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DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION FOR A PROPOSED BUNGALOW AT LAND BETWEEN
260 High Road and 1 Stocks hill, and adjacent to 266 Malham High Road

On Behalf Of Mr Simon Sleight

DATE 12th DEC 2018

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1. Introduction & Purpose of Statement

This Planning Statement is submitted in support of the proposal to construct a single storey dwelling house and to give additional detailed information to officers and consultees dealing with the application and to inform the public and others with an interest in the proposal about the site and the form of development.

2. Background

This application is submitted by the Mr S Sleight known as the owner of the site. The applicant is looking to develop land between 260 High Road and 1 Stocks hill, and adjacent to 266 Malham High Road all for new housing in accordance with the governments push to deliver sustainable housing in accessible rural locations to maintain rural viability. The application was the subject of a pre-application enquiry, the response to which did not offer support at the time, but with the positive pre-application to the neighbouring property then feels the councils views to this application may receive the support to the principle of development as proposed.

3. Scope of the Application

The submission is made for the erection of a single storey family home, access, parking and landscaping on the land identified in red on the attached block plan.

4. Site Location and Context

The application site lies within the built-up area of Whaplode set behind but 260 High Rd and in front of 1 Stocks Hill.

The site is within the village development boundary as defined in the emerging Lincolnshire Local Plan.

The site formally formed part of the garden of the donor property 260 High Rd and is currently used as a builders yard, with access off Stocks Hill.. It is surrounded on all sides by housing or car parking.

The frontage of the site abuts Back garden of 260 and the rear to 1 Stocks hill and has 1800mm high fencing all round.

The developable application site extends to approximately 594 sqm and is identified edged red on the plan attached.

The development area is approximately rectangular in shape with a frontage and has max dimensions of 30.5m and average depth of 20.7m.

The majority of the proposed area retained will be lawned and the site is bounded by a substantial fence with small landscaped areas and drive way.

The relationship to the Existing Dwellings is on the photos attached.

6. Other Considerations and Constraints

Extent of Adopted Highway - the site has access direct to the adoptable highway on High Road and an existing access proposed in gravel to gain access to the private driveway.

Trees – There are no trees on the site

7. The Proposal (Scale and Layout)

The application seeks consent for a modest detached family home as shown on the layout plan.

The position of the buildings on the site is predicated on the desire to keep the within scale of its surroundings and plot size.

The windows to habitable rooms are orientated to suit the site and are demonstrated on the attached plan and shown on the site plan that it can adequately accommodate the development without it causing overlooking, overshadowing or any overbearing impact.

(Access)

A new up graded vehicular and pedestrian access will be constructed on stocks Hill. It is evident that there is adequate visibility in both directions.

(Parking)

A new detached garage is proposed with additional Car parking and turning is conveniently located for the proposed dwelling.

The application proposal can accommodate at least 3/4 car park spaces and on site turning enabling vehicles to enter and leave the site in a forward gear.

Secure cycle parking for the home owners and visitors can be provided in the private gardens and there is sufficient space available for the provision of garden sheds which could be used for covered cycle parking.

General Building Arrangements / Materials

Attention has been paid to detailing to ensure that the development is high quality in terms of design and materials as appropriate and relative to this location.

Brick and tile will be used but the applicant requests that the actual materials specifications are as detailed on the proposed drawing attached.

The design aims to create a modest scheme that fits within the village in terms of scale and character.

Sustainable Drainage Strategy

Surface water drainage will be via soakaways and percolation. The external hard surfaces will be permeable.

The entrance crossover and parking spaces will be in permeable. The vehicle manoeuvring space and parking areas within the site will be permeable and most likely road stone base with gravel top dressing.

Rainwater goods will discharge into soakaways

Foul drainage will connect onto the private drains of 260 high road

Domestic Waste / Refuse

As with the other properties in the area waste and recycling bins/bags and services will be used by the residents.

Bins will be positioned at the rear of the houses and brought forward to the allocated "collection" space at the front of the site on collection days.

Bin storage areas will be hard standing.

Biodiversity

A minor application biodiversity checklist is submitted with this application.

8. Planning Policy Context and Considerations

The site is located within the settlement boundary of the village in the emerging local plan and whilst significant weight can be given to this in decision making weight must also be given to the NPPF and this application must be considered within the context of the National Planning Policy Framework and development plan policy including the following: -

It is noted that one of the key stated aims of the NPPF at para 47 is to 'significantly increase the supply of new housing.'

Five Year Land Supply

It is understood that the Council cannot currently demonstrate a five-year land supply. Thus, there is a presumption in favour of sustainable development.

This is a sustainable site and its development would contribute to the delivery of new housing and add to housing choice within the urban area.

Para 2 of the NPPF Confirms that; Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Site

Whilst the SHDC and Lincs local plan is in a period of transition there remain a number of policies material to the consideration of the proposal in terms of principle and detail.

Policy 1: Presumption in favour of Sustainable Development Policy 2: Spatial Strategy Other Service Centres and Settlements; and the policy states that Within the settlement boundaries of the Other Service Centres and

Settlements 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.

Policy 3: Development Management Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: 1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses; 2. quality of design and orientation; 3. maximising the use of sustainable materials and resources; 4. access and vehicle generation levels; 5. the capacity of existing community services and infrastructure; 6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion; 7. sustainable drainage and flood risk; and 8. impact and enhancement for areas of natural habitats and historical buildings and heritage assets.

National Planning Policy Framework (NPPF) published March 2012

The National Planning Policy Framework (NPPF), published on 27 March 2012, is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities. The NPPF should therefore be approached as a piece of guidance in drawing up these plans.

When determining Planning Applications, the NPPF directs LPAs to apply the presumption in favour of sustainable development; the 'golden thread' which is expected to run through their plan making and decision-making. It must be noted however that this is expected to apply except where this conflicts with other policies contained within the NPPF. (Paragraph 14)

Inter alia

where the development plan is absent, silent or relevant policies are out of date, granting permission unless: ☐ any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Para 14 also explains that 'Housing applications should be considered in the context of the presumption in favour of sustainable development.'

It is noted that Para 55 seeks to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Whilst it goes on to resist 'isolated new homes' in the open countryside it does not prevent new development in sustainable rural areas and requires that development plans make provision for such allocations to support rural communities.

Given that Whaplode has been identified in the emerging local plan as suitable and sustainable location for limited new housing it is clear that the LPA consider that new development is in principle appropriate.

It is acknowledged at a national level that there is an overriding need for the delivery of new homes and the recent ministerial paper 'Towards a one nation economy: a 10-point plan for boosting productivity in rural areas.' Sets out the direction of new policy and the government express desire to increase availability of housing in rural areas.

This document sets out a 10-point plan that the government will put into action to increase productivity growth in England's rural areas. The actions are organized around five areas considered to reflect the key priorities for rural areas: ☐ rural areas fully connected to the wider economy ☐ a highly skilled rural workforce ☐ strong conditions for rural business growth ☐ easier to live and work in rural areas ☐ greater local control

It is therefore considered that the proposal could help deliver much needed new homes to help the council meet its targets in the near future.

9. Community Infrastructure Levy (CIL), Developer Contributions

It is understood that South Holland does not currently seek to impose Community Infrastructure Levy.

Given the scale of the site it is not expected that any S106 contributions will be sought. However, this is a matter that will be considered as part of this application.

10. Conclusion

This application is for full permission for a pair of semi-detached 2 storey dwellings within the development boundary of Shepeau Stow which is identified in emerging policy H2 as a sustainable and accessible location for limited rural development.

The proposal has been designed to be delivered in accordance with relevant design and amenity policies in P3 of the emerging plan and the NPPF.

The proposed dwellings add to housing choice within the village (and district) in accordance with the NPPF and development plan aspirations.

11. Final Remarks

I trust that the material enclosed with this application is sufficient for your purposes, however, should you require any additional information or wish to meet either on site or at your offices to discuss any aspect of the proposal please do not hesitate to contact me at your earliest convenience.

We hope that officers and the council will be able to support this proposal and grant planning approval with such conditions as may be considered necessary.

Flood Risk

Below is an extract from the EA flood map for planning indicating that the site is deemed to have a low risk from flooding.





