DESIGN & ACCESS STATEMENT

Client: Mr & Mrs A Rawlings

Project: Proposed single building plot adjacent 29 River Lane, Moulton, Lincolnshire

Ref: 091602

Document Ref: DAS02 (P1)

Date: 07.09.16

INTRODUCTION

The proposed site is located adjacent to 29 River Lane on the northern side.

Aerial View of site

Directly to the south of no. 29 (Lea House) planning permission has recently been granted for two frontage plots under planning permission H13-0684-16.

This application is for Outline Planning approval with all matters reserved (matters reserved to be 'access', 'appearance', 'landscaping', 'layout' and 'scale').

The site is separated from no. 29 (Lea House) by an existing close boarded fence.

The application site eastern boundary position aligns with the rear boundaries of both no. 29 (Lea House) and the two building plots approved under planning permission H13-0684-16.

The application site is part of an existing agricultural field.

View of Site From River Lane looking southwards

View of site from North showing existing fenced boundary to no. 29 (Lea House)

USE

The proposed use is for a single residential building plot.

AMOUNT

The proposal is for 1 no. dwellinghouse. The application site area is approximately 0.14ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD02 demonstrates that 1 no. dwelling can comfortably be accommodated. The indicative layout shows that a scheme is possible where there is no overlooking of no. 29.

SCALE

The scale would be determined at Reserved Matters stage.

LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

APPEARANCE

The appearance would be determined at Reserved Matters stage. Notwithstanding this, the applicant has a strong desire to draw on local architectural influences which would inspire the dwelling design. Moulton has several examples of dwellings of architectural merit.

Period property in Broad Lane, Moulton

Period property opposite the Church, Moulton

ACCESS

The proposed access is directly off River Lane and has good visibility in both directions.

The details of access would be determined at Reserved Matters stage.

Notwithstanding this, drawing PD02 demonstrates that a safe access is achievable from River Lane.

SOUTH HOLLAND LOCAL PLAN 2006

The location of the residential development is just outside the defined settlement limit for Moulton, and is, therefore, categorised by the South Holland Local Plan as being in open countryside. As such the relevant policy within the Local Plan would be Policy HS7 – New Housing in the Open Countryside including other Rural settlements.

At the present time, however, SHDC does not have a 5 year supply of housing land in place and the guidance within the NPPF takes precedence over the Local Plan, and the relevant Housing policies within the Local Plan cannot be considered to be up to date.

Criteria 1 of Policy SG2 states that although priority is given to brownfield sites within defined settlement limits, and then Greenfield sites within defined settlement limits, it does then allow land adjacent to defined settlement limits to be used for development. In the planning officer's report recommending approval of H13-0684-16, it states that it would be *'unreasonable to strictly implement Policy HS7 on the basis that it is an unsustainable location when there is scope within the existing Local Plan policy to allow for this type of development'*. Whilst the property will be outside of the defined settlement limit it is not a stand-alone development.

NATIONAL PLANNING POLICY FRAMEWORK

An objective of the NPPF is to '…boost significantly the supply of housing…'. Its paragraph 49 establishes that where local planning authorities cannot demonstrate through an adopted and up-to-date local plan that they have a 5 year supply of deliverable housing sites, housing applications should be considered in the context of the presumption in favour of sustainable development.

The overriding and main consideration in the NPPF is whether development is in a sustainable location. A sustainable location is regarded as an area with a range of local services and with good access to additional facilities in the nearby settlements.

The plot of land is approximately 1km (0.6 mile) from the village centre (which equates to a 10-15 minute walk or a 5 minute cycle ride) from which a number of local amenities can be accessed.

The village currently includes the following amenities:-

- Primary School (The John Harrox Primary School)
- Post Office & Shop (Londis)
- Butchers shop (Moulton Butchers)
- Public House (The Swan)
- Hair salon (The Little Village Salon)
- Takeaway (Moulton Fish & Chips)
- Doctor's surgery (Moulton Medical Centre)
- Community Centre (Moulton Community Centre)
- Sports field (Moulton Harrox Sports Field)
- Church (All Saints Church)
- The recently acquired Moulton Park (SHDC)

The John Harrox Primary School

Post Office & Shop (Londis)

Butchers shop (Moulton Butchers)

Public House (The Swan)

ANDREW M WRIGHT LTD CHARTERED ARCHITECT
26 Joys Bank, Holbeach St Johns, Spalding, Lincolnshire, PE12 8SD
Telephone: 01406 540573 M: 07940 914778

The Little Village Salon

Moulton Fish & Chips

Moulton Community Centre

All Saints Church

Moulton has a regular bus service and there are two bus stops on High Road adjacent the junction of River Lane. These bus stops are within 220m of the application site. Regular bus routes serve Moulton to Spalding and Kings Lynn.

The use of a motor vehicle in this location is, therefore, not essential.

Bus stop opposite River Lane

Bus stop adjacent to River Lane

As the plot is close to the defined settlement limit boundary, paragraph 55 of the NPPF is also relevant. Paragraph 55 of the NPPF promotes sustainable development in rural areas where it will maintain or enhance the vitality of rural communities. As the proposed development is close to the group centre of Moulton, and within

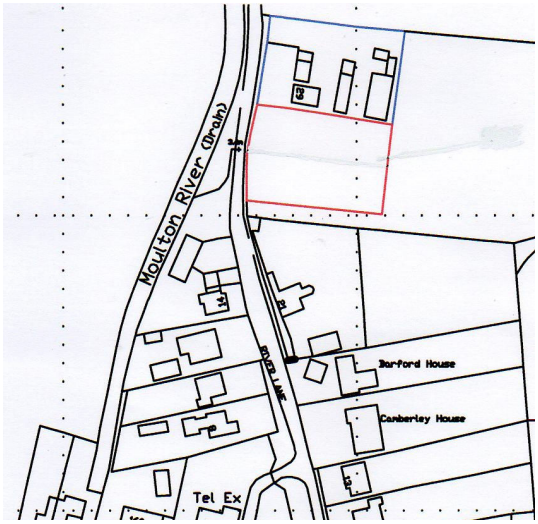
walking distance of local shops and amenities, the proposal complies with paragraph 55 of the NPPF. Moulton has a number of facilities and can be considered to be a sustainable location.

PLANNING PRECEDENTS

The following planning precedents are cited in support of this application. These planning approvals have significant similarities with this application:-

Adjacent Lea House, 29 River Lane, Moulton (SHDC planning permission ref. H13-0684-16 granted 23rd August 2016)

This outline planning application was for 2no. residential building plots on agricultural land to the south of the applicant's home (Lea House). It is outside of the defined settlement limits of Moulton to the north.



Location plan of planning approval H13-0684-16

The planning officer's report states that as the site is close to the defined settlement limit boundary, paragraph 55 of the NPPF is relevant. It goes on to say that as the proposed development is close to the group centre of Moulton, and within walking distance of local shops, the application would appear to comply with paragraph 55 of the NPPF. The report states that Moulton has a number of facilities and is considered to be a sustainable location.

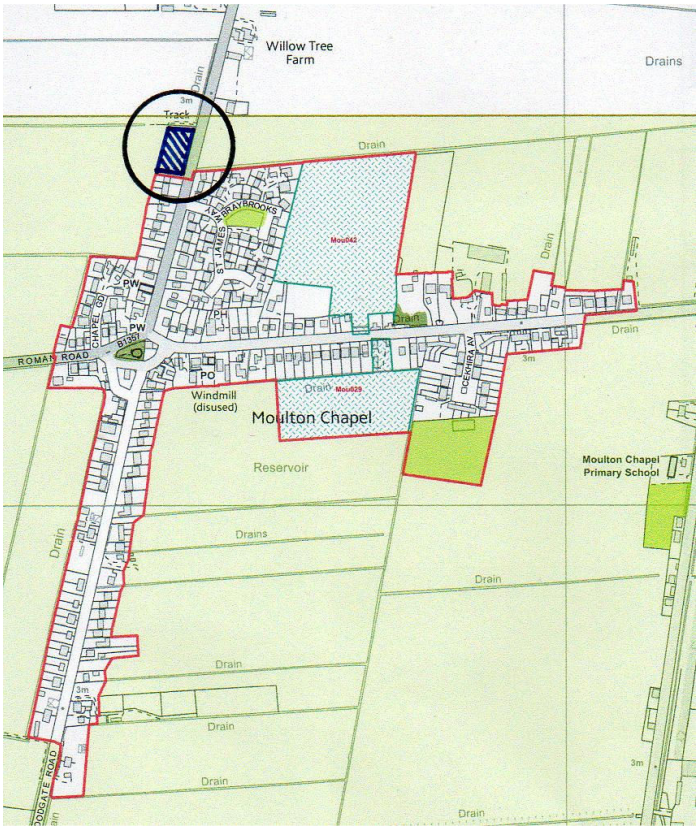
The planning officer's report explains that although the site is outside of defined settlement limits, the Council cannot demonstrate a 5 year supply of deliverable housing sites and as a result under the provisions of the NPPF the 'presumption in favour of sustainable development' applies. In respect of this, given the proximity to Moulton, the scale and location of the housing was considered appropriate.

It concludes that the proposal is considered to constitute sustainable development and recommended approval.

Planning permission was granted on 23 August 2016.

Fen Gate, Moulton Chapel (SHDC planning permission ref. H13-0073-16 granted 25th July 2016)

This outline application was for 4no. residential building plots on land outside of the settlement boundary of Moulton Chapel.



Location of planning approval H13-0073-16

The planning officer's report acknowledges that the site is located in open countryside and adjacent to the built-up area. The report goes on to say that normally there would be a policy of restraint under the provisions of Policy HS7. However, the Council does not currently have a demonstrable 5 year supply of deliverable sites, and as such, the presumption in favour of sustainable development enshrined in the NPPF applies.

The site is located in close proximity to a settlement, with a number of services and facilities including a shop/post office, two public houses, a butchers and primary school.

The planning officer considered that there was no reason to refuse the application, in the context of the presumption in favour of sustainable development and that approval was appropriate.

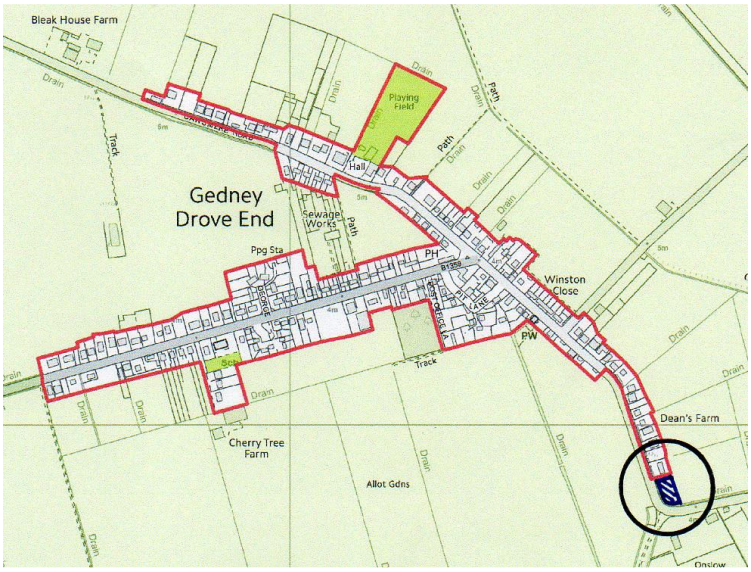
Planning permission was granted on 25 July 2016.

<u>Marsh Road, Gedney Drove End (SHDC planning application ref. H06-0399-16. Under appeal)</u>

This outline application was for 2no. residential building plots on land outside of the settlement boundary of Gedney Drove End on agricultural land.

This application is cited because, although it was refused and is undergoing appeal, the only reason it was refused was on the grounds of flood risk and flood mitigation measures.

Indeed the planning officer's report states that *'In the context of paragraph 55 of the NPPF a single dwelling in this location is not considered to be a "new isolated home in the countryside". As such, it is concluded that the principle of development in this location is acceptable in the context of the NPPF and a lack of a 5 year supply of deliverable sites in South Holland.'*



Location of site under planning application H06-0399-16

CONCLUSION

SHDC cannot demonstrate a 5 year supply of deliverable housing sites and as a result under the provisions of the NPPF the 'presumption in favour of sustainable development' applies. In respect of this, given the proximity to Moulton, the scale and location of the housing is considered appropriate.

The overriding and main consideration in the NPPF is whether development is in a sustainable location. A sustainable location is regarded as an area with a range of local services and with good access to additional facilities in the nearby settlements. It has been demonstrated that Moulton has such facilities in abundance. The facilities can be reached by either walking or cycling.

Moulton has a regular bus service and there are two bus stops on High Road adjacent the junction of River Lane within 220m of the application site. The use of a motor vehicle in this location is, therefore, not essential.

The planning precedents cited are overwhelming evidence that this site shares significant characteristics with those three applications, two of which received planning permission and the third was refused purely on the grounds of flood risk and is currently being appealed.

Furhermore, this application site in River Lane, Moulton has access to significantly more local amenities and regular bus service than those precedents in Moulton Chapel and Gedney Drove End.

The proposal is, therefore, considered to constitute sustainable development.