SWANN EDWARDS ARCHITECTURE

DESIGN AND ACCESS STATEMENT

IN RELATION TO

CONSTRUCTION OF A 2-STOREY 3-BED DWELLING

AT

LAND WEST OF 44 BRIDGE ROAD
ACCESSED VIA LOWERY CLOSE
LONG SUTTON

FOR

L BURTON

Job No. SE-2585 **June 2026**

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1.0 INTRODUCTION

This application seeks full planning permission for the erection of a 2-storey 3-bed dwelling. The application site is located at land west of 44 Bridge Road, Long Sutton however will be accessed via the existing development known as Lowery Close which is positioned to the south and west of the site.

2.0 PLANNING POLICY & CONTEXT

2.1 SITE DESCRIPTION

The application site is located on a parcel of land positioned on the southern side of the highway, comprising leftover land from the Lowery Close housing development. The site is positioned along the Bridge Road highway frontage, to the immediate west of the existing bungalow at 44 Bridge Road.

The land is currently vacant grassland and has open boundaries to the north, south and east. The western boundary, shared with number 44, is formed by low level hedging.

The area is largely residential in character, including dwellings of varying architectural styles and sizes. The building to the immediate west is a pair of semi-detached bungalows, the buildings to the south form the 2-storey detached and semi-detached dwellings at Lowery Close.

The application site lies within the defined Development Boundary for Long Sutton and, along with the remainder of Lowery Close, has been identified as a 'Proposed Main Employment Area' within the Local Plan. The site is located within Flood Zone 3 of the Environment Agency Flood Maps for Planning.

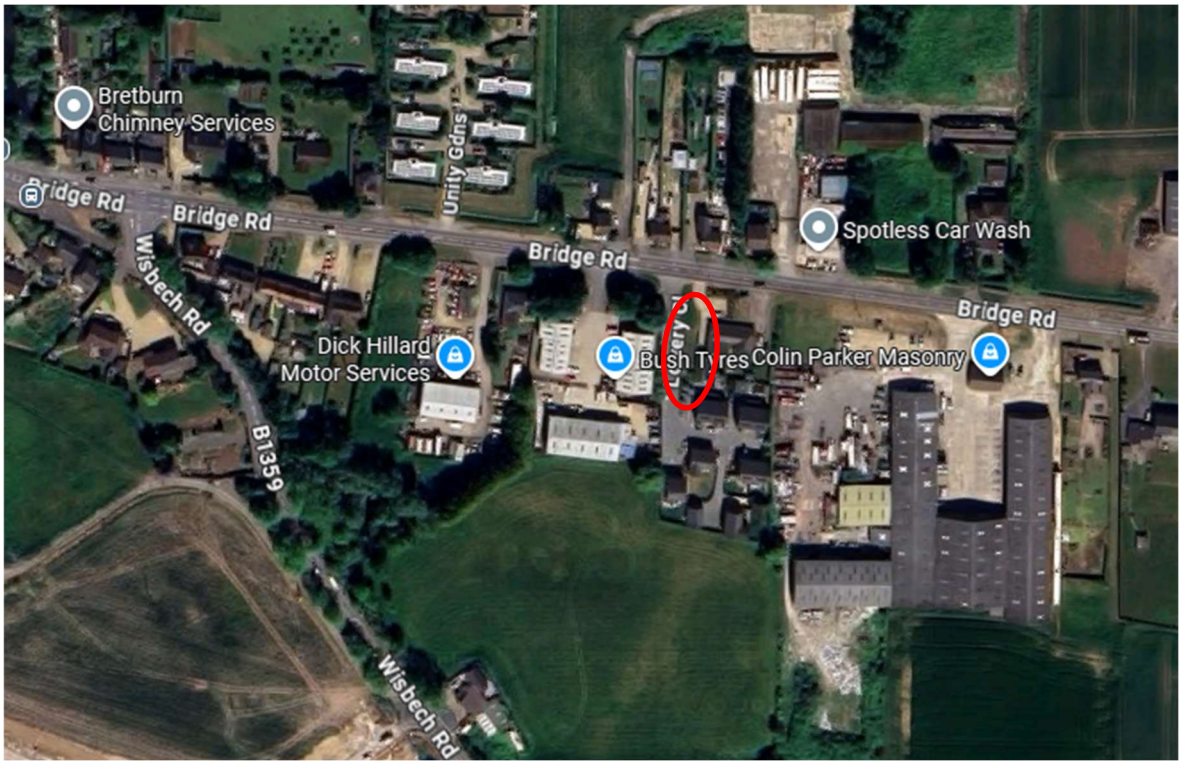


Figure 1: Aerial photograph showing site location

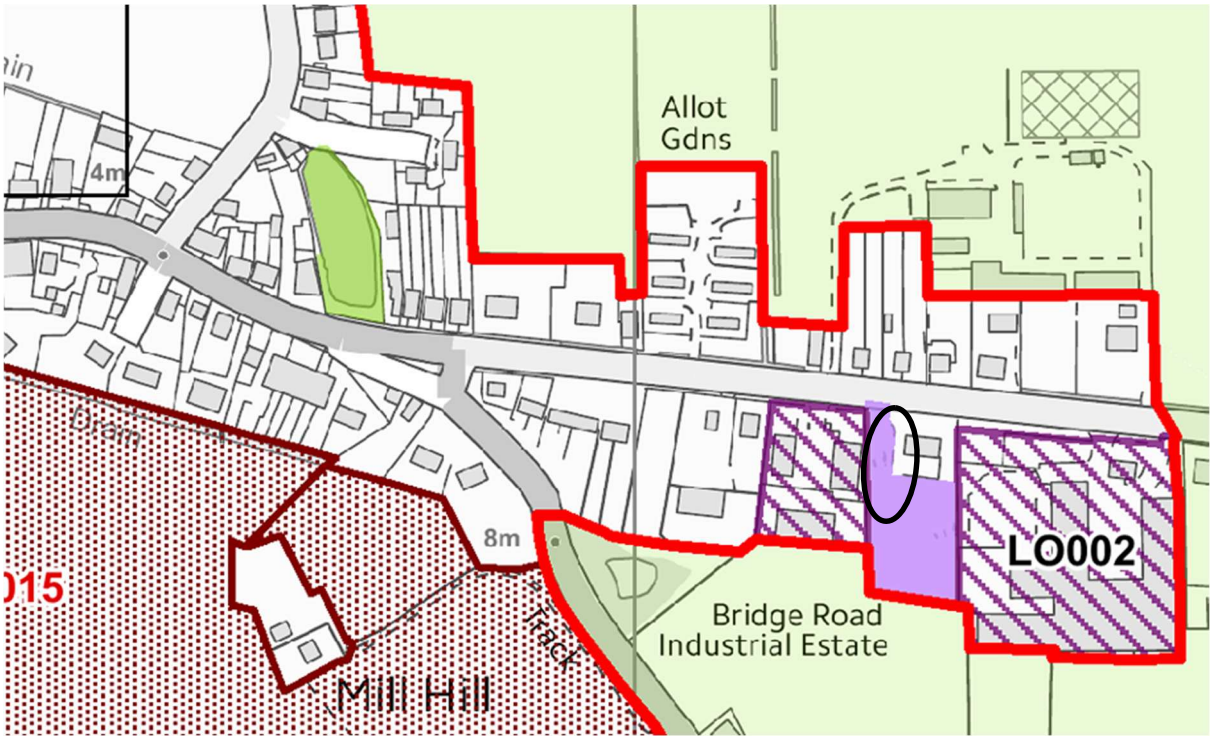


Figure 2: Extract from Local Plan

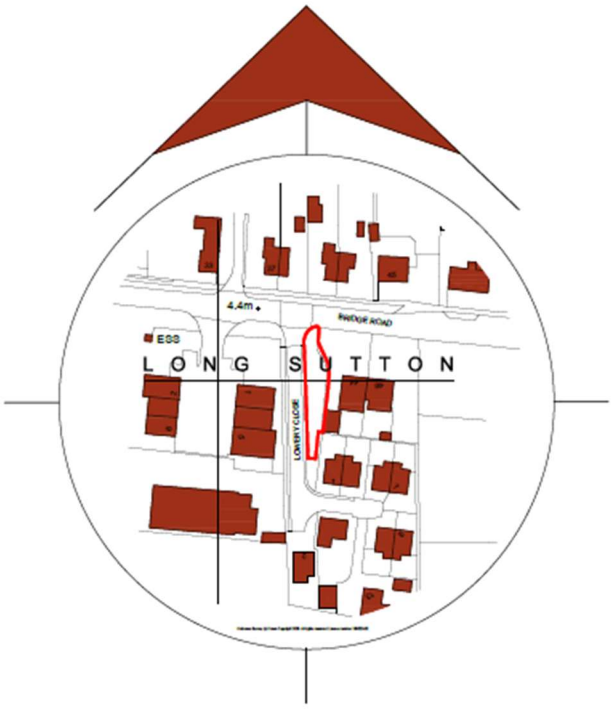


Figure 3: Location Plan

2.2 PLANNING HISTORY

H11-0939-20 – Substitution of dwelling types on plots 7 and 8, plus revised garages to include garage for Plot 9 – Approved 22.12.2020;

H11-0334-20 – Residential development – Erection of 6 dwellings – Withdrawn 12.10.2020;

H11-0488-19 – Proposed development of 9 dwellings – outline approval H11-0399-17 – Approved 09.08.2019;

H11-0399-17 – Proposed residential development – Refused – Appeal allowed 05.09.2018;

H11-0072-14 – Light industrial development – Approved 27.03.2014.

2.3 PROPOSAL

The application seeks full planning permission for the erection of a 2-storey 3-bed dwelling.

The dwelling is positioned in line with the neighbouring bungalows at 44 and 46 Bridge Road. The proposal has been designed as a chalet, with dormer windows on the front and rear elevations. This allows for the height of the property to be lower to form a transition between the tall commercial buildings to the east, and the bungalows to the west.

The front of site includes an area for 2 parking spaces. These will be enclosed to the front and side with low level hedging and will be accessed directly from Lowery Close.

The rear garden area will be slabbed and grassed and will be made private by means of 1.8m high close boarded fencing.

2.4 PRINCIPLE

Policy 1 of the Local Plan sets out the Spatial Strategy for the District. It identifies Long Sutton as a 'Main Service Centre'. Policy 1 states that within the settlement boundaries of the Main Service Centres, 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 7 of the Local Plan is concerned with 'Improving South East Lincolnshire's Employment Land Portfolio'. It states that the areas identified as being a 'Main Employment Areas' within the Policy Maps will be reserved for employment uses falling within Use Classes B1, B2 and B8.

The application site is located within defined development boundary for Long Sutton. The site, along with the whole of the Lowery Close development, is identified as being a 'Main Employment Area'.

It is pertinent to this case that Lowery Close was granted planning permission for residential development by the Planning Inspectorate under appeal reference APP/A2525/W/18/3196554. APP/A2525/W/18/3196554 was located on land which was proposed to be allocated for employment use. However, the Inspector gave more weight to the fact that at the time the Council could not demonstrate a 5 year housing land supply and concluded that despite the site being outside of the settlement boundary, the principle of residential development was acceptable. The Inspector gave no weight to the land being 'proposed' to be allocated.

As a result of that decision, only a small parcel of the allocated land remained. The parcel in question, subject of this application, happens to be immediately adjacent a residential property. It is also a relatively small piece of land. It is noted that the key to the Local Plan extract still states that the land in question is a 'proposed' main employment area. Accordingly, it is understood that the site is still not officially an allocated site.

The proximity of the site to the neighbouring residential property is such that an employment use on this site is unlikely to be acceptable given that it is likely to give rise to issues of noise and disturbance on that property. The Inspectors decision dictates that only limited weight can be given to the fact that the site is 'proposed' to be allocated for employment use. Therefore, despite the indication of the site being safeguarded for employment use, the considerations of the case indicate that an employment use would not be acceptable.

Noting the above, the site falls to be considered as a parcel of land which is located within the defined settlement boundary of Long Sutton and is within a residential location. Policy 1 of the Local Plan supports new development within defined settlement boundaries. The proposal is therefore acceptable in principle.

2.5 FLOOD RISK

Policy F5 of the NPPF requires a Sequential approach, directing new development to areas at lowest risk of flooding before areas at higher risk are considered. Paragraph F5.1 of the NPPF states that development should not be permitted if there are reasonably available sites appropriate for proposed development in areas with lower risk of flooding.

The application site is located on land within Flood Zone 3 and therefore on land at high risk of flooding. However as there is limited land available in Long Sutton at lower risk of flooding, and given that the site is within the defined development boundary where the LPA would have considered the. Accordingly the sequential test set out in Policy F5.1 of the NPPF is passed.

Upon passing the sequential test, the exception test must be applied. Policy F6 of the NPPF states that to pass the exception test, it should be demonstrated that:

I. The development would provide wider sustainability benefits to the community that outweigh the flood risk;
II. Be safe for its anticipated lifetime in accordance with policy F7; and
III. Not increase flood risk elsewhere, and, where possible, will reduce flood risk overall.

The proposal will provide new housing within the settlement boundary of Long Sutton. It is therefore within an identified sustainable location. Developing in this area will contribute to the sense of community within the settlement and will put less pressure on releasing land within less sustainable locations for housing as well. In addition, the applicant is committed to using sustainable construction techniques within the build so that future occupiers can benefit from a high performing, energy efficient home. This would represent a community benefit thereby meeting part (a) of the exception test.

With regards to parts II and III, the application is accompanied by a site specific flood risk assessment which demonstrates that the proposal is technically safe from flooding.

Upon passing the sequential and exception tests, the proposal is acceptable in terms of flood risk, meeting the requirements of Policies F5 and F6 of the NPPF.

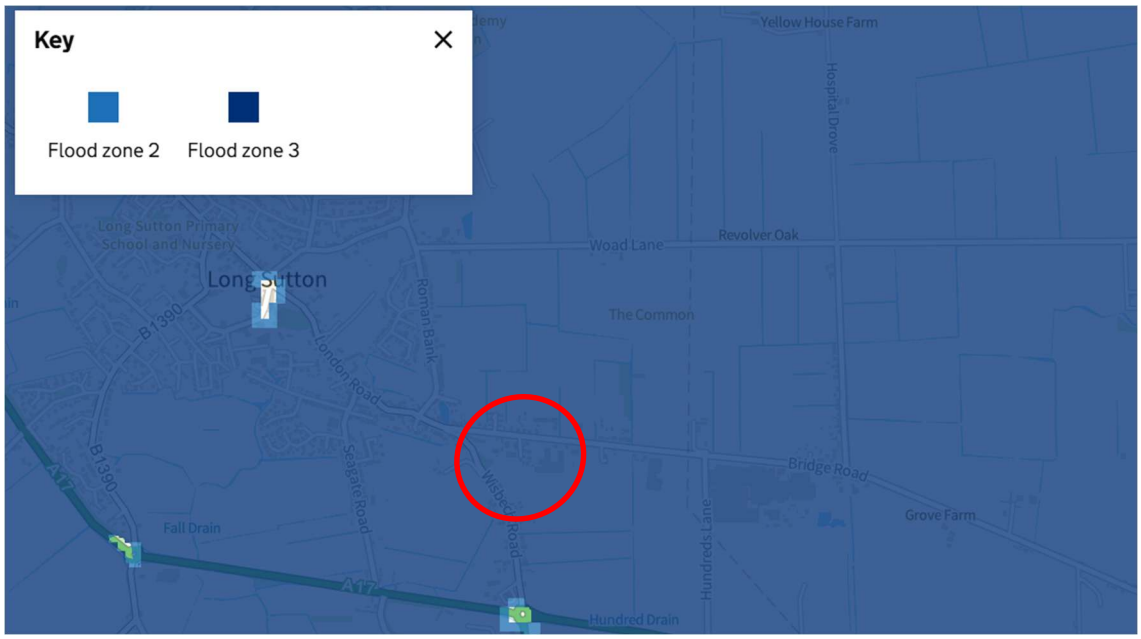


Figure 3: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE

The proposed development seeks full planning permission for the erection of a two-storey, three-bedroom dwelling within a vacant residential plot. The dwelling will provide a single-family home and contribute to the local housing stock in a sustainable location. The proposed residential use is consistent with the established character of the surrounding area, which comprises a mix of residential properties and neighbouring commercial development.

The proposal accords with Policy 2 of the South East Lincolnshire Local Plan (SELLP), which supports sustainable development that makes efficient use of land and responds positively to the character and distinctiveness of the surrounding area.

3.2 AMOUNT

The proposal consists of the construction of one detached dwelling providing three bedrooms over two floors. The development represents an efficient use of the site whilst maintaining appropriate amenity space, parking provision and separation from neighbouring properties. The amount of development proposed is considered proportionate to the size of the plot and reflective of the surrounding pattern of development.

The scale of development is consistent with the objectives of Policy 2 of the SELLP, which seeks to ensure that development is appropriate to its site and surroundings whilst making effective use of available land.

3.3 SCALE

The dwelling has been carefully designed to respond to the varied scale of development within the locality. Although arranged over two storeys, the building adopts a chalet-style form with accommodation contained partly within the roof space and dormer windows to the front and rear elevations. This approach reduces the perceived height and bulk of the building, creating a sympathetic transition between the larger commercial buildings located to the east and the single-storey bungalows at Nos. 44 and 46 Bridge Road to the west.

The dwelling is positioned in line with the established building line formed by the neighbouring properties, ensuring that it integrates appropriately within the street scene and respects the existing pattern of development.

The proposal therefore accords with Policy 3 of the SELLP by respecting the density, scale and massing of neighbouring buildings and complementing the character of the surrounding area.

3.4 APPEARANCE

The proposed dwelling has been designed to complement the character of the surrounding area whilst presenting a simple and attractive residential appearance. The chalet-style design, incorporating front and rear dormer windows, provides visual interest and breaks up the roof form, helping to reduce the overall massing of the building.

The front of the site will accommodate two off-street parking spaces, accessed directly from Lowery Close. These spaces will be enclosed by low-level hedging to the front and side boundaries, providing an attractive landscaped setting whilst maintaining visibility and openness within the street scene.

To the rear, the private garden area will comprise a combination of paved and grassed surfaces, providing functional outdoor amenity space for future occupiers. Boundary treatment will consist of 1.8-metre-high close-boarded fencing to ensure privacy and security for residents while maintaining a clear distinction between neighbouring plots.

The proposal reflects the requirements of Policy 3 of the SELLP by creating a high-quality design that responds positively to local character whilst safeguarding residential amenity and providing an appropriate level of parking and boundary treatment.



Figure 4: Proposed elevations

3.5 LAYOUT AND LANDSCAPING

The layout has been designed to maximise the efficient use of the site whilst providing a clear distinction between public and private areas. The dwelling follows the established building line of neighbouring properties and benefits from adequate private amenity space to the rear.

To the front of the site, two off-street parking spaces are proposed and will be enclosed by low-level hedging along the front and side boundaries. The use of soft landscaping in this location will help soften the appearance of the parking area, contribute positively to the street scene and provide an attractive boundary treatment.

Private amenity space is provided to the rear of the dwelling in the form of a garden area comprising a combination of paved and grassed surfaces. This arrangement provides functional outdoor space for future occupiers, suitable for recreation, seating and general domestic use.

The rear and side boundaries will be enclosed by 1.8-metre-high close-boarded timber fencing, providing privacy, security and a clear definition of the residential curtilage. The proposed landscaping and boundary treatments have been selected to complement the character of the surrounding area and ensure the development integrates successfully into its setting.

The layout and landscaping proposals are consistent with Policy 3 of the SELLP, which seeks high-quality design, appropriate parking provision, clearly defined private spaces, protection of residential amenity and the use of landscaping to enhance the appearance of development.

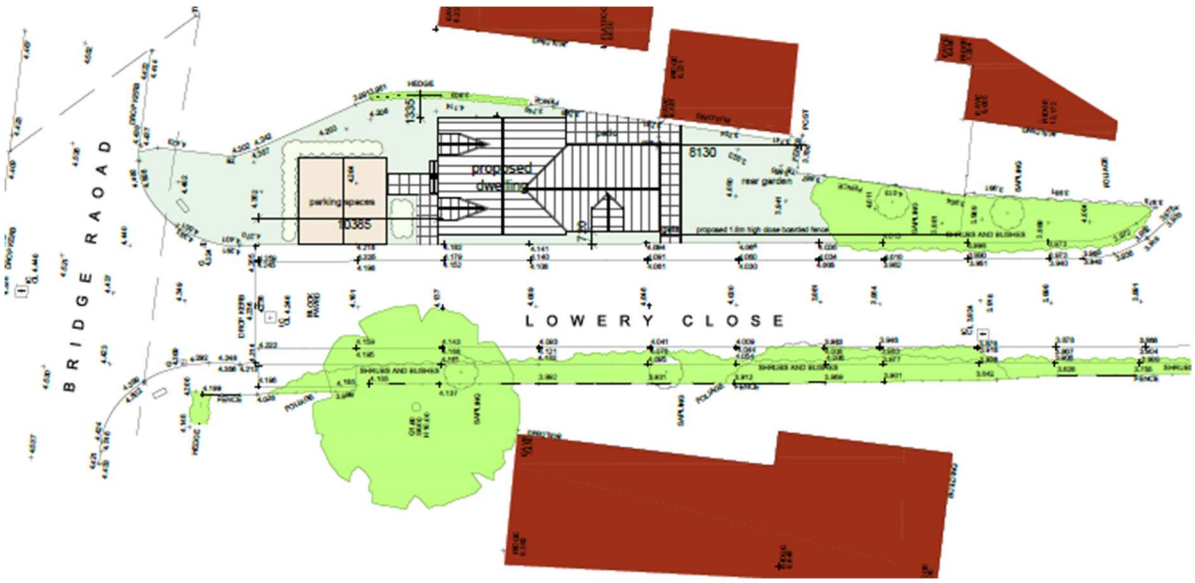


Figure 5: Site Plan

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

Section 15 of the NPPF and Policy 33 of the SELP support sustainable transport options, placing greater emphasis on the need to locate new development in areas where users are not wholly reliant on the use of private motor vehicles.

The application site is located opposite the existing Long Sutton footpath network which leads into town. The site is within easy walking distance to a range of facilities including health, retail, primary and secondary education, leisure and employment uses. It is also within close proximity to a bus stop which links Long Sutton to King's Lynn, Wisbech and Spalding.

The future applicants therefore have no need to be entirely dependant on private motor vehicles and accordingly the application accords with Section 15 of the NPPF Policy 33 of the SELP.

4.2 SITE ACCESS

Appendix 6 of the SELLP sets out the parking standards for the District. It requires two parking spaces within the curtilage of dwellings containing up to three bedrooms.

The proposal comprises a three-bedroom dwelling and therefore requires the provision of two parking spaces. These spaces are located to the front of the dwelling, with sufficient manoeuvring space to enable vehicles to enter and exit Bridge Road in a forward gear.

Access to the site will be taken via Lowery Close, a private road served from Bridge Road. Adequate space is available within the site for vehicles to turn and leave the private road in a forward gear before joining Bridge Road, which is a classified highway. Lowery Close already serves a number of existing dwellings and it is considered that the addition of a single dwelling would result in only a negligible increase in vehicle movements. Accordingly, the proposed access arrangement is considered to provide a safe and suitable means of access, in accordance with Section 15 of the NPPF.