

Design and Access Statement

Full Planning Application for a Two Storey, Four Bedroom, Detached Dwelling

Land to the West of Sutton Road,
Sutton St James,
Spalding
PE12 0HU
Northing: 319334 Easting: 540188

For

Mr P Roffe
Franville
Sutton Road
Sutton St James
Spalding
PE12 0HU

Project Number: MMXXI-0022

July MMXXII

m i s u r a
ARCHITECTURALDESIGN

Acorn House. Lindum Business Park. Station Road. North Hykeham. Lincoln LN6 3QX

T: 01522 694 578

M: 0770 949 2120

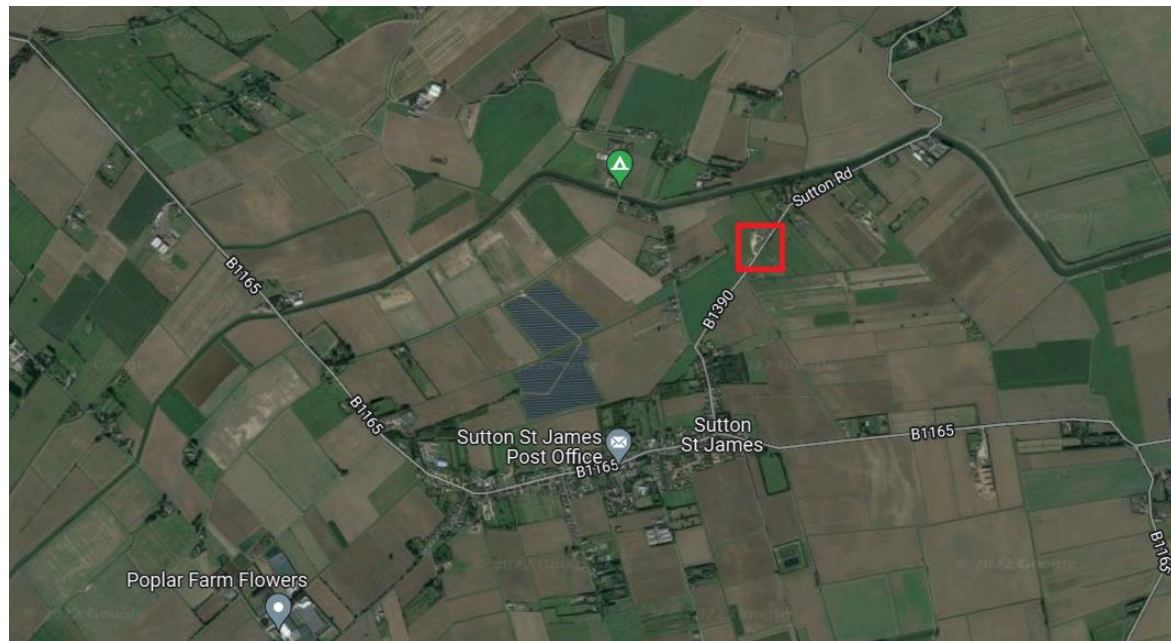
e: dean@misuraarchitectural.com

1 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared on behalf of Mr P Roffe, Franville, Sutton Road, Sutton St James, Spalding PE12 0HU and seeks planning permission for a single, two storey, four bedroom detached house for an essential worker (Agricultural).

2 THE SITE AND LOCATION

- 2.1 The site is located on the fringe of the medium sized village of **Sutton St James** is a village and civil parish in the South Holland district of Lincolnshire, England, about four miles (6.4 km) south-west of Long Sutton. Sutton St James has a butchers, a primary school, church hall, village hall, gun shop, hairdressers, public house, post office, shop, bowls club, football club, a small park, garage, a Baptist church and a playgroup.



Plan of site in relation to Sutton St James

3. DESCRIPTION OF THE PROPOSAL

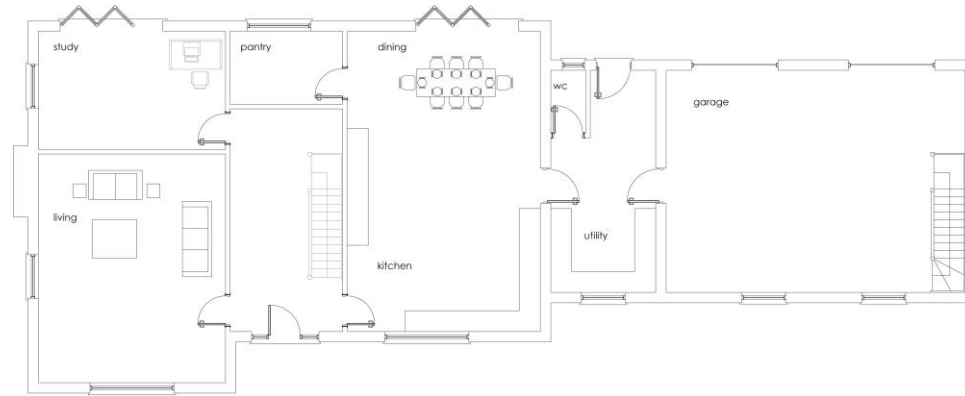
- 3.1 The proposal is for planning permission for the erection of a two storey, four bedroom detached house for an agricultural worker, positioned to the south-west corner of the plot. The site has an existing vehicular access which is currently used for agricultural machinery and would be able to accommodate sufficient off road car parking spaces. The application site area is 7,175m².



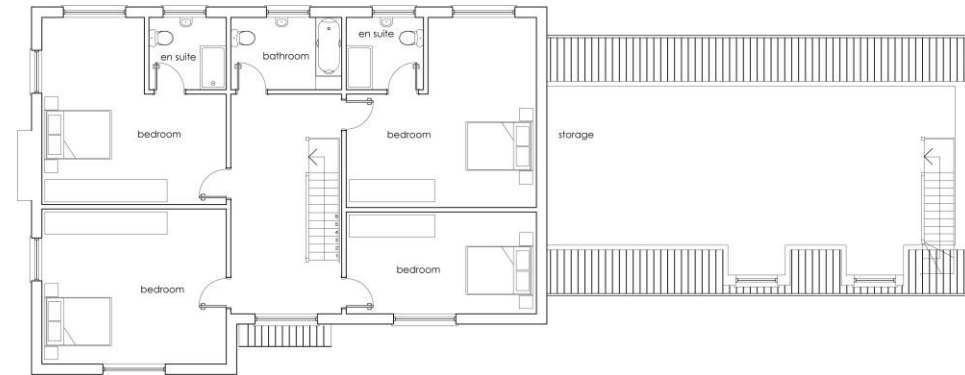
Plan showing nominal application site

4. DESIGN

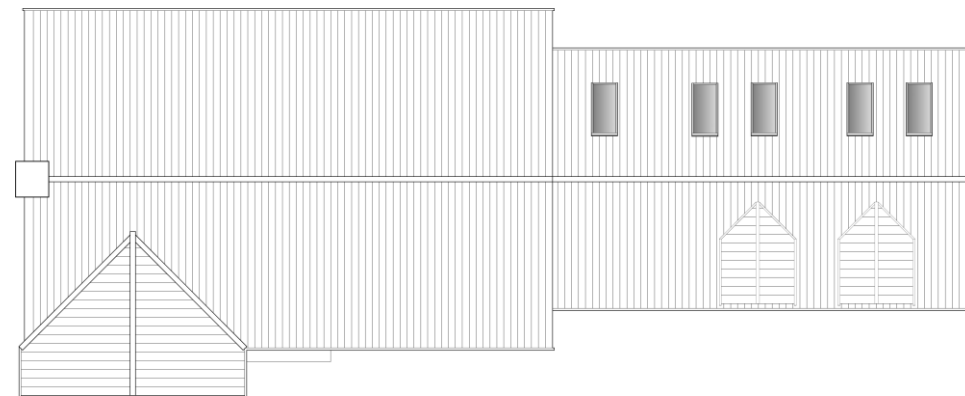
- 4.1 The design of the house is a two storey four bedroom house. The construction will be approved brick work and roof tiles, with timber windows and doors.



ground floor plan



first floor plan



roof plan



south west elevation



south east elevation



north east elevation



north west elevation

5. **PLANNING POLICY**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application are determined in accordance with the Local Authority Development Plan unless material considerations indicate otherwise. The Development Plan Comprises: the South East Lincolnshire Local Plan (adopted 8 March 2019), including the Core Strategy and the Settlement Proposals Development Plan document. The governments National Planning Policy Framework (NPPF) is a material Consideration.

5.2 **SOUTH EAST LINCOLNSHIRE LOCAL PLAN**

- 5.3 South East Lincolnshire Local Plan Section 5 Quality Housing for All states;

5.1.1 South East Lincolnshire is a popular place to live, having a range of housing in rural and urban settings. New housing is required to help address current and future housing needs, support the local economy, deliver infrastructure and ensure the sustainability of the Local Plan area.

5.1.2 The quality of the housing 'offer' – the range of housing and the attractiveness of housing environments available in both the existing stock and new development – is an important factor determining future prosperity. Attracting and retaining skilled and qualified people to live in South East Lincolnshire will help bring in commercial investment and jobs growth, as businesses take advantage of a pool of local skilled labour. It will benefit the town centres and help drive-up the quality of local facilities, as there will be more demand for shops, cultural and leisure facilities, and good quality schools.

Granting permission for this proposed dwelling would, as the aforementioned state, provide the housing need to support the local economy while retaining the skilled people in South East Lincolnshire and sustaining the commercial investment and potential job growth.

- 5.4 **Adopted supplementary planning guidance “Agricultural Workers’ Dwellings and Occupancy Conditions” Policy Guidance Note September 2005.**

- 5.5 Acknowledgment is made to the aforementioned document, which does not form part of the SELLP, but is a supplementary planning guide. And provides clarification on the councils policies regarding both the provision of new agricultural workers’ dwellings and the removal of occupancy conditions from existing agricultural-tied dwellings; i.e those subject to agricultural occupancy conditions.

- 5.6 Paragraph 2.0 Assessing the need for agricultural workers dwellings, states that;

Proposals for new permanent agricultural workers dwellings outside defined settlement limits will only be permitted where all of the following criteria are satisfied:-

1) it can be demonstrated that the accommodation needs cannot be met or located within defined settlement limits or through the re-use of a suitable traditional building or the extension of or adaptation of another dwelling on the unit. The history of the original holding will be investigated to establish whether any disposal of dwellings or buildings capable of conversion has taken place which would constitute evidence of a lack of functional need for a further dwelling;

2) it can be demonstrated that the proposed accommodation is essential to the functioning of a financially sound enterprise which has been established for at least three years and that the dwelling is proposed to be located on and used in connection with that unit;

3) the size and specification of the dwelling are commensurate with the functional requirements of the unit;

4) the proposal would not cause harm to the character and appearance of the landscape and is sited close to existing buildings.

5.7 It can be demonstrated that the accommodation needs cannot be met or located within the defined settlement limits or through the re-use of a suitable traditional building or the extension of or adaption of another dwelling on the unit (site). There are buildings on the site, non-of which are suitable for conversion, adaption or an extension for the required accommodation needs.

The evidence provided in section 6 is hopefully evidence that it is essential to the functioning of a financially sound enterprise which has been established for over 3 years and that the dwelling is proposed to be located on and in connection with that unit (site).

With regards to the size and specification of the proposed dwelling. It is fair to say the proposed dwelling is commensurate to the needs. The dwelling would house a young member of a well-established business, who would be looking to extend their family in the future. Given the modern living and life styles of the 21C family, a four bedroom house with a usable floor area of around 3000sq ft, plus additional garage and storage, is commensurate.

Although it is a planning decision and subjective as to whether the proposal would cause harm to the character and appearance to the landscape, the proposal is 'traditional' in design and would be using traditional materials.

6. **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

6.1 Section 5 of the NPPF deals with the delivery of a sufficient supply of homes and paragraph 59 states that "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 necessary delay".

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

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

c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or

e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

7.0 APPLICANT STATEMENT AND DECLARATIONS

The following statement and declarations have been provide by the applicant (Mr P Roffe T W Roffe Farm).

- 7.1 The applicant (Mr Roffe/ T W Roffe Farm) has two well established businesses that operate within and around Sutton St James. The first business is the local village butchers shop, which was established by his grandparents in 1946 and known as T W Roffe & Sons and been a key part of the village for some 76 years. The shop is now known as N W Roffe & Daughter and his run by Mr Roffes' sister and daughter. The meat for the shop is supplied to the family butchers by T W Roffe Farm. As peoples preference for locally sourced products is increasing so too is the demand for more produce. The shop is becoming increasingly busier. The shop also caters and provides foods for external private and corporate functions. As the village and surrounding areas are expanding, so too is the business. T W Roffe Farm currently have around 90 bovine at Franville (F W Roffe Farm), and with the purchase of Ivy House Farm and surrounding fields in 2018, this is expected to increase to around 150 in total within the next few years. All the cattle would then be located at Ivy House Farm. The purchase of Ivy House Farm also allows for the much needed additional storage for animal feed and straw.

Expansion

Due to the planned increase in the number of cattle and the current premises being inadequate to accommodate the number and they need more space for grazing, F W Roffe acquired Ivy House Farm in 2018 where all live stock will be placed in the next couple of years. As a respected and established business and members of the community, they believe the welfare and needs of the animals is paramount. As we are a family business it is the intention of our son Ben who will become the farm manger to take over the day to day welfare of the live-stock and running of the business. Ben has a keen interest in moving the business forward and embraces the advancements, new technologies and practices within the industry. With this in mind, it would be extremely advantageous for the need to reside in-situ so that the welfare of the live-stock can be monitored at all times.

The second business with which the application relates to is T W R Haulage Ltd. As the name suggests, it is principally a haulage business operating from Franville. The types of vehicles used for the haulage are Volvo Artic lorries and they have 6 vehicles. They mainly transport corn, potatoes and animal feed and operate from 6am to 6pm. They currently employ 10 full-time staff and 3 part-time staff. It is the intention to employ 2 additional staff members as part of the expansion plans.

PLANNING HISTORY

- 8.1 To the best of our knowledge, the site has no existing planning history. The applicant has stated there was previously a dwelling on the application site.