



DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT INVOLVING THE DEMOLITION OF AN EXISTING AGRICULTURAL BUILDING

AT

**ROSEDALE FARM
CHAPEL DROVE
HOLBEACH DROVE
SPALDING
LINCS**

FOR

MR COLE

Job No. SE-1800

Dec 2022

1.0 INTRODUCTION

This Design and Access Statement supports the full planning application for residential development. The application is for the erection of 2 x 5 bed, detached 2-storey dwellings involving the demolition of the existing agricultural building. The application site is located at Rosedale Farm, Chapel Drove, Holbeach Drove, Spalding.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design of these new dwellings for inclusion and accessibility whilst achieving a high standard of design.

In addition, this statement outlines how the proposal will enhance the form and character, quality of environment, living conditions and provide planning gains.

Holbeach Drove benefits from being a short driving distance from the towns of Spalding, Wisbech, Crowland and Holbeach and the cities of Peterborough and Ely.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located at Rosedale Farm, on the north west side of Chapel Drove. The site currently accommodates a working farm with various agricultural buildings.

The site is outside of the established settlement of Holbeach Drove however there are existing residential dwellings positioned to the immediate north-east and south west of the site. There is agricultural land to the north-west of the site and existing agricultural buildings to the north.

The site is located in a mixture of Flood Zone 1 and 2 as indicated on the Environment Agency's Map and as such will require a flood risk report to be submitted along with the application.



Figure 1: Aerial photograph

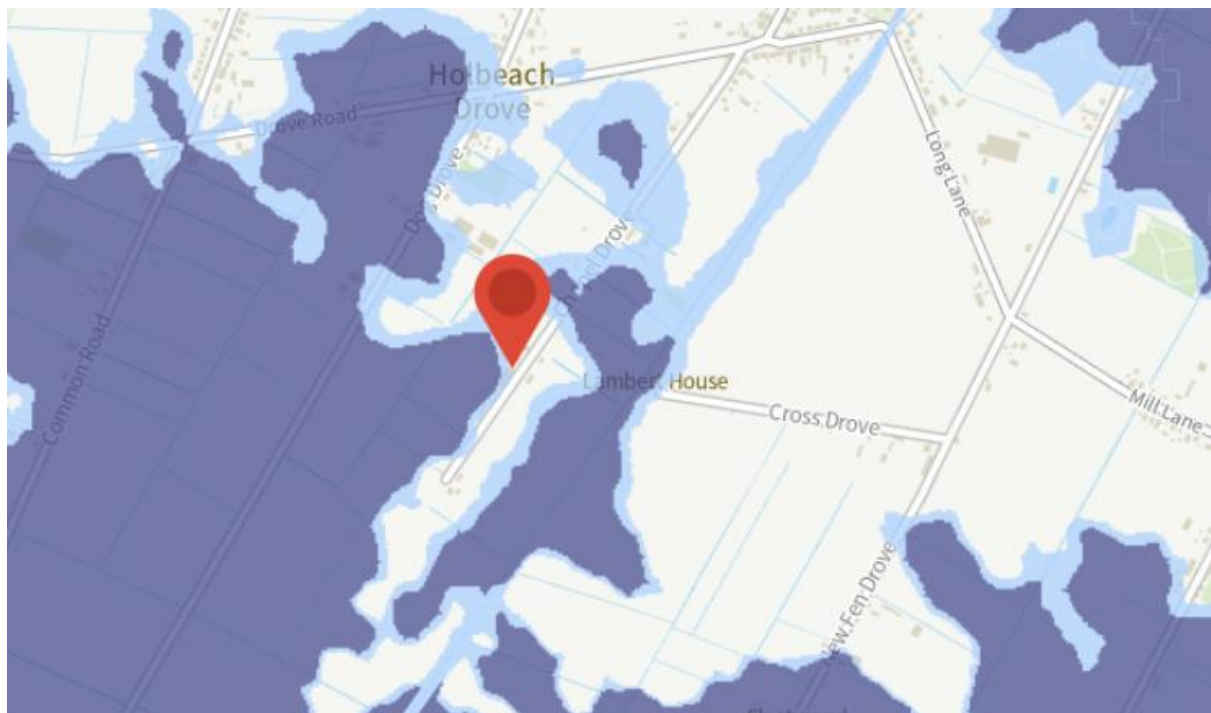


Figure 2: Extract from Environment Agency Flood Maps for Planning

2.2 HISTORY

H09-0548-22 – Conversion of agricultural building into 4 dwellings – Granted Conversion of agricultural building into 4 dwellings.

Prior approval under Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 was granted under the above reference number. The proposal was to change the use of the existing buildings on site from agricultural to 4 x dwellinghouses.

2.3 PROPOSAL

Following the approval of H09-0548-22, the proposal is for the demolition of the existing barn and it's replacement with 2 dwellinghouses. The dwellings will comprise of 2 x 2-storey detached units.

The dwellings will generally be arranged along the site frontage with gardens to the rear. It is proposed that the development will have a 'farmstead' appearance, with both plots having a barn conversion style appearance.

Each plot will have their own access and garage.

2.4 PRINCIPLE

The Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 confirmed that development under Class Q of the GDPO is a fallback position ie that it is a material consideration for planning applications that permitted development rights under Class Q can be exercised. It confirmed that the fallback position can be given material weight in determining subsequent planning applications.

In order for a fallback position to be realised, the development must be 'real prospect' and it was confirmed that Class Q permitted development rights constitute a real prospect. With this in mind, the development approved under H09-0548-22 is a material planning consideration and should be considered as a fallback position in the consideration of any subsequent applications. On the basis of the above, that 4 dwellings can be developed under H09-0548-22 and that the barns in question are not within a Conservation Area or Listed Buildings (which is a requirement of Class Q) the principle of the erection of 2 new dwellings involving the demolition of existing buildings is acceptable.

An acknowledgement that the fallback position is a material planning consideration has been established through previously approved applications: H23-0594-20 and H23-0794-21. Within the applications stated, the demolition of existing agricultural buildings and erection of 4 dwellings was approved.

2.5 FLOOD RISK

Section 14 of the NPPF requires a sequential approach, directing new development to land at lowest risk of flooding in the first instance unless it can be demonstrated that no land is available to accommodate the proposal. The site is located in a mixture of Flood Zone 1 and 2 as indicated on the Environment Agency's Map below and as such will require a flood risk report to be submitted along with the application.

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for the erection of 2 dwellings involving the demolition of the existing agricultural building. Given the fallback position of H09-0548-22, the proposed use and number of units is acceptable. If anything, the proposal is an improvement on the H09-0548-22 as it will reduce the built footprint from 835qm to 308sqm which will reduce the visual impact of the proposal and allow for additional landscaping and reduction in dwellings proposed.



Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The dwellings will be positioned along the road frontage to reflect the character of the street scene to the along Chapel Drive. The proposals are designed to have the appearance of barn conversions. This is considered to be visually appropriate given the rural location.

The dwellings will have a footprint which is less than half of what was approved under H09-0548-22. As a result, the dwellings will be visually less dense which is considered to be more appropriate to this countryside setting and will have less of an impact on neighbouring residential dwellings. Most primary first floor windows will be positioned front and back within the dwellings and with no direct neighbouring properties, no overlooking or loss of privacy towards existing residents or between future residents will occur.

Each dwelling will be provided with its own private garden area and off-road parking in accordance with the adopted parking standards.



Figure 4: Proposed site plan



Figure 5: Plot 1



Figure 6: Plot 2

3.3 LANDSCAPING

The proposal includes landscaping positioned along the front boundary which will be to the visual benefit of the future residents and the character of the area. There is no existing landscaping on site, and the gardens will be laid to grass.

4.0 ACCESS

4.1 LOCATION

Section 9 of the NPPF requires a choice of sustainable modes of transport in order to reduce the reliance on the use of private motor vehicles. The site is within a countryside location, outside of the defined settlement limits of Holbeach Drove and therefore does not benefit from sustainable modes of transport such as a footpath for walking or access to a bus stop. However, the principle of residential use is already established under H09-0548-22 and therefore it is inevitable that there will be residents on this site who will not benefit from sustainable modes of transport. This is also the case for the other existing dwellings which are located to the south-west of the site. With this in mind, a refusal on the grounds of sustainability in terms of transport options could not be upheld.

4.2 SITE ACCESS

A new access is proposed for both dwellings. Each plot will be provided with at least 3 parking spaces and there is scope within the site to enable vehicles to turn so that they enter and exit the site in forward gear.

There is good visibility along Chapel Drove and therefore the site can be accessed safely.

5.0 CONCLUSION

The proposal is for the erection of 2 dwellings involving the demolition of the existing agricultural building. The site is within a rural location where restrictive countryside housing policies apply. However, the site benefits from extant prior approval permission for the conversion of the existing building to form 4 dwellings under Class Q, Part 3, Schedule 2 of the General Permitted Development Order. In accordance with *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 the prior approval application is a fallback position and therefore a material planning consideration which should be afforded weight. Further acknowledgement that the fallback position is a material planning consideration has been established through previously approved applications: H23-0594-20 and H23-0794-21.

The existing buildings are not listed buildings, and the site is not within a Conservation area and therefore no harm is caused by loss of these buildings. With this in mind, the principle of the proposal is acceptable.

The design of the proposal is appropriate to the character of the area and the scale, which is reduced from the previous approval, will result in a more aesthetic development.

The site currently lies within Flood Zone 1 and 2.

It is submitted that the proposal complies with the relevant case law and with Local Plan policies in relation to design, layout, residential amenities and highways. It is therefore respectfully requested that planning permission is granted.