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Outline Planning Application
Five-House Development

Quadring Road
Donington
Northing 335456 Easting 521390
Lincolnshire

For The Cowley Endowed Schools

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Revisions

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Description of proposed works

The purpose of this report is to support the application for Outline Planning Permission submitted to the South Holland District Council. This project proposes a five-house development on land located off Quadring Road in Donington, Lincolnshire.

Description of the site

Donington

Donington is a large village and civil parish in the South Holland district of Lincolnshire. It is located approximately 8 miles north of the market town of Spalding on the A152, and it is bypassed by the A52. Sleaford is approximately 10 miles to the north west and Boston is approximately of equal distance to the north east.
In 2011 Census, the village had a population of 7,102 (ONS, 2011). It offers a good range of local facilities including a primary school, a secondary school, convenience stores, and a public house.

The site

The site is located on the eastern edge of Donington, on the south side of the A152 Quadring Road. Northing 335456 and Easting 521390.
The site is located within the boundary of the Local Development Plan for Donnington - South Holland District Council, adopted in July 2006 (SHDC, 2006).
The land is flanked to the north, south and west with private dwellings and to the east by open farmland.



Figure 1. The site. Aerial view. Source: Google Maps.

The existing site comprises of an irregular shaped piece of land extending to approximately 0.9 hectares (2.25 acres) which is predominantly green field. The site is largely populated with trees and planting and is surround by a drain to the east, south, and south west boundaries. To the west of the site are two tennis courts.



Figure 2. The site. Photo by KSA.



Figure 3. The site. View towards the tennis courts. Photo by KSA.

The site is owned by and is for the use of The Cowley Endowed Schools. However, the site is not directly accessed from the main school site and it requires a journey by foot (350m). The facilities on the site are no longer fit for purpose having fallen into a state of disrepair.

Access

The site is currently accessed directly from Quadring Road via a private road that is lawfully shared with two social housing units located to the east of the site entrance and owned by Longhurst Housing Association and South Holland District Council. The access is also used by the residents of the eight bedsits located to the west of the site entrance and owned by South Holland District Council. The access to bedsits is obstructed by a bus stop in the front of the property. The speed limit on the A152 at the site location is 30mph.



Figure 4. The OS site map. The site indicated red.

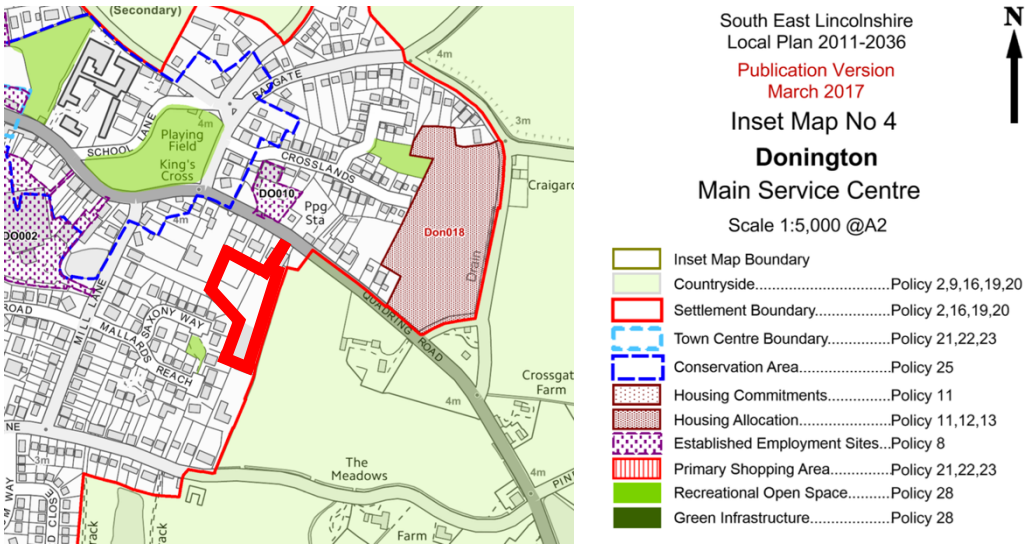


Figure 5. Extract from Inset Map 4, South East Lincolnshire Local-Plan 2011-2036, March 2017. The site indicated red.

Heritage

Early consultation and the response to the Pre-Planning Application enquiry has not raised any causes for concern regarding archaeology on the site.

The site is approximately 50m south east of the Donington Conservation Area Boundary and may be considered to form part of its setting (Figure 5).

The west boundary of the site is approximately 110m east of a Grade II Listed building (no.4 Mill Lane) and may also be considered to form part of its setting (Figure 6).

Archaeology

There is a degree of archaeological potential. The northern part of the site is located within the footprint of Donington medieval settlement, which is a non-designated heritage asset recorded in the Historic Environment Records (HER) (Lincolnshire Archives, 2012), raising the potential for medieval and post-medieval settlement remains to survive buried.

A supposed Roman Road is mapped as running from Threekingham as far as Mill Lane (western edge of The Wongs), c.200m south west of the site. A significant quantity of Romano-British pottery has also been recovered within the fields immediately south and south east of the site. In combination this raises the potential for Romano-British activity somewhere in the vicinity.

Most recently, the site formed part of the gardens associated with a substantial house, of at least 19th-century date, called White House. This extended into the north east corner of the site, broadly within the footprint of the present day property in that location. If the house is of any age, then it may be considered a non-designated heritage asset, and earlier foundations, including those of a number of outbuildings, may survive buried.

Notable buildings

(Historic England, 2018)



Figure 6. Map from Historic England (Historic England, 2018) showing locations of listed buildings. The site indicated red.

House, 4 Mill Lane

(Grade II Listed)

50m to the north west, located to the south of Quadring Road, is a late C18 house. Red brick in Flemish bond, Collyweston slate roof, two gable stacks. Two storey and three bay front having corbelled eaves, with C20 planked door and overlight, flanked by single glazing bar sashes. On the first floor are three similar windows. All openings have segmental brick heads.



Figure 7. House, 4 Mill Road. Source: Google Streetview.

The Thomas Cowley High School buildings

There are three listed building on the site of the school. All are Grade II Listed.

Old School Building

Founded by Thomas Cowley in 1719, partly rebuilt after a fire in 1812 and altered in C19 and C20. Red brown brick in English bond, ashlar and stucco dressings. Machine plain tiled roof with reused stone coped gables and decorative knops. Wooden bellcote with shaped lead roof. To the rear a tall wall stack. Two storey and six bay front with ashlar plinth, first floor band and quoins. Timber dentillated eaves cornice. Central C19 lead roofed stucco porch with angle pilasters, plain frieze, moulded cornice to segmental pediment. Above the door a C18 oval sundial, with inscription above. Beneath it a tablet records the foundation of the school by T. Cowley in 1719 and its rebuilding in AD 1812. On the quoins are many graffiti inscriptions, including a footprint dated 1795.



Figure 8. Old school building c.1965. (Source: https://www.francisfrith.com/donington/donington-old-grammar-school-c1965_d220039)



Figure 9. Old school building of the left and Village Youth Centre on the right. Source: Google Streetview.

Village Youth Centre

Former schoolroom block . c.1861. Red brick in Flemish bond, ashlar dressings, tiled roof, stone coped gables, one circular cast iron louvred vent, one ashlar stack. L-plan. Single storey, six bay front, the right hand bay is advanced and

separately gabled. In the angle two Tudor arched doorways with ashlar surrounds, leaf decoration in the spandrels, covered by a porch across the angle, with tiled roof supported on braced timber posts. To the left four ashlar cross mullioned windows, subdivided by raked buttresses. Built as an addition to Thomas Cowley's original foundation, as a Junior School.

North Wing
School hall and classroom. 1861. Red brick with ashlar dressings, plain tile roof, with raised stone coped gables, finials and kneelers, one ashlar stack. L-plan. Single storey, six bay front, the right hand bay advanced and gabled. Plinth, stone bracketed chamfered eaves. Buttresses with raked tops. To right a Tudor arched door with moulded ashlar reveals, above a stepped ashlar panel containing foliage, inscription and date 1861. Above is a three light mullioned and transomed window. To the left are four two light and a single three light windows. All windows have chamfered ashlar surrounds. In the gables are two small square lights with diamond set quatrefoils. Interior of the hall has a fine hammer beam roof with moulded ashlar corbels.

Planning

Early consultation has been held with Philip Norman of South Holland District Council Planning Department (SHDCPD) and Jon Sharpe of Lincolnshire County Council Highways Department (LCCHD). Subsequently, a Pre-Planning Application was submitted to the SHDC in June 2015. The summary advice and comments received included:

Planning (SHDCPD)

- Planning Policy Framework, 2012 and the Council's current lack of a demonstrable five year supply of deliverable housing sites, the principle of residential development on this site is acceptable.
- As per the provisions of the Local Plan, a third of the development (not including any replacement existing affordable units) should be affordable*.
- Parking courts are to be avoided with ideally 2 spaces per dwelling.
- No known tree preservation orders are present on the site.
- Potential 9m easement to be accommodated as service requirement for on site drains.

Highways (LCCHD)

- The principle of residential development on this site is acceptable to the Highway Authority.

* 'Affordable Housing' is defined as being homes provided to meet the needs of people who cannot afford to buy or rent suitable property on the open market and which are therefore homes made available at a rent or price below the normal market level, irrespective of size or type of dwelling, which are affordable and which are made available to meet demonstrated needs in the area.

- The junction visibility standards advised in Manual for Streets are much less onerous than those of Design Manual for Roads and Bridges and can be met in this instance.
- The cut-off point for mandatory provision of Sustainable Drainage Systems (SuDS) is ten dwellings. Therefore, our proposal of five dwellings, does not have to have SuDS – although the proposed layouts and the presence of watercourses around the site may make the development suitable for the adoption of SuDS principles for surface water drainage. This will be investigated further in due course of the project.
- The road layout in principle was satisfactory.
- An adopted road is preferable with regards to on-going maintenance and waste collection.
- Any Private Carriageway should incorporate suitable provisions for refuse presentation and collection.
- 6m radius would be sufficient for the road, preference would see this increase to a radius of 8m at the Quadring Road junction.

Planning history

A planning application was submitted for the site on 4 September 1997 (Ref H04/0883/97). The scheme was for 15 dwellings using an Adopted Road. The proposal was refused due to inadequate visibility at the junction with the A152 and the proximity of an Adopted Road adjacent the existing dwellings.
Since then, the speed limit on the A152 through Donington has been reduced from 40mph to 30mph. A large tree to the right-hand side of the entrance that obstructing visibility, has since been felled.

Services

Main services are present on the site and/or immediately adjacent. However, any service upgrades to cope with increased capacity will require further investigation.

Right, easement and restrictions

There is no known public right of way which abuts to or crosses the property. Quadring Road is adopted and maintained.

Flood Risk

The site is not within a flood zone nor is it at any risk from surface water flooding. The site is surrounded to the east, south and south west boundaries by a drain. It has been advised that any development does not fall within 7 metres of the drain.

Ecology

An ecology and protected species survey was carried out by Scarborough Nixon Associates Ltd on 18 April 2016. The following was reported:

- The water course on the site is not suitable to support a population of breeding great crested newts due to the high water fowl population.
- The water course is not suitable to support a population of common reptile due to the isolated nature of the site.
- Bats were not detected on the site during the survey
- It is recommended that precautionary working practices are followed to ensure that bats are not disturbed during the works.
- The site has potential for use by nesting birds. Precautionary working practices are provided in the report to safeguard common species of bird and suggestions for ecological enhancements are given.
- It is recommended that nest features for common bird species (and in particular house sparrows) are incorporated into the new development.
- Any development should conserve and enhance biodiversity and provide some 'ecological gain' on site and fulfil the Local Planning Authorities obligations under the Natural Environment and Rural Communities (NERC) Act 2006.

Relevant policies

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that 'where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise'.
The development plan consists of the saved policies of the South Holland Local Plan (LP), adopted July 2006.

The application site is within the development boundary established by the LP. The LP is to be replaced by the South East Lincolnshire Local Plan (SELLP) but, at present, there are no emerging development plan documents that could attract any significant weight.

National Planning Policy Framework (NPPF) 2012

It indicates that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF seeks the speedy approval of proposals that accord with the development plan and, where the plan is 'absent, silent or relevant policies are out of date', to grant permission unless the adverse impact would significantly and demonstrably outweigh the benefits; or that policies in the NPPF indicate development should be restricted.

The NPPF states that 'relevant policies for the supply of housing should not be considered to be up-to-date if a five year supply cannot be demonstrated' (NPPF, para 49). Thus, if there is no five year supply, relevant housing policies are considered out of date and therefore developments would be subject to paragraph 14 of the NPPF which provides a presumption in favour of such development, subject to criteria.

The weight to be afforded to development plan policies, in particular Local Plan policy C01, therefore relies to a great extent on whether a five year supply of deliverable housing sites can be demonstrated.

Currently, the SHDC lacks a demonstrable five year supply of deliverable housing sites and therefore the 'presumption in favour of such developments' as contained within the NPPF replaces the housing supply policies in the Development Plan.

The NPPF emphasises the primacy of the development plan and does not change the status afforded to the plan as the starting point for decision making (para 12). There is a presumption to determine sustainable development in accordance with an up to date development plan.
The core planning principles in the Framework include, to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

In relation to heritage assets, Paragraphs 128, 135 and 141 of the National Planning Policy Framework (NPPF) (DCLG, 2012) are likely to be applicable in respect of the non-designated heritage assets, as potentially is paragraph 134 of the NPPF and Section 66 of the Planning Act (Planning [Listed Buildings and Conservation Area] Act 1990, 1990) in respect of the designated heritage assets (Conservation Area and Listed building).

- Para 128 NPPF - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting
- Para 135 NPPF - The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.
- 137 - Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- Para 141 NPPF - Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible.
- Para 134 NPPF - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this

harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Proposed development

The Cowley Endowed Schools seek approval for Outline Planning for five large detached dwellings with detached garages, generous mature gardens, and a private drive that will be accessed from Quadring Road.

At this stage the design of individual houses is indicative only. It has been developed for illustrative purpose.

As per the provisions of the Local Plan, one third of the development should be affordable. The sites allocated for housing development by Policy HS3 (New Housing Allocations), together with developments brought forward under Policies HS4 (New Housing in Spalding and the Area Centres) and HS6 (New Housing in the Group Centres [Non-Allocated Sites]), where they are of a size requiring affordable housing, together are accepted to provide the main contribution towards affordable housing provision in the District over the Plan period. The sites referred to should achieve overall at least 30 dwellings per hectare net housing density. As a result of the restrictions caused by limited access, the density of the proposed development is 5.6 dwellings per hectare. Due to this limited capacity, the demand to create affordable housing on this site should be reconsidered, because it is likely to impair the viability of the scheme.

The proposal does not seek to alter the access from the Highway. The new private driveway serving the new dwellings will connect into the existing private access from Quadring Road. The existing Longhurst Housing and the South Holland District Council accommodation will be retained.

The development will be set amongst the mature trees identified in the accompanying Tree Report. It is proposed that 36 out of 86 trees are to be removed from the site to allow for the development of the dwellings and road, to create a more functional site and to enhance opportunity for the trees of greater merit to thrive. 86% the trees to be removed have been identified in the report as category C and U.

The development will have a strong emphasis placed upon carbon neutrality and will feature elements that contribute to sustainable development through passive design technology.

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