Mr V Wells

Robert Doughty Consultancy

32 High Street, Helpringham,
Sleaford, Lincolnshire NG34 0RA
Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Design and Access Statement
Proposed Residential Development
Land off Lime Walk, Long Sutton

Document Reference: 818 3 DAS/ GF LMS

December 2018



town planning



landscape architecture



architecture

TABLE OF CONTENTS

1. INTRODUCTION 1

2. SITE AND SURROUNDINGS 2

3. PLANNING POLICY 3

4. DESIGN 7

5. OTHER MATERIAL CONSIDERATIONS 10

6. CONCLUSIONS 11

1. INTRODUCTION

1.1. This Design and Access Statement has been prepared by Robert Doughty Consultancy Ltd on behalf of Mr V Wells to accompany an Outline Planning Application for residential development with means of access committed and all other matters reserved for subsequent approval.

1.2. The application is supported by an indicative site layout; Flood Risk Assessment and Surface Water Drainage Strategy; Ecology Survey 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 Emerging South East Lincolnshire Local Plan (Emerging Local Plan) as 'Los026'. Further land north of the application site is also identified for residential development in the emerging 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 the built-up northern edge of Long Sutton.



Location Plan Extract

2.2. The application site measures 2.24ha and is essentially flat and rectangular in shape. Along the northern 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 a dwelling 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 residential development off Magpie Close and west of the site is agricultural land.

3. PLANNING POLICY

THE DEVELOPMENT PLAN

South Holland 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 Emerging South East Lincolnshire Local Plan, which covers South Holland and Boston Borough, will once adopted will replace the South Holland Local Plan. Further Main modifications have been published as part of the examination process and the inspectors report is due soon. The application site is identified as being suitable for development in the emerging local plan.

3.3. The Development Plan for the purposes of this application is comprised of the South Holland Local Plan (the 'Local Plan') saved policies 2009. Those policies considered relevant for the proposal are set out below.

3.4. SG1 – '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. SG2 – 'Distribution of Development' 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 deemed an appropriate place for a development of this type.

3.6. SG3 – 'Settlement Hierarchy' is 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.

3.7. SG4 – 'Development in the Countryside' states that planning permission will only be granted in the open countryside which is essential in the proposed location and cannot be accommodated within the defined settlement limits. The site is proposed to be allocated for residential development in the Emerging Local Plan and is, therefore, suitable development.

3.8. SG11 – 'Sustainable Urban Drainage Systems (SUDS)' states that any development generating surface water run-off will be permitted if the surface water management system incorporates the development layout and accords with sustainable development principals. A surface water drainage strategy accompanies this application which demonstrates that the site can accommodate up to 70 dwellings and be suitably drained.

3.9. SG14 – 'Design and Layout of New Development' has regard to the Councils commitment to promoting good design. An indicative site layout accompanies this application to illustrate how up to 70 dwellings can be accommodated on the land whilst maintaining high levels of design together with the requisite amount of public open space, parking and amenity space.

3.10. SG15 – 'New Development: Facilities for Road Users, Pedestrians and Cyclists' requires new developments to be able to demonstrate safe and convenient access to and within the site for pedestrians, motor vehicles, those with disabilities and cyclists. Discussions have been held with the local highway authority and the IDB to agree the principle of the location of the access point as shown on the submitted drawings which accompany this application.

3.11. SG17 – 'Protection of Residential Amenity' states planning permission will be granted for development which does not cause material harm to residential amenity. The indicative site layout shows how dwellings can be accommodated on site whilst preserving surrounding residential amenity. The layout of the site and orientation of dwellings will be considered in detail in any subsequent Reserved Matters application.

3.12. SG18 – 'Landscaping of New Development' requires developments to incorporate landscaping proposals where appropriate, whilst protecting any existing hedgerows and trees and any other attractive landscape

features. A tree survey accompanies this application and the proposal would only result in the loss of one tree to enable a crossing over the drain to provide access into the site. A comprehensive planting scheme will follow in a subsequent Reserved Matters application should outline planning permission be granted.

3.13. HS8 – 'Affordable Housing' states the need for affordable housing in South Holland, requiring proposals to make provision for a third of affordable housing on site. The Local Planning Authority has since outlined that proposals will only be required to make a 25% provision of affordable housing on site in line with the new policy in the emerging local plan.

3.14. HS11 – 'Open Space in New Residential Developments' requires proposals for residential development to make provision for open space of not less than 14% to be in accordance with the Councils adopted standards. The indicative layout submitted with this application shows how the site can achieve a 14% provision of open space.

3.15. LT3 – 'Recreational Routes, Public Rights-Of-Way, Disused Railway Lines' asserts the Councils vision to protect, enhance and extend public rights of way wherever possible. The public footpath (LgSu/6/1) runs along the northern boundary of the site and will not be affected by this proposal.

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 for up to 70 dwellings on 2.24ha 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 indicative site layout below submitted as part of the application shows how the site could be developed for up to 70 dwellings and it can be seen that this would fit with the general character of development to the south.

4.5. Although the site layout submitted as part of this application is indicative, it demonstrates how the site can be developed for up to 70 dwellings.



© 2018 Google

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 will form part of any subsequent Reserved Matters application approval.

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 indicative site layout shows the potential 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 proposed to be allocated in the emerging local plan and is identified as 'Los026'. 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, whilst looking at a possible connection north of the site to the allocation 'Los008'.

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 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 proposed to be allocated in the emerging local plan and is identified as 'Los026'.

6.3. This proposal also has the potential to link up with 'Los008' immediately to the north which is also considered a suitable allocation in the emerging local plan.

6.4. The site is at lower hazard Flood Risk than other identified sites in Long Sutton and is, therefore, sequentially preferable.

6.5. There are no technical issues that would prevent the site from coming forward.

6.6. 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.

rdc
Robert Doughty
Consultancy

A design consultancy specialising in Town and Country Planning, Landscape Architecture and Architecture

Chartered Town Planners | Chartered Landscape Architects