Date 12/04/02024

Address; Orchard Farm, Dowsdale Bank, Shepeau Stow, Llincolnshire. PE12 0UA

Previous conditions noted on H23-0545-22

Biodiversity New Gain.

Report to be undertaken. In conjunction with condition 4.

The originally approved plot 4, under application H23-0794-21, gave way to the new entrance and tree planting scheme. Plot 4 has now moved East-wards into this new location. A new additional scheme to plant more trees to the road side ribbon of land is now sort. Trees will need to be appropriate for the location next to the highway. Thus, only trees with a mature height of 4 m is suggested.

Contamination report.

Within application H23-0545-22 the desktop study reports land in excess of 250 m from the site is potentially negligible or low risk. This site falls within 250 m and thus the existing report covers this area.
Looking at historical maps the land has only been used as agricultural arable land in living memory or the storage of farm implements. The land continues to provide grassland and vegitation without any visible defect or evidence of contamination. The possibilities for contamination are thought to be close to zero.
As such we ask for the contamination condition to be removed due to such low possibilities of contamination that are likely and given the existing desktop report which covers this area, and analysis given.

Foul and surface water disposal systems.

Foul Water. By way of; Kingspan Klargester Bioficient domestic Sewerage treatment plant. 6 population with a pumped outlet. As previously approved.
Surface water. By soakaway, determined under building control approval.

Window and door detailing.

R7 Windows
Website https://www.residencecollectiontrade.co.uk/residence7.php
Colour; Painswick Grey.
Feature bead; Staff bead.
Type; Flush casement with glazing bars.
Window setback; 35 mm

Design and access statement.

This Design & Access Statement follows the approved application H23-0545-22 for 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 a single 4-bed, 3-storey dwelling and is the natural progressive application following the planning approval for plots 1, 2 and 3 on the same site.

Conditions noted from previous applications are addressed here. Important guidelines from South Holland District Councils Local Plan and Government design criteria. have also been adhered too. 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 proposal is for a 4 bedroom dwelling over three floors. Previous application approval for three storey's have been adopted here without increasing the dwellings volume. The internal layout is considered to be more appropriate for a dwelling of this size.

The proposal will be served off the existing access off Dowsdale Bank, which is to be upgraded in line with Lincolnshire County Council Highways Specification in accordance with the previous planning approval granted.

It is proposed that the development will have a farmstead appearance in line with the previous approved dwellings on site, with the proposals all consisting of a barn conversion aesthetic. The proposed dwelling will include landscaping and off-road parking, with planting to soften the front of the property. The garden will be levelled and seeded with grass.

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 residential following the demolition of the agricultural barns under the previous approval.

The site is located within Flood Zone 1 of the Environment Agency's Flood Maps and therefore the principle of development, in terms of flood risk, is acceptable and has already been established under previous applications. As such, previous reports are to be considered acceptable and have established the principles in which plot 4 will continue to adhere too.

Use and amount.

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.

Scale.

The scale of the development has been considered against the surrounding developments along Dowsdale Bank and is in keeping with the previously approved dwellings under H23-0545-22. Within this application there is a slight reduction to the main footprint of the dwelling. This reduction has been offset with the addition of a detached timber framed and clad carport. The site is capable of catering for this within the land available.

Floor, layout plans and elevations are available to view with the accompanying drawings.

Landscaping.

This element will need to be linked to the Biodiversity Net Gain aspect under a separate report.

The proposal will include landscaping and a driveway with parking to the front of the property. Outdoor space will be appropriately landscaped in order to add quality to the area and to provide private space.

The garden 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.

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.

There are some changes within this application from the original approved appearance and are listed below.

- Removal of the parapet gables as these where thought to be grand. A more simpler solution was sought with simple pantile verges.
- Window arches are removed for again the simple brick soldiers.
- Fenestration proportions have also slightly changed to reflect the internal layout.
- Conservation roof light included.

Environmental considerations.

The proposal 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.