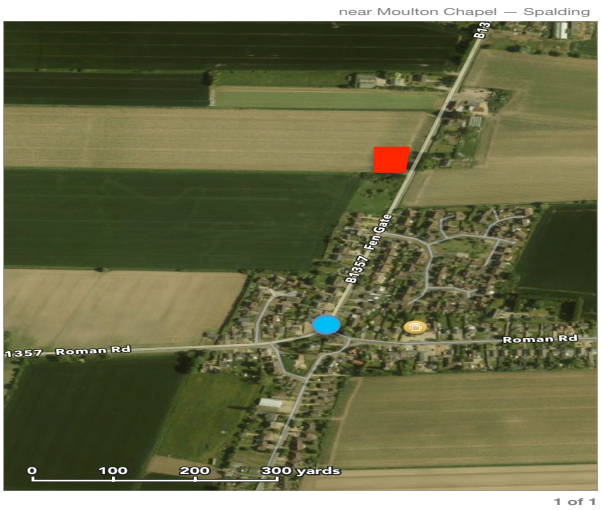
Planning/Design and Access Statement

Full Planning Application for a new Detached Dwelling and Garage

Land at Fengate, Moulton Chapel, Spalding, Lincolnshire, PE12 0QA



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

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1. INTRODUCTION

1.1. 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 Fengate, 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.

1.2. 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 site being developed for 4 dwellings, consented in 2017.

1.3 On the Environment Agency's Flood Maps, the application site is shown to be wholly within Flood Zone 1 and therefore a Flood Risk Assessment is not required.



Location Plan

2. THE APPLICATION SITE AND SURROUNDINGS

2.1. 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.

2.2 The application site (approx. 29m frontage x average 45 m depth) is located on the west side of Fengate and is bounded to the south by a new development of 4 residential properties fronting onto Fengate. Existing residential properties are located opposite to the site and these continue in a northwards direction out the village. The site is separated from Fengate by a grass verge approx. 1m wide. The site is presently part of a cultivated field area. The field is currently in arable cultivation, and in the ownership of the applicants. The site is flat and level and is approximately level with the height of Fengate.

2.3 Fengate 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.

2.4 The application site is located within 200m of the crossroads/centre of the main part of the village of Moulton Chapel



Block Plan

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



View of the application site



View looking south in front of the application site



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

The Development Plan

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

3.2 The current Development Plan consists of the saved policies of the South Holland Local Plan adopted in 2006 (the 'Local Plan'). In the adopted 2006 South Holland Local Plan, Moulton Chapel is identified on the proposals map only as a Group Centre – being close to the Main Centre of Holbeach.

3.3 Policy SG3 states that for Group Centres:

The villages of Cowbit, Deeping St Nicholas, Fleet Hargate, Gedney Hill, Gosberton, Moulton, Moulton Chapel, Pinchbeck, Sutton St James, Weston and Whaplode will act as local service centres for the surrounding rural area. New development should support or improve their role as a focus for local social and economic activity, having regard to their role within clusters or groups of settlements.

Policy HS6 - New Housing in the Group Centres (Non-Allocated Sites)

Residential development will be permitted on suitable sites in Group Centres where:

1) It is within the defined settlement limits as shown on the proposals map; and

2) It is on brownfield land; and

3) It is infilling or represents the replacement of an existing dwelling within the same site.

Draft South East Lincolnshire Local Plan

3.4 The South Holland Local Plan is to be replaced by the South East Lincolnshire Local Plan in 2018, which proposes Moulton Chapel to be classified as a "Minor Service Centre and Settlement", and it identifies a proposed Settlement Boundary.

3.5 The Settlement Boundary is drawn to exclude the application site, finishing to the south of the adjacent site now being developed for 4 dwellings, (H17-0656-17), and it is therefore now contiguous to the newly extended north boundary of the village, following the grant of consent for that adjacent site. The granting of consent for the site adjacent to the application site has already extended the settlement boundary northwards, out of symmetry with the proposed settlement boundary on the opposite side of Fengate Road.



Extract from SELLP Inset Map No 20 – MOULTON CHAPEL

3.6 The recent "Deposit Draft Local Plan" policy on Preferred Sites for Development states in Revised Policy 2: Spatial Strategy C1 that "Within the settlement boundaries of the (designated) "Minor 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 services needs of other local communities. Recent other planning applications on land lying adjacent to or just outside proposed settlement boundaries have been granted planning consent, in several other similarly sized villages in the South Holland area, including Moulton Chapel.

National Planning Policy Framework

3.7 The National Planning Policy Framework (NPPF) sets out Central Government's planning policies for England and how these are to be applied.

3.8 Sustainable development is the key to and at the heart of the NPPF, as it makes clear in paragraphs 6 – 10. Paragraph 7 explains there are 3 dimensions to sustainability, an economic role, a social role and an environmental role and paragraph 6 explains that the rest of the NPPF, paragraphs 18 – 219, sets out the Government's view of what constitutes sustainability in the planning context.

3.9 Paragraph 14 of the NPPF states that:

"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking...

For decision-taking this means:

● approving development proposals that accord with the development plan without delay; and

● 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; or

– specific policies in this Framework indicate development should be restricted."

3.10. The paragraph 14 presumption applies to sustainable development and so the first question is always "is this development sustainable"? To answer that question one has to judge the proposal against the relevant paragraphs in the Framework.

3.11. The three dimensions to sustainability are explained in Para 7 (NPPF) in more detail as:

"an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.

3.12. The economic dimension identifies the need to ensure sufficient land is available for the right type of development in the right places.

Moulton Chapel is identified as an Minor Service centre and settlement, and as indicated in the revised policy 2:spatial strategy of the emerging South East Lincolnshire Local Plan, residential development will be permitted that supports the role of these settlements as a service centre, helping to sustain existing facilities such as the Primary School, Village Shop/Post office, Butchers, the Garage, Public houses, as well as meeting service needs of other local communities, such as Moulton Eaugate. As the site is close to larger main town of Holbeach, within 7 miles, the proposed new housing will be able to also rely on and help sustain the facilities of that Main service centre.

The application proposal will provide a new home for the applicants and their youngfamily, close to village facilities, in a dwelling of appropriate size and form, similar to those dwellings to the immediate south, opposite, and those located further north along Fengate. As such, the proposal will provide a dwelling that will assist in meeting the needs of both present and future generations.

There are 5 existing bus services that stop on Roman Road, i.e within 200m of the application site. Bus services:

Bus services

16S - Spalding Callconnect
37S - Spalding Callconnect
H43S - Sutton St James - Spalding/Wisbech
S138S - Spalding - Tydd St Giles
S139S - Spalding - Sutton St James

The H43S runs on a daily basis Monday to Saturday, providing transport to and from Wisbech and Spalding. The Call Connect bus service, runs daily and is designed to improve transport opportunities in rural communities and some market towns where there is an infrequent conventional bus service, where there is not already a frequent commercial bus service or main Interconnect service.

Anyone can use the CallConnect bus service for any reason and as frequently as required. The service is operated by modern, fully accessible minibuses and most services operate between 7am-7pm Monday to Friday and 8am-6pm Saturday. (Local variations apply).

The CallConnect minibus will pick up and set down at designated locations in each village or town. See attached extract from 'Bus Times.org.uk –Appendix A. Reliance on a car is not therefore essential.

Services S138S/S139S run on a daily basis during school term times.

3.13. The environmental dimension considers the natural, built and historic environment, and the proposal will make a positive contribution to the built environment in this part of Moulton Chapel through careful and sensitive design, and the utilisation of a field frontage close to the village centre.

3.14. The NPPF requires that people are given a real choice about how they travel (paragraph 29), but recognises that in rural areas standards may have to be relaxed (paragraph 34). Within the constraints of the area the site satisfies the NPPF policies on sustainable transport.

3.15. Paragraph 55 requires development to enhance or maintain the vitality of rural communities, which this proposal will help to do. New residential dwellings will also help to support the social, recreational and cultural facilities in the village, as required by paragraph 70.

3.16. The application proposal is, therefore, supported both by the NPPF and the presumption in favour of sustainable development.

3.17. Paragraph 49 refers to housing applications and the presumption in favour of development where there is not a 5-year housing land supply as is recognised to be the case in South Holland District. (South Holland District Council: Assessment of 5-year housing land supply as at 31 March 2017)

3.18. The development proposed by this application accords with the presumption in favour of sustainable development and the proposal is fully compliant with the NPPF.

3.19 The application site should not be considered as an 'isolated' dwelling, and in the recent High Court case brought by Braintree District Council, Mrs Justice Lang made the observation that 'isolated' should be given its meaning of 'far away for other places, building or people; remote'.

3.20 The application should be treated as a 'Self Build', and will become a new family home for the applicants and their young family, who currently reside in the village, in an estate location 3 bedroom property, without potential for extending. The family wish to remain in the village, to be located close to the village school, and family connections.

Policy Conclusion

3.21 The application site is in accordance with the 2006 Local Plan Policy SG3, in that it in a Group centre settlement, and partly in accordance with HS6, in that it is well related to the built up area.

3.22 The NPPF asserts a presumption in favour of sustainable development and that where housing proposals are made and there is not a 5-year housing supply as is the situation in South Holland District and in the area of the South East Lincolnshire Local Plan, this presumption should be afforded full weight.

3.23 The emerging South East Lincolnshire Local Plan has identified Moulton Chapel as an "Minor Service Centre or Settlement". The application site is adjacent to a site now being developed for 4 dwellings (houses), and opposite to existing dwellings, immediately north of the proposed settlement boundary on Inset Map 57.

3.24 As indicated in the Revised Policy 2: Spatial Strategy, of the emerging South East Lincolnshire Local Plan (see 3.8 above) residential development will be permitted that supports the role of these settlements as service centres, helping to mutually sustain existing facilities such as in this case, the Primary School, Village shop/Post Office, Pubs, Village Hall and the garage, as well as meeting service needs of other local communities such as Moulton Eaugate, and also Holbeach, 7 miles away.

3.25 All matters of access, design, and layout have been detailed in this application, and these closely accord with the development in the immediate locality.

4. DESIGN AND ACCESS

4.1 The design is explained in the following text and detailed on Drawing Nos.

AA-18-001/00, AA-18-001/01, and AA-18-001/02.



Use

4.2 The site will be developed with a two storey detached dwelling with attached triple garage, in a similar manner to the dwellings adjacent and opposite, with main elevations facing east onto Fengate.

Amount

4.3 The depth of the application site is similar to that of the plots occupied by the dwellings to the south.

Layout

4.4 The position of the dwelling is guided by the dimensions of the application site and the relationship of the proposed dwelling with Fengate.

Scale

4.5 The proposal which would provide for a two storey dwelling and attached garage on the application site reflects the character of the properties immediately adjacent and opposite on Fengate.

Access

4.6 Vehicular and pedestrian access to the proposed dwelling will be from Fengate. The dwelling has turning provision available on site to enable vehicles to be able to enter and leave the site in a forward direction.

4.7 The provision of a new dwelling constructed in accordance with the Building Regulations will ensure that current access standards for the disabled will be a feature of the property.

Appearance

4.8 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.

4.9 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.

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

Materials

4.11 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.

Landscaping

4.12 A proposed landscaping scheme for the new property is indicated on Drawing no. AA-18-01/2.

4.13 The new mixed native species hedge will be planted on the north, east and south boundaries.

4.14 A new Lincolnshire post and rail fence will be erected on the west boundary.

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

5. CONCLUSIONS AND RECOMMENDATION

5.1 The site provides a suitable and sustainable location for the construction of a new dwelling in Moulton Chapel, and will provide a family home.

5.2 A new vehicular access to the proposed dwelling as proposed, will not compromise highway safety, being located on a straight stretch of road with good visibility.

5.3 It is considered that the application proposal should be granted Full planning permission in accordance with the Development Plan and taking into account the provisions of the NPPF, particularly whereby,

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites" (Paragraph 49).

5.4 In these circumstances (para 3.22 above), the NPPF asserts a presumption in favour of sustainable development where housing proposals are made, and as there is not a 5-year housing supply, this presumption should be afforded full weight.

5.5 The emerging South East Lincolnshire Local Plan proposes the Settlement of Moulton Chapel as a Minor Service Centre or Settlement. The whole of the application site is located on frontage adjacent to new dwellings and opposite to existing residential properties demarking the extremities of the settlement, i.e it is within an existing established area of residential occupation.

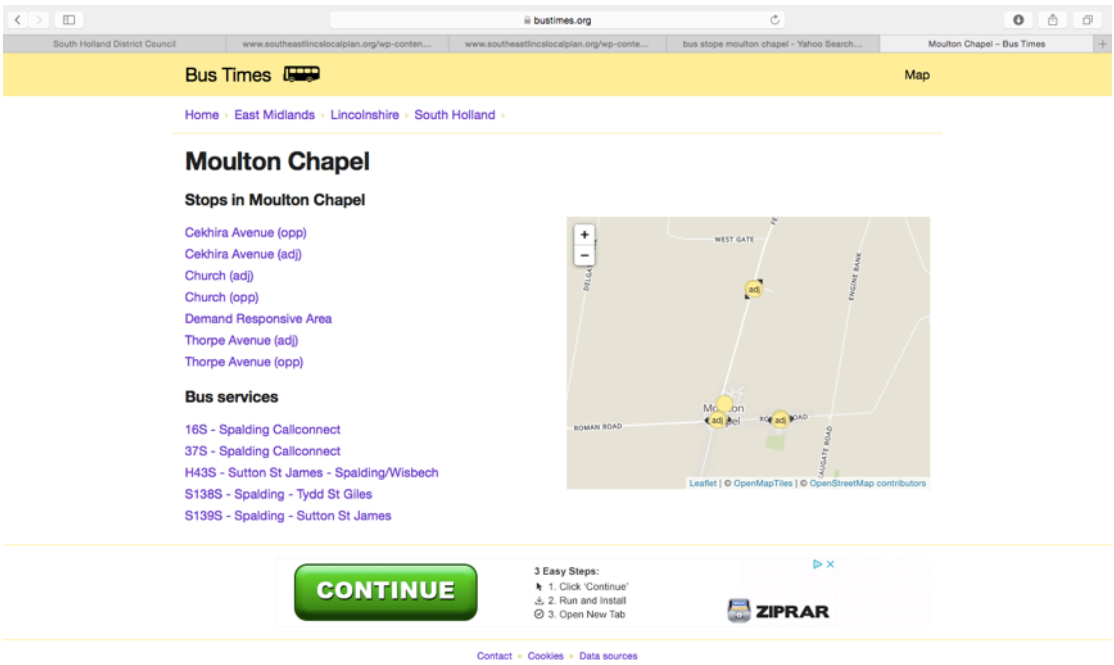
5.6 Whilst the land may not be identified as a housing allocation, emerging Policy 12 acknowledges that in addition to allocated sites for housing there should also be incremental growth in housing supply within the settlements as a result of infill and 'speculative' applications.

5.6 The site is not isolated and NPPF policy is clear that sustainable transport should be sufficiently flexible to take account of the differences between urban and rural areas. Whilst the site is in a rural village, it is accepted that reliance on a private car to access services will occur, but this is consistent with National policy, as sustainable transport opportunities are expected to be more limited in rural areas.

5.7 Existing infrastructure in the form of Water, Electricity, and High speed BT Fibre optic, all exist in the road in front of the site.

5.8 In these positive circumstances it is our strong recommendation that Full Planning Permission should be granted for a new detached dwelling and attached garage, on this site.

Appendix A



Extract Bus Times.org