



Planning Statement

**In support of an Outline Application for Residential
Development of circa 215 units**

**Land between Seagate Road &
B1359 (Wisbech Road) Long Sutton**



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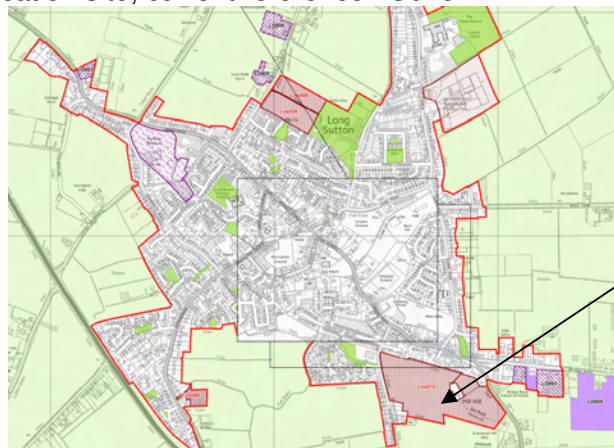
1. Introduction

- 1.1 Templeman Design have been instructed via Messrs Hix & Son of Church Street, Holbeach, to prepare an outline planning application for residential development on land adjacent Seagate Road Long Sutton, on behalf of their client.
- 1.2 The land stretches between Seagate Road (on the west) and the B1359 /Wisbech Road (to the east). The land is currently farmed and forms part of a wider agricultural unit.



photograph of site from the eastern boundary looking west towards Seagate Road in the distance

- 1.3 The area of land measures approximately 10.6 hectares, inclusive of any ditches contained within the registered title, however this area does not include the shared access roadway currently running along the north eastern boundary of the site and across the corner of the field from the B1359. The applicant do have shared rights to the roadway, and therefore it is incorporated within the red line boundary identifying the application site.
- 1.4 Currently the land can be accessed from entrances on Seagate Road or from the B1359.
- 1.5 The land has been identified within the emerging South East Lincolnshire local plan as an allocation site, current reference LS015.



extract from SELLP publication version (March 2017) Inset Map 7

2. Supporting Documents

2.1 This planning application is supported by the following surveys & reports:-

- **Topographical survey;** To assist the drainage scheme and general indicative layout, along with verification of site boundaries.
- **Flood Risk Assessment;**
reference 3359-SH-SEAG-XX-RPT-AR-0002 prepared by Stuart Hemmings dated 29.08.2017
- **Project Level Habitats Regulations Assessment;**
By Greenwillows Associates Ltd, dated November 2017
- **Ecological Appraisal;**
By Greenwillows Associates Ltd, dated October 2017
- **Drainage Strategy Report;**
By B H A Consulting dated November 2017

incorporating Drainage calculations, Soakaway testing results & Pre application with Anglian Water

2.2 Note: The Drainage Strategy Report is to be read in conjunction with Drainage Strategy proposals drawing.

3. Application Site Description

3.1 Along the eastern boundary of the site is the road verge of the B1359, an access as mentioned above, serving the field and 2No. residential properties; No.7 Wisbech Road (Mill Hill Lodge) and No.5 Wisbech Road. Off of the north eastern corner of the site is a large rear garden to No.3 Wisbech Road, a large residential property, beyond which is the former brick built railway bridge 'Pop bottle bridge'.

3.2 Along the northern boundary of the site is the historic route of the railway line that used to link Kings Lynn to Spalding. Currently there is a strip of land the owners leave uncultivated which measures approximately 4m wide. Alongside this grass strip is a ditch containing overgrown scrub, bushes and small trees, along with waste and rubbish from residential properties beyond that ultimately front onto London Road.

3.3 The western boundary of the site is denoted by Seagate Road. A small shallow ditch runs alongside the road from the north-western corner (where an old metal gate provides access to the former railway line). To the south-western corner, there are 6 reasonably large detached properties, consisting of 5 houses and a bungalow.

Some dated and generally unused farm buildings are beyond and wrapping around the rear of these detached properties, This former yard provides the initial extent of the southern boundary. There are a handful of mature trees and another small shallow ditch that runs to midway across this southern boundary.



Photo above showing ditch adjacent southern boundary

The boundary then has a dogleg and is further demarked by 2No. electricity poles just inside the owners boundary. 2 large chalet bungalows are set back off the south eastern corner, beyond which stands the abandoned and disused Brunswick Corn Mill, A tower mill built in 1817 which still stands after becoming derelict in the 1930's.

4. Site Surroundings & Characteristics

- 4.1** The character of Long Sutton is formed at the market town's centre, this character extends out along the historic routes filtering into the town. The town centre consists of a dense assortment of buildings providing shops, cafe's, public houses, business premises, (such as accountants, banks and solicitors) and a number of food outlets. Buildings all generally have brick facade, and are up to 3.5 storeys in height within, surrounding the centre.

Photos below and on following page showing some of the 3.5 storey buildings within, and immediately surrounding the town centre





- 4.2** Spreading out from the centre, the density quickly reduces and the dwellings quickly become detached and semi-detached style houses and bungalows. These vary from a number of Georgian style vernacular detached houses, to 20th century bungalows infilling between.
- 4.3** Between the town centre and the fringes there are a number of 2.5 storey blocks of houses, again some dating back to 18/19th century, and others built within the last 5 years.





photo's above showing 2.5 storey terrace style dwellings

The photos below show some further examples of small, short terrace blocks forming the spread out from the town centre.



- 4.4** Within 300m - 400m of the town centre the town is characterised by more modern (1960's - present day) housing development sites, which are previous development's consisting generally of 30 - 100 units, including detached and semi-detached dwelling houses and bungalows. Some examples of these 'estates' are namely 'The woodlands', 'Lancaster Drive', 'The Maltings', 'Dick Turpin Way', 'Dunlin Drive' 'John Swains Way' and 'Anfield Drive'.
- 4.5** The site is immediately surrounded by an assortment of detached houses and bungalows generally, dating from circa 1800 to more modern developments such as 'The Cherries, which is a small cul-de-sac of 4 or 5 detached dwellings at the north west corner. Just north of 'The Cherries' is a more densely populated area of terraced houses, namely Seagate Terrace. Along the northern end of Seagate Road and backing onto the northern boundary of the site are assortments of semi-detached and terraced housing, detached houses and bungalows, all of various sizes.

5. The Outline Proposal

- 5.1** This application is for an outline planning permission on a site of circa 10.6 hectares, currently identified in the emerging local plan as a proposed allocation site. The development will comprise of:-

- The construction of circa 215 residential units
- Access from both Seagate Road and B1359
- Open space and landscaping accordingly
- Affordable housing supply, amount to be agreed
- A surface water drainage scheme
- An adoptable foul water scheme
- Adopted roads and footpaths

An indicative site layout plan accompanies the application to show how the site could be developed.

- 5.2** The existing redundant railway route along the northern boundary would be retained, enhanced and enjoyed by new residents from off-site.



photo showing former railway route along the northern boundary(photo taken from the East) ideal to become a formal natural green space. This area is identified on the layout to be increased in width, and made public.

- 5.3** The 2 properties accessed off Wisbech Road (B1359) would have their access retained and unaltered. There is possibly an opportunity for the properties to receive a modified / new access from the development if they so desired. However, this is something that could be discussed prior to a full planning application should they/the developer wish to discuss. Currently an indicative layout has been suggested that would not alter the current access.



- 5.4** No. 5 Wisbech Road (the bungalow) is very well screened with hedgerows and trees, to the extent that it is hard to notice the dwelling exists. No. 7 Wisbech Road (the house in the above photograph) is slightly more exposed. For this exact reason, the proposal retains the access and suggests a selection of bungalows surrounding the property, with rear gardens abutting the boundaries giving the extended offset.
- 5.5** At the south eastern corner of the site, fronting onto the B1359, are 2 large detached chalet bungalows. The frontage of the indicative site layout would respect this character, and large detached dwellings are orientated facing east towards the B1359 / Popbottle bridge. To the north of the proposed access a private driveway is indicated running in front of these detached dwellings. Again, there is a possibility here that the 2 existing dwellings within the site could additionally become accessed off of this driveway subject to agreements at a detailed design stage.

- 5.6** As the southern boundary of the site forms the respected remaining views across farmland towards the A17, the indicative scheme has identified how this can be respected. The 'green buffer' zone is utilised as the SANG route, along with orientation and dwelling rotation to maintain views through the indicative development layout and to allow properties to have the main aspect outlook in an southerly direction. Additionally, views from the A17 and the southern end of Seagate Road would be more attractive. Once the proposed green buffer area matured to the southern boundary, this would also effectively reflect existing views from the A17 onto the former railway route / a 'green boundary' development edge.
- 5.7** This site as a whole has raised natural ground levels compared to other sites within Long Sutton, and as such can be considered as the most sequentially preferred site in the town.
- 5.8** There are some lower pockets of land within the site, however as per the indicative site proposal, these can be incorporated as open green space areas. For example, the north western corner has been identified as a large greenspace which could incorporate a surface water detention pond.
- 5.9** The indicative layout has fully considered the lower pockets of ground in that we have avoided positioning dwellings on the lower areas. There are a couple of small exceptions, such as the small number of detached dwellings fronting Seagate Road, however, from a planning perspective, this small number of dwellings could be raised slightly but should additionally consider floor levels of existing dwellings along the road, and not create an 'odd' streetscene.

Use

The use of this development is proposed solely for residential purpose, in conjunction with the immediate surroundings.

- 5.10** The existing use of this parcel of land is predominantly agricultural, with a small area left as a grassed rough area and an extent to the northern boundary namely the former railway line and adjacent ditch.

Amount

- 5.11** To accompany this application and to provide an indicative vision for the development, we have produced an indicative concept layout. This shows how the site can be developed given due consideration to the surroundings, and how views across open farmland are retained where possible, openness throughout the site is maximised, open green space and existing natural features are given due consideration.
- 5.12** The concept for the site includes various sized dwellings, predominantly detached and semi-detached houses to maintain typical density rates within the town, including bungalows identified on the high ground within the site.

Layout

- 5.13** At the heart of the development, where we have indicated an open space, we suggest dwelling heights could be increased here to 2.5 storeys, We also

indicate 2 larger detached houses here with great views and creating a statement heart to the centre of the development. The layout at the centre of the scheme provides a mirrored streetscene about the road junction, looking south across the central Public open space area.

- 5.14 Reflective of Long Sutton as discussed earlier in the report, there are also a handfull of small terrace blocks shown planted around the development, to provide some affordable mix to the scheme.
- 5.15 Bungalows are identified on the higher ground within the site for 3 reasons; the first to allow flood risk mitigation, the second to maintain a supply of this type of dwelling and its purpose for the town, and thirdly to respect the neighbouring dwellings within the site, preventing overlooking issue.
- 5.16 The access positions are located to respect existing road alignments, existing junctions and neighbouring dwellings and to achieve workability with the site.
- 5.17 The central open space area and elements of all other open space areas are currently shown being overlooked by dwellings allowing some tasteful views across a proposed landscaped area.
- 5.18 There would be refuse collection points identified at the entrance of each shared driveway area.
- 5.19 A pedestrian 'right of way' exists from the 2 properties within the middle of the site over to the footbridge on the northern boundary. This has been respected in the layout, and a footpath identified across public area.

Scale

- 5.20 The scale of the dwellings would be very much in keeping with the site surroundings, predominately 2 storey.
- 5.21 The majority of general floor levels of the scheme would in fact not have to be raised much due to the level of this particular site. The Flood risk assessment identifies the various levels of land in groups, and given the FRA advises FFL at 3.7m AOD, probably a quarter of the site is already at and above this level, with the majority of the remaining land indicated on the layout as being an average of 3.16m AOD built on requiring max 390mm GL increase, allowing for the standard 150mm difference from GL to FFL.

Landscaping

- 5.22 The proposed site could be well landscaped given existing features and views.
- 5.23 The northern boundary would use and enhance the current established hedgerow and ditch habitat, incorporating further landscaping and green space.
- 5.24 Existing ditches to the west and south would all be utilised and retained. Existing trees and bushes on the boundaries would form positive contributions to screening and the landscape.

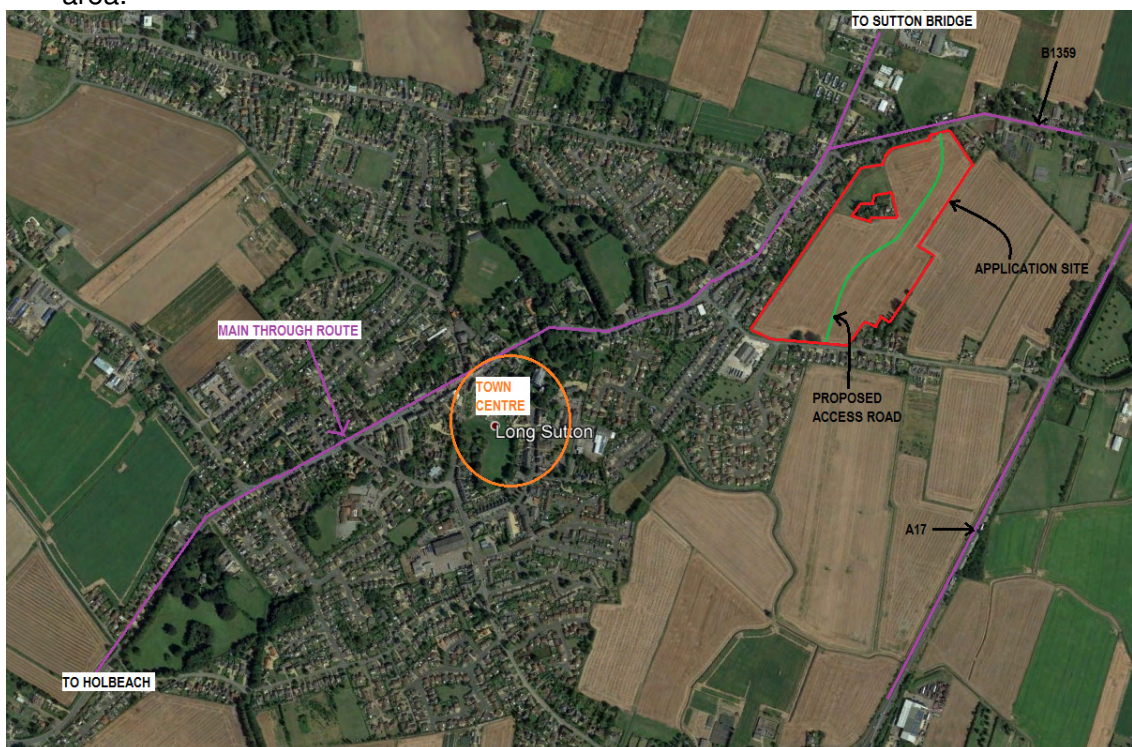
- 5.25 There would be pockets of greenspace within the development landscaped accordingly, including along verges and proposed boundaries, as per the indicative site layout. The Sang proposal would significantly contribute to the landscaping character, trees placed strategically around the development. Landscaping can be conditioned as part of a planning approval.

Appearance

- 5.26 The character and appearance of the proposed development would be confirmed at reserved matters stage, however our suggestion is that it would reflect the immediate local vernacular, using an appropriate palette of materials. The indicative layout allows for larger detached frontage plots, reflecting the general aspect of the existing roads, with a mix as you travel into the site.

6. Movement and Accessibility

- 6.1 The diagram below identifies the main route through Long Sutton, this indicates clearly that this application site sits comfortable against the current development area.



- 6.2 The site will be accessed easily via both Seagate Road and B1359 (Wisbech Road).



photo showing view north from proposed Seagate Road access



photo showing view south from proposed Seagate Road access



photo showing view north from proposed access off B1359



photo showing view south from proposed access off B1359

- 6.3** The development will include roads and footpaths to an adoptable standard to enable provision & future maintenance standards for the occupants of the development.
- 6.4** As indicated in the diagram in 6.1, the provision of the access route through the site (as preferred by the Highways Department) will not instigate any 'rat runs' or public 'cutting through' from the town onto the A17, as the main route through Long Sutton is a more direct route to the A17 via Popbottle Bridge.
- 6.5** The Access onto the B1359 will give further easy, quick, safe and generally sustainable vehicular access onto the A17 for destinations further afield via the Wisbech Road roundabout, or into the town centre via the route over Popbottle bridge.
- 6.6** Footpaths will be linked to existing footpaths on Seagate Road and B1359 giving pedestrian access into the town centre.
- 6.7** The closest large convenience store is 110m from the site, and the supermarket is 500m away. Post office, a number of public houses and other shops/stores etc are within close proximity walking distance.
- 6.8** The nearest bus route is 150m which allows travel to Spalding, or 200m to the Olde Ship Inn bus stop allowing access to Kings Lynn.
- 6.9** The indicative provision of the public space and SANG walk routes into and around the development are an attractive proposal for the town and perspective walkers.

7. Planning Policies

- 7.1** Within the current '2006' local plan, Long Sutton is classified as a 'main service centre' in the settlement hierarchy and therefore benefits from a vast range of services and amenities.

- 7.2** The National Policy Framework 2012 (NPPF) is clear that its aim is to significantly boost the supply of housing, and as indicated in paragraph 47, the local planning authority is required to 'use their evidence base to ensure the local plan meets the full objectively assessed needs of the market and affordable housing in the housing market area' They should provide 5 years worth of housing with an additional 5% buffer to ensure choice and competition, and where there has been persistent under delivering this should be increased to a 20% buffer.
- 7.3** Paragraph 49 of the NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date, if the local planning authority cannot demonstrate a 5 year supply of deliverable sites'.
- 7.4** In paragraph 14 of the NPPF it is quite clear that permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole, or specific policies , outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.
- 7.5** The council cannot currently demonstrate a 5-year supply of deliverable as per the provisions of the NPPF. The council can currently demonstrate a 2.9 year supply of deliverable sites, (as of 31/01/16). As per the provisions of paragraph 49 of the NPPF the policies are therefore out of date, and presumption in favour of sustainable development applies.
- 7.6** Sustainable Development is the key factor of The NPPF, as it makes clear in paragraphs 6-10. Paragraph 7 explains there are 3 dimensions to sustainability, an economic role, social role and an environmental role and paragraph 6 explains the remainder of the framework.
An economic role here is the contribution to a responsive competitive economy, with the land ensured to be available, and in our opinion in the right place, including a good infrastructure already in place.

A social role is achieved here as it supports the local community, provides a supply of housing required to meet the needs given its potential for a very good affordable housing mix, and would support local services within the settlement through being very accessible to such.

The environmental role is achieved through consideration of the natural, built and historic environment, where this site fits ideally as a continual extension of the village and its built environment, with flood mitigation measures achieved, a positive surface water strategy and an excellent local land choice. The proposal would make a positive contribution through careful and sensitive design.
- 7.7** Although not yet adopted, the emerging South East Lincolnshire Local Plan should be considered here, as this plan has now reached examination stage. It will shortly become adopted and therefore any proposals that are mindful of, and, steer with the plan rather than away from it. The application site has been included in the Housing paper for Long Sutton is given allocation reference

LOS015, and should be included within the proposed settlement boundary of Long Sutton.

- 7.8 Policy 12 of the SELLP 2011-2036 Preferred Sites Consultation (July 2016) identified that housing allocations should be made in Long Sutton to provide for 560 dwellings between April 2011 and 31st March 2036. This site is a preferred allocation and has a reference LS015.
- 7.9 Policy 15 of the SELLP 2011-2036 Publication version (March 2017) suggests a provision of 25% affordable housing on this development site, unless there become any site specific considerations such as viability that determine otherwise. This outline application will adopt the 25% provision which can be further confirmed at detailed application stage.
- 7.10 The proposal would be in accordance with current SHDC Local Plan policies SG1 – General sustainable development, for above mentioned reasons, SG11 as set out in the FRA and Drainage strategy, SG14, SG15, SG16. The concept scheme indicates how a development could satisfy SG17, giving full consideration to residential amenity adjacent the site, SG18 and HS8 – affordable housing provision. The affordable housing provision would offer a good mix of dwellings. Policy HS11 can be satisfied with regards of open space.

8. Involvement

- 8.1 A pre-consultation meeting was held at SHDC council offices at early stages of the development proposal masterplanning. This meeting was held to discuss general principles for consideration, including thoughts on layout / greenspace, access arrangements, outcome of discussions with Lincolnshire county highways, affordable housing and policies and survey requirements. Generally planners were keen to welcome a formal application to move this site forward without untoward delay.
- 8.2 On site meetings and informal discussions have taken place with Lincolnshire County highways department whom are content with access off both Seagate Road and B1359, are content that visibility splays can be achieved, and would like to see 2 site access positions rather than a single access. The highways department are content with widths, visibility and general use of Seagate Road.
- 8.3 A flood risk assessment has been undertaken and identifies the site levels are of the best in Long Sutton, and therefore floor levels shall only be raised a minimum height out of ground level to satisfy the Environment Agency.
- 8.3 Service network providers have been consulted regarding service provisions, routes and diversions.

A pre-application enquiry has been made with Anglian Water, the results are appended to the drainage strategy report.

8.3.1 Potable water; Anglian water have a potable water service within vicinity which will require further detailing as to connection points etc.

8.3.2 Foul water; There is an adopted Anglian Water foul sewer route within Wisbech Road (B1359) which passes the proposed site entrance and runs along the eastern boundary cutting across the northern boundary along the edge of the site. This pipe would be ideal to connect into, with upgrades as necessary, as it terminates at a pumping station very close to the site boundary. There is also a foul sewer along Seagate Road that could be utilised. Further descriptions and verifications are demonstrated within the Drainage Strategy Report. Required byelaws can be maintained with the provision of public open space as indicated on the indicative scheme.

8.3.3 Surface Water; There are riparian & incorporated ditches along 3 sides of the development. There are ditches and drains maintained by South Holland Internal Drainage Board (SHIDB) close to the site boundaries. Approximately 50m from the South-eastern corner of the site over neighbouring agricultural farmland is a source of the IDB's 'Seagate Drain' adjacent 'Brunswick Mill'. To the north west of the site, just 69m northwards along Seagate Road is a manhole which is over the IDB's 'Falls Drain'.

Further descriptions and verifications of the surrounding surface water networks are demonstrated within the Drainage Strategy Report.

8.3.4 Gas network; Having obtained gas network mapping from Cadent, there appears to be a low-pressure gas main running along Seagate Road. However, there is a medium pressure gas main that comes along Seagate Road to a point approximately 35m from the north-western corner of the site, which then runs along Lancaster Drive.

Having the availability of mains gas to the site is an extremely positive opportunity and contribution to the sustainability aspect of this development proposal.

8.3.5 Electricity; Having obtained records from WPD, and as can be seen on site, there are 2No. overhead power lines crossing the eastern half of the proposed development. Consultations and discussions have been held with WPD, and it has been confirmed that one of the overhead lines are 11Kv, the other is 33Kv. Although the overhead lines would be acceptable to remain over a development, the necessary wayleaves would have to be met within a layout scheme to maintain access and building offsets as required. The indicative scheme is based on diverting the cables below ground around the south-eastern edge of the site (below open space), following diversion consultations with WPD. This would then be less restrictive on a development layout scheme. There are also LV cables above the proposed site access positions that could be easily diverted below ground.

9. Conclusion

- 9.1** This application proposal is for the purpose of outline planning permission with all matters reserved for subsequent approval, with the exception of the access. The indicative layout is provided to demonstrate the site can easily be developed at a density of 20 dwellings per hectare in relation to the surrounding area, achieving suitable access arrangements and open space areas.
- 9.2** The indicative site layout clearly identifies a good mix of housing can be provided, maintaining the characteristics of the surrounding area.
- 9.3** The site would form a natural extension to the built are of Long Sutton without having significant impact upon the character of the area, and contributes a good proportion of the 560 dwellings the local plan period has been calculated to require prior to 2036, of which there was a current residual requirement of 298 dwellings as at 31st December 2016.
- 9.4** This application assists with supporting the emerging local plan requirements, in that it provides the next step forward and allows a developer to be bought on board to ensure the site is taken forward and developed in a timely manner as required by the local plan. If this process is delayed and unnecessarily prolonged, housing delivery targets are set back.
- 9.5** This application should be considered favourably in accordance with the Development Plan but should take into account the South-East Lincolnshire Local Plan where this site has been shortlisted throughout the consultation period obviously for a number of good reasons and actually contributes as the most sequentially preferred site for the town. It offers merit and positive contribution to the required housing numbers currently proposed to be allocated within Long Sutton and should take into account the provisions of the NPPF, particularly whereby 'housing applications should be considered in the context of the presumption in favour of sustainable development'. Relevant policies for the supply of housing should not be considered up-to-date where the local planning authority cannot demonstrate a five-year supply of deliverable sites'.