

DESIGN & ACCESS STATEMENT
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
ADJ. 160 SIX HOUSE BANK
WEST PINCHBECK
SPALDING
LINCS.
PE11 3QG



MR & MRS A THEYER

1. Introduction

This Design & Access Statement accompanies an Outline planning application for residential development of a single dwelling Adj. 160 Six House Bank, West Pinchbeck, Spalding.

It should be read in conjunction with drawing No. 0812-02

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

- South East Lincolnshire – Proposed Inset Maps for ‘Other Service Centres and Settlements’

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity

These policies form the basis upon which this application has been designed and are in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the countryside is protected.

One of the requirements for the emerging South East Lincolnshire Local Plan seeks the development of the ‘Other Service Centres and Settlements’ the inset map No 59 for Northgate & West Pinchbeck indicates that the application site is situated within the identified development boundary.

An assessment of settlements and their sustainability credentials March 2017 in the South East Lincolnshire Local Plan identifies Northgate & West Pinchbeck as being a sustainable location for future development.

2. The Site

The application site is situated along Six House Bank between 160 and 162a, primarily comprising of frontage properties, with a bungalow to south and a two storey dwelling to the north. The Primary School is within walking distance to the north and is served by a footpath to the proposed frontage plot. St Bartholomew's Church is situated to the south on the opposite side of the road. The application site is situated 4.25 miles to the centre of Spalding and is on a bus route with the bus stop located 0.3 miles away on the main road opposite the Bridge Inn. Therefore the application site is located in a sustainable location.

3. Use

The application site is currently garden land to the residential dwelling situated on the site namely 160 Six House Bank, West Pinchbeck.

4. Amount

Drawing no. 0812-02 – indicates the 1:2500 application site and where it is in relation to the adjacent existing dwellings to that part of West Pinchbeck.

The 1:250 existing block plan indicates the buildings on the site, the highway footpath together with the existing trees hedges upon the site.

The proposed 1:250 proposed block plan indicates how the proposed indicative dwelling can be accommodated comfortably on the site.

5. Appearance

The proposed design of a single dwelling indicated on Drawing no. 0812-02, 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 open countryside and will, therefore, encourage and offer a positive contribution to the area where it is situated.

6. Access

Vehicular access will be in the form of gravel driveway to the existing dwelling and the re-use of the Existing access for the proposed.
The proposed access's to the existing and proposed development are indicated on Drawing No.0812-02



Photograph showing existing access serving 160 Six House Bank



Photograph showing visibility to the South



Photograph showing visibility to the North.

7. Landscaping

Landscaping and boundary treatment will be submitted at the Reserved Matters stage should this application be successful.

8. Conclusion

An assessment of settlements and their sustainability credentials March 2017 in the South East Lincolnshire Local Plan identifies Northgate & West Pinchbeck as being a sustainable location for future development. The plan also determines that this site, being for a single Dwelling, should be suitable for Market Housing only and that no affordable housing would be required.

The National Planning Policy Framework clearly states the policies and how there is a presumption in favour of sustainable development and how the housing supply needs to be increased.

The application site is on a bus route and within close proximity to schools, shops and other facilities as previously described.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of a very high quality in terms of design and the use of materials. Para 55 of the NPPF refers to promoting sustainable development, which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances, which includes exceptional quality or innovative nature of design. It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting.

Whilst the NPPF suggests the LPA policies are out of date in the Strategic and General policies the LPA states that “in towns, villages and in the open countryside the effective use of land and buildings is of great importance”.

The National Planning Policy Framework sets out the Governments policies and how they expect them to be applied. There is a presumption in favour of sustainable development and more importantly one of its main aims is to increase the supply of housing.

Para 49 of the Framework states “Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five years upper supply of deliverable housing sites” thus as the authority is unable to demonstrate this the policies for the supply of housing such as the Local Plan policies HS7 and SG4 seeking to restrict development in the countryside are to be considered out of date. The proposal would be a positive contribution to the existing housing shortfall.

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housing needs.