

PLANNING DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF EXISTING
INDUSTRIAL BUILDINGS AND
RESIDENTIAL DEVELOPMENT FOR UP
TO 50 DWELLINGS (OUTLINE)

LAND AT
CREASE DROVE, CROWLAND

On Behalf Of
ADCOCKS DRINKS COMPANY LTD

Agent
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Ref: 15-013/JSD/jh

**PROPOSED RESIDENTIAL DEVELOPMENT UP TO 50 DWELLINGS (OUTLINE)
LAND AT CREASE DROVE CROWLAND
ON BEHALF OF ADCOCKS DRINKS COMPANY LTD**

INTRODUCTION & PURPOSE OF STATEMENT

This Design and Access Statement is submitted 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 land and buildings owned by Adcocks. A large building on the site was in a condition such that through deterioration and vandalism it was beyond economic repair.

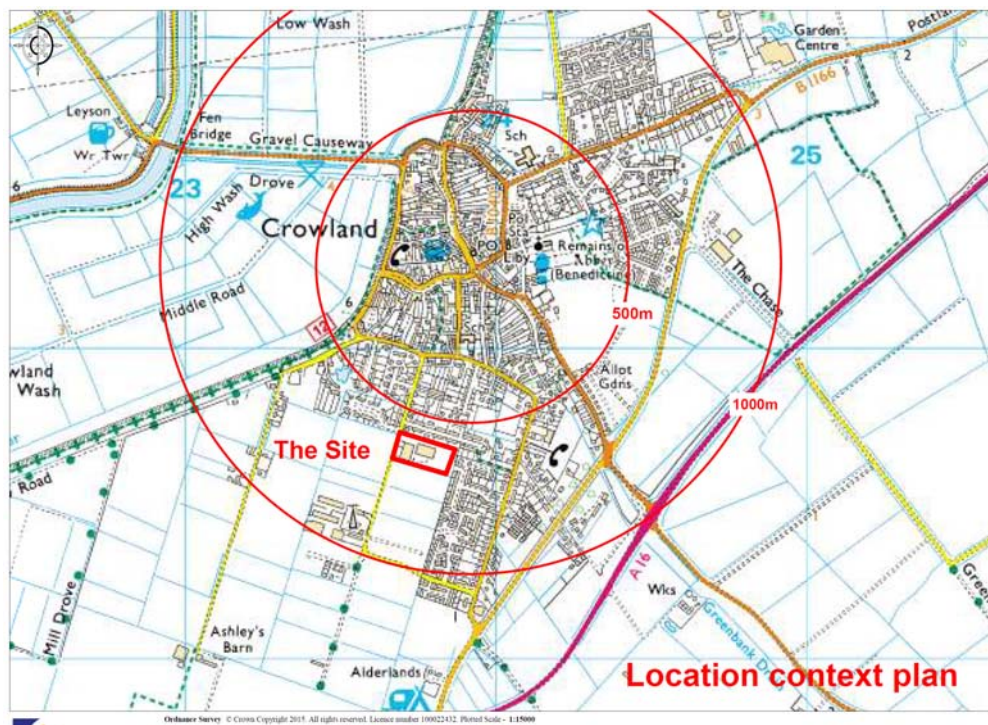
The remaining building on the site is divided into three units one is occupied by Adcocks, one formerly occupied by a charity and one formerly occupied by a storage company.

This building is also in very poor condition and is unsuitable for modern day use and is unsuitable for letting on an FRI lease making it suitable for redevelopment.

The site itself constitutes a brown field site / previously used land, and is in a sustainable location 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, south of Alderlands's Close and the west of Beccelm Drive to on the south west edge of the settlement as indicated on the plan below.



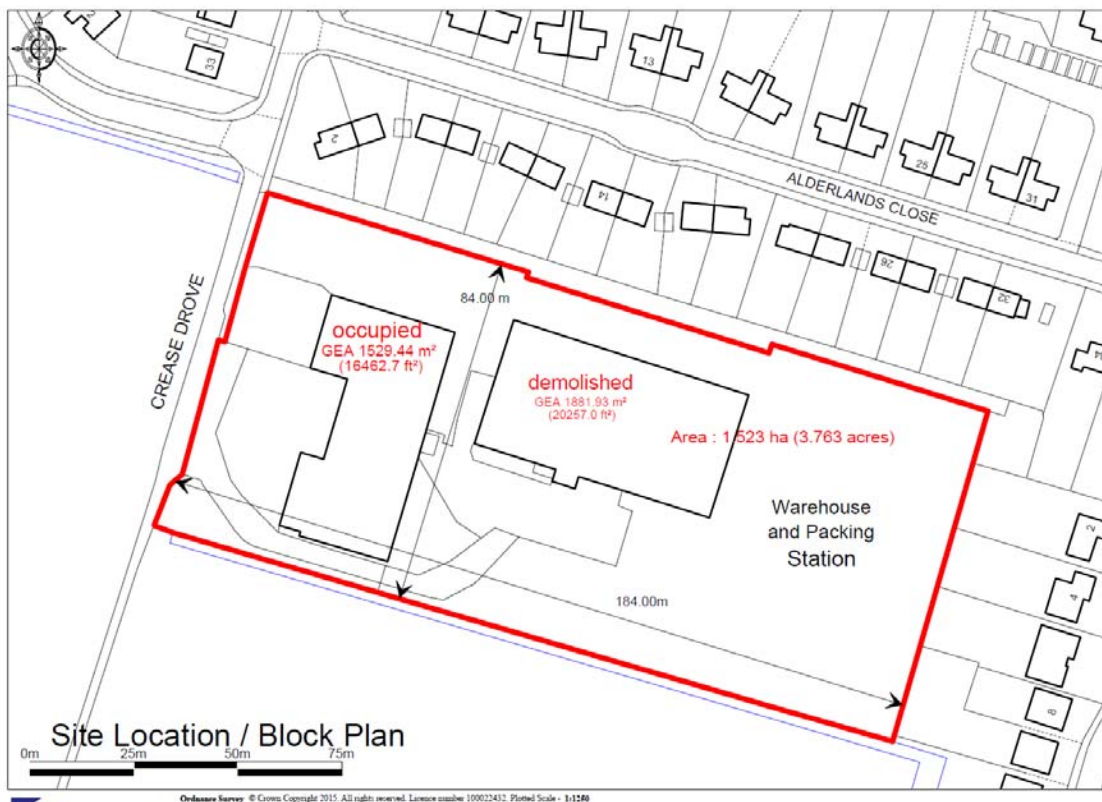
Site Area – is approximately 1.5 Ha. The site is rectangular in shape, being elongated in an east- west direction with a road frontage of approximately 84m and depth of approximately 184m as indicated on the plan below.

To the north is two storey residential development, along Alderlands Close separated from the site by rear gardens and an intervening belt of hedgerow that is mostly outside the application site. The distance from these houses to the application site is generally around 20m.

To the east along Beccelm Drive is further two storey residential development separated by gardens of over 25 metres in length and mature hedgerow but this time which is mainly within the application site.

Along part of the length of the southern boundary is more mature hedgerow beyond which is open countryside. The boundary trees and hedgerow can be seen on the following aerial photos and the photos at Appendix 2.

Crease Drove is situated to the western boundary of the site and beyond the road is more open agricultural land.



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

The built floorspace of the site originally comprised floorspace 3410 sqm GEA in two detached buildings however the rear building had been used for potato storage and warehousing and had unoccupied for over 10 years.

It suffered vandalism and had fallen into disrepair and had become dangerous to the extent that it was more cost effective to demolish the building than keeping it standing and vacant. It was demolished by the previous owners in 2014.

Existing Use – commercial development with 1 retained industrial / warehouse unit (subdivided into 3) on the Crease Drove frontage and one to the rear having being demolished. (see below)



Aerial photograph showing the building to the rear prior to demolition.



Existing frontage building – The left hand unit is occupied by Adcocks



Rear of frontage building with building and concrete hardstanding removed

Adjacent uses of note –

As described previously the site has existing residential development to the north (Alderlands Close) and east (Beccelm Drive). Crease Drove is to the west with open countryside / agricultural land beyond and open countryside / agricultural land to the south.

Site features –

The site has the existing commercial building to the west with associated hardstanding surrounding it and the recently demolished building to the rear.



View taken pre 2014 showing both buildings on site, but confirming that the site is previously developed (brownfield) land and as such is a priority for new development.

It is noted that the site is bounded by mature hedges to the north, east and south (see above and below) and there are some sporadic trees within the site. These have been the subject of an arbouricultural assessment.



Access –

Vehicular and pedestrian access is available from Crease Drove to the north which links with the centre of Crowland; access to the south, is available to Peterborough Road and the Crowland bypass via Crease Drove and Harvester Way. The photographs below show views looking north and south from the site entrance. At the present time there is no footpath link to the site entrance.



Planning History

The site has no apparent material planning history in relation to potential residential development, its history relates predominantly to the recent commercial operations on site.

The original buildings on site were constructed in the 1980's and have remained in largely agricultural / commercial use in the interim. Planning permission was granted for limited ancillary retail use in part of the western unit the late 1990's.

The easternmost building was demolished following approval of a prior notification application in 2014 ref; H02-0708-14.

The current proposal was subject to formal pre application consultation with the local planning authority; the response from South Holland District Council was dated 8 July 2015.

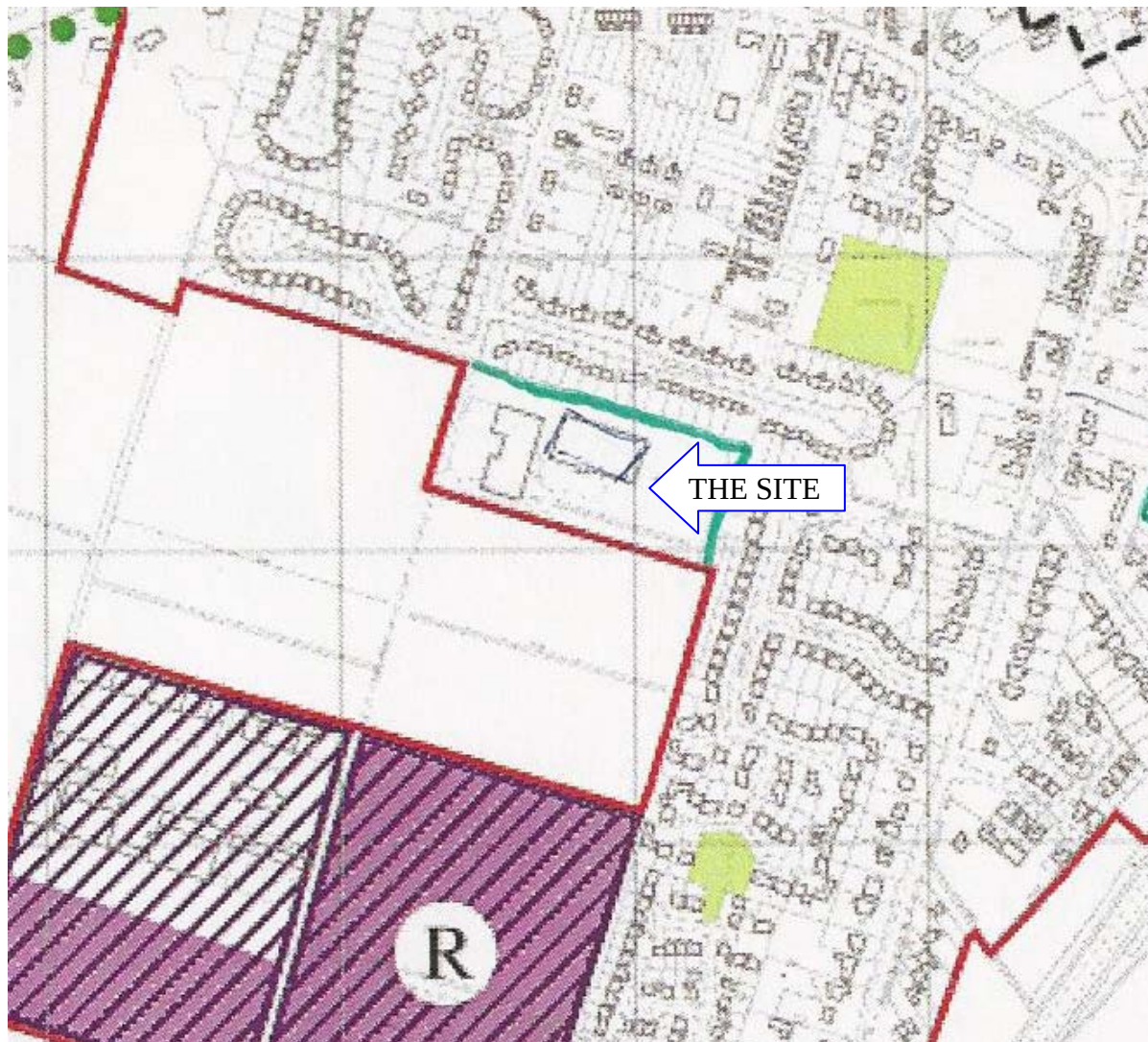
The response confirmed that; *the site is within the settlement boundary of Crowland and on a brownfield land. As such the provisions of HS4 of the South Holland Local Plan 2006 residential development is acceptable in principle in this location.*

A copy of the full response is at Appendix 3

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, and the preparation of the emerging joint local plan being fairly slow.

The site is identified within the development plan as falling within the development boundary for the settlement as indicated on the inset plan extract below.



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.

However, for the purposes of any planning application in respect to residential development, the development plan consists of the saved policies from the 'old' local plan in so far as they are consistent with the NPPF and relevant policy guidance in the NPPF itself.

This is the case as the emerging new local plan has not completed the necessary public consultations and scrutiny stages in its production and is yet to be given any significant weight in decision making.

Within the development plan Crowland is identified as an 'Area Centre' in the spatial hierarchy 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 preferred options version of the emerging plan which identifies Crowland to accommodate up to 300 dwellings leading up to 2031, again 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 are accounted in the preparation of this planning application but some will only impact when detailed proposals for the layout and design of houses on the site at the Reserved Matters Application (REM) stage.

National Planning Policy Framework (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 had 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.

A consequence of this is that there is a 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 based on our research and assessments the site is in a sustainable and accessible location for new housing development and that it can be delivered with no adverse impacts and as such is in accordance with Para14.

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

The illustrative layout is submitted with this application to test the density of development and to act as a comparator against other schemes.

Accepting the outline nature of this application submission is it considered that a development of up to 50 homes would be appropriate for the location. This equates to approximately 33 dwelling per hectare gross and is of a similar density to development recently approved at the Peterborough Road site which is also similarly related to the settlement and is less than 200m to the south.

The illustrative layout shows a notional development of 47 dwellings comprising:-

12 x 2 bed
26 x 3 bed
6 x 4 bed
3 x 4/5 bed

However, government has announced proposals to secure more starter homes (c20%) on new developments and it is conceivable that smaller homes may be needed. That would mean the housing mix could change but in our opinion it should not change significantly in terms of overall density and hence a marginal increase of only 3 dwellings is proposed between that shown on the illustrative layout an the upper limit in the description of the application.

Layout;

This is a matter for detailed consideration in relation to any reserved matters application pursuant to the grant of outline permission. However, the following parameters are suggested and have been informed by discussions between Northern Transport consultants with the Highways Authority, the SHDC response to the formal pre-application enquiry and the surveys undertaken on the site:-

- Single point of vehicular access from Crease Drove.
- Footpath link across frontage to join access point to the existing footpath on Crease Drove from the site.
- Where practical, retention of trees and hedging surrounding within the site boundaries.

- Inclusion of additional hedging and landscape softening along gaps in the southern boundary
- Inclusion of sustainable urban drainage system (SUDS)
- Provision of 14% open space in accordance with policy SH11.
- Appropriate levels of car parking relative to the number and size of dwellings in accordance with SHDC policy.
- A mix of house types and sizes including 2, 3 and 4 bedroom houses with town houses, semi-detached and detached homes.
- Provision of affordable housing in accordance with SHDC policy.

Scale;

Given the location on the edge of the settlement, it is considered that houses of mostly 2 two storeys in height would be appropriate although consideration could be given to a limited number of houses with accommodation in the roof space to add variety and emphasis in key locations within the scheme.

Landscape / amenity space;

This again is a matter for further consideration at the detail stage in accordance with SG18, however, it is acknowledged that this will include public open space as well as the retention of existing “soft” boundary treatments, SuDs pond as a landscape, biodiversity and amenity feature in accordance with council development plan policy SG11,.

The illustrative layout indicates proposed drainage strategy based on swales and an attenuation pond in the north east corner of the site to control outflows to the adjacent watercourse.

It is noted that arboricultural report confirms that there are several trees worthy of retention on the northern and eastern boundary of the site; there are no significant trees within the main body of the site.

The final layout will accommodate the protection of trees, site landscaping and surface water attenuation as required.

Appearance;

The design and materials of the homes to be built will be a matter for detail consideration within the forthcoming 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;

The application although made for outline permission only seeks to establish the access position and details that will inform the final layout at the REM stage.

As suggested in the pre-application submission, the frontage footpath is to extended along the western side of Crease Drove across the frontage to join with the existing footpath south of Alderland's Close, and by doing so access would be available on foot to the wider network to Crowland centre.



The transportation assessment submitted to accompany the application justifies the proposal in terms of sustainable transport and impacts upon the local highway network in order to address the provisions of both the NPPF and SG15.

Affordable housing.

The Councils policy requires 30% affordable housing.

The Government's announcement on starter homes, as qualifying as affordable housing, and the requirements that go with that, together with changes to social provider funding and preferences and requirements in relation to tenure mix means that at the outline application stage when the precise number of dwellings in a scheme is not known it is very difficult to be prescriptive on the number and mix of affordable units and to address issues of viability.

At this stage we anticipate that the Council will be content to accept that the provision of affordable housing at 30% is included within any S106 agreement and that the detailed composition of the affordable housing, in terms of numbers, size and tenure is conditional on the actual number of dwellings that come forward at the REM stage and the assessment of viability at that stage.

Developer contributions / S106 Agreements

As with affordable housing it is difficult to confirm what precise package of S106 measures / contributions that will arise from the development in the absence of confirmation of the exact number of houses and the mix in terms of size (number of bedrooms) and tenure (market / affordable).

Again we hope that scope of the measures / contributions can be identified and agreed and that the detail of the measures / actual contributions can be left until REM proposals come forward for consideration.

Supporting information;

In preparing this outline application, in addition to the Planning Design and Access Statement the following surveys / reports have informed this proposal and are submitted with the application:-

- Topographical survey
- Flood risk assessment / sustainable drainage strategy
- Ecological report
- Arboricultural Assessment
- Transport Assessment

These assist the assessment of this application and will inform future detailed proposals.

SCI

The submission of this application is predicated on an assessment of national and local planning policy and the response from the Local Planning Authority to a formal pre-application enquiry.

This application deals with only the principle of development and whilst the LPA will advise neighbours of the submission of the application and will invite comment the applicants agents have also written to the adjacent residential neighbours on Alderlands Close and Beccelm Drive whose properties abut the site.

The reason for this is to advise them of the submission of the application, to provide them with a little more information and copy an illustrative layout and to invite comment on this and any matters of detail that they think should be accounted. If the principle is accepted by the local planning authority and outline planning permission is granted any responses received will be coordinated and will be used to inform any reserved matters proposals.

The applicants agent has also written to Crowland Parish Council and has offered, if they think that will be helpful, to meet with them to explain and discuss the proposal.

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 in single ownership and is mainly vacant previously developed land and the remaining buildings on the site are proposed to be demolished as part of this submission. This proposal will contribute towards meeting both local and national aspirations in relation to prioritising brown field land for new development particularly as in the case of South Holland this will not involve the loss of high grade agricultural land or development on land at flood risk which most new housing allocations will do.

The applicants propose selling the site at an early opportunity should the Council be minded to grant planning approval and a number of developers have already registered an interest in purchasing it. Assuming that that does happen it is conceivable that a REM application could be submitted before the end of the year and that the site could start delivering new homes toward the end of 2017.

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

The proposal will secure the removal of the large and unattractive commercial building from the Crease Drove and will reduce the use of Crease Drove by large commercial vehicles.

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 Dudge Dip TP MRTPI
Planning and Development Director



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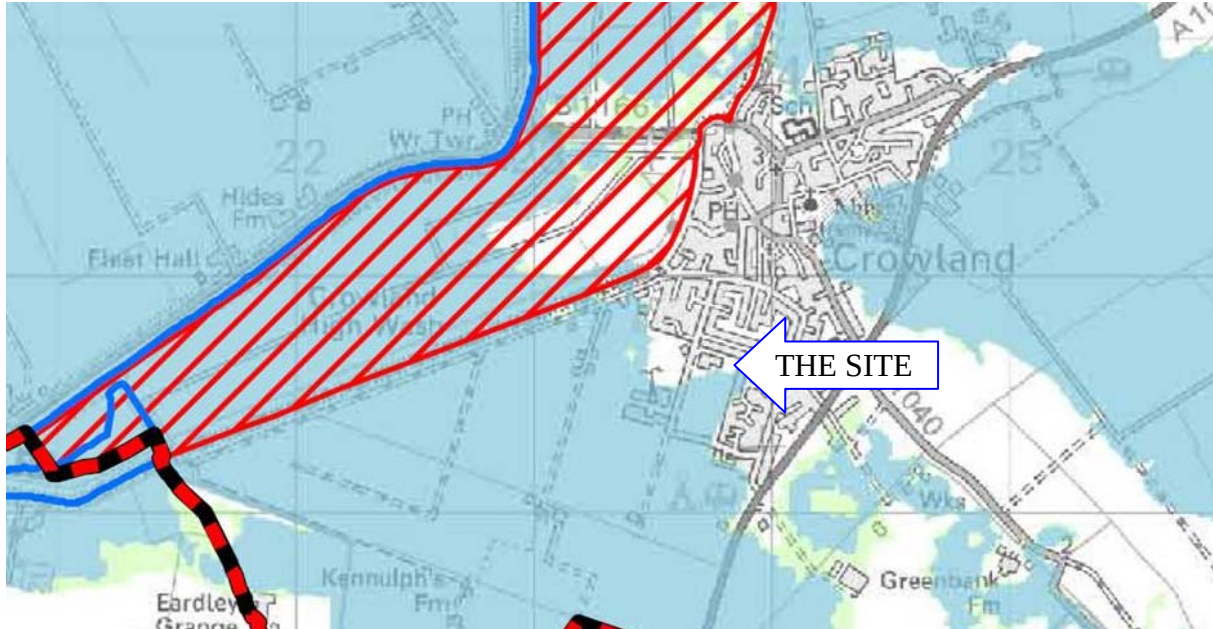
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Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg no. 2566342.

APPENDIX 1 FLOOD RISK MAP



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, is shown in zone 1 and as such is not identified as an area at risk from flooding.

This being the case it is clear that this should be a sequential preferable location for new housing having regard to the requirements of the NPPF and the associated technical guidance note.

APPENDIX 2 - THE SITE AND SURROUNDING AREA





Cleared area



View east



View along northern boundary



View south west



View north west





View southwest to boundary break



View north to entrance



View south from entrance



View of yard, north west corner



Beccelm Drive backs on to the site



Alderlands Close backs on the the site

APPENDIX 3 LPA RESPONSE TO PRE-APP ENQUIREY



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8th July 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00514-15 Case Officer: Phil Norman
Location: Crease Drove Crowland
Proposal: Residential Development

The site is within the settlement boundary of Crowland on brownfield land. As such, under the provisions of Policy HS4 of the South Holland Local Plan, 2006 residential development is acceptable in principle in this location.

It is suggested that pre-application advice is also sought from the County Council in respect of surface water drainage and highways considerations.

It is expected that a third of all dwellings on site would be affordable (Policy HS8). It is suggested that contact is made with colleagues in Housing Strategy regarding the required mix and tenure. Furthermore, 14% of the gross site area would also be expected to be open space (Policy HS11).

Initial information supplied regarding amount, layout, scale, landscape and appearance would appear to be acceptable. However, the Council would be happy to offer further more detailed advice in due course.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Phil Norman'.

Phil Norman, Principal Planning Officer
pnorman@sholland.gov.uk