



**PETER HUMPHREY**  
ASSOCIATES

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## **DESIGN & ACCESS STATEMENT A**

Our ref: 6291

Application - Proposed farmhouse dwelling for farm's site manager.

Address – Trinity Hall Farm, Trinity Road, Walpole Highway, Wisbech, PE14 7SN.

Applicants – Mr Sam Markillie (Farm owner) and Mr Jason Esser (Farm manager).

### **Introduction**

The following design and access statement has been produced to ensure that a high quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposed dwelling respects the local context that it will integrate with.

This planning application is being made on behalf of Mr Sam Markillie (The farm owner) and Mr Jason Esser (The farm manager), and seeks full planning permission for a new detached farmhouse dwelling on the farm's land fronting Trinity Road for a permanent on site residence for the site manager. Mr Esser currently travels from the other side of Wisbech (near Wisbech St Mary) to manage the farm on a daily basis and if approved he intends to live on site with his family full time.

Many other locations in and around the farm were considered for the siting of the proposed manager's dwelling prior to submission of this application, and this was the most favourable in terms of impact upon the listed building and also impact upon future expansion of the farm.

### **Justification**

More information on the Markillie Farm and justification for the proposal can be found in the report prepared by Maxey Grounds – Submitted with this application.

### **Use**

The current use of the application site is paddock.

The proposed use will be as a residential dwelling for the Markillie farm manager, with the domestic curtilage (garden) defined by the post and rail fence shown on the proposed site plan.

The applicants are content with taking an occupancy condition on the decision notice tying the dwelling to the farm for use by a manager.

### **Policy**

Policy DM6 of the SADMP Local Plan 2015 recognises the need to additional dwellings to support sound farming businesses where there is a demonstrated functional need. It is acknowledged that any consent approved would be subject to an agricultural occupancy restriction. It is considered that the foregoing demonstrates that need and functional requirement.

### **Design, Layout and Scale**

Please see detailed drawings submitted with this application for the proposed dwelling. The external appearance and materials have been carefully selected by the applicants to create a high quality farmhouse family home to their desired look.

The proposed dwelling has been positioned on the build line set by the existing linear frontage dwellings along Trinity Road, to the North of the application site).

The proposed dwelling has been sited close to No.1 Trinity Road, keeping it in keeping with existing built form and as far from the listed Building Trinity Hall as possible to reduce impact. The boundary between the application site (currently paddock) and the main front garden curtilage of Trinity Hall Farm is also densely screened with trees and hedges helping to reduce impact of the proposal.

### **Access and Parking**

A new singular 3.5m wide access is proposed into the site, to highways spec (tarmac) for the first 5m off the carriageway. The access offers good visibility in both directions of Trinity Road. The carriageway sits higher than the site so the proposed access will naturally fall into the site and so will surface water from the access, to then drain onto the gravel drive.

Within the site, there is ample driveway space to park cars, turn and leave the site in forward gear.

## **Waste Collection**

3No. bins for the dwelling have been allocated for the storage and collection of waste by the local authority.

2 of the 3 bins will be for the separate storage and collection of recyclable waste in accordance with the local authority's policy.

## **Hard and Soft Landscaping**

The site boundaries include trees and hedges as existing, all of which are considered to key to the character of the area and will be retained (bar one tree at the access). All boundaries except the Eastern boundary are fenced and will be retained, as outlined below:

- Northern boundary = The existing chestnut pale fence will be retained.
- Eastern boundary = A new 1.5m post and rail fence will be erected to divide the plot from the existing paddock.
- Southern boundary = The existing 1.5m post and rail fence will be retained.
- West boundary = The existing trees, hedge and fence will be retained.

## **Flood Risk Assessment**

Please see separate specialist flood risk assessment by Ellingham Consulting Ltd submitted with this planning application.

The advice of the report has been taken into consideration with the design, that the dwelling's FFL will be 0.3m above ground level and 0.3m of flood resilient construction. GL typically +1.5m OD so FFL will be 1.8m OD.

## **Drainage**

Foul water = Discharge to new treatment plant with crate soakaways in side garden.

Surface water = Discharge to new crate soakaway in side garden.

(Both systems to be designed to BRE365 following percolation test as part of building regulation application)