Integrated Planning Statement

Residential Development, Seagate Road, Long Sutton, Spalding

D.BROWN
BUILDING CONTRACTORS LIMITED

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A Supporting Statement produced by Lincs Design Consultancy.

First Issue: August 2021

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This Integrated Planning Statement has been prepared to accompany a full planning application for a proposed residential development at land to the north of Seagate Road, Long Sutton, Spalding, Lincolnshire.

The proposed site for development forms part of the wider site Los015 which is an allocated site for residential development in the Local Plan.

The proposed application seeks full planning permission for 9 dwellings.

The site itself has previously been granted planning permission for a large residential development of approximately 215 dwellings, South Holland District Council Reference H11-1207-17.

The application is accompanied by the following supplementary information;

- Flood Risk Assessment
- Drainage Strategy

01 Introduction

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02 Site Context

2.1 Location

The site is located to the north of Seagate Road in Long Sutton, Spalding, Lincolnshire. (See Figure 1). The site is approximately 1.13 hectares and forms part of a wider residential allocation under local plan reference is Los015 (See Figure 2). The grid reference for the site is TF 4322 SE.

The site itself has previously been granted planning permission for a large residential development of approximately 215 dwellings, South Holland District Council Reference H11-1207-17.

The site is located in a mixed context formed of residential, agricultural and community uses. The land located directly to the south and east is allocated as countryside in the local plan. There is land further to the east that is allocated for existing employment areas as well as proposed. To the north of Long Sutton there is also land allocated for residential (Los008 & Los026) as well as some to the west (Los046) In the wider context the majority of the land to the north, has a residential use.

The Flood Map indicates the area at risk of flooding, assuming no flood defences exist, for a flood with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater



Figure 1; Aerial photographs with site highlighted in red

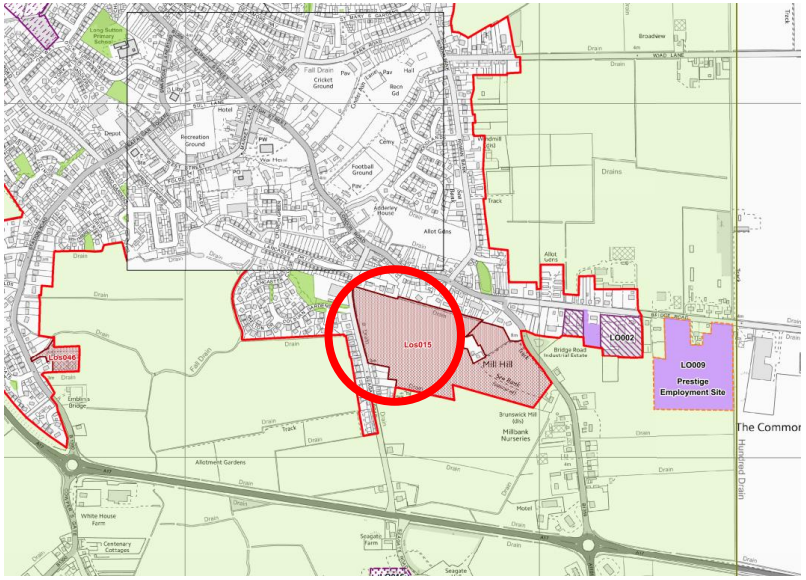


Figure 2; Extract from the local plan showing allocated site Los015

2.2 Existing Features

The site currently consists of an arable agricultural field.

An open drainage ditch runs along the western boundary. Seagate road also runs along the western boundary of the site providing an access to the existing field in the north western corner.

The northern and southern boundaries comprise of hedgerows and panel fences and the eastern boundary is currently open.

The levels on site vary between 2.90m OD and 3.10m OD.

The site itself (Los015) has previously been granted planning permission for a large residential development of approximately 215 dwellings, South Holland District Council Reference H11-1207-17.



Figure 3; View looking southeast across site from the northwest corner



Figure 4; View northeast across site from southwest corner

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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 character of the area.

7 of the plots will be accessed from Seagate Road on the western boundary and a new vehicular access will be created from Seagate Road leading to the remaining 2 plots and to create a new entrance for future development. The proposed dwellings have been positioned along the road in order to create a visually pleasing street scene. The dwellings will provide a continuation of the neighbouring dwellings to the south and mirror the properties opposite Seagate Road.

A footpath will be provided on one side of the new access road ands will connect to a new footpath heading toward any future development.

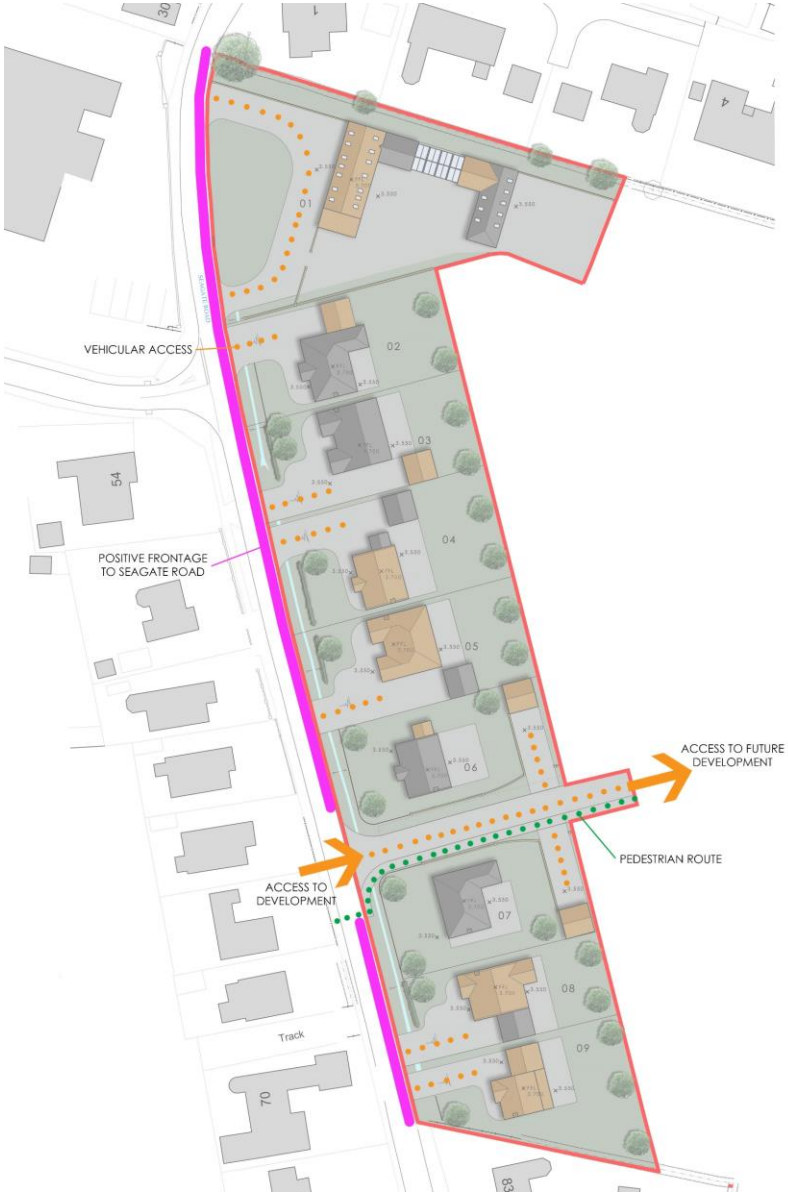


Figure 5; Site concept plan; Purple lines indicate positive frontages



Figure 6; Proposed site plans

Each individual dwelling will have their own double garage at a minimum and also a private driveway. The use of parking courts has been avoided.

All dwellings will have an area of private garden to the rear providing outdoor amenity spaces. The finished floor levels of the proposed dwellings will be raised to mitigate against flood risk therefore the layout has been designed to accommodate features to provide level thresholds such as ramps and steps.

The proposed dwellings will have a modern internal layout which meet the required standards. At ground floor the dwellings will have a separate living area and a open plan kitchen and dining room which are located to the rear of the property providing direct access to the out-door space. Some of the properties also include a study or home office. At first floor the properties will provide sleeping accommodation (3 to 4 bedrooms) and a family bathroom, with two of the properties having sleeping accommodation on the second floor as well as an additional shower room.



Figure 7; Plots 3 & 5 Floor plans (4 bed) not to scale

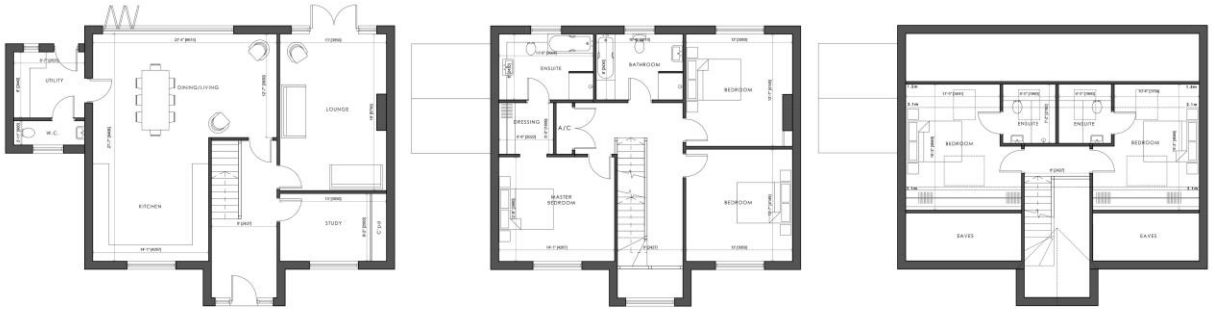


Figure 8; Plots 4 & 6 floor plans (5 bed) not to scale

3.2 Appearance and Scale

In terms of scale the proposed dwellings will be 2 storeys in height will all be detached properties, with two of the properties having an additional floor in the roof space.

The dwellings will have a 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 several different architectural features such as porches, parapets, bay windows and timber moulding, among others, in contrasting places.

The dwellings will utilise a simple palette of materials including red and buff bricks, natural slate tiles and clay pantiles, with some stone detailing, as well as pre-finished timber windows and doors. The styles of the individual dwellings will be mixed, in order to create a variety of types for a improved street scene. The roofs will have a pitched tiled finish with over hanging eaves and brick verge detailing, with some stone parapets in places. The proposed glazing styles will also vary from property to property.



Figure 9; Materials palette







Figure 10; A selection of typical front elevations (not to scale)

04 Planning Policy

The site already has previously been granted planning permission for a large residential development of approximately 215 dwellings, South Holland District Council Reference H11-1207-17.

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 Main Service Centre where new residential development is to be directed.

The site forms part of a wider residential allocation in the local plan referenced as Los015. The development of the site will assist in achieving the housing target stated in Policy 10.

The principle of the proposed residential development 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 development and the land.

2. quality of design and orientation;
The proposals will provide a high quality dwellings which have been designed to maximise solar gain.

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.

5. the capacity of existing community services and infrastructure;
The site is located in Long Sutton and will support its role as service centre by meeting local needs, as stated in Policy 1 A2.

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 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 include native landscaping, 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.

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 is allocated 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;
No public spaces are needed to be included, as such this is not applicable

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 majority of open plan living spaces have glazing facing south.

11. residential amenity;
The layout of the site has been designed so 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 materials. The site is allocated 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 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 there 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 or a total floor area of 1000 m² to provide affordable housing.

The proposed development is Phase 1 of a larger scheme, and affordable housing will be provided in future phases. It is planned to submit this larger scheme for pre-application advice prior to the determination date for this application.

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 has been prepared to accompany this application.

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.

Community, Health and Wellbeing is referred to in Policy 32. The proposed scheme meets the requirements of this policy through the provision of improved 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.

This Integrated Planning Statement has been prepared to accompany a full planning application for a proposed residential development at land to the north of Seagate Road, Long Sutton, Spalding, Lincolnshire .

The proposed development will provide 9 dwellings on a site which is allocated for residential development in the Local Plan. The principle of the proposed development is therefore 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 has been provided which will assist in improving bio-diversity The dwellings will provide a juxtaposition between traditional vernacular forms and a more contemporary simple aesthetic.

The site forms part of the wider site Los015 which is an allocated site for residential development in the Local Plan, and it has previously been granted planning permission for a large residential development of approximately 215 dwellings, South Holland District Council Reference H11-1207-17.

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

05 Conclusion