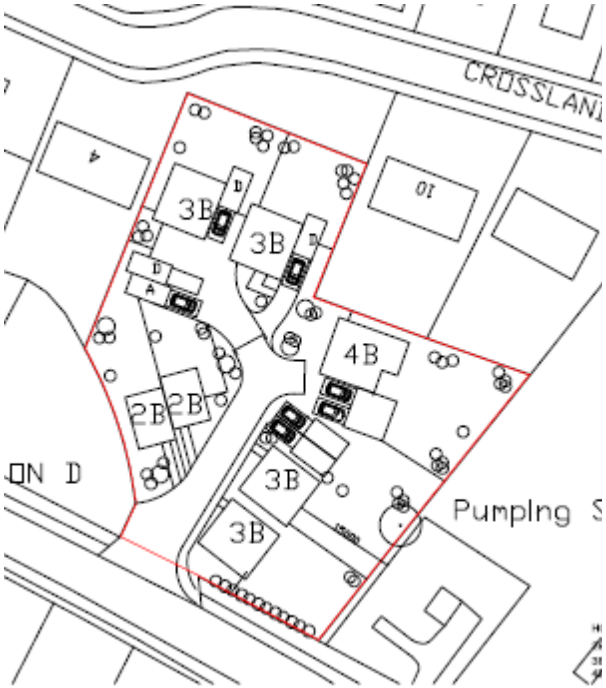
Planning Application submission in relation to the erection of 7 homes on land at Quadring Road, Donington

Planning Design and Access Statement on Behalf of Mr Cook





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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 inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

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.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Paragraph: 034 Reference ID: 26-034-20140306

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Proposal

3D Planning Ltd. has been instructed by Mr Jon Cook to submit a formal planning application to South Holland District Council in respect to development of 7 homes on land at Quadring Road, Donington.

In 2016 a pre app and later a planning application was submitted for the development of the right hand side of the site for residential leaving the warehouse an office in situ.

Despite a promising pre-app response accepting the principle of residential development the subsequent planning application was refused permission on design and amenity grounds as well as concerns in relation to the conflict between industrial, commercial and domestic traffic using the access.

In order to address the concerns expressed by the LPA and to assist SHDC in meeting the shortfall in housing land supply it is proposed to utilise the whole of the site to deliver 7 family homes in a mix of 2, 3 and 4 bed.

Having regard to the council's position in relation to 5 year land supply para14 and 49 of the NPPF are engaged and a tilted balance is in place with significant weight given to the delivery on new homes.

See below; (site edged red)



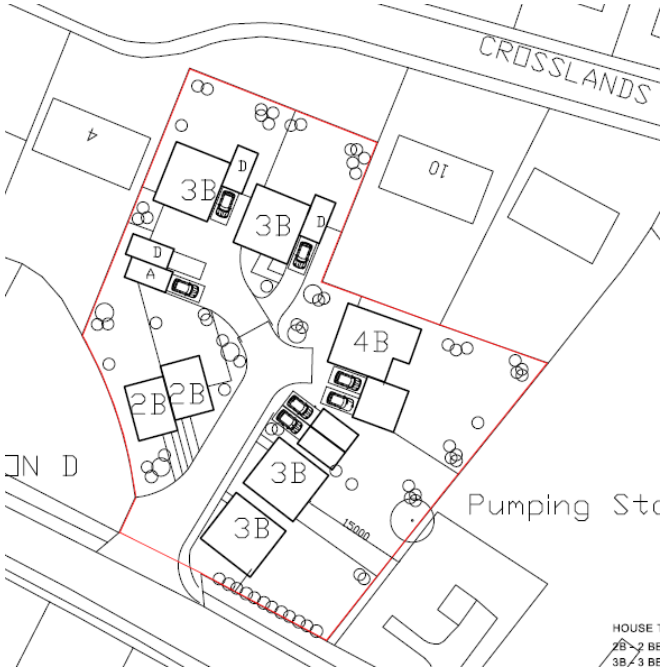
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Planning Application submission in relation to the erection of 7 homes on land at Quadring Road, Donington, South Holland

Site

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

Site Area – 0.26Ha in total



Existing Use – commercial warehouse with office and ancillary building/ land.



View into site from Quadring Road.

Adjacent uses of note – predominantly residential (see above).

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Site features – flat open site with access to south and existing residential buildings to north and west. Hedgerow along eastern boundary separating the site from the pumping station off Quadring Road.

Access – existing and substantial access available from Quadring Road .

Planning history

Reference is made to the previous application ref H04-0600-16 for 4 new homes and in particular to the reason for refusal based largely on the perceived design and occupation conflict between the residential and industrial use.

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

In spring 2017 we carried out a pre app consultation with the council in relation to the development of the whole site for residential development. Surprisingly given the previous comments in relation to a mixed use site this too was not favourably received with the officer concerned in relation to cramped form of development out of character with the surrounding built form.

We remain of the view that this is not the case and as such have carried out the necessary drainage research and amended the application accordingly.

Design and Access

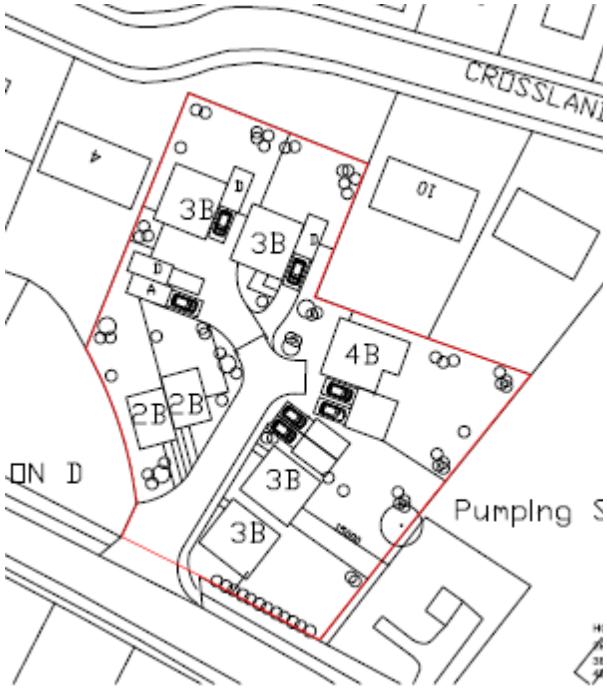
The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

Amount; the application proposed 7 new homes with a range of 2, 3 and 4 bed properties to meet housing need identified in the local plan for smaller properties.

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Layout;



The layout provides an efficient use of the site having regard to the key constraints.

- Existing access
- 15m offset from pumping station
- Need for turning head and manoeuvring space within the site
- Attractive frontage and coherent layout
- Relationship to adjacent residential properties - principally No4 and No 10 Crosslands

Scale/ appearance; in order to address the prevailing character of development in the vicinity all of the homes will be 2 storey and built with brick and tile.

House plans and elevations are reproduced within the annex.

Access; the existing access is fixed and there is a right of access from it to the adjacent property (No2 Quadring Road) this is not affected by the proposal.
Footpath connections are available along Quadring Road to the village centre

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;

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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.

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 below) and as such sequentially is a preferable site for new residential development.

It is noted that within the previous application a request was made for SUDs to be included and we will provide details of an appropriate drainage solution for the development within the forthcoming application.
Consultations have been carried out with LLFA and Jon Sharpe has responded by email (11 Sept) confirming that SuDS is not required on minor development and that the ground conditions are not really suitable anyhow. He was in principle

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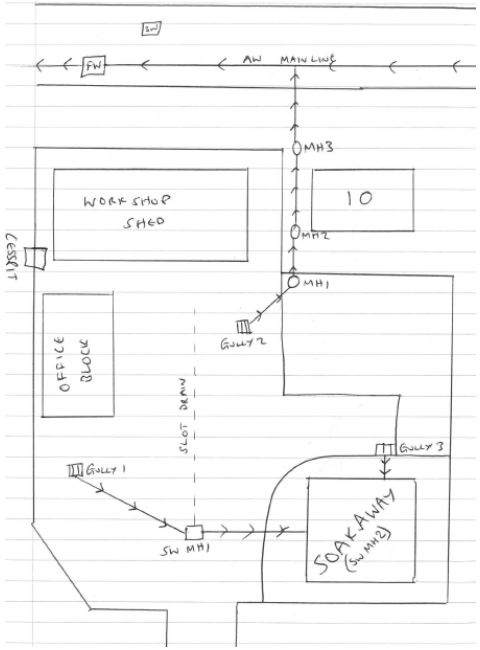
satisfied provided that the surface water runoff position was equivalent or better to existing.
Extract from LLFA email.

If you are looking at just seven dwellings, it may be more cost-effective to serve these with a private drive. It would give you more options for drainage – the ground conditions are not suited to an adoptable permeable paving but you may be able to utilise permeable paving on a private road for example.
In any event, the run-off from your residential development would be likely to be less than that from the existing commercial site.



It is noted that the overall site is approx.2700 sqm in area and the existing hard surfaced/ impermeable area on the site covers almost 1600 sqm. It is therefore 60% impermeable.

Examination of existing situation by ADC identifies the majority of the drainage from the site and buildings going to the AW main in Crosslands.



Impact on the surface water sewer will be significantly reduced as a result of this development, and permeable paving will be used for drives etc.

Employment land
The emerging local plan shows the site as a rural employment site and consequently the policy seeks a presumption in favour of retaining the site in industrial use.
Representations have been made to the local plan enquiry objection to this allocation (see annex 3).

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In response it is clear that it the site were to be used to its capacity a B8 use in accordance with its permission then it would cause significant impacts to the residential amenity of the surrounding residential properties as a non- conforming use.

It is noted that the permission and particularly conditions 2 and 3 significantly restrict the commercial viability of the existing use and buildings and as such that the current owner only uses it as a satellite store facility rather than a main operation site.

It is noted that the reason for the imposition of conditions 2, 3 and 4 are to protect residential amenities and indeed C2 specifically refers to protect the amenities of this residential area.

The owner of the site is of the view that the site is too restricted in terms of constraints to operate in a viable and commercial manner utilise it for a B8 use it is clear that current working requirements for a B8 would require hours of operation to enable at least 0600-2300 usage. Clearly this is not possible in this residential location.

It is clear that a B2 use could not be located on site due to the conflict with amenity and that it is not a suitable or attractive site for B1 offices or commercial operation.

Therefore it is not considered practical to retain the industrial use on site.

In addition it is noted that the emerging plan is not yet adopted and as such only very limited weight can be placed on the policies at this point and SHDC does not have a 5 year land supply and consequently NPPF, Para 49 and 14 are applicable to decision makers, meaning that the designations as one that impacts on housing land supply can be considered out of date and given very limited weight in decision making.

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) an as such is a priority for new housing development in accordance with both national and local policy.

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Character of development;
The site lies within a predominantly residential area with mixed density homes.



It is not accepted that the development is out of character in terms of use as if anything it is the extant employment use that it out of character with the surroundings. (see above) Planning policy at both local and national levels stresses the need to make efficient use of brownfield land in sustainable and accessible locations.

The layout which forms part of this submission represents a considered response to the site and its surroundings; the 7 plots on 0.26 Ha gives an overall density of 27 dwellings per hectare with is in reality a relatively low density for new development and certainly in line with local and national policy.

The layout is predicated on utilising the existing access and providing a turning head within the site with driveways from this shared access.

The design and appearance of the dwellings are considered appropriate to this location and are similar to those permitted opposite.
(Details of the house designs are set out in Annex 2).

Relationship to neighbours;
The rear plots as shown below have been designed to protect the residential amenity of the adjacent plots on Crosslands. The garage to the plot adjacent to No 10 offers separation and mutual screening to prevent overlooking.



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The new development will represent a significant visual improvement to the area.

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.

- On a local level SHDC continues to struggle to achieve sufficient housing development to meet its 5 year land supply requirements , and as such the provisions of the NPPF paras 14 and 49 apply.

- 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 suitable in principle to accommodate housing growth during the plan period.

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

- The level of accommodation applied for is considered to be appropriate and achievable having regard to the character of the area.

- The housing mix provides for 2, 3 and 4 bed properties in accordance with the council's identified needs.

- The proposal does not cause harm to visual amenity or residential amenity.

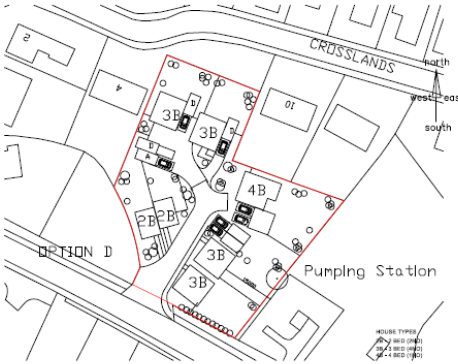
I trust that this is sufficient for your immediate needs, however if you require further information or clarification please contact me.

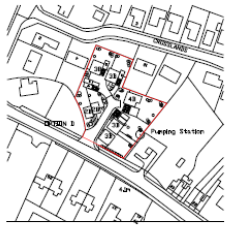
Tim Slater
BA (Hons) DMS MRTPI
3D Planning Ltd.

3D Planning Ltd.
Town Planning Consultancy

Planning Application submission in relation to the erection of 7 homes on land at Quadring Road, Donington, South Holland

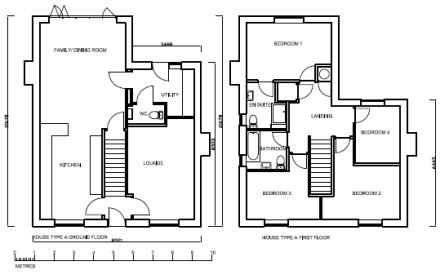
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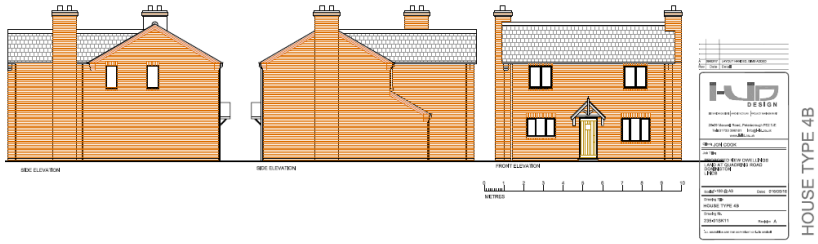


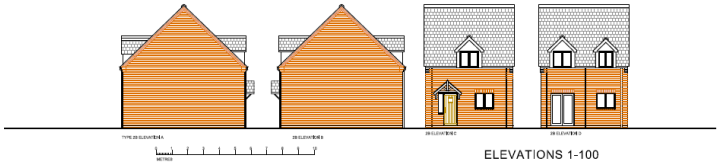


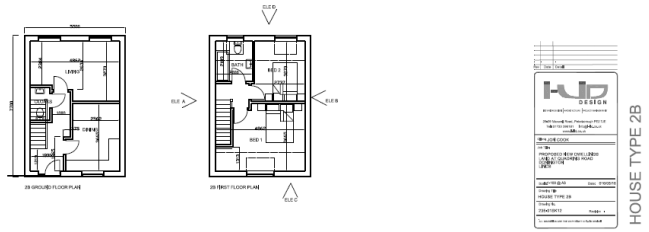




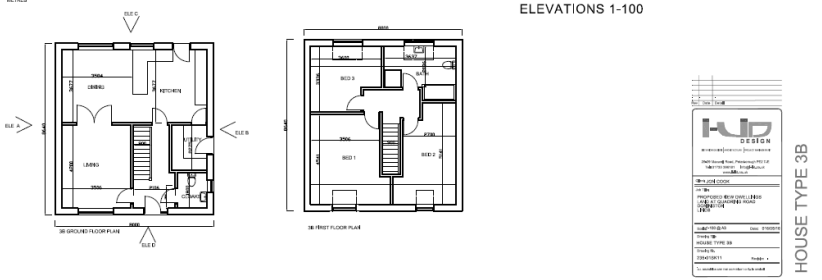












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Annex 2 Pre application consiultation response

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

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

Mr T Slater
3d Planning Ltd

23rd March 2017

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00139-17 **Case Officer:** David Grant
Location: Cook Engineering Quadring Road Donington Spalding Lincs
Proposal: Proposed residential development of 7 dwellings

Thank you for your enquiry. Whilst the proposed design removes concerns over a shared access with an existing commercial use, the proposal is still considered to represent overdevelopment. The previous overdevelopment reason for refusal is given below:

"The proposed development represents a cramped form of overdevelopment out of keeping with the prevailing character of built development in the locality where existing dwellings are predominantly detached, situated on spacious plots and are generally well spaced."

Regardless of a lack of a 5 year housing land supply, it is not considered that the supporting statement adequately addresses overdevelopment concerns. The submitted plans shows an alien and incongruous development out of keeping with the character of the surrounding area.

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Annex 3
Representation and objection made to the local plan in relation to employment designation.

The site is in a relatively isolated location in business terms and the current owners are struggling to maintain it in business use and it is used at a very low level as a secondary base for storage associated with the main business.

The buildings on site are not suitable for modern B2 or B8 business use and it is not viable on a site of this size / location to upgrade them as the values are not there.

The relatively isolated location is not attractive for B1 office use which in sequential terms the LPA would seek to direct to a larger town centre.

The site is a long established B2 and B8 site in a predominantly residential area, it is a non-conforming use that has the potential to adversely impact on residential amenity.

It is clear that it the site were to be used to its capacity a B8 use in accordance with its permission then it would cause significant impacts to the residential amenity of the surrounding residential properties as a non- conforming use.

It is noted that the permission and particularly conditions 2 and 3 significantly restrict the commercial viability of the existing use and buildings and as such that the current owner only uses it as a satellite store facility rather than a main operation site.

It is noted that the reason for the imposition of conditions 2, 3 and 4 are to protect residential amenities and indeed C2 specifically refers to protect the amenities of this residential area.

The owner of the site is of the view that the site is too restricted in terms of constraints to operate in a viable and commercial manner utilise it for a B8 use it is clear that current working requirements for a B8 would require hours of operation to enable at least 0600-2300 usage. Clearly this is not possible in this residential location.

It is clear that a B2 use could not be located on site due to the conflict with amenity and that it is not a suitable or attractive site for B1 offices or commercial operation.

Therefore it is not considered practical to retain the industrial use on site.

Process
In terms of process it is not clear what investigations the LPA actually carried out in relation to the identification of sites under Established Employment sites policy. It

appears likely that it simply compiled a list of existing B class sites, however this is not a strategic assessment of ongoing suitability and is simply a description of 'what is'.

It is not clear that an assessment of the sites to meet ongoing and changing business needs has been addressed.

Many of the sites in the smaller settlements are in reality not suited to modern business needs in terms of transportation and communication and are not likely to contribute significantly to the wider economy as the plan intends and to this extent, this aspect of the plan is not based on sound strategic planning.

Outcome
It is acknowledged that the LPA need to maintain and encourage employment as a cornerstone of the local economy, however the assessment of existing employment sites seems somewhat cursory and does not consider if the sites are appropriate for B class uses going forward, or if they could be better used for an alternative strategic use, such as housing with a new industrial allocation in a preferable location being made to secure viability throughout the plan period.

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