



**WOODWARD SMITH**  
CHARTERED ARCHITECTS

---

## **Design and Access Statement**

### **Proposed Local Needs Dwelling**

**at**

**Land at Barleycott  
Blakewell  
Nr. Barnstaple  
N. Devon**

**for**

**Mr G. Bosence and Ms S. Cockburn**

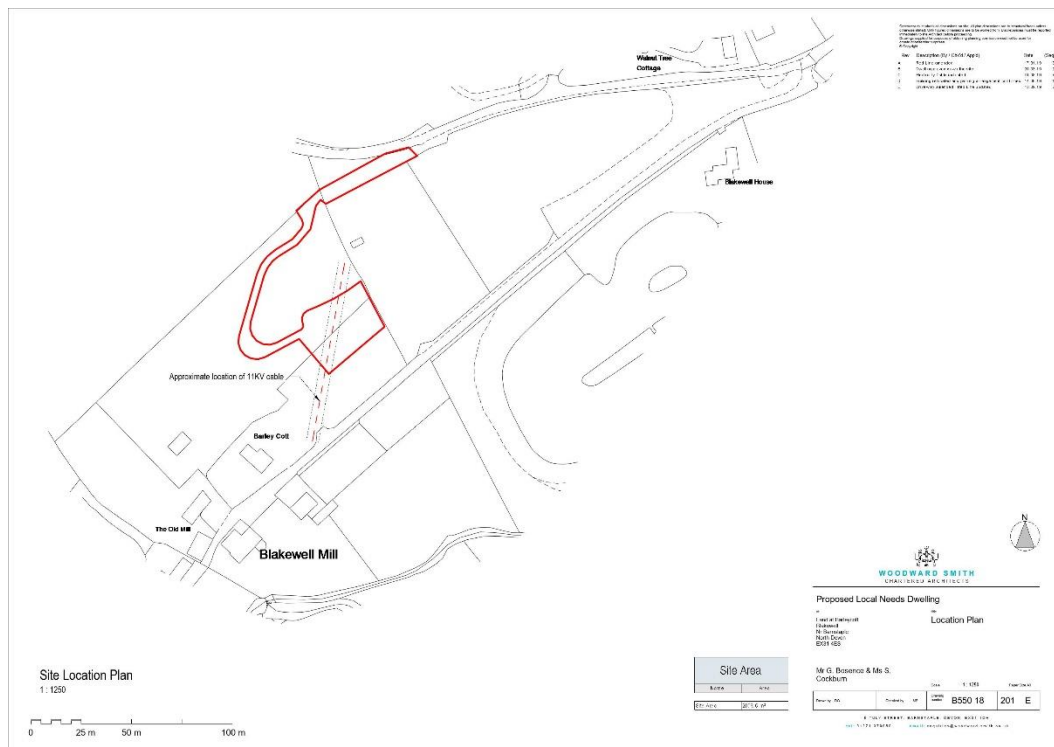


1	INTRODUCTION.....	1
2	BACKGROUND .....	2
3	PLANNING POLICY.....	3
4	DESIGN PRINCIPLES .....	5
5	SITE LOCATION.....	5
6	AMOUNT .....	6
7	ACCESS.....	6

Figure 1 - Site Location Plan.....	1
Figure 2 - View from B3230.....	4
Figure 3 - Site Plan as proposed.....	6

## 1 INTRODUCTION

The design and access statement is submitted on behalf of Mr G. Bosence and Ms S. Cockburn in support of an Outline Planning application at Land at Barleycott, Blakewell, Nr Barnstaple, North Devon, EX31 4ES.



**Figure 1 - Site Location Plan**

This Outline Planning Application seeks to apply for planning consent for the Erection of one local needs dwelling. The proposal development complies with the principles of the National Planning Policy Framework ensuring the development meets the definition sustainable in an economic role, a social role and an environmental role.

## 2 BACKGROUND

Gareth is currently the Ward Manager of the Medical Admissions Unit at North Devon District Hospital (NDDH) and has worked at NDDH for 10 years of his career. Gareth was born and has lived within Barnstaple for 32 years. He has spent his working career at North Devon District Hospital and expects his role as a nurse to remain in the area for the foreseeable future. His current home within the Pilton area is not expandable to allow him and Sam to grow into the future that they want together whereas the hope is that this development will.

Sam is a doctor specialising in acute medicine at NDDH. She has lived within North Devon for the last 18 years having moved with her parents from the North East of Scotland.

Her parents own and continue to run an independent opticians in Bideford. After completing her training to be a doctor in Exeter and Plymouth she chose to complete the next 5 years of Post Graduate Training at NDDH. Furthermore, she has opted to continue training at NDDH whereas, traditionally, doctors would have to move around a region in order to reach consultancy.

Sam will continue to work and train within NDDH having recently decided to pursue a career in Respiratory Medicine and Intensive Care. She hopes to gain her consultancy in North Devon to provide informed support to the local community. Additionally, as part of her role within the hospital, Sam provides a link to Petroc College by helping provide medical placements for students as part of the 'Medic Academy'.

Gareth and Sam's family links lay heavily in North Devon with all of Gareth's immediate family living in Barnstaple fortifying their want to stay in the area.

Gareth's parent and grandparent's live within Blakewell, the proposed location of the build, and they heavily support the new development. Sam's grandmother lives in Torrington, having also relocated to the area 18 years ago, with her parent's living in Westward Ho!. Gareth and Sam want to remain in the local area and close to the hospital and their families as it will improve their work life balance. It will also allow them to have more opportunity to appreciate the beauty of the area that they enjoy spending their free time in.

### **3 PLANNING POLICY**

The applicants both work at North Devon District Hospital and have the opportunity to construct a house in the grounds of the family home (Barley Cott), which is conveniently located under  $\frac{3}{4}$  mile from the hospital.

The accommodation proposed is modest and would be designed to minimise visual impact and carbon footprint. The design has been developed to address the requirements of Local Plan policy DM04. It aims to be sympathetic to its setting by being of an appropriate scale, mass and height. The materials proposed have been chosen to work sympathetically with the surrounding landscape and the relationship to buildings and landscape features in the neighbourhood will enable the property to be assimilated readily into its surroundings.

Parking provision on site will meet the requirements of DM06

The proposal would contribute towards the provision of self and custom-built housing in North Devon, in line with government targets. Paragraph 7.19 of the Local Plan reflects the LPA's support for self and custom-built housing as part of the balanced delivery of housing set out in policy ST07. The proposed dwelling would also provide affordable accommodation for key healthcare workers.

Blakewell, whilst not an identified settlement in the local plan does represent a recognised collection of existing dwellings that benefit from the retail and recreational facilities offered at the Blakewell Fish Farm. As such, Blakewell would represent a qualifying rural settlement under the terms of ST07(3) and DM24. This would not represent an isolated dwelling in open countryside, but a sustainable proposal to enhance an existing rural community by the addition of a dwelling designed to meet local needs. An appropriate planning obligation would be entered into in order to secure this local connection.

The family home that is proposed has been carefully designed to relate well to the existing property Barley Cott, as well as other neighbours, avoiding overlooking or other loss of amenity and thus according with the requirements of Local Plan policy DM01, but maintaining the relationship between two properties within the same family ownership that would seek to enjoy an ongoing supportive relationship.

The NPPF requires LPAs to cater for the housing needs of various groups, one of which is identified as "people wishing to commission or build their own homes". The Framework advises that policies and decisions in rural areas should be responsive to local circumstances and support housing developments that reflect local needs. Those wishing to build or commission their own housing ought to be catered for by provision within larger sites for such a form of delivery, but this has not happened historically. As a result, the opportunity for such needs to be met requires encouragement through a positive response to opportunities such as this to deliver self or custom built housing. It is widely recognised that small sites tend to deliver housing more quickly than larger ones, and whilst the contribution towards a 5 year housing land supply from this site would be modest, it would be delivered as a matter of urgency to address the needs of the applicants.

#### **4 DESIGN PRINCIPLES**

The proposed sketches seek to mimic the built form of a rural barn. The building will seek to utilise slate or possibly a metal roof with vertical timber cladding and will conform to the principles of a local needs dwelling in terms of overall footprint.

There is an existing adopted drain that runs through the site that has been allowed for within the design proposal as submitted.

I can confirm that my clients will be happy to enter into a S106 agreement to secure the planning consent.

#### **5 SITE LOCATION**

The application site is located in the area of Marwood, Devon, 3 miles north of Barnstaple. The site is East facing and it slopes down toward the Blakewell Fisheries.

In respect of the wider network, Barnstaple, the regional centre for North Devon is around 3 miles away to the South.



**Figure 2 – View from B3230**

## **6 AMOUNT**

The Outline Application is for 1 local needs dwelling:  
3 bedroomed house (up to 140 square metres);

## **7 ACCESS**

The proposal will form a new access onto the road leading to Blakewell Mill Farm. Two parking spaces with turning on site will be provided.





Figure 3 – Site Plan as proposed



**WOODWARD SMITH**  
CHARTERED ARCHITECTS

---

**Statement prepared by**

**Matt Steart**

**Partner**

**20<sup>th</sup> March 2019**