

H A Architectural Services

Design and Access Statement

**Proposed Residential
Development Land off Lime
Walk, Long Sutton**

October 2022

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1. INTRODUCTION

- 1.1. This Design and Access Statement has been prepared by H A Architectural Services on behalf of Stinders Homes (SPV2) Ltd to accompany a Planning Application for residential development of 56 dwellings.
- 1.2. The application is supported by an site layout; Flood Risk Assessment and Drainage Strategy; Ecology Survey, Contamination Report and Tree Report.
- 1.3. The reports conclude that there are no reasons why the site cannot be developed.
- 1.4. Pre-application discussions have been held with Lincolnshire County Council as the local highway authority and South Holland Internal Drainage Board (IDB) acting as the Water Management Alliance regarding the potential access points into the site, and in particular a crossing over the IDB drain west of the site.
- 1.5. The site is identified in the South East Lincolnshire Local Plan
- 1.6. The proposal will contribute towards the growth needs identified for Long Sutton and assist in the delivery of the Council's five-year housing supply.

2. SITE AND SURROUNDINGS

- 2.1. The application site consists of an agricultural field which is immediately adjacent to site with Outline Planning Permission and the built-up northern edge of Long Sutton.



Location Plan Extract

- 2.2. The application site measures 4ha and is essentially flat and rectangular in shape. Along the southern boundary is a public footpath, with the eastern boundary defined by a row of mature Leyland Cypress trees. To the south is residential development and the western boundary is characterised by a row of mature trees, beyond which is the IDB drain with Lime Walk to the west.
- 2.3. North of the site is agricultural land with dwellings to the north west. East of the site is a public recreation area with allotments to the north east. To the south is the recent application site for 70 dwellings and the residential development off Magpie Close and west of the site is agricultural land.

3. PLANNING POLICY

THE DEVELOPMENT PLAN

South East Lincolnshire Local Plan

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 3.2. The South East Lincolnshire Local Plan, which covers South Holland and Boston Borough, The application site is identified as being suitable for development in the local plan, Los008.
- 3.3. The Development Plan for the purposes of this application is of the South East Lincolnshire Local Plan (the 'Local Plan') saved policies 2019. Those policies considered relevant for the proposal are set out below.
- 3.4. Policy 2 – 'General Sustainable Development' outlines that the Council will grant planning permission where they are satisfied the proposal is consistent with the principles of sustainable development. This proposal would ensure the quality of life for residents is unimpaired and South Hollands essential character and main environmental assets are not damaged.
- 3.5. Policy 11 – 'Distribution of New Housing' states that any new development should take the sequential approach starting with brownfield sites within the settlement limit. This application site is proposed to be allocated in the Emerging Local Plan and having regard to the level of scrutiny of the site it can be deemed an appropriate place for a development of this type.
- 3.6. Policy 11 and Policy 1 are applied to control and regulate development to an appropriate scale in certain areas across the district. Long Sutton is identified as an Area Centre in the Local Plan, as it provides local employment opportunities, a range of services and acts as a focal point for the rural areas. The Local Plan, therefore, allows for growth in the Area Centres, and this proposal would aid in providing

housing to support the role of Long Sutton as a service centre for surrounding rural areas.

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

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

3.17. Paragraph 8 of the NPPF confirms the commitment to sustainable development based on three dimensions:

“a) 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;

b) 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

c) 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.”

3.18. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 11,

“For decision-taking this means:

c) approving development proposals that accord with an up-to-date 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.”

3.19. Paragraph 38 confirms this to be the case stating decision makers at every level should seek to approve applications for sustainable development wherever possible.

3.20. Paragraph 47 states that planning law requires application should be determined in accordance with the development plan.

4. DESIGN

Use

- 4.1. The application site lies adjacent to residential development and is shown to be within the settlement boundary for Long Sutton in the emerging local plan.
- 4.2. There are no other uses surrounding the site which would prevent the proposal coming forward. Residential development is, therefore, an appropriate use of the site.

Amount and layout

- 4.3. The proposed development of 56 dwellings on 1.5 ha results in a density of approximately 31 dwellings per hectare. This density is consistent with the recent development immediately to the south.
- 4.4. The site layout below submitted as part of the application shows how the site could be developed for 56 dwellings and it can be seen that this would fit with the general character of development to the south.
- 4.5. The site layout submitted as part of this application demonstrates how the site can be developed for 56 dwellings.



Site Plan Extract

Landscaping

4.6. The existing eastern and western boundaries are characterised by existing tree planting. The tree survey that accompanies the application considers those trees and their retention.

4.7. The proposed access from Lime Walk results in the loss of only one tree.

Appearance

4.8. The appearance of the dwellings is in line with those designed as part of the Reserved Matters application immediately to the south of the site.

Access

4.9. Early consultation with the local highway authority indicated that they considered the principle of the access point as shown on the submitted drawings to be acceptable.

4.10. Similarly, discussions with the IDB confirmed the crossing over the IDB drain subject to a formal consent application is acceptable in principle.

- 4.11. The location of the new access results in the loss of only one tree and is close to the existing footway adjacent to the development to the south and provides the most convenient route into the town centre. There is also good visibility in both directions.
- 4.12. The site layout shows the to link up with the land to the south of the application site.
- 4.13. The application site is well connected to the town with the school, medical centre, shops and employment opportunities all within walking distance. The bus stops on Lime walk are less than 5 minutes walking distance away from the application site and serve the 505 (Kings Lynn – Spalding), NG1 (Sutton Bridge – Spalding Grammar School) and X55 (Kings Lynn – Spalding) bus routes.
- 4.14. The site is highly sustainable and safe access can be provided.

5. OTHER MATERIAL CONSIDERATIONS

- 5.1. The tree and ecology surveys demonstrate there would be no reasons why the site cannot be developed for residential use.
- 5.2. The site is allocated in the local plan and is
The site was assessed in the South East Lincolnshire Strategic Housing Land Availability Assessment – Long Sutton (January 2018), where it stated that the site:
- Will not have adverse impacts on natural, built or heritage assets and has no major archaeological issues.
 - Would not place burdens or lead to the loss of existing infrastructure such as open space, community facilities and green infrastructure.
 - Is accessible to the existing services and facilities in Long Sutton and is adjacent to the existing built up area.
 - Can access facilities by foot, bicycle or public transport.
- 5.3. The site has a lower Flood Hazard rating than other sites in Long Sutton, meaning it is sequentially more preferable.
- 5.4. Both the Historic England Map Search and Lincolnshire Heritage Gateway confirm the Council's statement that the proposal will have no adverse impacts on heritage assets and there is no archaeological interest in the site.

6. CONCLUSIONS

- 6.1. The application site is well located in relation to the existing built up area of Long Sutton, and is within walking distance of bus services to Kings Lynn, Spalding and Sutton Bridge.
- 6.2. The site is allocated in the local plan.
- 6.3. The site is at lower hazard Flood Risk than other identified sites in Long Sutton and is, therefore, sequentially preferable.
- 6.4. There are no technical issues that would prevent the site from coming forward.
- 6.5. By granting planning permission for this proposal it will aid the council in supplying quality housing in the district and maintaining a 5-year housing land supply.