

Integrated Planning Statement

Inc. Affordable Housing Statement & Open Space Assessment

Housing Development- Home Farm, Littleworth Drove, Deeping St
Nicholas, Spalding, Lincolnshire



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This Integrated Planning Statement has been prepared to accompany a reserved matters application against the outline approval (H03-0161-17) for the erection of up to 120 dwellings and a village hall and ancillary development at Home Farm, Littleworth Drove, Deeping St Nicholas, Spalding, Lincolnshire.

The site is considered within the South Holland District Council 5-year Housing Land Supply Assessment (as at 31st March 2023) to provide up to 120 dwellings towards achieving the districts housing supply.

The proposed reserved matters application seeks approval for the outstanding matters of **i)** the layout, scale and external appearance of the building(s) **ii)** the means of access to the site; and **iii)** the landscaping of the site (including boundary treatments) for 119 dwellings and village hall.

01 Introduction

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02 Site Context

2.1 Location

The site is located off of Littleworth Drove, Deeping St Nicholas. The application site resides northeast of an existing residential development (circa early 2000s) (See Figure 1). The frontage of the application site is located within the settlement limits of Deeping St Nicholas as identified in the adopted South East Lincolnshire Local Plan (SELLP) March 2019 (See Figure 2). The application site area is approximately 4.33ha and comprises existing large agricultural stores and ancillary buildings, concrete hardstanding and agricultural land.

The site is factored into the districts 5-year housing supply (South Holland District Council 5-year Housing Land Supply Assessment as at 31st March 2023), considered to contribute up to 120 dwellings towards the target supply, following the extant outline approval for up to 120 dwellings and village hall under ref: H H03-0161-17.

The site is located in a mixed context formed of residential, agricultural and community uses.

The Flood Map indicated that the majority of the site is located within Flood Zone 2 (land assessed as having an annual probability of flooding of between 1 in 1000 and 1 in 100 from rivers or 1 in 1000 and 1 in 200 from the sea, without flood defences), with an area towards the southeastern boundary of the site being located within Flood Zone 3 (land assessed as having an annual probability of flooding of greater than 1 in 100 from rivers or 1 in 200 from the sea, without flood defences). The FRA submitted within the Outline application provided suitable mitigation measures of setting floor levels a minimum of 300mm above existing ground level within the hazard extent and Flood Zone 3, which was deemed acceptable and set as a condition (condition 5) within the decision notice against application H03-0161-17.



Figure 01: Aerial photographs with site highlighted in red



Figure 02: South East Lincolnshire Local Plan Inset Map No 14 – Deeping St Nicholas

2.2 Existing Features

The site currently comprises an existing farmyard featuring large agricultural buildings, ancillary buildings, areas of concrete hardstanding along with agricultural land to the southeast.

The topographical survey picks up the locations of the existing features present within the site along with site levels. Levels immediately surrounding the existing buildings are primarily flat/level, while there is some change in levels from north to south across the rest of the site, however there is not a significant change in levels across the site.

The site is bound by a group of existing dwellings to the northwest and beyond the western boundary. Meanwhile, the existing southeastern boundary is open to the agricultural land beyond. The northeastern boundary comprises an open boundary defined by an open ditch.



Figure 03; Existing Site Plan

2.3 Site Photos

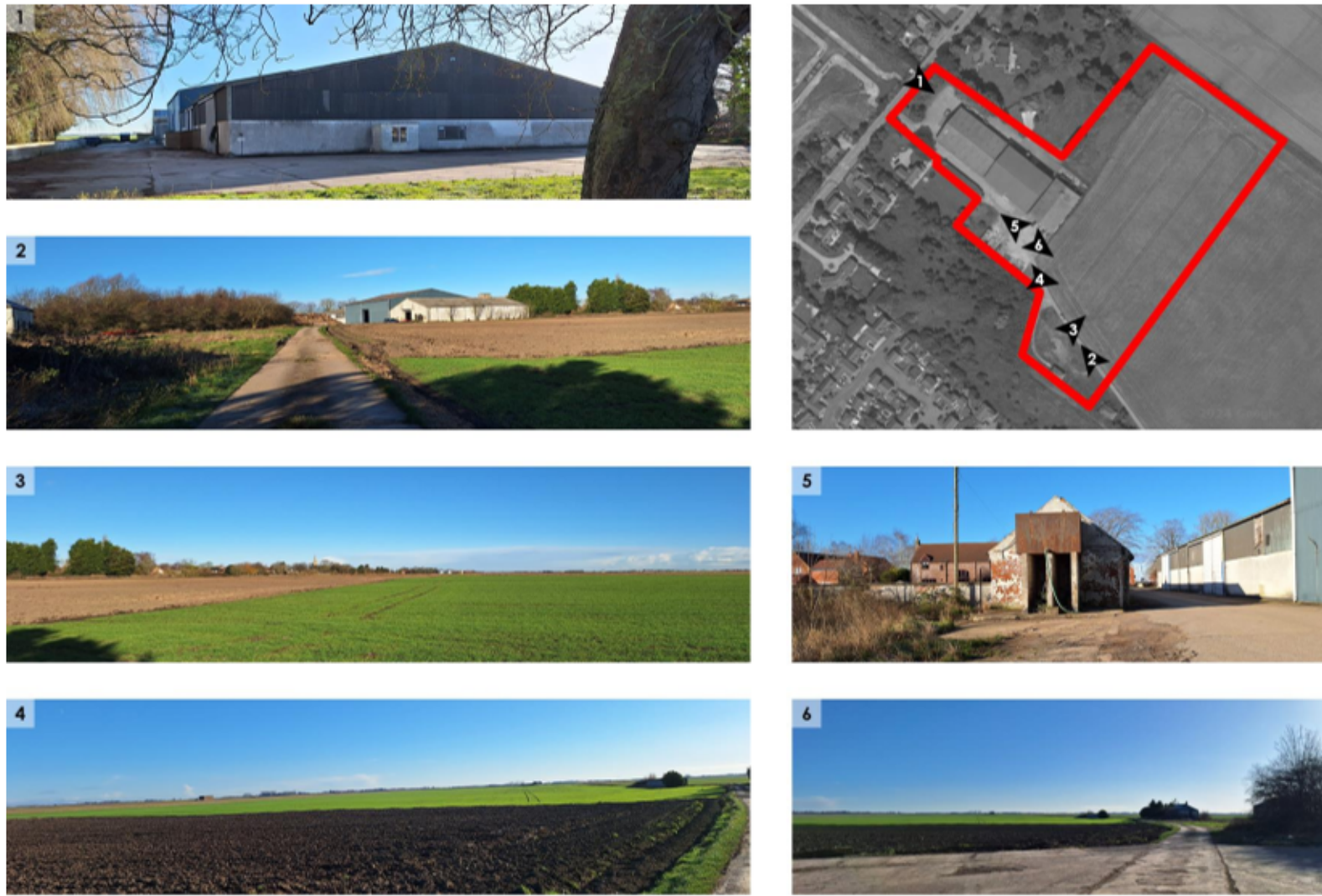


Figure 04; Existing Site Photographs

The site is not located within a defined conservation area (See Figure 05) and there are no designated / un-designated heritage assets within the site. Figure 05 shows Deeping St Nicholas within a red circle, local conservation areas are bound by purple lines. As such, Deeping St Nicholas does not reside within / adjacent to or near a conservation area.

There are a number of buildings that are listed along Littleworth Drive (See Figure 06), these include the Church of St Nicholas, 500m to the northeast of the application site, along with the Milepost at Lonsdale Farm and Boundary stone No13 outside Lonsdale Farm, located 1.4km to the southwest of the application site. Given the separation and built forms between the application site and these listed buildings, it is determined that the development will not have any adverse effects on these listed buildings or their context.

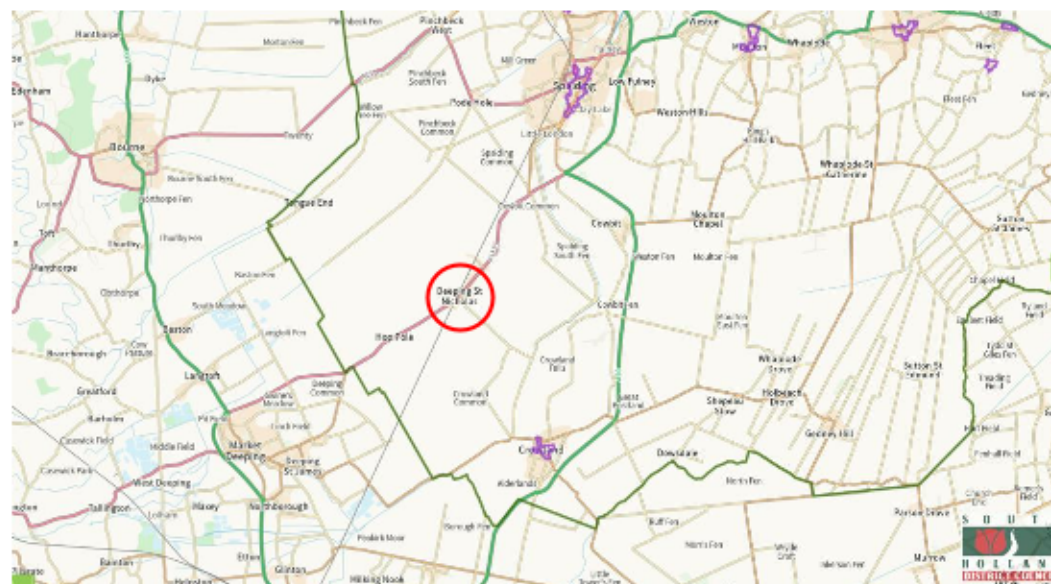


Figure 05: Public WebMaps - Conservation Areas

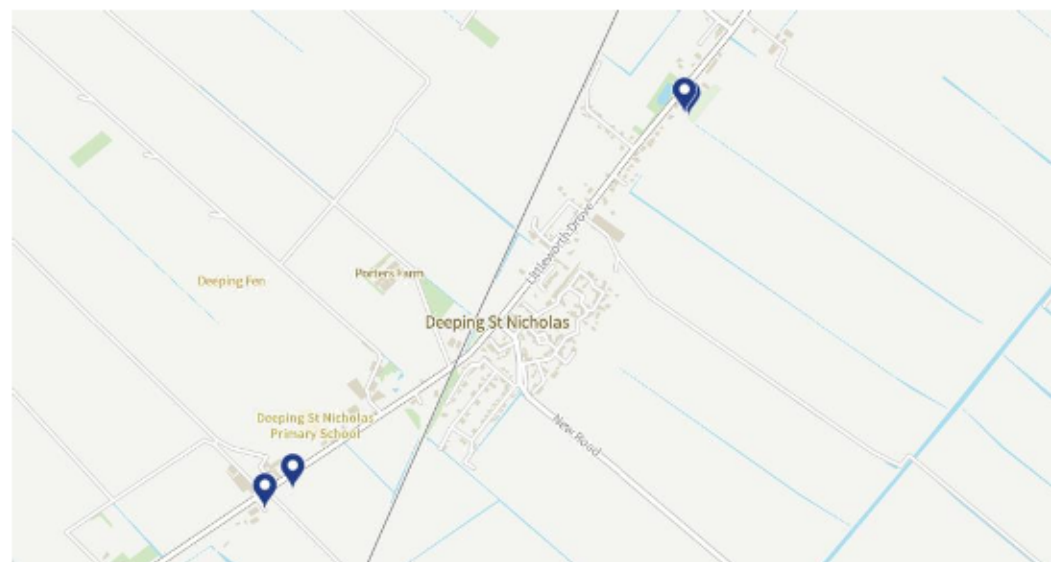


Figure 06: Listed Buildings Map; Historic England

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04 Proposed

4.1 Layout & Access

The proposed site layout has been designed to create a high-quality housing development which makes a positive contribution to the character of the area.

The development is served by a new access from Littleworth Drive. Immediately adjacent to the proposed access resides the proposed village hall, with positive frontage to Littleworth Drive and the site access road.

Roads within the site comprise a mixture of typical highways (indicated in purple within Figure 07), shared surfaces (indicated in orange within Figure 07), and private drives (indicated in green within Figure 07).

In relation to layout, the site has been arranged rationally. Terraced properties have been placed towards the north of the site. As identified within the South East Lincolnshire Local Plan Design Guide SPD, *"Higher density properties i.e. terrace properties should generally be sited north of detached properties because they cast a greater shadow"*. The scheme looks to provide a mix of terraced and semi-detached housing to the north, with further semi-detached and detached housing elsewhere within the site.

An attenuation pond will be located towards the southern extent of the site, as this is the lowest point. The pond and associated landscaping will be overlooked by the proposed dwelling, giving these plots positive frontage over the attenuation pond and amenity space.



Figure 07: Site concept plan

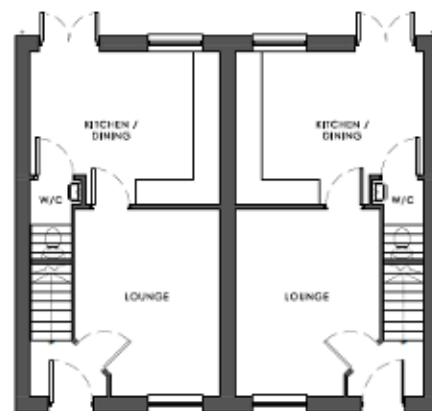


Figure 08: Proposed site plan

Each individual dwelling will have off road parking, as per the local plan. An area of outdoor amenity space will be provided to the rear of each property.

In addition to the affordable homes, the proposals include the development of 107no. open-market homes in a mixture of 2-bed semi-detached, 3-bed semi-detached, 3-bed detached and 4-bed detached houses. Like the affordable house types, the open-market houses all feature open-plan kitchen and dining areas as a response to modern-living standards. Dependent on the size of the dwelling type, there is also a separate lounge and/or study at ground floor.

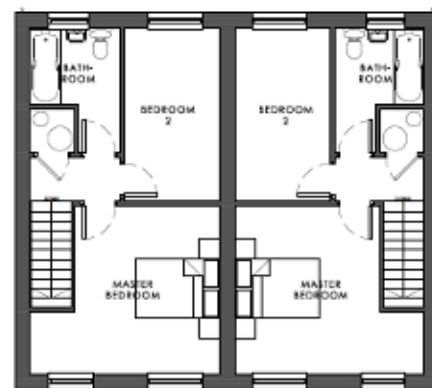
The proposed development will provide 119 new dwellings, 11 of which will be affordable. The proposed dwellings will have a modern internal layout which meets the required housing standards. At ground floor, the dwellings will provide an open plan kitchen dining area to the rear which overlooks the garden with a separate lounge area. Some of the dwellings will have a separate ground floor utility room. At first floor the dwellings will provide between 2 or 3 bedrooms with family bathroom, along with some of the types featuring an ensuite to the master bedroom.



GROUND FLOOR
Gross external floor area - 83m² units combined
Gross internal floor area - 34m² per unit



GROUND FLOOR
Gross external floor area - 83m²
Gross internal floor area - 74m²



FIRST FLOOR
Gross external floor area - 83m² units combined
Gross internal floor area - 34m² per unit



FIRST FLOOR
Gross external floor area - 83m²
Gross internal floor area - 74m²

Figure 09: Typical 2 bed affordable floor plans

Figure 10: Typical 4 bed market floor plans

4.2 Appearance and Scale

In terms of scale the proposed dwellings will be a mixture of 1 and 2 storeys in height.

The dwellings will have a vernacular form, drawing upon inspiration from the surrounding context and traditional Lincolnshire properties. The properties will have a traditional central apex roofs gable ended or hipped roofs.

The dwellings will utilise a simple palette of materials including red/buff brick. Roofs will be covered with a selection of grey and red roof tiles. The materials will be combined in a simple manner to create a traditional aesthetic which will utilise traditional brick detailing. The roofs will be pitched with brick eaves and verge detailing. The proposed openings will have relatively modest glazed openings, with traditional fenestration. The dwellings will have simple porches to the front doors to provide weather protection. Porches are to vary in style depending upon the type variant. However, all porches to be of a simple timber construction, with roof covering to match the dwelling.



Figure 11; Materials palette



FRONT ELEVATION

2-Bed Semi-Detached



FRONT ELEVATION

3-Bed Semi-Detached



FRONT ELEVATION

2 & 3-Bed Semi-Detached Corner Plot



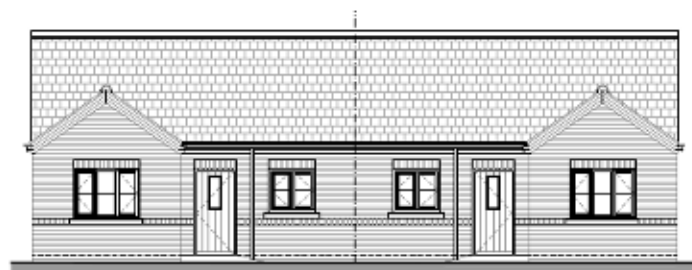
FRONT ELEVATION

3-Bed Detached



FRONT ELEVATION

4-Bed Detached



FRONT ELEVATION

1-Bed Semi-Detached Bungalow

Figure 12: A selection of the proposed elevations

4.3 Amount and Use

The proposed development will provide 119 dwellings on a site which is approximately 4.33 hectares. The resultant density of 27.2 dwellings/hectare is appropriate for the site and the surrounding context.

The site benefits from extant outline permission for up to 120no dwellings along with a village hall under planning reference H03-0161-17. Following which, the site is considered within the South Holland District Council 5-year Housing Land Supply Assessment (as at 31st March 2023) to provide up to 120 dwellings towards achieving the districts housing supply.

4.4 Landscaping

The proposed landscape design for the site has been a key consideration to create an attractive green development.

The defined public open spaces (POS) will provide important green-space to the development. The POS will see a group of large established trees retained with additional native species trees proposed to create year-round interest and to increase bio-diversity.

The front/side boundaries of the dwellings and the key pedestrian/vehicular junctions have been designed to create interest throughout the site. The use of high-quality boundary treatments such as native hedging, will raise the overall aesthetic and character of the site to create a high-quality development.

05 Planning Policy

The site benefits from extant outline planning permission for a large residential development of up to 120 dwellings, South Holland District Council Reference H03-0161-17.

The most relevant planning policy documents are the South Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework (NPPF).

Principle and Housing Requirements

The front of the site is located within the developed footprint of Deeping St Nicholas, with the rear of the site residing directly adjacent to Deeping St Nicholas' developed footprint. Policy 1, Spatial Strategy, defines Deeping St Nicholas as a Minor Service Centre where new residential development is to support their role as a service centre, sustain existing facilities or meet the service needs of other local communities.

The site is considered within the South Holland District Council 5-year Housing Land Supply Assessment (as at 31st March 2023) to provide up to 120 dwellings towards achieving the districts housing supply.

The principle of the proposed residential development is therefore appropriate for the site .

Design and Development Management

Policy 2 refers to Development Management and requires that development meets the following considerations;

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;

The proposed development will provide a high quality residential development which has an appropriate size, scale, layout and density. The proposals have been specifically designed to relate to the neighbouring development and the land.

2. quality of design and orientation;

The proposals will provide a high quality dwellings which have been designed to maximise solar gain.

3. maximising the use of sustainable materials and resources;

The development will use sustainable materials and practices where possible.

4. access and vehicle generation levels;

The development has an appropriate access.

5. the capacity of existing community services and infrastructure;

The site is located in Deeping St Nicholas and will support its role as service centre by meeting local needs, as stated in Policy 1 A2.

6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;

The development will not have any detrimental impact upon neighbouring land uses.

7. Sustainable drainage and flood risk

A flood risk assessment and drainage strategy has been prepared to accompany this application.

8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;

The proposals will include native landscaping, improving the bio-diversity of the site.

9. impact on the potential loss of sand and gravel mineral resources.

N/A.

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;

The proposals incorporate a robust landscaping scheme which will provide new native planting throughout the development.

Flood Risk

Policy 4 refers to Flood Risk. A Flood Risk Assessment and Drainage Strategy has been prepared to accompany this application and directly addresses Policy 4.

Developer Contributions

Policies 5 and 6 refer to developer contributions. Policy 6 states that development of 11 or more dwellings will be expected to mitigate their impact upon infrastructure, services and the environment to ensure that developments are appropriate in planning terms. In relation to this requirement, the required mitigation will be discussed/negotiated with the LPA as part of the planning application process.

Policy 6 also refers to Affordable Housing and directs attention to Policy 18 which requires development of over 11 dwellings to provide affordable housing; section 6 of this statement refers to Affordable Housing.

Other Matters

Policy 29 refers to the Historic Environment and states a number of heritage related criteria that a proposed development should protect and enhance. Section 3 of this statement refers to heritage

Policy 31 deals with Climate Change and Renewable/Low Carbon Energy. In accordance with criteria A of his policy the proposals seek to maximise energy efficiency through a fabric-first approach. The accompanying Flood Risk assessment and Drainage Strategy provides suitable flood mitigation measures and how SUDs will be utilised.

Community, Health and Wellbeing is referred to in Policy 32. The proposed scheme meets the requirements of this policy through the provision of public open space and increased/improved pedestrian access. The development provides an appropriately sized private garden for each dwelling.

Policy 36 refers to Vehicle and Cycle Parking Standards and states all new development should provide vehicle and cycle parking in accordance with the minimum Parking Standards as in Appendix 6 (See Figure 13) of the Local Plan.

Type of Development (Use Class)	Car Parking Standard	Cycle Parking Standard
Residential		
Houses and Flats (C3a)	Within the curtilage: 2 spaces for dwellings with up to 3 bedrooms 3 spaces for dwellings with 4 or more bedrooms A garage can count as one space if it is 2.6m x 5.6m internal width, with an additional 1m at the end to park cycles Where it can be justified by the character and location of the site the standards may be relaxed for one bedroom dwellings, including flats to one garage or parking space per unit and 1 additional space per 3 units for visitors.	1 space within each residential plot or 1 space per unit within a flat development Where it can be justified by the character and location of the site the standards may be relaxed.

Figure 13; Extract of Appendix 6 of the SELLP outlining Car & Cycle Parking Standards

Village Hall Parking Justification

A community hall falls within the F2 use class, as such it is determined that a minimum of 1no space per 14m² is required for vehicular parking, as well as 1no cycle space 'staff' and 1no cycle space for 'customers' per 100m². Furthermore, guidance suggests that a minimum of 6% of parking allowance within a car park should be allocated as disabled parking spaces.

The proposed village hall has a Gross Internal Area (GIA) of 302m², as such this means that 22no parking spaces (rounded up from 21.57) are required as a minimum, along with 8no cycle spaces. Following guidance for disabled parking, 6% of 22no parking spaces would mean that 2no (rounded up from 1.32) would be required at a minimum.

The proposed scheme looks to provide 26no spaces, comprising 3no disabled parking spaces along with 23no standard parking spaces. Therefore, the proposed parking allowance exceeds the minimum required but gives scope for sufficient parking for event hosted at the village hall. Secure cycle storage / parking shall be provided through the provision of 8no secure cycle spaces through the provision of Sheffield stands.

Secure Cycle Storage

Secure cycle storage is to be provided on an individual plot basis (where the plot does not have a garage), through the provision of secure cycle storage hoops, to allow occupants to secure their bicycle, thus meeting requirements for secure cycle storage.

06 Affordable Housing Statement

As per the section 106 Agreement approved under the outline approval (H03-0161-17), the development is to provide 11 new affordable homes. Therefore, no further affordable housing contributions will be required. The scheme will help towards meeting affordable housing targets as outlined within the SELLP. As such the housing mix has been subsequently agreed with a Housing Strategy and Enabling Officer at South Holland District Council.

The agreed housing mix comprises:

- 4no 1-bedroom, 2-person bungalows for affordable rent
- 2no 2-bedroom, 4-person houses for affordable rent
- 1no 3-bedroom, 5-person houses for affordable rent
- 1no 4-bedroom, 6-person houses for affordable rent

- 2no 2-bedroom, 4-person houses for intermediate tenure
- 1no 3-bedroom, 5-person houses for intermediate tenure

- **Total – 11no dwellings**

The provision of new houses will seek to meet the long term needs of the Plan area, in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in high demand, which are required to meet affordable needs.

Typical shared ownership customers are young families and professional couples looking to get on the housing ladder or save for a first deposit.

Public Open Space

The proposed scheme provides 0.5 ha of onsite public open space and therefore no further contribution is required.

Health

The Section 106 agreement required £666.00 per dwelling which equates to £78,588.00.

Education

An Education Contribution Formula was included with the Section 106 agreement. The proposed development will provide contribution as per this formula, with 50% of the contribution being paid to the Council prior to first occupation of 35% of the dwellings, and the remainder prior to the first occupation of 70%.

Village Hall

The village hall is to be constructed on the land along with an associated car park and transferred to the Parish Council prior to the occupation of 50% of the Dwellings.

07 Open Space Assessment

The proposed development will provide approximately 0.5 hectares of onsite public open space to the betterment of the residents, bio-diversity and the character of the development.

The layout provides a number of differing typologies of open space for residents, consisting of a combination of open, green and blue spaces.

The areas surrounding the attenuation pond, will be landscaped with native tree planting, to aesthetically improve the area and boost the positive frontage for plots overlooking such areas.

Figure 14 identifies public open space facilities in relation to the application site. The application site is bound in red. In the wider context there is a number of public open spaces, these include public parks featuring green space and public amenity identified in Figure 14 bound in magenta. These public parks are located along Littleworth Drove and off of Haywain Drive. It should be noted that the development currently in construction to the northwest (bound in green) of the proposed development site shall also provide public open space as part of the development (planning ref; H03-0631-19). To the southwestern extents of Deeping St Nicholas reside an area of allotments bound in orange within Figure 14.



Figure 14; Aerial photograph highlighting the local open space facilities

This Integrated Planning Statement has been prepared to accompany a full planning application for a proposed residential development at land off Littleworth Drove, Deeping St Nicholas, Spalding, Lincolnshire.

The proposed development will provide 119no new homes, 11no of which will be affordable homes (in line with the S106 agreement approved under ref; H03-0161-17. The site is considered to provide up to 120n dwellings towards the districts 5-year housing supply following the outline approval for up to 120 dwellings, therefore the principle for residential development on the site is acceptable.

The proposals will provide a high-quality housing development which has been specifically designed for the site and to respect the character of the locality. A robust landscaping and open space scheme has been provided to create a green development which will assist in improving bio-diversity. The proposed dwellings are to be of a traditional aesthetic, to respect local vernacular.

It is therefore submitted that the proposals meet the requirements of the Local Plan and planning permission should be approved.

08 Conclusion