paragraph 43), ensuring that proposals relate well to their surroundings rather than appearing generic or disconnected.

Response

The proposal has been developed with careful regard to the established context of the site and its surroundings. Located in Gosberton, the site forms part of a settled village environment and takes its cues from the domestic character of Mill Lane, where dwellings are generally set back from the street behind green frontages and expressed through a mix of single and two storey forms.

In response, the scheme adopts a layout that reflects the established pattern of development along Mill Lane, allowing it to read as a natural continuation of the existing residential form. The proposed bungalow scale is appropriate to the modest domestic scale of the area, whilst the siting of dwellings and the treatment of the frontage respond positively to the prevailing streetscape. As a result, the development is well grounded in its locality and integrates with its surroundings in a manner that is physical, visual and contextual.

Policy DP3 - Context

Policy DP3(1) requires that **“development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.”** As demonstrated, the proposal has been developed through a thorough understanding of the established character of Mill Lane and the wider village setting. The layout, scale and orientation of the development respond directly to the context of the site, integrating with the surrounding residential grain and enhancing the character of its setting. The proposal satisfies the overarching contextual requirements of the policy.

5.2 Identity

Analysis

The National Design Guide (paragraphs 50–60) explains that identity comes from how buildings, spaces, landscape, and infrastructure combine and are experienced, not only through their appearance but through all the senses (paragraph 50). A strong identity creates places that are distinctive, memorable, and rooted in their locality, giving residents a sense of pride and belonging.

The Guide also recognises that identity is shaped by both typical local characteristics and special features (paragraph 52), and by design decisions at all scales, from siting and landscape structure through to form, proportions, materials and detailing (paragraph 58). It further recognises that new character can arise from responding to how today’s lifestyles could evolve in the future and to the proposed methods of development and construction (paragraph 59).

Response

The identity of the proposal has been shaped by the established character of Mill Lane the wider village setting. The scheme draws upon the prevailing features of the area, including the scale, brick as the primary facing material, landscaped frontages, and roof forms that commonly presented gable ends toward the street. In doing so, the proposal seeks to create a form of development that is recognised rooted in its context, whilst providing a coherent character of its own.

The proposed dwellings adopt a familiar residential form, allowing the development to integrate comfortably with its surroundings.

Policy DP3 - Identity

Policy DP3(2)(g) requires development to "**create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.**" As demonstrated above, the proposal draws upon the prevailing character of Mill Lane, adopting brick as the primary facing material, incorporating timber cladding as a secondary element, and presenting gable forms that reflect those found in the surrounding street scene. The result is a development that is rooted in its locality whilst possessing a coherent character of its own. The proposal satisfies the Identity principle of Policy DP3(2)(g).

5.3 Built Form

Analysis

The National Design Guide (paragraphs 61–74) defines built form as the three-dimensional pattern and interrelationship of development blocks, streets, buildings, and open spaces, noting that these elements together create the character and sense of a place. While this definition often relates to more urban or suburban contexts, the same principle applies in rural settings through the relationship between lanes, yards, and farmland.

In this context, the NDG emphasises that successful built form is achieved where layout, form and scale work together to respond positively to the site and its wider setting, establishing an appropriate relationship between buildings and open space and creating a coherent, understandable arrangement.

Response

The proposal responds positively to the built form of the surrounding area by a layout and scale that reflects the established residential character of Mill Lane. The dwellings are arranged in a clear and coherent pattern, based on the orientation of the existing dwelling at No. 43 Mill Lane. This allows the development to read as a logical continuation of the existing built form rather than appearing isolated from its surroundings.

The proposed bungalows form is appropriate to the domestic scale of the area, whilst the arrangement of the dwellings across the site create a legible pattern of development with an appropriate relationship between built form and open space. This approach ensures that the proposal sits well within its setting and contributes positively to the overall character of the lane.

Policy DP3 - Built Form

Policy DP3(2)(e) requires development to ***“use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site’s potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme.”*** As demonstrated, the proposed layout creates a clear and legible pattern of development informed by the axis of No. 43 Mill Lane, with dwellings arranged to define the shared drive and distinguish public frontage and private garden space. The proposal satisfies the Built Form principle of Policy DP3(2)(e).

5.4 Movement

Analysis

The National Design Guide (paragraphs 75–89) identifies movement as a key component of well-designed places, recognising that movement networks should be safe, accessible and easy to understand for all users. The Guide emphasises that streets and routes should support convenient movement, promote accessibility, and contribute positively to the character and function of a place.

In this context of a small residential development like the one proposed, the movement principles of the National Design Guide are principally concerned with ensuring safe and legible access to and through the site, and with achieving an appropriate relationship between movement, layout and the overall character of the development. This includes the integration of vehicular access, parking and pedestrian movement in a way that is functional, coherent and responsive to the surrounding street.

Response

The proposal has been designed to provide a clear and legible pattern of movement with access taken from an existing access point at the end of Mill Lane and a shared drive running through the site. This allows for straightforward vehicular access and convenient movement to each dwelling.

Pedestrian movement within the site is direct and legible, with dwellings arranged in a manner that supports clear access and natural surveillance. Parking had been integrated into the layout as part of the overall design of the scheme, ensuring that movement and access function effectively without dominating the character of the development.

Movement beyond the site is also convenient, with the proposal located approximately 250 metres from the High Street and the nearest bus stop. This allows future occupiers to access local services and public transport on foot, reducing the need to rely solely on the private car and helping to ensure that the development is well connected to the village.

Policy DP3 - Movement

Policy DP3(2)(d) requires development to “**provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport.**” As demonstrated, the proposal provides a clear and legible access arrangement from Mill Lane, integrates pedestrian movement within the site, and is located within approximately 250 metres of High Street and the nearest bus stop, supporting convenient access to local services and public transport on foot. The proposal satisfies the Movement principle of Policy DP3(2)(d).

5.5 Nature

Analysis

The National Design Guide (paragraphs 90–98) recognises nature as an integral component of well-designed places, rather than an afterthought to development. It explains that natural features, planting, and landscape structure should contribute positively to the character, environmental performance and visual quality of a place. The Guide also emphasises the importance of integrating nature into development in a way that is appropriate to its setting and supports attractive, healthy and sustainable environments.

In the context of this proposal, nature is particularly relevant through the landscaped character of Mill Lane, where green frontages, grass verges and boundary treatments contribute positively to the appearance of the street and soften the relationship between built form and the public realm. These characteristics establish an important part of the local context to which the development should respond.

Response

The proposal responds positively to the natural qualities of the site by retaining the existing trees and hedgerows along the site boundaries, which contribute to the visual containment of the site and help maintain its established green character. In addition, the site, which currently comprises laid grass, will be enhanced through the introduction of new trees and shrub planting integrated within the proposed layout.

This approach ensures that landscape is treated as an integral part of the development rather than a secondary feature. The retention of existing boundary vegetation, together with the incorporation of new planting, will help soften the appearance of the scheme, reinforce its relationship with the landscaped character of Mill Lane, and contribute positively to the overall quality of the development.

Policy DP3 - Nature

Policy DP3(2)(c) requires development to "**incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality.**" As demonstrated, the proposal retains existing trees and hedgerows along the site boundaries, introduces new planting and biodiversity net gain provision within the layout, and incorporates softy landscapes front gardens that reinforce the green character of Mill Lane. The proposal satisfies the Nature principle of Policy DP3(2).

5.6 Public Spaces

Analysis

The National Design Guide (paragraphs 99–107) recognises public spaces as an important component of well-designed places, contributing to how a development is experienced and to the overall quality of the environment. It explains that public spaces should be safe, attractive, accessible and well integrated, and should support a positive relationship between buildings, landscape and movement.

In the context of a small residential scheme such as this, the relevant public spaces are the parts of the development experienced from Mill Lane and through the shared access arrangement. The quality of frontage treatment, landscaping, boundary definition and the relationship between dwellings and the street are therefore important considerations in ensuring that the development contributes positively to the public realm.

Response

The proposal has been designed to contribute positively to public-facing elements of the site through a considered relationship between built form, access and landscaping. The frontage treatment and set back of the dwellings reflect the established character of Mill Lane, helping the development to integrate with the street and reinforce its landscaped residential quality.

Although the scheme does not include formal public open space, the spaces experienced from the street and along the shared drive has been designed to be clear, attractive and coherent. Through this approach, the proposal supports a positive interface with the public realm and contributes to the overall quality and character of its surroundings.

Policy DP3 - Public Spaces

Policy DP3(2)(f) requires development **“include spaces that are safe, secure, inclusive, and accessible for all ages and abilities... and which facilitate and encourage social interaction, play and healthy lifestyles.”** As demonstrated, the frontage treatment, shared drive and set-back arrangement of the dwellings create a clear, attractive and coherent environment that is experienced positively from the street and supports a safe and legible relationship between the development and the public realm. The proposal satisfies the Public Space principle of Policy DP3(2)(f).

5.7 Use

Analysis

The National Design Guide (paragraphs 108–119) identifies use as an important component of well-designed places, recognising that development should support an appropriate mix of activities and respond positively to the way a place functions. The Guide explains that uses should be compatible with their context, support the needs of communities, and contribute to the overall vitality and suitability of a place.

In the context of this proposal, the site sits within an residential area, where domestic use forms the character of the surrounding development. The most relevant consideration is therefore whether the proposed use is appropriate to its setting and whether it contributes positively to the range and type of homes available within the village.

Response

The proposed residential use responds to the established character of the area, with the development introducing six new bungalows within a location that is already domestic in nature. As such, the use of the site for residential purposes is consistent with its immediate surroundings and represents a logical continuation of the existing pattern of development in the area.

The proposal also contributes to the variety of housing available within Gosberton through the provision of single storey homes. In this context, the development broadens the local housing choice and provides a form of accommodation capable of meeting a range of needs, whilst remining appropriate to the scale and character of its setting.

Policy DP3 - Liveability

Policy DP3(2)(a) requires development to **“support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after.”** As demonstrated , the proposed residential use is consistent with and complementary to the established character of the surrounding area, whilst the provision of single-storey bungalows broadens the range of homes available within Gosberton and supports a more inclusive and mixed community. The proposal satisfies the Liveability principle of Policy DP3(2)(a) in respect of use.

5.8 Homes and Buildings

Analysis

The National Design Guide (paragraphs 120–134) recognises that homes and buildings should be functional, attractive and fit for purpose, whilst contributing positively to the character of the area. The Guide emphasises that buildings should be designed to support the health, comfort and well-being of their occupants, and that new homes should be efficient, accessible and capable of meeting a range of needs over time.

It also makes clear that the design of homes should respond appropriately to their context, with careful consideration given to scale, form, orientation, appearance and the quality of internal and external space. In this regard, the design of individual dwellings is not only important in terms of their architectural appearance, but also in the way they support day-to-day living and contribute to the overall quality of the development.

Response

The proposal responds positively to these principles through the provision of bungalows that are functional, attractive and well suited to day to day living, The single storey form of the dwellings provides the opportunity to deliver homes that are accessible, practical and capable of meeting a wide range of occupier needs, including those of elderly people and less mobile individuals.

The proposed dwellings have been designed as simple and well-proportioned forms, drawing upon the established material palette and roof forms of the surrounding area. In addition to responding appropriately to local character, the building typology supports comfortable and adaptable living over time, ensuring that the homes are capable of meeting contemporary living needs as well as longer-term occupation.

Policy DP3 - Liveability

Policy DP3(2)(a) further requires that development be **“robust, durable and easy to look after”** and capable of supporting communities that **“will function over the lifetime of development.”** As demonstrated, the proposed bungalows have been designed as simple, well-proportioned forms using brick and timber cladding: materials that are durable, low-maintenance and appropriate to their context. The single-storey typology supports accessible and adaptable living over time, ensuring the homes are capable of meeting a range of occupier needs both now and in the future. The proposal satisfies the Liveability principle of Policy DP3(2)(a) in respect of homes and buildings.

5.9 Resources

Analysis

The National Design Guide (paragraphs 135–150) recognises that well-designed places make efficient and responsible use of natural, physical and environmental resources. It explains that this includes the careful use of land, the selection of durable materials, and the incorporation of design measures that support environmental performance over time.

In this context, the efficient use of the site, the choice of robust and appropriate materials, and the integration of landscape all form part of the way in which the proposal responds to the resources characteristic of the National Design Guide. The relevant consideration is not only how the site is developed in the short term, but how the resulting homes are capable of performing effectively and remaining attractive over time.

Response

The proposal makes effective use of a previously under-used site with Gosberton, bringing it forward for a coherent form of residential development. The scheme responds to efficient use of land whilst also drawing upon a material palette that is appropriate to the local context, helping to ensure that the development is both visually integrated and durable in nature.

The proposed use of brick as the primary facing material reflect that of the character along Mill Lane, where brick is the prevailing building material, and provides a robust and durable external finish suitable for long term residential use. Timber cladding is incorporated as a secondary building material, introducing warmth and visual interest to the elevation while still remaining simple and honest in its architectural expression. Together, the materials provide a balance between contextual response and contemporary detailing, and support the creation of homes that are both durable and attractive in appearance.

Existing trees and hedgerows along the sites boundaries are retained, and new planting is incorporated within the layout, supporting the overall environmental quality of the scheme. Through this approach, the proposal seeks to use the land and landscape resource responsibly, whilst creating a development that is practical, robust and appropriate to its setting.

Policy DP3 - Climate

Policy DP3(2)(b) requires development to “**contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from impacts of climate change including overheating.**” As demonstrated, the proposed bungalows have been conceived as simple and efficient building forms, with a material palette selected for its durability and longevity. The retention of existing boundary vegetation and the introduction of new planting further support environmental performance of the scheme. The proposal satisfies the Climate principle of Policy DP3(2)(b) in respect of resources.

5.10 Lifespan

Analysis

The National Design Guide (paragraphs 151–162) explains that well-designed places should be capable of enduring over time, both physically and functionally. It recognises that development should be designed to support changing needs, with buildings and spaces that are adaptable, durable and capable of remaining useful and attractive over the long term.

The Guide also highlights that lifespan is influenced by the quality of design, construction and materials, as well as by the ability of buildings to accommodate different patterns of use and occupation over time. In the context of residential development, this includes the creation of homes that are practical, resilient and capable of supporting long-term living.

Response

The proposal responds to these principles through the provision of six bungalows that are inherently well suited to long term occupation. The typology of the dwellings support accessible and adaptable living, allowing the homes to respond more easily to changing occupier needs over time and making them suitable for a range of future residents.

The proposed material palette of brick and timber cladding also contribute to the longevity of the scheme, combining robust and durable construction with a simple architectural expression that is capable of weathering well over time. In addition, the layout and overall form of development has been designed to provide a practical and attractive residential environment that can remain functional and relevant into the future. With this approach, the proposal seeks to deliver homes with lasting value, both in physical terms and in the way they support everyday life.

Policy DP3 - Climate

Policy DP3(2)(b) also requires that development minimise risks from climate change impacts over the lifetime of the scheme, with buildings and spaces **“which conserve energy and other resources.”** As demonstrated, the proposed development has been designed with long-term occupation in mind. The robust material palette, adaptable single-storey typology and integrated landscape strategy combine to ensure the development remains functional, attractive and environmentally resilient over time. The proposal satisfies the Climate principle of Policy DP3(2)(b) in respect of lifespan.

6.0 Key Sustainability Issues

6.1 Environmental Sustainability

6.2 Social Sustainability

6.3 Economic Sustainability

6.4 Governance Sustainability

6.5 Stakeholder Engagement

6.6 Risk Management

6.7 Reporting and Transparency

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6.1 General

The following section considers how the proposals will deliver its sustainability objectives and make a lasting and positive contribution towards sustainable development. The framework for analysis corresponds with the three key sustainability issues set out in planning and environmental legislation, guidance and best practice.

Sustainability considerations relating to the location of the site, its accessibility to local amenities, and its relationship to public transport are addressed earlier in this statement.

Environmental Issues

6.2 Energy

Policy CC2 of the NPPF requires that development proposals, in order to contribute to climate change mitigation and the transition to net zero, should **“use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b).”** Policy CC3 further requires that development proposals **“take into account the current and potential impacts of climate change over the lifetime of the scheme”** and minimise vulnerability through appropriate layout, orientation and construction.

At the local level, Policy 31 (a) of the South East Lincolnshire Local Plan requires all development proposals to demonstrate that the consequences of climate change have been addressed, minimised and mitigated by employing a high-quality design, reducing the need to travel through locational decisions, and incorporating measures which promote and enhance green infrastructure and provide an overall net gain in biodiversity. The proposal responds positively to each of these requirements, as demonstrated through the design approach set out in this statement and the biodiversity net gain provision incorporated within the site layout.

The need to reduce greenhouse gas emissions, particularly carbon dioxide (CO₂), and adapt to effects of climate change is recognised as a global imperative. A key objective of the scheme has therefore been to encourage energy efficiency in all aspects of the home, including design, procurement, construction and use. Whilst also demonstrating how the building as constructed meets the changing landscape of climate change.

The proposed bungalows have been conceived as simple and efficient building forms, supporting a practical construction approach and helping to reduce unnecessary energy demand over time. The overall design of the dwellings seeks to provide homes that are comfortable in use, practical to maintain, and capable of achieving good environmental performance throughout their lifespan, consistent with the requirements of Policies CC2 and CC3.

6.3 Water and Flood Risk

Policy F4 of the NPPF requires that **“a site-specific flood risk assessment should accompany all development proposals in flood zones 2, 3a, and 3b.”** Policy F6 further requires that in such areas development must satisfy the sequential test under Policy F5 and, where applicable, demonstrate that the exception test is met by showing that the development would:

“provide wider sustainability benefits to the community that outweigh the flood risk; be safe for its anticipated lifetime in accordance with policy F7; and not increase flood risk elsewhere and, where possible, reduce flood risk overall.”

At the local level, Policy 4 of the South East Lincolnshire Local Plan requires that development proposed within an area at risk of flooding will be permitted where it can be demonstrated that the sequential test is passed, that wider sustainability benefits to the community outweigh the flood risk, and that the application is supported by site-specific flood risk assessment covering risk from all sources of flooding including the impacts of climate change.

The site lies within Flood Zone 3 and therefore requires careful consideration of flood risk and drainage matters. However, the South East Lincolnshire Strategic Flood Risk Assessment confirms the site falls outside any identified hazard zone, which is the refined flood risk information used as the basis for applying the sequential test within the Local Plan area. On that basis the proposal is considered to pass the sequential test in accordance with both Policy F5 of the NPPF and Policy 4 of the South East Lincolnshire Local Plan.

Water efficiency and sustainable drainage have also informed the design of the proposal. A drain runs along the eastern, southern and part of the western boundaries of the site and forms an important part of the site's existing drainage context. This feature has been taken into account in the evolution of the site layout, helping to inform the relationship between the proposed development, the site boundaries and the surrounding landscape.

For further details regarding flood risk, refer to the accompanying Flood Risk Assessment and Sequential Test Statement.

6.4 Transport

Policy TR3 of the NPPF requires that development proposals **“should be in locations that are sustainable (or which can be made so)”** and that they **“limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users.”** Policy TR4 further requires that proposals **“give priority first to walking, wheeling and cycle movements, both within the scheme and neighbouring areas.”**

The location of the site offers future occupiers access to local services and public transport without sole reliance on the private car. The proposal is situated approximately 250 metres from High Street and the nearest bus stop, allowing convenient pedestrian access to day-to-day facilities and public transport connections to neighbouring villages and

larger service centres. The site's location and its proximity to local amenities on foot is consistent with the sustainable transport objectives of Policies TR3 and TR4, and supports the climate change mitigation aims of Policy CC2.

6.5 Waste During Use

Sustainable development demands a fundamental change in the way we design, produce, use and dispose of the products we consume. The proposal has been designed to support the practical management of household waste during the occupation of the development.

Each dwelling will incorporate dedicated internal bin storage within the kitchen to allow the separation of recyclable, food and general waste. These can then be transferred to external bins and brought out to the kerbside for collection by the Local Authority on the appropriate day. The home will also be provided with composting facilities to minimise green waste.

6.6 Waste During Construction

Where practicable, materials and construction methods will be selected to minimise waste generated during the construction process, consistent with the reuse and resource efficiency objectives of Policy CC2(d), which encourages development to ***“take advantage of opportunities to reuse existing structures and materials, including reusing non-contaminated excavated soil and hardcore within the site.”*** Any waste arising on site will be managed appropriately, with opportunities for segregation, reuse and recycling incorporated where possible in order to reduce the amount of waste sent to landfill.

BNG Upgrades Plan

The proposed layout incorporates biodiversity net gain provision as part of the site strategy. Areas of land around the boundaries of the development have been allocated for ecological enhancement, creating a landscaped buffer between the proposed dwellings and adjoining land.

These areas will provide space for species-rich wildflowers, native planting and habitat features, supporting pollinators, birds and small mammals. By locating the BNG provision along the site edges, the proposal strengthens the existing green boundaries, improves habitat connectivity and ensures that ecological value is embedded within the wider landscape setting of the development.



7.0 Conclusions

This Design and Access Statement has demonstrated that the proposed development of six bungalows on land adjacent to no. 43 Mill Lane, Gosberton, has been carefully informed by the site's context, the relevant national and local planning policy framework, and the principles of the National Design Guide, the National Planning Policy Framework (August 2026), and the South East Lincolnshire Local Plan.

The site lies within the settlement boundary of Gosberton, and the proposal therefore benefits from the presumption in favour of development established by Policy S4, which requires that such proposals be approved unless the benefits in doing so would be substantially outweighed by any adverse effects. No such adverse effects exist in this case.

The proposal aims to deliver a coherent and well-considered form of residential development that responds positively to the established character of Mill Lane and the village.

Through its layout, scale, material palette, landscaping and access arrangements, the scheme has been designed to sit comfortably within its surroundings whilst making effective use of the site. As demonstrated through the detailed assessment in section 5.0, the proposal satisfies key principles for well-designed places set out in Policy DP3, with each of the seven principles addressed through the ten characteristics of the National Design Guide.

The development also provides the opportunity to deliver single storey homes for a wider range of housing available within Gosberton, directly responding to the housing needs objectives of Policies HO1 (2) and HO7, to which the NPPF requires substantial weight to be given. The scheme further responds to the sustainability objectives of Policies CC2 and CC3 through building forms, sustainable drainage strategy, accessible location, and integration of biodiversity net gain provision within the layout.

Overall, the proposal represents a well-designed and sustainable form of development that is appropriate to its

setting, consistent with the development plan, and accords with the National Planning Policy Framework (August 2026). It should be approved without delay.
