Integrated Planning Statement

Inc. Affordable Housing Statement, Open Space Assessment & Section 106 Heads of Terms

Housing Development- Former Butterfly Park, Little London, Long Sutton



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This Integrated Planning Statement has been prepared to accompany a full planning application for a proposed residential development at land known as The Butterfly Park, Little London, Long Sutton.

The proposed site for development benefits from an extant planning permission for 87 dwellings granted in 2014. The site is therefore marked as a Housing Commitment in the South East Lincs Local Plan.

The proposed application seeks full panning permission for 123 dwellings which will provide 57 new affordable homes and 66 market housing.

The application is accompanied by the following supplementary information;

- Flood Risk Assessment- William Saunders
- Ecology and Protected Species - TBC
- Ground Investigation- Humberside Labs
- Drainage Strategy- William Saunders

The previously approved application was supported by the following supplementary information that is still considered relevant and therefore not repeated;

- Air Quality Assessment - Delta Simmons
- Transport and Travel-
- Utilities Statement-
- Archaeology-

01 Introduction

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02 Site Context

2.1 Location

The site is located to the north-eastern fringe of Long Sutton, east of Little London (See Figure 1). The site is approximately 6.27 hectares and is allocated as a 'Housing Commitment' in the adopted South Lincolnshire Local Plan (See Figure 2). The grid reference for the site is TF43835 23651.

The site is located immediately adjacent existing residential properties to the west along Little London. The development site is a previously developed site within the development boundary of Long Sutton. It is bounded to the north by sports pitches at Peele Leisure centre. To the east and south are existing solar farms with agricultural fields beyond. The site is therefore well integrated into Long Sutton in terms of character and footprint.

The Flood Map indicates that the site is located within Flood Zone 3 (land assessed as having an annual probability of flooding of greater than 1 in 100 from rivers or 1 in 200 from the sea, without flood defences).



Figure 1; Aerial photographs with site highlighted in red

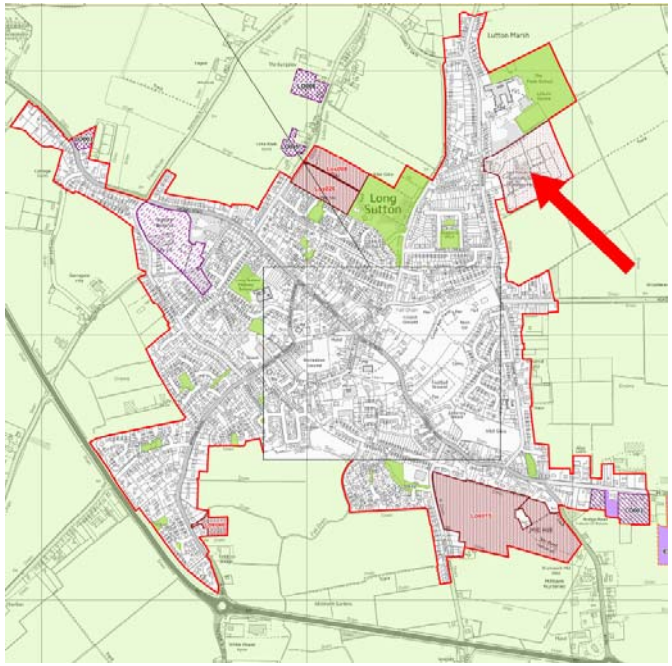


Figure 2; Extract from the local plan showing application site

2.2 Existing Features

The site currently comprises overgrown waste ground following the closure of the Butterfly Park and subsequent demolition of existing building on the site. The orchard area to the west of the site is well established and could provide an attractive amenity feature if retained as part of the proposals.
An open drainage ditch runs along the northern boundary.

An access road to the solar farm runs along the east and south boundaries. An easement is provided along the northern boundary to grant access to maintain the drainage ditch. There is also a covenant in place which restricts the development of two-storey housing to the eastern edge of the site which could cause shadowing of the solar farm. The site is relatively flat sitting at a height of around 3.5 -4.0m.

Immediately adjacent the site entrance is Hall Marsh House which is a particularly attractive period dwelling with a strong and intact historic character. Otherwise, there is the absence of a particular character to the existing built environment with a mixture of dwelling styles along Little London.



Figure 3; Aerial photograph of the application site



Figure 4; Hall Marsh House



Figure 5; Existing housing along Little London



Figure 6; Panoramic photo of site entrance

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03 Proposed

3.1 Layout & Access

The proposed site layout has been designed to create a high-quality housing development which makes a positive contribution to the character of the area.

The development is served by the existing vehicular access from Little London that was previously formed to implement the extant permission. The access will then run into the site from the west serving a simple and legible internal road layout. The proposed dwellings have been positioned in a number of outwardly facing groups therefore creating positive frontages throughout the development.

Two areas of Pubic Open Space (POS) will be created. The first area is located centrally within the site. And will provide an attractive and open feeling upon the entrance to the site whilst also providing a pedestrian link. The second area of POS is located to the east of the site to make use of the existing orchard. The benefits of this are two-fold, it forms a buffer between the housing and the solar farm and leaves the established ecology within the orchard undisturbed. It is proposed that a 'woodland walk' footpath will wind its way through the existing wooded area; connecting the two hammerhead roads.

A footpath will be provided to one side of the internal roads with surface water filter strip to the other side with the exception of the western most street that has a footpath either side of the road.



Figure 7; Site concept plan; Purple lines indicate positive frontages



Figure 8; Proposed site plan

Each individual dwelling will have the required car parking facilities provided by individual driveways to each property.

All dwellings will have an area of private garden to the rear providing outdoor amenity spaces. The affordable house types are a mixture of 3-bed semi-detached dwellings, 2-bed semi-detached and 2-bed terraces of 3no. dwellings.

A total of 57no. new affordable homes will be provided. The proposed dwellings will have a modern internal layout which meet the required housing standards. At ground floor the dwellings will have a separate living area and an open plan kitchen and dining room which in most cases is located to the rear of the property providing direct access to the outdoor space. At first floor the properties will provide sleeping accommodation (either 2 or 3 bedrooms) and a family bathroom.

In addition to the affordable homes, the proposals include the development of 66no. open-market homes in a mixture of 3 & 4 bedroomed houses and bungalows.
Like the affordable house types, the open-market houses all feature open-plan kitchen and dining areas as a response to modern-living standards. Dependent on the size of the dwelling type, there is also a separate lounge and/or study at ground floor.

The finished floor levels of the proposed dwellings will be raised to mitigate against flood risk.



Figure 9; Typical 2 bed affordable floor plans

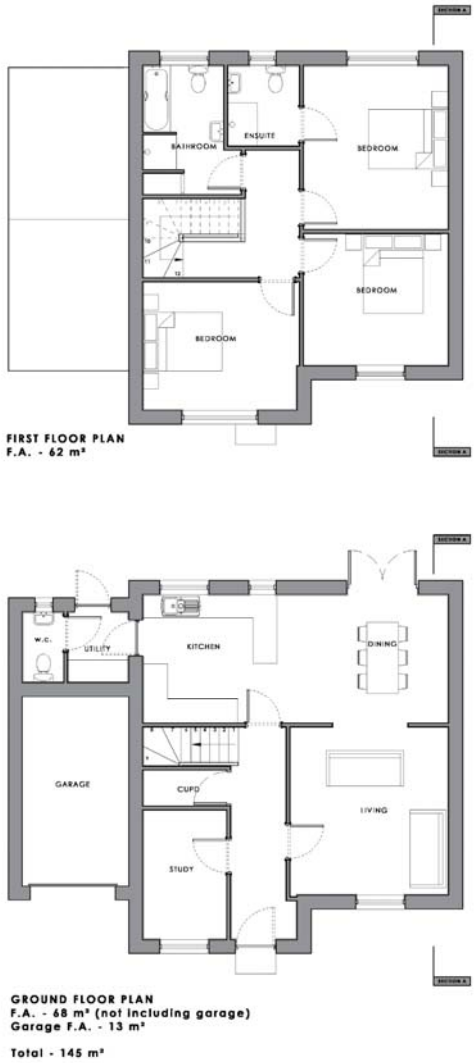


Figure 10; Typical 3 bed market floor plans

3.2 Appearance and Scale

In terms of scale the proposed dwellings will be 2-storeys in height with the exception of the easternmost avenue of properties which are bungalows to avoid casting any shadow onto the solar panels. Approximately half (64no.) dwelling are semi-detached type properties, 9no. Properties are terraces of three and there are 50no. detached properties of which 10no. Are bungalows.

The dwellings will have a vernacular form drawing inspiration from the surrounding context and from traditional Lincolnshire properties, but will be given a more contemporary appearance. The properties will have a traditional central apex roofs, gable ends or hipped roofs. This traditional form will be juxtaposed with the use of larger openings to maximise daylight and simple material detailing to create a contemporary aesthetic

The dwellings will utilise a simple palette of materials including red/buff/grey brick, horizontal composite cladding and render. Roofs will be covered with a selection of grey slate-look tiles and red pantiles. The materials will be combined in a simple manner to create a clean contemporary aesthetic which will utilise traditional brick detailing. The roofs will be pitched with over-hanging eaves and verge detailing. The proposed openings will have relatively large areas of glazing and have minimal fenestration to maximise solar gain. The dwellings will have a simple porch to the front doors to provide weather protection.



Figure 11; Materials palette



Figure 12; A selection of the proposed elevations



Figure 13; Proposed visualisation of dwellings

3.3 Amount and Use

The proposed development will provide 123 dwellings on a site which is approximately 6.27 hectares. The resultant density of 19.6 dwellings/hectare is appropriate for the site and the surrounding context.

The site is currently unused following the closure and subsequent demolition of The Butterfly Park. The site benefits from an extant planning permission for housing and therefore the proposed residential use is appropriate for the site

3.4 Landscaping

The proposed landscape design for the site has been a key consideration to create an attractive green development.

The defined public open spaces (POS) will provide important green-space to the development. The central POS will see a group of large established trees retained with additional native species trees proposed to create year-round interest and to increase bio-diversity. The existing established orchard to the west of the site will be retained as additional POS and will safeguard an important ecological habitat. Trees will be utilised along the side of the highway within verges and front gardens to create tree lined streets with species specifically selected for these locations. Tree planting will also be provided in the rear gardens of the dwellings with smaller more domestic type species selected.

The front/side boundaries of the dwellings and the key pedestrian/vehicular junctions have been designed to create interest throughout the site. The use of high-quality boundary treatments such as native hedging, and metal railing at specific locations will raise the overall aesthetic and character of the site to create a high-quality development.



Figure 14; Visualisations boundary landscaping



Figure 13; Visualisation of proposed open space

04 Planning Policy

The most relevant planning policy documents are the South Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework (NPPF).

Principle and Housing Requirements

The site is located alongside the town of Long Sutton. Policy 1, Spatial Strategy, defines Long Sutton as a Sub-regional Centre where new residential development is to be directed.

The proposed site for development benefits from an extant planning permission for 87 dwellings granted in 2014. The site is therefore marked as a Housing Commitment in the South-East Lincs Local Plan. The development of the site with 123 dwellings as described in this application will assist in achieving the housing target stated in Policy 10.

The principle of residential development on the site is already set and the proposed development as described in this application is therefore appropriate for the site.

Design and Development Management

Policy 2 refers to Development Management and requires that development meets the following considerations;

1. 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;
The proposed development will provide a high-quality residential development which has an appropriate size, scale, layout and density. The proposals have been specifically designed to relate to the neighbouring housing stock and the land.

2. quality of design and orientation;
The proposals will provide mix of high-quality dwellings which have been designed to maximise the spatial constraints and opportunities .

3. maximising the use of sustainable materials and resources;
The development will use sustainable materials and practices where possible.

4. access and vehicle generation levels;
The development has an appropriate access as approved under the existing extant planning permission.

5. the capacity of existing community services and infrastructure;
The site is located in Long Sutton which Policy SP1 states has adequate services.

6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
The development will not have any detrimental impact upon neighbouring land uses.

7. Sustainable drainage and flood risk
A robust flood risk assessment and drainage strategy has been prepared to accompany this application.

8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
The proposals will provide a native landscaping scheme improving the bio-diversity of the site.

9. impact on the potential loss of sand and gravel mineral resources.
N/A.

Policy 3 refers to the design of New Development and requires that proposals demonstrate how the following issues, where relevant, will be secured;

1. creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
The layout, scale and density of the proposed development has been designed to reflect the character of the local area. The properties fronting Little London have been specifically designed to complement the existing property 'Hall Marsh House'.

2. distinguishing between private and public space;
The proposals provide clear definition using appropriate boundaries between private and public space.

3. the landscape character of the location
The site benefits from an extant planning permission for housing therefore this is not applicable.

4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
The site is sustainably located with good public transport, pedestrian and cycling links.

5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
The proposals will provide the required facilities.

6. the lighting of public places
Appropriate lighting will be provided to roads, pavements and open spaces.

7. ensuring public spaces are accessible to all;
The Public Open Space will be accessible to all.

8. crime prevention and community safety;
The design of the dwellings and external spaces incorporates relevant crime prevention measures.

9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
The dwellings have been positioned where possible to maximise solar gain. The dwellings will have larger external opening to maximise internal sunlight.

11. residential amenity;
The layout of the site has been designed to ensure that there will be no amenity issues.

12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
A flood risk assessment and drainage strategy has been prepared to accompany this application.

13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
The development will utilise local vernacular materials. The site benefits from an extant permission for residential development and therefore this is not applicable.

14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;

The proposals incorporate a robust landscaping scheme which will provide new native planting throughout the development.

Flood Risk

Policy 4 refers to Flood Risk. A Flood Risk Assessment and Drainage Strategy has been prepared to accompany this application and directly addresses Policy 4.

Developer Contributions

Policies 5 and 6 refer to developer contributions. Policy 6 states that development of 11 or more dwellings will be expected to mitigate their impact upon infrastructure, services and the environment to ensure that developments are appropriate in planning terms. In relation to this requirement, the required mitigation will be discussed/negotiated with the LPA as part of the planning application process.

Policy 6 also refers to Affordable Housing and directs attention to Policy 18 which requires development of over 11 dwellings to provide affordable housing.
The proposed development will greatly exceed the required 25% affordable housing provision and therefore meets the requirement of Policy 18.

Other Matters

Policy 29 refers to the Historic Environment and states a number of heritage related criteria that a proposed development should protect and enhance, many of which are not applicable to the site as it is not located near any listed buildings, is not in a conservation area and is not a registered park or garden.
In terms of archaeology an assessment was submitted and approved with the extant planning approval.

Policy 31 deals with Climate Change and Renewable/Low Carbon Energy. In accordance with criteria A of his policy the proposals seek to maximise energy efficiency through a fabric-first approach. The accompanying Flood Risk assessment and Drainage Strategy provides suitable flood mitigation measures and how SUDs will be utilised.

Community, Health and Wellbeing is referred to in Policy 32. The proposed scheme meets the requirements of this policy through the provision of public open space and pedestrian access. The development provides an appropriately sized private garden for each dwelling.

The proposed developments provides the required vehicle and cycle parking required by Policy 36 and the adopted parking standards.

05 Affordable Housing Statement & Heads of Terms

5.1 Affordable Housing Statement

The proposed development will provide 57 new affordable homes on the site which drastically exceeds the policy benchmark of 25% and therefore no further affordable housing contributions will be required. The scheme will make a significant contribution to meeting Long Sutton's affordable housing targets.

The proposed housing mix has been prepared through dialogue with a local affordable housing provider.
The proposed development will provide the following housing mix;

- 12no. 2 bed Shared Ownership dwellings
- 16no. 3 bed Shared Ownership dwellings
- 21no. 2 bed Affordable Rental dwellings
- 8no. 3 bed Affordable Rental dwellings

The provision of new houses will seek to meet the long term needs of the Plan area, in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in high demand, which are required to meet affordable needs.

The scheme has been discussed with Soth Holland District Council's Housing Strategy Team, who have confirmed there continues to be significant need for affordable housing in the district.

Housing Associations typical shared ownership customers are young families and professional couples looking to get on the housing ladder or save for a first deposit.

Long Sutton and surrounding areas are faced with the challenge of low incomes, making access to affordable housing even more pressing and to help meet this need, this scheme will deliver affordable or social rented homes.

The scheme has been carefully designed to incorporate high quality homes with level access to all properties, to ensure the dwellings are capable of adaption and can meet the needs of wide-ranging population, including a growing elderly population, with increased mobility and disability needs, as recognised by Policy 17.

Government policy is seeking to boost the delivery of affordable housing and there is a large requirement for these homes within the South Holland area. There are currently a high number people on the South Holland District Council waiting list requiring accommodation within the Long Sutton and surrounding villages.

These are also people already residing in or close to the Town, or who have a local connection with the area. The proposal is to provide different tenures on the site, with a mix of shared ownership and rented units. These units will vary between two bed four person and three bed five person dwellings, meeting the design standards set by Homes England..

For the reasons above, this application offers an over delivery of affordable homes against planning policy, delivering an extra 26 dwellings to the community, with a total of 57 being delivered from the overall 123 homes on the site.

5.1 Draft Heads of Terms

The proposed development, given the scale and nature of the scheme, and the relevant planning policies set out opposite, is required to consider necessary planning contributions in order to render the proposals acceptable. As part of this process the applicant has considered the relevant policies and requirements in various areas of developer contributions, as well as the implications on the viability of scheme of making such contributions, as set out within The Framework. A Financial Viability Assessment will be carried out and will inform discussions. At this stage, the following areas have been considered and could potentially form part of the contents of a Section 106 Agreement.

Affordable Housing
The scheme proposes 46% affordable housing on site (social rented tenure), therefore no further contribution is required.

Public Open Space
The proposed scheme provides 0.48ha of onsite public open space and therefor no further contribution is required

Health
A contribution to health will be subject to discussions with the Local Planning Authority.

Highway Infrastructure
A contribution to highway infrastructure will be subject to discussions with the Local Planning Authority.

Education
A contribution to education will be subject to discussions with the Local Planning Authority.

06 Open Space Assessment

Policy 32 of the Local Plan sets out standards of provision that will need to be met for residential developments requiring certain areas of open space per 1,000 additional persons. In this instance it is estimated the proposed development will provide a maximum of 670 additional persons (based on all of the bed spaces being utilised) this therefore does not trigger Policy 32.

The proposed development will still provide 1.48 hectares of onsite public open space to the betterment of the residents, bio-diversity and the character of the development.

The layout provides a number of differing typologies of open space for residents.

Two areas of Pubic Open Space (POS) will be created. The first area is located centrally within the site. And will provide an attractive and open feeling upon the entrance to the site whilst also providing a pedestrian link. The second area of POS is located to the east of the site to make use of the existing orchard. The benefits of this are two-fold, it forms a buffer between the housing and the solar farm and leaves the established ecology within the orchard undisturbed. It is proposed that a 'woodland walk' footpath will wind its way through the existing wooded area; connecting the two hammerhead roads.

In the wider context there is a leisure centre and sports fields immediately north of the site. There are allotments to the west of the site at Daniel's Gate and further recreation grounds, sports fields and equipped play areas closer to the centre of Long Sutton. (see Figure 16).



Figure 16; Aerial photograph highlighting the local open space facilities

This Integrated Planning Statement has been prepared to accompany a full planning application for a proposed residential development at land known as The Butterfly Park, Little London, Long Sutton.

The proposed development will provide 123 new homes, 57 of which will be affordable homes. The site benefits from an extant permission and therefore the principle for residential development on the site is acceptable.

The proposals will provide a high-quality housing development which has been specifically designed for the site and to respect the character of the locality. A robust landscaping and open space scheme has been provided to create a green development which will assist in improving bio-diversity The dwellings will provide a juxtaposition between traditional vernacular forms and a more contemporary simple aesthetic.

It is therefore submitted that the proposals meet the requirements of the Local Plan and planning permission should be approved.

07 Conclusion