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Design & Access Statement

Land adjacent Chapel House, Chapel Drove,
Holbeach Drove, Spalding, PE12 0PT

Image reproduced from Google



The following statement is to accompany an outline planning application
for a proposed residential dwelling

Applicant : The administrator of the late Mr I W Login estate

March 2024

Ref:D&A.102-10a

Design

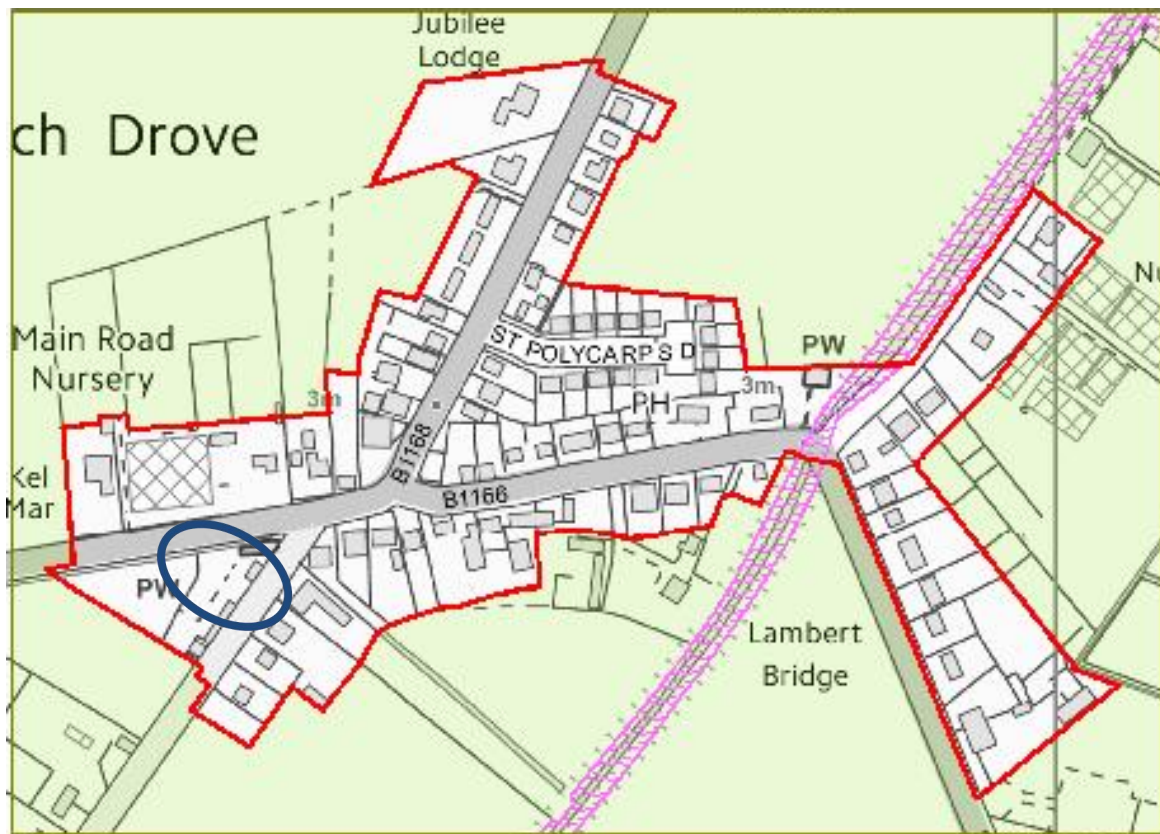
The Process

Assessment

Physical Context;

Holbeach Drove is a typical Lincolnshire village, it is situated approximately 5 miles (8 km) east from Crowland, and at the junction of the B1166 and the B1168 roads.

The site itself lies to the south west of the settlement of Holbeach Drove fronting Chapel Drive and is within the Defined Settlement Boundary of Inset Map No 44 of the South East Lincolnshire Local Plan



The development site is positioned adjacent Chapel House, Chapel Drive, Holbeach Drove, Spalding, PE12 0PT

The National Grid Reference of the central point of the site is TF325122

The development area is 0.06 Ha.

Please refer to drawing numbers 102-10-LBP02revA & 102-10-BP02revA for the exact position & extent of the site.

The character of the immediate local area is predominantly residential with a collection of small businesses in the village. Both Chapel Drove & the surrounding settlement are mainly residential in nature with a mix of single and two storey homes. Rural in nature, the wider surrounding area is mainly agricultural.

The site has well defined boundaries. It is separated from the land currently under going residential development to the south west by a new timber fence & the B1166 to the north by established hedging along with a ditch to the northern boundary. The south east boundary of the site is defined by the highway verge adjacent to Chapel Drove while the newly formed boundary to Chapel house will be a timber garden fence enclosing the existing & new dwelling's amenity areas.

The site is currently an oversized and underused area of garden land to the side & rear of Chapel House with unattractive redundant outbuildings fronting Chapel Drove.

There is good vehicle access to the site utilising an existing vehicle access directly off Chapel Drove with excellent visibility in both directions.

Social Context;

The proposed development would help to provide the supply of housing required to meet the needs of present and future generations. Good local services and facilities are available such as the shop-cum-petrol station, church, chapel, & children's nursery.

The local community is growing demonstrated by the recent planning applications for new housing and the number of extensions to properties in the area. This sets a clear precedent that the area is in need of growth to accommodate the needs of its residents. It is also on a public transport route & the site is accessible to the aforementioned services.

Economic Context;

The development would bring economic benefit, not only from construction and future maintenance of the property itself but also through increased usage and expenditure with local businesses in the community as well as meeting the service needs of other local communities within the area. Employment opportunities exist within local businesses in the area and an increased village population would provide them with a solution to current & future local staffing issues facing many rural areas. Sustainable growth within the village would therefore not only help with the continuation of the local rural businesses & community but also support one another in a self-sufficient, sustained manner.

Policy Context;

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2021

Paragraphs 7 to 11 (Sustainable development)

Paragraph 47 and 48 (Determining applications)

Paragraphs 55 and 56 (Planning Conditions)

Paragraphs 81 to 83 (Building a strong economy)

Paragraph 84 and 85 (Supporting a prosperous rural economy)

Paragraphs 110 to 112 (Promoting sustainable transport)

Paragraph 123 (Making effective use of land)

Paragraph 130 (Supporting good design and protecting amenity)

Paragraph 166 and 167 (Planning and flood risk)

South East Lincolnshire Local Plan (2019)

01 Spatial Strategy

02 Development Management

03 Design of New Development

04 Approach to Flood Risk

Involvement

Due to the scale of the proposed development and it was felt not necessary to consult local community groups.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the principle for development could now be further explored.

The sites positioning lends itself to residential development being adjacent to and surrounded by existing dwellings, and within the Defined Settlement Boundary of the village.
The proposed plot would amount to infill development on an oversized and underused area of land to the side & rear of Chapel House.

As described in the physical assessment the site already has good direct access to Chapel Drove. Although only an outline application at this stage, an indicative layout should be designed showing how the site could potentially be developed providing suitable housing & parking facilities in line with local plan requirements. This would include off street parking and/or garaging.

Immediate surrounding properties are a mix of both single and two storey. Therefore for the purposes of this application the indicative layout should be designed to show how the site could be acceptably maximised, providing much needed housing to the area.

The indicative proposals should also demonstrate that the existing surrounding properties will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing. This could be achieved primarily by minimising the sites impact on the surroundings as viewed from the B1166, with a two storey property mirroring the existing dwellings immediately adjacent & opposite on Chapel drove.

A detailed landscaping scheme as part of the reserved matters application could also provide some screening to the new boundaries between properties if this was deemed necessary.

Use & Amount

The site is currently mainly of a redundant nursery/residential use with a residential use being proposed.

Although only an outline application establishing the principle of development, an indicative layout illustrates that the site could accommodate a detached property with associated garaging and/or parking.

Scale

The footprint of the suggested dwelling on the indicative layout is that of typical sized 3 bedroom two storey detached dwelling

Although this is only indicatively demonstrating what the site could comfortably accommodate, the mass of the unit would be in keeping with the neighbouring dwellings. The site positioning is such that the new dwelling would not be considered overbearing.

The indicative dwelling is thought to be of a suitable scale to both meet the needs of current & future residents while also allowing them to be designed at reserved matters stage in a way to contribute to the architectural & visible quality of the surroundings, therefore preserving the local character & appearance.

Indicative Layout



The indicative layout has been designed to demonstrate that a comfortable sized dwelling is possible within the well defined boundaries of the site, as well as how existing residential amenity and any possible access/ highways issues can be addressed to satisfy relevant planning policies.

The detached dwelling has been positioned within the site leaving sufficient separation distances while providing ample amenity areas.

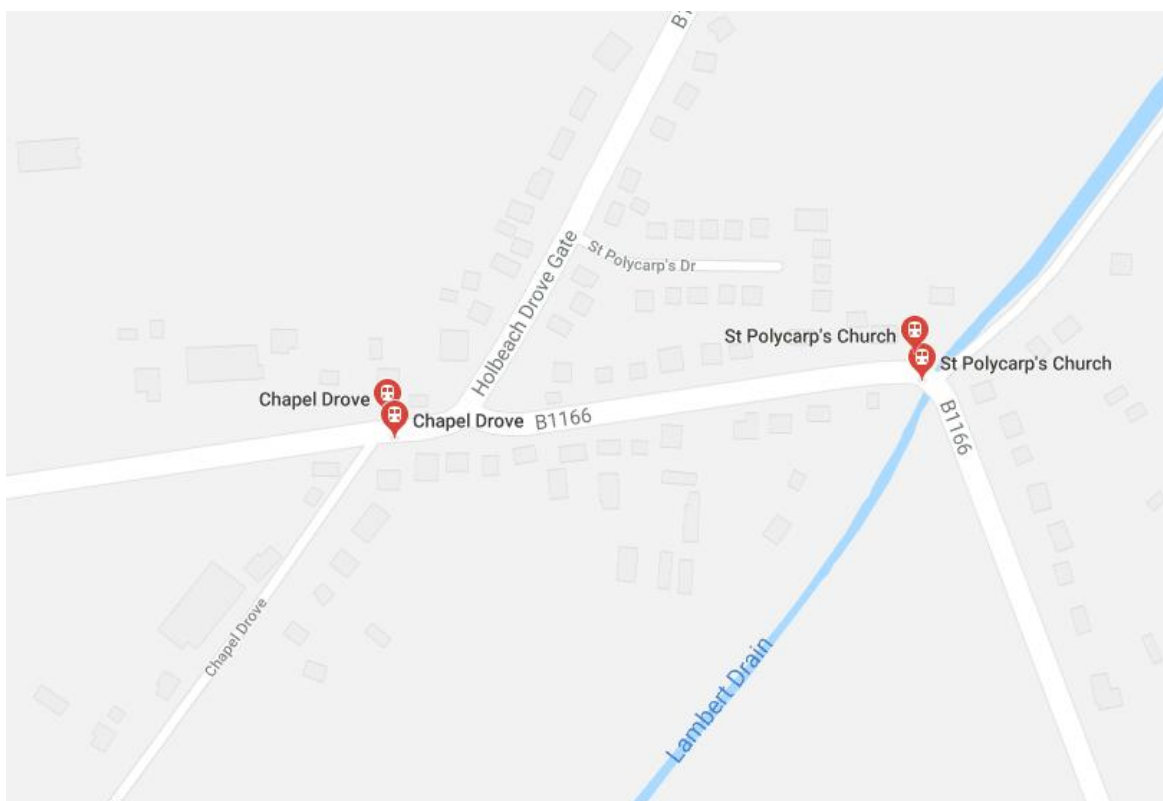
The property aspects Chapel Drive and is positioned back from the road on the existing building line, allowing an opportunity to provide an attractively landscaped frontage. It will closely reflect the the existing and currently under construction new buildings along the sites frontage in scale & form.

Alongside an architecturally relevant house design (to be submitted at reserved matters stage) these possible design proposals would contribute to both enhancing and matching the visual character and appearance of the surrounding area.

The existing access off Chapel Drive, with sufficient visibility in both directions, could be used for the new dwelling's proposed driveway. The driveway along with dwelling positioning and parking arrangements will provide a minimum of 2 parking spaces for the new dwelling. Positioning within the site will allow equal and plentiful amenity space for the proposed new dwellings. As previously suggested the proposed new dwellings have been offset to provide acceptable separation distances from existing/neighbouring properties via both the use of the parking/driveway areas and by being positioned within the site to avoid any overlooking or overshadowing issues.

Access

There is good access to the site directly off Chapel Drive with excellent visibility in both directions. The proposed new driveway is large enough to provide a minimum of 2 parking spaces for the new dwelling. Due to the low traffic volume & road classification of Chapel Drive, it is felt that a turning area is not necessary within the plot. Chapel House will retain the existing separate access & driveway.



There are main bus routes providing access to Crowland, Holbeach and beyond that regularly stop in the village. The nearest bus stops are situated less than 75m to the north east along Chapel Drive on the B1166/B1168 junction, within easy walking distance of the site.

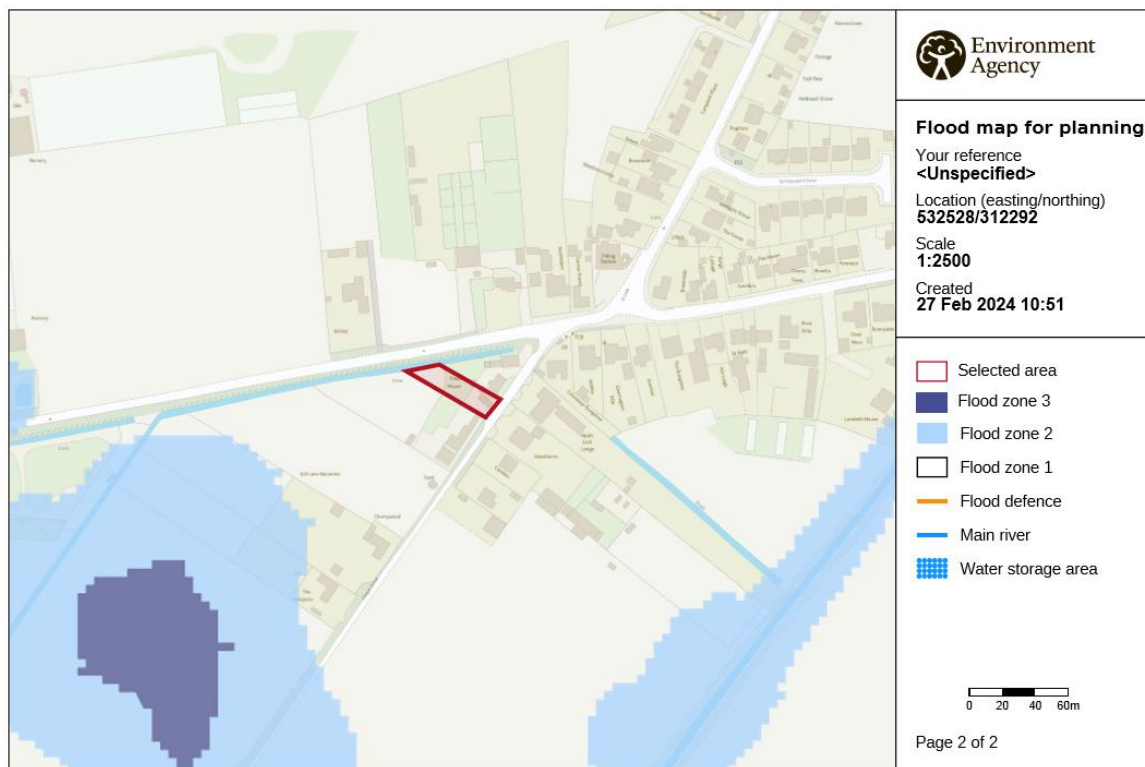
All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

Parking Standards

A minimum of 2 spaces has been provided on the indicative layout submitted demonstrating the required local plan standards can be met.

Other Information

Flood Risk



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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
532528/312292

Created
27 Feb 2024 10:51

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Reserved Matters

The application is for Outline Planning Permission to establish the principle of residential development for a detached dwelling on a site measuring 0.06 Ha.

Although an indicative layout is included for illustrative purposes only, showing how the site could be developed, all matters are reserved for subsequent approval.

Therefore detailed matters beyond the requirements of this outline application regarding layout, scale, access, appearance and landscaping will be dealt with as part of a Reserved Matters application at a later date.

Planning Summary

The proposal is to establish the principle of residential development for a detached dwelling on land within the Defined Settlement Boundary of Inset Map No 44 of the South East Lincolnshire Local Plan & is classed as a 'Other Service Centre and Settlement'

The local plan paragraph 5.3.5 states;

'It is acknowledged that incremental growth in housing supply will also come about through infill and 'speculative' applications within the settlements identified in Policy 11' and 'Within the defined settlement boundaries there will be numerous opportunities for infill housing' followed by 'the positive tone of the Local Plan encourages such development provided that the material considerations of the Local Plan and particular sites can be met'

As the area has been recognised as an 'Other Service Centre and Settlement' in the Local Plan, this must mean the authority consider the site sustainable.

In previous sections of this statement it has been proven that the proposal effectively amounts to sustainable residential infill development and therefore complies with the relevant planning policies

The recent planning applications for new housing, including the adjacent plot currently under construction (ref: H09-0670-22) along with the number of extensions to properties in the area both set a clear precedent that the site is sustainable and the area is in need of growth to accommodate the needs of its residents.

Although an outline application, the dwelling will be designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and along with suitable landscaping will contribute to the visible quality of the surroundings, therefore preserving the local character & appearance of Holbeach Drove.

As demonstrated on the indicative layout, the property can be positioned within the site to allow plentiful amenity space and protect that of neighbouring properties with no overshadowing or overlooking, whilst also providing sufficient parking spaces.

In line with the NPPF the proposal is believed to be sustainable development contributing;

- **economically** to the existing local businesses through increased expenditure & employment opportunities,
- **socially** by meeting the need for growth to accommodate current & future residents, future occupants contributing to the community & making use of the local services and facilities on offer such as public transport routes to larger towns with their extra facilities
- **environmentally** through good design enhancing the local built environment, relating well with the existing residential settlement and not having an adverse effect on the character and appearance of the locality.