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Building Design & Planning Services
07825 669 698 *info@gasarchitecture.co.uk*
@GASarchitectureLincs

DESIGN & ACCESS STATEMENT
&
FLOOD RISK ASSESSMENT

FOR:

PROPOSED RESIDENTIAL DEVELOPMENT TO FORM DWELLING at:-

Land adjacent to

Charnwood

259 High Road

Whaplode

Spalding

Lincs

PE12 6TG

For:

La Rose Homes Ltd.

c/o Mr T Wilson

Project no. 1034

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June 2022

Project:	Proposed Residential Development to form Dwelling.
Site Address:	(Land adjacent to;) Charnwood 259 High Road Whaplode Spalding Lincs PE12 6TG
Date:	June 2022
Project Number:	1034
Prepared By:	G. Stanley BSc (Hons) Architectural Technologist
Revisions:	-

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DESIGN & ACCESS STATEMENT

Based on original assessment in outline permission H23-0485-19



1. Introduction

This Design & Access Statement accompanies a Full planning application for residential development of a single dwelling adj. 259 High Road, Whaplode, Spalding, Lincs PE12 6TG.

It should be read in conjunction with drawing no's 1034-3001, 3002, 3003, 3004 & 3005, STM Environmental Report Pt1 & Pt2.

This DAS has been written to meet the requirements of Article 4C of the Town &Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

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When preparing this application, the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high-quality homes
- Section 7 – Requiring Good Design

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

- South East Lincolnshire – Proposed Inset Maps for 'Other Service Centres and Settlements'.

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity

These policies form the basis upon which this application has been designed andare in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the countryside is protected.

One of the requirements for the South East Lincolnshire Local Plan seeks the development of the 'Other Service Centres and Settlements' the inset map No 27for Whaplode indicates that the application site is situated within the identified development boundary of a `Minor Service Centre`.

An assessment of settlements and their sustainability credentials March 2019 inthe South East Lincolnshire Local Plan identifies Whaplode as being a sustainable location for future development.

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2. The Site

The application site is situated along High Road between 255 and 259, primarily comprising of frontage properties, with a new housing development to the south. The Primary School is within walking distance to the East and St Mary's Church is within walking distance to the South. Both are served by a footpath to the proposed frontage plot. The application site is situated approx. 6 miles from the centre of Spalding and is on a bus route with the bus stop being located directly outside the plot on the main road. Whaplode also benefits from various retail outlets all within walking distance of the site, therefore it is deemed that the application site is located within a sustainable location.

The site currently has extant outline permission granted, *ref. H23-0485-19*, from which this full application is does not deviate much from and remains largely unchanged, bar the addition of a single garage.

3. Use

The application site is currently garden land to the residential dwelling situated on the site namely `Charnwood` 259 High Road Whaplode.

4. Amount

Drawing no. 1034-1002 indicates the 1:1250 application site and where it is in relation to the adjacent existing dwellings to the surrounding area of Whaplode.

The 1:200 Block/Roof plan indicates the highway footpath together with the existing walling around the site, along with how the proposed dwelling can be accommodated comfortably on the site.

5. Appearance

The proposed design of a single dwelling indicated on drawing no. 1034-3004 is considered appropriate for the area in terms of reflecting the traditional vernacular. The proposal will not be out of character in this location and will, therefore, encourage and offer a positive contribution to the area where it is situated.

6. Access

Vehicular access will be in the form of sharing the existing gravel driveway

access for 259. The proposed access to the existing and proposed development are indicated on drawing no. 1034-3001. There will be no changes made to the junction with the highway.

7. Landscaping

Landscaping and boundary treatment is proposed to include the retention of the existing brick walling and soft landscaping as is reasonably practicable. A new boundary fence between the site & 259 is proposed as 1.8m high timber close-board, reducing down to 1.2m past the frontage of the dwellings. This will not approach the front boundary of the site due to the driveway & pedestrian access crossing it.

8. Conclusion

An assessment of settlements and their sustainability credentials March 2019 in the South East Lincolnshire Local Plan identifies Whaplode as being a sustainable location for future development. The plan also determines that this site, being for a single Dwelling, should be suitable for Market Housing only andthat no affordable housing would be required.

The National Planning Policy Framework clearly states the policies and how there is a presumption in favour of sustainable development and how the housing supply needs to be increased.

The application site is on a bus route and within close proximity to schools, shops and other facilities as previously described.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of high quality in terms of design and the use of materials. Para. 55 of the NPPF refers to promoting sustainable development, which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances, which includes exceptional quality or innovative nature of design.It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting.

Whilst the NPPF suggests the LPA policies are out of date in the Strategic and General policies the LPA states that "in towns, villages and in the open countryside the effective use of land and buildings is of great importance".

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The National Planning Policy Framework sets out the Government's policies and how they expect them to be applied. There is a presumption in favour of sustainable development and more importantly one of its main aims is to increase the supply of housing.

Para. 49 of the Framework states "Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five year upper supply of deliverable housing sites" thus as the authority is unable to demonstrate this the policies for the supply of housing suchas the Local Plan policies HS7 and SG4 seeking to restrict development in the countryside are to be considered out of date. The proposal would be a positive contribution to the existing housing shortfall.

Policy SG7 refers to the requirement of properties to be energy efficient.

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housingneeds.

In view of the above it is hoped that this application will be favourably considered.

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FLOOD RISK ASSESSMENT

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The site is situated within, but towards the edge of, zone 3 of the Environment Agency's Flood map for Planning. However, according to the 2017 South East Lincolnshire Strategic Flood Risk Assessment, Whaplode is deemed to be of no Residual Flood Hazard to the year 2115.

It is therefore proposed that any new dwelling will be two-storey and that the Finished Floor Level will be set at least 300mm above the surrounding ground levels.

statement ends