Proposed Housing
off
Church Gate
Whaplode
Spalding

PLANNING DESIGN AND ACCESS STATEMENT

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1.0 Introduction

1.1 This Planning Design and access Statement is submitted to support the planning application and to supplement the drawings and other details submitted.

1.2 This statement accords with Circular 01/06 ï Guidance in Changes to the Planning System and the advice of CABE (Commission for Architecture and the Built Environment) in their document ñDesign and Access Statements ï How to Write, Read and Use Themò (2006).

1.3 A statement considers the area, the site and the background in order to prepare feasibility layouts that accord with the design and access principles used in the scheme proposals. It illustrates how the proposal pays attention to local context and gives the principles behind the proposal to justify the submission in terms of planning policies.

2.0 The Site

2.1 Whaplode village lies approximately 5 miles east of Spalding on the A151 between Spalding and Holbeach, leading the A17 to East Anglia to the east and the A16 to Boston and Peterborough to the west.

2.2 Whaplode is a satellite village to both Moulton and Holbeach but has its own amenities such as primary school, village shop and public house together with a number of business employers, the major one of which is Lincs Field Products who recently took over the site on Kirkgate.

2.3 The nearest railway station is at Spalding.

2.4 The site is flat with a hedgerow along the south boundary and a post and rail fence along the east boundary. The driveway accesses onto Church Gate. The car park to the west is currently being redeveloped for 9 dwellings, with a new access way off Cross Street.

2.5 The proposed site backs onto plots 1-3 of the development to the west and rear of this proposal. Plots 2 and 3 are set 2 metres further away from plot 3 than the extant structure and plot 1 faces the gable of plot 1 of the adjacent development.

2.6 The frontage is very open with no existing landscaping worthy of retention. It is worth noting that the design proposal for the corner unit on plot 1 has a front elevation to Church Gate and a secondary front elevation to Cross Street where a bay window enhances the Cross Street street scene.

3.0 The Social and Economic Context of the Site

3.1 The site is currently occupied by a timber framed dark stained bungalow. Whilst unusual in the context of the village, it is of no architectural importance

and makes little contribution to Church Gate. A structural report undertaken by Ellfield Structural has been submitted. The work required to bring the bungalow up to a satisfactory structural and sustainable, well insulated unit will far exceed the end value. The opportunity exists to create three dwellings in its place, two of which are low cost units for local young families to access the housing ladder.

3.2 The opportunity is taken to provide 2 No. 3 bedroomed cottages and a character 3 bedroomed dual aspect dwelling which we believe provides not only a good mix of houses, but also of a design that reflects the traditional detailing of the area.

3.3 We have endeavoured to create a scheme which provides interest from every view point, and one which will also fit immediately into the location to make a positive architectural contribution to the area.

4.0 Planning Policy

4.1 a) The National Planning Policy Framework para 14 states:

*"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development,** which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
  any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  specific policies in this Framework indicate development should be restricted.

*For **decision-taking** this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless;*

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
specific policies in this Framework indicate development should be restricted."

and paragraph 15 adds as follows:
"Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should he based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally."

The proposal is in a sustainable location in a village that has a primary school, shops, local garage/workshop, pub and numerous employment opportunities, especially that of Lincs Field products. Whaplode is on the A151 which leads to the A17 to East Anglia and the A16 to Boston and Peterborough. The location does not, therefore, appear to demonstrably outweigh any benefits gained by its development when assessed against the policies of the framework.

b) National Planning Policy Framework in the Section Delivering a Wide Choice of High Quality Homes, paragraphs 48-50 state as follows:

"48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock)and the agreed approach contribute to the objective of creating mixed and balanced communities. Such policies*

should be sufficiently flexible to take account of changing market conditions over time."

Again, it is felt that the proposal complies with all the above criteria in that it is an outline for only three dwellings which will be of a suitable design, delivering quality homes specifically for locating on this particular site, taking into account its location within Whaplode and its relationship in terms of visual impact on the character of existing dwellings. It is felt that the proposal will add to the character of the location and will provide an addition, albeit small, to the much needed housing stock and also provide in the short term, work for local tradesmen.

4.2 Local Plan Policies HS9 and HS6 and SG14 are also of relevance and are also noted below together with the latest aspects of the NPPF and details of the Pre-Application discussions which took place on the adjacent new development.

4.3 This proposal provides high quality design in a sustainable location. It replaces a structurally defective, out of character bungalow allowing a development that will improve local character. The site is within the Whaplode curtilage on ñpreviously developed landò and is, in our opinion, an excellent location for new housing, making effective use of a brownfield site. The mixed development of housing with adequate amenity space, car parking and landscaping makes a clear efficient use of the land.

4.4 <u>South Holland District Council Local Plan</u>

4.5 Policy HS9 makes provision for affordable housing on ñexceptionò sites. This particular site is well within the Whaplode Development Boundary and is also classified as ñbrownfield land.ò This is infill land between No. 12 Church Gate and the recently contructed pair of low cost houses on plots 1 and 2 Cross Street.

4.6 The scheme is small scale, providing 2 low cost 3 bed semi-detached houses as well as a larger unit.

4.7 Policy SG14 confirms that new development should be in character, have a satisfactory relationship with existing buildings and protect the amenity of nearby residents. Amenity has been retained for both new and existing residents with quality designs reflecting local vernacular and character and makes an architectural statement for a prominent street corner.

4.8 The NPPF encourages good quality pre-application advice and advises that LPAs should work proactively with applicants. Following the process on the adjacent site, we believe that the proposal now submitted has produced a sustainable, good, mixed development of high quality that reflects the former car parking development and will enhance the whole area whilst providing much needed housing.

5.0 The Design and Site Layout

5.1 The existing site has a single entrance to an existing bungalow. The proposal has road frontage plots to both Church Gate and Cross Street and incorporates a design that enhances the corner situation.

5.2 Garages have been set back and are largely hidden from view, whilst at the same time we have provided 2 car spaces per dwelling with all vehicles able to access Church Gate in forward gear.

5.3 The elevations illustrate an interesting varied street scene that reflects the local vernacular by incorporating brick and stone arches, stone cills, chimneys and traditional bay windows and porches.

We believe that this is a site where the reflection of traditional character and details will enhance the overall character of Whaplode.

6.0 Materials

6.1 Bricks and roof tiles will be the subject of negotiations with the planning officer, but we anticipate a mix of concrete slates and pantiles and variations of red stock bricks to create a unified concept with each unit having its own individuality within that concept.

7.0 Landscape

7.1 Low maintenance planting is incorporated to help bring an early maturity to the scheme, together with front beech hedging set along a 900mm high post and rail fence.

8.0 Highways

8.1 A minimum of 2 car parking spaces per dwelling are provided with all vehicles able to access the public highway in forward gear via on plot turning heads.

9.0 Services

9.1 All services are available on site.

10.0 Archaeology

10.1 We are not aware of any archaeology of note on the site, but if necessary this can form a condition of any approval.

11.0 Access

11.1 The Proposal is designed to Part M of the Building Regulations providing ramped access to all units.

11.2 The village is on a regular bus route to Spalding and Holbeach with Spalding giving access to the national rail network.

12.0 Conclusion

12.1 The format of this statement accords with Good Design Principles identified in the CABE document.

12.2 We believe we have made the most of this corner site and have produced a layout, design and mixed development of a high standard which accords with recognised local and national planning policies.

12.3 It is hoped therefore that both officers and members will support the planning application.

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