

# Design & Access Statement



**Client:** Trustees of Haigh Family Settlement Number 2  
**Site Address:** Land off Church Lane, North Thoresby, Grimsby  
DN36 5PL  
**Proposal:** Renewal of outline erection of 1 no. dwelling  
**Date:** March 2022 – Version 1

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## **1.0 Introduction**

- 1.1 Section 42 of the Planning and Compulsory Purchase Act 2004 provides that a Statement covering design concepts and principles and access issues is submitted with an application for planning permission. Further guidance is provided in DCLG Circular 01/2006 and Guidance on information requirements and validation.
- 1.2 This document constitutes a Design and Access Statement in accordance with the above guidance and has also been prepared in accordance with the CABE guidance 2006 (Design and Access Statements How to write, read and use them). The Design and Access Statement explains the design principles and concepts that have been applied to the amount, layout, scale, landscaping and appearance of the development proposed. The Access component of the Statement relates to 'access to the development' explaining how the design ensures that users will have equal and convenient access to it.
- 1.3 This Design and Access Statement is to accompany the resubmission of the outline planning application for the erection of a single dwelling at Church Lane, North Thoresby which was granted on appeal, Planning Reference N/133/02335/18 Appeal Reference APP/D2510/W/19/3230656 decision date 18th November 2019.
- 1.4 A reserved matters planning application was approved on the 2<sup>nd</sup> September 2020 for the landscaping element of the proposal under planning application N/133/01140/20. This has been implemented to allow the site clearance in accordance with the approved details.

## 2.0 Material site history

2.1 N/133/02335/18 - Outline erection of 1 no. dwelling. LAND OFF, CHURCH LANE, NORTH THORESBY. Appeal allowed 18<sup>th</sup> November 2019.

2.2 N/133/01140/20 - Detailed particulars in relation to the erection of 1no. detached house (outline planning permission reference N/133/02335/18 - erection of 1no. house). LAND OFF, CHURCH LANE, NORTH THORESBY. Approved 2<sup>nd</sup> September 2020.

## 3.0 Physical Context



Figure 1.0 – Aerial photograph

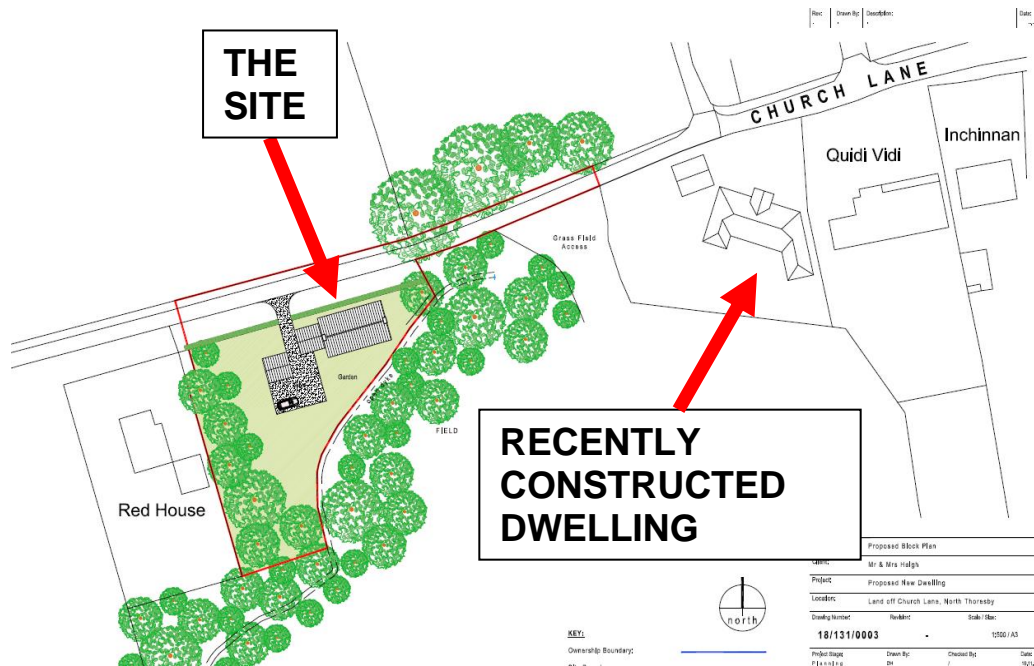


Figure 2.0 – Ordnance survey extract

- 3.1 The application site is located approximately 180 m south west of St Helen’s church, off Church Lane. Access to the site is facilitated from both the village and the A16 entrance over a single width unadopted roadway. The area of land is currently scrub land with a number of trees, which have been retained following the granting of the reserved matters scheme relating to landscaping. There is a dyke running along the front of the site and a further dyke running through the site as detailed within the supporting plans. The land at the rear is owned by the applicant. An existing field access is located to the east. To the east of the site is a recently constructed dwelling with the grounds of ‘Quidi Vidi’. To the west of the site is ‘Red House’.





Figure 3.0 – View looking east towards ‘Red House’



Figure 4.0 – View looking west from the field access towards the site and ‘Red House’




Figure 5.0 – View of the recently constructed house to the east

## 4.0 Consultation

- 4.1 A search of the Environment Agency website reveals that the site is located within flood zone 1 which is appropriate for new residential development.

### Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location. Alternatively draw a shape to identify an approximate site boundary.

[How to draw a shape](#)

[Download printable map \(PDF\)](#)



Figure 6.0 - Extract from EA website – flood risk from rivers or the sea



Figure 7.0 – Extract from the EA website – flood risk from surface water

- 4.2 Whilst it is acknowledged that the dyke which runs through the site may be susceptible to surface water flooding, from a sequential approach the property has been located within the least vulnerable area within the application site. The property is located in an area outside the defined surface water flooding area on the EA maps. Flood risk did not form part of the reasons for refusal on the original outline planning application.
- 4.3 As previously agreed, the applicant is comfortable with a planning condition for an archaeological watching brief during the construction phase.

## **5.0 Planning Policy**

### **National Planning Policy Framework, July 2021 (NPPF)**

- 5.1 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.2 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;



b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.3 Paragraph 11 of the NPPF states 'approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 69 states small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger

than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

### **East Lindsey Local Plan, Adopted July 2018**

- 5.5 Policy SP3 of the adopted East Lindsey Local plan defines North Thoresby as a Large Village. The supporting text to Policy SP3 states:-  
*Towns and large villages - Housing growth on windfall sites in appropriate locations within the settlement and outside of, but immediately adjacent to the developed footprint will be supported.*
- 5.6 The current proposal constitutes an infill development within Church Lane which does not extend the built form into the open countryside. The development is contained within the existing developed footprint of the village by the existing dwelling to the west 'Red Hill'.

## **6.0 Use**

- 6.1 The principle of development on the site has been established through the granting of the outline planning permission at appeal and through the implemented landscaping clearance works facilitated in association with the reserved matters approval.
- 6.2 The end use proposed is residential and is in harmony with the adjacent residential land uses. The site location is sustainable and the village services and amenities are easily accessible from the site, along Church Lane.
- 6.3 The proposal is a natural infill development and does not extend the built form into the open countryside and fully complies with the Development Plan as set out within the appeal decision (Appendix 1).

## **7.0 Amount**

- 7.1 The site area equates to approximately 0.18 ha. Whilst the scheme is submitted in an outline form the proposal is accompanied with an indicative layout to clearly demonstrate that a single dwelling can be facilitated within the site without causing harm to the character and appearance of the area or impact upon neighbour's residential amenity.

## 8.0 Layout



Figure 8.0 – Proposed indicative block plan

8.1 The constraints of the site, which have influenced the indicative layout include:-

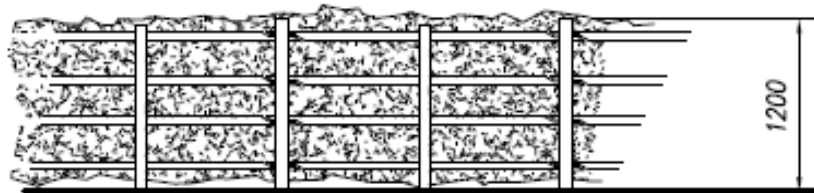
- Flood risk / surface water flooding data received from the Environment Agency to ensure the property is located within the lowest risk area on the site.
- Consideration of building line of the adjacent properties to mitigate overlooking /massing impact.
- Retaining key features of the site including the landscaping belt to the site boundaries to assimilate the development into the site and wider surroundings.
- Due to the orientation of the site ensure the rear aspect of the property is south facing to benefit from pleasant private amenity spaces to each property.

## 9.0 Scale

- 9.1 To mitigate against any potential flooding from surface water the property should be a minimum of 1.5 storey to ensure that all sleeping accommodation is provided at first floor level and place of refuge is provided. As part of the mitigation strategy the property will be raised by at least 300 mm above the existing ground level.

## 10.0 Landscaping

- 10.1 A detailed landscaping scheme is submitted as part of the current application. Many of the existing trees will be retained / managed and protected during the construction phase. A new native hedge is proposed adjacent to the highway, as detailed below. All will add to the biodiversity of the area.



NEW HEDGE PLANTING TO BE:-

HAWTHORNE /BLACKTHORNE MIX 50%  
/ 50% MIX

60CM PLANTING STOCK WITH SPIRALS &  
CANES.

PLANTED IN STAGGERED ROWS WITH 4  
PLANTS PER 1M.

PLANTED NO LONGER THAN 6 MONTHS  
FOLLOWING COMPLETION OF  
DEWELLING.

MAINTAINED NO LOWER THAN 1M  
HIGH & 500MM MIN. WIDE.

PLANTS TO BE REPLACED IF ANY DIE.

Figure 9.0 – native hedge specification



## **11.0 Appearance**

11.1 As this is an outline application the final external materials can be dealt with by way of a planning condition. It is suggested that a simple pallet of distinctive materials is proposed, including a quality multi red facing brick with either a low profile slate effect roof covering or natural pantile. Windows and secondary doors will be UPVC. The front doors will be a GRP Composite Door.

## **12.0 Access**

12.1 The development will be served via a new vehicular and pedestrian access into the site. A turning head will be facilitated within the site to ensure that motor vehicles can enter and leave the site in a forward gear. Parking provision will be provided on the basis of 2 parking spaces.

12.2 Access in and around the property will comply with Part M of the Building Regulations.

12.3 The site location on Church Lane allows easy access, to the village services and amenities. This allows the end occupiers modal choice.

12.4 The emphasis of Government Policy is to reduce car journeys. The village services and amenities are accessible from the site.

<b>Services / amenities</b>	<b>Approx Distance (m)</b>
Sports pitches at Church Lane	140
St Helen's Church, Church Lane	180
Convenience store, The Square	485
Public House (Halfway House), A16 junction	485
Bus stop opposite Spar store	495
Village Hall, The Square	535
Post Office, The Square	555
Primary School, High Street	650
Cricket Pitch, High Street	790
Medical Centre, Highfield Road	850

Figure 10.0 – Services / amenities distance from the application site

### **13.0 Designing out Crime**

13.1 Physical measures contained within Secured by Design 'Homes, 2019', section 2 – Security of dwelling will be incorporated into the final design of the dwelling including:-

- Certified front door and door locking hardware
- Secure mail delivery via an external letter box or 'through the wall' letter box into a secure area of the dwelling.
- Same physical standards of side and sliding patio / bio folding doorsets as per the front door specification
- All windows must incorporate key lockable hardware unless designated as emergency egress routes

- External lighting to be provided to all external doors, parking spaces and garage area
- Installation of an intruder system installed to the following standards BS EN 50131 & PD6662 (wired system) or BS 6799 (wire free system)

#### **14.0 Archaeology**

14.1 It is clear that the site sits within / close to the Medieval settlement of North Thoresby, and earthworks survive of the Medieval settlement including tofts (house platforms), a hollow way and fishponds. The site lies along the street frontage where the Medieval settlement would typically be, near the Medieval church. There are also recorded ridge and furrow earthworks immediately adjacent to the site. Therefore, the applicant is happy for a programme of archaeological work to be conditioned, the specification for which should be approved by LCC Archaeology. This has been previously agreed with the Jan Allen the LCC Archaeological curator.

#### **15.0 Flood risk and drainage strategy**

15.1 The site has been assessed against the Environment Agency flood risk and surface water drainage maps. The indicative location of the property has been influenced to ensure that it is outside the surface water flooding area. As part of the mitigation strategy the property will provide all sleeping accommodation at first floor level and the ground level will be raised by a minimum of 300 mm above the existing ground level.

15.2 Surface water will be dealt with on site through soakaways, subject to percolation tests. If soakaways are deemed inappropriate, then attenuation crates will be used with controlled overflow / reduced runoff rates into the existing dykes. The existing dykes within the site will be cleared out to provide extra surface water capacity.



Figure 11.0 – Water attenuation crate example

## 16.0 **Conclusion**

- 16.1 The site location promotes the aims of sustainable development due to the close proximity and availability of services and amenities, all accessible from the site via alternative modes of travel than the private motor car.
- 16.2 A sensitive low density 'infill' development can be successfully assimilated into the site and is positioned within a group of existing built form to ensure that no adverse impacts are created upon character and appearance of the area or neighbour's residential amenity.
- 16.3 Archaeological issues can be dealt with via a planning condition.
- 16.4 It is therefore respectfully requested that this renewal of the outline planning application is supported due to the compliance with both National and recently adopted Local Plan Policies, specifically Policy SP3 of the ELLP, July 2018.