PLANNING & DESIGN & ACCESS STATEMENT

OUTLINE PLANNING APPLICATION FOR UP TO 66 (SIXTY SIX) DWELLINGS

LAND AT CAULTON'S FIELD, LITTLEWORTH DRIVE,

DEEPING ST NICHOLAS, LINCOLNSHIRE

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to support an Outline Planning Application by ***The Trustees of the D W Dennis Settlement*** for a development of up to 66 no. dwellings on land at Caulton's Field, Littleworth Drive, Deeping St Nicholas, Lincolnshire.

1.2 Initially, this Statement describes the Site and its surroundings, and sets out the relevant planning history of the Site, before moving on to consider the prevailing planning policy framework and assessing the proposal against the relevant national and local planning policies. Against this background, this Statement will conclude that the proposed development accords with all material planning considerations and that this justifies the approval of planning permission for this scheme.

2.0 THE SITE AND SURROUNDINGS

2.1 The Application Site extends to approximately 3.19 hectares, which currently comprises an area of agricultural grassland, located on the western side of Littleworth Drove and immediately to the north of the main built up area of the village of Deeping St Nicholas. The Site is rectangular in shape with a frontage directly onto Littleworth Drove. A pair of semi-detached dwellings are also located along the Site frontage, adjacent to the highway, which, along with their residential curtilages, are excluded from the current Application Site. A further derelict barn is located adjacent to these existing dwellings (but within the Application Site area) – this structure is in poor structural and visual condition and provides no architectural or historic value to the local area and is therefore proposed for demolition as part of this proposal.

2.2 The Site is bound along its frontage with Littleworth Drove by a range of mixed hedgerow and tree planting, which are shown on the Topographical Survey which accompanies this Application. Similarly, tree and hedgerow planting provides the northern and southern boundaries to the Site, along with some wooden post and wire fencing. The existing species have been assessed through the enclosed arboricultural survey, with the high quality specimens to be protected and maintained as part of this residential scheme, wherever possible. This will provide an instant maturity to the development and assist in

assimilating the new built form into its environment.

2.3 On the western boundary of the Site, lies the East Midlands Train Line (Peterborough to Doncaster, via Lincoln route). A grassed bank, with fencing along the top provides a barrier between the railway line and the Site itself, whilst an assessment of noise accompanies this Application, which assists in demonstrating how the Site can be developed for residential purposes, without detriment to standards of living and enjoyment.

2.4 The Site is located directly adjacent to the village envelope of Deeping St Nicholas, with the majority of the built form of the settlement lying to the south of the Application Site. The settlement is linear in form, covering a length of approximately 6 miles, with the built form predominantly running along Littleworth Drove in a north-south orientation. **Deeping St Nicholas itself is a village of approximately 1,350 residents and enjoys a range of facilities and services, including a Primary School, church, playing fields with children's play equipment, hotel and restaurant, and public house**.

2.5 The village is served by a regular bus service which connects Deeping St Nicholas to Market Deeping and Spalding – this service is operated by Shaws Coaches and provides a bi-hourly service between these settlements. This accessibility to these main towns enhances the sustainability of this Site, and provides ready access to the full range of retail, educational, employment, leisure, cultural activities and opportunities found within the main District towns. A full Transport Statement and Travel Plan produced by BSP Consulting accompanies the application.

2.6 Visually and physically, the Site is well enclosed, is closely related to existing built development and offers the opportunity to deliver a sympathetically designed scheme which sits comfortably within its setting and which provides much needed new housing within South Holland District.

3.0 RELEVANT PLANNING HISTORY

3.1 There is no specific planning history relevant to the current Planning Application Site.

4.0 CURRENT PROPOSAL

4.1 The current proposal envisages the development of up to 66 no. new market and affordable homes, along with a new access and areas of public open space, which will form the subject of an Outline Planning Application. Whilst this submission will be supported by an indicative planning layout (illustrative masterplan), **all details will be reserved for future approval, aside from access, details of which are submitted at this stage for approval**.

4.2 The proposed scheme envisages the provision of a full mix of dwelling types and sizes, including 2, 3, and 4 bed units, incorporating semi-detached, terraced and detached dwellings. Each dwelling will be provided with readily accessible private garden space, of a size commensurate with the unit size. Car parking will predominantly be provided on plot, through driveways and garage space, with some spaces possibly provided within carefully designed parking courts. This will ensure maximum security, reduce car crime and ensure that parking spaces are well related to the dwellings they serve.

4.3 Vehicular and pedestrian access into the development will be provided through a new road directly from Littleworth Drove A full junction design has been provided as part of this Application, (see BSP Transport Statement) which demonstrates how a safe vehicular access can be secured into the development, with suitable visibility splays in both directions along Littleworth Drove and without conflict with other road users.

4.4 The proposed residential development will be supported by a commensurate amount of public open space. This will provide an important facility for occupiers of the proposed dwellings, along with other local residents. Owing to the Outline form of this Application, the final disposition of uses is yet to be formalised in partnership with the local community and Local Planning Authority.

4.5 Post the grant of outline planning permission, a structural landscaping scheme would need to be submitted to show the detail of additional planting on the boundaries of the Site. This scheme has already undertaken an assessment of the existing landscape, topography and context, to ensure that the new built form will assimilate into its natural surroundings, whilst providing a defensible boundary to the development and providing additional screening between the new homes and the adjacent railway line.

4.6 The anticipated design, materials, siting and vernacular detailing of the proposed dwellings have been considered in the context of the character and appearance of Littleworth Drove and the wider locality of Deeping St Nicholas and the Lincolnshire villages. It is hoped that the careful consideration of this context, along with a desire to produce a high standard and quality of design will ensure

that this development provides a strong contribution to the street scene, whilst protecting the residential amenities of neighbouring dwellings.

4.7 Further details of the proposed access and layout are shown on the illustrative masterplan along with a series of drawings/plans which should be read & viewed. In conjunction with this Planning Statement by reading the Noise Assessment and Flood Risk Assessment you will have a clear understanding of how this planning application has been produced by a number of experienced consultants who have all worked in delivering a range of residential developments across the East Midlands.

5.0 NATIONAL PLANNING POLICY FRAMEWORK

5.1 The National Planning Policy Framework (NPPF), adopted in March 2012, has replaced all previous Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) in respect of the consideration and determination of planning applications. The heart of the NPPF is set out within Paragraph 14, which stresses the presumption in favour of sustainable development. In decision making, this means:

● Approving development proposals that accord with the development plan without delay; and

● 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;

Or

- Specific policies in this Framework indicate development should be restricted.

5.2 The following Paragraphs are considered relevant to the consideration of the current Application and the approach Authorities should take in decision making.

5.2.1 Paragraph 17 sets out 'Core Planning Principles', which will underpin plan making and decision taking. These principles include a need to support sustainable development to deliver the homes, business units, infrastructure and thriving local places that are needed. In addition, it is stressed that new development should secure high quality design and a good standard of amenity for existing and future occupants.

5.2.2 Housing matters are considered and addressed within Section 6 of the NPPF,

where a key objective for local planning authorities is to 'significantly boost the supply of housing'. Local Planning Authorities are required to meet the full, objectively assessed needs for market and affordable housing in the relevant housing market area. Paragraph 47 establishes that LPAs must be able to identify a supply of specific deliverable sites to provide 5 years' worth of housing, with an additional buffer of 5% to ensure choice and competition in the market for land. In cases where there has been a record of persistent under-delivery of housing, a buffer of 20% should be applied.

5.2.3 Where a Local Planning Authority cannot demonstrate a 5 year housing land supply, Local Plan policies in respect of housing supply should not be considered up-to-date and should, accordingly, be given no weight in the determination of planning applications for residential development. Instead, Paragraph 49 of the NPPF confirms that such applications should be considered in the context of the presumption in favour of sustainable development.

5.2.4 Paragraph 50 seeks to ensure the delivery of a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities and therefore, it requires local planning authorities to (inter alia):

> ● plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
>
> ● identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand."

5.2.5 The need to achieve good design is set out through Section 7 of the NPPF. Paragraph 56 highlights the weight that the Government will attach to the design of the built environment. As such 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

5.2.6 Planning policies and decisions should aim to ensure that developments – as noted in Paragraph 58 (inter alia):

- "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;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local

surroundings and materials, while not preventing or discouraging appropriate innovation;

- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping."

5.2.7 Paragraph 187 stresses that Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

5.3 Comment : The proposed development reflects the above policy considerations and the Planning Application accords with the named NPPF paragraphs which should all be taken in to account in the decision making process.

5.4 In particular, the proposed development offers the potential to deliver a high quality, interesting housing scheme, which would provide a range of sensitively designed new homes, which reflect the recognised local housing need within South Holland District, as required by Paragraph 50 of the NPPF.

5.5 Indeed, the delivery of new housing within the District is now a key consideration, given the lack of a deliverable 5 year land supply, as required by paragraph 47 of the NPPF. As part of the evidence base for the preparation of the new Local Plan, the South East Lincolnshire Joint Strategic Planning Committee has assessed the deliverable supply of housing land for South Holland. The results of this assessment are compiled in a document dated 31 December 2014, which considers whether a 5-year deliverable supply of housing sites is available.

5.6 This report sets out a requirement to provide 13,950 dwellings across South Holland, during the plan period 2011-2036, which equates to 558 dwellings per annum. Taking into account the need to deliver the backlog of housing which has not been completed during the earlier plan period (which equates to 1,285 dwellings), along with a buffer of 815 dwellings, the annual requirement for housing totals 978 dwellings per annum. **When considering the potential of deliverable housing sites, which will be available during the next five years, there is just a 2.3 year deliverable supply of housing land.**

5.7 With this in mind, it is clear that the provision of sustainably located, deliverable housing sites, which will provide a range of suitable housing options in the short

term, is absolutely imperative.

5.8 It is also clear that the NPPF envisages that carefully designed proposals should be considered acceptable in principle and should be supported, where opportunities exist to make a positive contribution to the character of the locality. In this case, it is submitted that the proposed new dwellings will be sensitively designed and sited, such that they will sit comfortably within the street scene and respect and reflect the existing setting and context.

Furthermore, it is submitted that a carefully designed scheme in this location will actually enhance the appearance of this Site and its setting, through the removal of a redundant & derelict structure and through the provision of new landscaping and appropriate boundary treatments.

5.9 Full consideration of the design and layout of the proposal and how it assimilates into the existing built and natural form is set out in the series of plans produced by the consultant architect.

6.0 SAVED POLICIES OF THE SOUTH HOLLAND LOCAL PLAN, 2006

6.1 In considering Local Planning Policy, the new South East Lincolnshire Local Plan remains at an early stage. For this reason, the saved policies of the South Holland Local Plan, 2006 remain relevant for decision making purposes (where they comply with the provisions of the NPPF).

6.2 Chapter 3 of the Local Plan sets out the Core Strategic and General Policies, which will steer development proposals throughout the District up to 2021. Policy SG2 considers the distribution of development and seeks to ensure that new development should have regard to sustainable development principles. As such, this Policy encourages the adoption of a sequential approach, where priority is given to previously developed land within defined settlement limits, followed by greenfield land within defined settlement limits and finally, to land adjacent to defined settlement limits. Proposals should also make efficient use of land, should have access to a choice of transport modes and be acceptable in terms of traffic generation and road safety.

6.3 This Policy should be read alongside the provisions of Policy SG3, which sets out a Settlement Hierarchy – this considers the wider functions of the various settlements and is utilised to regulate development. This Policy identifies Spalding as the Main Town and therefore the main location for new development. The second tier of settlements includes the Area Centres, whilst the third tier incorporates the Group Centres, including Deeping St Nicholas.

These settlements will act as local service centres for the surrounding rural area and new development is expected to support or improve their role as a focus for local social and economic activity, having regard to their role within clusters or groups of settlements.

6.4 Policy HS6 of the Housing Chapter of the Local Plan reiterates the role of the Group Centres and seeks to restrict new development to infill sites within the existing built-up framework of such settlements or brownfield land. It is recognised through this Policy however, that the villages designated as Group Centres should continue to act as minor service centres for the surrounding areas and therefore the maintenance of existing services and facilities should be supported while limiting housebuilding to that required to meet a specified local need.

6.5 In this case, the Application Site does incorporate greenfield land, immediately adjacent to the built framework of Deeping St Nicholas. Whilst it is recognised that this location falls lower down the list in terms of sequentially preferable locations, it must be stressed that greenfield sites, which lie immediately adjoining the main built up areas of sustainable settlements must be considered for release for residential development, in order to provide much needed housing in the short term. In this respect, it is considered that Policies SG2, SG3 and HS6 of the Local Plan 2006 are now considered out of date in the context of Paragraphs 47 and 49 of the NPPF – priority now lies with the need to deliver a 5 year supply of housing land, which meets the tests of sustainability and it is submitted that the release of the Application Site for residential development assists in meeting this pressing need for new homes.

6.6 It is submitted that the proposed development of this Site makes the best and most efficient use of the land available, whilst being sympathetic and sensitive to its context and setting. The development will have ready access to the range of facilities and services within Deeping St Nicholas and will continue to provide support to the educational and leisure facilities within the settlement. Public transport is also available to provide sustainable links to the larger settlements within the District and to the principal town of Spalding.

6.7 Policy SG6 considers the need for developments to provide commensurate community infrastructure, which targets any impacts of the proposal upon local services. In this respect, it is envisaged that, during the life of this Planning Application, discussions will take place with the Local Planning Authority and the wider community, to ensure that appropriate contributions are made to support local facilities where necessary.

6.8 There are a number of other Policies within this part of the Local Plan 2006, which address the detailed requirements of new development proposals as follows:

Policy SG7 – Energy Efficiency

Policy SG11 – Sustainable Urban Drainage

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

Owing to the Outline nature of this submission, the details required by these Policies have not been provided in support of this Application. It is fully envisaged however, that matters of design and landscaping will be given careful consideration through the detailed design process, such that the new dwellings will assimilate comfortably into the existing built form of Deeping St Nicholas. Appropriate designs will be utilised to ensure that the development is in-keeping with the locality, and will safeguard residential amenity, whilst also providing satisfactory car parking and access. Energy efficient techniques and materials will be employed wherever possible and the use of a sustainable urban drainage system will be implemented if appropriate and in accordance with details to be agreed with the relevant Authorities.

6.9 Saved Policy HS8 of the Local Plan addresses affordable housing provision and indicates that on residential development sites of three or more dwellings, or sites of 0.1 hectares or more, the Council will require the provision of a minimum of one third of the residential units as affordable housing on the site. In this case, it is clearly envisaged that the proposed residential development of this Site will include the provision of a range of affordable housing options – the level of provision and the tenure split between social rent and shared ownership remains subject to discussion during the life of this Planning Application.

6.10 The requirement to provide open space as part of new residential developments is addressed through Policy HS11 of the Local Plan, which states that proposals

should make provision for open space, of not less than 14% of the gross site area. On occasion, and where a development is unable to provide the open space requirements on site, or where development is adjacent to or in close proximity to a sufficient sized area of existing open space, the District Council will accept a financial contribution for the provision of open space off site or the enhancement of existing open space.

In this case, again owing to the Outline nature of the submission, the precise arrangements for the provision of open space have not yet been formalised and will be addressed through the more detailed plans to be provided as part of a Reserved Matters submission.

6.11 In summary therefore, and in considering the relevant Adopted Local planning policies highlighted above, it is clear that the current proposal complies with the provisions of the development plan and raises no unresolved issues in relation to amenity, character and design. Instead, the proposal seeks to make the best and most efficient use of this sustainably located Site and provides an opportunity to develop a high quality and sensitively designed medium scale residential scheme, which seeks to target local housing requirements and deliver in the short term, thereby assisting to meet an urgent housing need in this location.

7.0 EMERGING SOUTH EAST LINCOLNSHIRE LOCAL PLAN

7.1 South Holland District Council is now working jointly with Boston Borough Council and Lincolnshire County Council to produce a new Local Plan, with the new South East Lincolnshire Joint Strategic Planning Committee being established in July 2011. Following an initial round of consultation on preferred options for the Strategy and Policies document in spring of 2013, the Strategic Planning Committee has recently published a Draft Local Plan, dated January 2016, which is intended to guide the growth of Boston Borough and South Holland District over the plan period 2011 - 2036.

7.2 Draft Policy 2 – 'Spatial Strategy', sets out the settlement hierarchy going forward and considers where development should be directed, based upon the sustainability credentials of each settlement. This indicates that the first tier of settlements, where the majority of development will be directed, are the Sub-Regional Centres of Boston and Spalding. The second tier settlement include the Main Service Centres, whilst the third tier includes the Minor Service Centres (including Deeping St Nicholas), within which "development will be permitted that supports their role as service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities." With this in mind, it is clear that an appropriate level of development is envisaged within these settlements, including Deeping St Nicholas, in order to

meet local housing needs and to support the needs of the community.

7.3 Building upon this, Draft Policy 11 – 'Meeting Objectively Assessed Housing Needs', sets out the required housing provision for each Local Authority area, with South Holland being required to deliver 10,750 no. new dwellings across the plan period, which equates to 430 dwellings per annum.

7.4 Draft Policy 12 – 'Distribution of New Housing', provides a more detailed breakdown of where the overall housing requirement will be delivered. This Policy envisages the provision of 80 no. houses within Deeping St Nicholas over the plan period. The justification in respect of this Policy highlights the fact that, in some cases, more suitable land has been identified for residential development, than is actually required to deliver the housing numbers set out within Draft Policy 12 and that, in such cases, the outcome of this consultation process, along with existing assessments (through the detailed Housing Papers and 2016 Strategic Housing Land Availability Assessment) will inform decisions regarding which Sites are eventually allocated for residential use.

7.5 With this in mind, the Housing Paper in respect of Deeping St Nicholas provides detailed guidance regarding possible development sites within or adjoining this settlement, which are suitable to deliver the required 80 no. dwellings. This Paper identifies a total of 4 no. completions and commitments, as at 31st March 2015, which leaves a residual requirement to provide a further 76 no. dwellings over the plan period.

7.6 Two possible housing sites are highlighted through the Housing Paper, which have been identified and assessed through the most recent Strategic Housing Land Availability Assessment – the first of these which is considered suitable, deliverable and developable, and could provide up to 56 no. dwellings, whilst the second (the current Application Site – reference DSN 007) is also a deliverable, suitable and deliverable Site, able to provide up to 64 no. dwellings. The SHLAA assessment confirms that are no known constraints to the short-medium term development of the land and that a residential scheme would not create any detrimental environmental impacts, or place undue burdens upon existing infrastructure. The Site is considered accessible by public transport and provides ready access to the facilities and services in Deeping St Nicholas, by foot or by bicycle. The assessment does highlight potential noise impacts from the adjacent railway line and also indicates that works may be required to widen the footpath to the front of the Site.

7.7 Crucially, the Housing Paper confirms that "the inclusion of all the sites as potential options would seem appropriate, although they would collectively accommodate some 120 dwellings." It seems clear therefore, that there is

potential for both Sites to come forward for residential development, without detriment to the overall strategy for the District (particularly given the existing backlog in housing provision). In any event, the current Application Site and the proposals submitted herein envisage the development of up to 66 no. dwellings on a Site which has been identified as suitable for residential development.

This scheme can provide much needed housing within the short term and will make appropriate provisions for community benefits, infrastructure improvements and will safeguard the residential amenities of future occupiers.

7.8 Draft Policy 14 – ' Providing a Mix of Housing', seeks to ensure that a mix of property types is provided within new residential schemes, in order to meet housing needs and to deliver sustainable development for the community. It is also considered that a mix of properties will encourage diverse, interesting and distinctive designs and layouts. In this case, the Application proposals are in Outline form only and therefore the precise details regarding the final mix of dwelling types and sizes have not yet been finalised. It is submitted however, that the proposed scheme will seek to provide an appropriate range of housing options, targeted to meet local needs and which will add interest and variety into the development and existing built environment.

7.9 The provision of a suitable quantum of affordable housing is addressed through Draft Policy 15 of the Local Plan, which indicates that, on sites proposed for market housing within South Holland "at least / about 30%" of the proposed dwellings will be provided as affordable housing. Paragraph 5.5.7 of the Draft Local Plan states that "the proportion of affordable housing to be provided on-site through a market housing scheme will be dependent upon several factors and, in particular, the other development costs that might need to be met to make the development sustainable. The guidelines provided by Policy 15 will need to be weighed up against other infrastructure costs as covered by other policies in the plan, including developer contributions." With this in mind, and again owing to the Outline nature of the proposals, the subject of this Application, the precise level of affordable housing provision is yet to be determined and will be the subject of discussion with the Local Planning Authority during the life of this Application. However we have shown on the illustrative masterplan that 20 of the units could be affordable.

7.10 Policy 6 of the Draft Local Plan considers other Developer Contributions required in association with major development proposals and stresses that "requirements will be linked directly to the size, form, nature and phasing of the development and its potential impact upon that locality or settlement to ensure that provision is delivered in line with future growth".

7.11 Finally, Draft Policies 3 – 'Development Management' and 29 – 'Design of New Development' seek to ensure that a high design quality is achieved in all development proposals, thereby creating distinctive places, which reflect and respect their context and setting. In this respect, the indicative layout and associated Masterplan submitted as part of this Application demonstrate how a scheme can be developed for this Site, which is sympathetic to its surroundings and which delivers a high quality, innovative, interesting and distinctive design approach.

7.12 Having regard to the Draft Local Plan policies highlighted above, it is submitted that the Application proposals comply with the provisions of these Policies and specifically will allow the delivery of a range of housing options on a sustainable Site adjoining the main built up framework of Deeping St Nicholas. The Site has been assessed as being deliverable, suitable and developable and can provide much needed housing through a sensitive and well-designed residential scheme.

8.0 CONCLUSION

8.1 The content of this Statement has demonstrated that the proposed development represents a medium scale residential scheme, adjacent to the sustainable settlement of Deeping St Nicholas. The proposed scheme represents an opportunity to deliver a high quality and sympathetically designed development, which makes the best use of this sustainably located Site.

8.2 The LPA do not have a 5 year supply of Housing.

8.3 The Application proposal accords with the National Planning Policy Framework, which sets out a presumption in favour of sustainable development, including the key objective **'to boost significantly the supply of housing'**.

8.4 The proposal accords with all other Adopted and Emerging local and national planning policies, as demonstrated herein and as such, should be approved without delay.

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