



## **Design & Access Statement- Planning Application**

Proposed Erection of Office Building,  
Mendle Farm, Holme Lane, Holme.

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Project Title:	Proposed erection of office building, Mendle Farm, Holme Lane, Holme.
Client:	Mr. Richardson.
Date:	June 2025
Release:	Final.- Full Planning.
Project ref:	HO/RI/MF
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**Introduction:**

This report has been produced for Mr. Richardson in support of a Full Planning Application being made to North Lincolnshire Council.

A pre-application enquiry was made to the Local Authority regarding this project, the feedback was that although the development described here would fall within the realms of PD Rights a Prior Approval application should be made- this advice has now been changed in that a Full application is required.

This Planning Application is concerned with proposals to erect a single storey office building at Mendle Farm.

Additional information is provided as per the advice of the pre-application response received.

**Background:**

The wider site comprises several agricultural sheds and a recently constructed 'agricultural workers' dwelling.

Outline permission was granted on 31<sup>st</sup> July 2019 under PA/2019/547 with approval of Reserved Matters granted on 24<sup>th</sup> December 2019 under PA/2019/1860. The approved dwelling was constructed in 2020/ 2021 and is now inhabited by Mr Richardson.

A retrospective application is currently being made to rectify errors in the implementation of that permission (namely mispositioning of the dwelling and incorrect layout of garden space). It is thought that the need for the retrospective application does not change the justification for the dwellings permission.

Application PA/2025/548 sought to deal with this application however the errors mentioned above have meant that that application was withdrawn so that a new set of site layouts and red line areas could be prepared.

The justification for the erection of the dwelling was a typical agricultural workers case whereby the need was demonstrated to be on site around the clock. The dwelling replaced an extant structure.

Further to the erection of the dwelling, much of the paperwork associated with the running of Mendle Farm has continued to be undertaken elsewhere by Mr Richardsons daughter. A need has arisen for the office to be relocated, and Mendle Farm would appear to be the logical location for this.

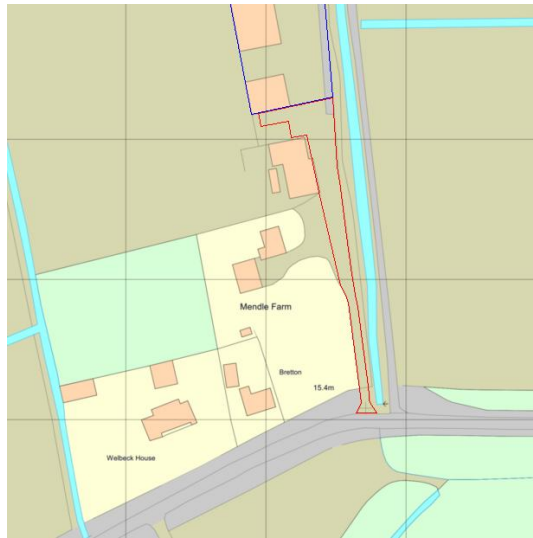
Proposed erection of office building, Holme Lane, Holme.

The site is large enough to accommodate a small office building without hindering enjoyment of the garden serving the dwelling. The site is currently laid to stone.

**Site Constraints/ Opportunities:**

The site offers little in the way of constraints. This particular area is located well away from other residential development and has a close relationship with the dwelling. Parking is available outside of the proposed office. Highways have confirmed through the pre-app that they have no concerns in this regard.

Mr Richardsons daughter currently undertakes administration for Mendle Farm at another location but the tenancy on that particular building is now coming to an end driving the need for a new office location.



*Site location plan*

**Site Assessment & Analysis:**

The site is located to the north of Holme Lane, Holme. Current activities on the wider site include the storage of grain, hay and straw along with the storage of multiple items of farm machinery.

The area proposed for the office comprises a small plot located between the rear garden and an agricultural shed.



*Proposed Site Layout*

**Policy Considerations:**

Policy Considerations:

The National Planning Policy Framework (NPPF) must be considered as a ‘material consideration’ in the determination of planning applications.

A presumption in favour of sustainable development is embodied by the NPPF, for decision-taking this means “approving development proposals that accord with an up-to-date development plan without delay...” (para 11).

- Achieving sustainable development.

The NPPF (December 2023) states at paragraph 8. That “achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways...”

The guidance goes on to describe the three objectives as economic, social and environmental.

Both national and local policies typically support the idea of home offices/ home working in sustainable locations as these

support the economy whilst cutting down on the need for unnecessary journeys.

The site should be classified as 'brownfield' having been previously developed and currently in use.

**Access:**

Both vehicle and pedestrian access are available to the proposed office from Holme Lane. The parking area to the east of the proposal will provide designated parking and pedestrian access.

Highways have indicated (through the pre-app) that they have no concerns in this regard.

**Use/ Design:**

The proposed use is for an office in connection with operations at Mendle Farm.

The office is single storey and measures 7m long by 4m deep.

Material selection is as per the newly constructed dwelling so as to compliment.

Erection of the office will not generate very many additional vehicle movements in the area as the admin is largely to be undertaken by Mr Richardsons daughter and occupants of the existing dwelling.

**Technical Considerations:**

- Utilities

It is understood that the site benefits from mains utility connections making it suitable for further development.

- Flood risk.

According to the Environment Agencies 'Flood Maps for Planning' facility the site is located within Flood Zone 1 with a low probability of flooding. (extract shown below).



*EA Flood map extract*

- Surface Water Drainage Strategy

When rain falls on a natural landscape it soaks into the ground, evaporates, is taken up by plants and some of it eventually finds its way into streams and rivers.

These stages of the water cycle can be impeded when land is developed and there tends to be less permeable ground available for infiltration and less vegetation for evapotranspiration. When rain falls on impermeable surfaces much more of it turns to surface water runoff, which can cause flooding, pollution, and erosion problems.

Sustainable drainage systems, (SuDS), are designed to maximise the opportunities and benefits that can be secured from surface water management.

The recommended surface water drainage hierarchy is to utilise soakaway, or infiltration as the preferred option, followed by discharging to an appropriate watercourse or if this is not available the final option is to an existing public sewer.

The online British Geological Survey maps indicates that the site is located on superficial deposits of sand which will support the use of infiltration.

The office will benefit from 2x downpipes collecting water from the roof and transporting the surface water to soakaways constructed below ground in the garden area. This is the same strategy adopted for the newly constructed host dwelling.

The total roof area of the proposed office is 28m<sup>3</sup>.

Images:



*Image showing area between rear of dwelling and shed.*



*The dwelling.*

**Summation:**

This Full Planning application is made further to having received advice from the LA through a Pre-Application enquiry and the withdrawal of application PA/2025/548.

The LA had previously deemed the scheme to be permitted development however after further research has decided that a Full Planning Application is required.

A surface water strategy and consideration as to the potential for contamination were raised.

Potential contamination has been dealt with under the retrospective application for the dwelling (reports included in this application) as this proposal sits on the same land (essentially hard landscaped).

A surface water strategy is noted within this report along with a recognition that the new dwelling utilises soakaways on this site with no adverse impact.

New site layouts have been prepared to reflect the 'as built' situation on site and these form a part of this application as well as the retrospective application for the dwelling.

The proposal is small and does not cause adverse harm to the dwelling amenity space. The use is proposed in connection with the farm business and is to be used by occupants of the dwelling.

It is hoped that the information provided here satisfies the Local Authority and that works can commence on this small structure to support the extant farm business.

*Mr. M Flynn MCIAT.*

June 2025.

**Sources:**

NPPF (December 2024).

North Lincs Core Strategy (Adopted June 2011).

Environment Agency Flood Maps for Planning.