DESIGN & ACCESS STATEMENT

Client: Mr M Taylor

Project: Westerley, Back Bank, Whaplode Drove, Spalding, Lincs, PE12 0TT (residential development)

Ref: 062101

Document Ref: DAS01 (P1)

Date: 23.02.22

INTRODUCTION

The proposed site is located along Back Bank within a row of existing properties and abuts the rear of properties in Farrow Road

The applicant is now retired and the site has become a burden, serving no useful purpose. As the site falls within the development boundary of Whaplode Drove it lends itself to residential development.

Land directly to the south was first granted outline planning permission in 2018 for residential development and a bungalow is currently under construction.

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



View of site from Back Bank, 'Westerley' to the right



View of site looking towards eastern boundary



View of site looking towards northern boundary



View of site looking north east

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 residential development comprising two plots.

The agent has engaged in pre-app liaison with the planning department and has been advised that two bungalows might be appropriate for the site. On this basis an indicative site layout forms part of this application.

AMOUNT

The proposal is for residential development comprising 2 no. dwellings. The application site area is approximately 0.25ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that a small development comprising 2 no. dwellings (based on bungalows) can comfortably be accommodated.

SCALE

The scale would be determined at Reserved Matters stage.

The immediate context comprises single storey dwellings to the north and a single storey dwelling (under construction) to the south.



Bungalow to the north of 'Westerley'



Bungalow to the south of 'Westerley'

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, there is a generous amount of space to the side of 'Westerley' to accommodate an accessway to the rear of the site. Back Bank is a very quiet straight road with excellent visibility in both directions.

The indicative layout shown on drawing PD01 is based on the ability for refuse vehicles to utilise a shared private driveway by virtue of entering into the SHDC standard indemnity agreement.



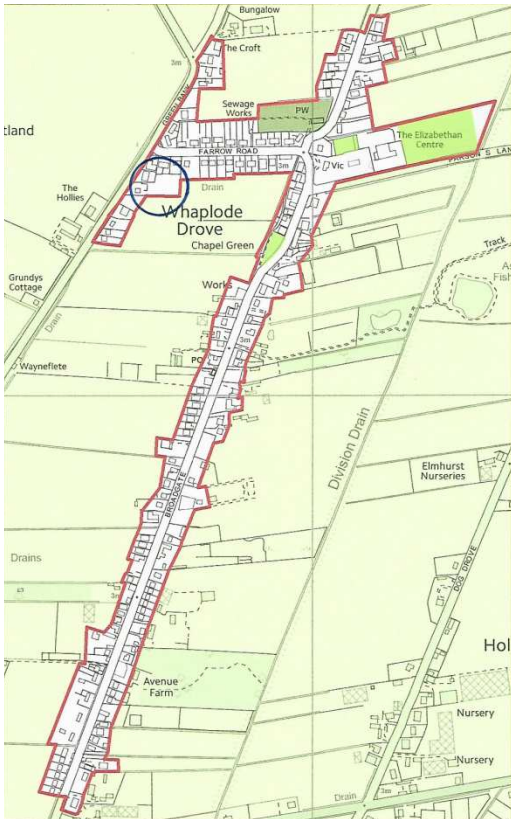
View along Back Bank looking north from site



View along Back Bank looking south from site

PLANNING

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



South East Lincolnshire Local Plan Inset Map No. 68 (application site circled)

Land directly to the south of 'Westerley' was granted outline planning permission in 2018 (H23-0695-18) & 2019 (H23-0938-19) for residential development and a bungalow is currently under construction following reserved matters approval in 2021 (H23-1049-20).

The agent has consulted with the planning department via the pre-app process and has received a positive reply on the basis that a scheme should comprise 2 no. bungalows (refer to pre-app letter ref. PE-00444-21 on the following page). The submitted indicative layout shown on PD01 has incorporated this advice.

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

Andrew Wright
26 Joys Bank
Holbeach St Johns
Spalding
Lincolnshire
PE12 8SD

3rd December 2021

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00444-21 **Case Officer:** David Gedney
Location: Westerly Back Bank Whaplode Drove Spalding
Proposal: Proposed development.

I write in reply to your recent pre-application enquiry and apologise for the delay in responding.

The site is inside Whaplode Drove Settlement Limit as defined in the South East Lincolnshire Local Plan (SELLP), 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within Other Service Centres 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.

Policies 2 and 3 of the SELLP are also of relevance. Policy 2 indicates that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met in relation to, inter alia, size, scale and impact on the amenity, character and appearance of the area. Policy 3 states that it should create a sense of space and respect the character of the area within which it is situated.

Addressing the above policies, existing development on the rural fringe of the settlement is predominantly linear. Consequently, if the view is taken that development at the rear qualifies as infill, any development should be loose with a rural character. With this in mind, the proposed schemes are considered to be overdevelopment and incongruous to the rural locality. A more appropriate form of development, in my opinion, would possibly be a couple of single storey properties at the rear. In accordance with the Council?s current guidance, any private drive should not exceed 30 metres in length.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

DC_PREAPP - ODB: 25

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

D M Gedney

David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk

DC_PREAPP - ODB: 25

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 site has become a burden for its current owner and serves no useful purpose. As the site falls within the development boundary of Whaplode Drove it lends itself to residential development. In addition, the application site benefits from being in Flood Zone 1.

Land directly to the south was first granted outline planning permission in 2018 for residential development and a bungalow is currently under construction.

The agent has consulted with the planning department via the pre-app process and has received a positive reply on the basis that a scheme should comprise 2 no. bungalows.

There is a generous amount of space to the side of 'Westerley' to accommodate an accessway to the rear of the site. Back Bank is a very quiet straight road with excellent visibility in both directions.

It is demonstrated on the submitted indicative site plan that the site is of an adequate size and proportions to comfortably accommodate 2 no. dwellings (bungalows) in a way that is in keeping with the character of the context.