

DESIGN & ACCESS STATEMENT

Client: Mr & Mrs I Congreve
Project: Proposed building plot, Back Bank, Whaplode Drove, Spalding, Lincolnshire
Ref: 051803
Document Ref: DAS01 (P1)
Date: 15.06.18

INTRODUCTION

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

The applicant is the son and daughter-in-law of the owner, Mrs E R Congreve. Mrs E R Congreve owns and resides in 'Sunrise' which is the bungalow to the south of the site. She is also the owner of the application site and the field to the rear of the application site.

The family still farm the field to the rear (tenanted by Mr R Congreve), however, the portion of land fronting Back Bank (i.e. the application site) is too small and an awkward shape to be effectively farmed using modern commercial agricultural equipment and thus has been surplus to requirements for many years.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 68.



View of site from Back 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. dwelling. The application site area is approximately 0.07ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

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Notwithstanding this, the submitted drawing PD01 demonstrates that 1 no. dwelling 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 two storey dwelling to the north and a single storey dwelling to the south.



Two storey dwelling to the north of site



'Sunrise' single storey dwelling to the south 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 Back Bank (with space possible for on-site parking and turning). Back Bank is a very quiet straight road with excellent visibility in both directions.



View along Back Bank looking north from site



View along Back Bank looking south from site

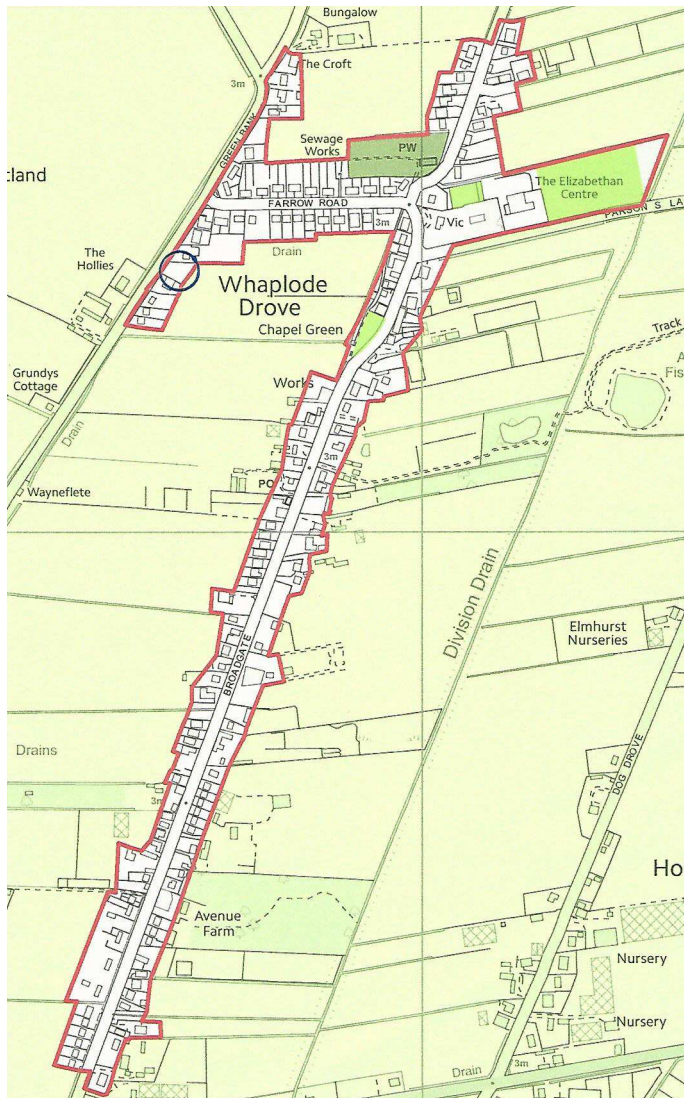
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PLANNING

The site is located within Whaplode Drove, 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 Drove as a 'Minor 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. 68 (application site circled)

PLANNING PRECEDENTS

The following planning precedents are cited in support of this application. The first two sites both received outline planning permission for infill plots in Whaplode Drove and the third site for infill plots in Shepeau Stow

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Adjacent 61 & 71 Broadgate, Whaplode Drove (SHDC planning permission ref. H23-0104-16 granted 23rd March 2016)

This outline planning application was for 1no. residential building plot on former agricultural land fronting onto Broadgate. It is inside of the defined settlement limits of Whaplode Drove.

It stated in the planning officer's report that the combination of a lack of a 5 year supply of deliverable housing sites together with the emerging South East Lincolnshire Local Plan identifying Whaplode Drove as an Other Service Centre with a defined settlement boundary are considerations that outweigh the SHDC Local Plan (2006).

The planning officer's report also said that, *'In terms of visual amenity, it is considered that a dwelling could be satisfactorily accommodated without materially harming the street scene'*.

Planning permission was granted on 23rd March 2016.

Adjacent 39 & 41 Broadgate, Whaplode Drove (SHDC planning permission ref. H23-0196-16 granted 4th April 2016)

This outline planning application was for 1no. residential building plot on land located between no. 39 & no. 41 Broadgate. It is inside of the defined settlement limits of Whaplode Drove.

The planning officer's report stated that, *'the emerging South East Lincolnshire Local Plan has identified Whaplode Drove as a "Minor Service Centre", with a defined settlement boundary, within which infill development would be acceptable. As such, the principle of residential development in this location is considered acceptable, in the context of this fact, and the presumption in favour of sustainable development.'*

Planning permission was granted on 4th April 2016.

Mill House farm Shepeau Stow (SHDC planning permission ref. H23-0996-16 granted 25th November 2016)

This outline planning application was for 4no. residential building plots on former agricultural land fronting onto the B1166. It is inside of the defined settlement limits of Shepeau Stow.

There is no footpath to this stretch of the B1166 (which is a well used road) and the location is such that reliance on a motor vehicle would be necessary, however, the Design & Access Statement addresses this under item 3.1.8 stating, *'The NPPF requires that people are given a real choice about how they travel (paragraph 29), but recognises that in rural areas standards may have to be relaxed (paragraph 34). Within the constraints of the area the site satisfies the NPPF policies on sustainable transport.'* In respect of highways safety, the planning officer's report states that *'The County Highways Authority has raised no objections on highways safety grounds.'*

The planning officer's report explains that the proposal does not meet any of the criteria contained within Policy HS7 or HS9 of the SHDC Local Plan, 2006. However, it goes on to explain that because of the absence of a 5 year supply, under Paragraph 49 of the NPPF, 2012, housing applications should be considered in the context of the presumption in favour of sustainable development and cites Paragraph 14 of the NPPF in that planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. It goes on to state that, *'Moreover, the emerging South East Lincolnshire Local Plan has identified Shepeau Stow as an Other Service Centre with a defined settlement boundary. The site is, therefore, considered suitable in principle for housing.'*

Planning permission was granted on 25th November 2016.

FLOOD RISK

The application site is in Flood Zone 1 and as such this application should not require a Flood Risk Assessment to be submitted. The Environment Agency 'Flood Map for Planning' is included as part of this planning application.

CONCLUSION

The application site is too small and an awkward shape to be effectively farmed using modern commercial agricultural equipment and thus has been surplus to requirements for many years.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 68.

The site lends itself to that of an infill building plot and there are numerous examples of this type of development within Whaplode Drove.

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.

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