

Nene Transport (Lincs) Ltd



Design and Access Statement
Erection of 36 Dwellings and Change of Use of Existing
Offices to 4 x 1 Bed Flats
Station Yard, Station Road, Long Sutton, Spalding,
Lincolnshire

Document Reference: 1185 1 DAS LMS

Date: August 2016

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1. EXECUTIVE SUMMARY

- 1.1. Full Planning Permission is sought for the redevelopment of an existing haulage and transportation yard site at Station Yard, Station Road, Long Sutton for 36 two storey dwellings together with the change of use of the existing office block into 4 x one-bed flats.
- 1.2. The application is accompanied all necessary drawings and the following documents:
 - Topographical Survey
 - Design and Access Statement
 - Flood Risk Assessment
 - Drainage Strategy
 - Ground Investigation Report.
- 1.3. The application site lies inside the settlement boundary for Long Sutton and is a Brownfield site with existing employment activity, albeit that the principal use is that of haulage and storage and, as such, the number of people working on site is relatively few.
- 1.4. Existing residential development and a medical centre lie on three sides of the site with Station Road forming the eastern frontage.
- 1.5. The National Planning Policy Framework (NPPF) asserts a presumption in favour of sustainable development and that, where housing proposals are made and there is not a 5 year housing supply, this presumption should be afforded full weight and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.

2.1. The application site measures 1.04 ha and is located close to Long Sutton town centre. The satellite image below identifies the site.



- 2.2. Historically, the application site was a coal yard which has been redeveloped over the years and is now occupied by a number of large industrial storage buildings, hard surfacing and boundary fencing. There is an existing two storey office block on the Station Road frontage with a wide gated vehicular access to the north.
- 2.3. The application site is generally flat with no natural features of note.
- 2.4. To the north east there is the Long Sutton Medical Centre with its associated car park. Existing residential development lies along the entire north western and south western boundaries. In the northern corner of the site there is a short section of common boundary with an area of public open space, which is accessed off Dick Turpin Way.
- 2.5. A selection of photographs from around the site are set out below.



Existing offices and access from Station Road.



Looking south west along the site frontage from the site access.



Looking north east across the site frontage towards the car park of the Long Sutton Medical Centre.



Looking north within the site at the existing industrial buildings.



Residential development on the south western boundary.



From within the site, looking at the northern corner of the site.

3. PLANNING POLICY

The Development Plan

- 3.1. The development plan consists of the South Holland Local Plan (saved policies 2009) (LP).
- 3.2. LP policy SG1 states that all proposals for development will be permitted where that development follows the principles of sustainable development.
- 3.3. Policy SG3 identifies Spalding as the main town in the district for the purposes of controlling and regulating development. In the absence of a five year housing supply, Policy SG3 should not be considered as an up-to-date policy as it deals with the spatial distribution of housing and, therefore, there is a presumption in favour of sustainable development in accordance with paragraph 49 of the National Planning Policy Framework.
- 3.4. LP policy SG14 considers the design and layout of new development.
- 3.5. LP Policy SG 15 considers the impact on the local highway network, pedestrians and cyclists.
- 3.6. LP Policy SG17 requires new proposals to consider the impact on residential amenity.
- 3.7. The application site has no specific land use allocation in the adopted local plan.

South East Lincolnshire Local Plan

- 3.8. The second draft of the new Local Plan that will replace the 2006 plan has now completed its consultation stage and the findings of this latest exercise are due to be published by the end of the year. The draft Local Plan proposes some growth for Long Sutton and, as a Brownfield site within the town settlement limits, the application site should be classed as a windfall site. Strategically, the redevelopment of a Brownfield site within a sustainable settlement is sequentially preferable to the development of new Greenfield sites beyond the settlement limits.
- 3.9. The application site has no specific land use designation in the emerging Local Plan.

National Planning Policy

3.10. The National Planning Policy Framework (the “NPPF”) sets out Central Government’s planning policies for England and how these are expected to be applied.

3.11. Paragraphs 6 and 7 of the NPPF confirm the commitment to sustainable development based on three dimensions:

“an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

3.12. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 14, “For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - 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; or
 - specific policies in this Framework indicate development should be restricted.”

3.13. Paragraph 49 confirms this to be the case by referring to housing applications and the presumption in favour of development where there is not a 5 year housing land supply.

- 3.14. Paragraphs 196 and 197 confirm that applications should be determined in accordance with the Development Plan and that in such cases Local Authorities should apply the presumption in favour of development.
- 3.15. The NPPF asserts a presumption in favour of sustainable development and that, where housing proposals are made and there is not a 5 year housing supply, this presumption should be afforded full weight.

4. DESIGN

Use

- 4.1. The application site is occupied by a range of large industrial buildings and hardstanding where the applicant company operates its haulage and storage business.
- 4.2. Residential development lies to the north and west, with a medical centre to the north east, and Station Road to the south east.
- 4.3. Despite the long standing industrial use of the site which pre-dates the residential development and that the applicant company operates within best practical means, there are on-going complaints relating to alleged noise from the application site.
- 4.4. Redevelopment of the site for residential use is entirely consistent with the immediate land uses on the boundary of the site and, as such, is compliant with LP policy SG17 - Protection of Residential Amenity. There will be a positive benefit from redeveloping the site.

Amount

- 4.5. The proposed development for 36 dwellings and the change of use of the offices to 4 x one-bed flats on 1.04 ha results in a density of approximately 40 dwellings per hectare. This density is entirely appropriate having regard to the character of the surrounding existing development.
- 4.6. The detailed layout plan submitted with the application shows how the site will be developed having proper regard to the existing development on the northern and western boundaries.
- 4.7. It is not proposed to include Public Open Space within the site as it is possible to link through to the existing Public Open Space (POS) off Dick Turpin Way. A financial contribution in lieu of its provision on site will be offered so that existing areas within the settlement can benefit.
- 4.8. There is some ground remediation required as a result of the previous industrial activity on site. The extent of the contamination and the steps required to enable the site to be redeveloped for the new use are set out in the Ground Investigation Report that accompanies this application.

- 4.9. Notwithstanding the high percentage of the site that is impermeable, a Sustainable Drainage System has been designed that will actually reduce the level of surface water that will leave the site.
- 4.10. There are no ecological interests within the site that would be impacted upon by the proposed development.
- 4.11. The proposal is, therefore, compliant with LP Policy SG14 – Design and Layout of New Development.

Layout

- 4.12. The detailed layout plan shows how the site will be developed utilising the existing access from Station Road and the re-use of the existing office block for flats. To the north of the existing offices it is proposed to front two detached properties onto Station Road, but with vehicular access from the new estate road that will serve the remainder of the application site. These three dwellings will serve to reinforce the street frontage and reflect the general character and grain of development along this part of Station Road.
- 4.13. Moving into the site, dwellings are generally served either directly off the estate road or off small private drives to provide a varied street scene. Approximately half way along the western boundary of the site, a new dwelling has been granted planning permission and constructed very close to the boundary with the application site. In recognition of this, the proposed dwellings on the application site have been pulled away from the boundary to avoid any overlooking or reasonable loss of privacy. Instead, a small parking area will create suitable distance from the proposed dwellings.
- 4.14. In the norther corner of the site, there is a common boundary with an area of Public Open Space currently accessed from Dick Turpin Way. It is proposed to provide a pedestrian link through from the proposed development to this existing area of open space. This access will also enable access on foot by those living on the new development to the Long Sutton Primary School and Nursery.
- 4.15. As has already been noted above, in lieu of the provision of POS on the site, a financial contribution will be made to enhance the existing provision within the town. Long Sutton has a surplus of green amenity space when compared with the adopted standards and, as a

consequence, it is considered that the enhancement/improvement of the existing stock would be of more benefit to the town. Informal discussions with the local planning authority endorsed this approach.

Scale

- 4.16. The surrounding residential development is all two storeys and, accordingly, the proposed development will also consist of two storey development to reflect this established character.
- 4.17. Similarly, the proposed mixture of detached, semi-detached and short terraces of three dwellings will reflect the character and scale of development in the immediate area of the site. Finished floor levels will be set 300mm above existing ground levels.
- 4.18. The proposed dwellings will typically measure 5.2m to the eaves and 8.6m to the ridge.
- 4.19. Taken as a whole the proposal will reflect the scale of the surrounding area and will, therefore, comply with adopted LP policy SG14 – Design and Layout of New Development.

Landscaping

- 4.20. Landscaping will take the form of on-plot planting and will be left to the individual home owners to create their own landscaped environment.

Appearance

- 4.21. There is no prevailing architectural style represented in the immediate area, with much relatively new estate type development, and, therefore, the proposed designs will create their own sense of place. Small gables and porches will break up front elevations and materials will reflect those found in the area with variation introduced to create interest.

Access

- 4.22. There is an existing access into the site that serves the current use as a haulage yard. This junction bellmouth will be rationalised and a footway introduced to connect into the existing footway along Station Road.
- 4.23. There is good highway visibility in both directions and the redevelopment of the site will see the removal of heavy goods vehicles from both the site and their entry into and exit from this central location in Long Sutton.

- 4.24. The 'new' rationalised access adequately serves the site and, to increase permeability, a new pedestrian footpath will connect the north of the site through to Dick Turpin Way and the primary school.
- 4.25. The proposal is, therefore, acceptable in highway terms and accords with LP policy SG15.

Other Material Considerations

- 4.26. A Ground Investigation report considers the potential for contamination having regard to the current and historic land uses on the site. The report is presented as part of the application documents.
- 4.27. The report identifies where contamination might be present and this will be dealt with by a remediation method statement and secured through an appropriate planning condition.
- 4.28. Affordable housing will be provided on-site and again secured via a suitable planning condition.

5. CONCLUSIONS

- 5.1. The proposal will result in the redevelopment of a large haulage and storage yard in the middle of a largely residential area of Long Sutton.
- 5.2. As a Brownfield site in a sustainable settlement, the proposal accords with the aims and objectives of sustainable development as set out in the NPPF.
- 5.3. The NPPF asserts a presumption in favour of sustainable development and that, where there is not a 5-year housing supply, this presumption should be afforded full weight and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the framework.
- 5.4. The application is supported by the necessary technical reports that demonstrate there are no technical reasons why the site cannot be developed for housing.
- 5.5. The proposal assists in the local planning authority meeting the requirement for a five-year housing land supply on a Brownfield site and is acceptable in all other respects.

