

Supporting Statement

Proposed erection of 5no dwellings (previous extant approval for 1no dwelling)

Land between Seagate Road and Wisbech Road, Long Sutton



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DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
1	Planning	29.11.2024
2	Planning	07.01.2025

1.0 Introduction

2.1 This Statement has been prepared to accompany a full planning application for the erection of 5no dwellings on a site which has extant approval for 1no dwelling.

2.0 Existing Site

- 2.1 The site forms part of a wider development site which received outline planning permission for up to 215 dwelling in 2019. Subsequently a full planning application was submitted for the 9 plots which front on Seagate Road and reserved matters for 171 dwellings on the remainder of the land.
- 2.2 The site comprises Plot 1 as approved under application H11-0882-21 and an area of land which was identified for SUDs as part of the drainage strategy for the reserved Matters application but subsequently was not required for this purpose, as such this area of land is not currently being utilised.
- 2.3 As part of approved development, the site has been stripped and is being used as compound and/or the storage of materials, see Figure 1.



Figure 1; Aerial photograph of site

3.0 Proposed Scheme

- 3.1 The site has 1 has approval for 1 large, detached dwelling which fronted onto Seagate Road. The proposals seek permission to erect 5no dwellings in this location which will all be 1 storey properties.
- 3.2 2no proposed dwellings will be located in the western part of the site and will front onto, and be accessed from, Seagate Road to follow the character of the new dwellings to the south. A further 3no dwellings will be located in the eastern part of the site and will be accessed from the internal estate road. The dwellings have been designed to reflect the character of the wider development. The proposed plots will all have appropriate parking provision.

4.0 Planning Policy

4.1 Principle

The principle of residential development on the site has been agreed through the planning approvals and the subsequent commencement of works. The original outline approval granted permissions for up to 215 dwellings, but the full planning application and the reserved matters application only sought approval for a total of 180 dwellings. As such, the proposals will bring the overall site provision closer to the outline approval. The site is partially located on an area which was part of the original SUDs layout for the development but as the detailed design for the surface system has progressed this area was not actually required. As such, at present this area is vacant and its development for further dwellings will be an effective use of land. The proposals therefore adhere with Policy 1 of the local plan.

4.2 Layout, Design and amenity.

As described in section 3 of this statement the proposals have been designed to reflect the layout and character of the wider development scheme. In terms of amenity the approved scheme was for 1no large 2 storey dwellings. In comparison the proposed scheme will provide 1 storey dwellings which will lessen the impact of the development on neighbouring properties. As such the proposals accord with policies 02, 03 and 17 of the local plans.

4.3 Flood Risk and drainage

A Flood Risk Assessment as been prepared to accompany this application which requires the floor levels of the proposed bungalows to be raised 1m above existing ground levels, the same as approved as part of the wider scheme which adhered to policy 04 of the local plan.

The drainage strategy has been updated to accommodate the proposed changes to the overall site layout.

4.4 Bio-diversity Net Gain

A Bio-Diversity Net gain statement has been prepared to accompany this application. As the site has been prepared as part of the wider approved scheme it is exempt from the Net Gain legislation.

4.5 Access and parking

Plots 01 and 181 will be accessed from Seagate Road as per the approved development, the access will be in an identical position to that as approved. Plots 182 to 184 will be accessed from the approved internal estate road. The proposed dwellings will all have appropriate levels of parking.

5.0 Conclusion

- 5.1 The proposed application seeks full planning approval for the erection of 5no dwellings on a site which has extant approval for 1no dwelling. The site forms part of a wider development site and as such the principle of the development is sound. The proposed dwellings will follow the character of the wider site and other technical matters have bee addressed.
- 5.2 As such the proposals accord with relevant planning policy and should be approved without delay.