PROPOSED RESIDENTIAL DEVELOPMENT

Highstock Lane Gedney Hill Lincs
PE12 0QG

for
Mrs. K. Watts



PLANNING STATEMENT

mlp Moulton Land and Planning

oct 2017

The Proposal

This application seeks Outline Planning Consent for a residential development consisting of up to 6 individual plots with direct frontage to Highstock Lane, Gedney Hill.
The application is accompanied by an indicative site layout to demonstrate how the site can be developed in a satisfactory manner and in compliance with all relevant current and emerging Planning Policies.

Application Site

The application site has an area of 1.33 acres (0.54 hectares) and is located to the south-east of Gedney Hill village centre.

The site is of regular shape and has direct frontage onto the adopted highway of Highstock Lane. There are no structures on the land which has become overgrown with vegetation including several small trees. The primary characteristic of the site is the continuous native species hedge and shrub frontage onto Highstock Lane.

There are existing residential properties located immediately to the north-west and south-east boundaries of the application site, The rear of the site is open onto agricultural land to the north-east. The frontage of the site has a grass verge with an open drain along the south-eastern proportion of that frontage. There is a street lamp and speed limit road signage. There is a footpath located on the opposite side of Highstock Lane.

Adjacent properties have effective boundary screening in the form of mature hedging and/or timber fencing as indicated on the accompanying layout.



south–east boundary with No.5 Mole Drove

Application Site cont /….



north-west boundary with Highstock House



Rear boundary of application site viewed from Mole Drove

The Settlement

Gedney Hill is classified as a Minor Service Centre in the emerging SE Lincs Local Plan Settlement Hierarchy and, by definition, benefits from an appropriate level of services and amenities. Local facilities include a Primary School, Community Centre / Village Hall, shop and post office and a Golf Course. It is also on a public transport route.

Planning History

The application site has not been the subject of any planning applications and was not previously put forward to the LPA as a potential housing site during the 'call for sites' exercise carried out as part of the Local Plan process.

The Scheme

This application seeks to establish Outline Planning Permission for a scheme of up to 6 dwellings. Although the accompanying plan is only an indicative layout there is a conscious intent to create an attractive development appropriate to the location.

As mentioned previously the frontage of the application site presents an attractive street scene, providing a stark contrast to the open countryside opposite to this frontage. It is therefore considered essential that the natural hedgerow is retained and indeed thereafter maintained by the subsequent property owners to create instant maturity to the development.

Being located within the EA Flood Zone 1 designation it is considered an ideal, and increasingly rare, opportunity within the District to construct single storey dwellings as indicated on the accompanying layout.

This approach serves to minimise any impact on the adjacent properties and the open countryside beyond. The plots are of generous proportion which allows creative and individual designs to be provided behind a ready-made mature frontage – again another rare opportunity within the District.

The indicative layout suggests pairing of vehicular accesses. As well as maximising visibility at these points it also enables the frontage hedgerow to be retained in longer sections.

The rear boundary of the application is currently open onto farmland and although the rear aspect of the site is not particularly visible it is considered that the depth of the plots will accommodate native species hedgerow and tree planting, with any screen fencing becoming a secondary element for privacy and security of residents.

Planning Policy

The South East Lincs Local Plan has been considering the future provision of housing within the region and has now reached the 'Examination Stage'.
As previously stated the subject site has not previously been put forward by the landowner for consideration as an 'allocated site' – the landowner was unaware of the process at the time.

The current Settlement Map for Gedney Hill (publication version March 2017) identifies a total of three sites considered suitable as 'allocation sites'.
The two largest potential sites are adjacent to each other and are central to the existing settlement. However, Gedney Hill is typically a linear, or 'ribbon', form of settlement with housing and related facilities radiating out alongside transport links or other strategic features.

Characteristically existing development is frontage only and provides a gradual expansion of a settlement led by demand rather than a dramatic influx of development which can place a strain on local infrastructure and facilities.

In terms of the application site it is located as near as achievable to the existing settlement Boundary as the Highstock Drain dictates a physical clearance along with a 9 metre bylaw exclusion zone. It is proposed as a modest scheme of 6 dwellings positioned between existing dwellings. Beyond the application site to the south-east there is significant existing residential development further along Highstock Lane.

This application is a self contained development infilling between existing properties with good connection to the main village and its facilities.

There is a public footpath opposite to the site, there is street lighting and the site is also located along a bus route (bus stop located at the southern edge of the application site)

It is noted that the Local Planning Authority is still striving to achieve the required 5 year land supply (plus buffer) and that Paragraph 49 of the NPPF states that in the absence of a 5 year land supply, housing applications should be considered in the context of a presumption in favour of sustainable development.

Paragraph 14 also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, 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.
Paragraphs 7 and 8 explain that the three mutually dependent dimensions to sustainable development are social, economic and environmental.

It is considered that this application fully satisfies the above criteria in that it provides a positive economic role proportional to the location – it is the right type of land in the right place and it will support growth and support local facilities in an appropriate measure for the settlement of Gedney Hill.

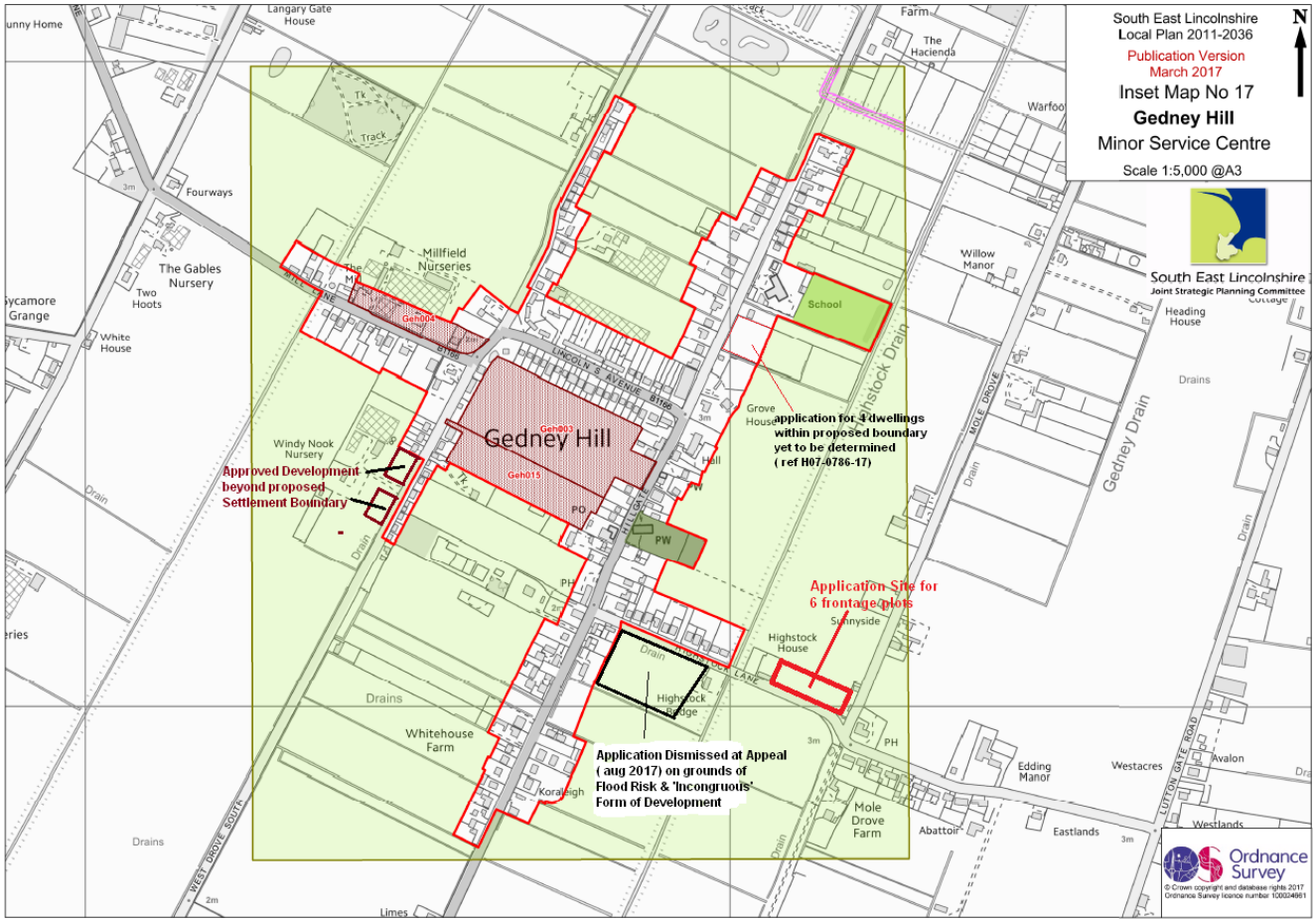
The proposed development of 6 dwellings will assist, in meeting the housing needs identified in the District and specifically the village. It will also serve to support and maintain the services and facilities of the settlement, particularly as the site is well positioned to be accessible to those facilities without the reliance on motor vehicles.

Planning Policy cont/…

In Environmental terms the application site is characteristically frontage linear development with the specific benefit of frontage landscaping to provide instant maturity to the development. It is not considered in any way detrimental to the prevailing rural character of the settlement and certainly as infill between established groups of houses does not represent encroachment into open countryside

Recent Relevant Planning Activity

At the date of this application there have been no planning applications lodged on any of the proposed SE Lincs Local Plan 'allocation sites'.
Whilst this is not to say that they are not deliverable, at a time when the Local Planning Authority are falling short of the required 5 year land supply it is relevant that any suitable and sustainable proposal for delivering housing should be encouraged and permitted.



Extract from SE Lincs Settlement Map showing recent relevant Planning Activity

The recently appealed site along Highstock Lane was considered by the Inspectorate to be deficient in terms of flood risk (sequential test) but also it represented a form of development that was uncharacteristic of a settlement like Gedney Hill and as such it was considered to be 'incongruous with the prevailing ribbon development nearby'.
That application was deemed by the Inspector to be at odds with 'the existing historic pattern of development in its vicinity'.

Recent Relevant Planning Activity cont/…

Two Outline Applications along West Drove South have been consented (one by Appeal) and these were both outside of the proposed Settlement Boundary but also fronting onto a sub standard road of single carriageway width with no footways. These sites are also located within Flood Zone 2.

Technical Considerations

Highways

The application site fronts directly onto a straight section of Highstock Lane giving good visibility in both directions. There is a speed limit of 40mph along this section of public highway and with a carriageway width exceeding 5metres and footway on the opposite side It is considered a satisfactory location for residential development.



View along application site frontage looking north-west towards village centre

The indicative layout suggests that the vehicular accesses should be paired and that each plot will certainly be of sufficient size to accommodate garaging, visitor parking and turning space to ensure that on street parking is not encouraged or necessary.

Flood Risk & Drainage

It has been established that the application site is located within Flood Zone 1 and therefore no Flood Risk Assessment is required to accompany the application. This is also an extremely relevant quality of the site in that the LPA are required to select suitable sites sequentially based upon the lowest flood risk

Flood Risk & Drainage cont/…

Foul Drainage
There is currently no public foul sewer available in Gedney Hill but as a low density scheme on large individual plots it is appropriate to install private treatment units to each plot of ample rear garden area to accommodate the proprietary soakaway system with no adverse effect on the environment. These installations would be in accordance with all relevant technical legislation.

Surface Water Drainage
There is no highway construction to require surface water disposal and the private driveways will be constructed in permeable materials. Roof water from the dwellings will be directed to suitably sized and located soakaways using proprietary engineered crate systems.

Conclusion

Whilst the application site is positioned beyond the currently proposed Settlement Boundary for Gedney Hill it is evident that if the landowner had put this site forward during the 'call for land' process then it would have been seriously considered as available, sustainable and deliverable. The modest scale of development it delivers is ideal for a rural settlement such as Gedney Hill.

- It totally fits with the historic character of ribbon development, particularly with its existing landscaped frontage
- It is located within Flood Zone 1
- It is well positioned with regard to the amenities & facilities of the village.
- It is located along a bus route and has public footpath connectivity with the village core.

This site represents an opportunity for a short term delivery opportunity for the LPA, albeit a housing delivery of just 6 properties. However, in a village environment this should be welcomed as 'manageable' with minimal impact on infrastructure but a positive contribution towards the sustainability of the settlement.

The site itself sits dormant, not currently in agricultural use, but available and ready to provide quality housing for the District. For the reasons stated in this application it is considered that the proposal is totally compliant with all current National and Local Planning Policy and we therefore look to the Local Planning Authority to endorse that view by granting Outline Planning Consent at the earliest opportunity.

Alan J Finch

mlp Moulton Land and Planning

Oct 2017