DESIGN & ACCESS STATEMENT

Client: Mr & Mrs M Laycock

Project: Proposed residential development, 68 Stonegate, Cowbit, Spalding, Lincolnshire

Ref: 101701

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INTRODUCTION

The proposed site is located off Stonegate to the side and rear of no. 68.

The site is currently the garden to no. 68. The garden is of a very generous size (0.42 ha [approx 1 acre]) and has become a maintenance burden for its current owner. It is the largest garden in the row of houses from numbers 68 – 76.



Aerial view of site

The site now falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 13.

Pre-application consultation has taken place with SHDC. Initially a proposal for 4 no. dwellings was put forward, however, it was felt by the planning officer that given the low density context / village edge location that 3 no. dwellings would be more appropriate (2 no. two storey houses to the north and 1 no. single storey bungalow to the south).

Following this pre-app advice, the applicant commissioned a flood risk assessment and this has recommended that all dwellings be two storey. In light of this the current proposal is that the bungalow would be replaced with a chalet.

This application is for Outline Planning approval with all matters reserved except 'access' (matters reserved to be 'appearance', 'landscaping', 'layout' and 'scale').



View of no. 68 from Stonegate



Rear garden looking towards tennis court from house



View from north of site looking south towards tennis court



View looking towards northernmost point of site



View from north looking towards tennis court



View into tennis court with Stonegate houses in distance

AMOUNT

The proposal is for 3 no. dwellings. The application site area is approximately 0.35 ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that 3 no. dwellings can comfortably be accommodated including the retention of the majority of trees and soft landscape screening. The latter can be

supplemented with further new trees / planting in order to enhance the soft landscape screening. There is adequate space to the western side of the existing dwelling to accommodate an access driveway.

SCALE

The scale would be determined at Reserved Matters stage.

The immediate context comprises a row of two storey dwellings to the frontage of Stonegate. The majority are two storey houses, however, the property directly to the west is a two storey chalet.



Two storey dwellings to Stonegate (no. 68 in foreground)



Two storey dwellings to Stonegate (chalet in foreground – directly to west of site)

LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

Notwithstanding this, a big advantage, from a development perspective, is that there is an abundance of established dense landscaping which will enable new development to be immediately screened from neighbouring properties and forms a natural green edge to this part of the village.

The submitted drawing PD01 demonstrates that it is possible to arrange a site layout that retains the majority of existing trees and other green screening. By supplementing this with additional new trees, bushes and shrubs a sympathetic scheme of landscaping is possible.

APPEARANCE

The appearance would be determined at Reserved Matters stage.

ACCESS

Drawing PD01 demonstrates that a safe access is achievable. This stretch of Stonegate is a straight road having a speed restriction of 30mph. The proposed access point is located centrally to the frontage and as such provides good visibility in both directions. The access is also equally spaced between the junctions opposite of Vicarage Close and Orchard Way.

A 4.1m wide private drive is proposed for the first 10m into the site, after which it would reduce to 3.7m wide with passing places.

2m x 2m pedestrian visibility splays would be provided each side of the access to the public footpath. Vehicular visibility splays of 24m (to the west) and 35m (to the east) appear to be achievable. *(The stopping distance at 30mph is 23m comprising 9m thinking distance and 14m braking distance. Source: Department for Transport, 2007).*

There are existing footpaths along Stonegate leading to the centre of Cowbit and the local amenities.

There are excellent transport links to Spalding and Peterborough via the A16. In addition, there are bus services which are operated by Stagecoach and CallConnect.

The low density of the development ensures that there is an adequate level of off road parking and as such there is little chance that vehicles would need to park along Stonegate itself.

The existing driveway access to no. 68 onto Stonegate would be blocked up and its access taken off the new shared private drive.



View eastwards from site along Stonegate



View westwards from site along Stonegate

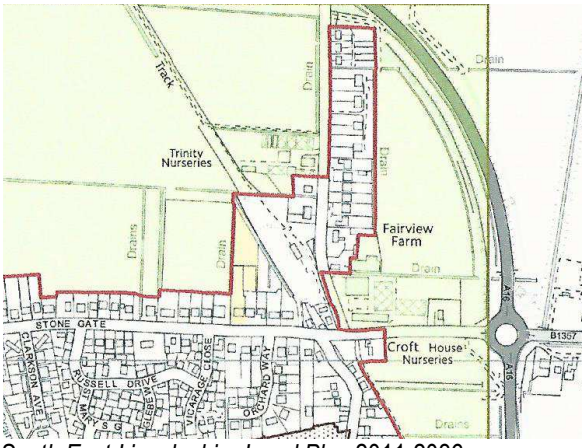
PLANNING

The South Holland Local Plan (2006), Inset Map 1 shows the majority of the site just outside of the defined settlement limit, so the majority of the site is currently classed as being in open countryside. Policy HS7 would usually seek to restrict housing development in this location. However, this policy is considered out of date as SHDC cannot currently demonstrate a 5 year supply of deliverable housing sites.

Paragraph 49 of the National Planning Policy Framework (2012) makes provision for residential development in a sustainable location where there is an absence of a 5 year supply of deliverable housing sites. The emerging South East Lincolnshire Local Plan has identified Cowbit as a 'Minor Service Centre' with a defined settlement boundary. These matters are material considerations that outweigh the aforementioned Local Plan policy.



South Holland District Council Local Plan 2006, Inset Map No. 1



South East Lincolnshire Local Plan 2011-2036, *Inset Map No. 13 (site shaded in yellow)*

Pre-application consultation has taken place with SHDC (planning officer, David Gedney). Initially a proposal for 4 no. dwellings was put forward, however, it was felt by the planning officer that given the low density context / village edge location that 3 no. dwellings would be more appropriate. (Reference can be made to the SHDC pre-app letter dated 22.12.17, ref. No. PE-00874-17).

PLANNING PRECEDENTS

The following planning precedents are cited in support of this application because they share similarities or have matters in common to the proposal hereby submitted.

34 Fen Road, Holbeach (SHDC planning permission ref. H09-1066-14 granted 9th June 2015)

This outline planning application is very similar to the application site. It was for 5 no. dwellings (located to the rear of no. 34 Fen Road), the access point was to the side of the existing dwelling, and the site had generous existing soft landscaping in terms of trees and other dense planting and the overall density of development proposed was low.

At the time of application, the site was outside of the development boundary, however, the planning officer's report explains that because SHDC could not demonstrate a 5 year housing supply, the current housing policies must be considered out of date and development which is seen to be sustainable should be supported. The planning officer felt that the indicative layout would not result in any material overlooking or loss of privacy. Furthermore, the officer considered that the layout would be low density and the development would not adversely affect the visual amenity of the area.

The planning officer's report concluded that, *'In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG3 and SG4, of the South Holland Local Plan, 2006, and where it does not meet HS7 this is over-ruled in this case by the National Planning Policy Framework, 2012.'*

Planning permission was granted on 9th June 2015.

It is worth noting that a full planning permission was later approved for an increase to 6 no. dwellings on the site under planning permission ref. H09-1196-16, which resulted in a far denser development.

Under planning permission ref. H09-0537-17 (condition 5), permission was granted for a refuse collection area at the junction of the roadway adjacent Fen Road.

101 Bridge Road, Sutton Bridge (SHDC planning permission ref. H18-0509-16 granted 20th September 2016)

This outline planning application was for 2 no. dwellings located to the rear of no. 101 Bridge Road. The access point was to the side of the existing dwelling. Access for all 3 no. properties (including no. 101) would be accessed off the new shared private driveway. A scheme showing chalets for the 2 no. proposed dwellings was a sympathetic response to the immediate context.

For the purposes of flood risk, the finished floor levels were at 1m above ground level and dwellings a minimum of 2 storeys (chalets were proposed in order to reduce the scale of development). The planning officer's report stated that, *'The layout is only indicative at this stage and it is considered that despite the increase in finished floor level, a satisfactory design solution can be found to minimise impact on neighbour amenity with regards fenestration.'*

The planning officer's report concluded that, *'In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG2, SG4, SG14, SG15, SG16, SG17, SG18 and HS6, of the South Holland Local Plan, 2006, as well as Sections 6, 7 and 10 of the National Planning Policy Framework, 2012.'*

Planning permission was granted on 20th September 2016.

18 Edinburgh Walk, Holbeach (SHDC planning permission ref. H09-0402-09 granted 27th July 2009)

This outline planning application was for 2 no. dwellings (bungalows) located to the rear of no. 18 Edinburgh Walk. The access point is to the side of the existing dwelling. Access for all 3 no. properties (including no. 18) is accessed off the shared private driveway.

In addition to the original outline planning permission for two detached dwellings (ref. H09-0402-09) in July 2009 there followed a number of further applications. It received a renewal of outline planning permission (ref. H09-0020-12) in March 2012, followed by a further outline planning permission (ref. H09-1015-14) in February 2015, and then a full planning permission (H09-0461-15) in July 2015. The NPPF was published in March 2012, so a number of these permissions would have been considered under that document as well as the SHDC Local Plan 2006 which covers all of these permissions.

FLOOD RISK

The application site is in a Flood Zone and as such reference should be made to the Flood Risk Assessment submitted as part of this application.

CONCLUSION

The existing dwelling currently sits on a site which is in the region of 0.42 ha (approx 1 acre). Given the size of the dwelling and its village location, the site is considered significantly oversized and, indeed, has become a maintenance burden for its owners.

The entire site now falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, publication version March 2017, Inset Map No. 13.

A big advantage, from a development perspective, is that there is an abundance of established dense landscaping which will enable new development to be immediately screened from neighbouring properties and forms a natural green edge to this part of the village.

It is demonstrated on the submitted site plan that the site is of an adequate size and proportions to comfortably accommodate 3 no. dwellings (2 no. houses and 1 no. chalet shown) in a way that is in keeping with the village edge location and general low density of development. Furthermore, the proposals maintain a generous sized plot for the existing dwelling.

A single point of access can comfortably be accommodated and the design of the private driveway allows vehicles to pass in two directions. Space is provided for a refuse collection area to serve the 3 no. proposed dwellings.

There is safe pedestrian access into the centre of Cowbit and this is supported by a number of local amenities.

Initial pre-planning liaison with SHDC, has received a positive response from the planning officer, David Gedney.