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Our ref: 4188-23

**ERECTION OF 2 NO. SINGLE DWELLINGS & GARAGES
ADJ: TYSDALE BUNGALOW
COMMON WAY
TYDD ST MARY
WISBECH
CAMBS
PE13 5QH**

FOR

MR & MRS N. PAYNE



**PLANNING, DESIGN & ACCESS STATEMENT
INCLUDING HERITAGE IMPACT ASSESSMENT**

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This application is to acquire Planning Permission for 2 No residential dwellings to the side of Tysdale Bungalow, Common Way, Tydd St Mary for the benefit of Mr & Mrs N Payne and their two sons.

SITE & SURROUNDINGS

This statement is to accompany a Planning Application for the development of two dwellings located on the front of the paddock to the West side of Tysdale Bungalow.

The site is currently a grassed paddock and used for their sons 12 birds of prey for exercising and training. The site is surrounded by trees and bushes.

To the North of the site is an existing access which will be integrated with the access to the new dwellings and allowing paddock access. A secondary paddock access is along Rectory Road to the West of the site, this will remain in situ.

The site forms an infill site within a Minor Service Centre of Tydd St Mary and the site is part of the Conservation Area.

DESCRIPTION OF PROPOSAL

The proposal is to provide two single dwellings including garaging on the land to the right of Tysdale Bungalow located along Common Way, Tydd St Mary.

This application demonstrates how the dwellings successfully and appropriately be located on the site. The layout and design plans are provided to support this application. The plan shows we will be using an existing access to the paddock. The paddock access will also be retained at the Northern and Western points.

The site is within the Conservation Area and the dwellings are designed to enhance the historic character of the area.

The existing access and frontage trees will be retained with the development along with the hedges and trees along the Eastern and Western boundaries. This will be to keep the original street scene within the Conservation Area of Tydd St Mary.

Each plot will be given to the Sons of Mr & Mrs N Payne on acceptance of the Planning Permission. Many weeks have been spent engaging with myself and the sons to provide a suitable design each dwelling. A personal statement is also submitted within this application and should be read in conjunction with this statement.

CONSIDERATION OF POLICY POSITION

National Policy

The National Planning Policy Framework (NPPF) sets out the Government's 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 59 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. Tydd St Mary 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 a Minor Service Centre.

The provision of two dwellings would make a positive contribution to the housing supply and due to the small connections with Tydd St Mary, would support the role of the village in the settlement hierarchy. 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 2 No dwellings with large gardens can be accommodated on this site and still maintain the large paddock to the side and rear. The application site, sitting in between existing dwellings and a recent development of houses and barn conversions opposite, means it can be designed to fit with the local context and be in keeping with the character and 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 2 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 and the reasons given from the Payne family. A three bedroom dwelling has been designed by one son and the other has designed a 4 bedroom dwelling, both having detached double; garages also. It was commented in the meetings that they wanted them to be visually the same, built out of the same materials to enhance the street scene.

An application has recently been approved for a self / custom build dwelling outside the development boundary line of Whaplode Drove which is only classed as 'Other Service Centres and Settlements' under reference H23-0970-22 and H23-0797-23. This application sits in a Minor Service Centre that includes more facilities than Whaplode Drove along with better transport links.

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 frontage trees and bushes will remain to keep the existing biodiversity along with the hedge, trees and bushes along the East and West boundaries of the application site.

As the dwellings are shown as Southwestern facing the roofs will be installed with PV panels and the dwellings will be designed with high insulation levels along with sustainable building products. The heating will be by air source heating running off approximately 24 PV panels.

Two 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 Common Way 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 at more than a minimum requirement of 4.1m in width. To the Eastern side of Common Way leads directly to the A1101 which provides a significant accessibility benefit to Long Sutton or Wisbech. To the West side of Common Way leads through the rest of the main village and along to another Minor Service Centre of Sutton St James that has seen development over the year to keep the facilities of the village. All the village amenities are within a short walking distance of the site location. A full bus service also runs through the village past the application site, these are for general public use and for a number of school buses.

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 have a detrimental impact on surrounding properties.

The dwellings will be connected to mains foul sewage which runs along Common Way with the intention to install rain water harvesting systems before a soakaway runoff is created in the rear gardens.

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

CONTAMINATION

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

HERITAGE IMPACT ASSESSMENT

This application is to acquire Town & Country Planning Permission for residential development off Common Way, Tydd St Mary, for the benefit of Mr & Mrs N Payen and their Son's.

The purpose of the Heritage Impact Assessment is to establish the context of the existing site, which is within the Tydd St Mary Conservation Area.

The site is directly off Common Way and is currently a grassed paddock with mature trees along the frontage and two side boundaries.

All frontage trees and bushes to be retained to keep a similar street scene with little impact upon the character of the area.

The site is surrounded by open views to the rear and will become infill between the existing properties.

Tysdale Manor a Grade II Listed Building is to the East of the site on the opposite side of the road to the application site. The dwelling is a 2 ½ storey C 16, C17, early C18 dwelling which is colourwashed render over red brick and a concrete tiled roof. The dwelling has timber painted casement windows with a large early C18 panelled door and striking oak porch.

The dwellings have been individually designed by the Son's of Mr & Mrs Payne under the self / custom house building policy. The dwellings will be designed and built in conjunction with the surrounding area.

The proposed dwellings will compliment the character at appearance of Tydd St Mary Conservation Area.

CONCLUSION

This planning application for two dwellings for the Sons of Mr & Mrs Payne would provide a positive benefit to the housing supply for South Holland District Council and would support the role of Tydd St Mary as a Minor Service Centre.

Tydd St Mary is a sustainable settlement with a range of services and facilities along with good public transport links. Previous local planning authority and appeal decisions support the fact that sites slightly remote from a settlement can still form sustainable development that supports an existing settlement, particularly given the rural nature of South Holland and the wide range of villages and pockets of residential development adjacent to slightly separate from settlements.

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. The 2 No dwellings will be for the sons of Mr & Mrs Payne and have been individually designed by the both of them.

G R Merchant Ltd
December 2023