



HA architectural services

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DESIGN & ACCESS STATEMENT
Incorporating
FLOOD RISK ASSESSMENT
PROPOSED RESIDENTIAL DEVELOPMENT
STOCKWELL GATE
WHAPLODE
LINCS
PE12 6UE
FOR
STINDERS DEVELOPMENTS



1. Introduction

This Design & Access Statement accompanies a Full Planning Application for a Residential Development of 9No Market Dwellings.

Whaplode is classified as a Minor Service Centre in the Settlement Hierarchy and is well positioned between Holbeach (2 miles to the east) and Spalding (4 miles to the west).

Within 1.5miles to the west is the village of Moulton with its excellent facilities including Medical Centre, Post Office, Primary School, Public House, Butchers, Hairdressers & Fish & Chip Shop to supplement those facilities found in Whaplode itself.

The A151 which dissects the village provides good transport link both private and public.

Facilities within the village make it a popular and sustainable settlement within South Holland. In the emerging South East Lincolnshire Local Plan Whaplode has been identified as capable of providing a significant amount of new housing (130 dwellings) during the intended plan period.

The application site is The application site is situated on the West side of Stockwell Gate at Whaplode and is part of an Agricultural field.

It should be read in conjunction with the following drawings:

- Site Plan and Block Plan
- Floor Plans, Elevations and visuals

2. Planning History

The application site itself has the benefit of Outline Planning approval **H23-1205-17** and there has been relevant planning activity in the immediate vicinity.

H23-1037-15 & H23-0491-16

Approval of an Outline Planning application and New Vehicular Access for 2 new frontage dwellings on the East side of Stockwell Gate adjacent to Formans Cottage.

3. Policy

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account: -

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring Good Design

SOUTH EAST LINCOLNSHIRE LOCAL PLAN

- South East Lincolnshire – Proposed Inset Maps for ‘Other Service Centres and Settlements’

SOUTH HOLLAND LOCAL PLAN JULY 2006

- SG1 – General Sustainable Development
- SG2 – Distribution of Development
- SG3 - Settlement Hierarchy
- SG14 – Design and Layout of New Development
- SG15 – New Development: Facilities for Road Users
- SG16 – Parking Standards in New Development
- SG17 – Protection of Residential Amenity

These policies form the basis upon which this application has been designed and are in accordance with advice within Paragraph 55 of the National Planning Policy Framework, 2012 and are aimed at ensuring that new development is in a sustainable location and that the character of the countryside is protected.

One of the requirements for the emerging South East Lincolnshire Local Plan seeks the development of the ‘Other Service Centres and Settlements’ Whaplode is identified as a ‘Minor Service Centre’.

An assessment of settlements and their sustainability credentials June 2015 in the South East Lincolnshire Local Plan identifies Whaplode as being a sustainable location for future development.

The emerging South East Lincolnshire Local Plan proposes that Affordable Housing needs will be met on Market Housings sites of 10 or more dwellings with at least / about 30% of affordable housing on sites in South Holland District.

4. The Scheme

The application seeks to establish Planning Permission for a scheme of 9 two storey dwellings with Finished Floor Levels set at 3.450 O.D.as recommended in the accompanying Flood Risk Assessment.

There is a conscious intent to create an attractive development appropriate to the location within the settlement. The Western boundary of the site will remain quite open onto the agricultural land with the erection of a timber post & rail fence to delineate the boundary. Towards the Northern boundary of the site and running parallel to it is an Anglian Water Services foul sewer which serves the properties to the North of the site. The scheme has been adapted to provide a 4.5m wide access via the new roadway over this sewer which will access the applicant's small parcel of land to the West.

5. Use

The application site is currently used in agricultural.

6. Access

It is proposed that each dwelling will have an access onto Stockwell Gate these together with the Roadway Access to the North of the site will be constructed in accordance with Lincolnshire County Council Highways standards.

7. Landscaping

A proposed landscaping scheme will be submitted as a condition compliance.

8. Conclusion

An assessment of settlements and their sustainability credentials March 2019 in the South East Lincolnshire Local Plan identifies Whaplode as a Minor service centre and a sustainable location for future development. The plan also determines that this site, being for a single Dwelling, should be suitable for Market Housing only and that no affordable housing would be required.

The National Planning Policy Framework clearly states the policies and how there is a presumption in favour of sustainable development and how the housing supply needs to be increased.

The application site is within close proximity a bus route and to schools, shops and other facilities as previously described. Furthermore these dwellings will be built to a sustainable standard, incorporating PV Panels and Air Source Heat Pumps as well as Rainwater Harvesting Systems.

The proposed scheme will be a positive contribution to the character of the area, particularly in terms of the design, form and scale and will also be a positive contribution to the street scene. The proposal will be of a very high quality in terms of design and the use of materials. Para 55 of the NPPF refers to promoting sustainable development, which will enhance and maintain the vitality of rural communities within groups of smaller settlements. It also advises avoiding new isolated homes in the countryside unless there are special circumstances, which includes exceptional quality or innovative nature of design. It is intended that the design will help raise standards of design in architecture and will enhance its immediate setting.

Whilst the NPPF suggests the LPA policies are out of date in the Strategic and General policies the LPA states that “in towns, villages and in the open countryside the effective use of land and buildings is of great importance”.

The National Planning Policy Framework sets out the Government’s policies and how they expect them to be applied. There is a presumption in favour of sustainable development and more importantly one of its main aims is to increase the supply of housing.

Para 49 of the Framework states “Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five years upper supply of deliverable housing sites” thus as the authority is unable to demonstrate this the policies for the supply of housing such as the Local Plan policies HS7 and SG4 seeking to restrict development in the countryside are to be considered out of date. The proposal would be a positive contribution to the existing housing shortfall.

Policy SG7 refers to the requirement of properties to be energy efficient. These properties will be built with PV Panels to the roof and Air Source Heating, thus making them Sustainable Homes for the future.

The Government is also greatly concerned due to the shortfall in housing numbers, in particular South Holland and its district not meeting its housing needs.

In view of the above it is hoped that this application will be favourably considered.

FLOOD RISK ASSESSMENT

The site is situated in Zone 3 on the Environment Agency Flood mapping. However, according to the 2017 South Holland Strategic Flood Risk Assessment, the site is located in an area deemed to be of No Residual Flood Hazard to the year 2115.

It is therefore proposed that:

Any new dwellings will be two storey.

Finished Floor Level of any new dwelling will be set at 3.450 O.D.

The applicant will register with the Environment Agency's Flood Line Warnings Direct Service.

Rainwater from the roofs of the dwelling should be discharged into rainwater harvesting systems and these should be designed to Rainwater Harvesting Code of Practice BS 8515 ed. 2012 Appendix A.