



DESIGN AND ACCESS STATEMENT

PROPOSED MIXED USE DEVELOPMENT

AT

**SITE OFF VICARAGE LANE
LONG SUTTON
LINCOLNSHIRE**

FOR

MR J HOEY

Job No. SE-571

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Abstract

This Design and Access Statement supports the Full Planning Application for the mixed use development at Land North of Vicarage Lane, Long Sutton. The mixed use development comprises a mix of static caravans, cottages, workshop and static caravan sales.

The client is committed to a policy of good design and equality.

The aim of this report is to demonstrate how design and access have been considered and incorporated, explaining the design thinking behind the planning application. This design and access statement outlines the provisions made in the design of these new caravans, cottages and workshops for inclusion and accessibility whilst achieving a high standard of design.

1. Introduction

This Design and Access Statement supports the resubmission of a full planning application for mixed use development at land north of Vicarage Lane, Long Sutton.

This statement outlines the design proposal for the site and demonstrates how Swann Edwards Architecture Limited has addressed important guidelines from South Holland District Council and Government design criteria.

The impacts of the proposed development within its setting and the contribution it will make to Long Sutton and its surroundings has also been considered.

2. Site Description

The site at present is an under-utilised parcel of grassland which has been used for occasional car boots. The site is located to the north of Vicarage Lane, at the junction of the A17 and the A1101. The site is immediately south of the A17 and immediately west of McDonalds. Access to the site is via an internal roadway off Vicarage Lane which is shared with McDonalds.

The site is positioned within a commercial hub, with McDonalds to the immediate east, and the Long Sutton Barn Craft Village to the immediate south. Opposite McDonalds there is a former petrol filling station which is currently used for static caravan sales with a car sales business 'Compact Car Corner' next door. To the north of the site, on the opposite side of the A17 is a BP petrol filling station, and Subway sandwich shop, Benny's Diner and a Travel Lodge.

The grade II Listed Building of Seagate Hall is located approximately 180m west of the site.

The site lies within flood zone 3.

3. Proposal

This application seeks full planning permission for mixed use development comprising of a fishing lake, site office, up to 30 caravan pitches, a workshop building and caravan sales area, and 12 x 2-bed holiday cottages and 10 x 3-bed holiday cottages with associated parking and landscape bunding.

The existing access (which was implemented under H11-1084-99 and is currently used for McDonalds) will be extended at both parts of the turning head, creating two internal access points. The northern access will lead to the caravan sales area and workshop and the western access will lead to the caravans and holiday cottages.

The site is divided into two sections with the workshop and caravan sales area to the north, and the holiday accommodation, comprising of the cottages and caravans, to the south. The fishing lake is positioned to the east of the site, near to McDonalds with the site office and refuse store positioned directly to the south and the permanent holiday cottage accommodation is arranged around the periphery of the caravan pitches.

The proposal includes reinforced landscaping around the northern, western and southern boundaries which will comprise of fast growing species including Willow and Laurel. The western and southern boundaries will be supported 1.5m high earth bunding with landscaping above. 2m high acoustic fencing will be positioned on the eastern boundary where the site joins McDonalds.

4. Planning History

Application reference	Description	Decision
H11-0221-17 - Full	Mixed use development comprising of a mix of static caravans, cottages, workshop, fishing lake, site office and static caravan sales	Refused
H11-0916-12 - LDC	Lawful Development Certificate to establish that the works carried out to construct parts of the access road at Land off Vicarage Lane, Long Sutton, constitute the commencement of development permitted under outline planning permission H11-1084-99 dated 12 November 2003 and reserved matters approval H11-1563-06 dated 06 February 2007	Granted
H11-0983-10 – Full	Erection of 7 industrial starter units	Granted
H11-1563-06 – RM	Erection of garden centre and motel (Outline renewal H11-0765/03)	Approved
H11-1293-05 – RM	Erection of plant protection building/garden centre	Approved
H11-0825-04	Use of land for car boot sales, plus hardstanding and earth bunding	Refused
H11-0765-03 – Permission Renewal	Garden centre and restaurant/motel complex (renewal of H11/1084/99)	Granted
H11-0428-00 – Full	Erection of a fast food restaurant	Granted
H11-1084-99 – Permission Renewal	Garden centre and restaurant/motel complex (renewal of H11/1072-96)	Allowed on appeal

Planning application H11-0221-17 which was for a similar proposal was refused on 26th October for the following reason:

1. *The site is a landmark site located at an important and prominent entrance to the historic town of Long Sutton. It is also close to Seagate Hall and associated stable block (both grade II listed) to the west. The proposal is large scale and the static caravans and caravan sales area in particular would have a utilitarian appearance. It is considered that the proposal would constitute an intrusive and utilitarian form of development that would have a harmful effect upon the character of the area and setting of Seagate Hall and associated stable block. Moreover, future occupiers of the static caravans in particular would have a low level of amenity due to noise and disturbance created by traffic noise from the nearby arterial road network and also general activity on the neighbouring unrestricted McDonald's site.*

The site is therefore not considered to be a suitable site for the proposed development with particular regards to the principles of sustainable development and the protection of the character of the area. The proposal is therefore contrary to Policies SG1, SG2, SG4, LT7, SG13 and SG17 of the South Holland Local Plan and Paragraphs 7, 8, 14, 17 and 58 of the National Planning Policy Framework, 2012. Paragraphs 7, 8 and 14 indicate that new development should be sustainable having regard to economic, social and environmental factors. Paragraph 17 of the Framework indicates that one of the core principles of planning is the protection of the character of the countryside. Paragraph 58 indicates that new development should respond to local character of the countryside. Paragraphs 132 and 133 state that where a proposed development will lead to substantial harm to a designated heritage asset local planning authorities should refuse permission unless it is outweighed by substantial public benefits. Whilst it is recognised that the proposal constitutes a rural enterprise that would bring some economic benefits to the local area this factor is outweighed by the aforementioned concerns.

2. *The details submitted in support of this application for a major development fail to provide sufficient evidence that the surface water run-off from the proposed development would be adequately managed utilising the principles of sustainable drainage in accordance with the requirements of both the National Planning Policy Framework, 2012 and Ministerial Statement dated 18 December 2014.*

To note, there is an extant permission (H11-0916-12) which is for the erection of a garden centre and restaurant/hotel complex.

Following the refused planning application, a pre-application enquiry was carried out with the case officer, the comments received are as follows:

Although the current proposal appears to be an improvement over the previous scheme, it would still be visible from the A17 and Wisbech Road. This could be alleviated to some degree by profuse hedge and tree planting along the northern and eastern boundaries. Problematically, it would take a while to establish itself so quick growing species such as Willow may assist in this respect, which would also be appropriate around the pond area. That shown on the latest drawing is not considered to be sufficient. Measures would also need to be put in place to address any noise issues arising from traffic activity associated with McDonalds. Drainage was also an issue.

5. Revised scheme

Having due regard to the previous decision on site and the extant planning permission, the proposal has been redesigned in order to overcome the reasons for refusal. The first reason for refusal raises concerns with regards to the i) scale of the proposal and the caravans and sales area having a utilitarian appearance which is harmful to the character of the area; ii) the (aforementioned) appearance of the proposal having a harmful effect on the setting of Seagate Hall; iii) the occupiers of the static caravans having a low level of amenity due to noise and disturbance caused by users of the McDonalds site and the neighbouring A road.

i) Scale of the proposal and the caravans and sales area having a utilitarian appearance which is harmful to the character of the area

In order to overcome the above, the amount of caravan holiday accommodation has been reduced from 45 pitches to 30 pitches. They have been enclosed by the holiday cottages which are permanent structures which are more aesthetically appealing and will form a focal point when approaching the site from the A17 (east). The landscaping on the northern boundary will be significantly reinforced, screening the proposal from the public highway.

There is an extant permission on site for a garden centre which is a retail use. In Weymouth and Portland Borough Council, an Inspector found that the change of use of land for the sale of caravans from a garden centre would not require planning permission as there was insufficient material difference between the existing and proposed uses. With this in mind, it is contended that the sale of caravans could be carried out on site without the need for planning permission. However this application will give the Local Planning Authority control over the boundary treatments to ensure that there is no visual harm caused by the sales area.

ii) Appearance of the proposal having a harmful effect on the setting of Seagate Hall

The application is accompanied by a Heritage Statement which describes the significance of Seagate Hall.

Paragraph 132 of the NPPF states that when considering the impact of new development, weight should be given to the conservation of a heritage asset. Seagate Hall is a grade II listed building and is therefore an important asset where significant weight should be apportioned to its conservation.

The development site is located approximately 180m away from Seagate Hall and, due to the relationship between Seagate Hall, the application site, the road network and the existing landscaping, the listed building and the application site will not be visible in the same street scene.

There is significant and substantial landscaping surrounding the curtilage of Seagate Hall and significant landscaping, including an earth bund, is proposed along the western boundary of the application site. The bund will be positioned behind a proposed landscaping belt and will be reinforced with landscaping itself. The 1.5m

high bund will immediately screen the majority of the development, with only the tops of the caravans and cottages visible above. The proposed landscaping will, once grown, screen the remainder of the development and this is envisaged to be a short-term achievement given that fast growing landscaping species are proposed.

In view of the above and noting the existing mature landscaping on the Seagate Hall boundary, it is unlikely that the development will appear significant when viewed from the listed building. Therefore, it is concluded that no harm will be caused to the setting of the designated heritage asset and as such its significance will not be affected. The development would therefore comply with Section 12 of the NPPF.

iii) Occupiers of the static caravans having a low level of amenity due to noise and disturbance

The layout of the scheme has been revised so that the caravans are enclosed by the permanent structures thereby increasing the buffer between them and the noise and disturbance generated by the A17 and the neighbouring McDonalds site. The scheme also includes the provision of acoustic fencing along the eastern boundary, separating the development from the A17 and McDonalds.

The second reason for refusal relates to surface water run-off. This can be overcome by a Drainage Strategy which will support the application.

6. Planning Policies

Local Plan July 2016

SG1 – General Sustainable Development;
SG2 – Distribution of Development;
SG3 – Settlement Hierarchy;
SG4 – Development in the Countryside;
LT7 – Caravan Sites;
SG13 – Pollution and Contamination;
SG14 – Design and Layout of New Development;
SG15 – New Development: Facilities for Road Users, Pedestrians and Cyclists;
SG16 – Parking Standards in New Development;
SG17 – Protection of Residential Amenity;
SG18 – Landscaping of New Development.

National Planning Policy Framework 2012

Paragraphs 7, 8, 14 and 17;
Sections 3, 7, 8, 10, 11, and 12.

Planning Practice Guidance

7. Principle

Policy SG1

There is no dispute in the reason for refusal or the Officer report that the principle of the development is not acceptable. Policy SG1 of the Local Plan states that planning permission will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, where the quality of life for residents is unimpaired, reasonable measures have been taken to conserve energy and natural resources and the essential character and environmental assets are not damaged.

As per paragraph 5 iii) of this Statement, the proposal includes noise protection measures and the caravans and cottages have been carefully laid out within the site so that future occupiers will not suffer from noise and disturbance generated by the neighbouring uses. The permanent structures will be constructed to the latest building regulations ensuring that they conserve energy in accordance with the most up to date standards. The proposal is located on a site which already benefits from an extant planning permission and therefore will not result in the use of further greenfield land. As per paragraph 5 i) of this statement, the proposal includes enhanced landscaping on the boundaries, screening the development from the public highway and the listed building to the west.

The principle of the development therefore complies with the general sustainability principles as set out in policy SG1 of the Local Plan.

Policy SG2

This policy relates to the distribution of development ensuring the efficient use of land, good transport links, and causing no harm to the adjoining traffic network due to increased vehicular activity.

The proposal is positioned on land which already benefits from planning permission, is located on the junction of two major 'A' roads and there were previously no objections raised by the Local Highway Authority. The development therefore complies with policy SG2.

Policy SG4

The supporting text to policy SG4 states that recreational facilities may be acceptable in countryside locations and in such instances they are appropriate on the fringes of built up areas where they are easily accessible and they should appear in sympathy with the rural setting.

The proposal comprises of holiday accommodation and a fishing lake and is located on the edge of Long Sutton, within walking distance to the centre of Long Sutton, within an existing commercial hub and on the junction with the A1101 and the A17. The development therefore constitutes a recreational facility with excellent pedestrian and vehicle links thereby complying with policy SG4 of the Local Plan.

The proposal constitutes a rural enterprise which will bring significant economic benefits to the area and would provide a tourist/leisure facility which is well related to the highway

network. It makes efficient use of land by developing a site which already benefits from planning permission and will provide enhanced landscaping and has a layout which will not visually compromise the surroundings or have a negative impact on the grade II listed building to the west. The proposal therefore meets the three dimensions of sustainable development as set out in paragraph 7 of the NPPF.

8. Impact of Caravans on Surrounding Area

Policy LT7 sets out the criteria for new holiday sites for caravans. The development includes significant landscaping and the buildings and site are of a scale which is not disproportionate to the surrounding area. The development therefore complies with points 1, 2 and 4 of LT7.

The proposal is for holiday accommodation and a planning condition which would restrict permanent occupancy of this site would ensure it remains as such. This would meet point 3 of LT7.

As before, the site has excellent links to the local road network and there are no nearby residential occupiers. The proposal therefore complies with points 5 and 6 of LT7.

The drainage strategy which will support the development will ensure there is no risk of flooding. The mitigation measures recommended in the report will be incorporated into the scheme. This satisfies point 7 of policy LT7.

9. Design

9.1. Use & Amount

The site is an under-utilised parcel of grassland which has been used for occasional car boots. The site has an extant approval for a Garden Centre, shop, café and 44 bedroom motel. The reserved matters application reference is H11_1563_06 and the certificate of lawful use confirming implementation of the approval is H11_0916_12.

The site is located adjacent the A17 at the key round about junction with the A1101 and the A17. The site is surrounded by a number of mixed use developments and is defined by commercial development that is utilitarian in appearance focussing on the key round about intersection. To the South of the proposed site is Long Sutton Barn Craft Village which is an agricultural building that has been re-purposed with a number of commercial shops, to the North is the BP filling station, Benny's Diner and the Travel Lodge Hotel, to the East the site shares a boundary with McDonalds and further East is the former filling station, which is currently utilised for static caravan sales and was previously a car sale forecourt.

The proposed development comprises of a fishing lake, site office, 30 static caravan pitches, a workshop building, 10 x 3-bed cottages and 12 x 2-bed cottages along with associated ancillary areas and landscaping, including earth bunding, hedge planting, entrance walls and gates.



Figure 1: Location Plan

9.2. Layout and Scale

The proposed layout has been driven by the desire to make efficient use of the site and to create a positive and pleasant development. The layout respects the sites boundaries and the form and character of the area and also addresses the A17 and Vicarage Lane.

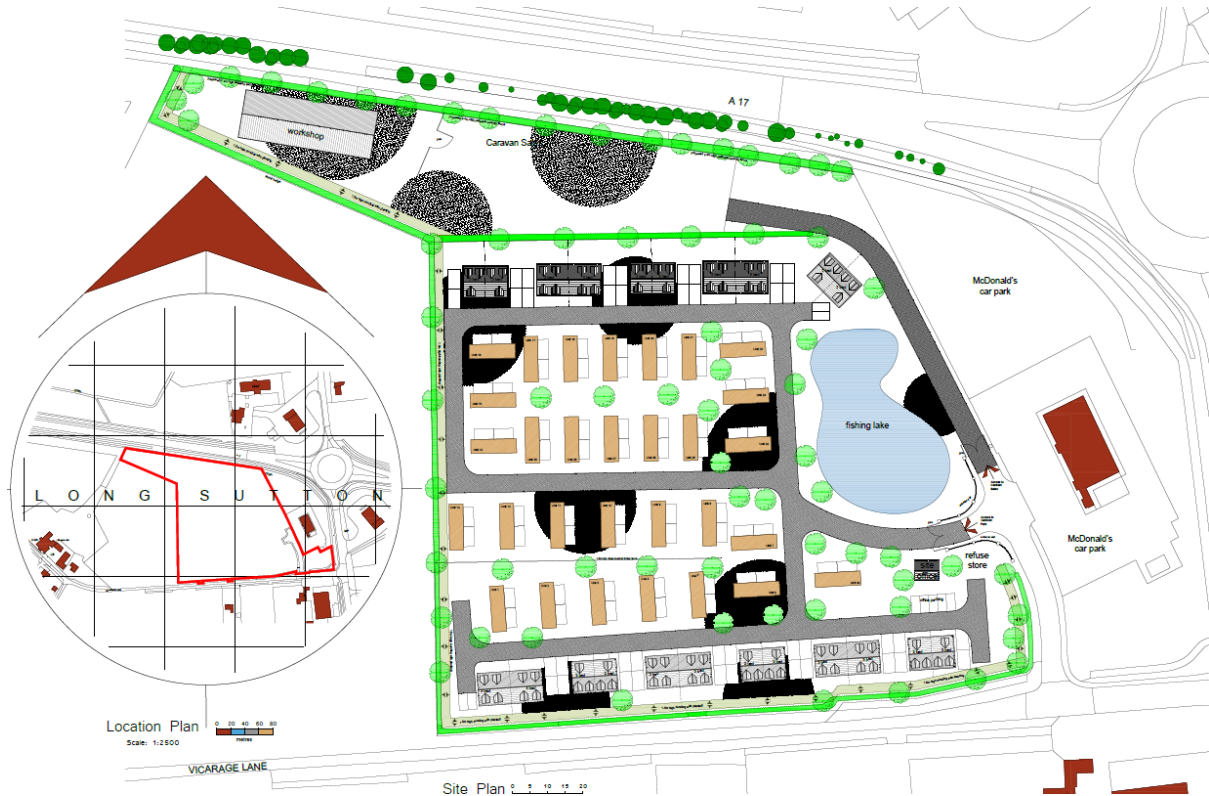


Figure 2: Site Plan

9.3. Landscaping

The proposals will include landscaping and a driveway throughout the site with planting and specimen trees introduced as screening and to soften the front of each caravan.

The site boundaries comprise of a 1.5m high earth bund and laurel hedge to screen the development and is an enhancement to the approved landscape treatment of the extant approval.

9.4. Flood Risk

The site sits within Flood Zone 3 of the Environment Agencies flood map. A Flood Risk Assessment carried out for this Full Planning Application by Geoff Beel Consultancy accompanies this planning application. All conclusions within this Flood Risk Assessment will be adhered to.

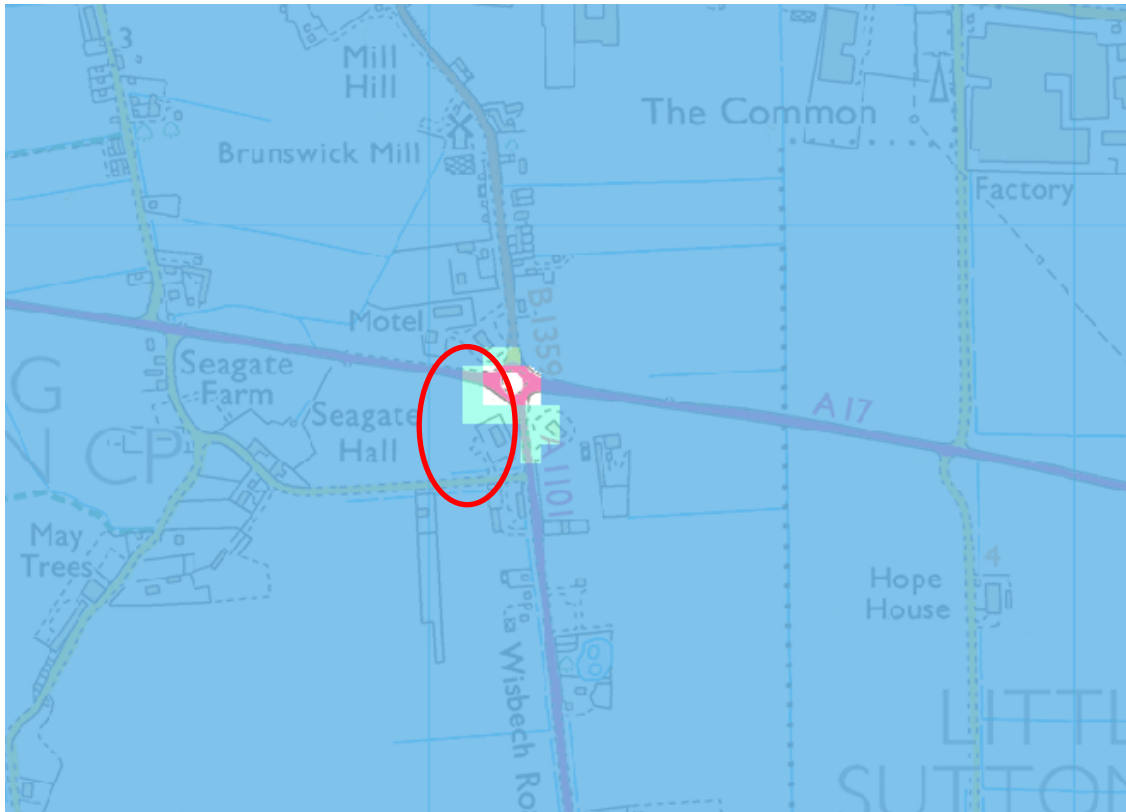


Figure 3: Environment Agency Flood Map

10. Access

10.1. Vehicular and Transport Links

The site benefits being in close proximity to major transport facilities.

Nearby bus stops provide a service to the surrounding towns and villages.

The site is linked with the centre of Long Sutton and its services via the existing footpath network ensuring that the site is safely accessible by pedestrians, cyclists and motor vehicles.

Long Sutton benefits from being a short driving distance from the towns of King's Lynn and Spalding

These public amenities as well as many more are within walking distance from the proposed site of development:

- Shops;
- Public Houses;
- Restaurants;
- Playing fields;
- A Doctor's surgery;
- Primary and secondary schools;
- Garage;
- Community facilities;
- Church.

10.2. Site Access

The site will be accessed via the existing access onto Vicarage Lane. This access has improved the junction and road arrangement and ensures that safe access to and from the site can be achieved. The access has been designed to accommodate the extant development comprising of a garden centre and motel and it is felt that the proposal will have less impact than the extant approval.

10.3. Inclusive Access

The topography of the site is generally level and will comply with the Building Regulations.

10.4. Fire Appliance Turning

The close proximity of the road allows easy access to the Fire Brigade should the event of a fire take place.