Planning and Affordable Housing Statement

Erection of 41 dwellings

Land off James Road/Barbers Drove North, Crowland, Lincolnshire



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1.0 Introduction

This Planning Statement supports a detailed planning application for the erection of 41 dwellings on land off Barbers Drove North/James Road, Crowland. It describes the site and the proposal before setting out the key planning issues, assessing these against both local and national planning policy.

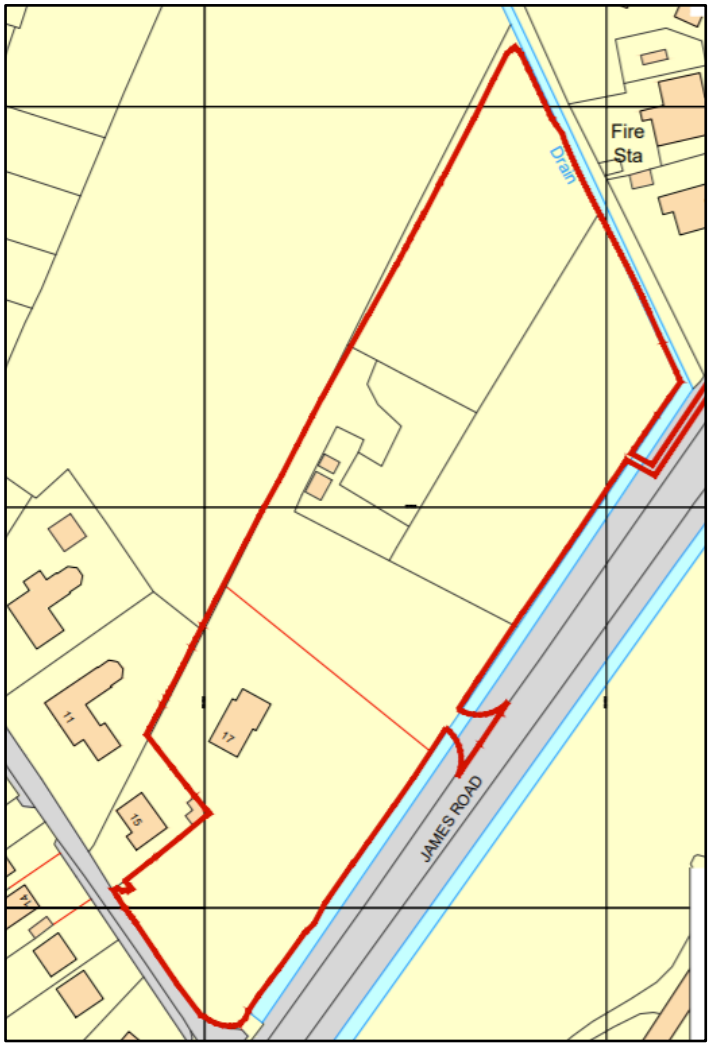
2.0 Site Description

The site is within the settlement of Crowland which is located between Spalding and Peterborough.

The site lies on the eastern edge of the settlement and is adjoined by James Road to the south-east, by properties on Barbers Drove North to the south-west, and by properties on Thorney Road to the north-east. There is an existing drain along the north-east boundary

The site includes a detached house, 17 Barbers Drove North, and its associated curtilage as shown in in Figure 1 below.

Figure 1- Site Location Plan



Photographs of the site are included at Figure 2 below.

Figure 2 – Site photographs









The site is not located within a conservation area nor in close proximity to any Listed buildings or other heritage assets.

3.0 Relevant Planning History

There is no recent planning history for the site.

Pre-application advice was sought on an earlier iteration of the scheme and a formal response given by the Council on 15/1/2019 (reference PE-00480-18)

4.0 The Proposal

This application seeks full planning permission for the erection of 41 dwellings on the site and includes demolition of the existing house together with a new vehicular access from James Road.

The scheme includes a mix of house types including apartments, houses and chalet bungalows. The layout is shown in Figure 3 below

Figure 3 – Proposed site layout



5.0 Planning policy and key planning issues

The proposal is assessed below against local and national planning policy. Key planning considerations include:

- The principle of development
- Layout and design
- Flood risk and drainage
- Trees and ecology
- Access and parking
- Impact on residential amenity
- Development viability

Planning Policy Context

National planning policy is established primarily through the **National Planning Policy Framework** (NPPF). This sets out Government's clear presumption in favour of sustainable development.

Local Plan policy is set out in the **South East Lincolnshire Local Plan (2011-2036)** adopted in March 2019. **Policy 1 Spatial Strategy** sets out the overall spatial strategy for development in the area. It defines Crowland as a **Main service Centre** and states that:

'Within the settlement boundaries of the Main 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.'

Policy 2 Development Management reiterates national planning policy and states that **'***Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met*'. These include density, quality of design, access and traffic generation, impact on neighbours, and sustainable drainage and flood risk.

Minerals and Waste policy within the county is determined by Lincolnshire County Council and set out in the **Minerals and Waste Core Strategy and Development Management Policies Plan** adopted in June 2016. Alongside policies for assessing the suitability of new minerals and waste development the plan also designates mineral safeguarding areas to protect future mineral use. The site is not within a safeguarding area.

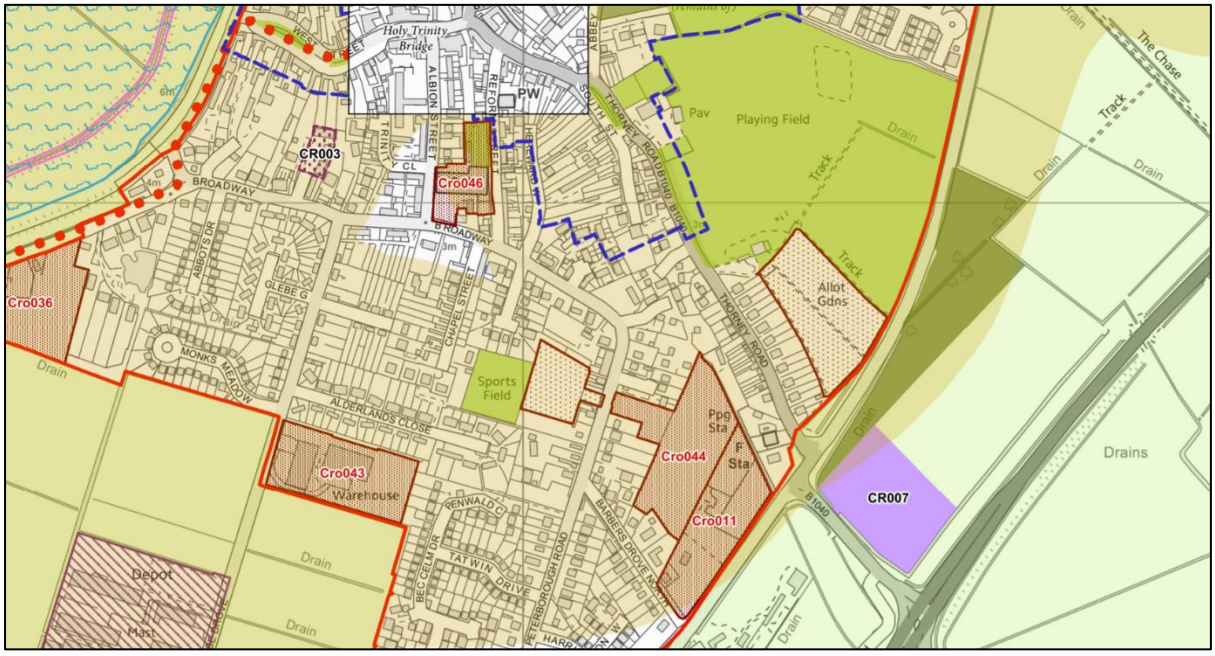
<u>The principle of development</u>

Paragraph 117 of the NPPF requires that decisions should promote an effective use of land in meeting the need for homes.

Local Plan **Policy 11 Distribution of New Housing** allocates a minimum of 524 new homes to Crowland across a number of sites. It allocates the subject site for development through **Allocation Cro011** as shown in Figure 4 below. The **Infrastructure requirements, constraints and mitigation - Housing Allocations in Crowland** section of the Local Plan sets out the following issues in respect of the development of the site:

- *'The sites development will require the footway to be extended to the site*
- *There appears to be a filled dyke on part of the site. This should be taken into consideration as part of the design and layout*
- *The site is within Flood Zone 3a, and the SFRA identifies flood hazard in 2115 as mostly 'danger for most' and flood depth in 2115 as 0.5m1.0m. Development will be required to include appropriate mitigation.'*

Figure 4 – Local Plan extract



The principle of the residential development of the site is therefore established directly through up-to-date Local Plan policy.

Design and layout

The application is accompanied by a separate Design and Access Statement.

Paragraph 127 of the NPPF requires that new development should be visually attractive incorporating good architecture and including the appropriate and effective use of landscaping.

Local Plan **Policy 3 Design of New Development** requires that new development creates '*distinctive places through the use of high quality and inclusive design and layout and, where appropriate, makes innovative use of local traditional styles and materials'*. Development proposals are required to demonstrate how the following issues have been addressed:

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;

This part of Crowland has very limited historic interest and is characterised by contemporary dwellings of varying design set in a suburban context. The layout of the scheme is equally suburban in nature and creates an attractive layout of homes within a varied street scene.

2. distinguishing between private and public space;

Each new dwelling has a private curtilage and public and private spaces are very clearly defined.

3. the landscape character of the location;

The layout seeks to retain existing trees and hedging wherever possible.

4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;

The site has been allocated for development and is therefore sustainably located. It is within walking and cycling distance of community facilities within Crowland. Car parking is provided to each home in accordance with local standards.

5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;

Dedicated waste storage space will be provided within each plot. Car parking is in accordance with design and quantum standards and cycle parking provision can be secured by planning condition.

6. the lighting of public places;

Lighting of access roads will be designed in accordance with Local Highway Authority standards.

7. ensuring public spaces are accessible to all;

Access roads and footways will be designed in accordance with Local Highway Authority standards.

8. crime prevention and community safety;

Care has been taken to design a layout which ensures natural surveillance throughout the scheme.

9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;

The shape and orientation of the site has directly influenced the layout of the development and does also include south-east or south-west facing roof slopes to each home.

10.the appropriate treatment of facades to public places;

Care has been taken to create attractive street scenes both within the scheme and facing towards adjacent streets, respecting and enhancing the local area.

11.residential amenity;

Care has been taken to ensure that there will be no adverse impact on existing adjacent residents through overlooking, overshadowing or other amenity impacts.

12.the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);

The application is supported by a detailed flood risk and drainage strategy.

13.the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;

The proposal seeks to make efficient use of this allocated site.

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;

Existing trees and hedges have been kept wherever possible and additional planting and landscaping can be secured by planning condition.

15.the appropriate use or reuse of historic buildings

This is not relevant to the proposal.

The proposal is therefore considered to be appropriate within the context of the NPPF and Local Plan Policy 3.

Impact on residential amenity

In addition to **Local Plan Policy 3**, the **NPPF** at **paragraph 180** seeks to ensure that development is appropriate for its location and that health and living conditions are protected where necessary by mitigation.

The scheme has been carefully designed to ensure an appropriate standard of amenity for future residents and to avoid any adverse impact on existing residents.

Impact on trees

The **NPPF** at **paragraph 170** states that planning decisions should contribute to and enhance the local environment. **Paragraph 175** sets out that harm from development should be avoided but if it cannot be then adequate mitigation and compensation should be put in place.

The site is allocated for development and a balance needs to be struck between tree protection and achieving the efficient use of land. Where possible trees have been retained. The application is supported by an Arboricultural Impact Assessment prepared by Caroline Hall (Tech Cert (Arbor A)). The report assesses the impact of the scheme on 26 individual trees plus 5 tree groups. The report concludes that:

'The proposal to create a new housing development upon the site will require the loss of four category "C" trees, one "C" group, and four category "B" trees. These are necessary in order to facilitate an entrance from the public highway, and create site access roads.

In consideration of proposed tree losses, T1, T2 and T3 will not be visible from the wider area, as these trees will be screened from view by new buildings; T11, T12 and G17, all "C" category trees may be replaced via new landscaping proposals; T24, T25 and T26 are required for the new site access, and it is not possible for these to co-exist with the development.

It is recommended that all "B" category losses be replaced with suitable alternatives elsewhere on the site. Standard tree protection methods will be required from site set-up and during construction.

The site will be adequately screened by the retained trees, and may be enhanced with additional planting.

On balance, with tree losses kept to the least possible and having sufficient scope for new landscaping, the proposal is acceptable.'

Additional tree planting and protection of retained trees through the construction process can be secured by planning condition.

Impact on ecology

The proposal is accompanied by a Preliminary Ecological Assessment prepared by Hillier Ecology. The survey covered bats, birds, badgers, reptiles, hedgehogs and flora. It concludes that:

- *'The survey of the building for potential bat roosts identified the building as having negligible potential for roosting bats with no suitable roosting features present and no evidence of bat usage.*
- *The trees on the site were considered to have negligible potential to support roosting bats with no suitable roosting features identified.*
- *The site offers low suitability habitat for foraging and commuting bat species.*
- *Four species of bird were recorded during the survey; all are common and widespread species*
- *No Badger setts were identified on the site and there was no evidence of Badger activity.*
- *The survey for reptiles considered the site to be unsuitable of sustaining a population of reptiles.*
- *A habitat assessment of the site was carried out to look at its suitability to support Hedgehog; it was thought that the site and surrounds are suitable for supporting Hedgehog.*
- *Thirty-one common and widespread species of plant were recorded during the survey.*
- *Overall the site is of low ecological value.'*

There will therefore be no adverse impact on protected species. Biodiversity enhancement, such as the provision of bird and bat boxes, can be secured by planning condition.

Access and parking

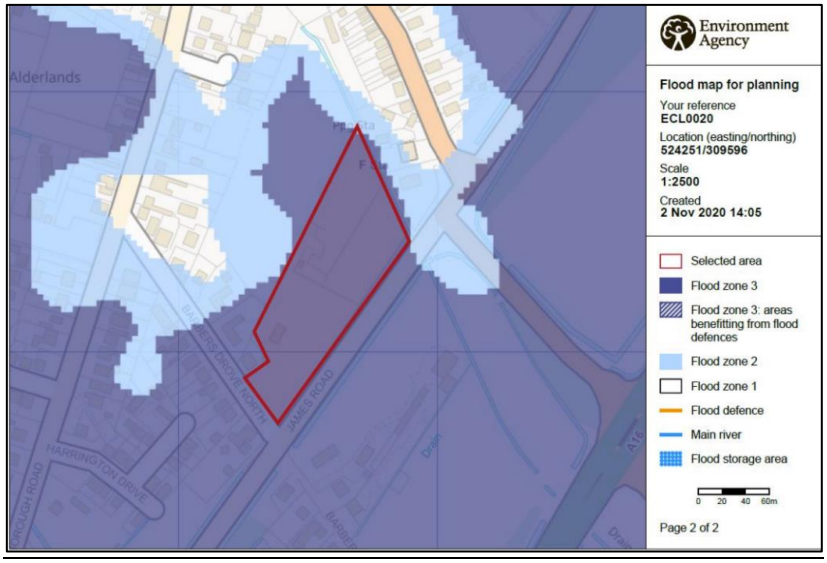
The **NPPF** at **Paragraph 108** identifies transport related criteria which should be taken into account when deciding planning applications including the promotion of sustainable transport, safe and suitable access. **Paragraph 109** sets out that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

The proposed access to James Road is designed to Local Highway Authority standards as are the roads within the site. Car parking provision also meets local standards.

Flood risk and drainage

The application is accompanied by a Flood Risk Assessment prepared by Ellingham Consulting. The site falls within Flood Zone 3 as illustrated at Figure 5 below.

Figure 5 – Environment Agency Flood Map extract



The Flood Risk Assessment sets out that the site is typically between +1.7m OD and +1.3m OD. In general ground levels are lower in the southern half of the site. The carriageway level of James Road alongside the site is +1.9m OD. The site is in the North Level Internal Drainage Board (IDB) district. Surface water at the site would naturally drain through soakaway and hence to the IDB drainage system. There is a riparian drain along the eastern boundary of the site and the northern boundary of the site is formed by Greenbank Drain, an IDB main drain.

Local Plan **Policy 4 Approach to Flood Risk** sets out the requirements for flood risk reduction. The South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) was prepared in June 2017. The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by reducing the number of people at risk of flooding, increasing the resilience of local communities, and reducing the impact of flooding.

Importantly the site is allocated for residential development in an up-to-date local plan and is not a windfall site. The Local Planning Authority has already determined its suitability for development through its own sustainability appraisal process, thereby satisfying the sequential and exception tests set out in the NPPF.

The Flood Risk Assessment concludes that:

'• *The Corporation Bank provides protection against the 1% annual probability (1 in 100 chance each year) event including climate change in the River Welland. During the life of the development, a maximum flood depth of between 0.5m and 1.0m could occur at the site should there be a breach of the Corporation Bank.*

• *The site is located within an Internal Drainage Board catchment with a minimum standard of drainage of 2% annual probability (1 in 50 chance each year) which accords with DEFRA guidelines for rural development. The risk of flooding is lowered further due to the North Level IDB high priority*

watercourses incorporating a significant freeboard. This provides storage during events greater than 2% annual probability (1 in 50 chance each year).

• It is recommended that the minimum floor level of each dwelling is +2.3m OD (typically 0.6m to 1.0m above ground level) with 0.3m of flood resilient construction above finished floor level.'

The design of the scheme takes into account the above recommendations and mitigation measures and is therefore compliant with local and national planning policy.

The application is also accompanied by a detailed surface and foul water drainage strategy prepared by Shields Wilson which demonstrates that the site can be satisfactorily drained following the SuDS hierarchy.

Archaeology

The application is accompanied by a desk top archaeology report prepared by Oxford Archaeology. This concludes that:

'*Overall, this desk-based assessment of the site has identified a low potential for archaeological deposits to be present on the site. This is due to the site being situated in an area that was wetland since the Mesolithic period until the post-medieval drainage of the fens. As part of this wetland area, and in conjunction with deposits identified in the field to the north-west, there is potential for geoarchaeological deposits. Any material recovered from these would help to refine sequencing for the transitions between the area as being covered in marine and fresh water, and in peat, as well as the final drainage of the area. Drainage ditches are also likely to be present. In relation to the Local Plan (Strategic Policy 29), there is the potential for the site to demonstrate part of the drainage of the fens with any peat and flood deposits within the site*.'

It is not considered that the above should prevent the grant of planning consent. A 'watching brief' condition could be imposed if considered necessary.

6.0 Affordable Housing

Local Plan **Policy P18 Affordable Housing** requires that 25% of housing on schemes of 11 or more units is affordable. The application is accompanied by a detailed viability assessment prepared by PlanSurv which demonstrates that the provision of affordable housing in this instance would render the scheme financially unviable.

7.0 Conclusion

Crowland is designated as a Main Service Centre and is therefore an appropriate location for new development. The site itself is allocated for residential development.

It is considered that the scheme strikes the right balance between making efficient use of land and contributing towards housing supply whilst respecting the existing character of the area. It offers a high-quality design and layout sympathetic to local character and it retains the majority of trees on the site.

In accordance with the NPPF planning permission should be granted for this proposal as there are no adverse impacts which would outweigh the benefits of the scheme.