PROPOSED RESIDENTIAL DEVELOPMENT
Land at 66 Barrier Bank
Cowbit Spalding
PE12 6AQ

By

East Anglian Civils Holdings limited

FULL PLANNING APPLICATION
for 6 frontage dwellings



PLANNING STATEMENT

June 2022

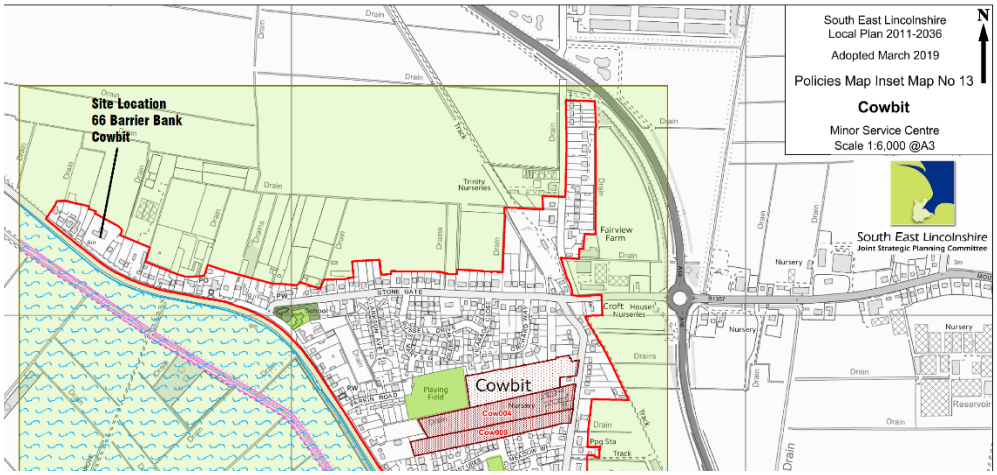
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The Proposal

This Full application seeks consent for a scheme of frontage residential development at 66 Barrier Bank Cowbit comprising 6 No. semi-detached two storey houses
The site has the benefit of an extant Planning consent for residential development which is discussed in more detail within this Statement.

Application Site

The application site is currently the majority of the frontage to an established haulage premises and is 0.14 hectares in area. The site is situated within the defined settlement for Cowbit and has direct access to what is effectively a lay-by to Barrier Bank. There are residential properties to either side of the site frontage.
A mature beech hedge forms the front boundary of the site and this is to be retained as far as possible.



Planning History

Outline Planning Consent was granted by SHDC in 2017 (ref H01-0120-17) for residential development on a larger area (0.24ha) for 5 plots which effectively displaced the business, Paul Cott Transport, from the site.
A subsequent Reserved Matters Approval (ref H01-0359-20) was granted by SHDC in July 2020 for 5 dwellings comprising 4 detached 4 bed houses and 1 5 bed detached house.

Previous Scheme

The approved scheme of 5 dwellings under H01-0359-20 delivers large properties with 3 of those dwellings placed in front of the 'building line' of neighbouring dwellings to the Barrier Bank frontage with only one of the plots having a direct access from Barrier Bank, with the other plots being served off a private drive.

Proposed Scheme

The Applicant has recently purchased the site and has re-assessed the potential for the site.
The result is that two applications are now simultaneously submitted to the Local Planning Authority for a mixed use development of the overall site.
This application is for frontage residential development whereby each dwelling has direct access to a public highway and the dwellings themselves are more 'affordable' for local people wishing to reside in the village.
From previous 'pre-app' consultations it has been established that the character of Barrier Bank is frontage development.

This proposal sets the dwellings back from Barrier Bank to respect the siting of the neighbouring properties and is considered more suitable than the extant consent. The siting of the dwelling to plot 1 now improves the separation distance from the existing dwelling at No.56 and also the existing mature trees along this boundary. No.66 Barrier Bank is now some distance from the nearest proposed dwelling (plot 6).

Each dwelling has a minimum of 2 parking spaces within the curtilage and also a turning area

External materials for the dwellings are specified on the accompanying plans and will compliment the existing character of the street scene.

Flood Risk

The site is located within Flood Zone 1 of the Environment Agency mapping and therefore it is not necessary to prepare a Flood Risk Assessment in this instance.
The finished floor levels of the dwellings will be at 5.0mODN which will replicate those approved on the Extant consent for housing on the site.

Drainage

The dwellings will connect to the existing Anglian Water foul sewer which is located to the rear of the site Surface water from roof areas will be directed to proprietary soakaways which will be sized in accordance with the results of a percolation test carried out to BRE Digest 365.

Landscaping

The frontage beech hedge is to be retained as far as possible but reduced in height and cut back from the frontage public footpath. Suitable tree species are proposed to the plot frontages.

Conclusion

It is considered that this proposal of frontage dwellings of more modest scale and form will be more appropriate than the extant consent of for 5 executive detached houses which also introduced a private drive arrangement to serve the majority of those houses.

In conjunction with the proposed redevelopment of the land to the rear it is considered that this brownfield site will be dramatically transformed to provide both housing and local employment within the village.

Alan J Finch
June 2022

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