Planning, Design & Access Statement

To support an outline application for 2 dwellings with associated infrastructure

Land at 3 Bow Gate, Gosberton

This Planning, Design & Access Statement has been prepared by Simon Machen MRTPI of Barmach Ltd on behalf of Mr A Murfet

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1.0 Introduction

This Planning, Design and Access Statement has been prepared to support a full application for two dwellings with associated infrastructure on land which currently forms part of the garden area of No.3 Bow Gate, Gosberton.

It describes the site, the planning history and the proposal before setting out the key planning issues, assessing these against both local and national planning policy.

This statement is supported by and should be read in conjunction with following technical reports:

- Tree survey
- Ecology report
- Flood risk assessment

2.0 Site description

The application site comprises part of the garden of No 3 Bow Gate. The property is a chalet bungalow set within a substantial plot at the junction of Bow Gate with High Street (A152) as shown in Figure 1. The existing property has a vehicular access from Bow Gate.

Figure 1- Site Location



The surrounding area is residential in character comprising a variety of dwelling sizes and styles including a number of bungalows as shown in Figure 2.

Figure 2- Views along High Street



View looking south towards Bow Gate



The junction of High Street and Bow Gate



View north along High Street

The site lies outside of and is not in close proximity to the Gosberton Conservation Area. The nearest Listed Building, Bow Gate House, is located to the west. The site is not within its setting.

3.0 Relevant planning history

Outline planning permission with all matters reserved was granted in March 2023 for the erection of a dwelling on the site under reference H08-0069-23. The access forming part of this application was approved as part of H08-0069-23.

4.0 The proposal

This application seeks planning permission for the subdivision of the curtilage of No 3 Bow Gate and the erection of two new dwellings and associated garaging. A new vehicular access off High Street would be created.

The proposed dwellings should be modest in scale and each would have sufficient car parking for at least 2 spaces.

Figure 3 shows the site layout and Figure 4 the frontage street scene.

Figure 3- Layout plan

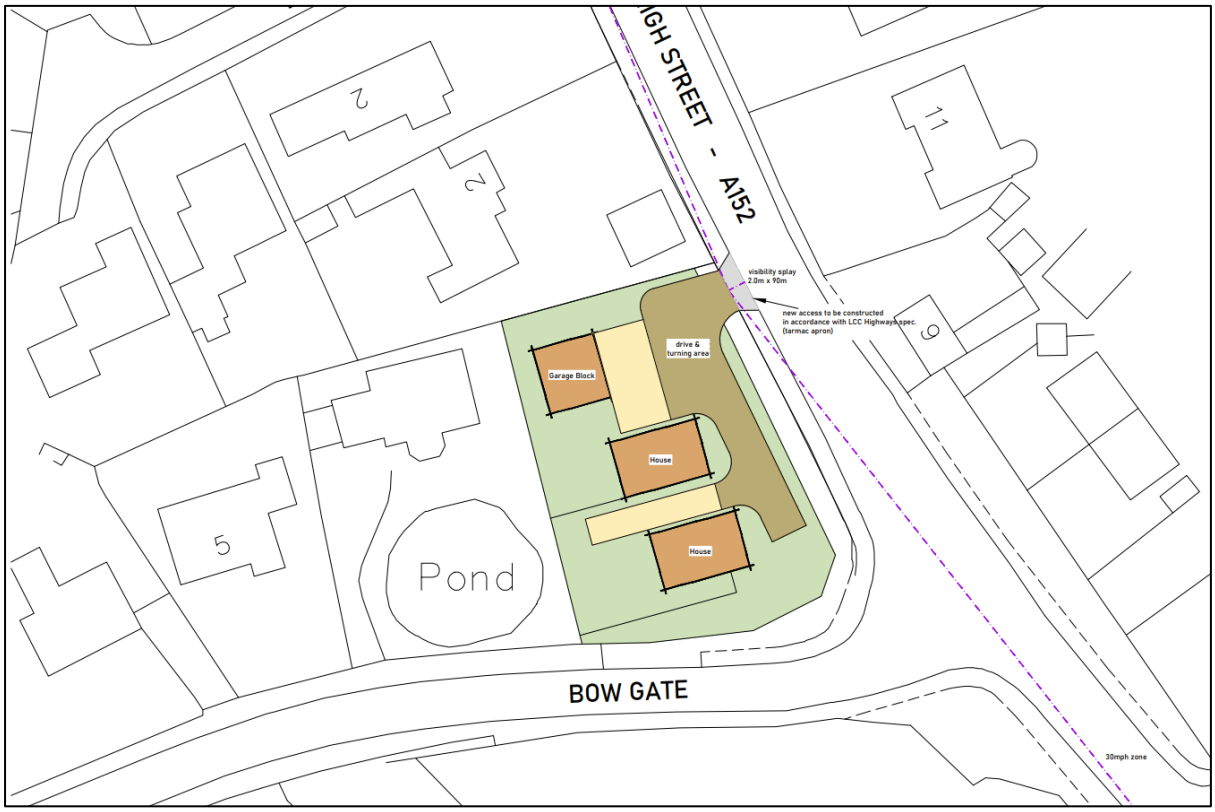
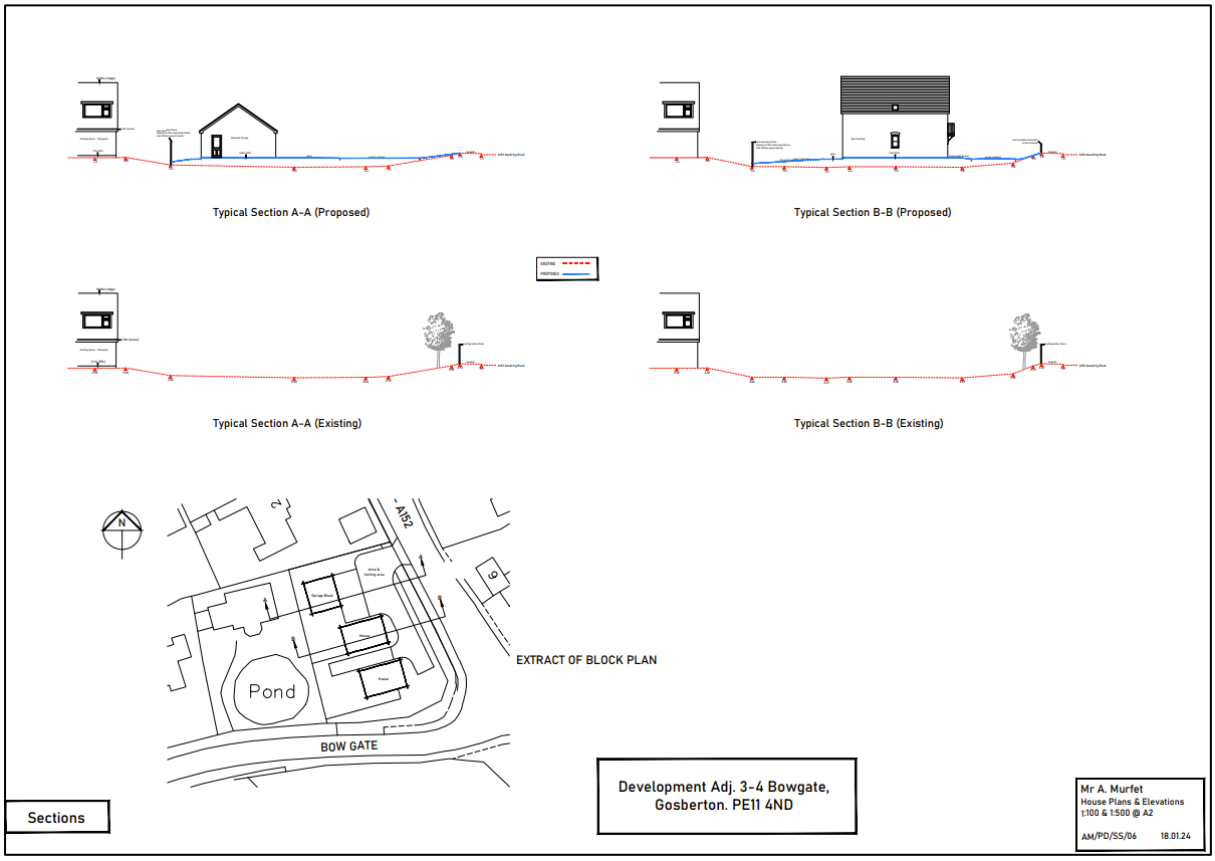


Figure 4- Street scene



Figure 5 illustrates the proposed site sections.

Figure 5- Site sections



5.0 Planning policy and key planning issues

The proposal raises a number of planning issues. These are considered below:

- Principle of development
- Design, layout and amenity
- Transport, access and parking
- Flood risk and drainage
- Ecological and arboricultural impacts

Planning Policy Context

National planning policy is established primarily through the **National Planning Policy Framework** (NPPF). This sets out Government's clear presumption in favour of sustainable development.

Local Plan policy is set out in the **South East Lincolnshire Local Plan (2011-2036)** adopted in March 2019.

Minerals and Waste policy within the county is determined by Lincolnshire County Council and set out in the **Minerals and Waste Core Strategy and Development Management Policies Plan** adopted in June 2016. Alongside policies for assessing the suitability of new minerals and waste development the plan also designates mineral safeguarding areas to protect future mineral use. The site is not within a safeguarding area.

The principle of development

NPPF Paragraph 123 sets out that planning policies and decisions should promote an effective use of land in meeting the needs for homes and other uses whilst safeguarding and improving the environment. **Paragraph 124** sets out that planning decisions should support development that makes efficient use of land taking into account factors such as the identified need for different types of housing, availability and capacity of infrastructure and services, the area's character and setting, and the importance of securing well-designed, attractive places.

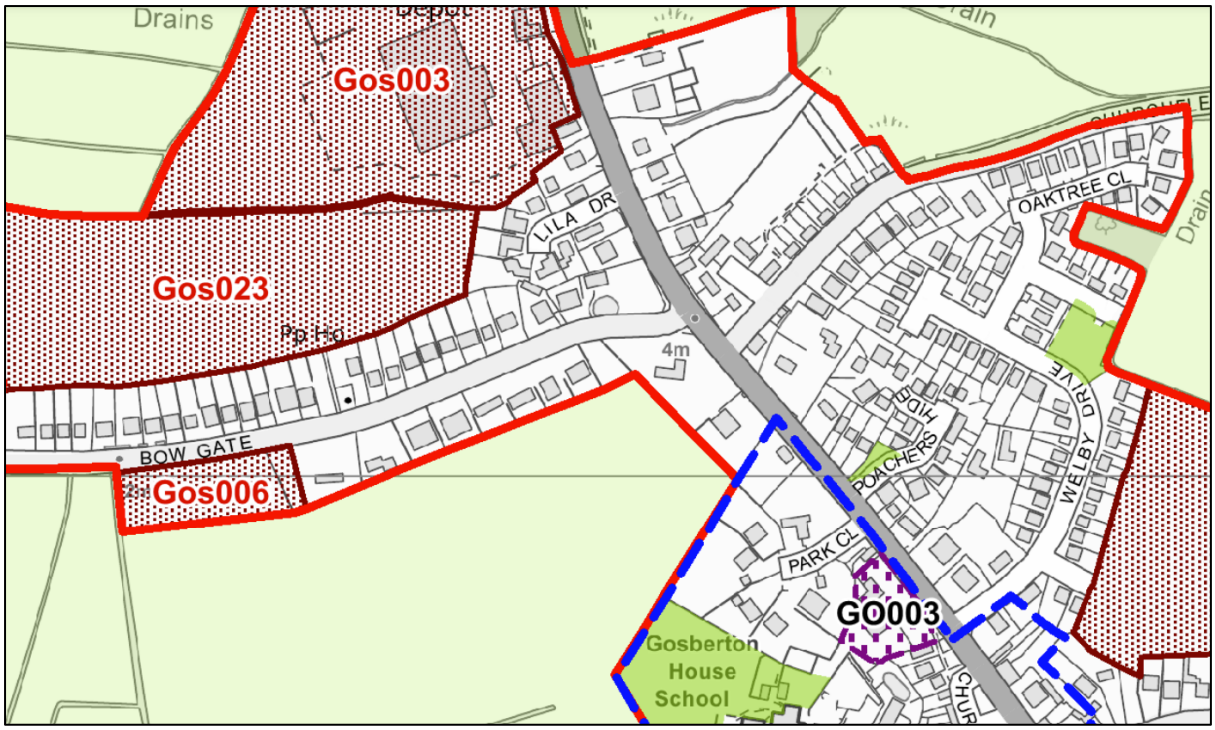
Local Plan Policy 1 The Spatial Strategy sets out the new development should be focused on the Sub Regional Centres of Boston and Spalding and then in the Main Service Centres and Minor Services Centres. More limited development will be permitted in other services centres. Development within the open countryside will only be allowed where specific criteria are met.

Gosberton is identified within the Local Plan as a Minor Service Centre. **Policy 1** sets out *'within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill'.*

As shown in Figure 6, the application site is located within the defined settlement limits for Gosberton which is clearly a suitable and sustainable location for new residential development. Whilst the site is not allocated within the Local Plan the proposal would constitute an infill proposal. As such the principle of development is acceptable. Furthermore, outline planning permission has recently been granted for a dwelling on the site under application H08-0069-23.

As such it is considered that the principle of development is acceptable.

Figure 6 – Local Plan extract



Design, layout and amenity

Paragraph 131 of the **NPPF** states that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*.' **Paragraph 191** seeks to ensure that development is appropriate for its location and that health and living conditions are protected, where necessary by mitigation.

Local Plan Policy 2 Development Management reiterates national planning policy and sets out that proposals requiring planning permission will be permitted provided that sustainable development considerations are meet. These include density, quality of design, access and traffic generation, impact on neighbours, and sustainable drainage and flood risk.

Policy 3 Design of New Development sets out a number of criteria which require that new development creates distinctive places through the use of high quality and inclusive design and layout and, where appropriate, makes innovative use of local traditional styles and materials.

No 3 Bow Gate is set within a very substantial plot. It is considered that this can be subdivided without any unacceptable impact upon the character of the area, as has already been approved through the grant of permission H08-0069-23. The existing property will retain an appropriately large curtilage.

The application site can comfortably accommodate two new dwellings. The proposed new dwellings would front and relate to High Street rather than Bow Gate itself. This section of High Street is some distance from the Gosberton Conservation Area and the pattern and form of development is very varied. There is no consistent building line, plot size or dwelling style. In this context it is not considered that any unacceptable impact would result upon the character of the immediate area.

Given the new dwellings will relate to High Street and in light of the separation distance and intervening development, neither is it considered that there would be any impact upon the setting of Bow Gate House to the west.

Given the wide variety in the scale and appearance of the dwellings along this section of High Street the proposed house types shown would not look out of place.

As well as retaining a suitably sized curtilage, it is not considered that the proposal would result in an unacceptable impact upon the amenity of No 3 Bow Gate. Whilst to the front rather than the rear, the property will retain a substantial garden area which is private.

It is also considered that a suitable level of amenity could be afforded to the future occupiers of the new dwellings.

The proposal is therefore considered to be acceptable in accordance with the NPPF and Local Plan Policies 2 and 3.

Flood risk and drainage

NPPF Paragraph 165 sets out that inappropriate development in area at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such an area it should be made safe for its lifetime without increasing flood risk elsewhere. **Paragraphs 167-171** set out the requirements for the sequential and exceptions test. **Paragraph 173** states that when determining planning applications local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate applications should be supported by a site specific flood risk assessment. Development should only be allowed in areas at risk of flooding where in light of this assessment it can be demonstrated that the most vulnerable development is located in areas

of lowest flood risk, the development is flood resistant, it incorporates sustainable drainage systems, any residual risk can be managed, and safe access and escape routes are included where appropriate**.** **Paragraph 175** advises that major applications should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.

Local Plan Policy 4 Approach to Flood Risk sets out that new development will be acceptable within Flood Zones 2 and 3 or where there is a risk during a breach or overtopping scenario as shown on the flood hazard and depth maps in the Strategic Flood Risk Assessment subject to a sequential test, and subject to a Site Specific Flood Risk which demonstrates that the vulnerability of the proposed use is compatible with the flood zone and includes mitigation measures to demonstrate how the occupants will be kept safe.

The **South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA)** was prepared in June 2017. The Joint Lincolnshire Flood Risk and Drainage Management Strategy has been prepared by Lincolnshire County Council as the Lead Local Flood Authority. The purpose of the Strategy is to increase the safety of people across Lincolnshire by reducing the number of people at risk of flooding, increasing the resilience of local communities, and reducing the impact of flooding.

The Environment Agency's flood maps indicate that the application site falls within flood zone 3 as shown in Figure 7 below.

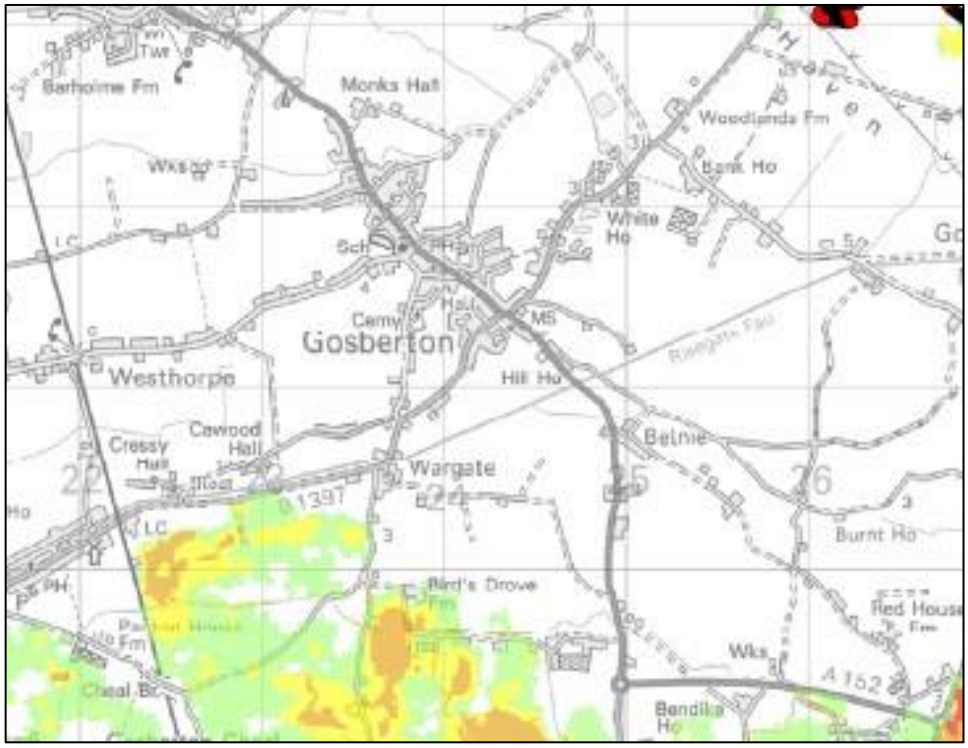
However, the SFRA shows that the site does not fall within a hazard area both now and in 2115. Figure 8 refers.

As such the application site is considered to be a suitable site for new development. Surface water drainage would be via soakaways and there is an existing foul connection.

Figure 7- Environment Agency flood map extract



Figure 8 - Extract from the SFRA, Year 2115



The previously approved application on the site was accompanied by a flood risk assessment which is presented again here for information. This considered the sequential and exception tests. The Council in approving the application concluded that:

'The development would provide some wider sustainability benefits to the community through a contribution (albeit small) towards housing supply, and other benefits including generating employment during the construction period and its proximity to a range of services and facilities. Setting finished floor levels at 150mm above existing ground level would mitigate against the risk identified and should ensure that the development is safe for its lifetime. Raising floor levels by this extent would not have a detrimental impact on the appearance of the property or adversely affect residential amenity. In terms of drainage, the proposal is for surface water to be disposed of via soakaways. There are no known permeability issues in this area that would preclude the use of soakaways. Foul drainage will be disposed of via mains sewer. Given the above, the proposal (at this stage) is considered to be in accordance with Policies 2, 3 and 4 of the Local Plan with regard to their provisions on flood risk and drainage.'

It is considered that the same conclusion can be reached in respect of the 2 dwellings proposed here which would further add to housing supply. The development is therefore considered to comply with the provisions of Local Plan Policy 4 and the NPPF. Conditions in respect of site levels and finished floor levels can be similarly applied here as with application H08-0069-23.

Transport, access and parking

The **NPPF** at **Paragraph 115** sets out that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy 2 Development Management and Policy 3 Design of New Development both seek to ensure that sustainable development considerations are met in terms of access and traffic generation.

Policy 36 Vehicle and Cycle Parking sets out that all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements outlined in the policy.

The application seeks approval for a new access onto High Street. The new access will be designed to the Local Highway Authority's detailed technical specification and sufficient visibility splays can be accommodated. The same access was previously approved under application H08-0069-23.

Sufficient car parking and turning areas can be accommodated within the site for the new dwellings. Cycle parking provision can be accommodated on plot.

Sufficient car parking space and room for cycle parking will also be retained for No 3 Bow Gate.

The proposal is therefore considered to comply with the provisions of the NPPF and Policy 36 of the adopted Local Plan.

Ecological and arboricultural impacts

The **NPPF** at **paragraph 180** states that planning decisions should contribute to and enhance the local environment. **Paragraph 186** sets out that if significant harm from development cannot be avoided, mitigated or as a last resort compensated for, then planning permission should be refused. Opportunities to improve biodiversity in and around development should be integrated as part of their design especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Local Plan Policy 2 Development Management states that sustainable development considerations should be met in relation to matters such as impact or enhancement for areas of natural habitat. **Policy 3 Design of New Development** indicates that proposal should, where relevant, include the incorporation of existing hedgerows and trees and the provision of new appropriate landscaping to enhance biodiversity.

Policy 28 The Natural Environment sets amongst other matter out that high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets. All development proposals will be expected to provide an overall net gain in biodiversity, by protecting the biodiversity value of land, buildings and trees (including veteran trees) minimising the fragmentation of habitats and through opportunities for enhancement.

The application is not in close proximity to any designated ecological sites.

There are a number of existing trees within the site, but of low quality. The application is supported by a tree survey. This shows that there are no category A trees and a single category B tree, a Norway Spruce, on the southern boundary which can be retained. Removal of trees has already been permitted through the consent for a single dwelling on the site.

The application is supported by a Preliminary Ecological Appraisal prepared by Hillier Ecology and no protected species were found.

The development is therefore considered to be acceptable in the context of the NPPF and Local Plan Policies 2, 3 and 28.

6.0 Conclusion

The application site is located within the settlement limits of Gosberton which is identified by Policy 1 of the South East Lincolnshire Local Plan as a Minor Service Centre and therefore a suitable location in principle for new development. Consent has recently been granted for a single dwelling on the site and the principle of development is thus established.

No.3 Bow Gate is located on a very substantial plot. It will retain a large plot in keep with its existing character. The new dwellings will front High Street, this part of which is varied in terms of its character and appearance. In this context the new dwellings will not have any unacceptable impact. Sufficient amenity can be retained for No.3 Bow Gate and afforded to the occupiers of the new dwellings.

The new access will be designed to the technical standards of Local Highway Authority with the necessary visibility splays. Sufficient car and cycle parking can be accommodated.

The proposal would not result in any unacceptable flood risk, ecological or arboricultural impacts.

In accordance with the NPPF planning permission should be granted for this proposal as there are no adverse impacts which would outweigh the benefits of the scheme.

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