Erection of 2 new homes to replace a planning permission for a single new home on Land at 38 French Drove, Nene Terrace

Planning Design and Access Statement on behalf of AC Building (Peterborough) Ltd.



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Planning, Design and Access statement in support of an application for erection of 2 new homes on Land at 38 French Drove, Nene Terrace

Introduction

Whilst it is acknowledged that as the application is for small scale residential development (replacement of a single dwelling with 2 new homes) a design and access statement is not legally necessary. In the context of the history of the site and the special circumstances of the application it is necessary to set out the arguments in favour of the proposal.

This Planning, Design and Access Statement incorporates statements in accordance with local and national planning guidance, and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to determine the developable areas and by illustrating the character, structure and impact of the proposed development 1 (as set out below).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

1 This is in accordance with the requirements of Design and Access Statements, defined within DCLG Circular 01/2006 "Guidance on Changes to the Development Control System" as updated.
Note : SI 2013 No 1238 June 2013 updates requirements as follows .
"(3) A design and access statement shall—
(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how any specific issues which might affect access to the development have been addressed."

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Proposal

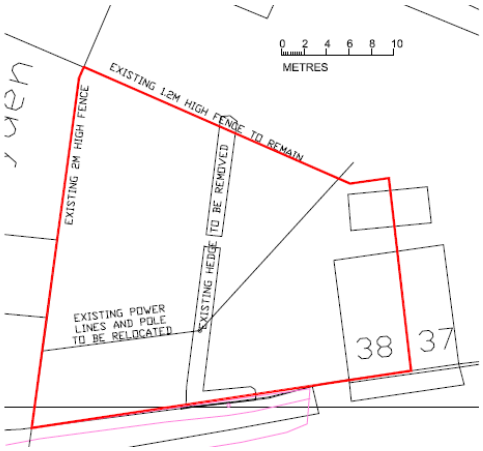
The application is a made for the erection of 2 new dwellings on land adjacent to No 38 French Drove, Nene Terrace.
Planning permission was grand in 2016 for the erection of a single dwelling in this plot; however through a minor alteration to the approved layout a further plot can be accommodated in a sustainable and attractive manner.

This application seeks full planning permission for the amendment to the location of the existing permission and erection of a second smaller home.

Site

Location – Lane adjacent to 38 French Drove, Nene Terrace, Lincolnshire

Site Area –



Existing Use – building plot /residential curtilage shared between No38 and Rayder (see opposite)



Adjacent uses of note – the site lies within a linear form of houses in Nene Terrace fronting French Drove.

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The scale and style of the building is varied with traditional fen cottages as well as more modern houses chalets and bungalows . (see above and opposite)

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The rear of the site abuts the rear garden of No37 which wraps around to the north and abuts the drain with demarks the northern edge of the settlement.

Site features –
The site is an infill plot between No 38 French Drove which lies to the east and a chalet property called Rayder which is located to the west.

Currently the plot is sub divided by a hedgerow which separates the former curtilage of No38 from the plot adjacent to Rayder. (See opposite.)

The electricity pole and cable on site will have to be re-routed (although it is noted that this was also the case for the exiting permission H02-0791-16).



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Planning history

Premises;
Planning permission was granted for a single dwelling on the plot in 2016 under ref H02-0791-16.

The permission was subject to a number of conditions.

In the case officer's delegated report the planning position in respect to the existing and emerging local plans was considered and considerable weight was given to the new settlement hierarchy as set out in the emerging local plan.

An extract from the report is reproduced below;

> However, the emerging South East Lincolnshire Local Plan has since identified Nene Terrace as an Other Service Centre with a defined settlement boundary. This is considered to be a material consideration that outweighs the aforementioned concerns.
>
> Crowland Parish Council, Environmental Protection, North Level Internal Drainage Board, the Historic Environment Officer and Fenland District Council have no objections to the proposal. The Highways & SUDS Officer has no objections to the proposal and advises that the highway of French Drove falls within the boundary and maintenance area of Peterborough City Council. Peterborough City Council has no objections but has comments that the property will be 1.3 kilometres away from a windfarm development so the property may be impacted by noise. The Environment Agency has no objections provided the development is built in accordance with the submitted FRA which provides floor level at 2.6 metres AOD.
>
> In light of the above considerations the proposal is considered to constitute sustainable development.
>
> A delegated approval is considered to be appropriate.

It is noted that the material planning policies relevant to this proposal have not changed in the interim (since October last year) and it is therefore expected that the same approach will be taken in this instance as the material planning considerations remain the same.

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Planning policies

Para 2 of the NPPF Confirms that;

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Whilst the SHDC and ES Lincs local plan is in a period of transition there remain a number of policies material to the consideration of the proposal in terms of principle and detail.

Policy 1: Presumption in favour of Sustainable Development
Policy 2: Spatial Strategy
Other Service Centres and Settlements; includes (inter alia) Nene Terrace and the policy states that

Within the settlement boundaries of the Other Service Centres and Settlements 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 3: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

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;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk; and
8. impact and enhancement for areas of natural habitats and historical buildings and heritage assets.

National Planning Policy
National Planning Policy Framework (NPPF) published March 2012

The National Planning Policy Framework (NPPF), published on 27 March 2012, is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities. The NPPF should therefore be approached as a piece of guidance in drawing up these plans.

When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development; the 'golden thread' which is expected to run through their plan-making and decision-making. It must be noted however that this is expected to apply except where this conflicts with other policies contained within the NPPF. (Paragraph 14)

Reference is also made to the provision of the NPPF I para 49 in relation to the requirements for local planning authorities to



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maintain a deliverable 5 year supply of housing land. It is evident that East Northamptonshire cannot demonstrate the required supply as required by Para 49 and as such the provisions of Para 14 are applicable

Inter alia
where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- 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.

Para 14 also explains that '*Housing applications should be considered in the context of the presumption in favour of sustainable development.'*

It is noted that Para 55 seeks to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
Whilst it goes on to resist ' isolated new homes ' in the open countryside it does not prevent new development in sustainable rural areas and requires that development pans make provision for such allocations to support rural communities.

Given that Nene terrace has been identified in the emerging local plan as suitable and sustainable location for limited new housing it is clear that the LPA consider that new development is in principle appropriate.

It is acknowledged at a national level that there is an overriding need for the delivery of new homes and the recent ministerial paper 'Towards a one nation economy: a 10 point plan for boosting productivity in rural areas.' Sets out the direction of new policy and the government express desire to increase availability of housing in rural areas.

This document sets out a 10-point plan that the government will put into action to increase productivity growth in England's rural areas. The actions are organised around five areas considered to reflect the key priorities for rural areas:

- rural areas fully connected to the wider economy
- a highly skilled rural workforce
- strong conditions for rural business growth
- easier to live and work in rural areas
- greater local control

It is therefore considered that the proposal could help deliver much needed new homes to help the council meet its targets in the near future.



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Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount; the application is made for the erection of 2 homes in place of the single dwelling previously permitted.

Layout; the layout is as indicate on the plan below.



Plot B is slightly relocated westwards and the plot boundary between plots A and B has been amended.

Both share a standard access and turning area.

Parking is provided off street in accordance with local plan policy with adequate turning space within the plot to enable cars to turn within the site so that that can enter and leave the site in forward gear.
The site layout shows 3 spaces for the larger plot (3 bed) and 2 of the smaller plot (2 bed).

Scale/ appearance;



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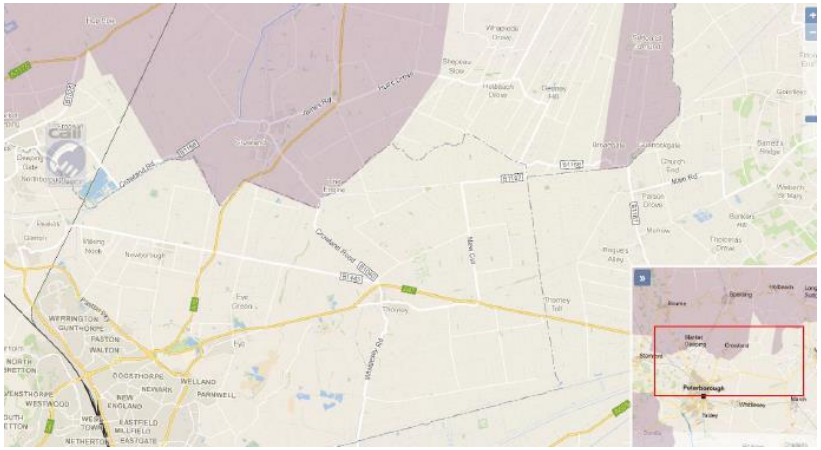
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Landscaping; as the application is made for full planning permission it is anticipated that site landscaping will be addressed through a condition.- although it is noted that it is only the site frontage that has any public aspect and that is largely driveway and turning.

Accessibility; Within the emerging local plan Nene Terrace is identified as a settlement that can accommodate limited residential, growth and as such the LPA must be of the view that it is accessible having regard to the rural nature of the district.

Application site lies within the village framework and development boundary of Nene Terrace (see plan extract opposite) and some 2.3 km from the Crowland which contains a number of higher order facilities and services.



Nene Terrace is covered by the Call Connect bus service for rural Lincolnshire.

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Planning issues

Planning history.
Permission is extant for the erection of a single dwelling within the site as set out above. This sits as a valid fall-back position in respect to the current application.

The permitted dwelling is very similar in terms of scale and appearance to the larger of the plots proposed. Indeed the plot is only included in this submission due to the slight changes in location and need for a shared access.

Principle of new development



The emerging development plan identifies Nene Terrace as a suitable location for limited new housing; and significant weigh must be given to Policy 2 in respect to decision making, particularly given the council' s difficulties in relation to housing land supply.



Flood Risk
The site does not lie in a flood risk area as identified on the plan above (which is extracted from the SHDC SFRA)
This view was supported within the consideration of the previous application.

The IDB had no objection and the EA was also satisfied provided that the FFL was 2.6 AOD.

The Topo Survey for the site confirms that the existing land levels are between 1.95 and 2.3 AOD and as such the uplift to the FFL is typical of new builds and will not require significant raising of the plot or resultant impact on neighbours.

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Visual impact
The larger of the 2 houses is very similar in design and appearance to that previously permitted and the smaller plot is a simple 2 bed cottage.

The site lies within a row of existing homes to the north of French Drove which vary considerably in terms of scale, style and visual impact.
It is therefore consistent with Policy 3 in this respect.

Impact on residential amenity
The infill plot measures 23m in width which is sufficient to comfortably accommodate the 2 new homes proposed.

The offset distance from the side of No 38 is considered to provide sufficient distance such that there is not an unacceptable impact on amenity and as stich the proposal is consistent with policy3 of the emerging plan.
It is therefore consistent with Policy 3 in this respect.

Conclusions

The site has planning permission for a single dwelling granted late last year and the material planning policies related to limited development within Nene Terrace remain unchanged.

It is clear that significant weight should be given to the emerging local plan as demonstrated by the case officer in the previous permission.

The Council is still unable to demonstrate a deliverable 5 year housing land supply and as such the provisions of NPPF policies within Paras 14 and 49 are applicable and additional weight must be given to delivery of housing within identified settlements.

It is therefore considered that the proposal is in accordance with material planning policy at both local and national levels and it is requested that planning permission be granted.

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