Justification Statement

Site:

Land to the West of Spalding Road,

Gosberton,

Lincolnshire

PE11 4NP

Applicant:

Mr Andrew Proctor

Prepared by:

O. Staff

Revision:

P01 -August 2023

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Introduction

Origin Design Studio Ltd has been appointed by Mr Andrew Proctor to submit an outline planning application on a parcel of land in Gosberton.

This planning statement accompanies an outline planning application for a residential development of 4 no. new build dwellings at Land to the West of Spalding Road, Gosberton, Lincolnshire PE11 4NP.

This document provides a rationale for justifying new build dwellings on the site.



Figure 1 – Indicative Proposed Site Plan

Site Location

Neighbourhood Context

The proposed site is located in Gosberton along Spalding Road. Gosberton is defined in the Local Plan as a Minor Service Centre and is a linear village. High Street is the main road which runs through the village and leads on to Spalding Road.

Existing Site

The existing site fronts Spalding Road and lies opposite existing dwellings to the North East and lies between adjacent dwellings to the North West and South East. The site is therefore infill development. To the South West of the site is agricultural land.

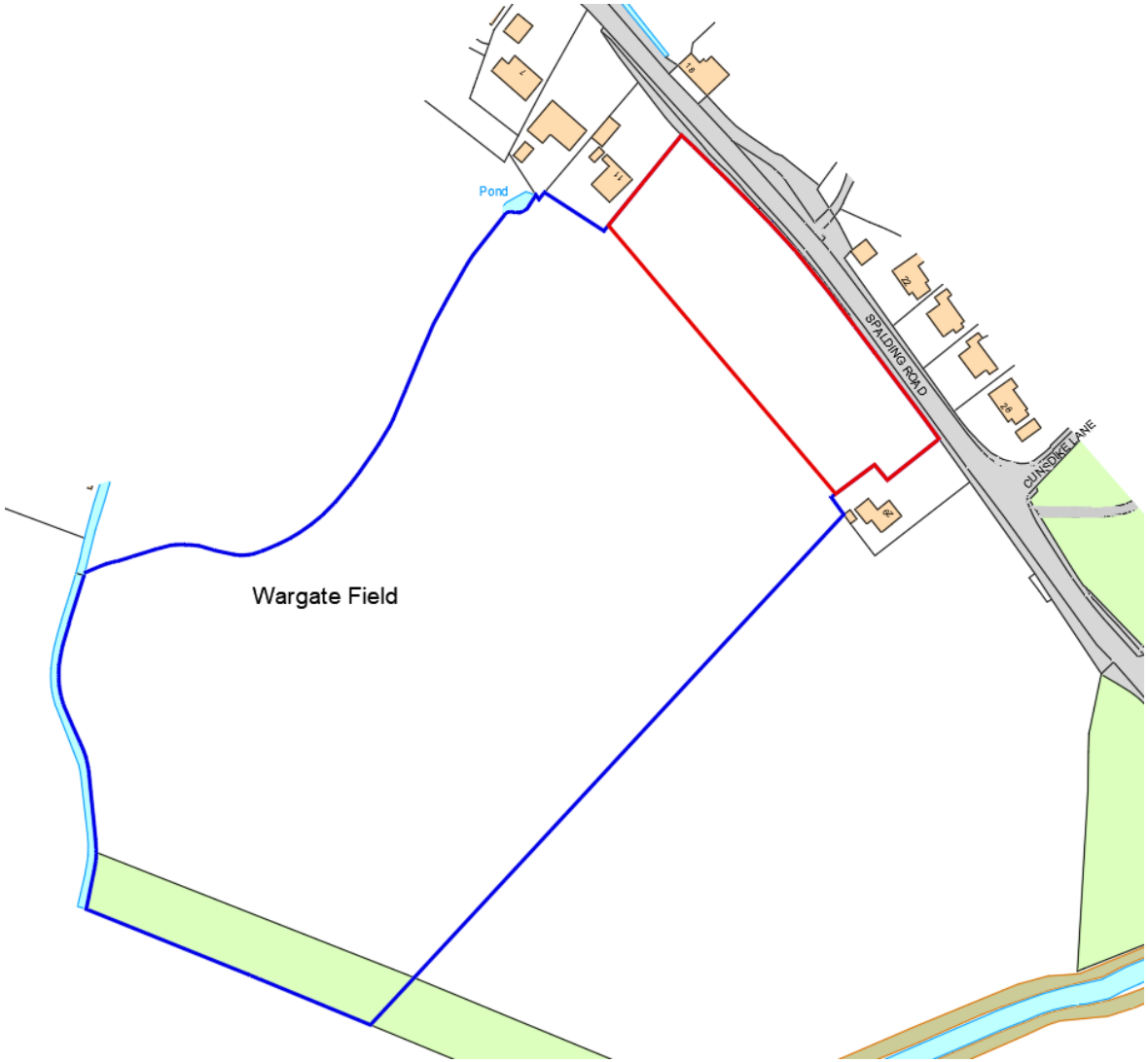


Figure 2- Red outlined area indicates site location. Blue line indicates additional adjacent land owned by the applicant

Site Constraints

Existing Buildings

Adjacent Buildings

The adjacent buildings to the North West, South East and North East are existing dwellings. These have been considered in regard to privacy and overlooking when designing the scheme.

Trees

There are some trees on the site along the road. These are proposed to be retained and integrated into the scheme. The trees have been taken into account when siting the dwellings, making sure they are outside of the Root Protection Areas (RPA's) in order to retain them on site.

Existing Services

There are existing telegraph lines and poles on site. Although there is potential for these to be relocated, the proposal has been designed to avoid these.

Flooding

The site is mostly located in flood zone 1, however there are areas located in flood zones 2 and 3. The Flood zones

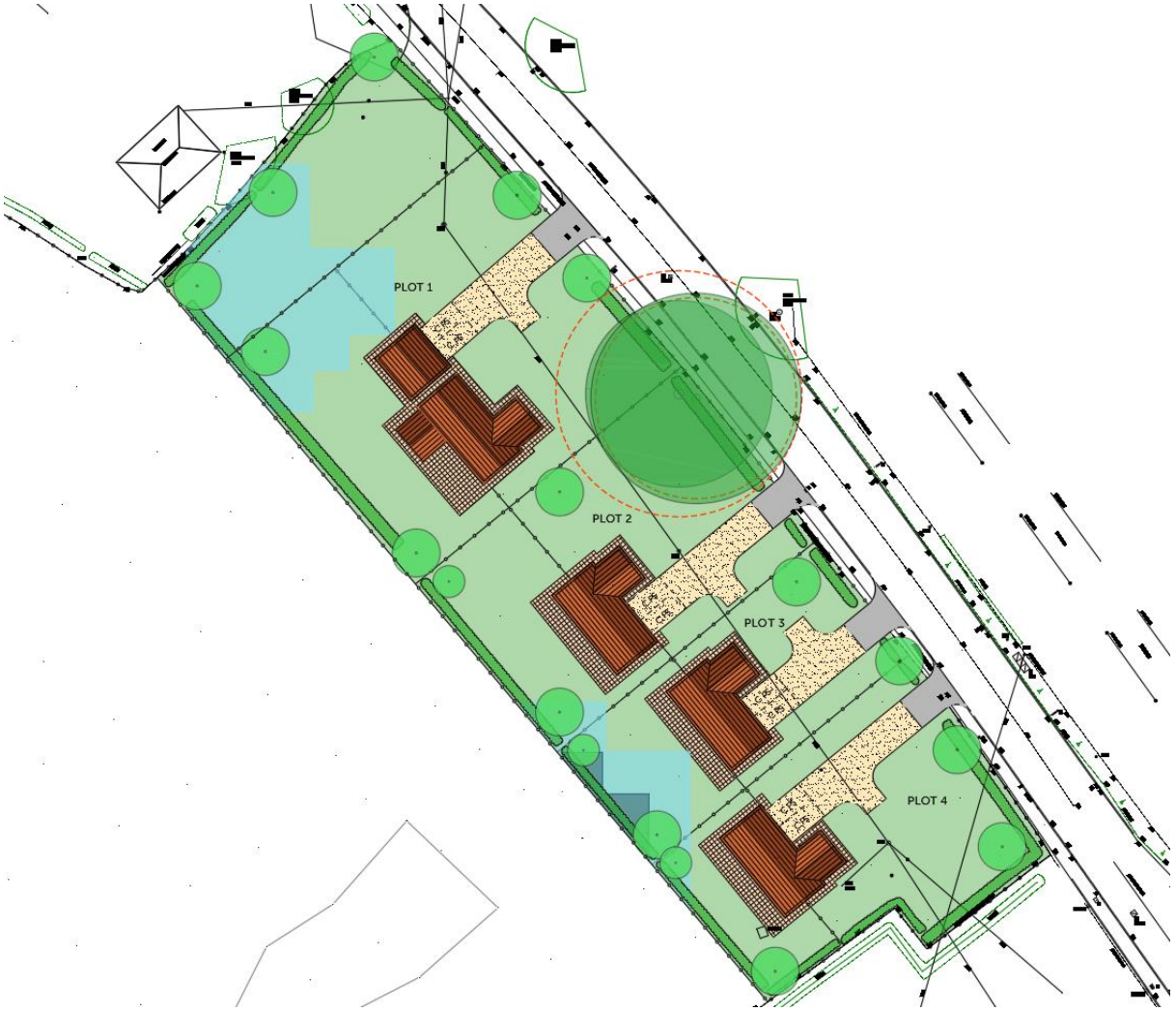


Figure 3– Proposed Site Plan with Flood Zones overlaid. Flood Zone 2 indicated by light blue hatch, Flood Zone 3 indicated with darker blue hatch.

are shown on figure 3. The dwellings have been located to avoid these areas. A Flood Risk Assessment (FRA) has been produced to support the application.

Site Opportunities

Views

Due to the rural location, views towards the open countryside are achieved to the South West. This has been considered when orientating the dwellings, whilst also considering privacy of neighbouring dwellings.

Trees

As mentioned, the trees on site, although a constraint to be considered, also provide an opportunity to include natural screening and privacy to the site. There is also the opportunity to include new planting which will add to the biodiversity of the site.

Planning Policy and Material Considerations

Although the NPPF provides the national planning objectives for any planning application in England, the Local Planning Authority's Local Plan policies must take primacy when an application is being determined. In this instance, at the time of writing, the South East Lincolnshire Local Plan (SELLP) takes primacy. The Plan was formally adopted in March 2019.

Decisions must be made in accordance with the development plan unless other material considerations indicate otherwise. Such material considerations can include emerging local plans, emerging neighbourhood plans, national policy, permitted development rights and extant planning permissions.

Principle of Development

This section of the report will provide a resume of the local plan policy considerations as well as national policy and guidance. Thereafter a conclusion on the principle of the development proposed will be made having regard to these considerations.

South East Lincolnshire Local Plan Policies

The relevant planning polices relating to the application are the following:

- Policy 1: Spatial Strategy
- Policy 2: Development Management
- Policy 3: Design of New Development
- Policy 4: Approach to Flood Risk
- Policy 28: The Natural Environment
- Policy 36: Vehicle and Cycle Parking

National Planning Policy Framework - July 2021

One of the overarching and central themes to the NPPF is the Government's absolute commitment to encouraging and achieving sustainable development and strong economic growth, and the crucial role and expectation that the planning system does everything it can to support this. The Government expects that the planning system should operate to encourage, and not act as an impediment, to sustainable growth.

In order to deliver sustainable development, paragraph 11 of the NPPF requires that Local Planning Authorities approve proposals that accord with the development plan

without delay, and that where there are no development plan policies, or the most relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local Planning Authority's may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. In this respect, the case being advanced by the applicant seeks to engage the guidance that enables decisions to depart from the development plan.

Chapter 5 of the NPPF deals with housing with paragraph 60 confirms the Government's objective of significantly boosting the supply of homes.

Assessment of Policy and Material Considerations

South East Lincolnshire Local Plan Policy Assessment

The starting point for the consideration of all planning applications is the development plan as per Section 70(2) of the Town and Country Planning Act 1990 (as amended). In this case, in the absence of a neighbourhood plan, the development plan is South East Lincolnshire Local Plan (SELLP). As can be seen in the Gosberton Inset Map (figure 4) the proposed development site sits immediately adjacent to the settlement boundary. However there are dwellings opposite along Spalding Road and an existing dwelling located to the south east of the site such that the proposed development site would have the semblance of infill albeit at the edge of the settlement.

Gosberton is described under this policy as a minor service centre and states that in 'Minor Service Centres', development will normally be limited to Allocated and Committed sites and infill.

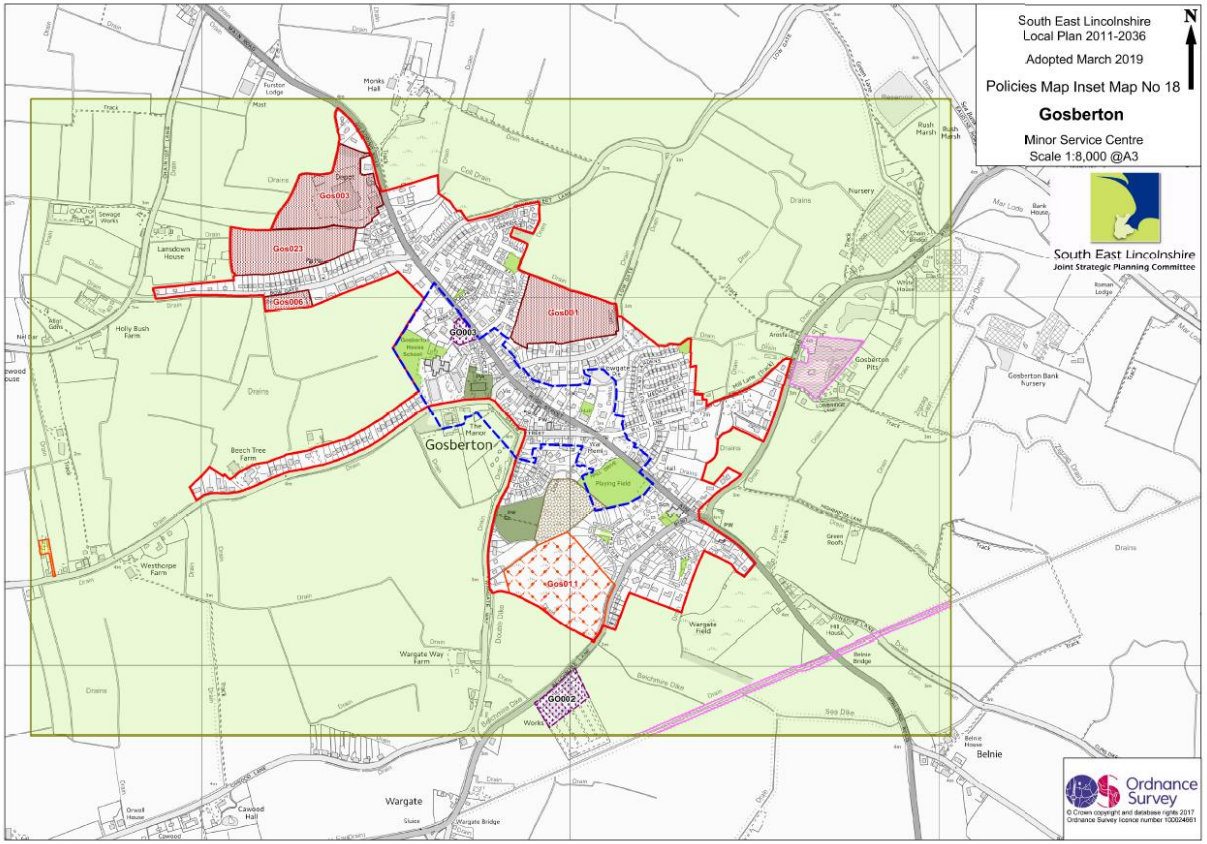


Figure 4 - Gosberton Inset Map. Red outline indicates settlement boundary

Policy 2 relates to development management and defines further detail as to how sustainable development should be achieved.

One aspect of this is analysis of the size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. Although only at the outline stage, the proposal is of a suitable size, layout and density. The orientation of the dwellings have been carefully considered in terms of solar gain/ preventing overheating as well as considering amenity of neighbouring dwellings and the character of the area. As outlined in the FRA, flood risk of the site has also been carefully considered.

Policy 3 relates to the design of new development and outlines how new development should be designed to create a sense of place. The proposal is in line with this through respecting the density, scale and massing of neighbouring dwellings. The proposal has also considered the orientation of

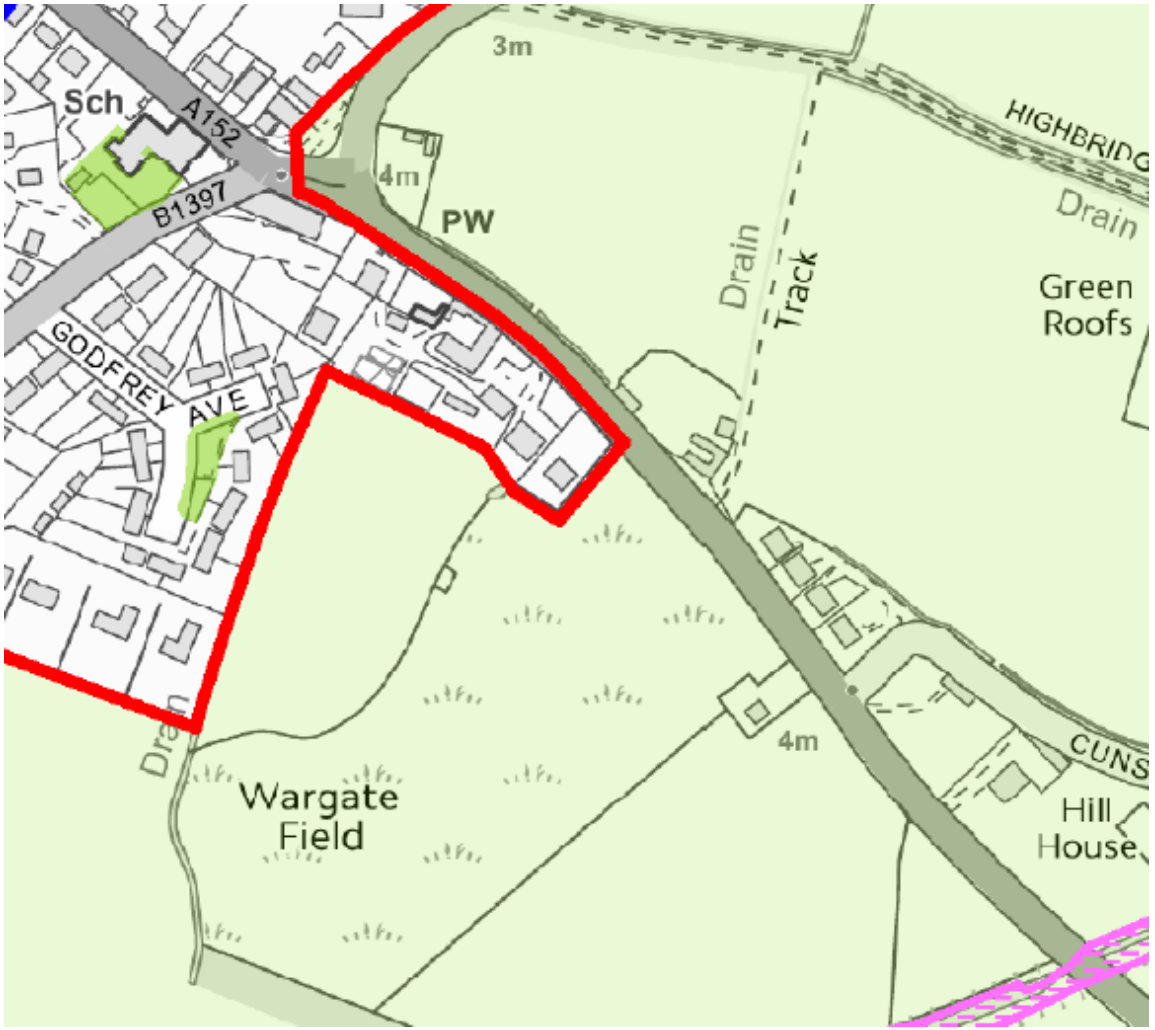


Figure 5 - Close up of Gosberton Inset map to show site

the dwellings with regard to the surrounding dwellings.

The existing dwelling immediately to the north west is a two storey detached property with garaging. The footprint of the dwelling (not including garaging) is approx. 96m2. The dwelling immediately to the south east is similarly also a two storey detached property with a separate garage. The proposed dwellings are comparable to this footprint, also being approx. 96m2. The proposed dwellings also retain the line of linear frontage development by being set back from the road a similar amount from these dwellings.

There are some single storey and 1.5 storey dwellings opposite the site in the other site of the road, however due to being set back from the road, the proposal will not impact the amenity of these dwellings. Ther existing adjacent two storey dwellings are also currently opposite some of these 1/1.5 storey dwellings and therefore is already deemed acceptable to have 2 storey dwellings in this location.

The character of the area is also mostly detached dwellings with the ability to get glimpsed views of the countryside between these dwellings. This is an aspect which as shown in the indicative site plan will be carried through on the site.

As mentioned, the existing trees on site will be retained to promote and enhance biodiversity.

Policy 4 relates to flood risk and as mentioned this is covered in more detail within the FRA, however the dwellings have been located outside of the flood zones and when the dwellings are fully designed at reserved matters stage, the recommendations of the FRA will be adhered to in setting the appropriate floor levels.

As mentioned, the site is not a true infill site as it lies just outside the settlement boundary, however due to the site being mostly in flood zone 1, to an extent where all dwellings can be located out of the hazardous flood zones, this is a material consideration which should allow the proposal to be seen more favourably. As can be seen in the flood map in figure 5, the majority of the district is within flood zones 2 or 3,

with little developable area in flood zone 1.

This site would provide an opportunity to gain more housing in the district, outside of the flood zones 2 and 3 which is still associated with the village of Gosberton and provides the semblance of infill development.

Further to this, the wording of policy 1 states development is 'normally' limited to Allocated and Committed sites and infill. This therefore indicates there is some flexibility where other considerations allow a site to be seen more favourably. I can be considered that this is one such proposal.

Policy 28 relates to the natural environment and requires proposals shall provide an overall net gain in biodiversity. This has been considered in the proposal through the retention of existing trees and addition of hedgerows, and new tree planting. Although indicative at this stage, full details can be provided at the reserved matters stage.

Policy 36 relates to vehicle and cycle parking. The number of parking spaces

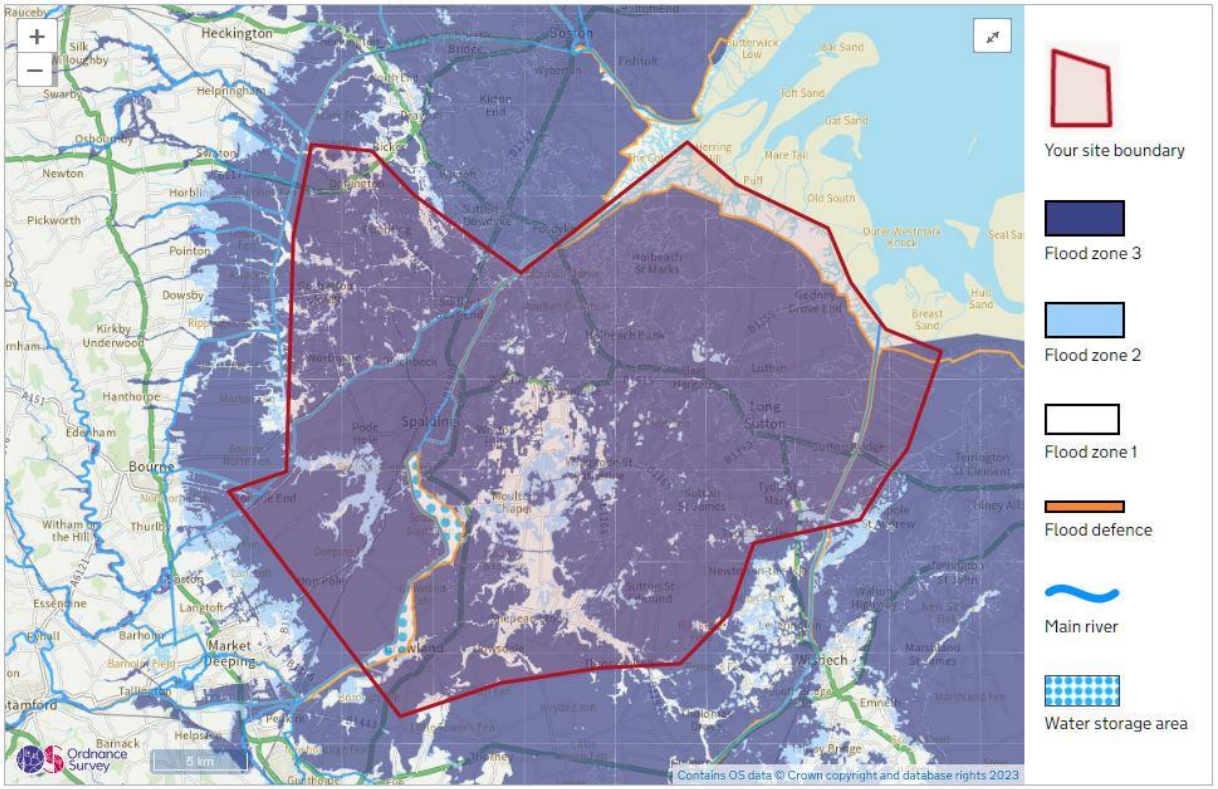


Figure 6 - Flood map of the district

provided for each dwelling are of a suitable level as well as enabling electric vehicle charging provisions.

Design

Use

The current use of the site is agricultural, surrounded by residential dwellings. Therefore the proposal to change the use of the site to residential is not out of character with the surrounding land use. The site is also bound on 3 sides by residential dwellings and so is infill development.

Amount

The number of dwellings proposed on site is 4. This is a suitable density for the site and enables space to be left between the neighbouring dwelling to the north west to prevent overlooking and retain privacy for both dwellings.

Although indicative at this stage, each dwelling is currently proposed to contain 4 bedrooms. Car parking spaces on site have been allocated in line with each dwelling having 3-4 car parking spaces, at least one of which being contained within a garage.

Layout

The layout of the site is in line with surrounding residential development, being linear, road frontage dwellings. They are also set back from the road to a comparable distance to the neighbouring dwellings, therefore creating a continuation of the character and layout of the area.

Scale

The scale of the proposed development has been designed to be sensitive to the site's and setting and neighbouring dwellings. As a result, the dwellings are 2 storey to reflect the neighbouring dwellings immediately to the north west and south east.

Although indicative the dwellings are of a suitable scale for the area and site. The gardens are also generously sized.

The dwellings are also proposed to be 4 bedrooms.

The height of the dwellings will be comparable to a standard 2 storey dwelling.

Landscaping

The proposed landscaping scheme at this stage is indicative, though the existing trees that front the site are proposed to be retained and additional planting will provide a gain in biodiversity as well as provide additional natural privacy and screening.

Appearance

Again, although indicative, the roofscapes shown on the indicative site plan show dwellings which would be in keeping with the local vernacular. This will be taken into account when at the reserved matters stage and the dwellings are fully designed.

Access

Site Access

New access driveways for each dwelling are currently shown, however this is a matter which will be dealt with fully at a later stage. It should however be noted that this is the typical arrangement seen in the area, therefore in keeping with existing development. Each driveway leads to

car parking spaces and garage parking.

Proposed Parking Provision

In line with required standards, all plots have 3-4 car parking spaces.

All dwellings would also have provisions for electric vehicle charging via charge points located in the garages, with the provision for future charger points to be installed as per is required for new build dwellings.

Conclusion

The application relates to an infill site within Gosberton and proposes 4 new build road frontage dwellings. The proposal is in line with the relevant planning policies of the SELLP and therefore should be supported and recommended for approval.