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Our ref: 4463-25

ERECTION OF 2 No SELF-BUILD DWELLINGS & GARAGES
LAND ADJACENT 74 HIGH ROAD
WHAPLODE
SPALDING
LINCS
PE12 6TJ

FOR

MR J WELSH

PLANNING, DESIGN & ACCESS STATEMENT

This application is to acquire Planning Permission for 2 No self-build dwellings to the land between 60 & 74 High Road, Whaplode, Spalding, Lincs, PE12 6TJ.

SITE & SURROUNDINGS

This statement is to accompany a Planning Application for the development of 2 No self-build dwellings located on the in-fill plot of a parcel of land off an existing lay-by.

The site is currently a grassed area which is maintained by the client twice a year. The land has not been farmed for many years as the site is not large enough for today's machines, it's just for access into the field behind.

To the East of the site are existing dwellings on a liner development. There is a single dwelling opposite the site at the junction of Sholts Gate. There are 2 No dwellings to the West off the site off High Road using the same lay-by for access. The site has clear views to the North and South of the site.

Even though this site is not in a development boundary listed in the SELLP it cannot be classed as being in the open countryside due to the built-up frontage of the linear development all the way from Whaplode to Holbeach. The proposed development would be in between the existing development.

The site forms part of similar self-build dwellings have been successful in Self & Custom Build developments namely:-
H23-0970-22 & H23-0797-23
H23-0984-23
H23-0247-24
H09-0555-25

DESCRIPTION OF PROPOSAL

The proposal is to provide 2 No dwellings and garages which are to be designed by individuals who wish to build a larger family style dwelling with large gardens.

This application plan demonstrates how the dwellings successfully and appropriately will be located on the site to match the existing street scene.

An up-graded access will be consolidated for the dwellings to access to the left or right allowing for all farm machinery to us the straight line to access the field to the rear.

The dwellings are to be self-build / custom build dwellings and be designed, built and lived in by a person on the register. A Section 106 Agreement is to be entered into before permission is granted.

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. Section 5 – Delivering a Sufficient Supply of Homes from 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 overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing typers for the local community'.

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 polices 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'.

Paragraph 172 of the NPPF states that: All plans should apply a sequential test, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.

This application is supported by a full Flood Risk Assessment and the development passes the Sequential Test and Exemption Test and is therefore suitable for the proposed location.

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. Holbeach Bank is classed as being in the Countryside, therefore development will be permitted to such a location and/or where it can be demonstrated that it meets the sustainable development needs in the area in terms of economic, community or environment benefits.

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 between existing dwellings therefore it is classed as an infill site and supports the "Other Service Centres and Settlements" of Saracens Head and the "Main Service Centre" of Holbeach.

The provision of a single dwelling would make a positive contribution to the housing supply of Holbeach would support the role of the neighbouring villages 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 a single dwelling can easily be accommodated on this site as a frontage infill dwelling. Allowing for the dwelling to fit between the existing bungalows. The application site, sitting between and existing dwellings, 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 this dwelling can be designed to limit any impact on occupiers of neighbouring properties. The dwelling and plot size is similar to the other 10 bungalows built in 2001.

It is therefore proposed that single detached dwelling 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 existing stable yard and paddocks the client already owns and manages.

Applications have recently been approved for a self / custom build dwellings outside the development boundary under references:
H23-0970-22, H23-0797-23 and H09-0555-25
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BIODIVERSITY & SUSTAINABILITY

This development aims to upgrade the biodiversity of the site by introducing sapling trees and native hedging within the final design scheme.

The development will also allow for bird and bat boxes to be fitted to the dwelling.

An individual rainwater harvesting tank 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 High Road from the lay-by and lane called Wallis Gate from the application site, this existing access will be upgraded allowing for the existing footpath to be used to connect Holbeach to Whaplode.

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 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 development has past the Sequential Test and Exception Test outlined in the submitted FRA.

The dwelling will be connected to the existing main sewer in the road The intension is to install a rainwater harvesting system before a soakaway runoff is created in the garden.

Services are already connected to the site 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 self-build dwellings would provide a positive benefit to the housing supply for South Holland District Council and would support the role of Whaplode and Holbeach.

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
March 2026