DESIGN & ACCESS STATEMENT

Job: Mr & Mrs R Holmes	**Date:** 24/06/2018
Site address: Land at Morningside Nurseries, Dog Drove North, Holbeach Drove PE12 0SA	
Description of development: Outline application for the erection of a New Dwelling (All matters reserved)	

Site Details:

The proposed site is located on Dog Drove North within the developed footprint of Holbeach Drove. This site would form a logical, residential infill. There is an existing timber shed on the site.

In the South East Lincolnshire local plan, Holbeach Drove is defined under the category 'Other Service Centres and Settlements ', where, within the settlement boundaries of the Other Service Centres and Settlements development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

This application seeks to make good use of surplus land to provide much needed housing to contribute to the shortfall of housing supply outlined in the South Holland District Council Local plan. There is an existing outbuilding on site which will be removed.

This will help to contribute towards building a strong and competitive economy by providing housing for local workers. This is a sustainable location with good transport links to Spalding, Wisbech, King's Lynn and the surrounding villages. There are excellent local services for health, education & local amenities and facilities.

An application for a new dwelling at 81 Dog Drove North (H09-0247-18) was recently approved.

Para 2 of the NPPF Confirms that;

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Whilst the SHDC and ES Lincs local plan is in a period of transition there remain a number of policies material to the consideration of the proposal in terms of principle and detail.

Policy 1: Presumption in favour of Sustainable Development
Policy 2: Spatial Strategy
Other Service Centres and Settlements; includes (inter alia) Nene Terrace and the policy states that

Within the settlement boundaries of the Other Service Centres and Settlements development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Policy 3: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk; and
8. impact and enhancement for areas of natural habitats and historical buildings and heritage assets.

National Planning Policy
National Planning Policy Framework (NPPF) published March 2012

The National Planning Policy Framework (NPPF), published on 27 March 2012, is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities. The NPPF should therefore be approached as a piece of guidance in drawing up these plans.

When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development; the 'golden thread' which is expected to run through their plan-making and decision-making. It must be noted however that this is expected to apply except where this conflicts with other policies contained within the NPPF. (Paragraph 14)

Reference is also made to the provision of the NPPF I para 49 in relation to the requirements for local planning authorities to maintain a deliverable 5 year supply of housing land. It is evident that East Northamptonshire cannot demonstrate the required supply as required by Para 49 and as such the provisions of Para 14 are applicable

Inter alia
where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Para 14 also explains that '*Housing applications should be considered in the context of the presumption in favour of sustainable development.'*

It is noted that Para 55 seeks to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Whilst it goes on to resist ' isolated new homes'' in the open countryside it does not prevent new development in sustainable rural areas and requires that development pans make provision for such allocations to support rural communities.

Given that Holbeach Drove has been identified in the emerging local plan as suitable and sustainable location for limited new housing it is clear that the LPA consider that new development is in principle appropriate.

It is acknowledged at a national level that there is an overriding need for the delivery of new homes and the recent ministerial paper 'Towards a one nation economy: a 10 point plan for boosting productivity in rural areas.' Sets out the direction of new policy and the government express desire to increase availability of housing in rural areas.

This document sets out a 10-point plan that the government will put into action to increase productivity growth in England's rural areas. The actions are organised around five areas considered to reflect the key priorities for rural areas:

- rural areas fully connected to the wider economy
- a highly skilled rural workforce
- strong conditions for rural business growth
- easier to live and work in rural areas
- greater local control

It is therefore considered that the proposal could help deliver much needed new homes to help the council meet its targets in the near future.

Design:

The following Statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwellings respect the local context that it will integrate with.

It is proposed to create a dwelling to a high standard with a style and character to match the surrounding area and be in keeping with neighbouring properties.

The proposed dwelling will be of traditional brick and block construction with tile roof to match the character of the surrounding area. The dwelling will incorporate renewable energy systems and be above current energy efficiency requirements of part L1A of the Building Regulations.

Windows and doors will meet Secured by Design standards.

Layout:

An indicative site plan has been submitted as part of this application which shows how the envisaged the arrangement could work. There will be adequate space for parking and turning to both the proposed and existing dwellings as well as both properties having adequate amenity space

The Garden will be landscaped, laid to lawn and incorporate native species hedges and trees which will help promote bio-diversity by providing local wildlife habitats.

This site will help contribute to the 7,600 homes needed in the South Holland District between 2001 and 2021 as outlined in the Local Plan.

Amount and Scale:

The development will be for 1 new dwelling:

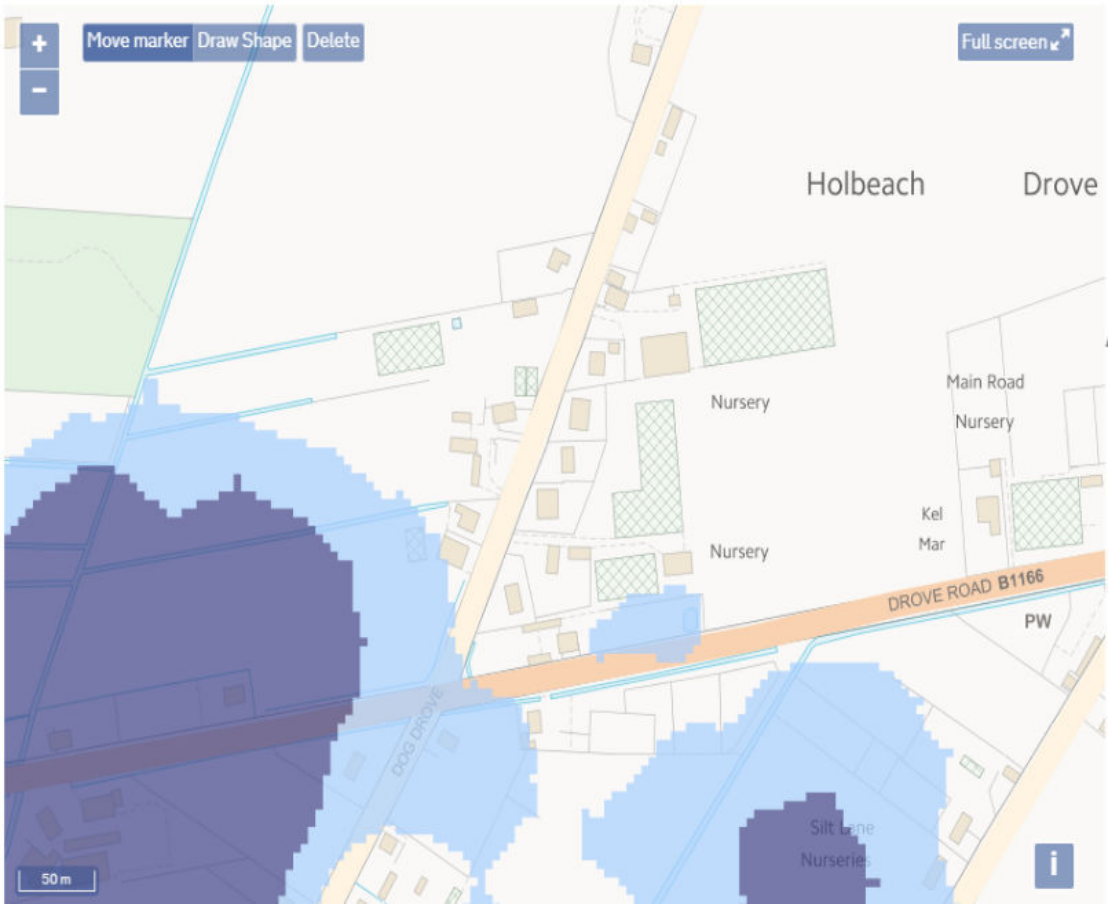
- 1 x 2/3 bed dwelling

Use:

The proposed development will be residential.

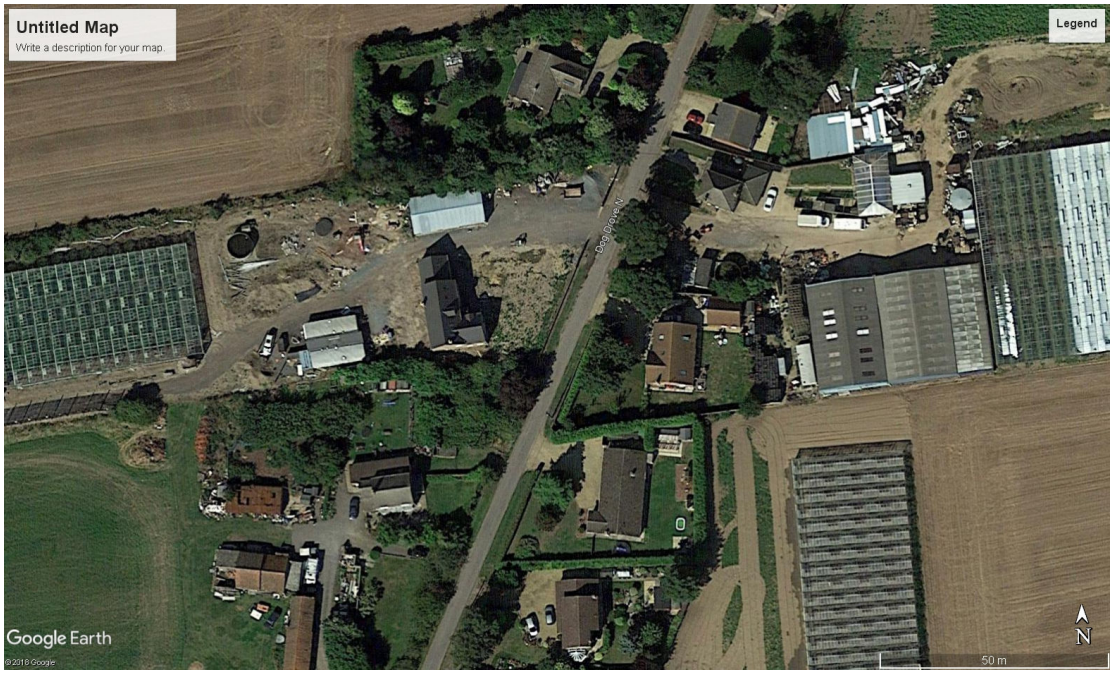
Flood Risk Assessment:

The site lies within flood zone 1 and so a Flood Risk assessment is not required for this application.



Photos:

AERIAL VIEW 1



AERIAL VIEW 2

