PROPOSED RESIDENTIAL DEVELOPMENT
Land to Rear of Glendale
Station Road
Long Sutton PE12 9BS

T.M. & S. Ward



PLANNING STATEMENT

mlp Moulton Land and Planning

june 2017

The Proposal

This application seeks Outline Planning Consent for a residential development comprising estate roads and landscaping for up to 8 dwellings on a site located in the market town of Long Sutton.

Application Site

The application site has an area of 1.46 acres (0.59 hectares) and is located to the south-west of the centre of Long Sutton.

The site has an existing access onto Station Road to the north side of Glendale which is the applicants dwelling.

There are existing residential properties adjacent and opposite to the site, with open agricultural land to the rear.

The application site boundary to the south-east is determined by the location of existing overhead electricity apparatus which would if re-routed would adversely impact on the viability and delivery of this modest development

Adjacent properties have effective boundary screening in the form of mature hedging and/or timber closeboard fencing as indicated on the accompanying layout.

There are several buildings and hardstandings, including a packing shed and disused glass houses occupying the majority of the application site. These remain from its last use as a horticultural unit.



VIEW WITHIN SITE OF SHED AND GLASS HOUSES

The Settlement

Long Sutton is classified as a Main Service Centre in the Settlement Hierarchy and by definition benefits from an appropriate level of services and amenities.
The settlement is well positioned adjacent to the A17 which provides good connectivity to the east and west of the District and beyond.

Planning History

There is no recent planning history relating to the application site.
The most significant nearby developments have been a housing estate opposite the site comprising 47 dwellings and a single detached house on land to the south of the application site (both developments carried out more than 10 years ago)

The Scheme

This application seeks to establish Outline Planning Permission for a scheme of up to 8 dwellings. Although the accompanying plan is only an indicative layout there is a conscious intent to create an attractive low density development appropriate to the location.

The density of development for this site is guided by its relationship to open countryside, including partially obscured views from the A17, the character of the existing residential development along Station Road and also with due regard to the recommendations arising from the Flood Risk Assessment that accompanies this proposal.
The proposed dwellings are required to be of two-storey proportion to avoid any conflict with the flood risk measures required now prevalent across a large proportion of the District. Raised ground floor levels (indicatively 400mm approx. above the existing floor level of the adjacent house 'Glendale') also suggest that due consideration must be given to the proximity and aspect of any new dwellings relative to their surrounding neighbours.
A high density development is therefore not considered appropriate in this instance.

The development is served by an estate road which can be satisfactorily accommodated within the frontage available and under the control of the applicants. Although road pattern is not detailed at this stage it is envisaged that the initial access road would follow the north-west boundary up to the boundary with the adjacent agricultural field. This will maintain satisfactory access for the landowner as well as the Internal Drainage Board who maintain watercourses adjacent to the site as indicated on the submitted layout.

The new dwellings would then be served by a cul de sac estate road which would lead up to the eastern boundary of the site.

It is proposed that the surface water drainage for the new estate road will be dealt with by means of swale / filter drain located adjacent to the highway as indicated on the illustrative layout. A Drainage Strategy accompanies this application to suggest the principles of the surface water drainage.

The development will include roads and footways to adoptable standard to enable satisfactory provision and maintenance standards for the occupants of the development. This will ensure appropriate means of street lighting, access for refuse collection as well as approved standards of road construction and drainage.

The Scheme cont/…

The external boundary treatment of the development is crucial to its relationship with the open countryside. As previously mentioned the site is partially obscured by adjacent features such as the electricity substation complex to the south and existing trees along the southern boundary.



EXISTING TREES ALONG SOUTH BOUNDARY

It is proposed that boundaries will be dominated by natural screening such as native species hedgerow and tree planting wherever possible.

Although dwelling design is not detailed at this stage the low density proposed will encourage individuality of design which will create visual interest with variety of building form, roofscape and external materials.

Planning Policy

The South East Lincs Local Plan has been considering the future provision of housing within the region and has now reached the 'Examination Stage'.
Future housing provision in Long Sutton is constrained by the varied levels of flood risk that affect our district and this is reflected in the final selection of sites considered suitable for Allocation.
The application site has been included in the Housing Paper for Long Sutton (Jan 2017) which formed part of the submission to the Secretary of State in June 2017 and the observations included in that Paper are as below :

EXTRACT FROM SOUTH EAST LINCOLNSHIRE LOCAL PLAN :
HOUSING PAPER – LONG SUTTON (JANUARY 2017)

Comments received *- No comments were made on site* ***Los046 (Land to the east of Station Road, Long Sutton)****.*

Conclusions on site Los046 *– It is considered that site Los046 is one of the more suitable Preferred Housing Sites in Long Sutton, and that it should be taken forward as a Housing Allocation:*

- *the Sustainability Appraisal scores sites Los046 with three positive (green) impacts being recorded for housing delivery, landscape character and access to employment, although a further six (blue) impacts could deliver positive impacts by contributing towards infrastructure to meet the needs of future residents such as open space and school places;*
- *the Highways Authority identifies that the 'width of this existing access into the glasshouse site appears to be wide enough to be able to accommodate the carriageway, footways, junction radii and visibility splays required for an adoptable estate road to serve the suggested 14 dwellings. If some land were to be available from the adjacent Glendale then this would allow the access point to be set to the south of the frontage thereby improving the chances of the visibility splay to the right (northwards) not impacting upon the frontage of the adjacent Rotherwood.' It appears that a satisfactory access could be achieved, but the provision is less straightforward than for most other sites;*
- *the SHLAA identifies that 'the site already contains buildings and is largely hidden from view behind existing frontage dwellings' so the redevelopment would not have adverse visual impacts on the area's character or appearance;*
- *the SHLAA identifies that 'the site is accessible to Long Sutton's existing services and facilities and is located adjacent to the existing built-up area (defined settlement limit);*
- *the site is within Flood Zone 3a, flood hazard in 2115 is classified as 'danger for most', and flood depth in 2115 is classified as '0.5-1.0m';*
- *the SHLAA indicates that 'opening up costs are likely to be moderate (including site clearance and flood mitigation costs), if it is allocated there is a reasonable prospect that it would be developed (assumed to begin in year 8, and be completed before year 15) [the plan is currently in year 6], so this site is considered to be deliverable, therefore able to contribute to the Council's five year supply of available housing sites;*

Technical Considerations

Highways

The application site has the benefit of an existing access from Station Road which can accommodate the improvements required to comply with current LCC specification standards including visibility.



EXISTING ACCESS VIEWED FROM WITHIN SITE



EXISTING VISIBILITY TO THE SOUTH

Highways cont/….



EXISTING VISIBILITY TO THE NORTH

Although the application is in Outline form it is envisaged that the estate roads will be constructed to LCC adoptable standard thereby ensuring a sustainable standard of amenity for residents in terms of accessibility, refuse collection, maintenance, street lighting etc.

Flood Risk & Drainage

Flood Risk

A Flood Risk Assessment has been commissioned and is submitted with this application to demonstrate the suitability of the site for housing development. The recommendation within that Report is that new dwellings are of two storey design and have finished ground floor levels located at 3.65mOD which equates to some 420mm above the existing ground floor level of Glendale at the front of the site. It is not considered that this will have a material impact on adjacent property either by way of privacy or potential run-off.

Foul Drainage

There is an Anglian Water foul sewer available in Station Road to serve the development

Surface Water Drainage

It is now recognised that an appropriate strategy for surface water drainage for residential development should be considered at an early stage.

A surface water drainage strategy accompanies this application and demonstrates that the development can be implemented in accordance with all current principles of sustainable urban drainage to the satisfaction of the relevant authorities.

S.H.I.D.B Watercourse

There is an existing watercourse which has the protection of the S.H.I.D.B bylaws located along the north-east boundary of the site and any construction works within 9 metres of the open drain or the piped section which continues out to Station Road and along the site frontage will of course require all necessary consultation and formal approval of the Internal Drainage Board.



EXISTING I.D.B. DRAIN ADJACENT TO NORTHERN BOUNDARY

Utilities

It is understood that all main services i.e. water, electricity, gas, bt are available to serve the development. There is overhead electricity apparatus running alongside the eastern boundary and the application site boundary has been defined to avoid conflict with this constraint.

Ground Conditions & Environmental Considerations

At this stage no intrusive investigations have been commissioned and so it is anticipated that the Local Planning Authority may attach a suitable Condition to any Planning Consent.

The existing buildings on the site will require removal to facilitate the development and all appropriate inspections for identification of any hazardous materials will be undertaken.

Conclusion

This is considered to be an extremely straightforward proposal for Outline Planning Permission on a site that has been identified by the Local Planning Authority as being suitable for Housing in the emerging South East Lincolnshire Local Plan which has now progressed to 'Examination Stage'.

The density and form of development is respectful of its location and will serve to enhance a disused area of land located in a predominantly residential area.

This proposal is deliverable and achievable and we look forward to receiving the support of the Local Planning Authority in approving this application at the earliest opportunity.

Alan J Finch

mlp Moulton Land and Planning

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