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**ERECTION OF 3 NO. SELF-BUILD SINGLE DWELLINGS & GARAGES
LAND NORTH OF 35 JARVIS GATE
SUTTON ST JAMES
SPALDING
LINCS
PE12 0EP**

FOR

L. DODD, A MERCHANT & P. ROFFE



PLANNING, DESIGN & ACCESS STATEMENT

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This application is to acquire Planning Permission for 3 No residential dwellings on land North of 35 Jarvis Gate, Sutton St James, Spalding, Lincs, PE12 0EP.

SITE & SURROUNDINGS

This statement is to accompany a Planning Application for the development of three dwellings located on the front of the paddock to the North side of 35 Jarvis Gate.

The site is currently a grassed paddock and has been used for the grazing of animals and hay farming.

To the East of the site is an existing access which will be widened and upgraded to LCC Highway Specification and details, which will give access to the dwellings.

The site forms an infill site to the frontage of a Jarvis Gate.

DESCRIPTION OF PROPOSAL

The proposal is to provide three single dwellings including garaging on the land to the North 35 Jarvis Gate, Sutton St James.

This application demonstrates how the dwellings successfully and appropriately be located on the site. Layout plans are provided to support this application. The plan shows we will be using an existing access to the paddock. A new Access will be required for the paddock / field access to the rear of the application site.

The existing trees and bushes will be retained to the North and South boundaries with the development. The existing frontage fence and hedge will be removed to allow for visibility to the upgraded existing access and for a public footpath to be created. A new mixed hedge will be planted behind the footpath to keep the look of the existing street scene.

All three dwellings are to be self-build / custom build dwellings. Therefore, the three plots will be sold off to individual person / families that which to build their own family home within the village.

CONSIDERATION OF POLICY POSITION

National Policy

The National Planning Policy Framework (NPPF) sets out the Governments planning policies and how they should be applied in England. It identifies the policies which contribute to sustainable development across the country, noting the economic, social and environmental objectives. The NPPF identifies that planning legislation is in place to ensure that planning decisions 'made in accordance with the development plan unless material considerations indicate otherwise'.

The NPPF emphasises the national government's commitment to delivering a step change in the provision of housing to meet the country's needs. Paragraph 61 of the NPPF highlights the importance it attaches to the delivery of new housing:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

The updated NPPF recognises the important contribution that smaller and medium sized sites in delivering housing numbers, with these sites generally being easier to deliver more quickly, meeting needs at the localised level more efficiently. The NPPF identifies that an important way in which local planning authorities can enable the delivery of these small or medium size sites is by supporting 'the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.

The NPPF also states in respect of rural communities that,

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.

Local Policy

The local development plan consists of the South East Lincolnshire Local Plan 2019 (SELLP) which covers the administrative areas of Boston Borough and South Holland District. Sutton St James is classed as a Minor Service Centre, therefore development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited at Allocated and Committed site and infill.

Policy 1 of the SELLP sets out the spatial strategy confirming that development will be permitted within the settlements providing a proposal supports the designated role of the settlement boundaries will be approved provided it is necessary in its location and/or it can be demonstrated that it meets the sustainable development needs of the area.

The application site is outside the settlement boundary but is located along the line of the boundary and is classed as an infill site within the centre of two other service centres and settlements.

The provision of three dwellings would make a positive contribution to the housing supply to Sutton St James and this would support the role of a service centre for the settlement

itself, helps sustain existing facilities or helps meet the services needs of other local communities. Small sites such as this one, are beneficial to the housing supply, due to them being comparatively more quickly to come forward and be delivered.

Policy 2 relates to Development Management and sets out a 'framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals'. This policy is applied to all planning applications assessed across the Local Plan area and includes considerations of the impact of proposals on the character and appearance of the area. Policy 3 relates to the design of the new development and adding to the creation of a sense of place.

The statement and drawings demonstrate 3 No dwellings with large gardens can be accommodated on this site. The application site, sitting at the edge of the liner village development means it can be designed to fit with the local context and be in keeping with the character an appearance with the local area.

Issues of residential amenity is considered at this stage therefore due to the nature of the site, in terms of plot widths, the frontage onto the road and sufficient overall plot size and separation to neighbouring properties means that these two dwellings can be designed to limit any impact on occupiers of neighbouring properties.

It is therefore proposed that 3 no single detached dwellings can be designed to respect the requirements of Policy 2 and Policy 3 in respect of visual and residential amenity.

Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

The Council will support proposals for self-build and custom-build housing in suitable locations.

The government wishes to increase opportunities for people to build or commission their own homes and in doing so increase the role that these play in boosting the overall supply of new homes. This policy responds to that challenge and seeks to increase the amount of self-build and custom-build housing in the area. The council has a legal duty to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding. 'Self-build' is housing usually built in full by its final owners/occupiers. In both instances, owners/occupiers are expected to have significant influence over the final design of their home. Owners / occupiers can be individuals or associations of individuals. A 'serviced plot of land' is land that can be connected to basic infrastructure. Each item is defined in the Housing and Planning Act Self-build and Custom Housebuilding Act and associated guidance.

To increase diversification in the housing market, for custom-build housing schemes, the council will encourage developers to offer the widest range of customisation options

possible. As minimum however, owners/occupiers of custom-build housing should be able to influence the design / appearance of the external envelope of their homes and choose their own room dimensions and layout.

Provision of self and custom-build housing opportunities will be controlled through conditions and/or Section 106 legal agreements as necessary.

This site suits a self / custom house build site especially with its location.

An application has recently been approved for a self / custom build dwelling outside the development boundary line of Whaplode St Catherine which is classed as 'Other Service Centres and Settlements' under reference H23-0797-23 & H23-0247-24. A large dwelling was approved under H22-0984-23 which change the character of the open Countryside.

BIODIVERSITY & SUSTAINABILITY

This development boosts to improve the biodiversity of the site by planting mixed hedging along the paddock boundaries with a Lincolnshire post & rail fence to the inner boundary to match the existing property to the West of the application site with native species of trees around the perimeter. The land will also be planted with wildflower meadow areas just inside the boundary along with lawns that will be suitable for different species of insets and wildlife.

The boundary trees and bushes will remain to keep the existing biodiversity along with the hedge, trees and bushes along the Northern and Southern boundaries of the application site.

Individual rainwater harvesting tanks will be installed to collect the rainwater to enable the owners to wash their cars and water their gardens.

ACCESS & PARKING

There is good visibility onto Jarvis Gate and Sutton Road from the application site which would benefit from an existing access. The details of the access position are submitted with this Application and gives good access and egress from the application site.

Policy 36 and Appendix 6 of the SELLP relates to parking standards. Policy 2 requires 2 spaces for dwellings with up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms. It also requires 1 cycle space within each residential plot. The indicative layout shows how the site can accommodate a turning head to ensure vehicles can enter and leave the site in forward gear and an appropriate level of parking.

DRAINAGE/FLOOD RISK/SERVICES

Policy 4 of the SELLP addresses flood risk. The site is identified on the Environment Agency Flood Risk Maps as being in Flood Zone 3, a flood risk assessment is therefore submitted with this application. It is not considered that the proposal would not have a detrimental impact on surrounding properties.

The dwellings will be connected to individual package treatment plants and the intention to install rain water harvesting systems before a soakaway runoff is created in the front gardens.

Services are readily available in the local area, in terms of an electricity and water.

CONTAMINATION

There is no record of potentially contaminative land uses on this site.

CONCLUSION

This planning application for three dwellings would provide a positive benefit to the housing supply for South Holland District Council and would support the role of Sutton St James.

Previous planning decisions at both local authority and appeal level have been identified that infills plots in built up areas can play a role in providing sustainable development in rural areas, supporting neighbouring and nearby settlements.

The site can be positively designed to respect the character and appearance of the built form around it as well as the amenities of neighbouring residential properties. This is demonstrated in the application plans provided. The site is not subject to flood risk constraints nor is it anticipated there will be any contamination issues.

G R Merchant Ltd
May 2025