

Proposal for the development of the Judy Cross Mill site as a residential dwelling

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1 The Purpose of the Document

1.1 Introduction and the proposal

This Design and Access Statement accompanies the full planning application to South Holland District Council for full permission for the refurbishment of an existing granary/ barn on the site known as Judy Cross Mill, at the crossroads of Watergate and Green Lane, between Quadring village and Quadring Eaudike. All matters are reserved apart from siting and access.

It incorporates statements on planning, design and access in accordance with local and national guidance and includes a site history and heritage, and an assessment of flood risk.

The role of this statement is to communicate the due process employed to illustrate the character and structure of the proposed development in accordance with the requirements of Design and Access Statements defined within the Ministries for Housing, Communities and Local Government guidance published March 2014 and updated March 2019.

This document gives details of the effect of the development to enable the local planning authority to make a well informed and balanced decision.

1.2 Scope

This section demonstrates how the applicant has looked at the context of the site and its surroundings. It provides a sound basis to determine the conditions that may be applied to an approval.

The photographs below show the site; north, south, east and west and the crossroads.



The barn/ granary is on the south side of the site, this is the view from Watergate and shows the current driveway access.



From the centre of the site looking west to Quadring



From the centre of the site looking east to Quadring Eaudike



From the centre of the site looking north



The view southeast from the corner of the site towards the crossroads of Watergate and Green Lane. The property in view is Mill House, directly opposite.



The view south towards Gosberton from near the centre of the site.

2.0 Context – the site and surrounds

2.1 The Site

A site plan is attached as Appendix 1.

Judy Cross Mill is the name of the largely derelict site that once housed a windmill and two other buildings. It is an area of approximately 1/3 acre and is shown within the red marked boundary on the photograph immediately below.



The one building that remains is an attractive red-brick barn that is believed once was used as a granary. Under the present ownership this building has been made sound with repairs to the brickwork, timbers and roof to make the structure stable and weatherproof. More will be said about the Site History and Heritage in section 3.0 below.

Immediately opposite the Judy Cross site on the south side of Watergate, on an equally spacious plot, is a dwelling know as Mill House. This cottage sits towards the rear of its plot and is shielded from immediate view by a substantial native hedge. On the photograph below this marked by a blue boundary.



The crossroads at Watergate and Green Lane is between the end of Quadring village and Quadring Eaudike.

2.2 The Area

As mentioned above, apart from the two sites, the immediate areas is productive open fields, however strung out eastwards along Watergate towards Quadring Eaudike there are numerous properties. Some of these are purely residential whereas others may have a small business attached.

The aerial photograph immediately below show that the Judy Cross site (circled in yellow) has a close affinity to Quadring Eaudike which is stretched out along Watergate.



The three photographs below show a sample of the properties travelling along Watergate within the near vicinity – from Sarah Gate marked by the blue arrow) towards the site (circled yellow). They show both the mix of properties and the heritage of the immediate area.





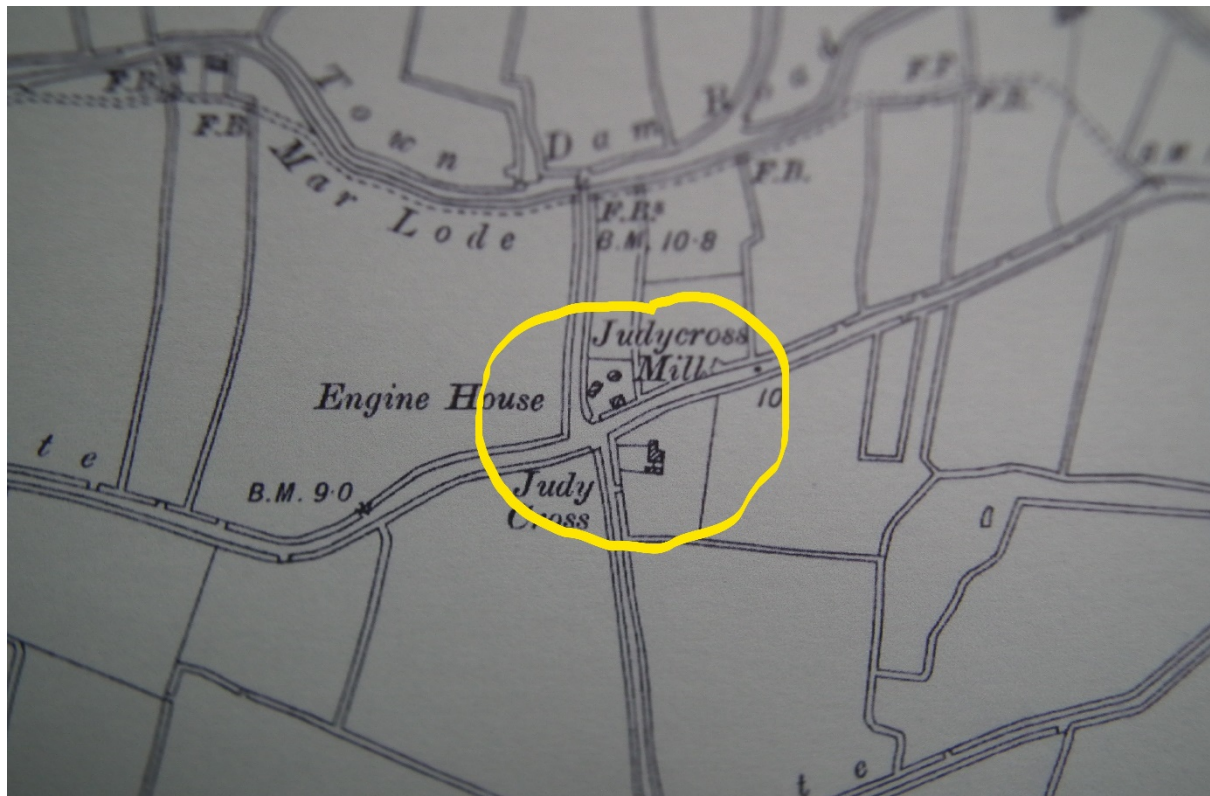
Within that context, the proposal set out in this Design and Access Statement fits harmoniously with this environment, as it retains the former granary along that will be improved specifically designed to reflect the traditional nature of the area. The picture above shows a small barn conversion farther east along Watergate.

3 Site History and Heritage

Judy Cross Mill is the name of the largely derelict site that once housed a windmill and two other buildings.

The windmill itself was most likely of the Tower type and, as Lincolnshire windmill records show, was built c1808. The record also states that the mill was standing in 1923, but gone by 1953.

Old ordinance maps (c1906) show three buildings on the site, the windmill itself, an engine house and the granary, which is all that remains. Reference: National Library of Scotland website showing 19th and early 20th century ordinance survey maps in the UK.



The location of Judy Cross Mill is at the crossroads of Watergate and Green Lane in Quadring. The extent of the site is approximate 1/3 acre and its location is shown with the old granary (the only remaining structure) visible of the left of the photograph below.



To make best use of the site and the remaining building, which has been made safe and watertight, the proposal is to convert the existing old granary to a modern home that reflects that remains in-keeping with the immediate neighbourhood. In this way the rejuvenation of a locally historic site will be achieved.

4.0 Proposal and Planning Policy

4.1 Permission sought

Permission is to convert the existing former granary to a residential barn of around 40 m². Further details are provided in section 5.0 Planning issues.

4.2 National Policy

The Government's National Planning Policy Framework as interpreted by the Ministries of Housing, Communities and Local Government makes clear that planning should encourage the effective use of land by re-using brownfield sites, provided they are not of high environmental value. Within this context the Judy Cross Mill site is clearly viewed as a brownfield site as it has previously carried out the process of milling flour. (Source Building More Homes on Brownfield Land, Consultation Proposals, January 2015 #.)

Importantly, the frameworks also adds that local authorities should also aim to get permissions in place on smaller brownfield sites whenever possible because of their valuable contribution to meeting overall housing supply. (# Reference sections 13, 14 and 15 from page 9 – see above)

4.3 Local Policy

The South East Lincolnshire Local Plan 2011-2036*, was adopted on 8th March 2019 and this Design and Access Statement is congruent with the relevant requirements of that plan. Within the context of this development proposal the most significant aspect is found in Policy 23 (page 97), the Reuse of

Buildings in the Countryside for residential use. This allows for the conversion of existing buildings which are located outside defined settlement boundaries provided that the:

- Building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding
See structural report stating that a mezzanine floor would help stabilise the existing structure. Minimal maintenance work in the past has helped maintain the integrity of the barn.
- Building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention.
With the building being stood for over 100 years and its history of previous use as part of the Judy Cross Mill collection of buildings. This is the only remaining building on the site and must be retained to ensure the heritage of this part of the village of Quadring's history. The building also has a benchmark on its southern side which were only marked on buildings of significance.
- Proposal is in keeping with its surroundings
The conversion of this building will only see an improvement within its surroundings as the site has been an overgrown spoil for over 50 years. See attached photos of the Watergate collection of various building types.
- Design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction
There is minimal addition to the existing external fabric of the building. Any part of rebuilding will be in keeping with existing detailing. Timber windows and doors will be used for any openings.
- Development leads to an enhancement of the immediate setting of the building
As previously mentioned bringing the site back into use will improve the setting immensely which has previously been unkempt for many years. The site has little merit as commercial use as it is not big enough for current farming or industrial purposes. A sympathetic conversion would create much needed housing for the area and improve the appearance of the Watergate conduit between Quadring Eaudyke and Quadring village.

4.4 Other Aspects

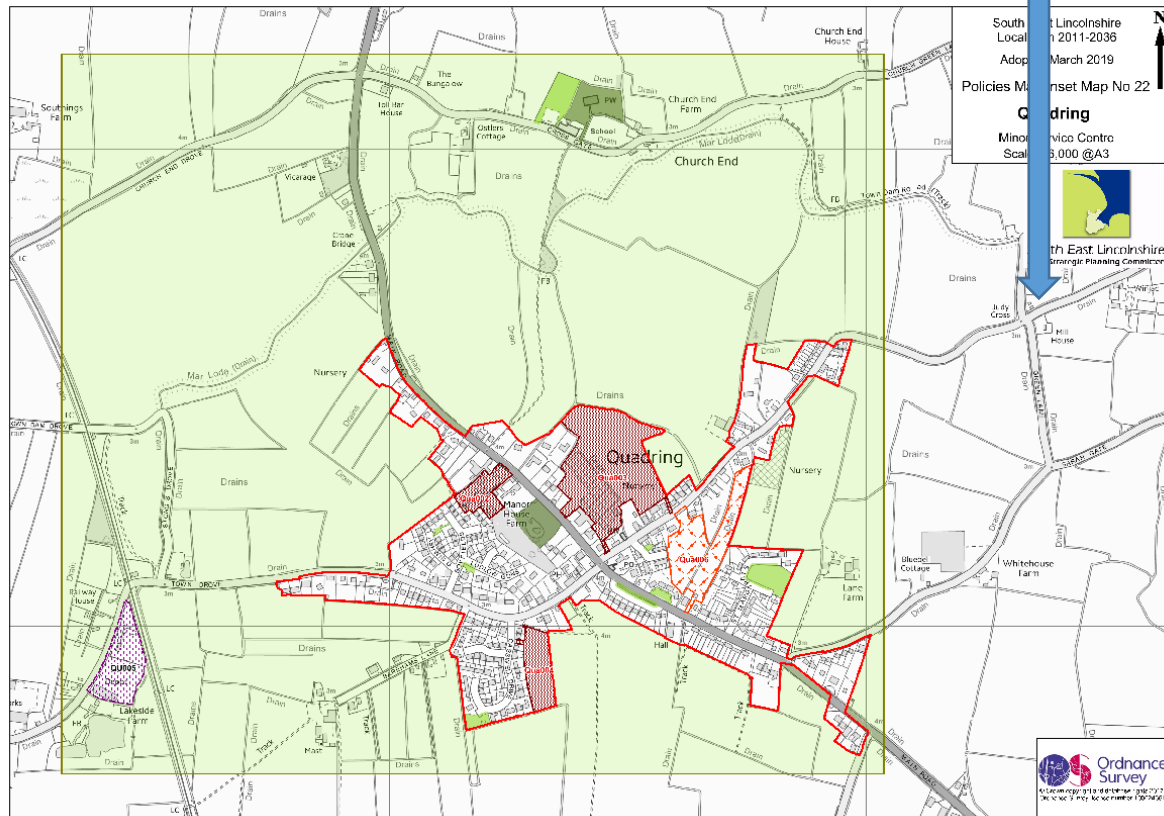
The proposal is also supported by priorities identified in the Local Plan, specifically 7.5 Climate Change and Renewable and Low Carbon Energy. Relevant ones being:

- New development will be of a high standard of design and will help South East Lincolnshire mitigate and adapt to climate change.
- The use of renewable energy technologies and sustainable drainage systems will also help minimise carbon emissions and flood risk respectively.
- The orientation, layout, siting and landscaping of new buildings should maximise energy efficiency, utilising natural shelter and opportunities for passive solar gain.

5.0 Specific Planning Issues

Geographically the site sits on the crossroads of Watgate and Green Lane. Within the South East Lincolnshire Local Plan 2011-2036 map 22 for Quadring is the one that best identifies the location; there being no map for the Quadring Eaudike locality.

The site is shown on the map below, the location indicated by the blue arrow.



Source: South East Lincolnshire Local Plan 2011-2036 - Inset Maps for 'Other Service Centres and Settlements'

There is no specific map for Quadring Eaudike, Quadring is the closest.

Although outside Quadring village, the brownfield nature of the site and its close proximity and affinity to the numerous properties along Watgate towards Quadring Eaudike, means that the development will be entirely in-keeping with existing dwellings in the immediate area.

The South Holland District Council 5-year Housing Land Supply Assessment has shown considerable flexibility in considering how it can meet the challenging housing needs of the area without detracting from the characteristics of the villages and other settlements within. In particular reference page 5 of the SHDC Land Supply Assessment – Approach to Windfalls - interpreted from Paragraph 70 of the National Policy Planning Framework (2019).

This section of the Design and Access Statement has demonstrated how this proposal will support that aim and enhance the immediate locality. In this context it is entirely within the aims and objectives of the Local Plan.

5.1 The Principle of the Development

Retention of the historic granary/ barn is at the heart of the proposal.

As described in Section 3, Site History and Heritage, as recently as 1953 there were three buildings on the site, the windmill itself, an engine house and the granary/ barn. Within the proposal the existing granary/barn will remain the focal point of the development. The barn will look unaltered from the road view on Watergate.

Architects input.....

5.2 Design Principles and Concepts

5.2.1 Use:

The conversion will provide a one bedroom home renovated to the highest standards. The new home will be a conversion aimed at reducing carbon emissions with very high standards of insulation and where possible the use of PV panels, sewage capture, an electric vehicle charging point, rainwater harvesting, porous surfaces for the driveways, and native hedging on the boundaries.

5.2.2 Amount and scale:

The new home will be one and a half storey height structure containing one bedroom, and where practicable make use of the roof-space.

The total footprint of the building is anticipated not to exceed 40 square metres.

5.2.3 Layout:

The plan layout below illustrates the effect.

5.2.4 Appearance:

5.2.5 Landscaping:

5.2.6 Access:

Access will via the existing driveway to the site which is immediately off Watergate.

6 Other Technical Issues

6.1 Flood Risk

6.2 Disturbance

6.3 Wildlife – primarily birds and insects, native hedging

Appendix 1 – the site

Appendix 2 – National and Local Planning Issues Addressed

Below is a summary of the issues addressed in the Design and Access Statement and where in the document they can be found:

National Issues

Source: Building More Homes on Brownfield Land, Consultation Proposals, January 2015.

Reference: sections 13, 14 and 15 from page 9 onwards

Design and Access Statement reference – Section 4.2

“... that planning should encourage the effective use of land by re-using brownfield sites, provided they are not of high environmental value”

“... that local authorities should also aim to get permissions in place on smaller brownfield sites whenever possible because of their valuable contribution to meeting overall housing supply”

Source: the National Policy Planning Framework (2019).

Reference: Paragraph 70 of the NPPF, and page 5 of the SHDC Land Supply Assessment – Approach to Windfalls

Design and Access Statement reference – Section 5.0

SHDC 5-year Housing Land Supply Assessment has shown considerable flexibility in considering how it can meet the challenging housing needs without detracting from the characteristics of the villages and other settlements

Local Issues

Source: The South East Lincolnshire Local Plan 2011-2036

Reference: Policy 23 (page 97), the Reuse of Buildings in the Countryside for residential use

Design and Access Statement reference – Section 4.3

This allows for the conversion of existing buildings which are located outside defined settlement boundaries provided that the:

- Building is structurally sound and capable of conversion without the need for significant extension, alteration or rebuilding
- Building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention
- Proposal is in keeping with its surroundings
- Design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction
- Development leads to an enhancement of the immediate setting of the building

Source: The South East Lincolnshire Local Plan 2011-2036

Reference: 7.5 Climate Change and Renewable and Low Carbon Energy – page 127.

Design and Access Statement reference – Section 4.4

Relevant ones being:

- New development will be of a high standard of design and will help South East Lincolnshire mitigate and adapt to climate change.
- The use of renewable energy technologies and sustainable drainage systems will also help minimise carbon emissions and flood risk respectively.
- The orientation, layout, siting and landscaping of new buildings should maximise energy efficiency, utilising natural shelter and opportunities for passive solar gain.

Appendix 3

Approach to the Design and Access Statement:

References:

<https://www.gov.uk/guidance/before-submitting-an-application>

<https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement>

What is a Design and Access Statement?

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

Paragraph: 029 Reference ID: 14-029-20140306

Revision date: 06 03 2014

What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

Paragraph: 031 Reference ID: 14-031-20140306

Revision date: 06 03 2014