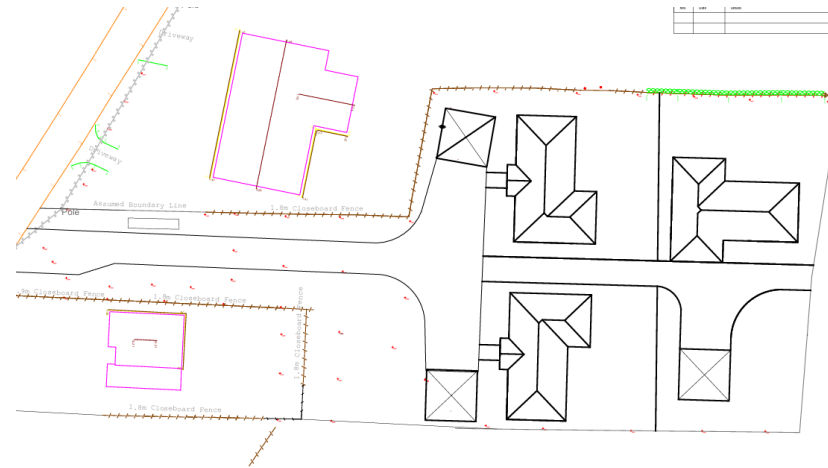


Erection of 3 dwellings in place of 2 previously permitted on land to rear of 'Westerly' on Back Bank, Whaplode Drove

Planning Design and Access Statement on behalf of LG Design and Build Ltd.



3D Planning - Town Planning Consultancy

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.

Introduction

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a

suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Paragraph: 034 Reference ID: 26-034-20140306

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drive.

Proposal

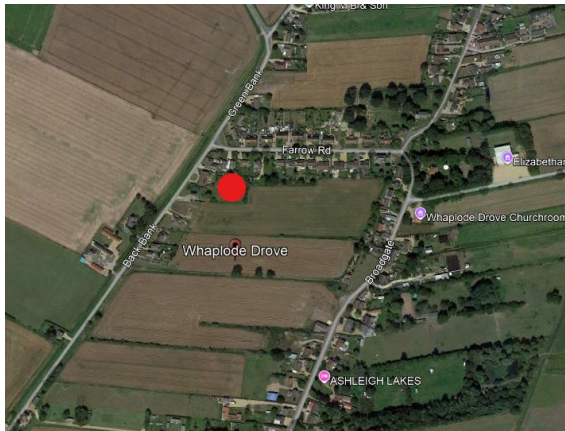
Application for erection of 3 bungalows (in place of 2 bungalows previously approved) on land to rear of Westerly, Back Bank, Whaplode Drive.

The site lies within the adopted development boundary for the village and has an extant planning permission for 2 dwellings and as such the principle of the development is firmly established in policy and practice.

In the event that this permission is granted it is intended to build out the 3, if not the 2-dwelling permission will be implemented as approved and is therefore a legitimate fallback position.

Site

Location –



Existing Use – vacant development site awaiting construction- N.B. it has an extant outline planning permission for 2 plots dating from Sept 2022 SHDC ref; H23-0698-22.

Site features –

See photo extracts below and overleaf.

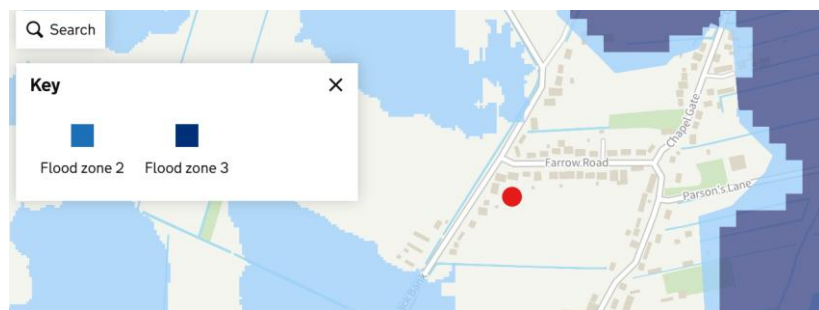


Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.



Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.

Planning background



PLANNING APPLICATION DETAILS

View Documents	Enter Comment	Back to Search page
Reference	H23-0698-22	
Status	Approved	
Proposal	Residential Development (maximum 2 plots)	
Location	Rear of Westerley Back Bank Whaplode Drove Spalding PE12 0TT	
Parish	Whaplode	
Case Officer	Dave Gedney	
Received	12-07-22	
Validated	19-07-22	
Decision By	13-09-22	
Decided	08-09-22	
Applicant	Mr M Taylor Westerley Back Bank Whaplode Drove Spalding PE12 0TT	
Agent	Andrew M Wright Ltd 26 Joys Bank Holbeach St Johns Spalding Lincolnshire PE12 8SD	

Application approved for outline permission subject to conditions.
Subsequently the reserved matters have been approved.
A subsequent S73 permission varied the location plots 1 and 2 within the plot.

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drive.

Planning policies

The development plan for the purposes of this application is the South- East Lincolnshire Local Plan (2011-2036). Adopted in March 2019.

Policy 1: Spatial Strategy

Settlement hierarchy -Whaplode Drove is classified as an 'other services centres and settlements' in P1.

1. Other Service Centres and Settlements

Algarkirk*	Haltoft End*	Moulton Seas End
Amber Hill*	Holbeach Drove	Nene Terrace
Benington*	Holbeach Hurn	Northgate, West Pinchbeck
Fleet Church End	Holbeach St Johns	Saracens Head
Fosdyke*	Holbeach St Marks	Shepeau Stow
Frampton Church End*	Holland Fen*	Sutton St Edmund
Frampton West*	Hubbert's Bridge*	Swineshead Bridge*
Freiston*	Kirton End*	Throckenholt
Gedney Black Lion End	Kirton Holme*	Tongue End
Gedney Church End	Langrick Bridge*	Tydd Gote
Gedney Dawsmere	Leake Commonsides*	Weston Hills
Gedney Drove End	Leverton*	Whaplode Drove
Gedney Dyke	Little Sutton	Whaplode St Catherine

The policy goes on to state.

Within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Committed sites and infill.

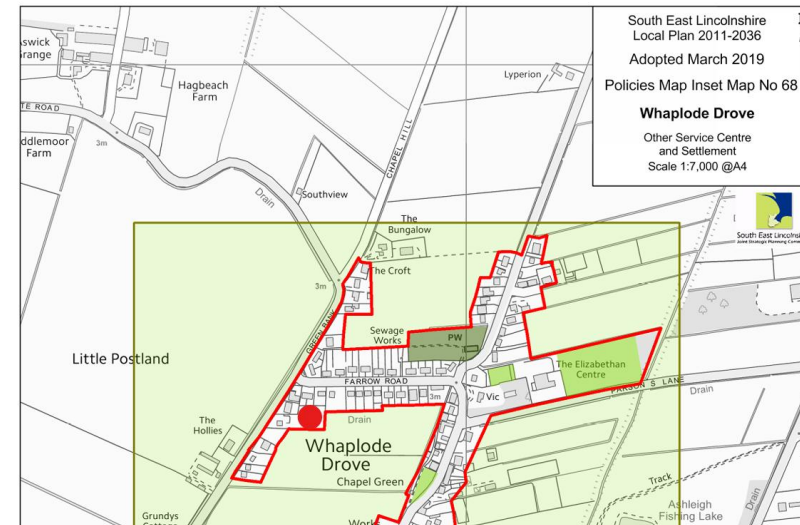
Policy 2: Development Management

Policy 3: Design of New Development

Policy 4: Approach to Flood Risk

Policy 6: Developer Contributions

Policy 11: Distribution of New Housing



Local Plan Review

The South East Lincolnshire Joint Strategic Planning Committee met on 1 July 2024 to consider a report by the Assistant Director - Planning and Strategic Infrastructure on the review that has been undertaken on the South East Lincolnshire Local Plan. The agenda, reports and appendices are available via [Meetings, Agendas and Minutes](#).

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.

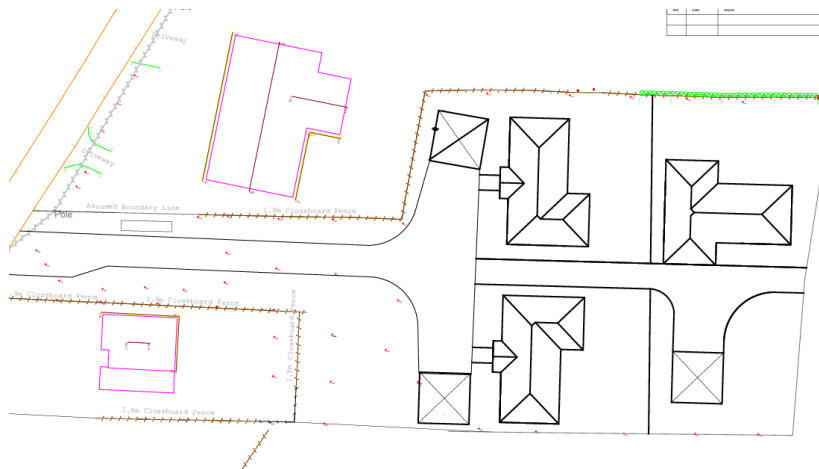
Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

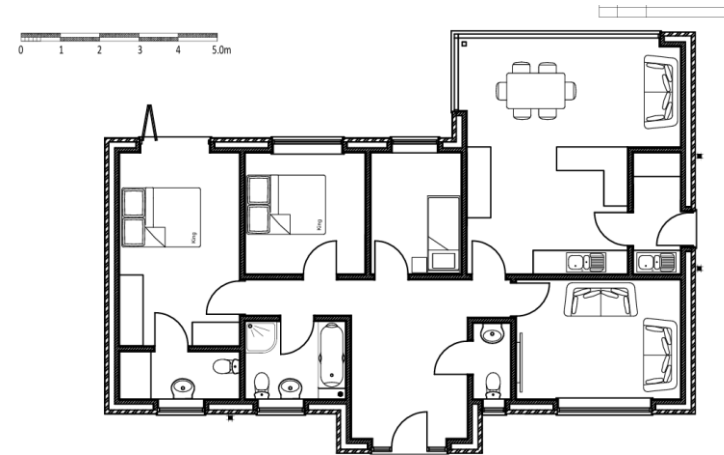
Amount;

Erection of 3 dwellings.

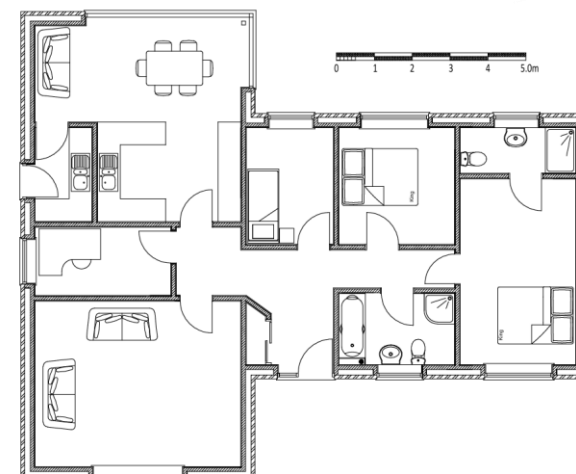
Layout. Site layout plan.



Ground floorplan.



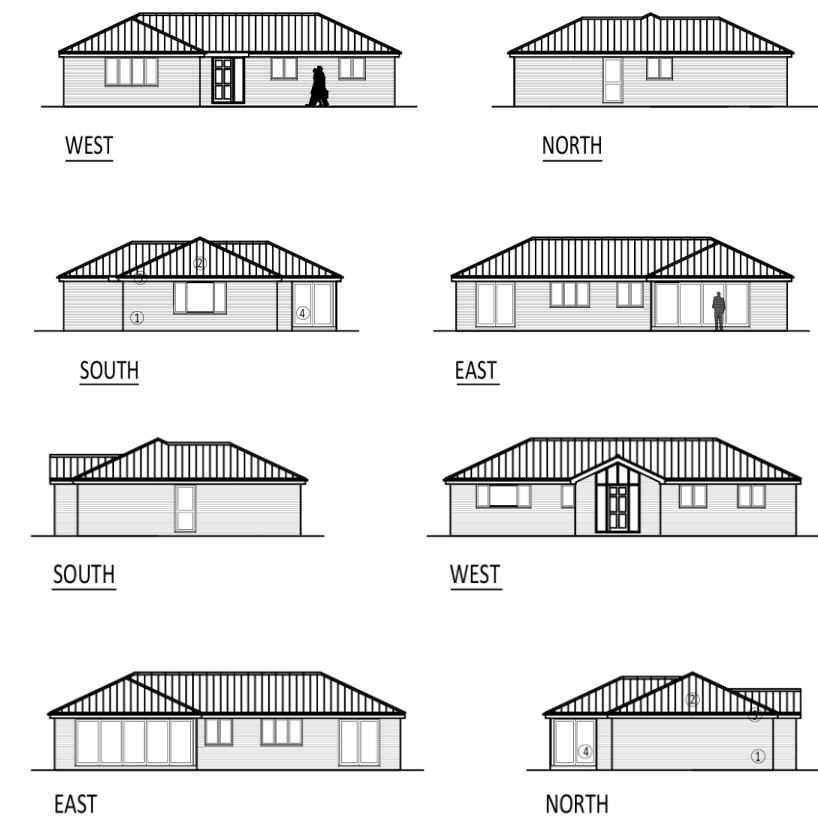
Plot 1 floorplan - plot 2 handed



Plot 3 floorplan.

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.

Scale/ appearance.



Each of the plots are bungalows -the overall height of the dwellings is kept low in line with the prevailing built form in the vicinity.

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.

Planning issues

Principle of development.

The English planning system is predicated on a plan led process as set out in the Act and reiterated in NPPF para 2.

The local plan for South Holland is the SE Lincolnshire LP. Whilst it is evident that the principle of development has been established through the granting of permission for the 2 plots (under the same local plan).

The emerging replacement plan is still someway off from being adopted and such.

The relevant policy (SP1) remains the same and an extract is provided below.

Within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Committed sites and infill.

The policy is addressed below in the officer's report in respect to the current permission.

Principle/Sustainability

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The site is inside Whaplode Drove Settlement Limit as defined within the South East Lincolnshire Local Plan, 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within Other Service Centre and Settlements, including Whaplode Drove, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to committed sites and infill.

The site is not committed or frontage infill. However, it essentially rounds off existing development on the corner of Farrow Road and Back Bank. Taking the character of the immediate area into account it is considered that the erection of two dwellings of appropriate design would be difficult to resist on grounds that it would have a harmful effect upon the rural locality.

There is a current planning permission from H23-0698-22 and the applicant has approval for the REM and will discharge the pre commencement conditions to secure this as a fall-back position.

It is considered that the rounding off argument as set out by the officer in the previous delegated report still applies, and in addition as the site has an extant permission it is a 'committed site' in terms of planning, such that it is consistent with last part of the policy.

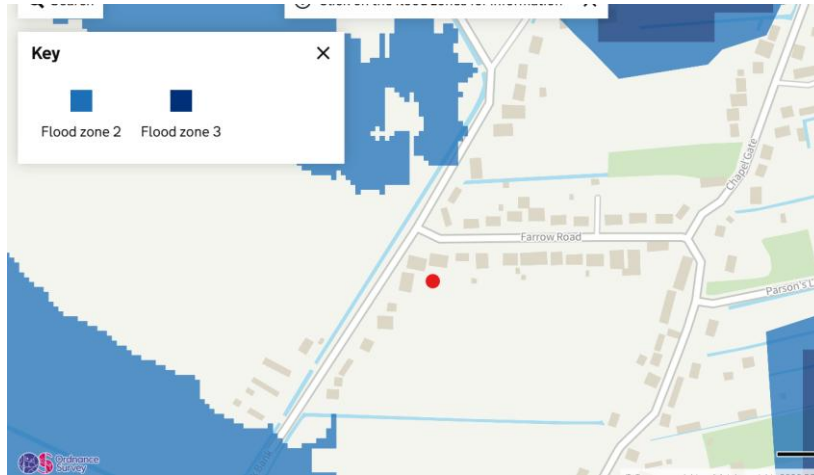
It is therefore considered that the principle of erecting 3 plots on the site is consistent with strategic policy in the adopted local plan as well as the governments stated aim of significantly increasing housing supply.

Archaeology

The previous permission identified the potential for archaeology on site and as such it is anticipated that a similar pre commencement condition will be imposed on any forthcoming permission- however it is likely that this will be addressed as a condition discharge pursuant to the current application.

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.

Flood risk



Flood zone- the EA flood map for planning confirms that the site is in flood zone 1 and as such flood risk is not a constraint to planning.

Amenity

Each of the plots have large private gardens such that there is a high degree of privacy and space for domestic activities meaning that residential amenity is in accordance with SHDC requirements.

Parking and turning – each of the plots have 3 off street parking spaces and turning facilities to allow vehicles to enter a leave the site in forward gear.

Design

The proposals are for simple bungalows which is in keeping with the local building styles, and whilst views of the development from the highway are very limited it is considered that the priorities are a good design- appropriate to the area and will enhance the locality.

Hard and soft landscaping

Fencing around the site will be 1.8m close boarded fencing as previously approved.

The main drive way and hardstanding will be block paved as shown on the layout plan; access to plot 3 and its parking area will be gravelled.

BNG

The site triggers BNG and is accompanied by the small sites' metric and explanatory report. Whilst the site is of no particular ecological interest it is not possible to accommodate the uplift on site and as such the BNG will be addressed through off site contributions.

Conclusions

The principle of development on the site is established through the extant outline planning permission for 2 homes on the site.

The planning policies under which that was granted remain the same, as the SE Lincs local Plan (2019) has not changed since 2022 and as such the principle remains consistent with policy SP1 as set out in the officer's report.

The proposal will increase the number of dwellings available in the village – to meet national housing targets and given the small size (3 bed) of the dwelling these are of a scale to meet local housing need for smaller dwellings.

The design and layout of the proposal is good design, in keeping with the immediate area and in accordance with design policies in the local plan and NPPF.

Planning, Design and Access Statement in support of an application for erection of 3 bungalows (in place of 2 homes previously approved) on land at rear of Westerly, Back Bank, Whaplode Drove.

It is therefore requested that planning permission be granted.