G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

REF: 3155-17

RESIDENTIAL DEVELOPMENT
ADJACENT FORDFIELD HOUSE
COBGATE
WHAPLODE
SPALDING
LINCS
PE12 6TD

FOR

MR & MRS R GRATTON



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

REF-3155-17

RESIDENTIAL DEVELOPMENT
ADJACENT FORDFIELD HOUSE
COBGATE
WHAPLODE
SPALDING
LINCS
PE12 6TD

This application is to acquire Town & Country Planning Permission (OUTLINE) for residential development adjacent Fordfield House, Cobgate, Whaplode for the benefit of Mr & Mrs R Gratton. Mr & Mrs Gratton wish to retire to a bungalow on the site as Mrs Gratton is finding stairs a problem and their son who works for the family business will move into Fordfield House. Fordfield House has around 16 acres of farmland surrounding the property.

The current site, which amounts to 0.16 hectares is a grassed paddock adjacent to Fordfield House and is within the proposed residential development boundary for Whaplode (see inset map No 27). Whaplode is classed as a Minor Service Centre and is positioned between Holbeach (approx 2 miles) & Spalding (approx 5 miles).

The following section of this statement is as suggested by the 'Commission for Architecture and the Built Environment' (CABE).

USE

The proposal is to acquire Planning Permission to develop the whole of the site, the indicative layout suggests 2 No indicative frontage dwellings, the final layout to be agreed at Reserved Matters stage.

AMOUNT

The design and layout of the site to be agreed at Reserved Matters stage.

LAYOUT

The layout of the development to be determined at Reserved Matters stage.

SCALE

To be determined by Conditions at Reserved Matters stage.

LANDSCAPING

The rear and sides of the site are landscaped with hedges additional hard and soft landscaping to be agreed at Reserved Matters stage.

APPEARANCE

Architectural, traditional, vernacular appearance of the site to be agreed at Reserved Matters stage.

ACCESS

Access to the properties to be via individual access off Cobgate. All to the requirements and specification of the Lincolnshire County Council Highway Department. Access to and within the properties to comply with Part M of the Building Regulations.

EXTERNAL MATERIALS

To be agreed by Conditions at Reserved Matters stage.

ENERGY EFFICIENCY

Various measures to be incorporated in the design of the dwellings to be energy efficient by compliance with the Building Regulations, such as:-

- Air source heat pumps
- Rainwater harvesting
- PV panels to roofs
- High levels of insulation
- ETC

APPLICATION PLANS

3148-17-01	Location & Site Layout Plans
3148-17-02	Indicative Floor Plans & Elevations

G R Merchant
May 2017

REF-3148-17

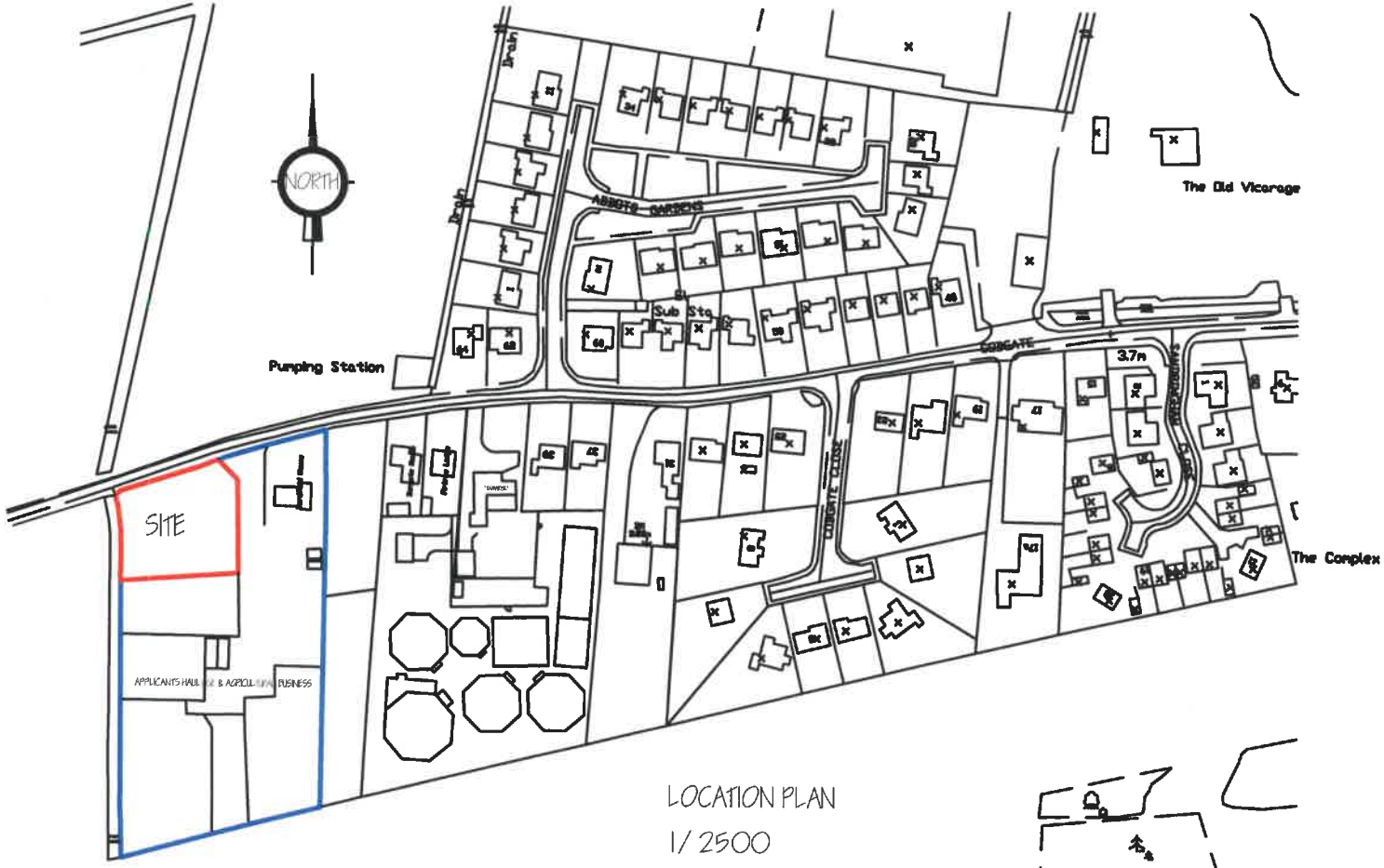
APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' SITE & LOCATION PLANS

PROPOSED DEVELOPMENT BOUNDARY FOR WHAPLODE
- INSET MAP NO 27

LOCATION PLAN 1/2500



LOCATION PLAN

1/2500

? Crown Copyright 2007. All rights reserved. Licence number 100020449

'GOOGLE' SITE & LOCATION PLANS

Google Maps W Cob Gate



Imagery ©2017 Google, Map data ©2017 Google 200 m

Google Maps W Cob Gate



Imagery ©2017 Google, Map data ©2017 Google 20 m

Google Maps 82 Cob Gate



Image capture: Jun 2016 © 2017 Google

Whaplode, England

Street View - Jun 2016

Google Maps 77 Cob Gate



Image capture: Jun 2016 © 2017 Google

Whaplode, England

Street View - Jun 2016

Google Maps 73 Cob Gate

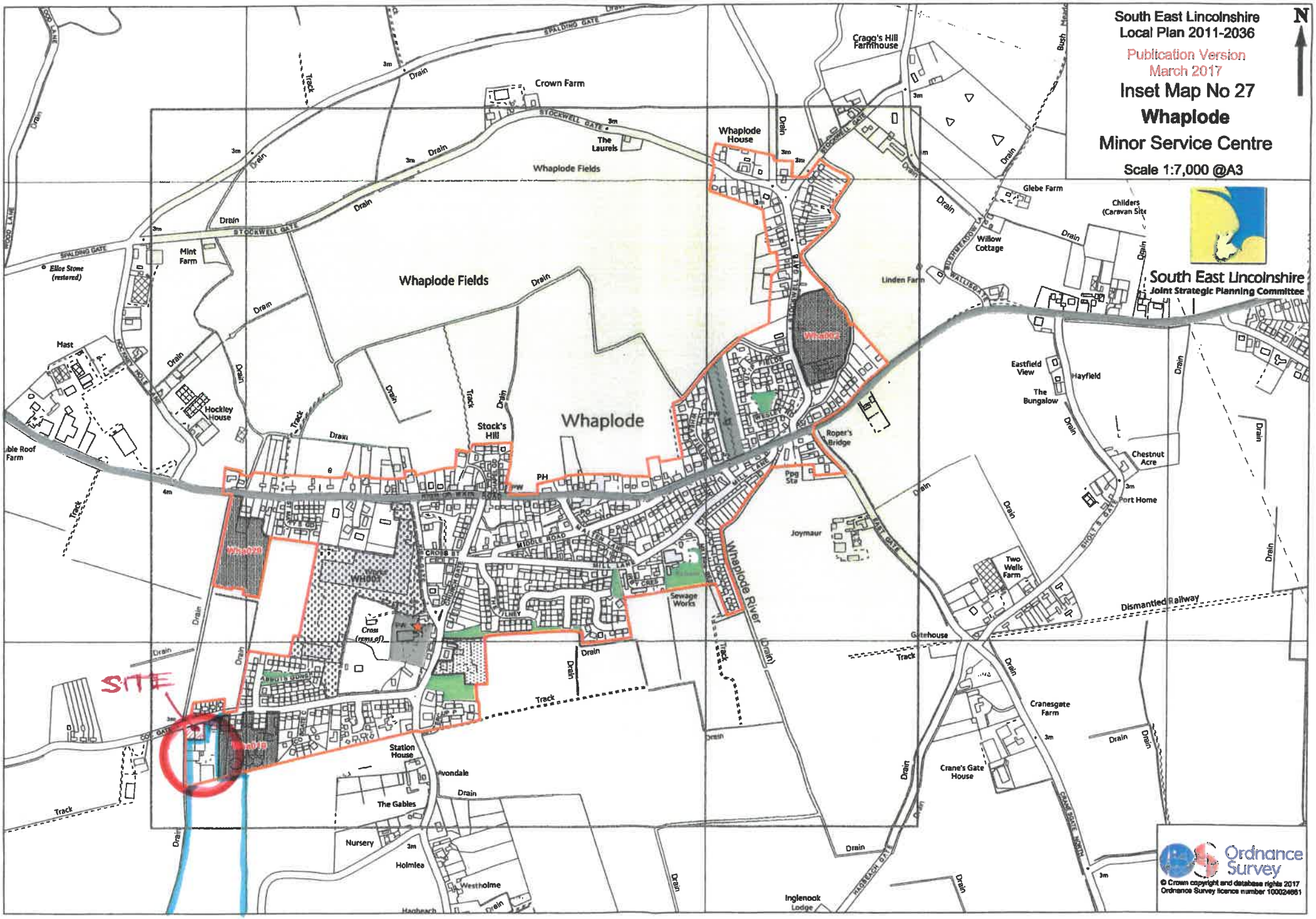


Image capture: Jun 2016 © 2017 Google

Whaplode, England

Street View - Jun 2016

PROPOSED DEVELOPMENT BOUNDARY FOR WHAPLODE - INSET MAP NO 27


South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 27
Whaplode
Minor Service Centre
Scale 1:7,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Whaplode
Whaplode Fields
Crown Farm
Crago's Hill Farmhouse
Whaplode House
The Laurels
Glebe Farm
Childers (Caravan Site
Willow Cottage
Linden Farm
Mint Farm
Ellos Stone (restored)
Mast
Hockley House
Stock's Hill
Roper's Bridge
Eastfield View
Hayfield
The Bungalow
Chestnut Acre
Port Home
Joymaur
Two Wells Farm
Dismantled Railway
Whaplode River (Drain)
Gatehouse
Cranesgate Farm
Crane's Gate House
Sewage Works
Cross (rems of)
Station House
Avondale
The Gables
Nursery
Holmlea
Westholme
Inglenook Lodge
SITE
WHA029
WHA002
WHA001
STOCKWELL GATE
SPALDING GATE
MIDDLE ROAD
CHURCH LANE
BILL LANE
HIGH BANK
Track
Drain
PH
PW
Ordnance Survey
© Crown copyright and database rights 2017
Ordnance Survey licence number 100024681