Design & Access Statement

New Dwelling – Outline

Description

The application is to acquire outline planning permission for a single self-build unit on land adjacent to Hayfields, Sholts Gate, Whaplode. PE12 6TZ.
Our intention will be to demolish the existing garage and Hayfields will use its own vehicular access and gravel driveway.
Immediately to the North and South are residential units with Open fields to the West and Existing highway (Sholts Gate) to the East.

Access

Will be off existing vehicular accesses off Sholts Gate (2No) – one will serve the existing bouse (Hayfields) and the 2nd one the new dwelling.
Driveways will incorporate turning facilities so vehicles can exit in forward gear.



Site from Sholts Gate (Hayfield)

Policy Consideration

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'.

Self-Build and Custom Housebuilding Act 2015

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.

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Access to be used – retain mature hedging

<u>Appearance, Scale, Landscaping & Materials</u>

As I'm only applying for outline with all matters reserved apart from access then any design and materials to be used will be dealt with at Reserved matters stage and liaison with LPA.

I would imagine that the design and materials used will be in keeping with the existing vernacular and will ensure that provision is made for PV/Solar to be installed on the roof which will assist with meeting current building regulation and SAP targets.

Existing shrubs and hedge planting at site boundaries to be retained where possible.

New suitable fencing to be installed at appropriate locations (house/plot divide)

Services

- Foul water Treatment unit/Septic Tank
- Surface water – soakaways, if acceptable.
- Services available, Electric, BT, Water
- Bin collection point will be at plot Curtilage and abut adopted footpath (collected by local Authority)

Biodiversity & Sustainability

After taking advice from a local Ecology Consultant this application for erection of the self-build/custom dwelling will be exempt from BNG requirements
The intention will be to introduce appropriate species for landscaping proposals and allow for any bird/bat boxes fitted to the building.

Access & Parking

There is good visibility onto Sholts Gate. The layout shows how
the site can accommodate turning facilities to ensure vehicles can enter and leave the site in forward gear and an appropriate level of parking (up to 3No vehicles)

Flood Risk

The site is identified on the Environment Agency being in Flood Zone 1, therefore no Flood risk assessment has been produced, and it is not considered that the proposal will have a detrimental effect on neighbouring properties (refer to EA information sheet accompany this application).
We would take recommendations as set out by the LPA with regard to floor levels however mindful of the existing floor levels along the existing street.

Conclusion

This planning application for self-build dwelling would provide a positive benefit to the housing supply for South Holland District Council and would support the role of Whaplode and Holbeach.
These infill 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.
The site is not subject to flood risk constraints and any contamination issues.

Mr N Dawson
May 2026