DESIGN & ACCESS STATEMENT

Client: Mr Welch

Project: Stockwell Gate, Whaplode, Spalding, Lincs (residential development)

Ref: 022103

Document Ref: DAS01 (P1)

Date: 10.08.22

INTRODUCTION

The proposed site falls within the defined settlement limit of Whaplode (South East Lincolnshire Local Plan 2011-2036, Inset Map No. 27). The majority of the application site is also designated for residential development (Wha002).



View of southern part of the site



View of southern part of the site



View of northern part of the site

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 (42 dwellings). On this basis an indicative site layout forms part of this application.

AMOUNT

The application site area is approximately 1.84ha* (**land within applicant's ownership*). The proposal is for residential development comprising 42 no. dwellings. It is accepted that 25% of the dwellings (i.e. 11 no.) would be affordable, however, the final mix / tenure of this provision would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD02 demonstrates that a mix of dwellings in line with the recommendations of Angela Doherty (see pre-app letter) can be achieved.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD02 demonstrates that a development comprising 42 no. dwellings (based on a mix of houses and bungalows) can comfortably be accommodated.

SCALE

The scale would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD02 demonstrates that a development comprising bungalows and 2 storey dwellings can be sympathetically integrated within the immediate context.

The immediate context comprises mainly two storey dwellings with two single storey dwellings to the south.



Bungalows to the south of the site



Typical 2 storey houses along Stockwell Gate

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.



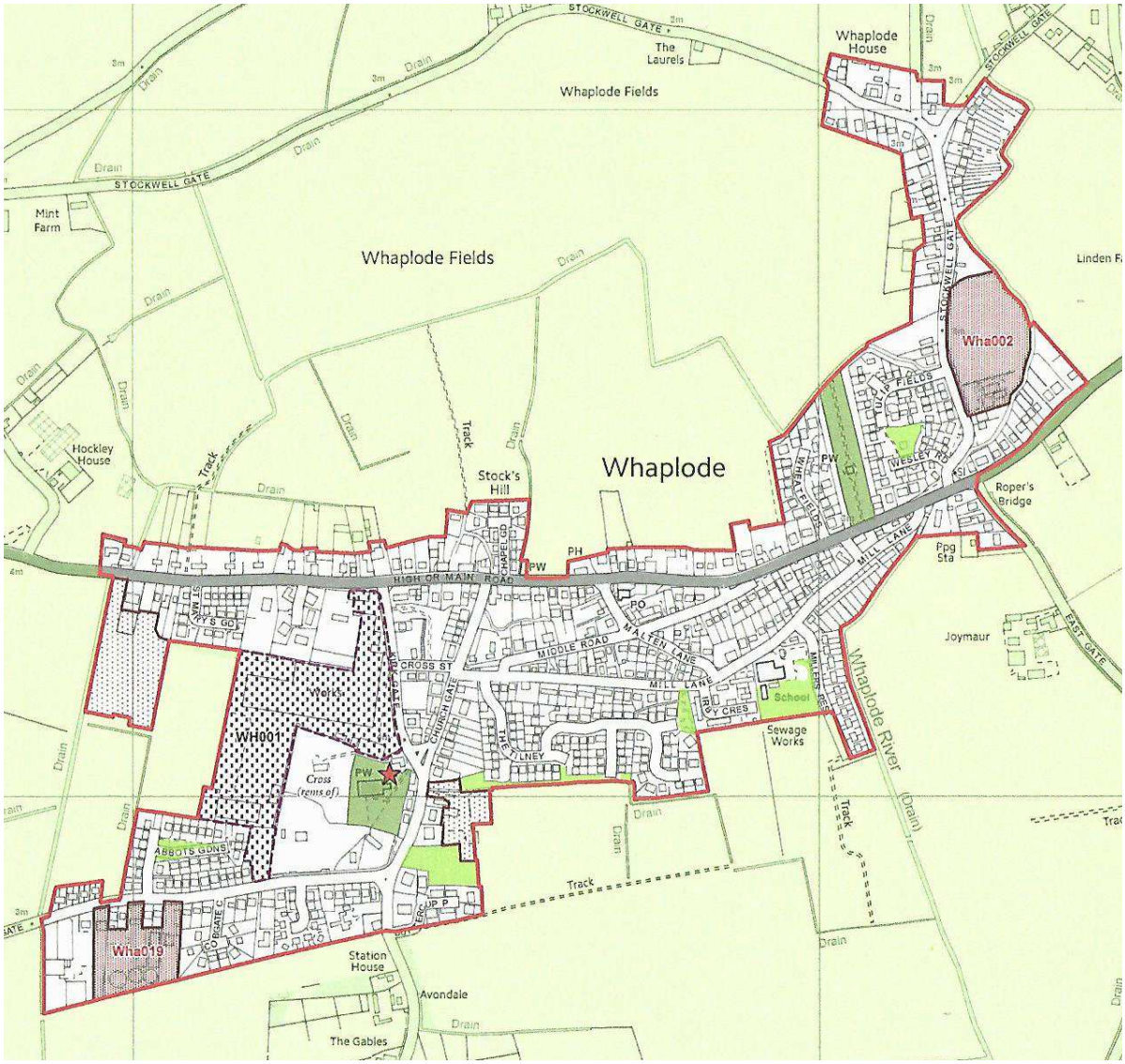
View northwards along Stockwell Gate



View southwards along Stockwell Gate

PLANNING & CONSULTATION

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 27.



Extract from South East Lincolnshire Local Plan Inset Map No. 27

SOUTH HOLLAND DISTRICT COUNCIL

The agent has consulted with the planning department via the pre-app process and has received a positive reply (refer to pre-app letter ref. PE-00457-21 as follows below).

Pre-app letter ref. PE-00457-21

SOUTH HOLLAND DISTRICT COUNCIL

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Andrew Wright
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8th December 2021

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference:	**PE-00457-21**	**Case Officer:**	**Lucy Buttery**
Location:	**Land Off Stockwell Gate Whaplode**		
Proposal:	**Proposed development.**		

As you are aware, the site is a housing allocation in the South East Lincolnshire Local Plan (2019), with Policy 11 specifying an indicative capacity of 39 dwellings. The supporting text to that policy indicates that this is not a maximum or minimum capacity and therefore it can be construed that a higher number may be considered acceptable if the proposal is suitable in all other regards.

Given that any site layout plan that is submitted would be treated as purely indicative, it is not necessary to identify on that plan affordable units. However, for your awareness, Angela Doherty has advised that to meet needs and adhere to local and national policy, 25% affordable dwellings should be sought, comprising of 70% rented, 25% First Homes and 5% Shared Ownership. The rented mix should comprise of approximately 30% 1 beds, 40% 2 beds and 30% 3 beds. The First Homes should comprise of approximately 50% 2 bed houses and 50% 3 bed houses. The Shared Ownership should comprise of approximately 50% 2 bed houses or bungalows and 50% 3 bed houses. The requirement for affordable housing would be written in to a s106 agreement, along with any other developer contributions.

In terms of supporting documents required for an outline application, please see our Local Validation List: https://www.sholland.gov.uk/article/11295/Local-Validation-List

Please also be aware that the Council has recently adopted a new Guidance Note relating to its waste collection service from private drives. This will be particularly relevant to the 5 units at the southern part of the site where a ?private roadway? is indicated.

Although it is an outline application, I have the following initial observations on the ?indicative? layout:
- It would be preferable to not have the rear/and or side of that number of properties facing the public

DC_PREAPP - ODB: 25

open space so it is better integrated into the development
- Whilst it is accepted that plot sizes will differ, the layout is rather disproportionate in terms of the amount of land attributed to certain plots. Some look cramped and/or almost shoehorned in (e.g. 13-14)
- A variety of parking arrangements is preferable (i.e. not just tandem parking)
- A more even distribution of house types across the site should be considered

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.

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



Lucy Buttery, Principal Planning Officer
lbuttery@sholland.gov.uk

DC_PREAPP - ODB. 25

The pre-app advice was based on an early indicative layout and the points raised have been addressed in the submitted indicative layout.

It is stated in the pre-app letter, *'Given that any site layout plan that is submitted would be treated as purely indicative, it is not necessary to identify on that plan affordable units'.*

Notwithstanding this, in order to demonstrate that an affordable mix can be integrated within the submitted indicative layout, an affordable housing mix in line with Angela Doherty's recommendations is shown. This indicative mix as shown on drawing PD02 comprises:
4 no. 3 bed houses
5 no. 2 bed houses
2 no. 1 bed houses

It is stated in the pre-app letter, 'Although it is an outline application, I have the initial observations on the indicative layout'.

These observations have been addressed for the submitted indicative layout as follows:

- Properties generally overlook the public open space.
- The layout of dwellings is more proportionate and no plots are cramped or shoehorned.
- There is a variety of parking arrangements.
- There is an even distribution of house types across the site.

SOUTH HOLLAND INTERNAL DRAINAGE BOARD

At an early stage the agent and applicant met with South Holland Internal Drainage Board (Karl Vines and Emma Robertson) on site to discuss options relating to the open drains that abut the site to the east and west. It was agreed that it is SHIDB's preference for all of the adjacent drains to remain as open and not piped. In respect of this the indicative layout on PD02 works with the open drains and facilitates access points for the future maintenance of the drains by SHIDB.

The applicant appointed Shields Wilson engineer's who have worked with the drainage board to arrive at a drainage strategy that is acceptable to SHIDB.

L.C.C. HIGHWAYS

At an early stage the agent liaised with LCC Highways to establish the ownership/control of the portion of land between the applicant's land and the highway and to check that they were happy for an access road to cross this area into the application site.

Jon Sharpe confirmed that the land is part of the public highway and stated that it will be acceptable for any roads, paths or driveways of the proposed new development to cross this highway verge.

FLOOD RISK

A flood risk assessment by Ellingham Consulting is included as part of this application.

ENVIRONMENTAL

An environmental desk study report by Stuart Guy Consulting is included as part of this application.

HERITAGE

A Heritage Statement by Acorn Archaeology is included as part of this application.

ECOLOGY

An ecology survey has been carried out by Greenlight Environmental Consultancy and a preliminary ecological appraisal is included as part of this application.

CONCLUSION

The entire application site falls within the defined settlement limit of Whaplode (South East Lincolnshire Local Plan 2011-2036, Inset Map No. 27). The majority of the application site is also designated for residential development (Wha002).

Pre-app consultation has been undertaken with SHDC, together with pre application consultation with SHIDB and LCC Highways. Feedback has been positive and where advice has been provided such aspects have been addressed wherever possible.

A scheme is submitted as part of this outline application to demonstrate how the site could be laid out, however, as this is only an outline application (with all matters reserved) this should only be considered as indicative.