

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

**STOCKWELL GATE
WHAPLODE
LINCS
PE12 6UE**

FOR

MR & MRS HOTCHKIN



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1. Introduction

This Design & Access Statement accompanies an Outline Planning Application for a Residential Development

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:

1721-01	1: 1250	Location Plan
	1: 250	Site Plan including levels.
	1:100	Indicative Floor Plan & Elevation

2. Planning History

Although the application site itself has no recent planning history 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 Outline Planning Permission for a scheme of 3 two dwellings with Finished Floor Levels set at 3.450 O.D.as recommended in the accompanying Flood Risk Assessment.

Although the accompanying plan is an indicative layout there is a conscious intent to create an attractive frontage 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 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. Flood Risk

A Flood Risk Assessment has been commissioned and is submitted with this application to demonstrate the suitability of the site for housing development. The recommendation within that Report is that new dwellings have finished ground floor levels located at approx. 300mm above the average existing ground levels. The Finished Floor level has therefore been set at 3.45 O.D. It is not considered that this will have a material impact on adjacent property either by way of privacy or potential run-off.

7. 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 Count Council Highways standards.

8. Landscaping

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

9. Conclusion

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 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 to schools, shops a bus route and other facilities as previously described. It will not significantly increase traffic flow along Stockwell Gate.

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 Governments 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. 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.