

PLANNING DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

**LAND AT
18 LOW ROAD (and PLANK DROVE),
CROWLAND, PE6 0BX**

**On Behalf Of
MR C SHARPE, MRS L FOX, MRS ELAINE
SKINNER**

**Agent
John Dadge Dip TP MRTPI**

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bsm.uk.com

Ref: 17-036/JSD/jh

**PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT LOW ROAD / PLANK DROVE CROWLAND
ON BEHALF OF MR C SHARPE, MRS L FOX, MRS ELAINE SKINNER**

INTRODUCTION & PURPOSE OF STATEMENT

This Design and Access Statement is submitted on behalf of the landowners in support of the proposal to give additional detailed information to officers and consultees dealing with the application and to inform the general public, neighbours and others with an interest in the proposal about the site and the proposed operation of the site.

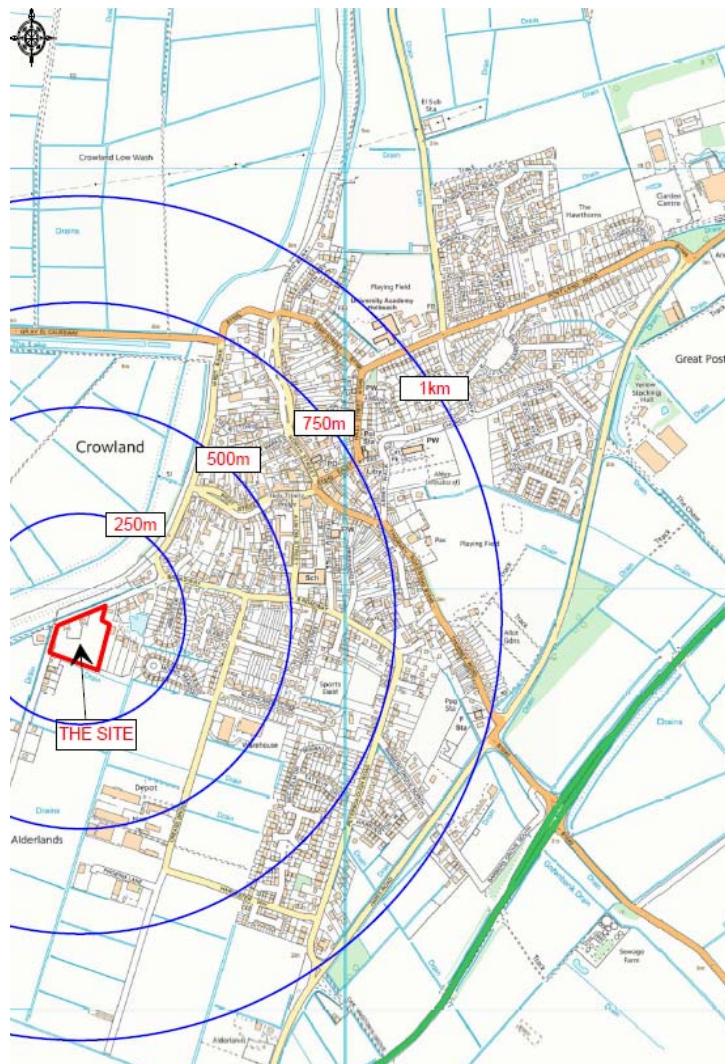
BACKGROUND

The application relates to a bungalow and land owned by the applicants.

The site is included as a residential allocation in the emerging development plan and will help the Council meet its housing supply requirements.

THE SITE, LOCATION AND CONTEXT

Location – the site is located to the south a little over 500m from Crowland village centre, on the south side of Low Road and east side of Plank Drove.



The Site Area – is 1.524 Ha. and it is irregular in shape with a road frontage of approximately 127m to Low Road and a frontage of approximately 77m to Plank Drove as indicated on the plan below.

The depth of the site varies from approximately 77m to the west and approximately 161m to the east.

There is an existing bungalow and its associated garden centrally located along the Low Road frontage and the foundations of former agricultural buildings in the south west corner of the site accessed from Plan Drove.

The balance of the site is agricultural land. There are trees within the garden of the bungalow and trees and hedgerow to the field boundary as shown on the topographical survey submitted with the application and the hybrid plan below.



As one would expect in this location the site itself is generally level.

Adjacent uses of note –

The site has existing residential development to the west (Beechcroft Gardens) in the form of large modern detached houses on large plots and to the south east, More modest detached properties accessed direct off Plank Drove. To the south is agricultural land and to the north on the opposite side of Low Road paddocks and ditches and dykes.

Access –

Limited vehicular access is available from both Low Road and Plank Drove.

These are not suitable for development but the Low Road access to the existing bungalow would appear an appropriate location for a new access to serve the new development.

PLANNING HISTORY

From and examination of the SHDC planning portal the site has no apparent material planning history in relation to residential development.

Development Plan - Current Policies / Emerging Policies

The development plan in South Holland is in a period of change with the 'Old' local plan 2006 being somewhat outdated, but with the preparation of the emerging joint local plan is reaching its final stages.

The site is identified within the development plan as falling within the development boundary for the settlement.

It is a central principle of the planning system as reiterated in para 2 of the NPPF that;

'Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.'

Within the development plan Crowland is identified as an Area Centre and in the emerging plan a major Service Centre and consequently is expected to accommodate growth during the plan period, this is a reflection of its scale and general sustainability in terms of services and facilities; and this is carried forward in the emerging plan reflecting its position in the settlement hierarchy.

It is therefore clear that Crowland remains a preferred option in relation to sustainable and accessible housing growth within South Holland.

Development plan policies not related to housing numbers or location can still be given weight, and as such reference is given to the following policies.

- Policy SG1 – General Sustainable Development
- Policy SG7 – Energy Efficiency
- Policy SG11 – Sustainable Urban Drainage Systems (SUDS)
- Policy SG12 – Sewerage and Development
- Policy SG13 – Pollution and Contamination
- Policy SG14 – Design and Layout of New Development
- Policy SG15 – New Development: Facilities for Road Users, Pedestrians and Cyclists
- Policy SG16 – Parking Standards in New Development

- Policy SG17 – Protection of Residential Amenity
- Policy SG18 – Landscaping of New Development
- Policy HS8 – Affordable Housing
- Policy HS11 – Open Space in New Residential Developments

All of these policies will be fully accounted in the preparation of any planning application for this site.

NPPF

With the outdated policies from the development plan having limited weight in relation housing numbers and strategic locations for future housing growth it is clear that reference will be necessary to the provisions and guidance of the NPPF in relation to housing supply, location and what to do where a development plan is out of date.

Land supply; one of the key aims of the NPPF is to ensure the delivery of adequate land for new housebuilding (Paras 47-55) and it has set a target for each local planning authority to identify at least a 5 year supply of deliverable housing land to meet an objectively assessed need.

It is clear that South Holland has an ongoing difficulty in meeting its objectively assessed housing land supply as require by the NPPF and this being the case it is important for the council to secure deliverable housing supply in the short term and this site could offer a sustainable and accessible development.

In relation to land supply, it is also clear that in the absence of a deliverable 5 year supply, para 49 of the NPPF applies and policies in relation to housing location are considered out of date. This situation was accepted by the Council last year in permitting a development of 50 homes on land at Peterborough Road ref: H02-468-02 and in two subsequent applications on Crease Drove.

A consequence of this is that the presumption in favour of sustainable development as set out in para 14 applies unless (as set out below)

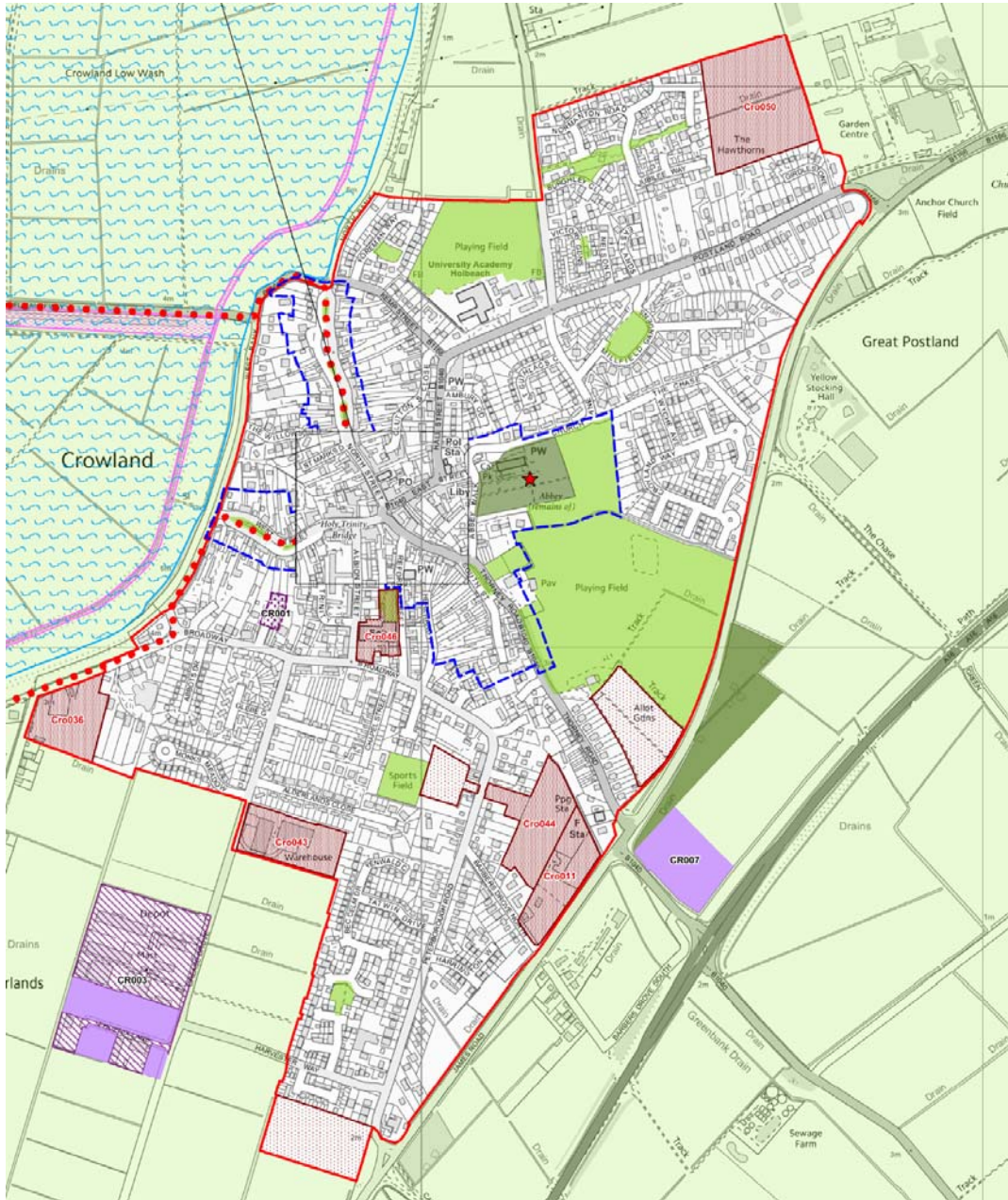
any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

It is our considered opinion that the site is a sustainable and accessible location for new housing development and as such is in accordance with Para14.

It is also consistent with the proposed allocation in the emerging plan:-

'The housing site allocations for each settlement identified by Policy 11 are set out in Table 3, and indicate the capacity of the sites shown on the Inset Maps. This is only a broad indication based upon 30 dwellings per hectare for sites within the Boston urban area and Spalding, and 20 dwellings per hectare for all the Main and Minor Service Centres. The settlement-specific Housing Paper will highlight those few sites where this assumed ratio of dwellings per hectare is different. The stated capacity is not necessarily a maximum or, in some cases, a minimum capacity that would be expected on each site; viability, design, constraints and the most efficient use of land in delivering new homes should be the primary considerations in meeting housing needs.

CRO036 18 Low Road 1.48 30'



Publication Version
March 2017

Crowland

Scale 1:6,000 @A2

Scale 1:6,000 @A2



- | | | |
|---|-------------------------------------|---------------------|
|  | Inset Map Boundary | |
|  | Country-side | Policy 2,9,16,19,20 |
|  | Settlement Boundary | Policy 2,16,19,20 |
|  | Town Centre Boundary | Policy 21,22,23 |
|  | Conservation Area | Policy 25 |
|  | Housing Commitments | Policy 11 |
|  | Housing Allocation | Policy 11,12,13 |
|  | Existing Main Employment Area | Policy 8 |
|  | Proposed Main Employment Area | Policy 8 |
|  | Established Employment Site | Policy 8 |
|  | Primary Shopping Area | Policy 21,22,23 |
|  | Local Wildlife Site | Policy 24 |
|  | Flood Storage Area | Policy 5 |
|  | Recreational Open Space | Policy 28 |
|  | Green Infrastructure | Policy 28 |
|  | Cycle Route | Policy 29 |
|  | Ancient Monument | Policy 25 |

DESIGN AND ACCESS

Having regards to the requirement of the guidance in relation to new developments as set out in design and access statements; below we set out / define the proposal in relation to the amount; layout; scale; landscaping and appearance of the scheme.

Amount

Reflecting the proposed allocation this outline application proposes a development of 30 homes would be appropriate. This equates to less than 30dph gross which is at a lower density of development recently approved applications at Crease Drove but reflects the more rural character of the site.

Layout

This is a matter for detail consideration in relation to any reserved matters pursuant to the grant of outline permission or a full permission. However, the following parameters are suggested.

- Single point of vehicular access from Low Road.
- Footpath link across frontage to join access point to the existing footpath on Low Road.
- Retention of hedging surrounding within the site boundaries.
- Inclusion of additional hedging and landscape softening along gap in the southern boundary
- Provision of open space in accordance with policy SH11.
- Provision of swales and a balancing pond that are also of amenity and biodiversity value.

The illustrative layout below shows one way in which the site may be developed and includes open space, amenity space, appropriate parking provision and sustainable drainage.

The layout also reflects a mix of house types and styles.



Affordable Housing

Affordable housing will be provided as part of the mix of dwellings. 25% affordable is proposed in accordance with emerging plan policy.

Scale

Given the location on the edge of the settlement, it is considered that development of up to 2 storeys in height would be appropriate.

Landscape

This again is a matter for further consideration at the detail stage in accordance with SG18, however, it is acknowledged that this will include SuDs in accordance with council development plan policy SG11, public open space as well as boundary treatments.

Appearance

The design and materials of the homes to be built will be a matter for detail consideration within any forthcoming reserved matters application. Development plan policy SG7 in relation to energy efficiency is noted in this respect and will need to be reflected in the emergent design.

Access

As part of the proposal a footpath will be extended along the eastern side of Low Road to join with the existing footpath further to the north. Any application layout will need to reflect the need for this footpath as reflected in the layout aims above.

APPLICATION SUPPORTING INFORMATION

In preparing an outline application in addition to:-

- A) Full DAS
- B) Red line / ownership plan
- C) Illustrative layout drawing and

the following surveys / reports are provided:-

- Topographical Survey
- Flood Risk Assessment
- Sustainable drainage strategy (incorporated into the planning layout)
- Ecology Report
- Arboricultural Assessment
- Archaeology
- Environmental report (contamination/ground condition etc)

TRANSPORTATION ASSESSMENT / STATEMENT

The site falls well below the 50 unit threshold for a Transport Assessment.

MATERIAL PLANNING CONSIDERATIONS - CONCLUSION

Having due regard to the development plan so far as it is relevant and the provisions of the NPPF it is clear that the site offers a sustainable and accessible location for new deliverable housing within Crowland.

The site is available for development and as such will contribute towards meeting both local and national aspirations in relation to the provision of land for new housing development particularly as in the case of South Holland this will not involve the loss of high grade agricultural land.

In addition to providing much needed market housing, the proposal will to contribute to the provision of affordable housing and other local services and facilities through S106 negotiations.

The new residential population will also assist the local economy by supporting local facilities and services.

FINAL REMARKS

I trust that the material enclosed with this application is sufficient for your purposes however, should you require any additional information or wish to meet either on site or at your offices to discuss any aspect of the proposal please do not hesitate to contact me at your earliest convenience.

We hope that officers and the council will be able to support this proposal and grant planning approval with such conditions as may be considered necessary.



John Dadge Dip TP MRTPI
Planning and Development Director



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APPENDIX 1 FLOOD RISK



The site lies adjacent to the existing settlement of Crowland and as can be seen from the SHDC Update of Strategic Flood Risk Assessment 2010 above. Part of the site is shown is within flood zone 2. A FRA is submitted with the application.

APPENDIX 2 - THE SITE AND SURROUNDING AREA



