

## PLANNING APPLICATION H23-0258-15

Proposed erection of a new dwelling - 91 Broadgate, Whaplode Drove, PE12 0TN. Mr And Mrs D Ling

Whaplode Drove is a thriving village, and there is room for a small amount of new housing/infill development here. The siting of this proposal will have little or no effect on roads, amenities or the character of the village and has provision for travel by sustainable means: village facilities are easily accessible by foot or bicycle, and bus stops for travelling to nearby towns and larger villages are within easy walking distance of the proposed entrance to the development.

We understand that Whaplode Drove falls within the 'other rural settlement' hierarchy but we struggle to understand why this is the case as it offers more in sustainability than the neighbouring village of Gedney Hill that's higher up in the hierarchy as a 'group centre'. Whaplode Drove is a sustainable village with many facilities/services etc including a shop, a post office, a music factory, a rubber factory, a social club and bar, a church, a village hall/church rooms, a main franchise garage and petrol station, clubs like keep fit, badminton, pool, bingo, choir etc and has regular daily bus services to Spalding, Holbeach, Crowland and surrounding villages. We feel this application should be taken on its own merits and that allowing this residential development would meet an individual need and have little or no effect on the overall numbers in South Holland. This need is immediate as there is not currently a 5 year housing land supply in the South Holland District and would help meet the longer term strategic need for housing in the local emerging plan.

As set out in policy HS6 -

1. It is within the settlement limits of the former development boundary map
2. It is a brownfield site
3. It is *infilling within the street scene*
4. It is unlikely to harm the character of Whaplode Drove

The site for this development has been well chosen. It is within the boundaries of the village along the main street and therefore nearby to Whaplode Drove's local services, such as shops, the Primary School, the pub/social club and the village hall. We have grown up in the area, our children are settled in Schools here and we would very much like to remain, but family-size houses such as the proposed rarely come available on the market especially in our price range. This development will also make it possible for

us to get on the housing ladder. We want to give our children their first own family home and allow them to lay some roots.

We have changed the appearance of the house slightly to be more modern and in-keeping with the latest new build across the road and be sensitive but welcoming to the character of the countryside. It will enhance the environment, so helping to raise standards of design more generally in rural areas. It also incorporates bigger windows, air source/under floor heating and other things such as led lighting to be more energy efficient.

We use the facilities in the village daily. We can purchase most things from our weekly grocery list from the local shop and post office. There is an established daily bus service from the village and another service that collects and drops off my children for both the local Primary School and Spalding Grammar Secondary School where my eldest son attends. There is a mobile chip shop that we use once a week and a social club and bar that we use 2/3 times per week. Also working in the local businesses means I don't need to travel into the local towns very often at all.

Mr and Mrs Ling