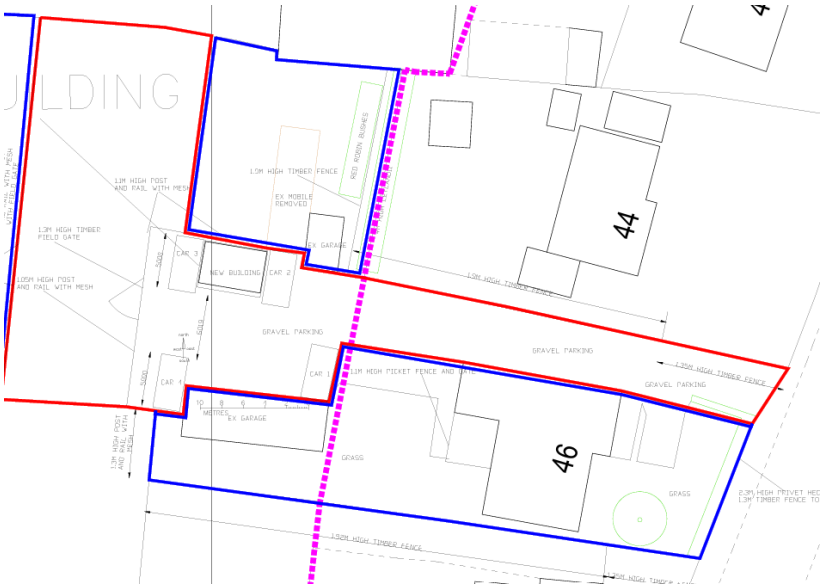
Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding at 46 Broadgate, Whaplode Drove.

Planning Design and Access Statement on behalf of Mr. and Mrs. Braddick



3D Planning - Town Planning Consultancy

Planning Design and Access Statement in support of an application Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding at 46 Broadgate, Whaplode Drove.

Introduction

Paragraph: 034 Reference ID: 26-034-20140306

This Planning Statement incorporates statements in accordance with local and national planning guidance and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Planning Design and Access Statement in support of an application Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding at 46 Broadgate, Whaplode Drove.

Proposal

The application is made for erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding at 46 Broadgate, Whaplode Drove.

Background

The applicant built the current house on site following a grant of planning permission.

Whilst the property was being built, they lived in a mobile unit to the rear of the property -in the paddock.

During construction of the dwelling Mrs Braddick started childminding from the property and this was mostly accommodated in the mobile unit with outdoor play in part of the paddock area close to the house.

The owners were approached by SHDC planning enforcement who confirmed that in the opinion of the council planning permission is required for the use of the mobile unit for child-minding and change of use of the paddock.

It is normally the case that child-minding of fewer than 6 children is not treated as development that requires planning permission- provided that it is from an established residential dwelling and curtilage.

As the mobile unit lies outside of the defined curtilage it cannot benefit from this ruling- although it does give a clear indication as to the level of childminding that is deemed to be acceptable (through caselaw) in a residential area without causing material harm- or requiring planning permission for a change of use.

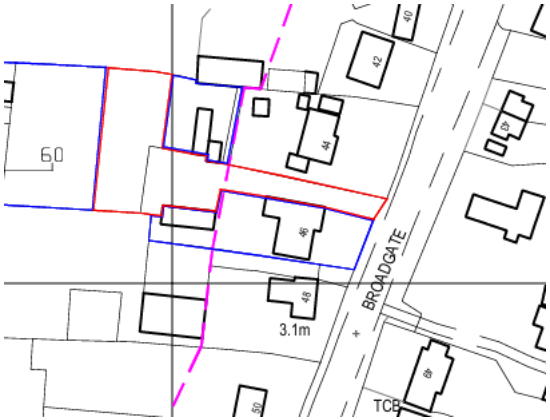
This application is made for

- Removal of existing mobile unit
- Siting of new smaller log cabin within the curtilage- to be used for domestic purposes and as part of that it will be used for childminding 4 days a week.
- a change of use of part of paddock to play area- although it is questioned if at the level proposed the change of use is actually material.

Planning Design and Access Statement in support of an application Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding at 46 Broadgate, Whaplode Drove.

Site

Location – 46 Broadgate, Whaplode Drove, Lincs.





Existing Use –domestic curtilage and associated paddock land to rear (west).

Site features – see photos.



Existing mobile unit (to rear of no 44)- to be removed.



Side of exiting mobile unit.



View from unit to new dwelling.



Play space looking towards paddock.

Planning background

PLANNING APPLICATIONS SEARCH

Back to Search page

Reference	Location	Proposal	Received	Type	Status
H23-0883-21	Adj. 48 Broadgate Whaplode Drove Spalding PE12 0TN	Proposed 3 bed bungalow with access, parking and hard and soft landscaping including replacement of existing garages - re-submission of H23-0521-21	18-08-21	FULL	Approved
H23-0521-21	Adj. 48 Broadgate Whaplode Drove Spalding PE12 0TN	Proposed 3 bed bungalow with access, parking, hard and soft landscaping including retention of existing garages and demolition of barn	10-05-21	FULL	Approved
H23-0522-21	Adj. 48 Broadgate Whaplode Drove Spalding PE12 0TN	Proposed stables, training ring and change of use of land to paddocks	10-05-21	FULL	Approved

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H23-0883-21 **Date of Decision:** 11th October 2021

Applicant: Mr D Braddick
Broadgate Road
Whaplode Drove
Spalding
PE12 0TN

Location: Adj. 48 Broadgate Whaplode Drove Spalding

Description: Proposed 3 bed bungalow with access, parking and hard and soft landscaping including replacement of existing garages - re-submission of H23-0521-21

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

The applicant did carry out a formal pre application consultation with SHDC ref HPE-0547-26

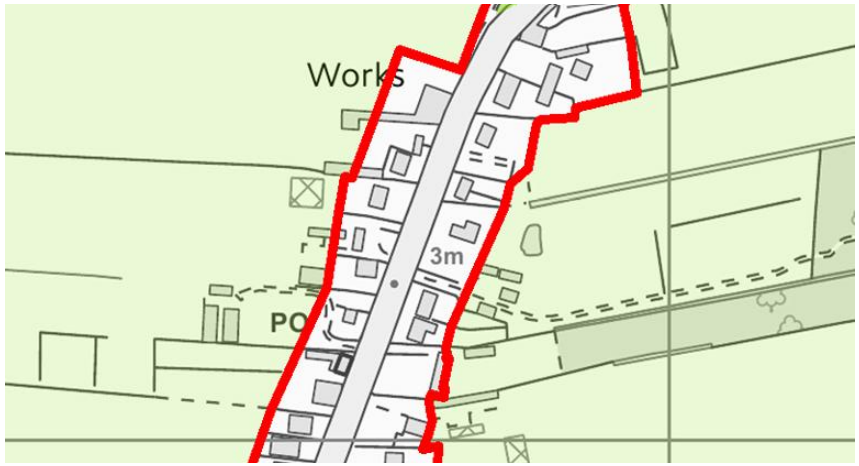
This confirmed that the child-minding as carried out in the existing mobile would require planning permission and that whilst no actual harm was being caused it would be likely to be refused on principle as it was outside of the curtilage and outside of the development boundary meaning that whilst permitted development rights did apply to the curtilage -rural policy of restraint were applicable outside of the development boundary.

This application is a considered, design and policy led response to the officers' pre app comments.

This PDAS makes reference to the new NPPF (2026) which supersedes the one in place when the officer made her pre app comments (NPPF 2024).

Planning policies

The plot as defined on the base permission straddles the development boundary for Whaplode Drove as set out in the local plan (see extract below) and as such whilst the domestic curtilage and domestic permitted development applies the whole of the red edge application site- it is clear that the western end of the site is outside of the development boundary and as such rural policies of restraint apply.



The policy framework relevant to this application is the SE Lincs Local Plan 2019 and the new NPPF published in Aug 2026- after the pre app response was made.

SE Lincs
Policy 1 Spatial strategy -*Whaplode Drove is identified as an 'Other service centre'.*

Within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) 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. Development will normally be limited to Committed sites and infill.

In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policy 2: 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;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

Ref also made to
Policy 3; in respect to Design
Policy 32: Community, Health and Well-being

The development of new community facilities will be supported, provided that they are located so as to be:

1. as close as possible to the community they will serve;
2. readily accessible by public transport, on foot, and by bicycle;
3. compatible with nearby uses and the character and appearance of the neighbourhood; and

Authorities should attach considerable importance to providing for sufficient education facilities (including early years, school and post-16 provision).

HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

1. Substantial weight should be given to the benefits where:

   a. New or improved public service infrastructure or community facilities would be provided; and

   b. Development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities, meeting places and opportunities to grow or purchase healthier food).

New NPPF- August 2026 whilst the NPPF is intended to be read as whole- specific mention is made to the following.

17 Achieving sustainable development. This underpins all the policy making and decision-making policies in the NPPF.

NPPF S5: Principle of development outside settlements is largely restrictive however 1b enables exception for local services where a location outside the development boundary is necessary.

Point 4 4. Development proposals which do not fall within one of the categories set out in this policy should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

Section 16

16. Promoting healthy communities

The objective of the policies in this chapter is to promote the creation of healthy and inclusive places and support the provision of appropriate public services, by enabling development which can support this aim and seeking to retain, improve and deliver new facilities which are important for community wellbeing and minimising inequalities.

HC1: Planning for healthy communities; Para 2

Planning Design and Access Statement in support of an application Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding at 46 Broadgate, Whaplode Drove.

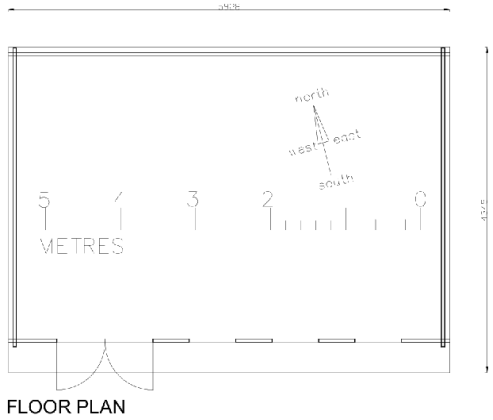
Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount; erection of timber outbuilding for domestic use including use for childminding.

Layout; photo showing line of proposed unit marked with blocks.



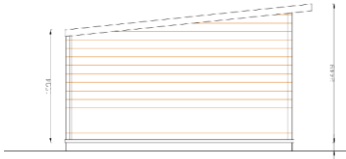


FLOOR PLAN

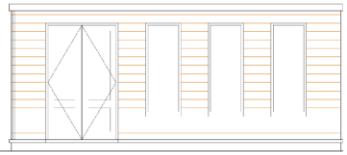
Scale/ appearance;



REAR ELEVATION



SIDE ELEVATIONS (OTHER ONE HANDED)



FRONT ELEVATION

Access; existing domestic access is used with parking and turning available adjacent to the unit- see block plan.



Example of similar cabin with timber cladding.

Planning Design and Access Statement in support of an application Erection of log cabin for incidental domestic purposes and use for childminding, change of use of part of paddock to play area in association with childminding at 46 Broadgate, Whaplode Drove.

Planning issues

The officer comments in relation to the pre app proposal focused on the position of the existing mobile unit on land in the paddock- i.e. not in the domestic curtilage- and the implied adverse impacts that this has on the open countryside and tensions with local plan policy S1.

The new application differs from that considered in the pre app.
It is confirmed that this mobile will be removed and a new, and much smaller domestic outbuilding will be erected in the domestic curtilage.

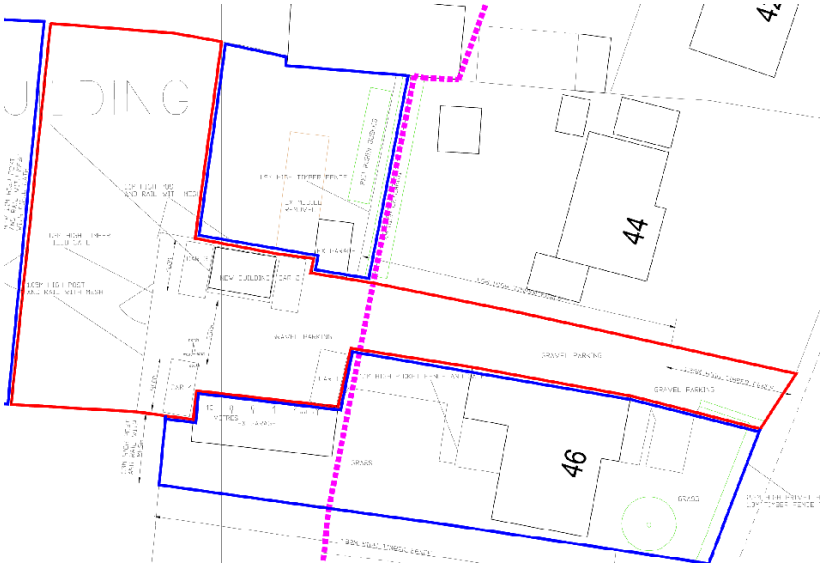
It is the case that a domestic outbuilding can be erected in the curtilage of the dwelling without the need for planning permission under Class E of the GPDO- and given the level of childminding proposed is consistent with that which does not constitute a material change of use, this use should be acceptable with this new building as it is part of the primary residential use of the site.
The council considers that the use of part of the paddock for outdoor plan is a material change of use.

However, for the avoidance of any uncertainty the new outbuilding and the proposed part time use for child-minding is included in this application to formalise the planning status of the use- including use of the paddock.

Scale of use
For clarification, the proposed childminding will consist of;
4 children 4 days a week Mon to Thurs 0800-1730
No additional employees – other than the applicant.

The level of childminding proposed is below that (in caselaw) is considered to be a material change of use and as such the level of impact from 4 children 4 days a week is within a level usually considered acceptable- and there is no material consideration in relation to this site that would indicate that this would not apply.

Development boundary and policy S1



See site boundary with dev boundary superimposed – purple dashes.

In relation to impact on the countryside- reference is made to the Emerging local plan assessment of a major development WHA042.

The site would create an extension to Whaplode Drove, where the emerging Plan seeks the identification of no new allocations.
ENVIRONMENTAL IMPACTS - it will not have adverse impacts on natural or heritage assets. However, if developed in isolation, it would have an unsatisfactory relationship to the existing built-up area. Only if it were developed in conjunction with site Wha024 would its development not have adverse impacts upon the character and appearance of the area.
INFRASTRUCTURE - it will not lead to the loss of, nor place undue burdens on, existing infrastructure.
LOCATION - it is accessible to Whaplode Drove's existing services & facilities, & is located adjacent to the village's existing built-up area.
SITE CHARACTERISTICS - the site has no intrinsic amenity value, and there are no nearby 'bad neighbour' uses. However, the site is grade 1 agricultural land, and is not previously developed.
TRANSPORT - it will not create or exacerbate traffic problems, and services & facilities are accessible on foot & by bicycle, & by public transport.

The site is very similar in character to that that assessed above and has no intrinsic amenity or landscape value as countryside - especially as the defined settlement boundary along Broadgate excludes a large number of outbuildings and bears no relation to domestic curtilages.
The patten of existing outbuildings to the rear of the properties is such that the new unit will not project further into the countryside.

To this extent the siting of the outbuilding has no adverse impact on the countryside as it is likely to be permitted development, the appearance is appropriate to a village edge site with timber cladding supporting a rural appearance.

Evidence of need
There is considerable local demand for the childminding service, with current places booked out and a waiting list.
It is anticipated that there will be a number of letters of support for the application.

Parish Council
The applicant attended the September meeting of the Parish Council under the public speaking protocol and explained the situation that has led to the application and the serviced provided.

Whilst the Parish Council was not able to directly comment on its view of any forthcoming application it did express gratitude for the presentation.

Noise and disturbance
As set out above the level of use is below that where normally planning permission would be required and as such there is a level of noise which is acceptable. It is obviously more prevalent in the summer when the children can play in the paddock.
It is noted that within the pre application response the council did not raise this as an objection.

Access and parking
The proposal has now amended its drop off and pick up operation and rather than asking parents / guardians to park on the street and walk children to the mobile parent will now drive (or walk) to the yard at the rear of the dwelling to drop off and collect the children.

There is adequate space available for 4 cars to park and turn within the yard in addition to the applicants' vehicles which will be either parked at the front of the dwelling on the exiting hardstanding or in the garage to the rear. See layout plan.

It is noted that currently 2 children are regularly walked to the site with their parents/ guardians per day.



Sustainable development
The local plan and new NPPF are predicated on planning for sustainable development.

The applicant provides an important local service for the residents and families of the village- it is clearly more sustainable for a childminder to the located in the village than for families to have to travel to find childcare on large settlement such as Crowland, Cowbit or Spalding.

The NPPF highlights the need for local serves to be protected in the countryside HC1 and HC4 and the important function that local services- explicitly including early years education – can play in social sustainability.

Therefore, in addition to the reduction in travel and consequent carbon savings the social suitability of having local services within the village is not only important but also consistent with policy aims.

Conclusions

The benefits of having a childminder within the village are clear and consistent with planning policy aims.

It remains the case- as set out in the Act and NPPF that planning decisions should be taken in accordance with planning policy unless material considerations indicate otherwise.

Whilst the change of us of the paddock is outside of the development boundary the level of impact between its lawful use as a paddock and an outdoor play are for 4 children is insignificant and can be reversed through the removal of the toys.

The harm to the open countryside policy is considered to be at best minor- the new building is set within the yard and does not impact on open countryside- the only element that does is the use of part of the paddock for outdoor play.



Overall, it is considered that the impact of the proposal and tensions with the restrictive policies in the development plan are clearly outweighed by the social and sustainability benefits of the development in retaining and encouraging social and service facilities in the village.

It is therefore contended that the planning balance indicates that the benefits of the proposal outweigh any harm to countryside protection policies and planning permission should be granted.