



Design & Access Statement

Proposed Agricultural Workers Dwelling

at

**Watergate
Quadring Eaudyke
Spalding
Lincolnshire
PE11 4PZ**

for

Michael Clark



SOUTH WEST ELEVATION

Project No. 1425

1 THE PROJECT

To fully demolish the existing barns and construct a two storey agricultural workers cottage.
To fully demolish existing sheds and construct new outbuildings and garage for use in connection with the cottage.

2 THE SITE LOCATION & HISTORY

2.1 Address

Watergate, Quadring Eaudyke, Spalding, Lincs PE11 4PZ

2.2 Site plans

See OS Location plan drawing 101 and Site Plan drawing 102

2.3 Site History / Supporting Information

The farm has been operational under the Clarks for 32 years and they purchased the land and buildings in question 26 years ago. They farm 32 acres; 1 acre of glass houses and poly tunnel where they raise brassica plants and pot plants. The rest of the land is farmed with brassica plants to full growth.

Michael Clark (son of Michael Arthur Clark & Lucy Clark) works on the farm with his parents full time 7 days a week, long hours - up to 15 hours per day. Due to the type of farming they are operational all year round, the glass houses need constant care and attention; in the winter oil heaters need checking every 4-6 hours especially when there is a frost, which means working into the night. In the summer the glass houses need careful management to ensure all plants are kept sufficiently watered, this means checking on them anything up to 4 times a day, 7 days a week. On a very hot day this job becomes non-stop watering. Any malfunction needs immediate attention which is not possible when living off site.

Currently Michael (Jnr) lives at Sutterton with his fiancée Lindsey while working full time on the farm at Quadring Eaudyke. Michael needs to live on or very near to the farm as his parents are getting older and nearing retirement age. This property would enable Michael to be even more hands on, therefore helping to take more of the burden as his parents get older. He would eventually need to run the farm and therefore would need to be close at hand to do so as the work involves long unsociable hours.

The farm also needs more storage space and the plan is to expand the business by making better use of the land and yard at Watergate. To do this Michael and Lindsey will need to live at Watergate for security reasons.

Michael and Lindsey are getting married next year and are planning a family and to settle down on the farm. There is already planning permission in place for conversion of the barn to a small bungalow (prior approval H15-0656-14 dated 9th September 2014) however this is unsuitable for their future needs because they will need a family sized cottage including a small farm office, boot room / utility and outbuildings.

The barns were once a house and the deeds still show it as a dwelling although not used as a dwelling for many years.

3 APPRAISAL OF CONTEXT

3.1 Assessment of Planning Policy:

This site is zoned as countryside in the current Local Plan / Framework Document

In addition to the general planning policies of South Holland District Council, the following Planning Policies apply to this site and to the objectives of the development:-

Policy SG14 – Design and Layout of New Development

Policy SG 18 – Landscaping of New Development

The following policies are listed on the SHDC website as being no longer valid:-

HS12, HS13, HS15

The following central government Planning Policies are also relevant:-

National Planning Policy Framework 2012 (NPPF 2012)

3.2 Context of local landscape and buildings:

The site has good access via a wide bridge across the drain which is regularly used by vehicles including tractors.

The barns were once a house and the deeds still show it as a dwelling although not used as a dwelling for many years.

The existing barns are on a level site and surrounded by open fields.

The barns are single storey and in a poor state of repair - one end has collapsed in the wind since the last application. They are of solid wall brick construction with clay pantile roofs and with concrete floors.

There is a row of falling down sheds along the eastern boundary.

For more information and photos of the existing building please see the structural appraisal report by JC Consultancy.

The buildings are not home to any protected species (see report by Mr Anthony Bir BSc PGDip MCIEEM, Wildlife Discovery)

The site is next to the Mar Lode drain and is in the flood risk zone, but the probability of flooding is VERY LOW. See Flood Risk Assessment by Clive Mason C.Eng.M.I.C.E

3.3 Local Involvement:

The local community has not yet been consulted about this application.

3.4 Evaluation of opportunities and constraints affecting the development of the site:

The site itself:

The barns have been a dwelling in the past, access is good and services are available.

There are no houses immediately next to the site, no issues with over looking / privacy.

Planning policies:

Policy SG14 – Design and Layout of New Development

“New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration:

Local distinctiveness;

The choice of materials;

The historic pattern of development in the locality

The relationship of the development to the character, form and scale of existing buildings nearby

The scale, form and height of the proposed development

Architectural detailing

The effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light

Planting and measures to promote biodiversity

The layout of vehicular access, parking and manoeuvring facilities and the provision for cyclists and pedestrians

The needs of disabled persons

The use of sustainable materials and methods of construction

Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, will not be permitted”

Policy SG 18 – Landscaping of New Development

“Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

1. The protection of any existing trees and hedgerows, and any other attractive landscape features
2. The provision of strategic tree planting of indigenous species to improve the setting of the development within the wider landscape
3. The maintenance and establishment of wildlife habitats and corridors”

National Planning Policy Framework 2012 (NPPF 2012)

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

the essential need for a rural worker to live permanently at or near their place of work in the countryside; or

where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or

where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or

the exceptional quality or innovative nature of the design of the dwelling. Such a design should:

be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
reflect the highest standards in architecture;
significantly enhance its immediate setting; and
be sensitive to the defining characteristics of the local area.

14. 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 **plan-making** this means that:

local planning authorities should positively seek opportunities to meet the development needs of their area;

Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, 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.

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.

Perceived need:

Michael Clark (son of Michael Arthur Clark & Lucy Clark) works on the farm with his parents full time 7 days a week, long hours - up to 15 hours per day. Due to the type of farming they are operational all year round, the glass houses need constant care and attention; in the winter oil heaters need checking every 4-6 hours especially when there is a frost, which means

working into the night. In the summer the glass houses need careful management to ensure all plants are kept sufficiently watered, this means checking on them anything up to 4 times a day, 7 days a week. On a very hot day this job becomes non-stop watering. Any malfunction needs immediate attention which is not possible when living off site.

Currently Michael (Jnr) lives at Sutterton with his fiancée Lindsey while working full time on the farm at Quadring Eaudyke. Michael needs to live on or very near to the farm as his parents are getting older and nearing retirement age. This property would enable Michael to be even more hands on, therefore helping to take more of the burden as his parents get older. He would eventually need to run the farm and therefore would need to be close at hand to do so as the work involves long unsociable hours.

The farm also needs more storage space and the plan is to expand the business by making better use of the land and yard at Watergate. To do this Michael and Lindsey will need to live at Watergate for security reasons.

Michael and Lindsey are getting married next year and are planning a family and to settle down on the farm. There is already planning permission in place for conversion of the barn to a small bungalow (prior approval H15-0656-14 dated 9th September 2014), however this is unsuitable for their future needs because they will need a family sized cottage including a small farm office, boot room / utility and outbuildings.

3.5 Design factors:

The dwelling is designed in the local vernacular style which respects the rural surroundings. Traditional materials and architectural detailing have been used. The scale and mass is kept down by designing the building as an L shape on plan with roofs spanning different ways.

The cottage will be energy efficient; the insulation will exceed building regulations standards.

The dirt track will be upgraded to a gravel / limestone driveway with a disabled parking space in concrete and edging setts will be laid to ramp gently up to the utility door to provide level access into the building.

A hedge planting scheme is proposed –

To the West boundary a yew hedge is proposed, this will be evergreen and provide some colour and wildlife habitat all year round.

To the North boundary a mixed native hedge is proposed.

The site is to be fenced all round in 1.2m timber post and rail fencing.

4 **THE DESIGN COMPONENT**

4.1 Amount of proposed development

The proposal is for the construction of 1 No. 3 bedroom two storey dwelling with gross internal floor area is 127.1 sq m, storage outbuildings GIA 28 sq m and a single garage with GIA 22 sq m.

The external foot prints on the site area:

Dwelling:	86 sq m
Garage:	24 sq m
Stores:	32 sq m

4.2 Scale of proposed building

4.3 Height to eaves = 5.325 m, height to ridge = 7.41m; width = 8.890m

See drawings for full information

4.4 Landscaping

A] Hard landscaping consists of concrete, limestone, paving slabs, edging setts

B] Soft landscape planting consists of grass and hedge planting

4.5 Appearance of the development

Refer to elevation drawing which also lists external materials

5 **THE ACCESS COMPONENT**

5.1 Access to the site itself

There is an existing access to the site over the bridge.

5.2 Convenience of access to all / inclusivity

The building will not be accessible to all sections of the community because it will be for the Clark family as part of their farm.

5.3 Access to public transport

There is no public transport within 1km of the site, requiring provision for private car use.

5.4 Flexibility to accommodate future changes

The design allows for future alterations and it would be possible to extend to the side and rear. The site is large enough to accommodate extensions and further outbuildings.

5.5 Disabled access to the site and building

Vehicular access is available on to the site with level access into the building.

5.6 Emergency services and Delivery vehicles

There is good access to the site and the existing bridge can take the weight of tractors.

7 **CONCLUSIONS**

7.1 This is a genuine application for an agricultural tied dwelling for Michael Clark to live in with his future wife, to have a family and to be even more hands on with the farm to reduce the burden on his parents who are nearing retirement. If he were to implement the previous

permission for barn conversion under permitted development, it would result in a bungalow which would be way too small and would not suit the needs of a farming family. The proposed cottage is designed in the local vernacular style and will sit well on the site and make a positive contribution to the landscape and is designed to the applicant's needs perfectly. The local plan policies relating to agricultural tied dwellings are flagged up as being out of date. It is essential to the Clark family for a second generation to be able live on the farm and this proposal will not create any adverse effects and will greatly enhance the appearance of the site.

Document author: Jenny McIntee

Date: Last updated 29th November 2014 (revision B)

APPENDIX – SITE PHOTOGRAPHS



View from the Bridleway



Access track



Round the back



Sheds along the boundary