G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 3018-16

RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE WEST
WHAPLODE
SPALDING
LINCS
PE12 6UE

FOR

F. DRING & SONS LTD



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 3018-16

RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE WEST
WHAPLODE
SPALDING
LINCS
PE12 6UE

This application is to acquire Town & Country Planning Permission (Outline) off Stockwell Gate West, Whaplode for the benefit of F Dring & Sons Ltd.

The proposal is to convert the existing agricultural barn into a 3 / 4 bedroom dwelling together with an additional 3 / 4 bedroom barn "look-a-like" new dwelling to the West of the existing barn conversion. Pre-application advice was acquired with relatively positive response subject to design (see appendix).

The site Is designated within the South East Lincolnshire Local Plan (SELLP), therefore is considered as being in a sustainable location.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE).

USE

The application is to secure the long term future of the site and existing agricultural barn.

AMOUNT

The existing site is a former agricultural farm yard, part of the Crown Estates, the proposal is to convert the main farm buildings to residential together with an additional residential unit that compliments the surrounding buildings, including the adjacent Whaplode House, which is a Grade II listed building (198105).

LAYOUT

Layout of the proposal is indicatively shown on the applications plans, final plans and layout to be determined by Reserved Matters.

SCALE

Scale of the proposal to be determined at Reserved Matters stage.

LANDSCAPING

The current site to be improved by a site specific comprehensive landscaping and boundary treatment scheme to be agreed by Reserved Matters conditions.

APPEARANCE

Architectural design of the proposed dwellings and detailing of the barn conversion to be agreed by Reserved Matters.

ACCESS

The barn conversion will be accessed off the existing farm access, the adjacent new "barn look-a-like" dwelling to be accessed via the existing off Stockwell Gate West to the requirements and specification of LCC Highways Department.

FLOOD RISK

As the site is within Flood Zone 3 of the Environment Agency flood map a site specific Flood Risk Assessment will be required.

APPLICATION PLANS

3018-16-01 Location & Site Layout Plans – Existing
3018-16-04 Location & Site Layout Plans – Proposed

G R Merchant
October 2017

Ref: 3018-16

APPENDIX

LOCATION PLAN 1/2500

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) BOUNDARY PLAN
INSET MAP NO 27 – WHAPLODE

PRE-APPLICATION ENQUIRY & RESPONSE PE-00817-16

"GOOGLE" SITE PLANS

SITE PHOTOGRAPHS

LCC HIGHWAYS BOUNDARY PLAN

LAND REGISTRY PLAN

LISTED BUILDING – WHAPLODE HOUSE (198105)

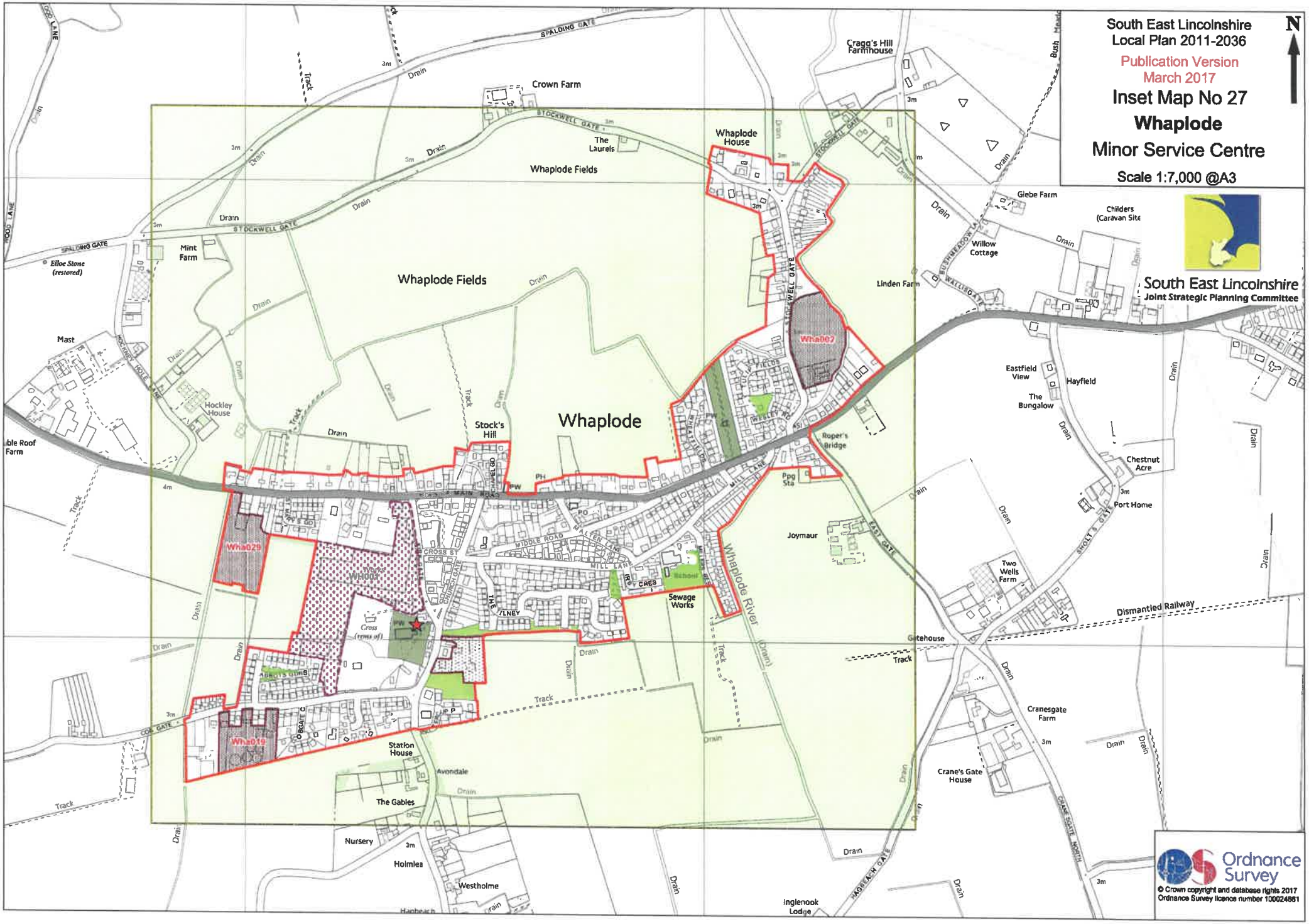
ENVIRONMENT AGENCY FLOOD MAP

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) BOUNDARY PLAN
INSET MAP NO 27 – WHAPLODE


South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 27
Whaplode
Minor Service Centre
Scale 1:7,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Whaplode
Whaplode Fields
Whaplode House
Crown Farm
Cragg's Hill Farmhouse
The Laurels
Glebe Farm
Childers (Caravan Site
Willow Cottage
Linden Farm
Mint Farm
Elloe Stone (restored)
Mast
Hockley House
Stock's Hill
Roper's Bridge
Eastfield View
Hayfield
The Bungalow
Chestnut Acre
Port Home
Joymaur
Two Wells Farm
Sewage Works
Whaplode River (Drain)
Dismantled Railway
Gatehouse
Cranesgate Farm
Crane's Gate House
Station House
Avondale
The Gables
Nursery
Holmlea
Westholme
Inglenook Lodge
Wha007
Wha029
Wha019
Spalding Gate
Stockwell Gate
Middle Road
Mill Lane
Cross St
Church Gate
Track
Drain
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PRE-APPLICATION ENQUIRY & RESPONSE PE-00817-16

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com> 23 September 2016 at 16:29
To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE WEST, WHAPLODE

I have been approached by Mr & Mrs Barlow, who own the property at Crown House Farm, Stockwell Gate West which also includes a range of derelict farm buildings to make an application for removal of the barns and change the use for residential purpose.

Please find attached an indicative layout for consideration, your informal opinion would be appreciated prior to making a formal Town and Country Planning Application.

If you require any further clarification of my client aspirations please do not hesitate to contact me.

Yours Faithfully
G R Merchant

G R Merchant Ltd
01406 490800

2 attachments

3018-16-01 (BARLOW).pdf
632K

3018-16-02 (BARLOW).pdf
858K

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00817-16 G R Merchant on Behalf of Client Mr & Mrs Barlow

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> 26 September 2016 at 10:19
To: gr.merchant@btconnect.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: PE-00817-16

PROPOSAL: Residential Development

LOCATION: Off Stockwell Gate Whaplode

APPLICANT: G R Merchant on Behalf of Client Mr & Mrs Barlow

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

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

G R Merchant On Behalf Of Client Mr & Mrs Barlow
Gr.Merchant@Btconnect.Com

31st October 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00817-16 **Case Officer:** David Gedney
Location: Off Stockwell Gate Whaplode
Proposal: Residential Development

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

The site is located outside Whaplode Development Boundary as defined in the South Holland Local Plan, 2006. Policy HS7 indicates that new residential development is normally only allowed in such locations if it is proven essential to meet the needs of rural workers, or the proposal is for small scale rural exception affordable housing that complies with Local Plan Policy HS9.

The proposal does not meet any of the criteria outlined above and is therefore contrary to Policy HS7. However, the Council does not currently have a five-year supply of deliverable housing sites. Paragraph 49 of the National Planning Policy Framework, 2012 states that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 49 of the Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraphs 7 and 8 explain that the three mutually dependant dimensions to sustainable development are social, economic and environmental.

Assessing the proposal against the above, the site is within Whaplode Development Boundary as defined within the emerging South East Lincolnshire Local Plan. However, it adjoins Whaplode House, which is grade II listed. The latter is an 18/19th century Georgian property within a spacious rural setting. Removal of the existing traditional 19/20th Century crew yard, which is of historic interest in its own right, and replacement with a row of new properties on plots 1, 2 and 3 in particular, would have a harmful effect

upon the setting of Whaplode House.

No objections would be raised in principle to a conversion of the existing crew yard along the site's frontage to residential, which could be sympathetically converted without harming the setting of the listed building.

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

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

Gmail **G R MERCHANT <grmerchant.arch.cons@gmail.com>**

PE-00817-16

1 message

G R MERCHANT <gr.merchant@btconnect.com> 1 December 2016 at 11:19
To: "Gedney, David" <dgedney@sholland.gov.uk>

Dear David

RESIDENTIAL DEVELOPMENT
OFF STOCKWELL GATE, WHAPLODE

Many thanks for your response to the above enquiry dated 31st October.

Please find attached an alternative scheme for your informal consideration:-

- Plot 2 is renovation of the existing range of barns, but due to the site being in Flood Zone 3 we may have to raise the roof to create refuge at fist floor level.
- Plot 1 is a single storey property with refuge in the roof space, the proposed design will reflect the adjacent barn conversion.
- Plot 3 & 4, as previously indicated, single storey properties with refuge within the roof space.

Your informal opinion of my clients aspirations would be appreciated. prior to making a formal Town a& Country Planning Application.

If yo require any further information please do not hesitate to contact me.

Regards
Bob Merchant

G R Merchant Ltd
01406 490800

2 attachments

3018-16-01 (BARLOW).pdf
631K

3018-16-03 (BARLOW).pdf
691K

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

PE-00817-16

Gedney, David <DGedney@sholland.gov.uk> 5 December 2016 at 16:59
To: G R MERCHANT <gr.merchant@btconnect.com>

Dear Bob,

The scheme seems to be heading in the right direction.

Plot 1 should ideally remain undeveloped. However, if you propose to include a dwelling in this location there should be greater separation between the dwelling and the adjacent listed building. It should also be set slightly further back on the plot and its design should reflect that of a traditional 19th century barn. The traditional elements/features on the existing range of barns should be altered as little as possible. Is it not possible to provide the refuge without increasing the height of the roof.

I hope the above is of assistance, but must stress that the advice given is offered without prejudice to any subsequent decision by this Authority.

Regards.

David Gedney

David Gedney | Senior Planning Officer| **South Holland District Council**

dgedney@sholland.gov.uk

DDI: 01775 764468 |

www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [mailto:grmerchant.arch.cons@gmail.com] **On Behalf Of** G R MERCHANT
Sent: 01 December 2016 11:20
To: Gedney, David
Subject: PE-00817-16

Mimecast Attachment Protection has created safe copies of your attachments.

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[Quoted text hidden]

2 attachments

3018-16-01 (BARLOW).pdf
2598K

3018-16-03 (BARLOW).pdf
2867K

"GOOGLE" SITE PLANS



Google earth

feet 600

meters 100



Google earth

feet 2000

meters 800

Google Maps PE12 6UE



Imagery ©2016 Getmapping plc, Map data ©2016 Google 200 m



Google earth

feet 400

meters 100

SITE PHOTOGRAPHS





























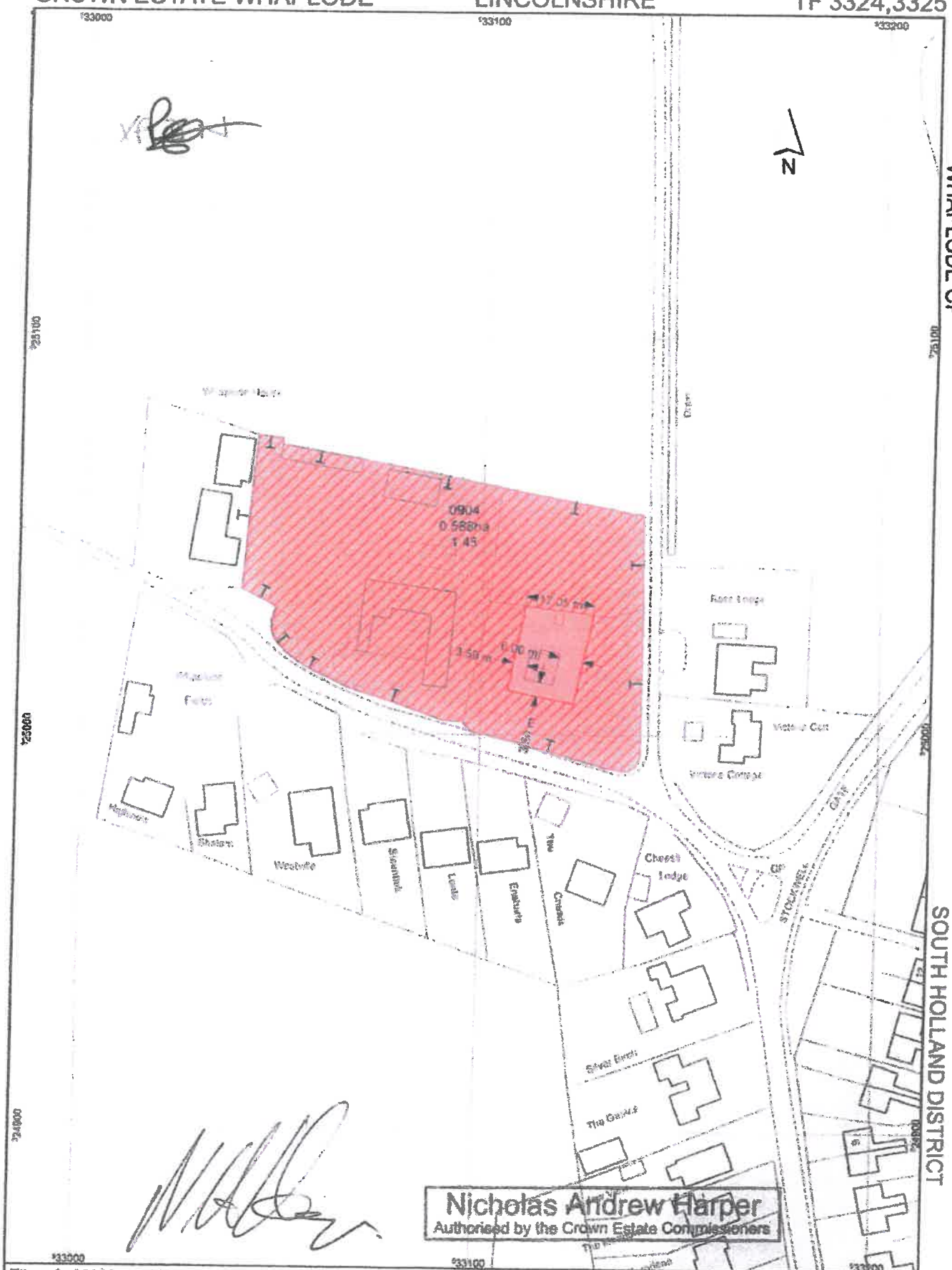


LCC HIGHWAYS BOUNDARY PLAN


Eastern Forge
Samia
Waljan
Rose Cottage
STOCKWELL GATE
Whaplode House
Rose Lodge
Victoria Cott
Victoria Cottage
Highview
Shalom
Westville
Steenbok
Lonta
Ensharia
The Chesils
Cheesil Lodge
STOCKWELL GATE
ADDED TO RECORDS 7/11/97
Silver Birch
The Gables
Meadow View
The Meadows
Tarodene
22
19
16
12
6
1

LAND REGISTRY PLAN

CROWN ESTATE WHAPLODE LINCOLNSHIRE TF 3324,3325



PLAN

File ref: 00000754X;R/2/167/7/17
OS Edn: 2009 MasterMap

Scale 1:1,250

Date: 05.10.2010
567/1/PJH/2010

Rural Estates
16 New Burlington Place
London W1S 2HX
Tel: 020 7851 5050
Fax: 020 7851 5129

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THE CROWN ESTATE

This official copy is incomplete without the preceding notes page

LISTED BUILDING – WHAPLODE HOUSE (198105)

If you log in (/me), you can comment on buildings, submit new photos or update photos that you've already submitted.

We need to upgrade the server that this website runs on. Can you spare a quid (/site/donate) to help?.

Whaplode House, Whaplode

Description: Whaplode House

Grade: II
Date Listed: 3 October 1978
English Heritage Building ID: 198105

OS Grid Reference: TF3303025053
OS Grid Coordinates: 533030, 325053
Latitude/Longitude: 52.8066, -0.0279

Locality: Whaplode (/england/lincolnshire/whaplode)
Local Authority: South Holland District Council
County: Lincolnshire (/england/lincolnshire)
Country: England (/england)
Postcode: PE12 6UE

Incorrect location/postcode? Submit a correction!

Explore more of the area around Whaplode, Lincolnshire at Explore Britain (http://www.explorebritain.info/locality-lincolnshire-whaplode-tf3224).

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control garage doors. Lowest prices guaranteed. Contact us today

Listing Text (/en-198105-whaplode-house-whaplode-lincolnshire)

Comments (/en-198105-whaplode-house-whaplode-lincolnshire/comments)

Photos (/en-198105-whaplode-house-whaplode-lincolnshire/photos)

Google Map (/en-198105-whaplode-house-whaplode-lincolnshire/map)

OS Map (/en-198105-whaplode-house-whaplode-lincolnshire/osmap)

Bing Map (/en-198105-whaplode-house-whaplode-lincolnshire/bingmap)

Listing Text

WHAPLODE STOCKWELL GATE
TF 32 NW (north side)

5/143 Whaplode House
3.10.78
II

House. Late C18, late C19. Red brick with ashlar dressings. Slate roof with modillion ashlar eaves parapet and 2 gable stacks. 2 storeys and attic, 3 bay front with central doorway with open modillioned pediment, dosserets, fluted pilasters, semicircular head with keystone and imposts, traceried fanlight, panelled reveal and door. Single glazing bar sashes flank doorway with 3 glazing bar sashes above, all with rusticated wedge lintels with keystones. 3 segmental headed dormers with glazing bar sashes. Plain contemporary staircase with square balusters and moulded rail. Room with pilasters elliptical arched alcoves either side of fireplace with moulded architrave.

Listing NGR: TF3303025053

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage

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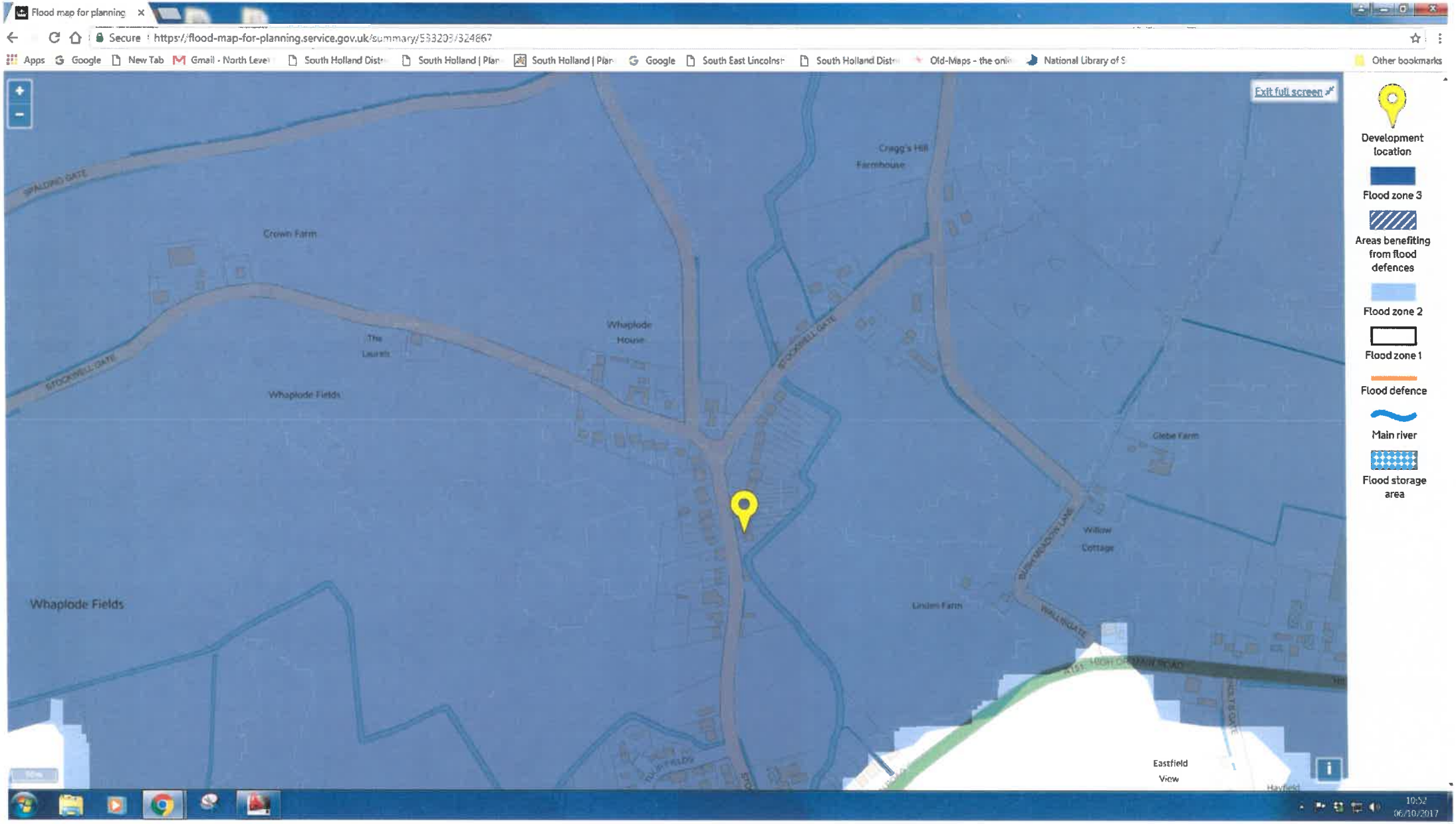
4. Entertainment Discounts

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ENVIRONMENT AGENCY FLOOD MAP


Flood map for planning
Secure | https://flood-map-for-planning.service.gov.uk/summary/533203/324867
Apps
Google
New Tab
Gmail - North Level
South Holland Distr
South Holland | Plan
South Holland | Plan
Google
South East Lincolnsh
South Holland Distr
Old-Maps - the onli
National Library of S
Other bookmarks
Exit full screen
Development location
Flood zone 3
Areas benefiting from flood defences
Flood zone 2
Flood zone 1
Flood defence
Main river
Flood storage area
SPALDING GATE
Crown Farm
Cragg's Hill Farmhouse
Whaplode House
The Laurels
STOCKWELL GATE
Whaplode Fields
Glebe Farm
Willow Cottage
Linden Farm
WALLDYKE
Eastfield View
Hayfield
10:52
06/10/2017