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Red Roofs, Main Road
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Design & Access Statement

For
The plot currently Red Roofs, Main Road,
Whaplode Drove, Spalding, PE12 0TP

Image produced from Google Maps



This statement is to accompany an outline planning application for the proposed development of the above plot

Applicant: Mrs S Wagstaff

May 2021

Design

The Process

Assessment

Physical context

Whaplode Drove is a rural Lincolnshire village, situated approximately 5 miles (8km) east of Crowland. The plot is on the B1166, about 100 metres east of the Broadgate/Common Road junction in Whaplode Drove, ordnance survey grid reference TF 31607 12151.

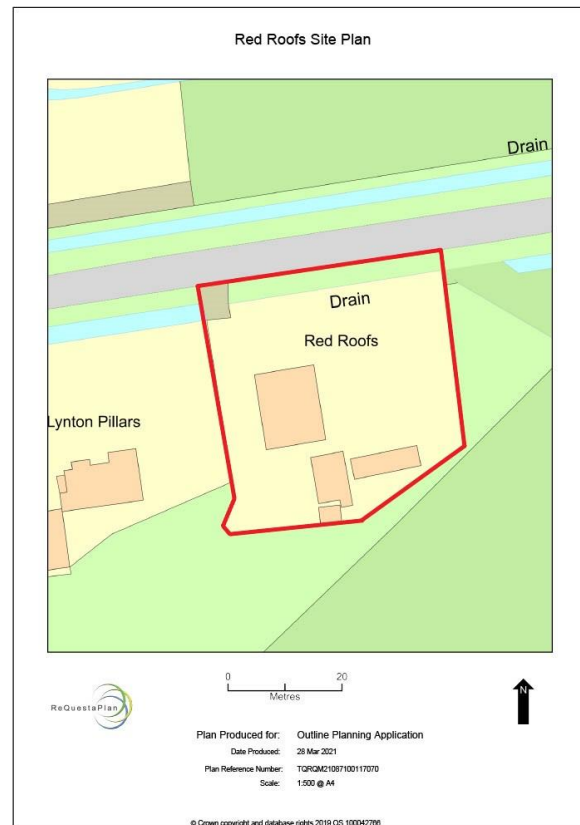
The site is located on the south edge of Whaplode Drove village on the south side of the B1166 and its address is Red Roofs, Main Road, Whaplode Drove, Spalding, PE12 0TP. However, many maps show it as Drove Road; Drove Road changes to Main Road at the Broadgate/Common Road junction. The whole site is already a residential plot.

It is proposed that the existing buildings are demolished to make way for 4, 4 bedroomed, two storey, properties on this plot. The development is well set back from the B1166 road with a mature frontal tree line that will both shield the properties from the road and not encroach on the visual aesthetics of the village. The development is not overlooked in any direction, with arable fields to the south, a distant neighbour to the west with a large hedge between the property boundaries, pastureland to the east and road and pastureland to the north.

The character of the immediate local area is rural residential with an agricultural haulage business and a farm nearby, on the edge of the main village. The immediate properties are bungalows but wider there is a mix of single and two storey homes and small local businesses. The wider surroundings are mainly arable or pastoral land.

The site boundaries are currently defined by a hedge to the west which has a pillared wired fence within it, a pillared wire fence to the south and east and the B1166 road to the north and a wooden fence.

The current use of the site is residential with a single 3 bed bungalow (in need of extensive renovation), a single garage with 3 additional and attached storage areas, a static caravan, a single entrance drive and large parking area and lawns to the east and north of the plot. The Location and Site plans have been reproduced below and these accompany this outline planning permission application.



Social context

The proposed development would help to provide the supply of housing to meet the needs of present and future generations. This application has opted for houses to be built rather than bungalows as this style of property tends to be favoured by families who may interact more diversely with the local community.

Whaplode Drove has a Post Office/Local shop, a sports hall with a social club, children's playground and a football field. There are Primary Schools at Shepeau Stow, a mile away, and Gedney Hill, 2 miles away. Less than a mile away, at Holbeach Drove, there is a petrol station/shop/pet food store and children's nursery which provides care for children from birth and throughout primary education. Gedney Hill also has a larger convenience store with its own bakery and a village hall which holds various events and clubs throughout the year.

This proposed development is also on a, regular, public bus route to and from Spalding.

It can be seen by a number of developments and extensions to properties in the area that the local community is growing. During and post the COVID-19 epidemic it has been reported in the media that people are re-evaluating their housing and social needs and more are opting for a more rural life, and hence, the need for more housing in the area without it losing its rural nature. This site is already a residential plot and the development would not encroach into any arable or pasture land. The

area as it exists has a large drive and hard standing area and the proposed development would not deviate far from the current hard-standing to garden ratio.

Economic context

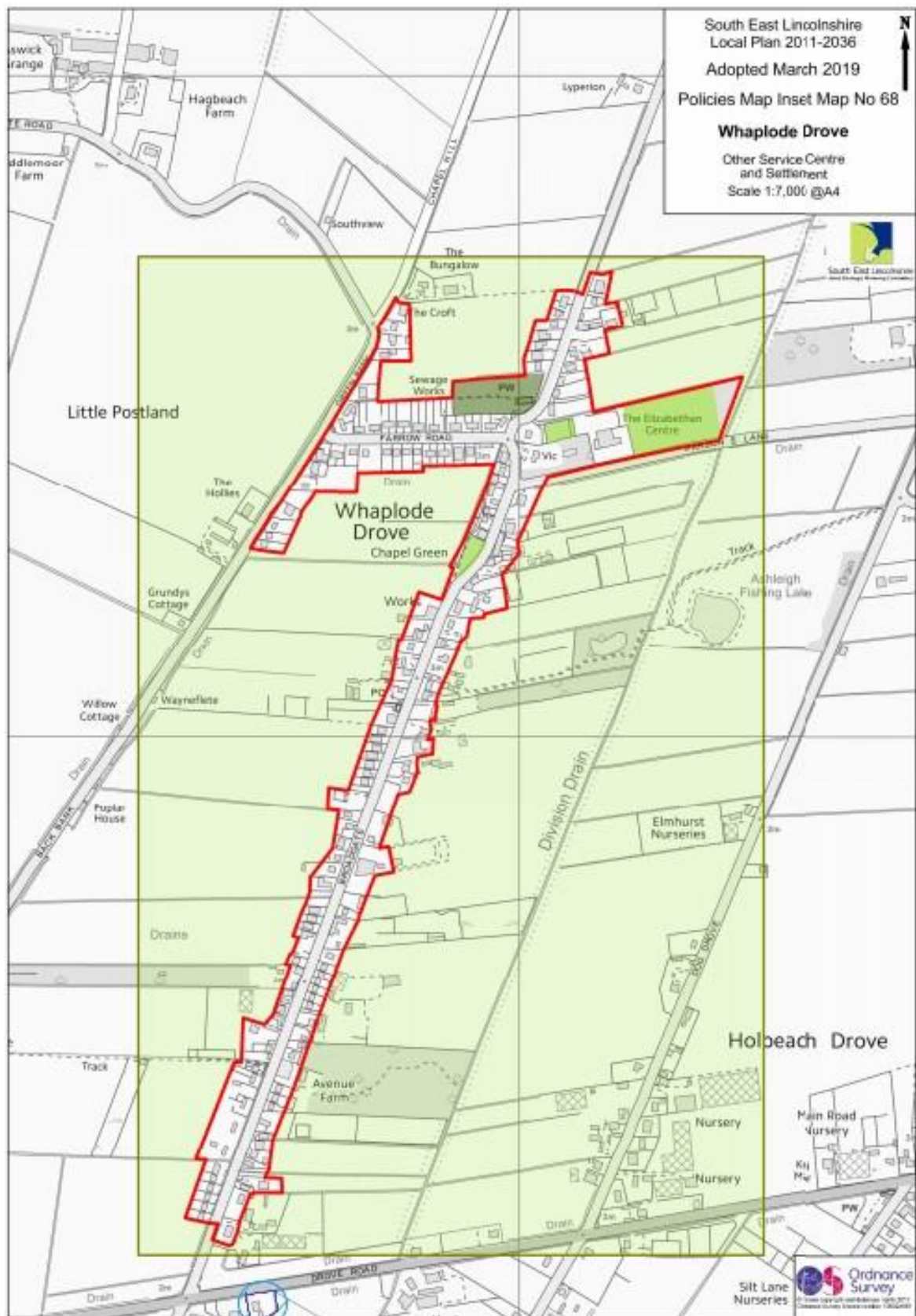
There are economic benefits of this development with the construction works that would be required and beyond this in the maintenance of the grounds and properties. It is anticipated that the properties will be occupied by 4 families and these will add to the local economy and benefits will be seen by the local businesses. The new residences could also add to the local community and community groups supplying “new blood” and new ideas in shaping the community and their activities.

Planning policy context

The Policies Map Inset Map No 68 for Whaplode Drove taken from the South East Lincolnshire Local Plan 2011-2023 is attached at the end of this section. The proposed site is at the edge of this map outlined in blue and circled.

Although this development is seen as countryside in respect to the South East Lincolnshire Local Plan (2019) it will enhance and contribute to the village more than in its current state. The current property was built in 1930, its energy efficiency is low and the current property requires extensive renovation, such as rewiring, kitchen and bathroom upgrades, new central heating system etcetera. Development of this plot will give much more efficient and environmentally friendly homes as they would be built to the current Building Regulations. This site is already a residential plot and the development would not encroach into any arable or pasture land. The area as it exists has a large drive and hard standing area and the proposed development would not deviate far from the current hard-standing to garden ratio. Due to the age of the existing property it has associated energy inefficiencies, while the proposed change would be much more energy efficient and enhance the aesthetics of the village. The natural topography of the plot is approximately a metre below the road and, hence, the addition of another storey would not be a visual intrusion.

Other developments in the area indicated as countryside in the South East Lincolnshire Local Plan (2019) have been given planning permission e.g. planning application reference H23-0708-18. In addition, this aforementioned development was approved on previous pasture or arable land.



Involvement

No consultation with the local community has been undertaken. A tentative and naive planning advice enquiry was made with the South Holland District Council. However, this was some time ago and we may have not produced the acceptable information at this time.

Evaluation & Design

Due to the age, energy efficiency, state of repair, plot design, appearance and aesthetics of the property and grounds, it was decided to re-design the property and grounds. The grounds currently have the drive and parking area on the west and south of the property, while the gardens are on the east and north. It was considered that the south would be best for the gardens and parking and drives should be on the north of any property. A south facing garden benefits from maximum sunlight hours while cars parked outside may benefit from being in the shade for part of the daylight hours.

Two storey properties were chosen as the plot is not over looked and these are more likely to attract families to the area which could benefit the local facilities and community. The plot is approximately a metre below the road and, hence, the addition of another storey would not be a visual intrusion.

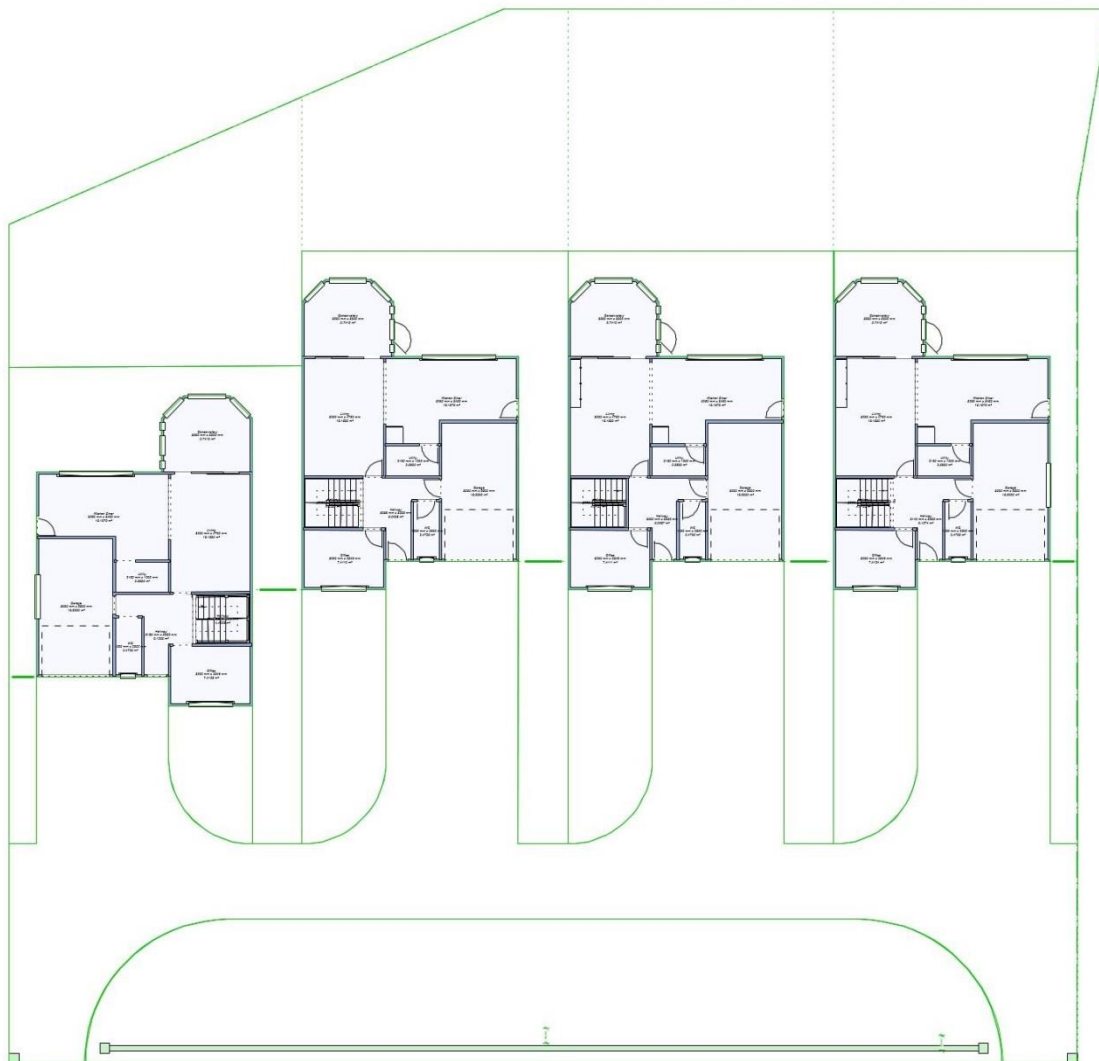
The Design

Use & Amount

The current use of the site is residential with a single 3 bed bungalow (in need of extensive renovation), a single garage with 3 additional and attached storage rooms, a static caravan, a single entrance drive and large parking area and lawns to the east and north of the plot.

The planning application is outline only to establish the principle for the development. This application includes a proposed layout illustrating that 4, two storey, 4 bedroom properties with integral garages and parking for at least two cars can be accommodated.

The proposed development within the property line.



Layout & Scale

As part of this outline planning application scale and layout plans of the proposed development have been included. However, layout and scale are reserve matters in this outline planning application.

Landscaping

There are mature trees and shrubs surrounding the plot and some of these may be useful in the plot development. However, landscaping is a reserve matter in this outline planning application and will be the subject of further applications at a later date.

Appearance

As part of this outline planning application some illustrations of the appearance of the proposed development are indicated, but this again is a reserve matter in this outline planning application.

Visual representation of the proposed development of the site from the front



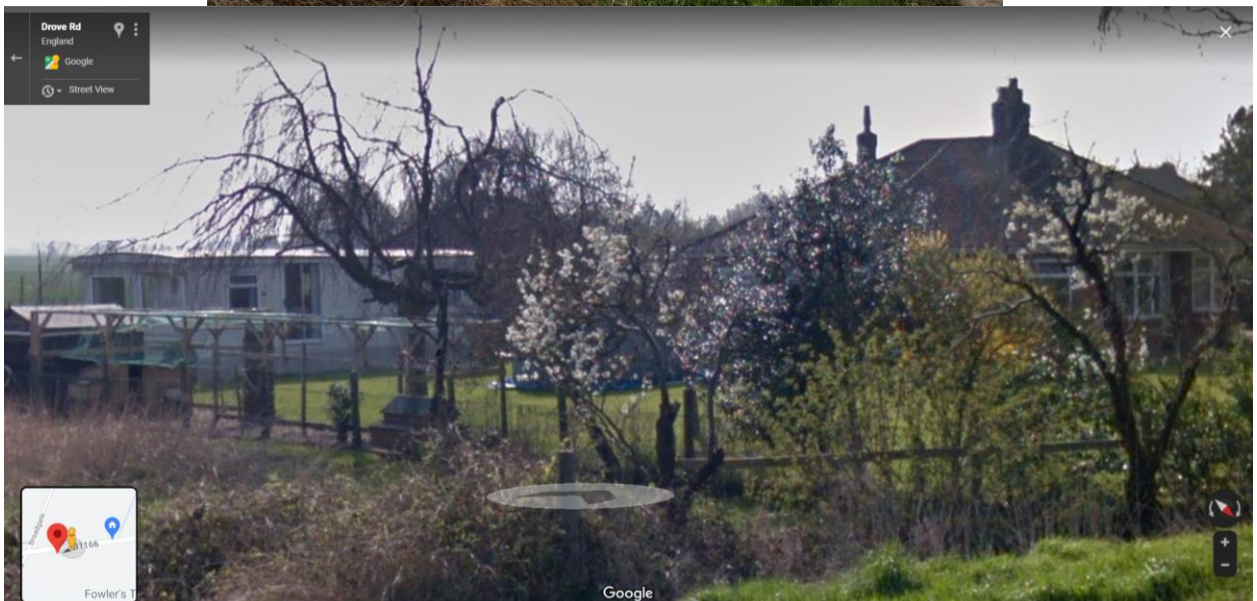
Photographs of the existing plot



Visual representation of the proposed development of the site, easterly view.



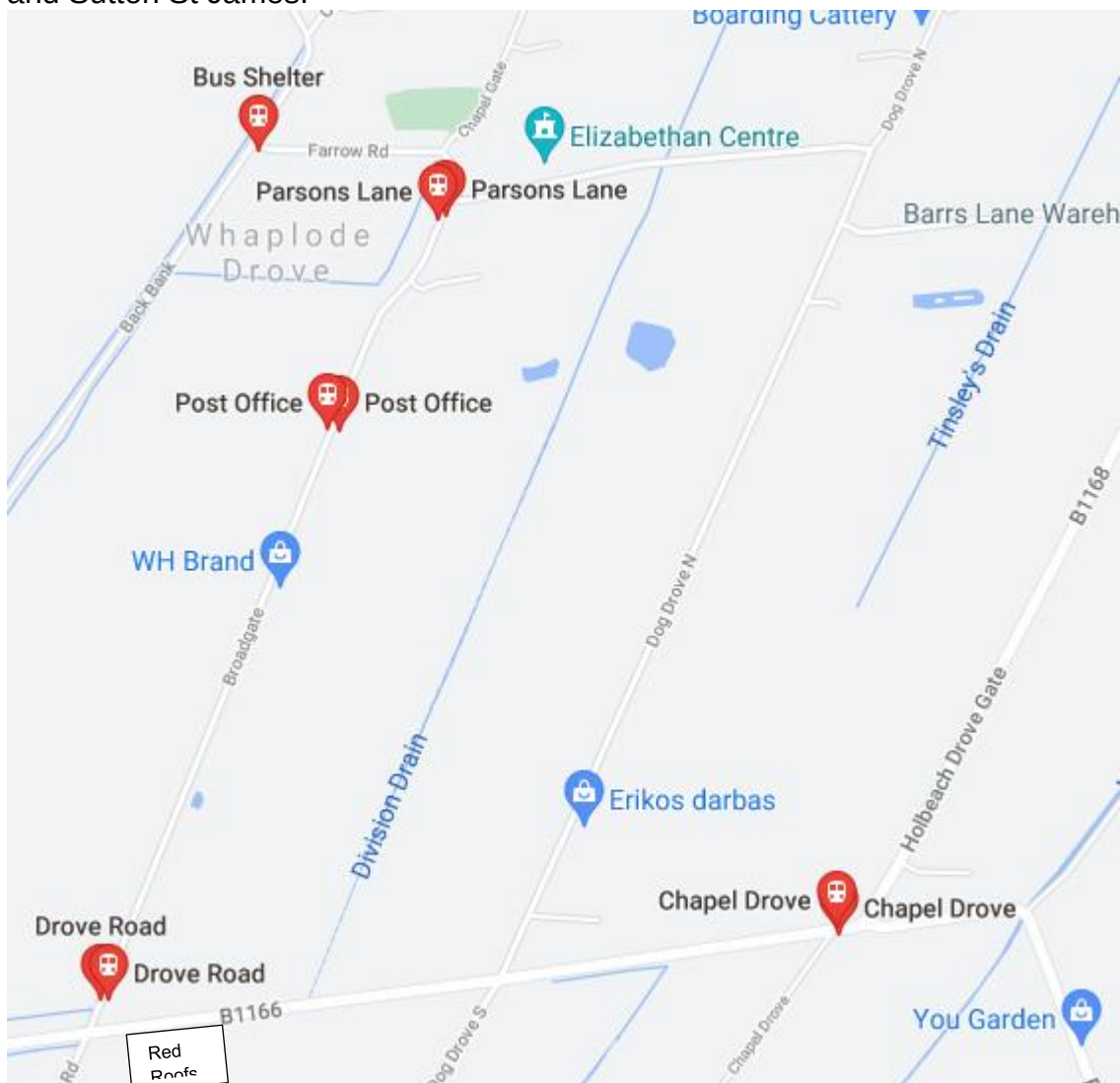
Actual appearance of the site, easterly view.



Access

Access to the plot is envisaged to be via two entrances/exits from the B1166, one which exists with good visibility in both directions. However, this entrance would require some upgrading. It is suggested that the other access is to the east of the original entrance at the site allowing residents to enter and leave the site in a forward gear, please see **The proposed development within the property line** drawing and **Visual representation of the proposed development of the site from the front** above. There are individual driveways to each property with a minimum of two parking spaces and a garage per plot.

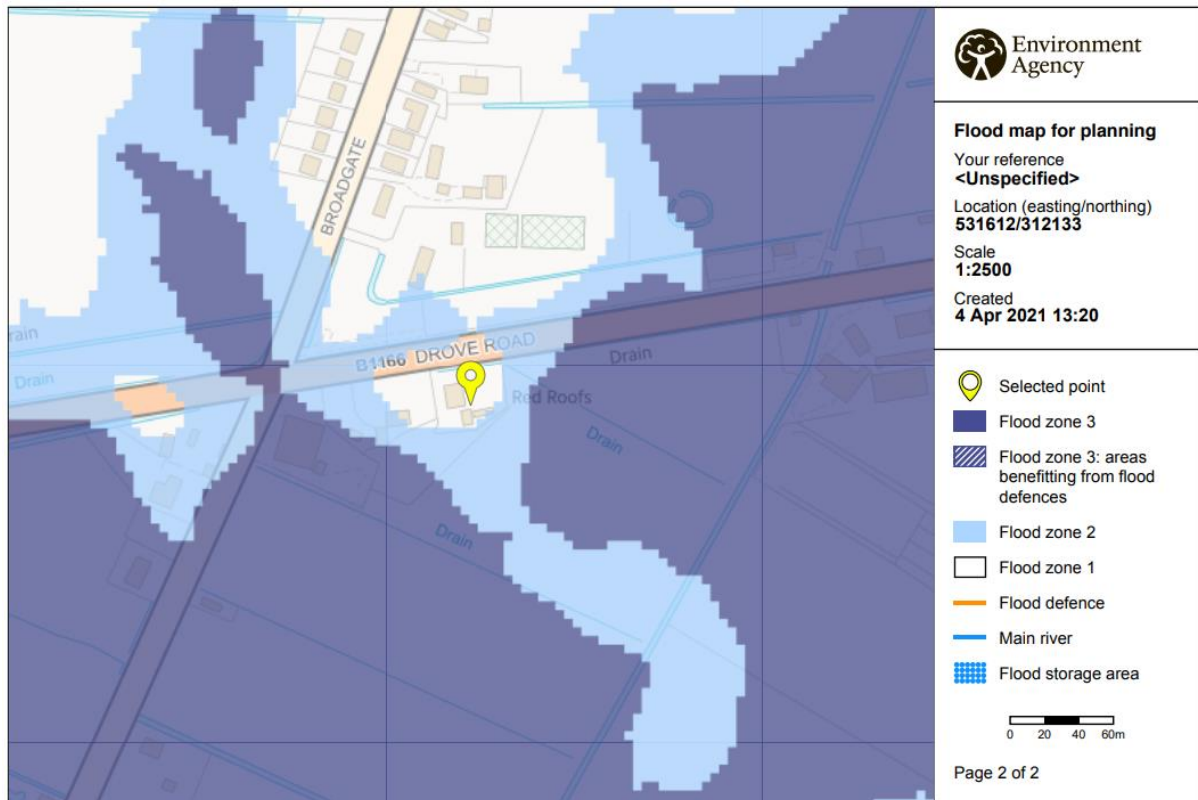
The map below shows the bus stops for the regular bus that runs between Spalding and Sutton St James.



Other Information

Flood Risk

As you see from the flood map below the site is within the flood zone 1, therefore, there is not a requirement for a flood risk assessment.



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Reserved matters

This application is for Outline Planning Permission to establish the principle of a residential development of an existing residential plot. Although a proposed layout and design is included all matters are reserved for subsequent approval. Therefore, details regarding layout, scale, access, appearance and landscaping will be dealt with in a Reserved Matters application at a later date.