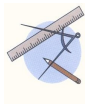


Quarrington Design Ltd

Planning Statement

Drallam House
Swindlers Drove
Spalding
PE12 6BS

08.04.25
Version 01



Quarrington Design Ltd
Unit A Holdingham Barns

Project	
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Drallam House - Swindlers House - Spalding

Job Ref.

25.040

Description

Planning Statement

Sheet no./rev.

2

Design By

I.B

Date

08/04/2025

Chk'd by

Date

Revision

P2

Date

24/04/2025

REVISION TABLE

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DESCRIPTION

Revision

INITIALS

08.04.25

FOR APPROVAL

P1

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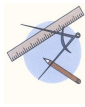
24.04.25

Amended by means of discussion

P.2

I.B.

NOTES



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1.0 Brief

- 1.1 We have been appointed to prepare a Design and Access Statement in support of a Full Planning application for the siting of two static caravans for residential purposes at Drallam, Swindlers Drove, Spalding ("the application site").
- 1.2 The site is not located within a conservation area and there are no designated heritage assets adjacent or in close proximity.
- 1.3 The application site lies outside of the Settlement boundaries set out for Weston Hills and Spalding & Pinchbeck which are the closest settlements.
- 1.4 This statement is submitted on behalf of TML Ltd and Thomas Breaker
- 1.5 The site entry is off Swindlers Drove to the East

2.0 General Description

- 2.1 The description of development for the Full Planning Application would be recommended to be as follows:
Siting of two caravans for residential occupation
Each static would serve a separate residential unit.
This statement sets out and addresses the proposal in the planning policy context, as well as providing an introduction and brief site history of the application site.
- 2.2 The statics are currently on site and therefore the application is retrospective, however, this has no bearing on the merits of the case which the application will be assessed by the Local Planning Authority.
- 2.3 The statics are currently on site and therefore the application is retrospective, however, this has no bearing on the merits of the case which the application will be assessed by the Local Planning Authority.
The application site consists of Drallam House with a large curtilage, the surrounding curtilage of Drallam House in which the statics are located on land within the curtilage of Drallam House which is currently used for residential purposes and has historically been used for horticultural purposes which remained ancillary to Drallam House.
- 2.4 The Site lies within Flood Zone 3, therefore a separate Flood Risk Assessment will be submitted alongside this statement

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3.0 Policy Context

- 3.1 With regards the Principle of development, it is noted that Drallam House and the existing residential curtilage is located outside of the designated settlement boundaries as set out within the South East Lincolnshire Local Plan ("Local Plan") which was adopted in 2019. However, as set out within the Appeal Decision attached within Appendix A, the application site in question constitutes previously developed land as per the NPPF definition – which includes land within the curtilage of a permanent structure. Therefore, as per Appendix A, there is a strong similarity between the proposed development which includes the siting of two caravans on previously developed land. Specifically, paragraph 8 of the Appeal Decision (Appendix A) which refers to the Dartford BC v SSCLG [2016] judgement confirms that residential gardens not located in built up areas, such as in the open countryside as with the application site, are not excluded from the definition of previously developed land.
- 3.2 There is further support from Paragraph 89 of the NPPF which sets out that planning decisions should recognise sites to meet community needs in rural areas may be found adjacent to or beyond existing settlements and that the use of previously developed land should be encouraged where suitable opportunities exist. As can be clearly identified from the proposed site plan and the facts of the case, the site is easily able to accommodate the proposed development in an appropriate fashion without undue harm to the character and setting of the area. The main thrust of the Spatial Policy (Policy 1) is set out in more context under paragraph 3.2.15 of the Local Plan which states the main role of the countryside in the south east Lincolnshire area is for agriculture and recreation, but as clearly demonstrated the application site has no agricultural or recreational use aside from a private residential use for the permanent dwelling on site. Therefore, the proposed development would not be contrary to the main thrust of Policy 1 as it seeks to use previously developed land in line with NPPF policies.
application site has no agricultural or recreational use aside from a private residential use for the permanent dwelling on site. Therefore, the proposed development would not be contrary to the main thrust of Policy 1 as it seeks to use previously developed land in line with NPPF policies.
- 3.3 The application site is in close proximity to both Weston Hills and Spalding as well as a variety of employment and residential uses all located off Swindler's Drove. The application site is located in an existing built up area and is defined as previously developed land and would be an efficient use of land as per Paragraph 124 of the NPPF. Further, it is also noted that the latest 5 Year Housing Land Supply figures are published in March 2024 which demonstrates 6.4 years of supply, however, these figures are prior to the multiple changes to the NPPF in both calculation and supply figures which means that this figure is likely reduced. In the absence of updated 5 Year Housing Land Supply figures this also needs to be a consideration in the determination of this application which provides two further units.



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4.0 Design and Character Impact

- 4.1 The main character of the immediate surrounding area along Swindler's Drove is of a verdant character along a rural country lane. The built form is set well back from the highway with pleasant low level landscaping located along Swindler's Drove with hedges and trees within the front gardens of the adjacent properties. The proposed development seeks to maintain with character with the proposed caravans being set well back from the highway, and a detailed landscaping scheme can be secured by way of a condition to the front of the site if the Local Authority deem it appropriate for further enhancement.
- 4.2 The application site is a very large plot which is able to accommodate the proposed development without a contrived and shoehorned appearance. As mentioned, there is more than sufficient space to secure landscaping around the front and even closer to the proposed development to maintain the verdant character of the surrounding area. The proposed caravans are of a good quality finish in terms of external materials.
- 4.3 The height of the caravans is single storey with the footprint very limited given the extent of the application site. The proposals would not dominate or intend result in any meaningful impact on the character of the site and surrounding area given the scale of development, their location and context of the wider surrounding area. Further the proposal would use the existing access road, further limiting the extent of any hardstanding required again maintaining the verdant rural character of the surrounding area. It is therefore considered that the requirements of Policies 2 and 3 of the Local Plan are met.

5.0 Access

- 5.1 The access to the proposed development will be off the existing access off Swindler's Drove, there would be no unacceptable highway safety impact from the use of the existing access. The site is also able to accommodate vehicle parking and turning on site in line with Policy 36 of the Local Plan.

6.0 Amenity

- 6.1 Policy 30 sets out considerations for Pollution and Policy 3 also includes consideration for residential amenity. The site is not known as having any contamination issues, nonetheless, the proposed development does not require extensive groundworks or deep foundations given the caravans proposed. Further, the scale of development and the relationship with the surrounding neighbours allows for sufficient separation distances to avoid any adverse impact on residential amenity. The proposal would not result in impact on air quality, or other forms of contamination. Therefore, the proposal complies with Policies 3 and 30 of the Local Plan.

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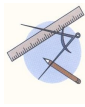
7.0 Landscaping and Ecology

7.1 An appropriate and detailed landscaping scheme along the front of the site and if necessary around the proposed development can be agreed by way of condition. The site is very large and is able to accommodate soft landscaping fairly easily.

Whilst ecological enhancements can be created with the submission of a detailed landscaping scheme, it should be noted that currently the Biodiversity Net Gain requirements do not apply to retrospective applications made under Section 73A of the TCPA (1990). However, the Applicant nonetheless is willing to work with the LPA to provide a landscaping scheme to provide ecological enhancements albeit this may come through the landscaping scheme rather than the BNG framework.

8.0 Summary

8.1 It is respectfully set out that the proposed development complies with the policies and guidance set out within the South East Lincolnshire Local Plan (2019) as well as the National Planning Policy Framework. The Applicant is willing to work with the LPA to agree reasonable conditions to mitigate any impacts which the LPA identifies.



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Appendix A

Photographs

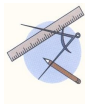
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Photo 1 – Building 1



Photo 2 - Building 2



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Appendix B
Drawing 25.040-03(P1) Site Plan