Design and Access Statement
Planning Statement

Residential development (21)
Land at Mill Drove South
Cowbit
Lincolnshire

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Residential development (21), Land at Mill Drove South, Cowbit, Lincolnshire

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1.Introduction

Residential development (21), Land at Mill Drove South, Cowbit, Lincolnshire

1. The Town & Country Planning (Development Management Procedure) (England) Order 2015, requires certain types of application for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South-East Lincolnshire Local Plan** and the **National Planning Policy Framework**.

2. The statement comprises the following main elements;-

3. Firstly, a description of the **proposed development** and its location

4. Secondly, the **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.

5. Thirdly, the **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.

6. In section 5, the **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use**, **Amount**, **Layout**, **Scale**, **Landscaping**, and **Appearance**.

7. In Section 6, the **Access Component** explains the approach that has been adopted in relation to accessibility. It describes how relevant **development plan policies** have been taken into account. **Consultations** undertaken are outlined. It describes how prospective users will gain **access to the development** from the existing transport network and, why points of access have been chosen. It also considers **equality of access**; how everyone can get to and move through the proposed development on equal terms regardless of age, disability, ethnicity or social grouping.

8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

9. The application, which is a full planning application proposes the residential development of an approximate 0.5ha parcel of land situated on the western side of Mill Drove South, Cowbit, approximately 150m north of the junction with Stonegate. The proposals comprise a mix of 2 and 3 bedroom detached, semi-detached and terraced units, served from an estate road running westwards off Mill Drove South.

10. The site comprises the northern part of the former station yard area, located on the western side of Mill Drove South. Directly to the south of the application site is a Victorian-era former goods shed, which is of robust brick and slate construction, and of a design that is characteristic of its era and historic function. South of the goods shed site is a smaller 0.15ha site the subject of a separate outline planning application for 3(no.) frontage dwellings. To the west, across Mill Drove South is a former nursery site (Croft House Nurseries) and a disused farmyard area (Fairview Farm). Beyond the former station yard and these nursery and farmyard areas frontage-type development extends northwards along both sides of Mill Drove South. To the south of the yard area are residential properties fronting Mill Drove South and Stonegate, including some former railway buildings.

11. The application site, and the remainder of the goods yard area, together with the Croft House Nursery site opposite, were granted outline planning permission in March 2019 for the erection of up to 45 dwellings (H01-0871-18). The consent included provision for the re-positioning eastwards of the Mill Drove South Junction with Stonegate / Moulton Chapel Road. This planning permission has recently lapsed.

12. The Fairview Farm site located opposite the present application site has also recently been granted outline planning permission – for 6(no.) single storey dwellings (H01-0392-20). This permission remains extant.

13. The majority of the application site and the remainder of the goods yard area are located within the defined settlement boundary for Cowbit. The land comprises previously developed land, and the principle of residentially-developing the site and adjoining land to the south and to the east (across Mill Drove South) has previously been accepted, since the adoption of the present Local Plan.

14. The proposals in this case adopt a not-dissimilar design rationale for the site to that illustrated on plans submitted with outline planning application ref: H01-0871-18. To the north of the goods shed building (which is located outside of the application site), an estate road runs westwards off Mill Drive South, before turning north westwards and running through the centre of the site. One detached dwelling is set to the north of the westward-running estate road, whilst the north-westward running section is lined on both sides by semi -detached and terraced units. The estate road terminates at a west-east aligned turning head, and a row of semi-detached and terraced units are set to the north of this turning head. The dwellings adopt a range of stylings, incorporating some locally referenced detailing and utilise locally distinctive materials. Five of the 21 units comprise affordable housing units; a mixture of shared ownership and rented units.

15. The site is considered to be eminently suitable for residential development. The principle of developing the site has been afformed by the earlier grant of outline planning permission. The pattern of development illustrated is considered to be entirely appropriate in its context, and will suitably complement the existing and emerging pattern of development. The wider locale is an

area that is likely to undergo quite significant change in the near future as commercial uses are redeveloped for residential purposes. The proposals accord with relevant development plan and national planning policies.

16. The particulars of the application are considered in further detail within this Design and Access Statement. For clarity they are summarised below;

USE: the use or uses proposed for the development and any distinct development zones within the site identified
The application proposes residential development upon the site. The site, which has an area of approximately 0.5ha, comprises part of a former railway goods yard, located within the built-up area of Cowbit. The overall goods yard area – which extends to approximately 0.8ha – was granted outline planning permission for residential development in March 2019 (H01-0871-18). The consented site - which includes the present application site – also included a former nursery site located to the east, on the opposite side of Mill Drove South (Croft House Nurseries) as well as the goods shed and land to the south of the goods shed. To the north of that nursery site, a former farmyard area (Fairview Farm), latterly in use for storage purposes, has been separated consented for residential development (H01-0392-20). To the south of the goods yard area are residential properties, whilst to the north, beyond the goods yard area and the farmyard, frontage development continues for some distance along both sides of Mill Drove South. To the west, beyond the former railway line are the gardens of residential properties set on the northern side of Stonegate. The majority of the application site and the remainder of the goods yard area are located within the defined settlement boundary for Cowbit. The goods yard area comprises previously developed land. The principle of developing the present site has been established by an earlier grant of planning permission during the currency of the present adopted Local Plan. Whilst that planning permission has recently lapsed, there has been no material change in circumstances that would preclude a further grant of planning permission. The site forms part of a discrete parcel of land set to the north of the retained goods shed building, which is capable of being developed as a free-standing entity and whose development would not prejudice the separate redevelopment of the remainder of the goods yard area to the south of the goods shed, as well as the goods shed itself. Residential use of the site is consistent with the predominantly residential characteristics of the locality (characteristics that will be re-inforced by the redevelopment of the commercial sites to the east), and will not materially impact upon the character and appearance of the locality. The development thus has no implications in terms of use.

AMOUNT OF DEVELOPMENT: the amount of development proposed for each use
The application proposes the erection of 21 dwellings on the site, comprising a mix of two and three bedroomed detached, semi-detached and terraced, two-storey dwellings. The amount of development, and the proposed site layout is broadly consistent with the illustrative layout proposals submitted with application ref: H01-0871-18 (The illustrative layout identified 20 dwellings on this part of the overall site). Having regard to the shape and form of the site, and the characteristics of the wider locale, this amount of development is considered appropriate and in keeping with the prevailing density of development.

LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate

The block plan accompanying the application identifies the 21 dwellings being served from a single estate road. This estate road runs westwards off Mill Drove South, just to the north of the goods shed building and the Anglian Water pumping station, for approximately 50m, before turning north-westwards and running through the centre of the site, terminating at a west-east aligned turning head. A single detached dwelling is set to the north of the initial section of estate road, whilst the north-west running section is lined on both sides by frontage dwellings. An area of open space is set to the south side of the initial section of estate road. To the north of the turning head, and facing southwards is a row of semi-detached and terraced properties. This layout is broadly in line with the illustrative proposals submitted with outline application ref: H01-0871-18. Given the shape and form of the site, and site constraints – notably a culvert running west-east through the northern part of the site - this is considered to represent an appropriate layout response. Whilst existing development in the vicinity of the site is predominantly frontage in character, the pattern of development is likely to evolve to include depth development forms, with the pending redevelopment of the goods yard and the two commercial sites on the eastern side of Mill Drove South (further depth development has also recently taken place on the south side of Moulton Chapel Road). In this context, the proposed layout is appropriate and will complement the existing and emerging pattern of development in this part of the village.

SCALE PARAMETERS: an indication of the upper and lower limits for height, width, and length of each building within the site boundary

Development in the locality comprises a mix of single storey and two storey properties, in a fairly random arrangement. The proposed development, comprising two-storey properties is considered appropriate in its particular (varied) context.

ACCESS POINTS: an area or areas in which the access point or points to the site will be situated

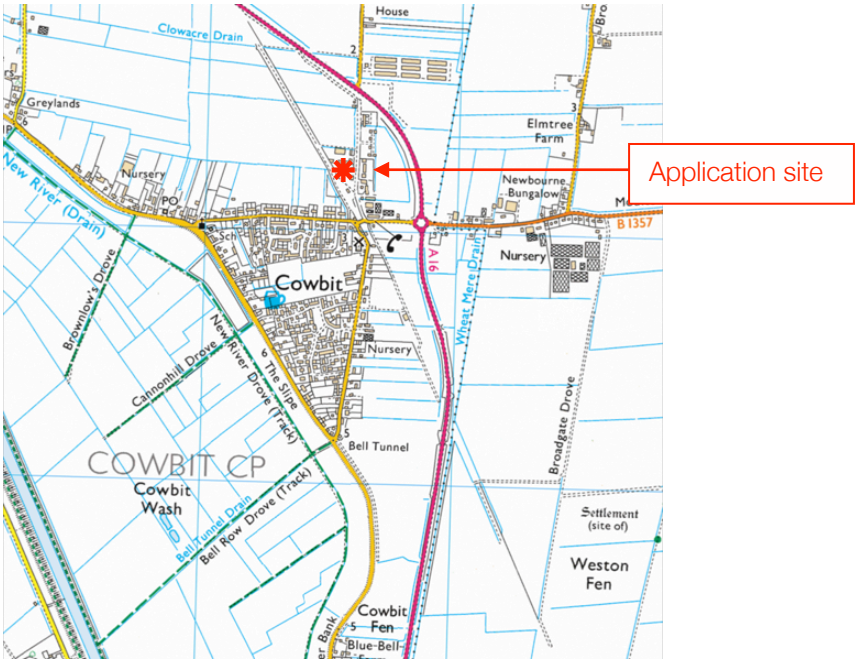
The proposed dwellings will be accessed via a new estate road running westwards off Mill Drove South. The access point enjoys good visibility in both directions. The road and access point will incorporate pedestrian footway, facilitating safe access to the footway running along the eastern side of Mill Drove South. The site is well located relative to village services and facilities and the village is served by regular public transport services to Spalding, Crowland and Peterborough.

17. The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. Good design, the guidance states, is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design, the guidance emphasises, goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

18. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

The application site and the surrounding area

19. The application site is situated in the village of Cowbit. Cowbit comprises a typical fenland settlement set between the New River to the west and the A16 to the east, and located approximately 5km to the south of Spalding and 8km to the north of Crowland.



Map extract showing Cowbit and the location of the application site

20. The village, for the most part is contained within a linked network of three principal roads forming an inverted triangle. Barrier Bank, which formed the principal village street in the late-19th and early 20th centuries defines the western edge of the village and historically comprised part of the A1073 linking Crowland and Spalding. Development is set on the eastern side of this road and overlooks the Cowbit Washlands (containing the New River and the River Welland). The settlement is elevated above these washlands. To the east, the south-north running Backgate forms the limit of built development and is lined by frontage development on both sides of the

street. To the north, and connecting these two roads is the west east running Stonegate (which continues eastwards to a roundabout junction with the A16. Beyond the dense cluster of development set within this triangle of streets, ribbon development extends westwards along the northern side of Barrier Bank, and Mill Drove South, which runs northwards from a point just east of the junction of Backgate and Stonegate is lined by development along both sides of the street for several hundred metres. More recently development has extended eastwards along Stonegate (Moulton Chapel Road) east of the junction with Backgate towards the A16 roundabout (H01-0035-17).



Historic mapping from the late 19th century showing that at that time Cowbit essentially comprises an elongated ribbon of frontage development extending along the eastern side of Barrier bank with elongated plots extending back to Backgate. Some limited development ran along Stonegate, with the railway crossing Stonegate close to the junction with Backgate. The railway station was located at the junction of these two roads with the goods yard set to the north. When compared to current mapping the process of consolidating development within the triangle of roads is evident.

21. Historic mapping from the late 19th century identifies a sparsely developed settlement form, with development running principally along the eastern side of Barrier Bank (see above). Until the early 1890's, the March – Spalding railway line passed to the east of the village, and a railway station was located on Backgate, close to the junction with Stonegate. To the north of Stonegate (where there was a level crossing), and accessed from Mill Drove South, was a goods yard. The railway was closed in 1982, although the station had closed twenty years earlier. Much of the railway infrastructure remains, most notably the station building, the signal box (on the south side of Stonegate), a station house (north of Stonegate) and a goods shed (accessed from Mill Drove

South). These are all characteristic of railway architecture of the late 19th century, and are now distinctive landmark buildings, albeit than none of them are listed.

22. The 20th century witnessed a significant expansion of the village, notably in the post-war period. Significant consolidation and expansion of the built-form has occurred, within the triangle defined by the three principal streets, with some consolidation and infilling also taking place along the routes that radiate from this core. The settlement today is now dominated by those extensive post-war interventions, with a dilute sprinkling of traditional fenland properties interspersed amongst ribbon and small estate developments.

23. Whilst a distinct community, with a number of attractive period fenland style properties (typically render or brick finished balanced cottage forms with steep pitched pantiled roofs and a range of community services and facilities, the dominant characteristics of the settlement are frontage development forms spanning the post-war decades, small residential estates, with forms and compositions similarly reflecting changing styles and patterns of housing estate development, and uncoordinated ribbons of development with little cohesiveness in terms of style, architecture and form. The village displays a broad palette of fairly generic building styles and forms, typically reflecting the era of construction. Few of these buildings could be described as adopting vernacular fenland typologies. However, such characterisations are by no means unique to Cowbit; these are in many respects typical of the 21st century fenland landscape.

24. The images below paint a broad picture of the streetscape of Cowbit.



Google Street View photographs of Cowbit, illustrating a diversity of predominantly post-war , frontage development



Google Street View photographs of Cowbit, illustrating a diversity of predominantly post-war , frontage development



Overview of Cowbit and the location of the application site

25. Mill Drove South runs northwards from Stonegate / Moulton Chapel Road from a point just to the east of the former railway level-crossing, and forms a staggered junction with Backgate. The road runs northwards for approximately 500m, where it terminates adjacent the A16.

26. The street is lined by a mixture of frontage residential development and commercial / horticultural uses. Close to the Stonegate junction, on the eastern side of the street are Croft House Nurseries and Fairview Farm, which comprise a range of warehouse and glasshouse structures. A further horticultural use (Trinity Nurseries) is set on the western side of the street, approximately 200m to the north. Set along the remainder of the western side of the street are frontage residential properties, comprising a mixture of modern detached properties with forward-sited linked garages, and local authority type semi-detached dwellings set back some 35m from the roadside boundary.

27. Set a short distance to the north of the Stonegate junction, on the western side of the street, beyond two frontage bungalows, is the former railway station goods yard. As illustrated in the photograph below. This area, of approximately 0.8ha, has now been cleared with the exception of a brick goods shed building, which is set back approximately 30m from the roadside boundary. Set between the goods shed and the road, adjacent the road is a pumping station set within a small triangular compound. There is a 120m open frontage onto Mill Drove South. The cleared yard area increases in depth, from approximately 40m at the southern end to approx. 85m at the northern end. At the northern end the cleared area extends to the rear of a frontage terrace (10-14 Mill Drove South) and a frontage detached property (Coronation Cottage).

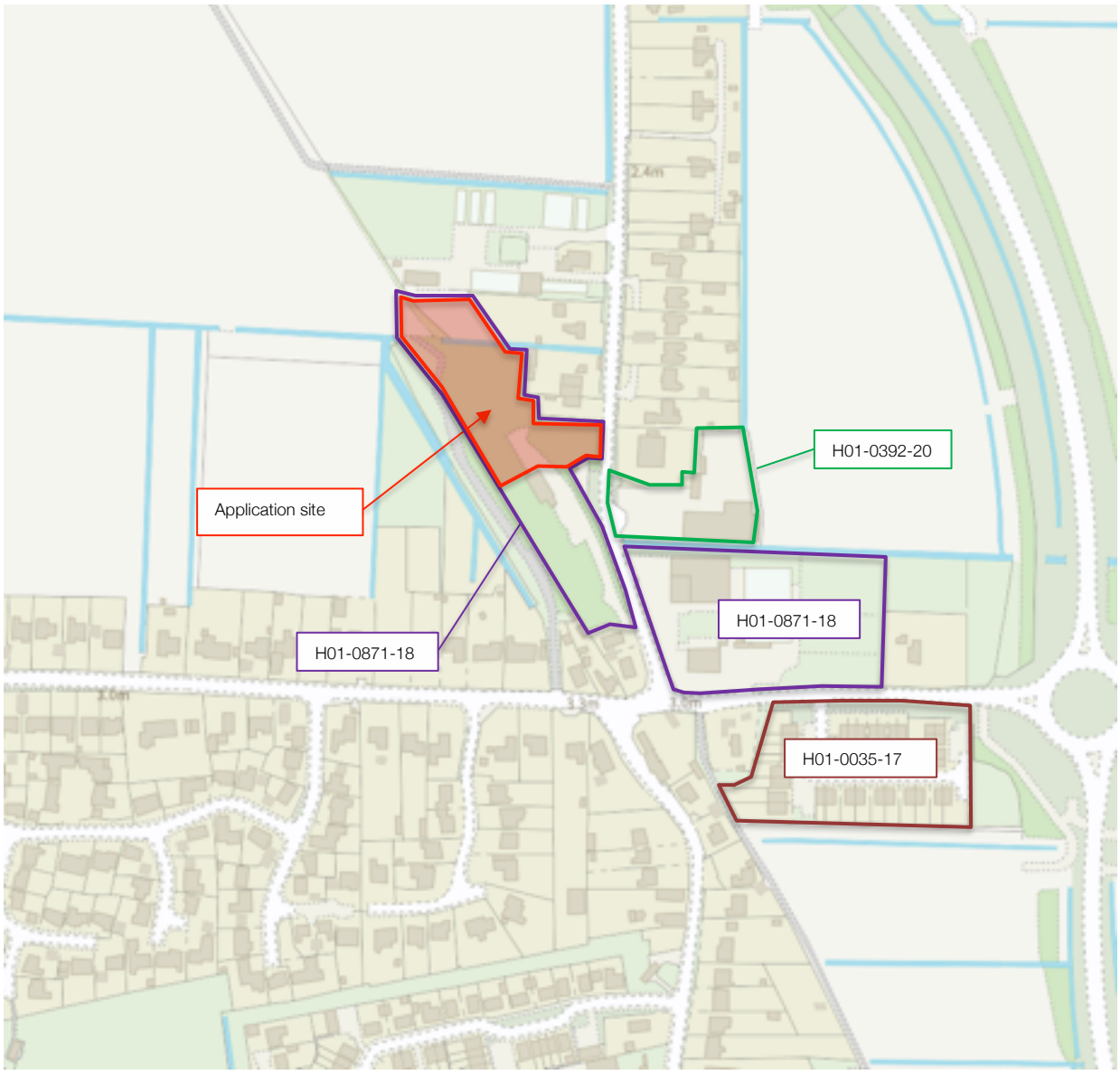




Overview of the goods yard area and the retained goods shed building. The application site is located to the north of this building.



The entrance to the application site is between the goods shed to the south and 10 Mill Drove to the north



Plan showing the location of the application site and recent planning consents.

28. Set on the eastern side of Mill Drive South, opposite the southern end of the goods yard site are two separate commercial/ horticultural sites. The southern of the two, Croft House Nurseries, comprises a complex of portal frame buildings and glasshouses, set on the corner of Stonegate and Mill Drove South. To the north of this complex, is a smaller complex, set on an L-shaped plot – with a dwelling set between the two arms of the site (Fairview Farm).

29. Under planning application ref: H01-0871-18, outline planning permission has been granted for the erection of up to 45 dwellings on a combined site comprising the goods yard site on the western side of Mill Drove South and Croft House Nurseries on the eastern side of the street. Illustrative plans submitted with the application (see extract below), included provision for the re-siting of the Mill Drove junction a short distance to the east to provide enhanced visibility (Recent visibility enhancements to the Stonegate junction, along with discussions with Jon Sharpe (LCC Highways) have allowed visibility at the existing junction to be substantially improved). The illustrative plans showed the Croft House site served by a new estate road. Frontage dwellings were identified on the land to the south of the goods shed building, whilst the land to the north of the goods shed was to be served via a new estate road. A footway was shown to be provided along the western side of Mill Drove up to the new estate road access. The goods shed was shown to be demolished and the area laid out as a public open space. Conditions attached to the outline consent included a requirement for a scheme of archaeological recording of the building (The intention now is to retain and convert this building. This will be the subject of a separate application). The goods yard portion of the application site is largely set within the defined settlement boundary for the village. The Croft House Nurseries portion of the site is located outside of the settlement boundary. The planning permission was granted in March 2019, and has recently lapsed.



Application ref: H01-0871-18: Illustrative site layout

30. Under application ref: H01-0392-20, outline planning permission has been granted for the redevelopment of the Fairview Farm site. Illustrative plans submitted with the application identify the provision of 6(no.) single storey dwellings served from an improved access point. The rear portion of the consented site is located outside of the defined settlement boundary. Planning permission was granted in July 2020 and remains extant.



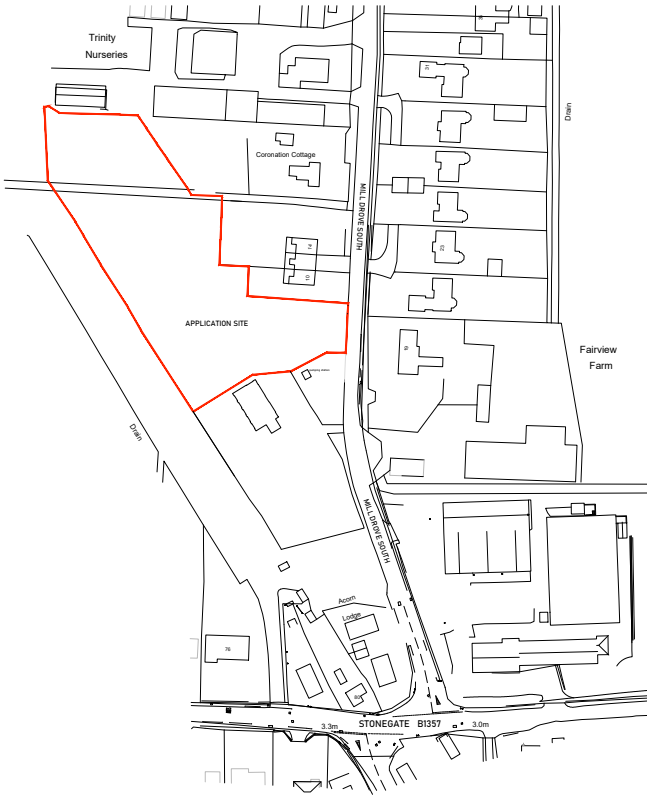
Application ref: H01-0392-20:
Illustrative site layout

31. This identifies that the area is one that is set to undergo a period of quite significant change in the near future. Whilst the goods yard / Croft House Nurseries permission has recently lapsed, the land was consented during the currency of the Local Plan and were deemed to be policy compliant. The goods yard land comprises previously developed land located within the built-up part of the settlement and largely falls within the defined settlement boundary. It is eminently suitable for development and indeed, redevelopment will offer significant enhancements to the streetscape and to the character and appearance of this part of the village. The nursery site has assumed the character of a commercial site. The consented land to the north (Fairview Farm) as well as the recent development on the south side of Moulton Chapel Road (H01-0035-17) are effectively re-defining the extent of the built-up area and bring this land squarely within the built envelope. Redevelopment of this site is now both logical and appropriate.



Westward visibility at the junction of Mill Drove South with Stonegate has been substantially improved by the removal of shrubbery

32. The application site in this case comprises that part of the overall goods yard site situated to the north of the goods shed building. As illustrated below, the site has an irregular shape and includes a 15m frontage to Mill Drove South and extends to the rear of frontage properties to the north of that frontage. It has an area of approximately 0.5ha. It is bounded to the east by Mill Drove South and the rear boundaries of the adjoining frontage properties. To the south it is bounded by the goods shed and the adjoining Anglian Water pumping station. The western boundary comprises the western extent of the goods yard area beyond which are the gardens of residential properties fronting Stonegate. The northern boundary abuts the Trinity Nursery site.



The application site

33. The application site is considered to comprises an appropriate redevelopment opportunity. The principle of developing the site residentially has previously been approved. The site is largely located within the defined settlement boundary for Cowbit. Whilst the site has previously formed part of a larger application site encompassing the goods yard and the Croft House Nurseries site, it is a parcel of land that is capable of standing on its own merits, the development of which in isolation would not compromise the development of the remaining parts. The illustrative plans submitted with application ref: H01-0871-18 contemplated this part of the site north of the goods shed accommodating a depth-form for development served via an estate road access. In this respect, the separate outline planning permission site elements - to either side of the goods shed building and east of Mill Drove South are capable of being considered as separate entities, and the subject of separate applications. There is no prejudice to the overall development of the land. (The desire to retain and convert the goods shed building has been a primary driver in formulating separate proposals for the land to north and south of the retained building).

34. The defined application site lends itself most particularly to a depth form of development served via a single estate road running westwards off Mill Drove South. The illustrative site layout for this part of the original outline planning permission site adopted a layout that works well within the overall site constraints, notably the culvert crossing the site at its northern end. It also illustrates an appropriate relationship of properties to the existing frontage dwellings. Twenty dwellings were identified on this part of the overall site. It represents a logical template for any future development. Similarly, the overall quantum of development shown is appropriate having regard to surrounding pattern and density of development. A suitably scaled development broadly consistent with the illustrative scheme will be in keeping with the general, pattern and grain of development in the locale. Development in the vicinity of the site comprises a mix of one and two storey properties, although along Mill Drove South, two-storey properties predominate. In the particular site context, two storey development is considered appropriate and in keeping with the general character of the locale. Development in the vicinity, with the exception of the

Victorian-era railway buildings, is generally non-vernacular in character. In this respect the application site offers some latitude in terms of a design response.

The proposed development

35. This planning application, which is a full planning application proposes the erection of 21 dwellings on the site. The development comprises10 x 2-bedroomed dwellings and 11 x 3-bedroom dwellings.

36. The block plan accompanying the application identifies the 21 dwellings being served from a single estate road. This estate road runs westwards off Mill Drove South, just to the north of the goods shed building and the Anglian Water pumping station, for approximately 50m, before turning north-westwards and running through the centre of the site, terminating at a west-east aligned turning head. A single detached dwelling is set to the north of the initial section of estate road, whilst to the south of this initial section is an area of open space. The north-west running section is lined on both sides by frontage dwellings – a mixture of semi-detached and terraced units. An area of open space is set to the south side of the initial section of estate road. To the north of the turning head, and facing southwards is a row of semi-detached and terraced properties. This layout is broadly in line with the illustrative proposals submitted with outline application ref: H01-0871-18. Given the shape and form of the site, and site constraints – notably the culvert running west-east through the northern part of the site - this is considered to represent an appropriate layout response. Whilst existing development in the vicinity of the site is predominantly frontage in character, this pattern of development is likely to evolve to include depth development forms, with the pending redevelopment of the goods yard and the two commercial sites on the eastern side of Mill Drove South (further depth development has also recently taken place on the south side of Moulton Chapel Road). In this context, the proposed layout is appropriate and will complement the existing and emerging pattern of development in this part of the village.

37. The proposed dwelling types are illustrated below. A varied palette of building styles is proposed. These incorporate some locally refenced detailing and will be constructed from locally referenced materials. Buildings adjacent the retained goods shed building have been designed to complement the stling of the goods shed building, with complementary Victorian style detailing and materials. In their particular context these dwelling designs are considered entirely appropriate.

38. The proposed development incorporates an element of affordable housing. Five of the units will comprise affordable units; Plots 9 and 10 will comprise shared ownership units, and Plots 11-13 will comprise social-rented units.



Proposed site layout



Proposed dwelling types

Overview

39. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.

40. In terms of planning policies, the development on the site appears to be in broad conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the NPPF, the development proposals may be seen to comprise a sustainable form of development, in a sustainable location. The presumption in favour of sustainable development should prevail in this case.

Development plan considerations
General development principles

41. The development plan for the area comprises the South East Lincolnshire Local Plan.

42. Policy 1: Spatial Strategy identifies Cowbit as a Minor Service Centre, in respect of which the policy states;

> *Within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill.*

43. The large proportion of the site is located within the defined settlement boundary. Moreover, as discussed earlier in this statement, the site, and the adjoining land to the south, and to the east across Mill Drove South have recently been consented for residential development in the period since the adoption of the Local Plan, albeit that that consent has now expired. In broad terms therefore, the principle of developing the site residentially is (and has previously been acknowledged to be) supported by the development plan.

44. Policy 2 of the Local Plan relates to Development Management. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations. These are set out below. In large part assessment against these criteria is best made in respect of detailed proposals. At this stage the application is made in outline form with all matters except access reserved for later approval.

POLICY 2: DEVELOPMENT MANAGEMENT Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:		
No	Criteria	Comment
1	size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;	Full regard has been paid to these considerations in the formulation of these proposals. The development represents an appropriate redevelopment of a previously-developed sustainable site. Full regard has been paid to the relationship of the development. The site adjoins an established residential area and in density and layout complements this adjoining development. The location of the site is such that the development will not give rise to any adverse impact upon the character and appearance of the locality. Indeed, redevelopment of the land will enhance the streetscape and the character of the locale.
2	Quality of design and orientation	The proposed dwellings are oriented such that they will enjoy good access to daylighting and sun-lighting. They would similarly enjoy an appropriate relationship to adjoining buildings.
3	Maximizing the use of sustainable materials and resources	The development will make use of sustainable materials and resources.
4	Access and vehicle generation levels	The submitted plans identify suitable provision for access and parking within each plot.
5	The capacity of existing community services and infrastructure	The development will not impact upon local service provision or facilities. Indeed, the development will arguably support local community services and facilities.
6	Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion	The proposed development is compatible with adjoining land uses. The vicinity of the site is expected to undergo significant change in the near future, with adjoining land to the south and east being having been consented for residential development. Whilst the consent on some of this land has lapsed, the redevelopment of these sites is policy compliant and there is a reasonable expectation that they will come forward for development in the near future. The proposals in this case are in line with earlier illustrative proposals for this part of the wider site. No issues of noise, odour or visual intrusion will arise. The area will soon become (on completion of the development on the adjoining sites), entirely residential in character.
7	Sustainable drainage and flood risk	The application site in this case is not located in a flood risk area (although adjoining land to the east is). Flood risk issues have previously

		been considered as part of the earlier outline planning application and identified not presenting a barrier to the grant of planning permission.
8	Impact or enhancement for areas of natural habitats and historical buildings and heritage assets	No ecological issues arise in this case. No heritage assets are impacted.
9	Impact on the potential loss of sand and gravel mineral resources	No mineral resource issues are raised in this case.

45. Policy 3 of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations.

POLICY 3: DESIGN OF NEW DEVELOPMENT All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:		
No	Criteria	Comment
1	creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;	The development will create a sense of place. The scale and layout of buildings has due regard to surrounding development. The density is appropriate in its context. The development will integrate with the existing (and emerging) pattern of development, and complement the existing and emerging built form.
2	Distinguishing between private and public space	Developing the site as proposed, there will be a clear distinction between public and private space.
3	The landscape character of the location	The overall character of the locality will not be adversely impacted in this instance. Indeed, some enhancement will flow from the redevelopment of a vacant, brownfield site.
4	Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways	The site enjoys good accessibility to shops, services and facilities.
5	The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking.	Suitable provision will be made for the storage of waste, cycle storage and car parking.
6	The lighting of public spaces	The public spaces will be appropriately lit and enjoy good passive surveillance.
7	Ensuring public spaces are accessible to all	Provision is made for an area of public open space at the entrance to the site. This is readily accessible to all.
8	Crime prevention and community safety	The proposals have been formulated with crime prevention / security considerations in mind. Public

		areas will enjoy good passive surveillance. Private areas will be appropriately screened and secure.
9	The orientation of buildings on the site to enable the best use of decentralized and renewable low carbon energy technologies for the lifetime of the development	The dwellings as illustrated are oriented such that they will enjoy good access to daylighting and sun-lighting. They would similarly enjoy an appropriate relationship to adjoining buildings (existing and consented).
10	The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure	Not relevant or applicable in this case.

11	Residential amenity	The proposals have due regard to the relationship of dwellings to adjoining / nearby residential properties. Adjoining properties will not be impacted by the proposed development. The properties will incorporate robust boundary treatments and this will ensure that residential amenity standards will not be impacted.
12	The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems	The site is not located within a flood risk area. However, appropriate flood resilience is proposed in this case.
13	The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils	Locally sourced building materials will be utilised. There will be no loss of the best / most versatile agricultural land. The site comprises previously developed land.
14	The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling	Appropriate landscaping provision will be made as part of the development. There is no existing landscaping of note on the site
15	The appropriate use or re-use of historic buildings	There are no historic buildings within or in the vicinity of the site.

46. Affordable housing provision in this case (5 units) is in line with the requirements of Policy 18 of the Plan.

47. Accordingly, we can identify no policy conflict in this case.

General planning considerations

48. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in accordance with planning policies. The principle of developing the site residentially has previously been accepted. Likewise, it has been demonstrated that against a range of planning / design considerations, no substantive issues

arise. The development will be appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity.

49. The development will offers an acceptable standard of amenity for future occupiers. The development comprises a sustainable form of development and that the presumption in favour of sustainable development should apply.

50. This section considers the design issues relating to the development arising from the site appraisal of the earlier section. The National Planning Policy Framework, at paragraph 130, outlines matters to consider when assessing design quality. These include a consideration of whether the development:-

National Planning Policy Framework (2021) Paragraph 130: Planning policies and decisions should ensure that developments	
a	Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
	• The site is well located relative to shops and services in the village. • The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts. • The site suitably integrates with the existing built form. • The application proposes an efficient use of space that is safe, accessible and user-friendly. • The development will incorporate appropriate measures to minimise the carbon footprint of the building, and ensure its resilience to climate change.
b	Are visually attractive as a result of good architecture and appropriate and effective landscaping
	• The proposed works are appropriately designed in their context. The proposed dwellings, in their design, will complement adjoining and nearby properties • Landscaping matters are capable of being addressed by means of appropriate planning conditions.
c	Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
	• The development will be compatible with its surroundings. • The proposed works will be sympathetic to the character and appearance of the locality
d	Establish and maintain a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
	• The development has been designed to complement the character and appearance of the locality. It will re-inforce the character of the locality and sense of place.
e	Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks
	• The development represents an efficient and effective use of the site. • The development is compatible with surrounding land uses. • The development optimises the potential of a sustainable and accessible site adjacent the built-up part of the village.

f	Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion and resilience
	• The development will be safe and accessible. The site is proximate to services and facilities. • A high standard of amenity will be achieved • The development raises no material crime and disorder / community safety issues.

51. The National Design Guide identifies that well-designed places will embody 10 key characteristics;

National Design Guide (2019) *Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.*	
C	Context
	• *C1: Understand and relate well to the site, its local and wider context* • *C2: Value heritage, local history and culture* This statement and appraisal have demonstrated a sound understanding of the site, its features and its wider context. The proposed development has been designed to integrate with its surroundings, and will complement adjoining development. There are no heritage assets in the vicinity of the site, and none will be impacted by the proposed development.
I	Identity
	• *I1: Respond to existing local character and identity* • *I2: Well-designed, high quality and attractive places and buildings* • *I3: Create character and identity.* The proposed development in this case has a positive and coherent identity, that everyone can identify with, including residents and the wider community; so contributing to health and community well-being, and cohesion. The character of the development suits its particular context. It is visually attractive, and sits comfortably alongside existing adjoining development. The dwellings have been designed to suit their particular context, and incorporate locally distinctive detail and locally referenced materials.
B	Built form
	• *B1: Compact form of development* • *B2: Appropriate building types and forms* • *B3: Destinations* The development has compact form that is walkable, so contributing to well-being and placemaking. The site enjoys good proximate accessibility to shops and services and to public transport. The development will have recognisable streets with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility. The development incorporates memorable features including the open space area alongside the site entrance and a high-quality building presentation to the street.

M	Movement
	• *M1: A connected network of routes for all modes of transport* • *M2: Active travel* • *M3: Well-considered parking, servicing and utilities infrastructure for all users* The development will be safe and accessible for all. The site enjoys good connectivity with adjoining development and village streets. The terrain and site layout are conducive to cycling and walking. Car parking and infrastructure provision are considered and appropriate. Appropriate landscaping will be carried out as part of the development.
N	Nature
	• *N1: Provide a network of high quality, green open spaces with a variety of landscapes and activities including play* • *N2: Improve and enhance water management* • *N3: Support rich and varied biodiversity* The development incorporates an open space feature at the site entrance. The open space area is easy to access and will add an attractive feature to the streetscape. Appropriate additional landscaping will be carried out as part of the development.
P	Public spaces
	• *P1: Create well located, high quality and attractive public spaces* • *P2: Provide well designed spaces that are safe* • *P3: Makes sure public spaces support social interaction* The development incorporates an open space feature at the site entrance. This open space area will support some activities and encourage social interaction. The open space area is overlooked by buildings and will feel safe, secure and attractive to use. Appropriate additional landscaping will be carried out as part of the development.
U	Uses
	• *U1: A mix of uses* • *U2: A mix of tenures, types and sizes* • *U3: Socially inclusive* The development is exclusively residential – something that is considered appropriate in its particular site context. The development incorporates a range of house types and sizes(including affordable housing provision), and a suitable overall mix.
H	Homes and buildings
	• *H1: Healthy, comfortable and safe internal and external environment* • *H2: Well-related to external amenity and public spaces* • *H3: Attention to detail: storage, waste, servicing and utilities* The proposed dwellings offer a good quality internal and external environment for users, promoting health and well-being. The dwellings relate positively to their streets and to the open space area within the development. Waste facilities can be sited in such a manner that they will not appear intrusive or detract from the overall development.
R	Resources
	• *R1: Follow the energy hierarchy* • *R2: Careful selection of materials and construction techniques* • *R3: Maximise resilience* The development has been designed with durability and longevity in mind. The dwellings are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste. Wherever possible low impact materials will be utilised.
L	Lifespan
	• *L1: Well-managed and maintained* • *L2: Adaptable to changing needs and evolving technologies* • *L3: A sense of ownership* The development has been designed and planned for long-term stewardship by the community. By design it is intended to be robust, easy to use and look after and will enable users to establish a sense of ownership and belonging. The buildings will be adaptable to users changing needs and evolving technologies.

52. Having considered compliance with NPPF and National Design Guide objectives, this statement now considers the following issues required to be included in Design and Access Statements.

Use

53. The application proposes residential development upon the site. The site, which has an area of approximately 0.5ha, comprises part of a former railway goods yard, located within the built-up area of Cowbit. The overall goods yard area – which extends to approximately 0.8ha – was granted outline planning permission for residential development in March 2019 (H01-0871-18). The consented site - which includes the present application site – also included a former nursery site located to the east, on the opposite side of Mill Drove South (Croft House Nurseries) as well as the goods shed and land to the south of the goods shed. To the north of that nursery site, a former farmyard area (Fairview Farm), latterly in use for storage purposes, has been separated consented for residential development (H01-0392-20). To the south of the goods yard area are residential properties, whilst to the north, beyond the goods yard area and the farmyard, frontage development continues for some distance along both sides of Mill Drove South. To the west, beyond the former railway line are the gardens of residential properties set on the northern side of Stonegate. The majority of the application site and the remainder of the goods yard area are located within the defined settlement boundary for Cowbit. The goods yard area comprises previously developed land. The principle of developing the present site has been established by an earlier grant of planning permission during the currency of the present adopted Local Plan. Whilst that planning permission has recently lapsed, there has been no material change in circumstances that would preclude a further grant of planning permission. The site forms part of a discrete parcel of land set to the north of the retained goods shed building, which is capable of being developed as a free-standing entity and whose development would not prejudice the separate redevelopment of the remainder of the goods yard area to the south of the goods shed, as well as the goods shed itself. Residential use of the site is consistent with the predominantly residential characteristics of the locality (characteristics that will be re-inforced by the redevelopment of the commercials sites to the east), and will not materially impact upon the character and appearance of the locality. The development thus has no implications in terms of use.

Amount

54. The application proposes the erection of 21 dwellings on the site, comprising a mix of two and three bedroomed detached, semi-detached and terraced, two-storey dwellings. The amount of development, and the proposed site layout is broadly consistent with the illustrative layout proposals submitted with application ref: H01-0871-18 (The illustrative layout identified 20 dwellings on this part of the overall site). Having regard to the shape and form of the site, and the characteristics of the wider locale, this amount of development is considered appropriate and in keeping with the prevailing density of development.

Layout

55. The block plan accompanying the application identifies the 21 dwellings being served from a single estate road. This estate road runs westwards off Mill Drove South, just to the north of the goods shed building and the Anglian Water pumping station, for approximately 50m, before turning north-westwards and running through the centre of the site, terminating at a west-east aligned turning head. A single detached dwelling is set to the north of the initial section of estate road, whilst the north-west running section is lined on both sides by frontage dwellings. An area

of open space is set to the south side of the initial section of estate road. To the north of the turning head, and facing southwards is a row of semi-detached and terraced properties. This layout is broadly in line with the illustrative proposals submitted with outline application ref: H01-0871-18. Given the shape and form of the site, and site constraints – notably a culvert running west-east through the northern part of the site - this is considered to represent an appropriate layout response. Whilst existing development in the vicinity of the site is predominantly frontage in character, the pattern of development is likely to evolve to include depth development forms, with the pending redevelopment of the goods yard and the two commercial sites on the eastern side of Mill Drove South (further depth development has also recently taken place on the south side of Moulton Chapel Road). In this context, the proposed layout is appropriate and will complement the existing and emerging pattern of development in this part of the village.

Scale

56. Development in the locality comprises a mix of single storey and two storey properties, in a fairly random arrangement. The proposed development, comprising two-storey properties is considered appropriate in its particular (varied) context.

57. The proposed scale of development is capable of assimilation with its surroundings. The dwellings as illustrated will relate satisfactorily to adjoining development

Landscaping

58. Soft landscaping is not a notable, feature of the immediate area. Hard and soft landscaping is proposed as part of the development, and this will ensure that the development integrates fully with surrounding development.

59. It is considered that landscaping matters are capable of being dealt with by means of an appropriate condition.

Appearance

60. The proposed dwellings in this case have been specifically designed to complement the form and style of the adjoining and nearby dwellings. This is illustrated in the plans accompanying the application. Having regard to the particular characteristics of the locality, this is considered to be the most appropriate design response.

6.Access component

Residential development (21), Land at Mill Drove South, Cowbit, Lincolnshire

Is the development accessible and inclusive?

61. The proposed development does not include any physical or social barriers to accessibility. The site is physically level and accesses directly to pedestrian and vehicular networks. It is well located relative to facilities in Cowbit which are accessible on foot / bicycle. It also enjoys public transport accessibility to higher order centres. The flat terrain and ease of access to village facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

62. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

How will access be achieved?

63. The site is accessible by all modes. Pedestrian access is achievable directly from Mill Drove South.

64. The site enjoys direct vehicular access from Mill Drove South, from where there is ready access to the primary road network.

65. As private domestic dwellings, the proposed development raises no specific issues relating to public accessibility.

66. The proposed dwellings will be accessed via a new estate road running westwards off Mill Drove South. The access point enjoys good visibility in both directions. The road and access point will incorporate pedestrian footway, facilitating safe access to the footway running along the eastern side of Mill Drove South. The site is well located relative to village services and facilities and the village is served by regular public transport services to Spalding, Crowland and Peterborough.

7.Conclusions

67. The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon an appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area.

68. The principle of developing the site is supported by a previous grant of outline planning permission. The site is a brownfield site located within the built-up part of the village that has stood vacant for many years.

69. The development will be served from Mill Drove South as illustrated, and will suitably complement and integrate with the existing adjoining development and future development on adjoining (previously consented) land. The character and appearance of the locality will be unharmed and no adverse amenity impacts will arise. The application respects the retention of the former goods shed building in lieu of its demolition which had been contemplated by the earlier grant of permission.

70. This application seeks affirmation that the principle of developing the site is acceptable. Junction visibility at Stonegate has been vastly improved in conjunction with discussions with LCC Highways (J Sharpe).

71. The proposed development complies with relevant national and local planning policy.

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