

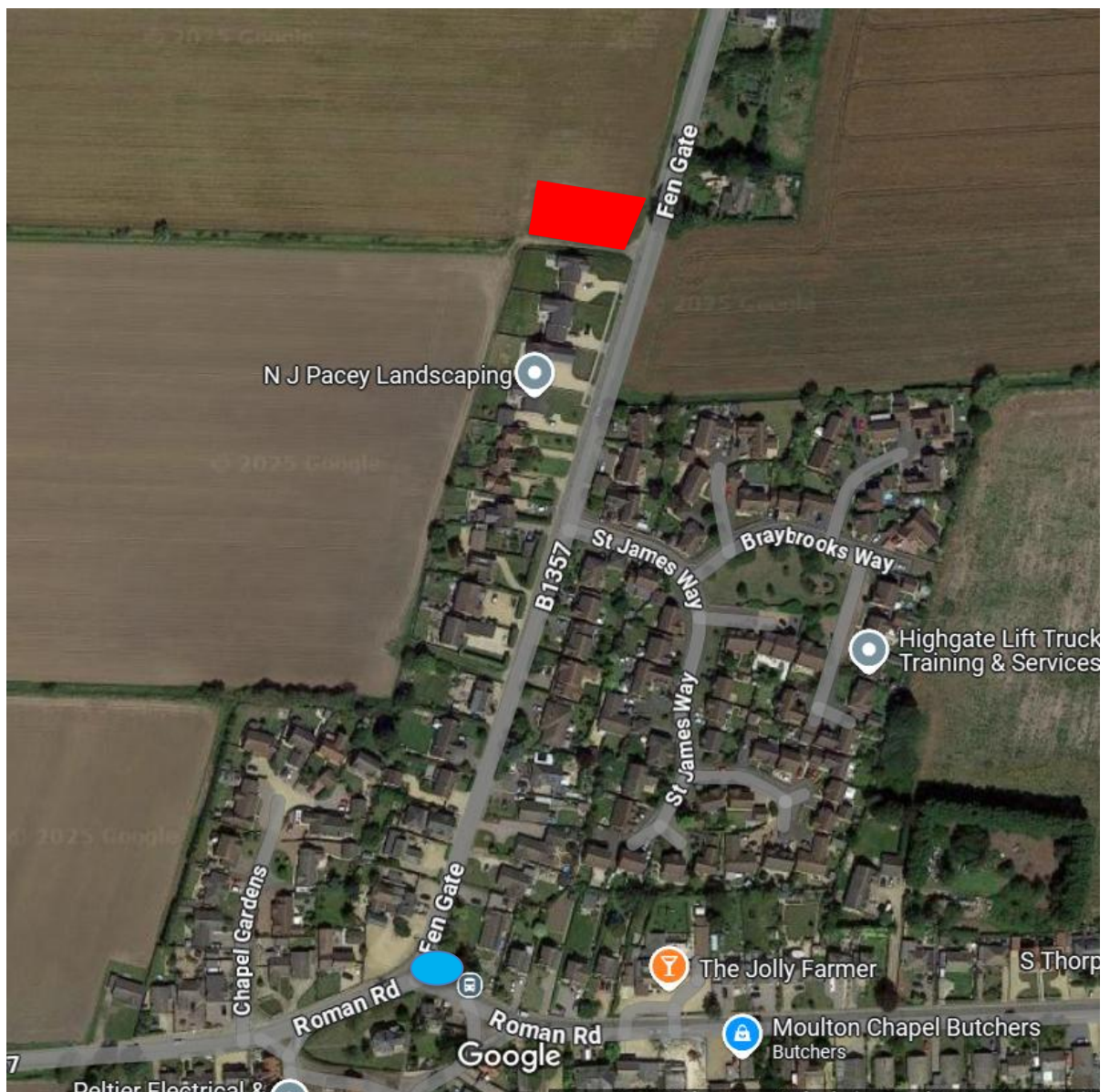
# PLANNING, DESIGN & ACCESS STATEMENT



22 Shore View  
Hampton Hargate  
Peterborough  
PE7 8FS

**Project:** Erection of a self-build detached dwelling and attached garage  
Land at Fen Gate, Moulton Chapel, Lincolnshire PE12 0QA

**Job No.** 106  
**Client:** Mr & Mrs Smith  
**Date:** March 2025  
**Rev:** A



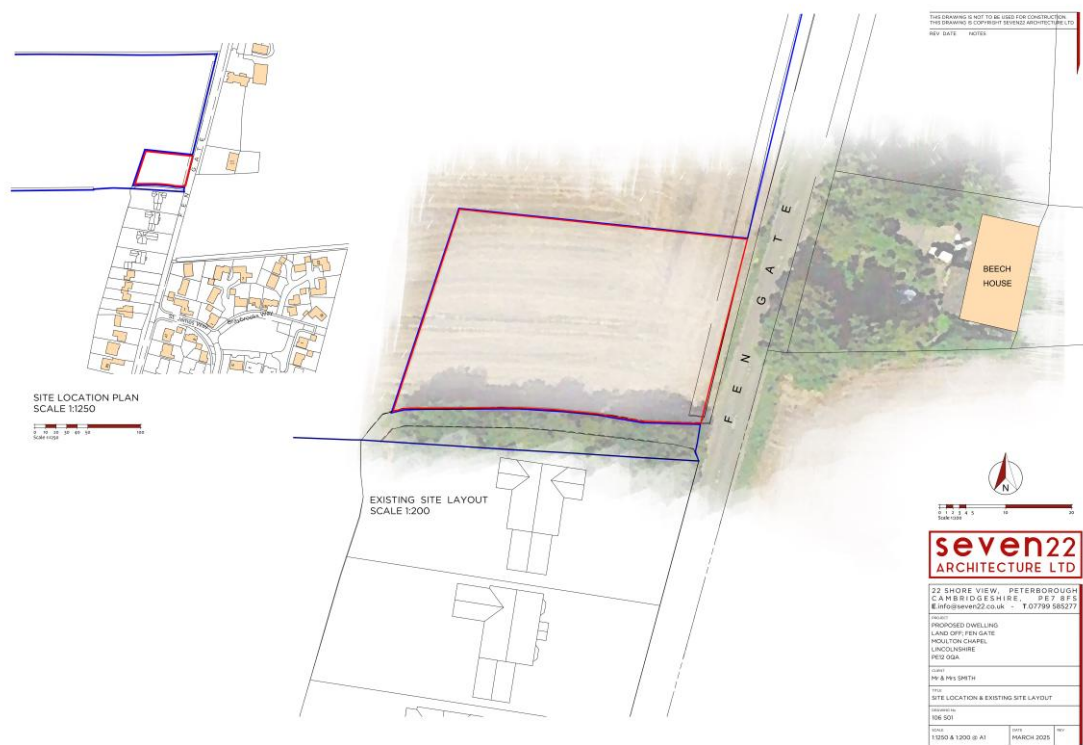
Google Extract - Site in relation to Moulton Chapel village and Bus stop

# 1. INTRODUCTION

This Planning Statement has been prepared in support of an application for Full planning permission for a new detached dwelling, with attached garage, for the applicants and their young family at Fen Gate, Moulton Chapel. The site has a frontage of approximately 29m and an average depth of approximately 45 metres. The application site area is 0.13 Ha, and is shown edged in red on the plan below, with the adjoining land in the ownership of the applicants edged in blue.

To the south and opposite to the application site, are residential properties, and the site relates well to the centre of the village in locational terms. It is not isolated, and falls immediately adjacent to a developed site of 4 dwellings, consented in 2017. The site's entrance is within the 30mph speed limit area.

The Environment Agency's Flood Maps indicate the application site is shown to be predominately within Flood Zone 1, with just a very small amount of the site in Flood Zone 2, please refer to the accompanying Flood Risk Assessment.



Location Plan

## 2. THE APPLICATION SITE AND SURROUNDINGS

This application seeks Full planning permission for a new 5 bedroom detached dwelling, with attached garage, on a site of 0.13 Ha, being generally rectangular in form. A Block plan below shows the design.

The application site (approx. 29m frontage x average 45 m depth) is located on the west side of Fen Gate and is bounded to the south by a development of 4 residential properties built in 2017 fronting onto Fen Gate. Other existing residential properties are located opposite to the site and these continue in a northwards direction out the village. and as such, the open and vacant nature of the application site does not visually dictate the end of the built form and built relationship of the village. The site is separated from Fen Gate by a grass verge approx. 1m wide, and is presently part of a cultivated field area in the ownership of the applicants. The site is flat and level and is approximately level with the height of Fen Gate.

Fen Gate continues through to the centre of the main part of the village of Moulton Chapel, where the Village Shop/Post Office, Butchers, two Pubs, Primary School, Chapel, Village Hall and Bus stops are located, linking the village to Holbeach and Spalding town centres via various Bus services.

The application site is located within 200m of the crossroads/centre of the village.



Block Plan

Photographs of the site, and its context to surrounding dwellings and amenities



View of the application site looking south



View looking south at the south boundary of the application site



Existing dwelling located opposite the application site



Existing dwelling located just north of the application site

### 3. PLANNING POLICY

#### National Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how they should be applied in England. It identifies the policies which contribute to sustainable development across the country, noting the economic, social and environmental objectives. The NPPF identifies that planning legislation is in place to ensure that planning decisions 'made in accordance with the development plan unless material considerations indicate otherwise'.

The NPPF emphasises the national government's commitment to delivering a step change in the provision of housing to meet the country's needs. Paragraph 59 of the NPPF highlights the importance it attaches to the delivery of new housing:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

The updated NPPF recognises the important contribution that smaller and medium sized sites in delivering housing numbers, with these sites generally being easier to deliver more quickly, meeting needs at the localised level more efficiently. The NPPF identifies that an important way in which local planning authorities can enable the delivery of these small or medium size sites is by supporting 'the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes'.

The NPPF also states in respect of rural communities that,

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

#### Local Policy

The local development plan consists of the South East Lincolnshire Local Plan 2019 (SELLP) which covers the administrative areas of Boston Borough and South Holland District. Moulton Chapel classed as a Minor Service Centre, therefore 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. Development will normally be limited at Allocated and Committed site and infill.

Policy 1 of the SELLP sets out the spatial strategy confirming that development will be permitted within the settlements providing a proposal supports the designated role of the settlement boundaries will be approved provided it is necessary in its location and/or it can be demonstrated that it meets the sustainable development needs of the area.

The application site is outside the settlement boundary but is located adjacent the 4 new houses that have ostensibly formed the current village boundary, and should be classed as an infill site within the minor service centres and settlements.

Policy 2 relates to Development Management and sets out a 'framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals'. This policy is applied to all planning applications assessed across the Local Plan area and includes considerations of the impact of proposals on the character and appearance of the area.

Policy 3 relates to the design of the new development and adding to the creation of a sense of place.

The statement and drawings demonstrate that a dwelling with garage and gardens can be accommodated on this site. The application site, sitting next to and opposite existing dwellings, means it can be designed to fit with the local context and be in keeping with the character and appearance with the local area.

The issue of residential amenity has been considered at this stage, and due to the nature of the site, in terms of plot width, the frontage onto the road and sufficient overall plot size and separation to neighbouring properties, means that this dwelling can be designed to limit any impact on occupiers of neighbouring properties.

It is therefore proposed that this single detached dwellings can be designed to respect the requirements of Policy 2 and Policy 3 in respect of visual and residential amenity.

Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

The Council will support proposals for self-build and custom-build housing in suitable locations.

The government wishes to increase opportunities for people to build or commission their own homes and in doing so increase the role that these play in boosting the overall supply of new homes. This policy responds to that challenge and seeks to increase the amount of self-build and custom-build housing in the area.

The council has a legal duty to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. 'Self-build' is housing usually built in full by its final owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. Owners / occupiers can be individuals or associations of individuals. A 'serviced plot of land' is land that can be connected to basic infrastructure. Each item is defined in the Housing and Planning Act Self-build and Custom Housebuilding Act and associated guidance.

To increase diversification in the housing market, for custom-build housing schemes, the council will encourage developers to offer the widest range of customisation options possible. As minimum however, owners/occupiers of custom-build housing should be able to influence the design / appearance of

the external envelope of their homes and choose their own room dimensions and layout.

Provision of self and custom-build housing opportunities will be controlled through conditions and/or Section 106 legal agreements as necessary.

The applicants are registered on the South Holland District Council Custom and Self Build register, ref; 7361-3690-5528-7808.

This site suits a self / custom house build site especially with its location and the reasons given from the Smith family.

Applications have recently been approved for a self / custom build dwellings outside the development boundary line of the neighbouring village of Whaplode St Catherines which is classed as 'Other Service Centres and Settlements' under reference H23-0970-22, H23-0797-23, and H23-0247-24.

A further example of a similar proposal can be seen in approval H22-0984-23 for a site at Weston. This is another frontage plot, at the edge of the main settlement/built-up area.

A previous application has been made on this site, however this was prior to the now adopted SELLP (2019), changed NPPF policies, and emphasis for 'custom and self-build' homes to be favourably considered, and other permissions granted on the sites detailed above.

We trust that this application will now be treated similarly, for the applicants and their young family, who currently reside in the village, in an estate location 3 bedroom property without potential for extending, to allow them their wish to remain in the village, to be located close to the village school, and family connections.

## 4, DESIGN

### APPEARANCE

The proposal is build a new detached 5 bedroom two storey dwelling, with attached triple garage, the design of which is considered to be of a design appropriate for the area in terms of reflecting the traditional vernacular. The proposal will not be out of character with the semi-rural setting and will offer a positive contribution to the area where it is situated.

The proposed new dwelling and its garage will have a pitched roof design. The proposed new attached garage will have dormer windows to the first floor Annexe playroom, above the garage.

The proposed new property will not overlook adjacent properties. Finished Floor levels will be approximately 300mm above the existing ground level.

### MATERIALS

The proposed detached dwelling and garage are considered to be of an appropriate scale, and have been designed to fit within the surrounding context harmoniously.

Walls are proposed in Crest - Old Hambleton.

Roof tiles are proposed in Redland Grovebury Terracotta pan tiles.

## LANDSCAPING

A proposed landscaping scheme for the new property is indicated on Drawing no. 106 P01. The new mixed native species hedges will be planted on the north, east and south boundaries.

A new Lincolnshire post and rail fence will be erected on the rear (west) boundary.

The driveway areas will be made up with a gravel surface dressing and block paviors.



## BIODIVERSITY & SUSTAINABILITY

Please refer to the accompanying Biodiversity Net Gain statement written in the context of this project as a self-build project.

## ACCESS & PARKING

There is good visibility onto Fengate from the application site which benefits from being within the 30mph speed limit area. The details of the access position are submitted with this Application and gives good access and egress from the application site.

Policy 36 and Appendix 6 of the SELLP relates to parking standards. Policy 2 requires 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. It also requires 1 cycle space within a residential plot.

The indicative layout shows how the site can accommodate a turning head to ensure vehicles can enter and leave the site in forward gear and an appropriate level of parking. Policy requirements can be easily met within the site.

## DRAINAGE/FLOOD RISK/SERVICES

Policy 4 of the SELLP addresses flood risk. The Environment Agency's Flood Maps indicate the application site is shown to be predominately within Flood Zone 1, with just a very small amount of the site in Flood Zone 2, please refer to the accompanying Flood Risk Assessment. It is not considered that the proposal would have a detrimental impact on surrounding properties. Sleeping accommodation is proposed at first floor level.

The dwelling will be connected to an individual package treatment plant and the intention is to install rain water harvesting systems before a soakaway runoff is created in the front gardens.

Services are readily available in the road, in terms of electricity, water and telecommunications.

## CONTAMINATION

There is no record of potentially contaminative land uses on this site.

## 5. CONCLUSIONS AND RECOMMENDATION

This planning application for a single dwelling for Mr and Mrs Smith and their family would provide a positive benefit to the housing supply for South Holland District Council and would support the role of local families staying in the village of Moulton Chapel.

Previous planning decisions at both local authority and appeal level have identified that self-build plots in built up areas can play a role in providing sustainable development in rural areas, supporting neighbouring and nearby settlements.

The site can be positively designed to respect the character and appearance of the built form around it as well as the amenities of neighbouring residential properties. This is demonstrated in the application plans provided. The site is not subject difficult flood risk constraints nor is it anticipated there will be any contamination issue.