

PLANNING STATEMENT

OF

DEMOLITION OF TIMBER STRUCTURED MOBILE HOMES/ DAY

ROOMS AND OUT BUILDINGS

AND ERECTION OF 24 SEMI/TERRACED BUNGALOWS

AT

GREEN ACRES PARK ROPER'S GATE GEDNEY SPALDING

LINCS. PE12 0GA

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Planning/ Design & Access Statement

**SITE ADDRESS: GREEN ACRES PARK ROPER'S GATE GEDNEY
SPALDING Lincs. PE12 0GA**

PROPOSAL: Residential Development- Demolition of existing mobile homes/Dayrooms and out buildings and erection of a 3 bedroom semi- detached and terraced 24 Bungalows.

Photographs of Application Site





Site Description & Site Surroundings:

The application site relates to heavy timber framed structure on the south side of the Ropers Gate. In front of the buildings facing Ropers Gate is a open land for play area whilst at the side and at the rear a substantial enclosed land. Immediately at the west) there are houses. Overall, the stark and utilitarian appearance of the site fails to contribute positively to the character and appearance of the local area.

The site for the proposed new dwellings measures approximately 0.9 hectare, in a rectangle configuration.

There are three point of wide vehicular access (north side of the proposed development) with a timber gate from the Ropers Gate road with concrete drive-in. Proposed layout of the dwellings will use the central access but this will be wider.

The application site is situated in this Village. This area has a varied character and appearance characterised by its existing residential buildings. The application site is situated towards the north of the Gedney village and west of Lutton where the pattern of development is less well defined. There are a few older residential buildings visible from the application including some industrial buildings to the west and south of the site.

Site Designation(s):

Crucially to any scheme is the factual awareness of the site designation in term of land-use and any Council restriction that may impinge on the future development. The Geographical Information System (GIS) analysis of the site and revealed that the application site:-

The site does not fall within an area of Countryside designated for landscape Protection.

As area of countryside not subject to special planning constraints.

Not Listed Building nor near any settings;

No Tree Preservation Orders;

Not in any site of Special Scientific Interest (SSSI)

Not in a Special Policy Area;

Not in any Archaeological Area;

Accordingly, the main issues are firstly, whether the proposal amounts to inappropriate development in the Area of Countryside and secondly, whether it would harm the openness of the Countryside. Further issues are the effect of the proposal on the character and appearance of the surrounding area and on the residential amenities of adjacent properties. Design, accessibility will be discussed further on.

Planning History & Planning Precedents And Policy Context:

Planning Permission was granted for this heavy timber structure mobile homes and stable buildings in 2000 and further planning permissions was granted to build more mobile homes, but the stable buildings were not used for many years. Recently planning permission was granted for further mobile homes in 2019. This site is mainly used as residential homes for travellers and also the resident of the applicant for many years.

Considering the above it is felt that the site is in an excellent location to allow for this kind of residential development and that will fully comply not only with Council Policy but also National Planning Policy Framework (NPPF)

we believe, overall, the development in this proposal would not harm the living condition of any adjoining occupiers and would not conflict with the South Holland Council's Policies : Policies namely Policies: The Countryside, Design and new Development, Building in Rural Areas, Housing Supply, and Density and Design, and Parking.

This is very important point to consider that Applicant recognised that this development will attract a contribution to affordable Housing and the applicant is willing to enter into Section 106 agreement with the Council. This could be agreed with the Council and could be conditioned.

Good points for this proposed development:- (2/3 bedroom/4persons house)

Increase housing stock in the District;

Increase the residential predominance in the street scene and retention of Residential Character;

Not be out of character with predominantly residential;

Not listed buildings;

Parking is proposed within the site

Adequate amenity space provided for new dwellings;

Adequate space for landscaping.

Cramping and over development of the site will not come forth in this application as adequate amenity spaces have been provided, the character and appearance of the street scene has been taken into consideration and there would be a balanced appearance by virtue of what is proposed.

Making Full use of Land:

The Ministerial Foreword explain that the Government's focus is promoting Sustainable development, it states, 'Development that is sustainable should go ahead, without delay-a presumption in favour of sustainable development that is the basis for every plan, and every decision.'

The NPPF in force from 27th March 2012 and again updated in 2021 is material Planning consideration when assessing and determining planning application.

This presumption in favour of sustainable development is again explained at paragraph 14.

NPPF encourage full use to be made of sub/urban land of residential development. It advises that the density of existing development should not dictate that of new housing by stifling change or requiring replication of an existing style or form. It further states that if done well it can lead to more efficient use of land without compromising the quality of the local environment.

As the recent High Court Case, judgement mentioned that the presumption in favour of sustainable development is a golden thread that runs through the Framework. As a result where a proposal is contrary to the Development Plan this presumption is a material consideration that should take place into account.

NPPF outlines a presumption in favour of sustainable development, which it indicates has three dimensions across the range of economic, social and environmental. Decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

In terms of the wider economic role, the development process would contribute toward economic growth during the construction phase. There are noted additional population benefit in terms of engaging with and supporting the local economy which in turn supports the sustainability of facilities in the local area.

In terms of the social dimension of suitable development, the scheme will increase the supply of housing with small starter style home that has been derived from the design layout. The detail design of the homes will be expected to demonstrate a very considered approach to residential development and appears influenced by its setting. The dwellings will be appropriately detailed, well presented with private courtyard and would ultimately serve to raise the standard of small home design in the area.

In respect of the environmental dimension the development offers mitigation or enhancement, if require through the advice of the Ecological Consultant. This site is occupied by residential homes for many years and therefore, this is a wind fall site and considered as the previously developed land as defined by NPPF. Material considerations which weigh heavy in favour of this development is its sustainable nature together with as well as housing need. The Council is also currently unable to substantiate a five year supply of deliverable housing land. In the absence of five year supply of deliverable housing land it is considered to be no longer defensible to resist this development.

NPPF advises that there is a presumption in favour of previously developed land. Government advice identifies a preference for maximising development on previously developed land within sub/urban areas rather than development on Countryside land. Case study shows that land lawfully residential use for travellers could not be found to be outside the definition of Previously development.

Design:

The Government promotes high quality imaginative designs and layouts, which make more efficient use of land without compromising the quality of the environment. New development should be of high quality inclusive design and layout and be informed by its wider context, having regard not just to neighbouring buildings but to the townscape and landscape of the wider locality. This does not mean that new development should replicate its surroundings.

NPPF refers to the advice contained in a number of other documents including 'By Design- Better Place to Live', which it states is a companion guide to PPG3 which has now been replaced by NPPF. It states 'its focus is the urban design principles and approaches which underpin successful housing, not architectural treatment'.

Above mentioned document, it points out that the successful integration of new housing with its surrounding context is a key design objective and therefore a crucial first step in achieving this is to develop a through understanding of its context and its

immediate surroundings. In this way, it states, the initial analysis will inform the whole range of subsequent design decisions.

In evaluating the site and its immediate surroundings it advises, of the above document that it is important to understand the opportunities and constraints presented by the site, such as, for example, land form, important landscape features, views into and through the site and orientation of the front and back of buildings adjoining site.

The planning issues raised for a residential scheme are normally the principle of residential development, the impact of the development in the street scene, impact on the structures and their settings, its relationship on the amenities of nearby residential occupiers and transportation issues. saved Core Policy and Development Control Policy Submissions Development Plan Document policies have all been taken into consideration in this proposal, as well as relevant Supplementary Design Guidance. NPPF (delivering sustainable development); (Housing) and (transport) are also of relevance.

These policies are numerous in number and each are very relevant so will require careful consideration and justification and consideration has been given to all of them. In addition, I can stress again that this is a brown field site with development potential without compromising the existing character of the surrounding area or existing dwellings at Ruper's Gate area.

Any foreseeing issues that can potentially arise have been teased out in this proposal and have therefore been designed in its current form to overcome or mitigate any issues to best support this scheme. All the above-mentioned policies have been taken into consideration and careful attention has been given all of them and to the design and layout of the proposed dwelling.

Also of significance is the Supplementary Planning Guidance for this Area. The guidance makes reference to many important features within this area, which require protection and/enhancement to ensure the survival of its village character. However, the Ropers Gate which adjoins the application site, is not one of these.

The Proposal:

Planning permission is sought for the erection of a semi-detached and terraced 2/3-bedroom bungalow together with improvements to the existing access and parking areas.

we have considered to re-use the existing building but our detail inspection of the building configuration and the structure with our structural engineer reveals that the existing buildings will require substantial structural alteration and is not viable.

Considering the above and with the advice of the structural engineer and present building Control requirements, we believe the total demolition of the building and complete redevelopment of the site will be appropriate.

The development would include semi- detached bungalows. This would be built using a variety of materials, including clay plain tile roofs, rendered painted and timber weatherboard walls and distinctive roof structure. The scale and the

formation of the existing buildings have been followed through to give a balance appearance. The new buildings would be lower than that of existing building and its appearance will be complementary to the existing building.

AREAS:

Land to be developed..... 0.89 hectare

Buildings

Existing

As approved in 5th September 2019, Ref: H06-0233-19 as shown on Drawing Number 1967/7

Floor area-(16 mobile homes, 8 Dayrooms + Sheds +stores and Tourer)
=1815.25sq.m

Garden areas for the mobile homes = 450m², mostly all hard landscape.

Access road is 5m wide with 2 entry points to Ropers Gate.

Proposed

6 pair of semi detached- 15mx11m (Plot 1-6 and 19-24),

3 pair of semi detached- 20mx8m (Plot 10-18) and

2 pair of Terraced – 22.5mx11m (Plot 7-9 and 16-19)

Total area= 1965 sq.m.

Garden areas for the dwellings excluding front garden= 4500m²

6m wide access road with lay by preventing congestion of traffic. One point wider entry with visual display will be provided.

Therefore, proposed floor area is 150m² more than that of existing buildings.

However green area will be 1000% more than that of existing. 2 car parks

provided for each dwelling and 6 parking spaces for the visitors.

The wide road will allow for fire appliances turning area at the T-junction.

We will ensure that the detailed design of the development incorporates sustainable construction techniques such as water conservation and recycling, renewable energy production including the inclusion of solar thermal or solar photo voltaic installation, and energy efficiency.

We will ensure that the landscaping of the proposed scheme includes the preserving and enhancing the biodiversity interest of the area.

The arrangement of access, car parking and drive-in will be complied with all relevant Policies. There will be no impact on the safety of pedestrians. Proposed use of private cars will not lead to any traffic congestions in the area. These are all could be conditioned of the approval.

The proposal has been designed as such, that it will leave adequate spaces at the front, side and rear for hard & soft landscaping to comply with all relevant policies and to make the scheme acceptable within the context of the surrounding area.

Flood Risk- Although there was no evidence recorded of the site being flooded or any adjoining building, however Geoff Beel Consultancy is appointed to revisit this site and prepare the Flood Risk assessment. We will submit this report for the determination of this planning application.

Conclusion:

It is considered that:

1. The proposal will be in keeping with the surrounding area, and the privacy & amenities of all adjoining occupiers would be adequately safeguarded.
2. The design of the new dwellings complements existing building in term of scale, elevation treatment, rooflines and external materials etc. and will seek to protect the amenities of the occupants of neighbouring properties.
3. It will provide appropriate level of on-site car parking which meet the need of new residential developments and will comply with sightline and all relevant Policies.
4. The use of sub/urban land has been maximised to meet Government guidance in the form of NPPF for residential development without compromising the quality of the local environment.
5. The proposal provides the required spatial standards to the boundary, with the scale, height and design in character with the surrounding street scene.
6. The garden would be larger than that of newly high density development. It will not be out of character in this location as it will make full use of a developed land without compromising the existing established character within the surrounding area or have any impact on the neighbouring properties.

Cumulatively, the proposed new buildings would have similar volume and footprint that of the existing buildings which are proposed to demolish. Overall the proposed development would not result in harmful of the openness of the Countryside

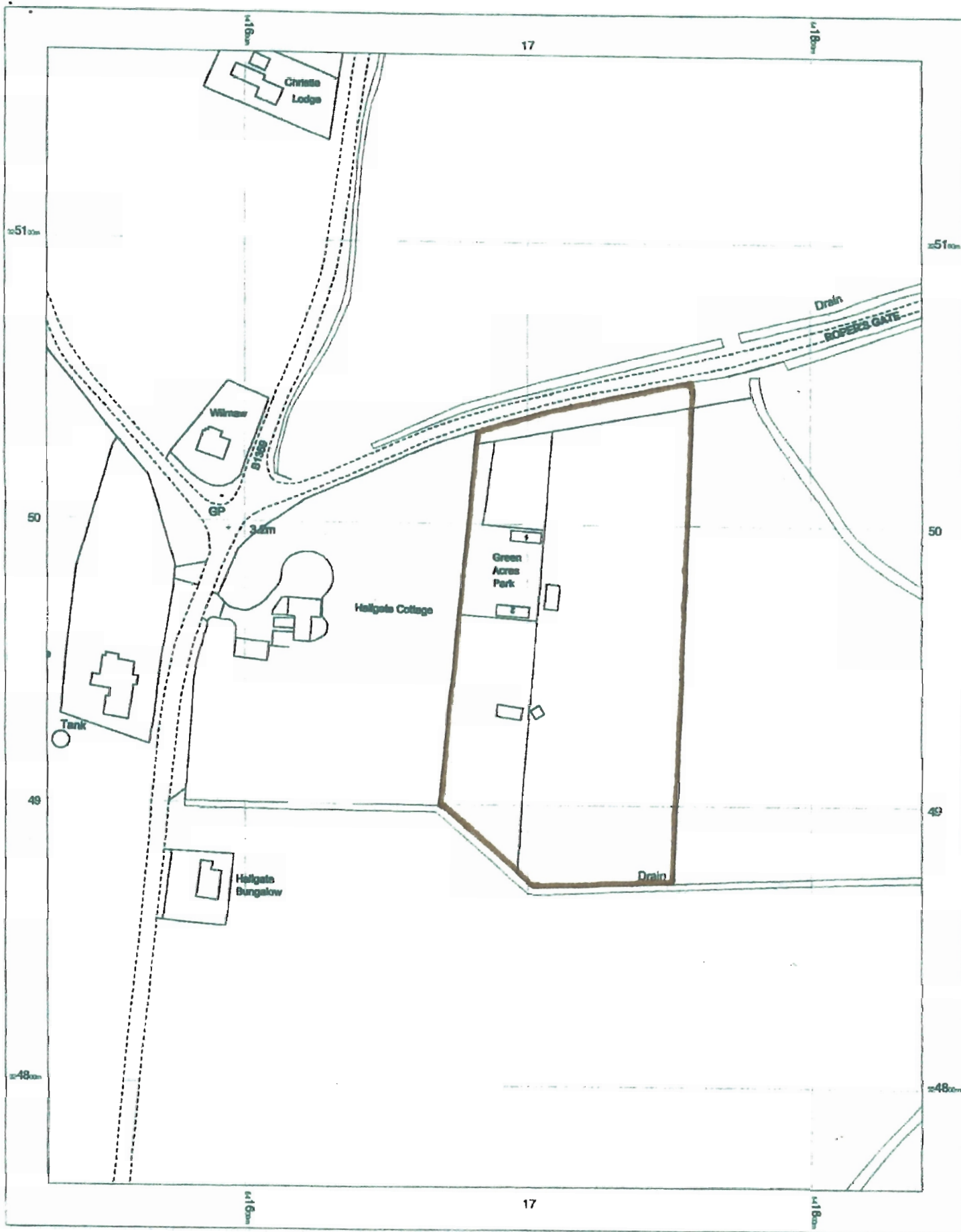
On balance, it is considered that the development in the manner proposed is acceptable in that it would overcome all main issues raised by the Planning Policies

It would not result in a loss of character and appearance of the local area, it will not have any adverse effect on the living conditions of the occupiers of the adjoining dwellings and new dwellings with regard to privacy, outlook, light and visual impact.

Overall, the development would not result in encroachment into the countryside and it would not be contrary to the Countryside development policies as identified in Framework.

It is therefore requested that permission be granted for this proposed Policy compliant development.

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May 2024



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OS MasterMap 1250/2500/10000 scale:
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