

PETER HUMPHREY ASSOCIATES LTD.

DESIGN & ACCESS STATEMENT

Job number: 6229	Date: NOV 2020
Site address: LAND AT BEVIS LANE, WISBECH ST MARY PE134RR	
Description of development: The application is made in outline only with all matters reserved, that is it seeks approval only to the principle of the development of 9 new dwellings.	
Introduction: This planning statement incorporates statements in accordance with local and national planning guidance, and is to be read alongside the submitted plans and documents. It aims to aid decision making. This is achieved by communicating the process employed to scope and design the proposal by illustrating the character, structure and impact of the proposed development. 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.	
Design & Scale: 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; the application is in outline but does seek permission for the erection of 9 dwellings. Layout; to be determined through a reserved matters submission, however the illustrative layout shows one way in which the site could be configured. Scale/ appearance; to be determined through a reserved matters submission Landscaping; to be determined through a reserved matters submission Accessibility; Location; there is a regular bus route along High Road and bus stops for passengers in both directions to Wisbech and Peterborough. . The site is just over 400m from the bus stops and there is a footpath at the side of the road to enable safe access	

Access & Layout:

Site Area – 0.35Ha

Existing Use – the site is currently open fields.

Adjacent uses of note – the site is bounded to the North West and South East by residential development.

The site layout also demonstrates that all cars and park, turn and leave the site in forward gear.

Planning History:

The site has no material planning history.

Planning Policies:

Policy LP3 allows limited infill development within the smaller villages in order to maintain the vitality of the settlement and to support existing services and facilities in the village.

This proposal is therefore in accordance with the strategic housing distribution as set out in the development plan.

Reference is also made to the following elements of the NPPF.

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

Inter alia

- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

47. To boost significantly the supply of housing

49. Housing applications should be considered in the context of the presumption in favour of sustainable development. 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.

50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby

Planning issues:

Principle of development; The NPPF identifies a number of themes which planning in England has to deliver.

First is a confirmation that sustainable development is at the core of national policy, secondly is an instruction at para 47 that an aim of planning is to significantly increase the supply of housing.

The location of the site is in accordance with the provisions of LP3 and as such in principle the site is suitable for infill development subject to compliance with other material considerations.

Conclusions

The proposal is consistent with planning policy at both local and national levels in terms of delivering much needed new housing for Fenland and does not cause unacceptable harm to the locality in terms of amenity or other impacts. It is therefore requested that planning permission be granted.