Mr S Kennally

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Design and Access Statement and Heritage Impact Assessment.
Erection of two single storey detached dwellings on land at Hillgate, Gedney Hill.

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1. INTRODUCTION

1.1. This Design and Access Statement has been prepared by Robert Doughty Consultancy Ltd on behalf of Mr S Kennally to accompany a Full Planning Application for two dwellings on land at Hillgate, Gedney Hill.

1.2. Pre-Application Advice was obtained from the Local Planning Authority (LPA), South Holland District Council, in June 2019 for the principle of residential development (PE-00187-19). This advice was positive and stated that the proposal falls within the definition of infill and two dwellings could be satisfactorily accommodated, subject to a design to limit potential overlooking over the neighbouring properties. The application proposal is, therefore, in accordance with the recommendations contained in the Pre-Application Advice.

1.3. A site layout and all the necessary drawings are submitted with the application to show how the proposal will be accommodated on the site.

1.4. Data from Historic England, the Lincolnshire Heritage Gateway and the LPA's public access website maps was assessed to establish whether there are any designated and non-designated heritage assets and Tree Preservation Orders within the vicinity of the site. The identified assets within the immediate vicinity of the application site are the Grade II* listed Church of Holy Trinity, the Grade II Listed cross, the Grade II listed Red Lion Public House and a number of Tree Preservation Orders within the churchyard.

1.5. A Heritage Impact Assessment is incorporated into this statement which assesses the significance of those assets and whether there would be any impact arising from the proposed development.

2. APPLICATION SITE AND SURROUNDINGS

2.1. The application site is located within the settlement boundary of Gedney Hill and is comprised of grassland, measuring 0.17 ha.



Location Plan Extract

2.2. The site is bounded by mature planting to the north and south, an agricultural field to the east, and 1.8 metre high fencing to the rear gardens of the residential properties to the west.

2.3. North of the application site is the Grade II* listed church and the Grade II listed cross, with the remaining land uses being agriculture to the east and residential to the south and west.

2.4. The application site currently benefits from its own access located between numbers 19 and 21 Hillgate.



Looking north towards the church.



Looking north east showing the remaining screening along the northern boundary and the agricultural field to the east.



Looking west showing the existing access to the land off Hillgate.



Looking south west showing the planting along the southern boundary.

3. PLANNING POLICY

The Development Plan

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

3.2. The Development Plan for the purposes of this application is comprised of the South East Lincolnshire Local Plan (the 'Local Plan') 2019. Those policies considered relevant for the proposal are set out below:

Policy 1: Spatial Strategy

Policy 2: Development Management

Policy 3: Design of New Development

Policy 11: Distribution of New Housing

Policy 29: The Historic Environment

3.3. Policy 1 sets out the spatial strategy for the distribution of growth across the plan area. Gedney Hill is identified as a Minor Service Centre, where development will be supported within the settlement boundaries that helps sustain existing facilities and will normally be limited to allocated and committed sites and infill.

3.4. The application site falls within the settlement boundary of Gedney Hill and the pre-application advice confirmed that, given the nature of the settlement and surrounding development, the proposal would be classed as infill.

3.5. Policy 2 indicates planning permission will be granted where the development satisfies the sustainable development considerations.

3.1. The site layout shows how the two dwellings would be accommodated, whilst the pre-application advice states: "two dwellings could be satisfactorily accommodated subject to them not overlooking neighbouring property at close range".

3.2. Policy 3 confirms the Council's commitment to promoting good design and sets out a number of criteria developments must satisfy where appropriate.

3.3. The plans accompanying this report demonstrate how the design has been carefully considered in relation to the listed church to the north and the residential dwellings to the west and south, ensuring a high quality and inclusive design has been achieved.

3.4. Policy 11 identifies growth targets for the Minor Service Centres, with Gedney Hill expected to deliver 120 dwellings in addition to any extant planning permissions or new dwellings constructed in the plan period.

3.5. Three sites are allocated in the Local Plan with a combined capacity of 112 dwellings and paragraph 5.3.5 of the supporting text of the policy states, "incremental growth in housing supply will also come about through infill and 'speculative' applications both within the settlements identified in Policy 11".

3.6. Policy 29 requires development proposals to conserve and enhance the character and appearance of designated and non-designated heritage assets and their settings through high-quality sensitive design.

3.7. The Site Plan and accompanying plans show how the layout and design of the dwellings has had regard to the Grade II* listed church and the Grade II listed cross to the north, and a Heritage Impact Assessment is included within this report which assesses the impact of the development proposal on their setting and significance.

National Planning Policy Framework

3.8. The National Planning Policy Framework (the "NPPF") sets out Central Government's planning policies for England and how these are expected to be applied.

3.9. Paragraph 8 of the NPPF confirms the commitment to sustainable development based on three dimensions:

> "a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
>
> b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

3.10. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 11,

"For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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."

3.11. Paragraph 38 confirms this to be the case stating that, 'decision makers at every level should seek to approve applications for sustainable development wherever possible.'

3.12. Paragraph 47 states that planning law requires applications should be determined in accordance with the development plan.

3.13. Paragraph 189 states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

3.14. Paragraph 196 states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

4. DESIGN AND ACCESS

Use

4.1. The application site lies adjacent to residential development and is shown to be within the settlement boundary for Gedney Hill in the Local Plan. Accordingly, the proposal is considered to be infill within the scope of the Local Plan.

4.2. There are no other uses adjacent to the site which would prevent the proposal coming forward or have an unacceptable impact on future occupiers and therefore residential use represents an appropriate use of the site.

Amount and layout

4.3. The application is for two dwellings, an amount which the pre-application advice confirmed could be satisfactorily accommodated, subject to reducing any potential overlooking issues from neighbouring properties.



Site Plan in Context Extract

4.4. The dwellings have been orientated in a manner which will reduce potential overlooking issues with the dwellings to the west and also have minimal impact on the church to the north.

4.5. The garage for each dwelling has been strategically placed along the western boundary of its respective curtilage to screen the rear amenity area from overlooking from the upstairs windows of the existing dwellings to the west.

4.6. The layout is consistent with the general grain of development in Gedney Hill, with numerous examples of development in depth, such as that off Hubberts Close and Sycamore View. Examples of frontage development slightly set back are also common, with examples along Hillgate and North Road.

Scale

4.7. Both proposed dwellings are single storey to reflect the development west and south of the application site, and to be sympathetic to the setting of the church.

4.8. Plot 1 measures 2.5m metres to the eaves and 6.2 metres to the ridge, with Plot 2 being 2.5 metres to the eaves and 6.3m metres to the ridge.

Landscaping

4.9. The application site already benefits from established planting to the northern and western boundaries and it is planned to reinforce the boundary to the east with hedge planting and a post and rail fence.

Appearance

4.10. The proposed dwellings have been designed to resemble Alms Houses with steeper pitched roofs, gable features and stone parapet gables, sills and lintels.

4.11. Both dwellings and garages will be built using Wienerberger Heathfield facing bricks and slate roofs. The bricks have a reclaimed look and are predominantly red in colour. A representative photograph can be seen below.



4.12. The high standard of design together with the use of traditional facing bricks and roof covering, will enhance the character of the area, whilst respecting the setting of the nearby church.

Access

4.13. Access to the site will be between numbers 19 and 21 Hillgate where there is already an access that serves the agricultural land beyond the site to the east.

4.14. Each dwelling has a single garage and an additional two parking spaces provided on-plot.

5. HERITAGE IMPACT ASSESSMENT

5.1. Paragraph 189 states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

5.2. Historic England has published Good Practice Advice in Planning Notes (GPAs). The purpose of these GPAs is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related Planning Practice Guidance (PPG).

GPA3: The Setting of Heritage Assets

5.3. This GPA sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

5.4. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5- step process' to assess the potential impact of a proposed development on the setting and significance of a heritage asset:

1. Identify which heritage assets and their settings are affected.

2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

4. Explore ways to maximise enhancement and avoid or minimise harm.

5. Make and document the decision and monitor outcomes.

Identify which heritage assets and their settings are affected.

5.5. Data from Historic England, the Lincolnshire Heritage Gateway and the LPA's online public access maps was assessed to find any designated and

non-designated heritage assets and Tree Preservation Orders, within the vicinity of the site.

5.6. To the north of the application site there is the Grade II* listed Church of Holy Trinity (list entry number: 1146771) and the Grade II listed Cross, approximately 4 metres south of the church within the churchyard (list entry number: 1064525).

5.7. Within the churchyard there are a number of trees with Tree Preservation Orders.

5.8. South west of the application site on the opposite side of Hillgate there is the Grade II listed Red Lion Public House (list entry number: 1359240).

5.9. The pre-application advice referred to the church, stating:

"Given the proximity of the site to The Holy Trinity Church (grade II* listed) any development should be of a high standard of design and reflect traditional vernacular".

5.10. Given that the trees are within the churchyard and would not be affected and there is development between the application site and the Red Lion Public House with views also extremely limited and the LPA only drawing attention to the church in their pre-application advice response, it is deemed the assets of significance in this application are the Church of Holy Trinity and the cross.

5.11. The church was officially listed in 1966 and the cross was officially listed in 1987.

5.12. The relevant historical policies have been addressed in the policy section of this statement.

Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

5.13. The Church of Holy Trinity is effectively surrounded by development: it is located on the street frontage with residential development to the north, south and west. Within both the churchyard and on the frontage, there are mature trees which screen both the building and its setting.

5.14. The existing pair of dormer bungalows have the greatest impact on the setting of the listed buildings and the trees by virtue of their prominence in the street scene and the wide open frontage to both properties that is

at odds with the majority of development in the immediate vicinity of the listed buildings that is close to the Hillgate frontage.

5.15. From Mole Drove to the east, the setting of the listed buildings is characterised by views of the church and churchyard as part of a continuous line of development that forms the eastern edge of the settlement.

5.16. The appreciation of the listed church arises from fleeting views from the Hillgate frontage (and the church tower from a wider perspective) and a greater appreciation from within its curtilage when the listed cross and the preserved trees also add to the character. The entire church is also more visible from within the curtilage than from the street frontage and wider, longer distance views. The views and appreciation from within the churchyard are therefore of greater importance to the significance of the heritage asset. From within the curtilage, the adjacent development to the north and south impacts on the setting.

Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

5.17. Although the site lies adjacent to the churchyard, the church itself is set on the road frontage. The two proposed dwellings are set back from the existing mature hedgerow and would be screened from the church and from views out of the churchyard by the substantial trees in the churchyard and the boundary hedgerow. In addition, 17 and 19 Hillgate which are the two modern one and a half storey dwellings west of the site dominate views out of the churchyard.

5.18. As the church is on the street frontage, longer distance views are only available from Mole Drove to the east and Highstock Lane to the south. Views from Mole Drove will not be affected by the introduction of two modest single-storey dwellings, whilst existing development along Highstock Lane will screen the proposal from that direction.

5.19. A public footpath (GedH/2/1) runs along the north side of the southern boundary of the churchyard providing a link between Hillgate and Mole Drove. This footpath also runs past the existing dwellings west of the site.

5.20. The footpath will remain unaffected, as will views of the church and churchyard from the footpath.

5.21. The new development will not impact on the setting of the church within the churchyard setting.

5.22. The proposal is set significantly further back from the church and it has been established key views of the listed building will not be affected.

5.23. It is deemed, therefore, that the development will preserve the significance of both the identified heritage assets and will have no impact on preserved trees. In the event that the local planning authority considers that there is 'less than significant harm' arising from the proposal, there are wider public benefits arising from the provision of housing within the settlement limits of Gedney Hill, which is considered to be a sustainable development for the purposes of new development. In addition, the proposed local plan allocation within the settlement will be dependent on the provision of significant infrastructure (sewerage) and, therefore, there may be a long lead-in time to the delivery of growth. The proposal will, therefore, contribute towards a proportionate addition to the housing numbers in the village.

Explore ways to maximise enhancement and avoid or minimise harm.

5.24. The proposed dwellings have been set back from the southern boundary of the public footpath and churchyard and have been designed using traditional architectural features within an appropriate palette of materials that are consistent with the local vernacular.

Make and document the decision and monitor outcomes.

5.25. The proposal is for 2 dwellings: one 2 bed and one 3 bed, which would be classed as infill and there are a number of examples of development set far back from the road in Gedney Hill.

5.26. The Grade II* listed Church of Holy Trinity and the Grade II listed cross to the north are effectively surrounded by development, with residential development to the north, south and west.

5.27. The design of the dwellings has ensured the materials and size are in accordance with surrounding development whilst respecting the character of the identified heritage assets to the north.

5.28. It has been established key views of the church will remain unaffected, as will those within the churchyard itself, therefore, the development preserves the significance of the listed building.

5.29. As the proposal will lead to less than substantial harm to the significance of the heritage assets, this should be assessed against the wider public benefits and optimum use of the site in accordance with paragraph 196 of the NPPF.

5.30. The wider public benefit is that additional housing will be provided in Gedney Hill in advance of the larger allocations being delivered. The proposal will be developed by a local builder who can commence construction following the granting of permission and Building Regulations approval.

5.31. The proposal is, therefore, compliant with National Policy and Local Plan policy 29.

6. CONCLUSIONS

6.1. Pre-Application Advice was received from the LPA in June 2019 in respect of the principle of residential development for up to 2 dwellings. This confirmed the proposal falls within the definition of infill and two dwellings could satisfactorily be accommodated, subject to design in respect of the dwellings to the west and the Grade II* listed Church of Holy Trinity. These matters have been considered as part of this planning application and have informed the final proposals.

6.2. The Heritage Impact Assessment within this statement confirms that there will be less than substantial harm to the identified designated and non-designated heritage assets within the vicinity of the application site.

6.3. There are no technical constraints as to why the site cannot be developed.

6.4. The application is consistent with the Development Plan and complies with the guidance set out in the National Planning Policy Framework which promotes sustainable development.

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