DESIGN, ACCESS AND PLANNING STATEMENT

OUTLINE PLANNING APPLICATION

for the erection of a chalet bungalow ancillary to the existing dwelling 'Ringwood Lodge'

at

Browns Gate
Sutton Crosses
Long Sutton
Lincolnshire
PE12 9AU



Prepared by

June 2021

1. INTRODUCTION

Mark Simmonds Planning Services Ltd have been instructed to prepare and submit an outline planning application with all matters reserved.

This application proposes to erect a chalet bungalow ancillary to Ringwood Lodge at Brown's Gate, Sutton Crosses, Long Sutton.

2. THE PROPOSAL

The planning application seeks to obtain permission for the following:

- Erection of chalet bungalow ancillary to Ringwood Lodge

3. THE SITE AND LOCATION

The site is on Brown's Gate, to the south of Long Sutton, approximately 0.4 miles/640 metres from the development boundary.





Aerial view of the site (google maps 2021)



Proposed site for ancillary dwelling



Proposed site for ancillary dwelling



View showing proposed site on left and Ringwood Lodge to the right



Ringwood Lodge

PLANNING POLICY

The National Planning Policy Framework (NPPF 2019)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

"An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

''A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

''An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

This is followed by a commitment to a presumption in favour of sustainable development.

Paragraph 11 states that "for decision-taking this means:

c) Approving development proposals that accord with the development plan without delay, or;

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

South East Lincolnshire Local Plan 2011 – 2036 adopted March 2019

Policy 1 – Spatial Strategy

Long Sutton is classed as a Main Service Centre within the Spatial Strategy, and states that within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Part D - Countryside

The rest of the Local Plan area outside the defined settlement boundaries of the Sub-Regional Centres, Main Service Centres, Minor Service Centre and Other Service Centres and Settlements is designated as Countryside. In the Countryside development will be permitted that is necessary

to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

Policy 2: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

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;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

Policy 3: Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, 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;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
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;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
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;
15.the appropriate use or reuse of historic buildings.

Flood Risk:
Much of the land within the Local Plan area is at significant risk of flooding and this will increase with climate change. It is important that the Plan provides a robust response to this issue and at the same time facilitates appropriate development to continue in a way that is resilient to the potential consequences of flooding.

Policy 4: Approach to Flood Risk
Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:
1. It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development1 or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

2. It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.

3. The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:
a. demonstrate that the vulnerability of the proposed use is compatible 1.1.1 1 As defined in the National Planning Practice Guidance, paragraph 046 (Reference ID:7-046-20140306) South East Lincolnshire Local Plan 2011-36 with the flood zone;
b. identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source;
c. propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime;
d. include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff;
e. incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances where it is demonstrated that there are no feasible alternatives);
f. demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure have been considered as a way of providing flood betterment and reducing flood risk overall;
g. demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;

h. ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

Change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in selfcontained ground floor residential accommodation in areas of hazard rating 'danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required.

Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a 'danger for most' and 'danger for all' will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not be permitted to open between 1 st November in any one year and the 14th March in the succeeding year.

No development will be permitted within a 50m buffer from the toe of the raised Witham Haven Banks (flood defences), as shown on the indicative Plan contained in Appendix 10, to allow access for construction and maintenance.

Flood risk management infrastructure shall be provided at the strategic level, where development opportunities allow, to reduce the hazard and probability of flooding.

ACCESS AND HIGHWAY SAFETY

Access is proposed directly off Brown's Gate to the west and there is ample space for parking and private amenity space.

6. CONCLUSIONS

The proposed dwelling would be ancillary to the host property ' Ringwood Lodge' and the applicant would be happy for this to be conditioned to ensure the use of the property is ancillary use only.

The site is outside of the development boundary for Long Sutton (approximtely 640m), however, it is only a short distance from the main built up area.

The plot proposed is of a generous size and would offer sufficient private amenity space and parking and due to the size and location would have no impact upon any residential amenity.

A bungalow is situated to the north-west of the plot but is a sufficient distance from the proposed dwelling and there are dense mature trees and hedgerow to the boundary which screen views of the site.

The Site is within a flood risk zone, therefore a Flood Risk Assessment has been submitted alongside the application to assess this and sets out mitigation for any associated risks.

This is an outline application, therefore the submitted plan is indicative only at this stage and the detailed design and layout would be determined at a later stage in agreement with the LPA if the application is approved.