D & R Property Services Ltd

rdc
Robert Doughty
Consultancy

Design and Access Statement for an Outline Planning Application to erect of 6 Dwellings with means of access on land off Fleet Road, Fleet Hargate, Spalding.

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

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town planning



landscape architecture



architecture

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A Pre-Application Planning Advice PE-00427-18

1. INTRODUCTION

1.1. This Design and Access Statement has been prepared by the Robert Doughty Consultancy Limited on behalf of D & R Property Services Ltd for the erection of 6 dwellings with means of access committed as part of this application. All other matters are reserved for subsequent approval.

1.2. In addition to this Design and Access Statement which includes a Flood Risk Assessment chapter, the outline planning application is supported by a location plan and an indicative layout plan showing how the site could accommodate up to 6 dwellings together with means of access.

1.3. Pre-application planning advice has been obtained from the local planning authority and this has informed the planning application. The Pre-application planning advice is presented as Appendix A.

2. SITE AND SURROUNDINGS

2.1. The application site measures 0.49 hectares and is largely flat and forms the eastern part of a larger agricultural field.

2.2. To the north of the site is a small triangular agricultural field and then the A17. Existing frontage development lies to the south of the site comprising a mixture of 1 storey and 2 storey dwellings. To the east of the site is the slip road leading to the A17 with the main part of Fleet Hargate village further east.



Photograph showing the northern boundary of the site.

2.3. Planning permission has been granted for 10 dwellings on land to the east of the A1515 (LPA ref H05-0585). The northern extent of this approval is consistent with the northern boundary of the application site.

2.4. There is an existing access serving the agricultural land from the north, which will remain to access the agricultural land to the rear of the site. A new access will be constructed to the site from Fleet Road.

2.5. The site is already landscaped with existing planting along the Fleet Road frontage and further planting to the north and south. Along the eastern edge of the site there is a dyke with overgrown vegetation in it, the dyke separates the site from the existing footway that runs along the entire frontage of the site. Between the site and the dyke there is a poorly maintained fence with overgrown trees and planting.



Photograph of the front of the site from the north looking south.

2.6. Fleet Hargate has a number of amenities including a public house, hairdressers, farm shop and café.

2.7. The site is accessible by public transport being 100m away from the nearest bus stop. There are regular services to and from Kings Lynn, Sutton Bridge, Boston, Spalding, Holbeach and Weston.



Land adjacent to the A1515 with new dwellings to the rear.

3. APPLICATION PROPOSAL

3.1. The planning application seeks outline approval for 6 dwellings with associated infrastructure, including access road and two private drives.

3.2. All matters, excluding access, are reserved for future approval. The proposed access will be from Fleet Road, which runs along the eastern and southern frontage of the site. The access will serve two private driveways, one heading north and the other south. The existing access to the site from the north will remain to access the agricultural field behind the application site.

3.3. The proposal represents a logical extension of the existing development along Fleet Road, to a point which is consistent with the northern extent of that development recently allowed to the east of Fleet Road (A1515).

3.4. The majority of the existing boundary treatment will remain, except where the proposed point of access is to be constructed on the eastern boundary.

3.5. Having regard to the existing planting on the southern boundary of the site and the distance between the proposed and existing development, there will be no detrimental impact on existing and future occupiers.



The application site from the north looking south, with views of the boundary treatment to the south and the east.

4. PLANNING POLICY

4.1. The NPPF asserts a presumption in favour of sustainable development and that, where housing proposals are made and there is not a 5-year housing supply, this presumption should be afforded full weight.

4.2. The application site is well located in relation to the existing settlement with screened boundaries and a footway connection with the village amenities to the east. Fleet Road is on a main bus route linking Spalding with Holbeach, Long Sutton and Kings Lynn.

4.3. There will be little or no visual impact arising from the development of the site having regard to the existing boundary screening.

4.4. The proposed density will ensure that the general character and grain of development will be preserved.

4.5. A Flood Risk Assessment demonstrates that the site is not at risk of flooding.

4.6. There are no technical issues that would prevent the site from coming forward.

5. FLOOD RISK ASSESSMENT

5.1. In accordance with the National Planning Policy Framework, a site specific Flood Risk Assessment is required.

5.2. The site is identified as having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding (land shown in dark blue on the Environment Agency's Flood Map) and therefore falls within Flood Zone 3 'high probability' on the Environment Agency's Flood Zone Maps.

5.3. South East Lincolnshire Local Plan has produced an updated Strategic Flood Risk Assessment (March 2017) and within that is a map for the residual flood depth for the district in 2115. Whilst there is no flood depth for the present day, for 2015 the depth ranges across the site from 0m to 0m-0.25m and 0.25-0.5m.

5.4. The flood hazard maps indicate the absence of any hazard for the present day and in the 2115 scenario the hazard rating is a combination of no hazard, low hazard and danger for some. For any part of the development within 0.25-0.5m flooding depth the finished floor level must be set at 500mm above the lowest ground level within that area.

5.5. There are no other local sources of flooding, therefore the risk is considered to be low.

5.6. There will be an increase in impermeable surfaces on the site as a result of the development which could potentially increase the surface run-off, however, a sustainable drainage system will be incorporated into the development to mitigate surface water to green field run-off rate ie 1.4l per second per hectare.

6. CONCLUSION

6.1. The application proposal is for the erection of 6 dwellings on land off Fleet Road, Fleet Hargate, with means of access committed at this stage.

6.2. The proposed access will be from the east and will serve two private drives, the existing access route to the north will remain to gain entry to the remainder of the agricultural land behind the proposed development.

6.3. A Flood Risk Assessment indicates that raising the finished floor levels by a modest amount will ensure the development will not be adversely affected by a flooding event.

6.4. The proposal is in full accordance with the NPPF and the presumption in favour of sustainable development.

6.5. The proposal will help towards the Council's 5 year supply of deliverable housing.

Appendix A

Pre-Application Planning Advice PE-00427-18

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

Robert Doughty Consultancy
Email Address

8th October 2018

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00427-18 **Case Officer:** Polly Harris-Gorf
Location: Land Off Fleet Road Fleet Hargate Spalding
Proposal: Erection of 6 Dwellings

Dear Mr Smith

Thank you for your letter of 3 October (your ref 1308 3 LMS EC) and the accompanying details.

I can find no evidence of written pre application advice being given n this site recently. I can advise you of the following.

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is located outside Fleet Hargate Development Boundary, 2006 as defined in the South Holland Local Plan, 2006. Policy HS7 states that new housing development in the countryside will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9. The proposal is not required to meet the essential needs of an agricultural or other rural worker, and would not deliver rural exception affordable housing.

However, housing policies within the South Holland Local Plan are out of date and the Authority does not currently have a 5 year supply of deliverable housing land. In accordance with advice within paragraphs 10 and 11 of the Framework, where policies for determining an application are out-of-date, there is a presumption in favour of sustainable development and planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The three mutually dependent dimensions to sustainable

development are social, economic and environmental.
The issues you would need to consider on this site relate to

- Whether the proposal would be a sustainable form of development taking into consideration economic, social and environmental factors, including its effect upon the form of the settlement, the setting of Fleet Hargate Conservation Area and also any nearby listed buildings,

- The likely impact upon the amenity of nearby residents,

- Highway safety,

- Other material considerations, including drainage, flooding, including consideration of a sequential test and potential for contamination.

In addition, in the next month or so the Council may be in a position to adopt the new Local Plan, which will express the 5 year land supply and officers would be required to consider development of this land in the wider context of housing delivery and consents already issued that contribute to the settlement and the wider District.

I hope this is of use.

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 764557

Yours faithfully



Polly Harris-Gorf, Planner
pharris-gorf@sholland.gov.uk

rdc
Robert Doughty
Consultancy

A design consultancy specialising in Town and Country Planning, Landscape Architecture and Architecture

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