SWANN EDWARDS
ARCHITECTURE

DESIGN AND ACCESS STATEMENT

IN RELATION TO

ERECTION OF A DWELLING (OUTLINE WITH MATTERS COMMITTED IN RESPECT OF ACCESS ONLY)

AT

LAND SOUTH OF THE MEADOWS
LOW GATE
TYDD ST MARY

FOR

MRS SHEA

Job No. SE-2323 Rev A – July 2025 **June 2025**

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1.0 INTRODUCTION

This Design and Access Statement supports the planning application for residential development of a single dwelling. The application is submitted in outline with matters committed in respect of access only. The site is located on land south of The Meadows, Low Gate, Tydd St Mary.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located on the eastern side of the Low Gate and currently serves as the extended curtilage serving the host dwelling known as 'The Meadows'. The area is residential in character, mainly comprising single-storey dwellings.

The site is mainly laid to lawn with enclosed boundaries with a conifer hedge to the roadside. To the North of the proposal lies an ornamental garden pond which was originally much larger, stretching Eastwards into the neighbouring gardens. Some of this pond has been filled in to create garden space, particularly at Willowcrofts. This site is within a moderately dense part of the village and is a gap within the street scene.

The site lies within the defined settlement boundary for Tydd St Mary and is within Flood Zone 3 of the Environment Agency Flood Maps for Planning.

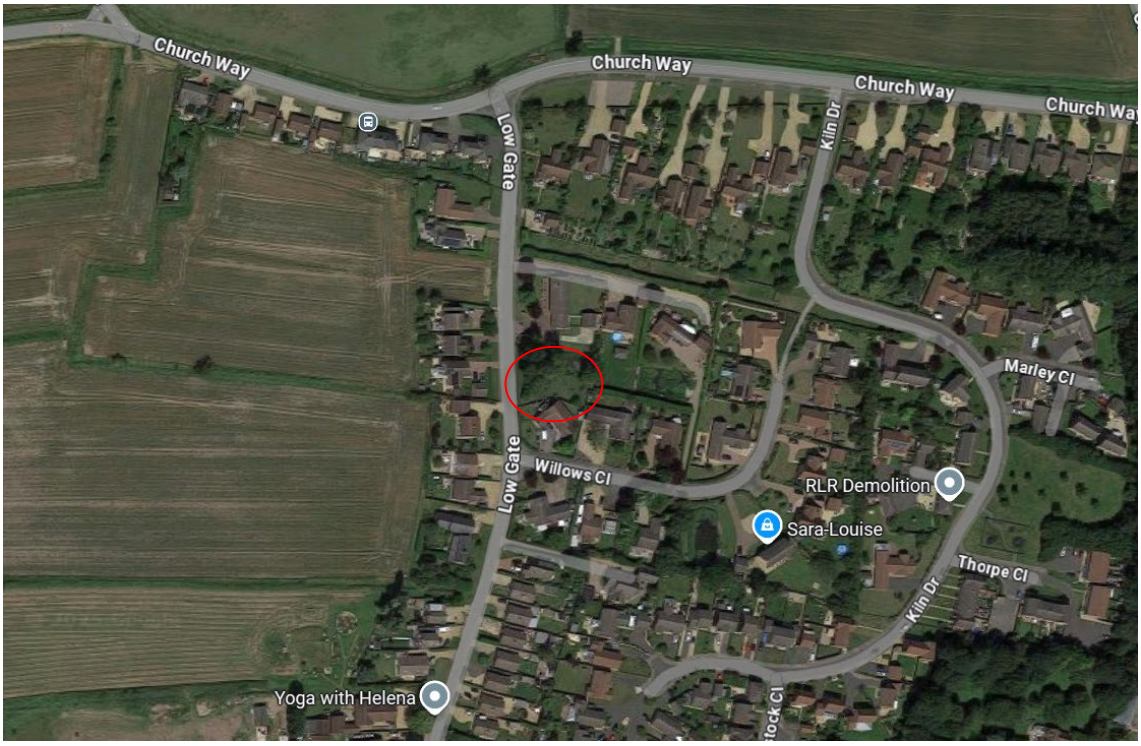


Figure 1: Aerial photograph

2.2 HISTORY

None available

2.3 PROPOSAL

The proposal seeks outline planning permission for the erection of a single dwelling. Only matters of access are committed for consideration at this stage. The proposal will involve the subdivision of the extended curtilage serving the host dwelling known as 'The Meadows'.

Precise details of the proposal are unknown at this stage however the indicative drawings suggest that a single storey dwelling with bedrooms in the roofspace will be accommodated within the centre of the site. An area for parking and turning is available to the front and a generous private garden area to the rear.

A new access is proposed towards the Western boundary of the site and taken directly off Low Gate. Low Gate is a straight road with good visibility. The site is connected to the public footpath system immediately outside the site boundary.

2.4 PRINCIPLE

Policy LP1 of the South East Lincolnshire Local Plan 2011-36 (Local Plan) sets out the settlement hierarchy for the District. It identifies Tydd St Mary as a 'Minor Service Centre' where it states the following:

'*Within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) 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 to Allocated and Committed sites and infill*.'

The application site is located within the defined settlement boundary for Tydd St Mary. It is an undeveloped piece of land which is within an otherwise built up frontage of residential development. Developing this land for a single plot would comprise infill development and as such the proposal would comply in principle with Policy LP1 of the Local Plan.

2.5 FLOOD RISK

Section 14 of the NPPF require a Sequential approach, directing new development to areas at lowest risk of flooding before areas at higher risk are considered.

The application site is identified in the flood map below:

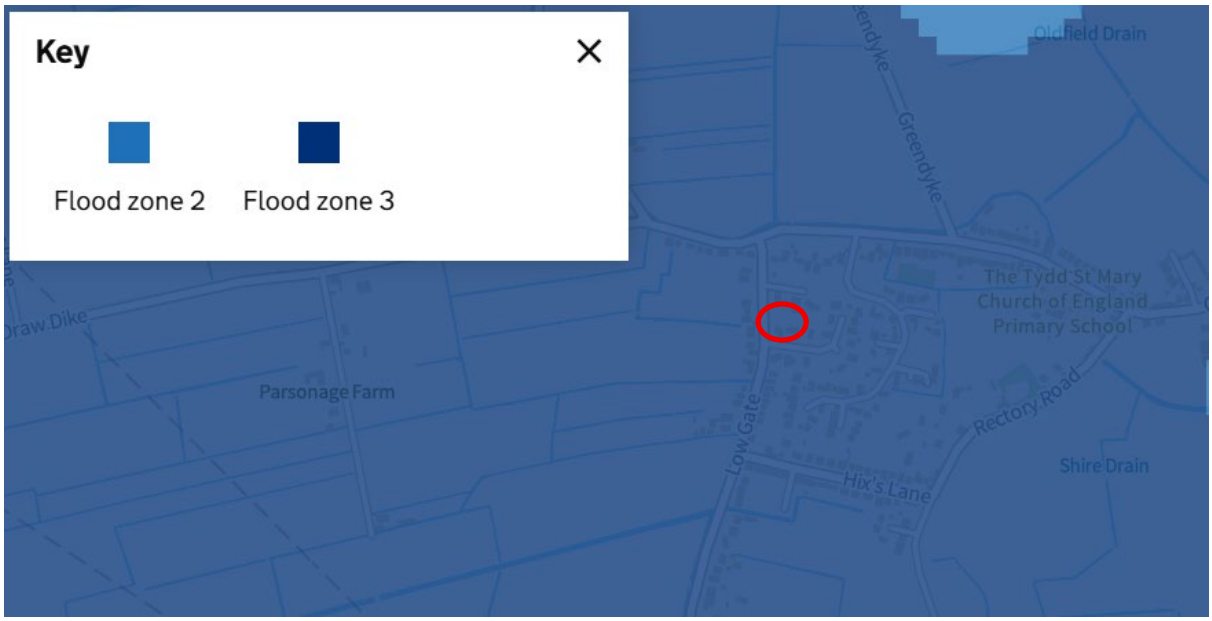


Figure 2: Extract from Environment Agency Flood Maps for Planning

As can be seen above the application site is located on land within Flood Zone 3 and is therefore at highest risk of flooding. However, it is clear from the extract above that the village of Tydd St Mary is generally all within Flood Zone 3. Accordingly it would not be possible to locate a dwelling on land at lower risk of flooding.

Furthermore, a search of rightmove (extract below) has revealed that there is no land available to accommodate the proposed of dwelling and as such there is no land which would be sequentially preferable to this site.

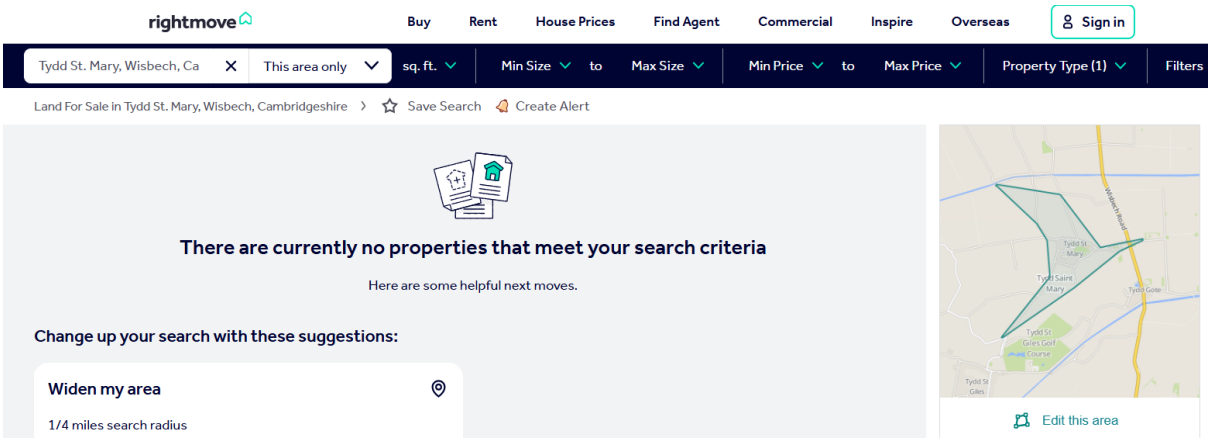


Figure 3: Extract from Rightmove

A Flood Risk Assessment also accompanies this application. It demonstrates that the site is technically safe from flooding and also that the site is capable of accommodating single-storey (with bedrooms within the roof) development safely. The proposal is therefore acceptable in accordance with Section 14 of the NPPF.

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for the construction of a single dwelling. The area is residential in character and therefore the proposed use is acceptable in this location.

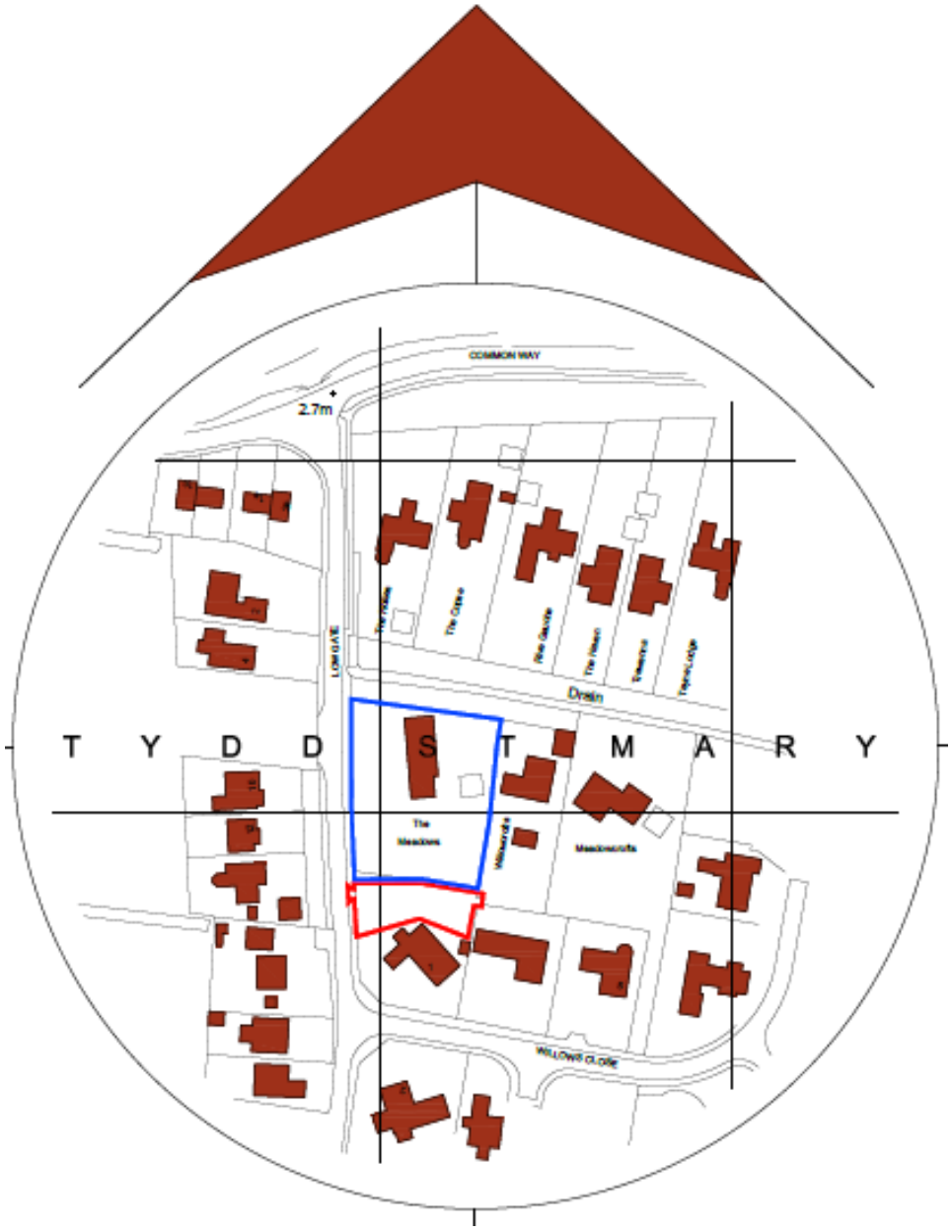


Figure 4: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

Details of the layout, scale and appearance of the scheme are currently unknown. The indicative drawing demonstrates that the curtilage of the existing dwelling can be appropriately subdivided to provide a new dwelling without compromising its own residential amenities.

The drawings also demonstrate that one new dwelling of an appropriate scale and layout can be achieved on site.

The surrounding dwellings are a mix of 2-storey houses and bungalows.



Figure 5: Site plan

3.3 LANDSCAPING

Landscaping is a reserved matter. As is shown on the indicative drawings there is good opportunity within the site to provide a quality landscaping scheme which enhances the setting of the development and the wider area.

The existing landscaping will be retained and the development will be positioned clear of the canopy areas to ensure that the health of the trees is preserved. The retention of the frontage landscaping will help to preserve the character of the area and will soften the appearance of the development which will be to the benefit of the visual amenities of the locality.

An ecology report and Biodiversity Net Gain matrix are submitted with this planning application.

4.0 ACCESS

4.1 LOCATION

Section 09 of the NPPF supports sustainable transport options, placing greater emphasis on the need to locate new development in areas where users are not wholly reliant on the use of private motor vehicles.

The site is within a village centre location where future residents will be able to walk or cycle to a range of facilities including the village shop, school and church as well as accessing public transport to travel further afield. The proposal is therefore located in a position which benefits from sustainable transport options, thereby complying with Section 09 of the NPPF.

4.2 SITE SPECIFIC

Section 09 of the NPPF requires safe access to be provided for all new developments. The access to the site is proposed towards the Western boundary In this location there is good visibility in either direction. Accordingly it is submitted that safe access can be achieved.

There is sufficient space within the site for off road parking for both existing and proposed dwelling in accordance with Policy 36 (and Appendix 6) of the Local Plan and the site is directly connected to the public footpath system on the site boundary.