Surface Planning

Town & Country Planning Act 1990 (As Amended)
Planning and Compulsory Purchase Act 2004

PLANNING STATEMENT

AND DESIGN & ACCESS STATEMENT

ON BEHALF OF MINSTER PROPERTY GROUP LTD

Application for Approval of Reserved Matters to Outline Planning Permission H04-0244-16 for the Erection of 32 No. Dwellings (Phase 2)

Land Off Malting Lane, Donington

Ref: SM_0167_02
LPA: South Holland District Council
Date: November 2020

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1.0 Executive Summary

1.1 This Planning Statement accompanies and supports the planning application submitted on behalf of Minster Property Group for the approval of the reserved matters in relation to outline planning permission H04-0244-16 for a development of 32 no. dwellings on Land off Malting Lane, Donington.

1.2 The current proposals comprise Phase 2 of the development approved by the outline planning permission, delivering 32 no. units along with access from the Phase 1 site and drainage infrastructure that will support the development of the wider site, including a pumping station and attenuation pond. Along with the Phase 1 proposals which are currently pending determination, the current proposals complete the details previously reserved from the outline consent.

1.3 Outline planning permission was granted with all matters reserved except for access. Condition 3 to outline permission H04-0244-16 sets out the matters reserved for approval, comprising appearance, layout, scale and landscaping, along with details of the proposed means of foul and surface water disposal.

1.4 In addition to the Reserved Matters drawings, the following reports have been provided in support of the current proposals.

- Flood Risk Assessment prepared by Fortem
- Drainage Strategy prepared by Fortem
- Extended Phase 1 Habitat Survey prepared by CBE Consulting

1.5 Following a description of the application site and the proposed development, this statement provides a review of relevant planning policies at Section 4 and an assessment of the proposals against policy at Section 5. The assessment provided at Section 6 demonstrates that the scheme is fully in accordance with the development plan in respect of the matters for determination, and there are no material considerations which indicate against the scheme. It is therefore concluded that the proposals are entirely suitable for the grant of planning permission.

2.0 Application Site

2.1 The application site for this reserved matters application relates the remainder of the land included in outline planning permission H04-0244-16, extending from the western boundary of the Phase 1 scheme to the western boundary of the field parcel, marked by an existing drain.

2.2 In its wider context the site is enclosed to the north, east and south by existing residential areas, and to the west by the premises of a storage and distribution business. The site is located approximately 0.5km from the centre of Donington, with wider transport connections available via the A52.

Development Plan

2.3 The application site is located within the defined settlement boundary of Donington as set out on the South East Lincolnshire Proposals Map. The wider outline site relates to Housing Allocation Don008.

Flood Risk

2.4 The application site is located within Flood Zone 3 as demonstrated on the Environment Agency Flood Map for Planning, in an area identified in the South Holland Strategic Flood Risk Assessment as being at low risk of fluvial or tidal flooding. While the issue of flood risk was dealt with at outline stage, a Flood Risk Assessment specific to the reserved matters proposals has been provided to inform and support the detailed drainage strategy for the scheme.

Planning History

2.5 Outline planning permission was granted on 30th November 2017 under reference H04-0244-16 for a development of approximately 73 no. dwellings, with all matters reserved except for access.

2.6 An application for Reserved Matters in respect of Phase 1 of the development, for 40 no. units, was registered in March 2020 with reference H04-0268-20. The application is currently pending determination.

3.0 Description of Proposed Development

3.1 The proposed development comprises a scheme of 32 no. dwelling, continuing the layout style of the Phase 1 proposals, with the main access road terminating with two adoptable streets and one section of private drive serving Plots 15-22.

3.2 The followings plans and drawings accompany this application in order to define the proposals:

- Drawing 20017-0100 – Site Location Plan
- Drawing 20017-0101 – Existing Site Layout Plan
- Drawing 20017-0102 – Proposed Site Layout Plan
- Drawing 20017-0103 – Tenure Plan
- Drawing 20017-0104 – Material Distribution Plan
- Drawing 20017-0200 – Housetype AA - 2B4P House (Material Combination 1)
- Drawing 20017-0201 – Housetype AA - 2B4P House (Material Combination 2)
- Drawing 20017-0202 – Housetype AF - 2B4P House
- Drawing 20017-0203 – Housetype BB - 3B5P House
- Drawing 20017-0204 – Housetype BBB - 3B5P House
- Drawing 20017-0205 – Housetype CC - 2B3P Bungalow
- Drawing 20017-0206 – Housetype DD - 1B2P Maisonette
- Drawing 20017-0207 – Housetype EE - 4B6P House
- Drawing 20017-0400 – Indicative Street Elevations

3.3 The scheme comprises a variety of house types, including semi-detached dwellings, bungalows and maisonettes, providing a varied street scene with a strong neighbourhood character and visual interest throughout the site. Two material combinations for Housetype AA are proposed in order to provide more variation in appearance throughout the scheme.

3.4 In addition to the remainder of the proposed residential development, the Phase 2 scheme also includes the finalised proposals for drainage infrastructure including a pumping station and attenuation pond. These will serve the drainage requirements of the Phase 1 units as well as forming part of the wider drainage strategy for the site, supporting later reserved matters phases under the outline consent.

3.5 Details of the site access from Malting Lane have been previously approved under the outline planning permission H04-0244-16. The reserved matters design demonstrates that the site will benefit from safe and convenient access for vehicles and pedestrians.

4.0 Relevant Planning Policy

Legislative background

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan

4.2 The current adopted development plan comprises the policies of the South East Lincolnshire Local Plan (adopted March 2019).

South East Lincolnshire Local Plan (Adopted March 2019)

4.3 Policy 1 sets out the spatial strategy for the plan area. It identifies Donington as a Main Service Centre, where development will be permitted that supports the role of the settlement as a service centre, helping to sustain existing facilities and meet the service needs of other local communities.

4.4 Policy 2 deals with development management. It sets out criteria for the determination of planning applications, including size, scale, layout, density and impact on amenity, trees and local character, quality of design and orientation, sustainability, access, services and infrastructure, impacts on adjoining land, drainage and flood risk, ecological and heritage impacts, and impacts on mineral resources.

4.5 Policy 3 sets out criteria for assessing the design of new development, including sense of space and relationship with the site context, landscape character, accessibility, cycle and bin storage, lighting, crime prevention, sustainability and low-carbon energy technologies, residential amenity, flood risk and sustainable drainage, the use of locally sourced building materials, water efficiency and biodiversity.

4.6 Policy 4 sets out the policy approach to flood risk within the plan area. It sets out the circumstances in which development in higher flood risk area may be permitted, in accordance with the sequential test and exceptions test set out in national policy.

4.7 Policy 11 sets out in detail the proposed distribution of new housing, with a total of 472 units allocated to Donington. The current application site forms part of allocation Don008, which is identified as having a total site capacity of 72 units.

4.8 Policy 17 deals with housing mix, stating that "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." In this case the proposed housing mix has been developed in consultation with housing officers according to the latest evidence of need in the local area.

4.9 Policy 18 deals with affordable housing and identifies a substantial level of need across the plan area. On sites in South Holland 25% of units will be sought as affordable on schemes of 11 or more dwellings. Beyond this the shortfall is expected to be met through sites proposed by developers specifically for affordable housing (18.2) and Rural Exceptions Sites (18.3) under Policy 19.

The National Planning Policy Framework ("the NPPF") July 2018

4.10 The revised NPPF was published in July 2018. It sets out the Government's overarching planning policies relating to both plan-making and decision-taking. It is applicable to the determination of planning applications both in that development plan policies which are not in accordance with relevant policies in the NPPF are considered to be out-of-date – causing the Presumption in Favour of Sustainable Development to be engaged – and as a principal material consideration in its own right.

4.11 Paragraph 11 of the NPPF establishes the Presumption in Favour of Sustainable Development. Of relevance to the current proposals, for the purpose of decision-taking, this means that where there are no relevant development plan policies, permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits" when assessed against the policies of the NPPF as a whole.

4.12 Section 5 of the NPPF sets out policy relating to the delivery of housing. It reiterates the Government's objective of "significantly boosting the supply of homes" to meet the needs of all groups including the need for affordable housing. Paragraph 64 requires major developments to provide 10% of homes for affordable home ownership unless (of relevance) the scheme is exclusively for affordable housing.

4.13 Paragraph 127 sets out overarching aims for good design applicable to all development proposals. These include the requirement that schemes should be "visually attractive as a result of good architecture, layout and appropriate and effective landscaping," and should be "sympathetic to local character and history, including the surrounding built environment and landscape setting."

5.0 Planning, Design & Access Appraisal

Residential Amenity

5.1 The current application sets out details of the matters reserved for approval under outline planning permission H04-0244-16 in respect of Phase 2 of the development, for 32 no. units. The proposed schedule of accommodation is set out on Table 5.1 below.

House Type	Beds/Occupants	No. Units	Floorspace (sq m)
A – House	2B 4P	11	70
B – House	3B 5P	11	82
C – Bungalow	2B 3P	3	61
D – Maisonette	1B 2P	4	46
E – House	4B 6P	2	96
F – House	2B 4P	1	74

Table 5.1 – Proposed Schedule of Accommodation

5.2 All of the proposed dwellings provide sufficiently spacious accommodation to ensure a high standard of amenity for future residents. Each of the house and bungalow units is served by a spacious private garden, with a large shared external amenity space provided for the maisonette units at Plots 06-09. Each dwelling benefits from a good standard of privacy with convenient parking in a pleasant neighbourhood environment established by areas of incidental landscaping and public amenity space throughout the scheme, establishing an attractive street scene.

5.3 The scheme is well separated from the nearest existing residential properties, with the minimum distance between any proposed and existing dwelling at 20 metres. All of the proposed dwellings have been oriented and designed to minimise any perception of overlooking to existing or proposed neighbouring gardens.

5.4 The design and orientation of the layout ensures that all of the proposed dwellings will receive good levels of sunlight and daylight, while avoiding any significant overbearing or overshadowing between buildings.

5.5 Any impacts on residential amenity which may occur as a result of the construction phase will be adequately mitigated through measures to be set out in the Construction and Traffic Management Scheme secured by Condition 12 to the outline planning permission.

5.6 For these reasons it is concluded that the scheme will provide a good standard of amenity for future occupants and will not result in any unacceptable impacts on the

amenity of existing residents. The scheme therefore meets the relevant requirements of Policy 2 and Policy 3 of the development plan in respect of residential amenity.

Design and Local Character

5.7 By virtue of its layout, orientation and landscaping, the proposed scheme will create an attractive neighbourhood environment which will contribute positively to the existing character of the area. In particular the siting of landscaped areas along the frontages will help to establish an attractive public realm throughout the site. Car parking has been located so as to minimise any significant visual impacts and to take advantage of natural surveillance from adjoining dwellings.

5.8 The architectural design and detailing of the proposed house types is demonstrated on the accompanying house type drawings and the resulting appearance of the development in situ is illustrated on the Street Scene drawing (ref: 20017-0400). A simple but robust palette of materials and finishes has been used with occasional alternation of the finish to each plot in order to avoid visual monotony, taking into account the linear nature of the site. Dual-pitch canopies to front doors and brick detailing to window arches and sills are employed to provide visual interest throughout the scheme. Overall the scheme achieves a high standard of design, in accordance with the requirements of Policy 2 and Policy 3 of the development plan relating to design and local character.

Access

5.9 The means of access to the site has been approved in detail as part of the outline planning permission. However, it should be noted that the final design of the reserved matters scheme provides suitable vehicle and pedestrian access to the site, as well as safe and convenient means of turning, manoeuvring and parking within the site. Each is provided with suitable covered storage for refuse and cycles, ensuring a minimum of 1 cycle space per bedroom.

Landscaping and Trees

5.10 Details of proposed hard and soft landscaping, including new tree planting, are indicated throughout the Proposed Site Layout drawing. The existing site is currently in arable agricultural use and does not feature any trees or hedges worthy of retention.

Ecology

5.11 The proposals are supported by an Extended Phase 1 Habitat Survey prepared by CBE Consulting. The report identifies that the are no statutory or non-statutory ecological

sites in the vicinity that could potentially be impacted by the development. The site itself is concluded to have a low biodiversity value due to its recent use as arable agricultural land. Measures have been identified to protect nesting birds and amphibians in the course of construction works, and these will be incorporated into the Construction Management Plan.

Drainage

5.12 The detailed Drainage Strategy which accompanies the application illustrates how surface and foul water from both Phase 1 and Phase 2 of the development will be managed, with the provision of a foul water pumping station and surface water attenuation pond.

Appraisal Summary

5.13 The assessment above has demonstrated that the proposed reserved matters scheme is fully in accordance with all policies of the development plan which are relevant to the determination. No material considerations have been identified which would indicate against the scheme.

6.0 Conclusions

6.1 This report has provided an appraisal of the proposed development 32 no. dwellings on land to the west of Malting Lane, Donington, forming Phase 2 of the reserved matters proposals under outline consent H04-0244-16, against the relevant policies of the development plan. As the proposals relate to the reserved matters of scale, layout, appearance and landscaping, these issues have been considered in detail. The assessment has demonstrated that:

- The proposed development will provide a high standard of residential amenity for future residents, and will not result in any unacceptable impacts on the amenity of existing residents;
- The proposals achieve a high standard of design by virtue of the layout and appearance of the scheme, materials palette, house type design and architectural detailing, and as a result will provide an attractive neighbourhood environment making a positive contribution to local character;
- The proposed landscaping of the site, including the orientation and siting of private gardens and areas of public amenity space and tree planting, will provide an attractive setting to the development, preserving and enhancing the character of the local area;
- The site benefits from suitable vehicular and pedestrian access, which will ensure safe and convenient manoeuvring within the site as well as convenient access to the local highway network and public transport connections;
- Suitable ecological surveys have been carried out and mitigation measures identified to ensure that the development will not result in any harm to existing biodiversity interests on the site; and
- Overall it has been demonstrated that the proposals achieve a high standard of design and an attractive development which will make a positive contribution to the local area.

6.2 The assessment has demonstrated that the proposals are fully in accordance with all policies of the development plan which relate to the reserved matters for consideration. In this case the principle material consideration is the accordance of the scheme with national planning policy. As the proposals achieve a high standard of design, national policy lends further weight in favour of the scheme.

6.3 The proposed development is fully in accordance with the development plan, and there are no material considerations which indicate that development should be refused. On this basis it is concluded that the proposals are entirely suitable for the granting of planning permission.