DESIGN & ACCESS STATEMENT

Client: Mr P Siracusano

Project: Proposed building plot, Ravens Bank, Whaplode St Catherine, Spalding, Lincolnshire

Ref: 051804

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Date: 18.06.18

INTRODUCTION

The proposed site is located along Ravens Bank in the centre of a row of existing properties.

A Methodist chapel previously stood on this site and has since received outline planning permission in 1993 for 2 residential dwellings (planning ref. H23-1025-92). However, the site has remained vacant and is now owned by the applicant who also owns (and resides in) the adjacent bungalow 'Willowcroft'. The applicant wishes to build himself a new dwelling on the application site.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 69.



View of site from Ravens Bank

This application is for Outline Planning approval with all matters reserved (matters reserved to be 'access', 'appearance', 'landscaping', 'layout' and 'scale').

The proposed use is for 1 no. residential building plot.

AMOUNT

The proposal is for 1 no. dwellinghouse. The application site area is approximately 0.079ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that 1 no. dwellinghouse can comfortably be accommodated and would complement the existing streetscene.

SCALE

The scale would be determined at Reserved Matters stage.

The immediate context comprises a row of two storey dwellings to the east and single storey dwellings to the west.



Two storey dwellings to the east of site



'Willowcroft' single storey dwelling to the west of site

LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

APPEARANCE

The appearance would be determined at Reserved Matters stage.

ACCESS

The details of access would be determined at Reserved Matters stage.

Notwithstanding this, drawing PD01 demonstrates that a safe access is achievable from Ravens Bank (with space possible for on-site parking and turning). Ravens Bank is a straight road with excellent visibility in both directions. The site falls within the 40mph speed restriction.

There is a pedestrian footpath linking the application site to the centre of the village and local amenities such as the village hall and Blue Bell public house.



View along Ravens Bank looking east from site

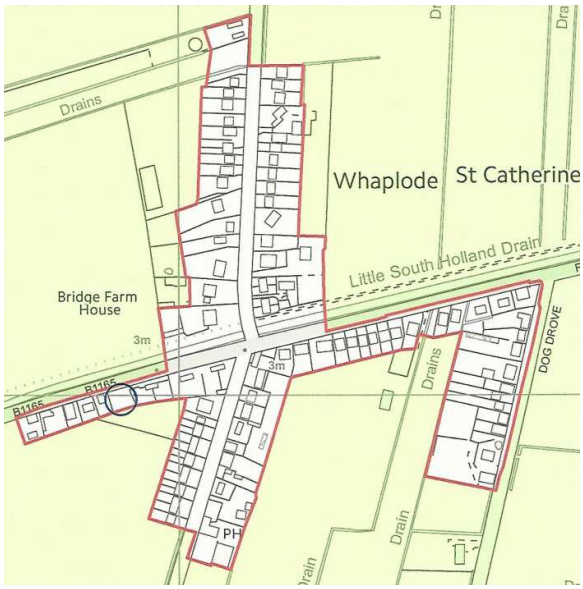


View along Ravens Bank looking west from site

PLANNING

The site is located within Whaplode St Catherine, which is defined in the South Holland Local Plan (2006) as an 'Other Rural Settlement'. Policy HS7 would usually seek to restrict housing development in this location. However, this policy is considered out of date as SHDC cannot currently demonstrate a 5 year supply of deliverable housing sites.

Paragraph 49 of the National Planning Policy Framework (2012) makes provision for residential development in a sustainable location where there is an absence of a 5 year supply of deliverable housing sites. The emerging South East Lincolnshire Local Plan has identified Whaplode St Catherine as an 'Other Service Centre', with a defined settlement boundary. These matters are material considerations that outweigh the aforementioned Local Plan policy.



South East Lincolnshire Local Plan Inset Map No. 69 (application site circled)

PLANNING PRECEDENTS

The site received outline planning permission in 1993 (SHDC planning permission ref. H23-1025-92) for 2 no. residential dwellings with garages. Planning permission was granted on 20th January 1993. However, the development was not executed and the permission lapsed.

The following planning precedents are also cited in support of this application. These three sites all received outline planning permission for infill plots in the nearby village of Holbeach St Johns. As with Whaplode St Catherine, the emerging South East Lincolnshire Local Plan has also identified Holbeach St Johns as an 'Other Service Centre'.

<u>Adjacent Lambert House, 29 Jekils Bank, Holbeach St Johns (SHDC planning permission ref. H09-0975-17 granted 21st November 2017)</u>

This outline planning application was for 1no. residential building plot on land fronting onto Jekils Bank. It is inside of the defined settlement limits of Holbeach St Johns under the Draft South East Lincolnshire Local Plan. The surrounding area is characterised by dwellings of varying ages and design.

It stated in the planning officer's report that, *'the proposal is considered to be in accordance with policies HS7, SG1, SG4, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 7 of the National Planning Policy Framework, 2012'.*

Planning permission was granted on 21st November 2017.

Adjacent Anfield, 8 Jekils Bank, Holbeach St Johns (SHDC planning permission ref. H09-1236-16 granted 10th January 2017)

This outline planning application was for 1no. residential building plot on a very small area of land to the side of 'Anfield' fronting onto Jekils Bank. It is inside of the defined settlement limits of Holbeach St Johns under the Draft South East Lincolnshire Local Plan. The surrounding area is characterised by dwellings of varying ages and design.

The planning officer's report indicated that because Holbeach St Johns is identified as an 'Other Service Centre' in the emerging South East Lincolnshire Local Plan with a defined settlement boundary, that this is considered to be a material consideration that outweighs any concerns under Policy HS7 of the South Holland Local Plan 2006.

It stated in the planning officer's report that, *'the proposal is considered to be in accordance with policies SG1, SG2, SG3, SG4, SG14, SG15, SG16, SG17, SG18, HS6 & HS7 of the South Holland Local Plan, 2006, as well as Sections 6 & 7 of the National Planning Policy Framework, 2012'.*

Planning permission was granted on 10th January 2017.

Adjacent Eldersfield, 23 Jekils Bank, Holbeach St Johns (SHDC planning permission ref. H09-0397-16 granted 16th June 2016)

This outline planning application was for 1no. residential building plot to the side of 'Anfield' fronting onto Jekils Bank. The site was once occupied by the village school. It is inside of the defined settlement limits of Holbeach St Johns under the Draft South East Lincolnshire Local Plan. The surrounding area is characterised by dwellings of varying ages and design.

The planning officer's report stated, *'the emerging South East Lincolnshire Local Plan has identified Holbeach St Johns as an Other Service Centre, with a defined settlement boundary. The site is therefore considered suitable for housing'.*

Planning permission was granted on 16th June 2016,

FLOOD RISK

The application site is in a Flood Zone and as such reference should be made to the Flood Risk Assessment submitted as part of this application.

CONCLUSION

The application site was once the site of a chapel but has since become a vacant plot within an established row of dwellings.

The site received outline planning permission in 1993 for 2 no. residential dwellings with garages.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 69.

The site lends itself to that of an infill building plot and there are numerous examples of this type of development within close proximity to the village.

It is demonstrated on the submitted site plan that the site is of an adequate size and proportions to comfortably accommodate 1 no. dwelling in a way that is in keeping with the character of the context.