



DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

**ORCHARD FARM
DOWSDALE BANK
SHEPEAU STOW
LINCOLNSHIRE
PE12 0UA**

FOR

MR DICKENS

Job No. SE-1813

February 2023

1.0 INTRODUCTION

This Design & Access Statement supports the Full Planning Application for a Proposed Residential Development at Orchard Farm, Dowsdale Bank, Shepeau Stow, Lincolnshire, PE12 0UA. The application is for the erection of 5, 4-bed, 2-storey, detached dwellings and 1 car port involving the demolition of the existing agricultural buildings.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Ltd has addressed important guidelines from South Holland District Councils Local Plan and Government design criteria. The impacts of the proposed development on the surrounding area and the contribution it will make to the Hamlet of Shepeau Stow, have also been considered.

This application follows an earlier Part Q Application for the conversion of the existing barns to five dwellings.

2.0 PLANNING POLICY & CONTEXT

2.1 PROPOSAL

Following the approval of H23-0835-22, the proposal is for the demolition of the existing barns and their replacement with 5 dwellinghouses. The development will comprise of 5, 4-bed, 2-storey, detached dwellings and 1 car port.

It is proposed that the development will have a farmstead appearance, with the proposals having a barn conversion aesthetic. The proposed dwellings will include landscaping and off-road parking, with planting to soften the front of the properties. Gardens will be levelled and seeded with grass.

The proposal will be served off the existing access off Dowsdale Bank. However, this is to be upgraded in line with Lincolnshire County Council Highways Specification.

2.2 SITE DESCRIPTION

The application site is located towards the Southwest of the Hamlet of Shepeau Stow off Dowsdale Bank on the Southeast of the highway. The site as present is agricultural with the existing barns to be demolished. The site boundaries are a residential development and highway to the Northwest, agricultural farmland to the Northeast and Southwest, and agricultural barns to the Southeast.

The site is located within Flood Zone 1 of the Environment Agencys Flood Maps and therefore the principle of development, in terms of flood risk, is acceptable.

2.3 PLANNING HISTORY

H23-0835-22 - Orchard Farm Dowsdale Bank Shepeau Stow Spalding - Proposed conversion of existing agricultural buildings to 5 dwellings and associated works – Prior Approval App – Approved.

2.4 PRINCIPLE

The site lies outside of the settlement boundary for Shepeau Stow. However, the proposed dwellings will replace the barns which benefit from prior approval for change of use to 5 residential dwellings meaning that the principle of residential development in these locations are already established as follows:

The Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 confirmed that development under Class Q of the GDPO is a fallback position ie that it is a material consideration for planning applications that permitted development rights under Class Q can be exercised. It confirmed that the fallback position can be given material weight in determining subsequent planning applications.

In order for a fallback position to be realised, the development must be a 'real prospect' and it was confirmed in the 'Mansell' case that Class Q permitted development rights constitute a real prospect. On the basis that the existing barn on site benefits from prior approval under Class Q under reference H23-0835-22 (which is extant), the potential to covert the buildings to residential is a real prospect and therefore a material planning consideration. The proposal will replace the barns with dwellings and in accordance with the above case law, the principle of development can be supported.

3.0 DESIGN

3.1 USE & AMOUNT

The site as present is agricultural with the existing barns to be demolished. The existing barns are of no architectural or historical merit and therefore no concerns are raised in respect of the impact of the proposal on the character of the area. Given the fallback position of H23-0835-22, the proposed use and number of units is acceptable.

The size, layout and accommodation are driven by the desire to provide good quality, modern living accommodation for the occupants and users of the building.

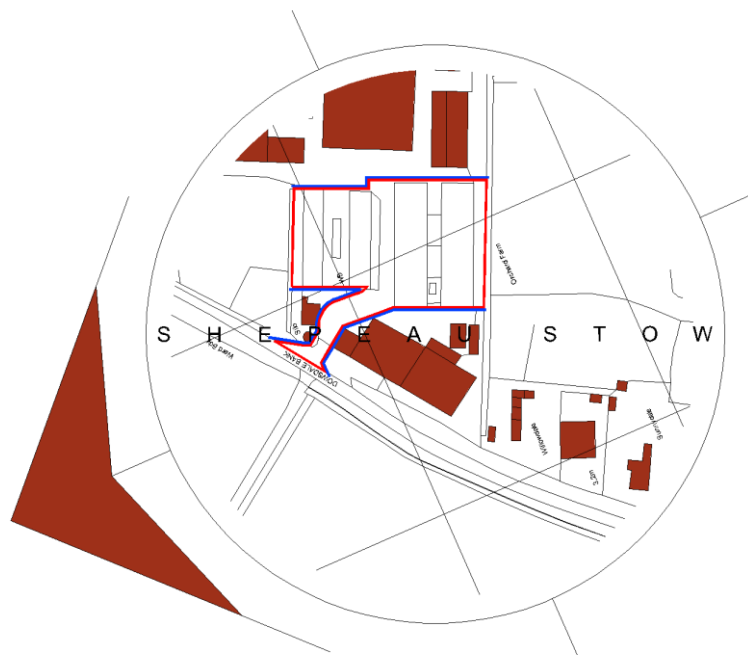


Figure 1 – Location Plan

3.2 LAYOUT

The layout of the proposed is indicated on the drawings which show how the dwellings can be accommodated within the site.



Figure 2 – Proposed Site Plan

3.3 SCALE

The scale of the development has been considered against the surrounding developments along Dowsdale Bank. There is ample space within the site to provide dwellings which are of a size commensurate with the surrounding developments.

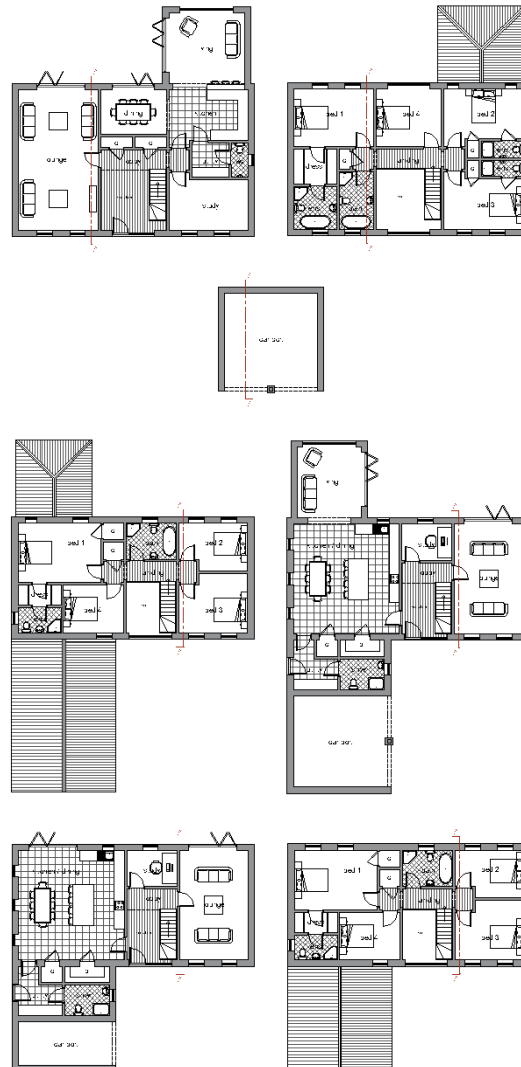


Figure 3 – Proposed Floor Plans

3.4 LANDSCAPE

The proposal will include landscaping and a gravel driveway with parking to the front of the properties. Outdoor space will be appropriately landscaped in order to add quality to the area and to provide private space. The gardens will be seeded with grass and will include patio areas to allow for outdoor activities.

Further planting is proposed, encouraging flora and fauna and enhancing the biodiversity of the site.

3.5 APPEARANCE

There is scope within the site to develop dwellings of character and appearance which respect the surrounding area. It is intended that all services entering and existing the building will be designed so they do not appear on the front elevation and are as unobstructive as possible.

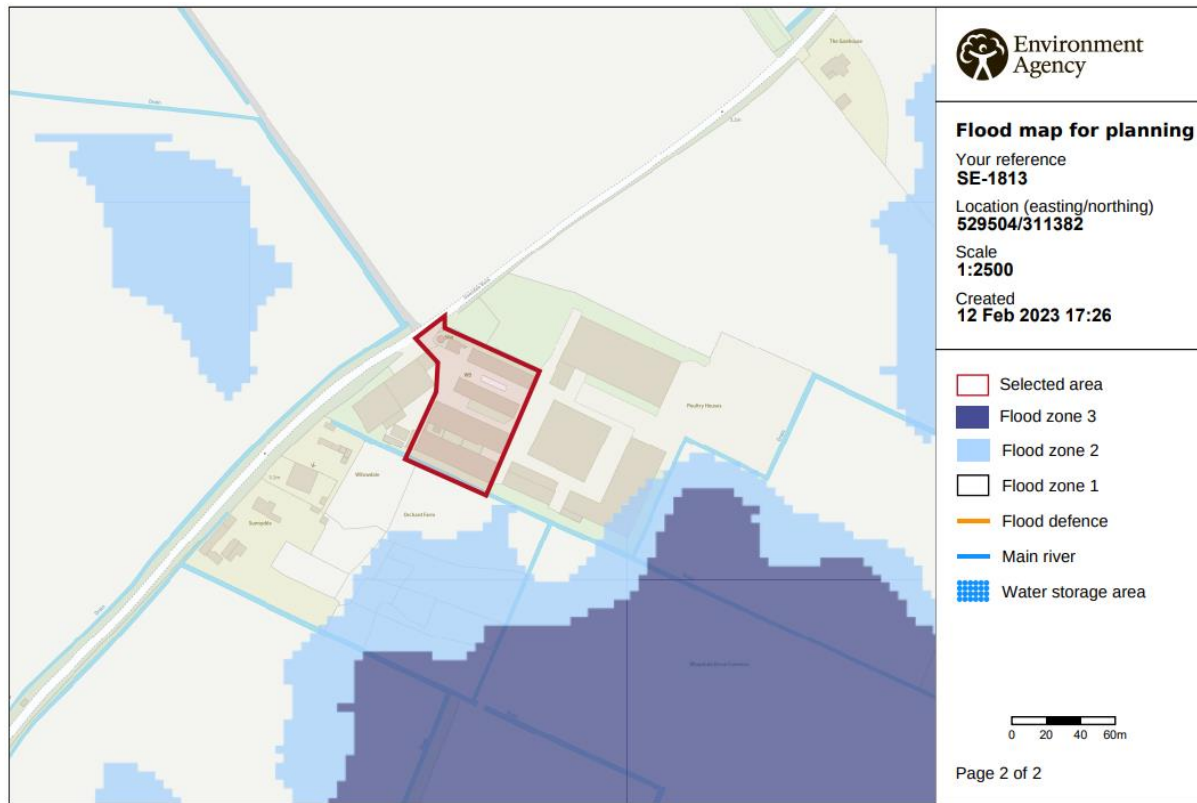
It is proposed that the development will have a farmstead appearance, with the proposals having a barn conversion aesthetic.



Figure 4 – Proposed Elevations

3.6 FLOOD RISK

The site is located within Flood Zone 1 of the Environment Agencys Flood Maps and therefore the principle of development, in terms of flood risk, is acceptable.



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Figure 5 – Flood Map (Environment Agency, 2023)

3.7 SECURITY

The proposed dwellings will be fitted with approved intruder alarms, along with approved locks to windows and doors.

Security lighting is to be provided to the dwellings over the rear garden and parking areas. These are to be dusk till dawn sensor-controlled intruder lighting in line with Secured by Design New Homes guidance.

3.8 ENVIRONMENTAL CONSIDERATION

The new dwellings will respond to climate change as outline in the South Holland District Councils Local Plan. They have been designed for the possible future provision of solar panels and solar water heating, can be constructed from materials sourced as locally as possible and include home offices/studies which will allow the occupants the opportunity to work from home, therefore lessening the need to travel to and from work as often.

The water usage of the dwellings will be at least in line with Part G of the Building Regulations. This and the above measures will help the development withstand the longer-term impacts of climate change and will result in the dwellings being far less dependent on fossil fuels than those that surround them.

There is ample space within the site to provide areas for bin storage, including recycling.

4.0 ACCESS

4.1 VEHICLE & TRANSPORT LINKS

The site benefits being in proximity to major transport facilities.

By road, the towns of Wisbech, Spalding and Kings Lynn and the cities of Peterborough and Ely are short distances away offering shops and services associated with larger market towns and cities.

These public amenities as well as many more are within a short distance from the proposed site of development:

- Shops
- Primary Schools
- Secondary Schools in Wisbech and Spalding
- Post Office
- Church
- Bus Services

4.2 SITE ACCESS

The proposal will be served off the existing access off Dowsdale Bank. However, this is to be upgraded in line with Lincolnshire County Councils Highways Specification.

Ample space is provided within the site for parking and turning.

The driveway will allow for parking and turning for all vehicles in order that they can enter and exit the site in a forward gear. It affords an acceptable level of visibility to accommodate the use.

The proximity of the road, and quality of access allows easy access to the Fire brigade should the event of a fire take place.

4.3 INCLUSIVE ACCESS

The topography of the site is generally level and will comply with Part M of the Building Regulations.

Large front doors with level access thresholds will allow access throughout the dwellings whilst all doors, including outward opening doors to the w.c's will allow access throughout the ground floors. There will be no changes in floor level on the ground floors allowing easy wheelchair access throughout. Disabled people will not be segregated from any activity which may occur.

Level access is also to be provided to the rear gardens. This is to be achieved via patio areas directly linked to the rear doors. This allows all to enjoy the external spaces.