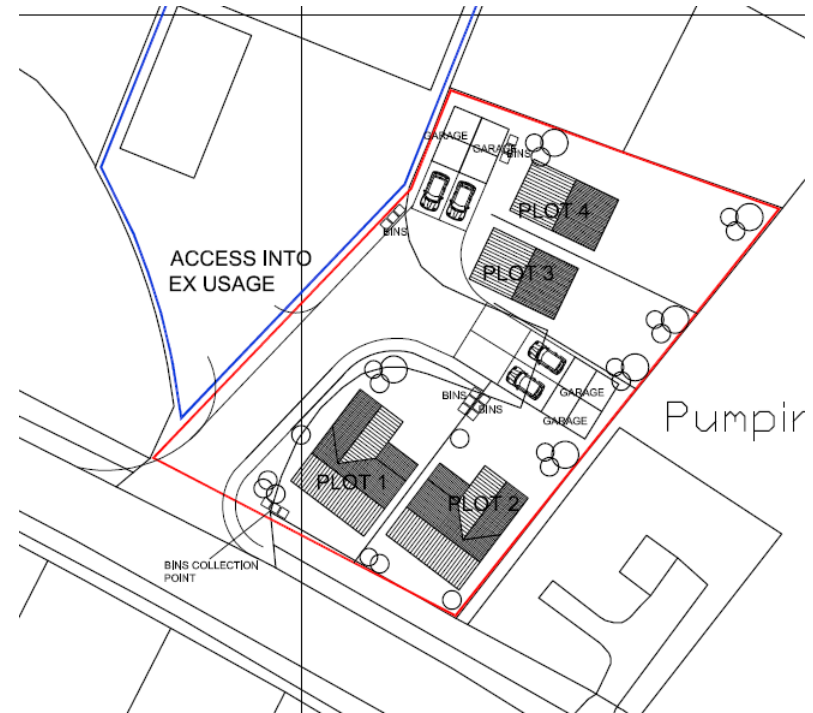


Land at Quadring Road Donington Lincolnshire. Erection of 4 family homes Planning, Design and Access Statement



3D Planning Ltd.

Town Planning Consultancy

Planning Application submission in relation to the erection of 4 family homes on land at Quadring Road, Donington, South Holland

Introduction

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

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

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

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

The design and development team for this development includes the following;

- I-Lid Design
- 3D Planning

1 This is in accordance with the requirements of Design and Access Statements, defined within DCLG Circular 01/2006 “Guidance on Changes to the Development Control System” as updated.

Note : SI 2013 No 1238 June 2013 updates requirements as follows .

“(3) A design and access statement shall—

(a) explain the design principles and concepts that have been applied to the development;

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(e) explain how any specific issues which might affect access to the development have been addressed.”



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Proposal

3D Planning Ltd. has been instructed by Mr Jon Cook to submit a formal planning application for the erection of 4 new homes on land at Quadring Road, Donington.

The application is made for full planning permission for the erection of 4 homes

It is proposed to retain the exiting commercial use on site as this is primarily storage in conjunction with offsite engineering works carried out by the owners engineering business. The existing access to the Cooks Engineering will be shared.

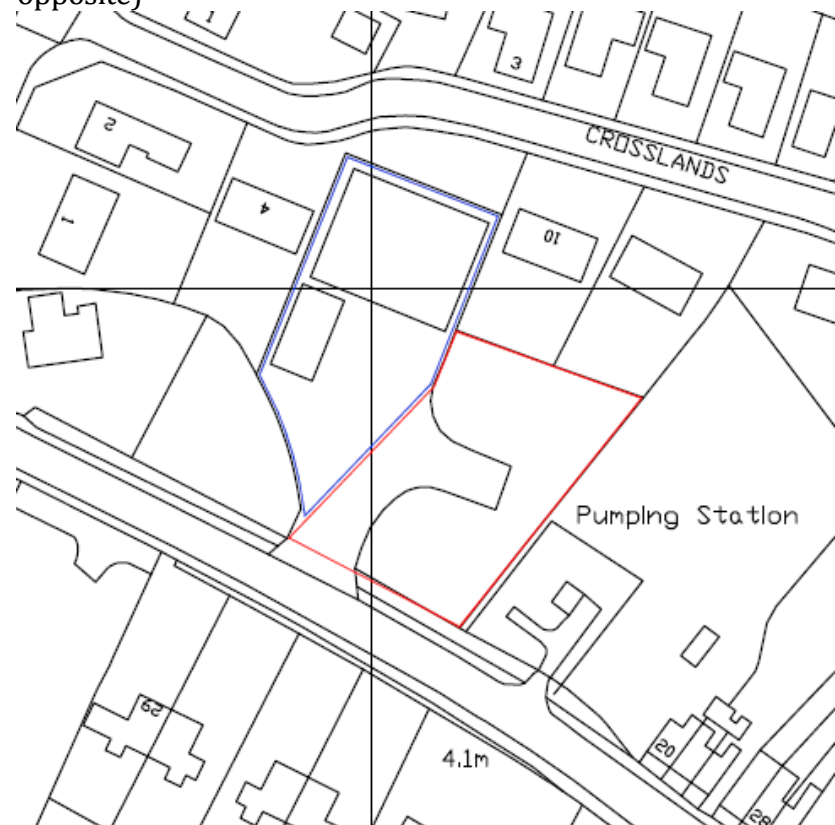
See below; (whole of Cooks Engineering site edged red)



Site

Location – land between Quadring Road and Crossland's Donington.

Site Area – 0.26Ha in total 0.11 ha for residential (see opposite)

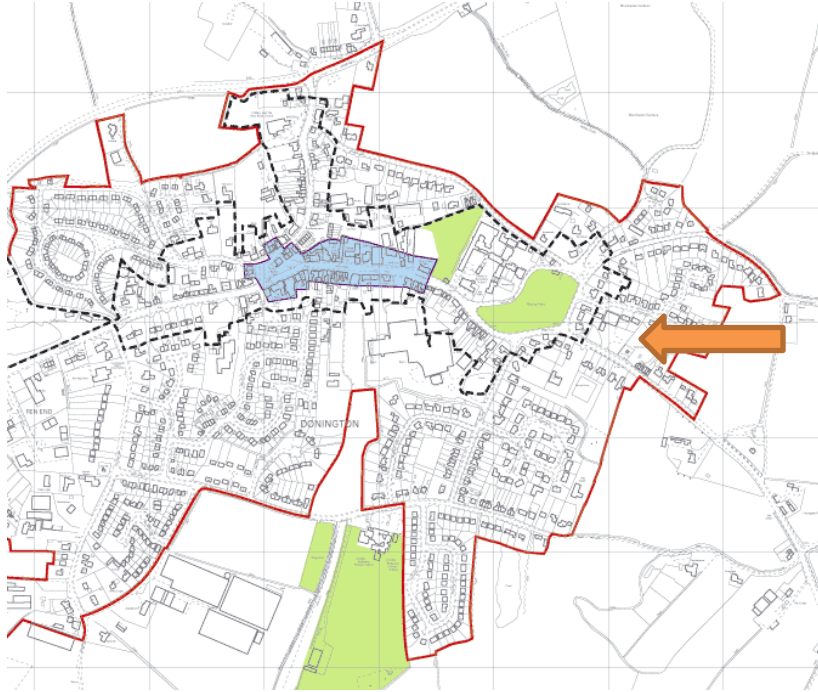


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Existing Use – commercial warehouse and ancillary building/land.



Adjacent uses of note – predominantly residential (see above). See location in relation to the defined village boundary

Site features – flat open site with access to south and existing industrial buildings to north and west. There is also a substantial hedgerow along eastern boundary of the site which separates it from the Anglian Water compound to the east.



Access – existing and substantial access available from Quadring Road which will be shared with the existing commercial use.

Planning Application submission in relation to the erection of 4 family homes on land at Quadring Road, Donington, South Holland

Planning history

The South Holland District Council website does not indicate any recent planning history relation to the site.

A formal pre application consultation was carried out with South Holland; ref Pre-Application Advice - PE-00926-15 dated 14 October 2015

I can confirm the suitability of the plot for residential development. My own view is that after taking into account the pattern of development in the immediate area, the plot would be suitable for two dwellings, possibly three depending on size. I would still need to be convinced that more dwellings than this would not be considered an overdevelopment of the site or that it would not be out of character with the immediate locality.

It is noted that 2 new homes are being constructed to the south of Quadring Road close to the site.



Planning Application submission in relation to the erection of 4 family homes on land at Quadring Road, Donington, South Holland

Planning policies

The British planning system is described as being plan led in that all applications for planning permission should be determined in accordance with the local plan policies and of the national policy

The relevant parts of the local plan are of great importance. Key extracts are copied below.

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:

- 1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
- 2) make efficient use of land;
- 3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
- 4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Area Centres

Area Centres are defined as the next tier in the settlement hierarchy. They provide a range of services, local employment opportunities and act as a focal point for the

rural areas. These centres include the other towns of Holbeach, Crowland, Long Sutton and Sutton Bridge. The 'Main Village' of Donington has also been included within the Area Centres tier. Regard has been had to Donington's size and role as a relatively free standing centre in the northern part of the District. It contains a range of shops and services including both a primary and secondary school and enjoys good communication links to Spalding, Boston and Grantham whilst also helping to serve the needs of surrounding smaller villages and its rural hinterland. The Plan allows for some significant future growth of the Area Centres.

Policy SG3 - Settlement Hierarchy

For the purposes of controlling and regulating development, and also to reflect the wider functions of settlements the following hierarchy will be applied:

1) Main Town – Spalding

Spalding is defined as the District's principal urban settlement. It will be the main location for new development.

2) Area Centres

The towns of Holbeach, Long Sutton, Sutton Bridge and Crowland and the main village of Donington are defined as Area Centres. They will continue to provide for housing, employment and commercial development to support their roles as service centres for surrounding rural areas.



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National Planning Policy Framework (NPPF) 2012

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

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

Reference is also made to the provision of the NPPF I para 49 in relation to the requirements for local planning authorities to maintain a deliverable 5 year supply of housing land. It is evident that the Authority cannot demonstrate the required supply as required by Para 49 and as such the provisions of Para 14 are applicable

Inter alia

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

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Therefore in principle the site is within a sustainable and accessible location for new development, close to a range of local services and facilities.

Flood Risk- the site (unlike much of South Holland) is not within a flood zone. (see opposite) and as such sequentially is a preferable site to accommodate new residential development.



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The site is not within a conservation area (purple line) nor is it close to listed buildings (shown in red)



Therefore there are no evident physical or environmental constraints to development.

It is also noted that the site is previously developed land (brownfield) and as such is a priority for new development in accordance with both national and local policy.



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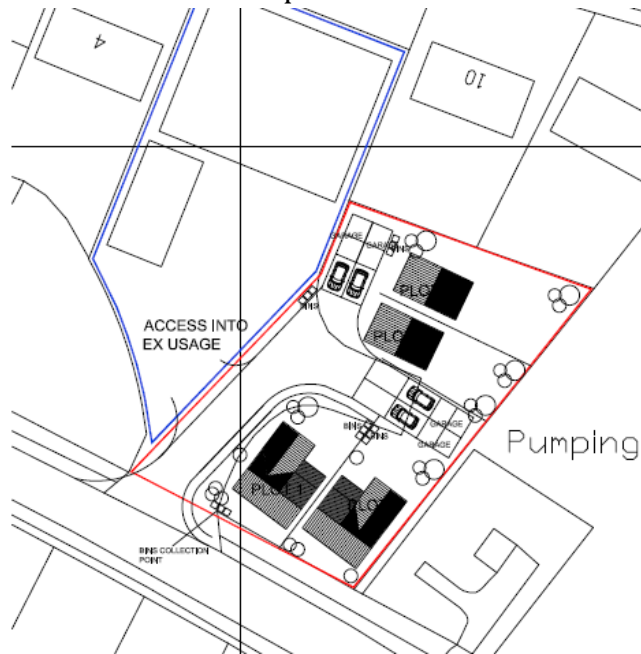
Planning Application submission in relation to the erection of 4 family homes on land at Quadring Road, Donington, South Holland

Design principles

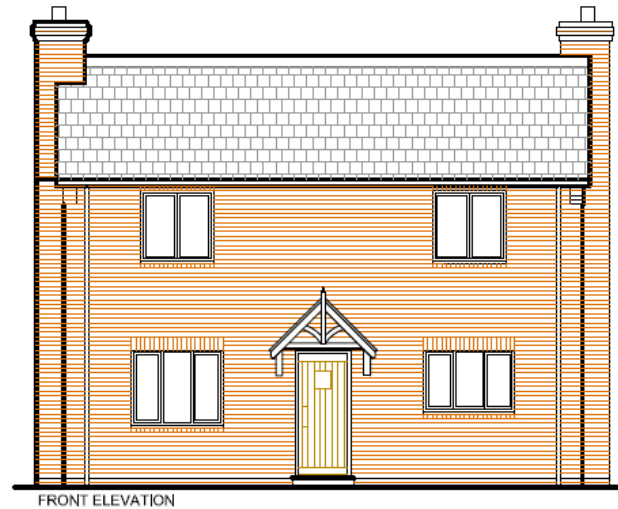
Design principles and concepts applied to project in respect to:- the amount; layout; scale; landscaping and appearance of the scheme.

Amount- the application is made for full planning permission for the erection of 4 homes.

Layout – see below, the larger homes are to be positioned on the site frontage to create an attractive built frontage with the smaller 3 bed homes positioned to the rear.



Scale; the homes proposed are 2 storey family houses with a maximum ridge height of 7.5m.



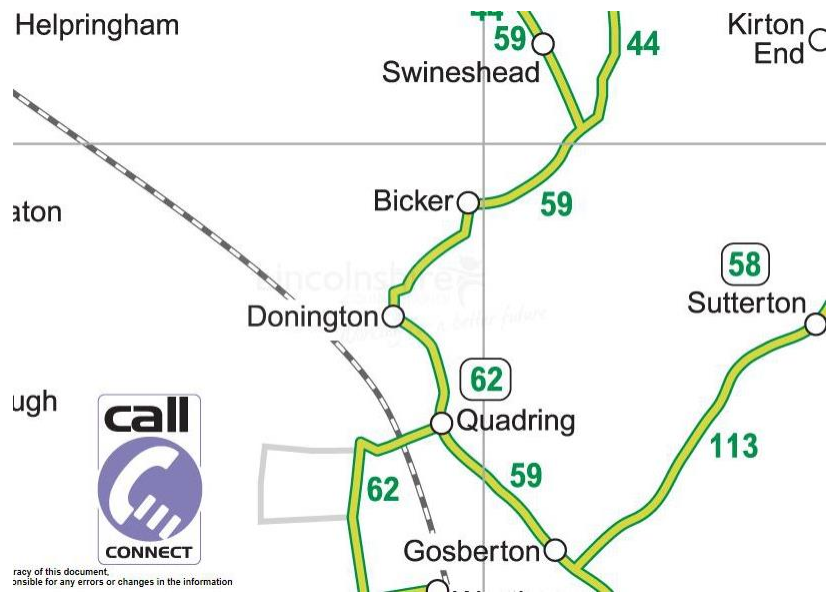
Front elevations of the housetypes showing scale and appearance.

The 4 bed home above will front Quadring Road and the 3 bed home will be to the rear within the site

Planning Application submission in relation to the erection of 4 family homes on land at Quadring Road, Donington, South Holland

Landscaping; as this is a full application it is anticipated that landscaping will be subject a condition.

Accessibility; the site is located on the Main Quadring Road which has a footpath linking to the centre of the village and the local services and facilities therein. The site is also on the bus route linking Spalding to Sleaford.



The buildings themselves will be required to be accessible by virtue of compliance with to Part M of the building regs.

Planning Application submission in relation to the erection of 4 family homes on land at Quadring Road, Donington, South Holland

Conclusion

On a macro level there is an overriding need for authorities to find land for new housing and this is particularly sought on brownfield land in sustainable locations. This view is supported by the officer within the pre app response.

The material planning policies indicate that in principle development of the site for limited residential use should be acceptable.

The site is within a settlement which is identified as being sustainable and accessible /suitable in principle to accommodate housing growth during the plan period.

There appear to be no overriding physical or environmental constraints to prevent development.

The proposal for 4 family homes is considered to be an appropriate density for his site and can be accommodated whilst respecting the character of the area, efficient user of brownfield land, appropriate levels of car parking and respecting the residential amenity of nearby properties.

In the absence of a deliverable 5 year land supply the councils policies in relation to the location of new housing development (including village boundaries) can be considered out of date and the proposal determined in accordance with para 14.

It is considered that the proposal does not cause demonstrable harm when assessed against the framework as a whole and indeed is a sustainable location for new rural development.

It is therefore considered that the proposal accords with the aims of the development plan and NPPF para 55 and it requested that planning permission be granted.

I trust that this provides adequate information to enable you to provide a suitable response, however if you require further information or clarification please contact me.

I trust that this is sufficient for your immediate needs, however if you require further information or clarification please contact me.

Tim Slater
BA (Hons) DMS MRTPI
3D Planning Ltd.



3D Planning Ltd.

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Planning Application submission in relation to the erection of 4 family homes on land at Quadring Road, Donington, South Holland



Mr Tim Slater On Behalf Of Client Mr Jon Cook
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DC Officers 01775 761161
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

14th October 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00926-15 Case Officer: Tracey Meachen
Location: Land At Quadring Road Donington Spalding Lincs
Proposal: Proposed Residential Development

I am writing in response to your recent enquiry relating to a building plot at Quadring Road, Donington.

I can confirm the suitability of the plot for residential development. My own view is that after taking into account the pattern of development in the immediate area, the plot would be suitable for two dwellings, possibly three depending on size. I would still need to be convinced that more dwellings than this would not be considered an overdevelopment of the site or that it would not be out of character with the immediate locality.

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 784557

Yours faithfully

A handwritten signature in black ink, appearing to read "Tracey Meachen".

Tracey Meachen, Planning Officer
tmeachen@sholland.gov.uk

DC_PREAPP - 00825



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