Integrated Planning Statement

Inc. Affordable Housing Statement, Heritage Statement and Open Space Assessment

Residential Development, Long Sutton

D.BROWN
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LINCS DESIGN CONSULTANCY

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A Integrated Planning Statement produced by Lincs Design Consultancy.

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

The proposed site is allocated for residential development in the Local Plan as site Los015. The site has an extant planning permission for a 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- Lincs Design Consultancy
- Drainage Strategy- SRC

01 Introduction

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02 Site Context

2.1 Location

The site is located to the east of Seagate Road in Long Sutton, Spalding, Lincolnshire. (See Figure 1). The site is approximately 11 hectares. The grid reference for the site is TF 4322 SE.

The site is allocated for residential development in the local plan as a part of site Los015 (See Figure 2) and has an extant outline permission for approximately 215 dwellings, South Holland District Council Reference H11-1207-17. The western portion of the site currently has a live planning application for 9no dwellings.

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. The land further to the east is allocated for existing employment use in the local plan. The land to the north mainly 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

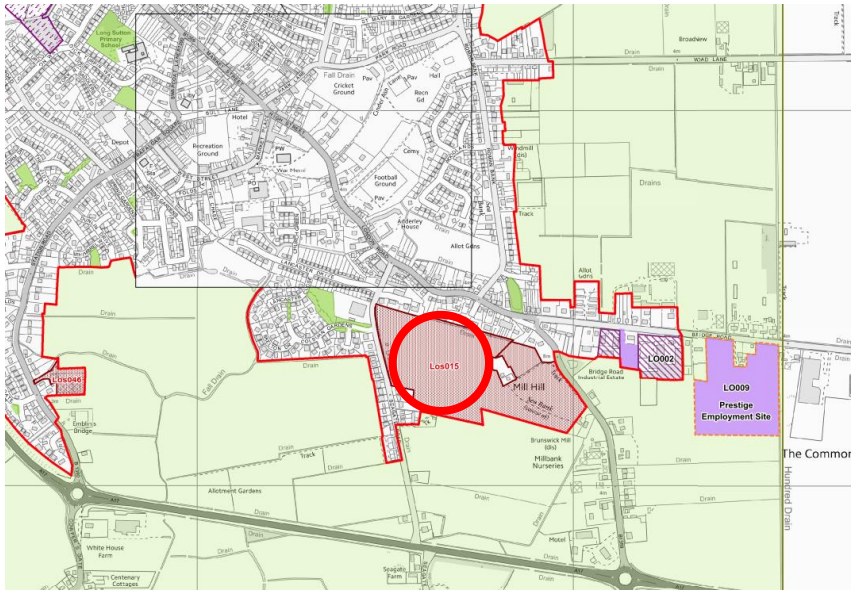


Figure 2; Extract from the local plan showing allocated site Los015

2.2 Existing Features

The site currently consists of an arable agricultural field of approximately 11ha.

The BGS geology of Britain Map suggests the geology is mainly clay. A topographical survey shows the site is varies between 2.90mAoD and 3.60mAoD and raises slightly towards the centre.

The northern boundary of the site is defined by a combination of landscaping, fencing and drainage ditch providing separation from the neighbouring dwellings. A drainage ditch defines the western boundary which is open to Seagate Road. A small number of dwellings and associated gardens are located in the south western corner. The southern boundary is currently open. 2no dwellings and a mill tower are located in the south eastern corner. The eastern boundary is defined by Wisbech Road with a former brick railway bridge. 2no dwellings are located centrally within the site and accessed via a driveway from Wisbech Road.

The site can be currently accessed via Wisbech Road. The western portion of the site currently has a live planning application for 9no dwellings which will provide an access into the site from Seagate Road.



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. The layout has been designed so that the proposals can be phased.

The live application for the 9no dwellings in the western part of the site will create a gateway to the new development and will provide a new high quality frontage to Seagate Road. A new access will be created from Seagate Road which will serve a central, sinuous spine road running through the site and connection to Wisbech Road. New roads will be served to the north and south of the spine roads.

The dwellings have been orientated to create positive frontages and will all overlook the highway. The position of the dwellings also response to the level of flood risk with the 1 storey dwellings located centrally within the site at the lowest depth of flooding.

Each dwelling will have ample area of garden and outdoor amenity space to the front and to the rear of the properties. All of the dwellings have off street parking.

An area of public open space and attenuation feature will be located centrally within the site and will connect to a walkway which runs along the northern boundary providing a pedestrian connection between Seagate Road and Wisbech Road. A footpath will run to the side of the new internal roads to provide pedestrian connectivity throughout the development and into the surrounding area,



Figure 5; Proposed site plan

3.2 Appearance and Scale

The dwellings will have a vernacular form drawing inspiration from the surrounding context and from traditional Lincolnshire properties. The properties will have a traditional central apex roofs, gable ends or hipped roofs.

The dwellings will utilise a simple palette of materials including red/buff brick and grey/red tiles. Detailing will be incorporated into the eaves, heads and cills. The dwellings will have a simple porch to the front doors to provide weather protection.

The dwellings which front onto Seagate Road and Wisbech Road and also at key junctions within the site will incorporate more detailing and will vary in materials to create feature properties.

In terms of scale the development will provide a mixture of 1 and 2 storey dwellings. The 1 storey dwellings have been located centrally within the site as this is the area at the lowest risk of flooding.

The proposals will incorporate different boundaries treatments such as walls, fencing, hedges and kick rails to create variation throughout the site. Walls and iron fencing will be used at key junctions in the development to make feature plots.



Figure 6; Materials palette

3.3 Amount and Use

The proposals will provide 171no dwellings, which when combined with the separate application for 9no dwellings will provide a development of 180 dwellings across 11 hectares. This density of development is appropriate for the site and the surrounding context.

The proposed site is allocated for residential development in the Local Plan as site Los015 and has an extant outline permission for approximately 215 dwellings, South Holland District Council Reference H11-1207-17. The proposed residential use is therefore appropriate for the site

3.4 Landscaping

The proposed landscape design for the site has been a key consideration to create an attractive green development.

The defined public open spaces will contain groups of larger native trees to create year round interest and to increase bio-diversity. Trees will be utilised along the side of the highway within verges and front gardens to create tree lined streets with species specifically selected for these locations. Tree planting will also be provided in the rear gardens of the dwellings with smaller more domestic type species selected.

The front/side boundaries of the dwellings and the key pedestrian/vehicular junctions have been designed to create interest throughout the site. The use of high quality boundary treatments such as native hedging, brick walls and metal railing at specific locations will raise the overall aesthetic and character of the site to create a high quality development.

04 Heritage

The site is not located within a defined conservation area and there are no designated/un-designated heritage assets within the site. The Long Sutton Conservation Area is situated to the north west of the site.

Brunswick Mill, a single Grade II Listed Building is located to the east of the site. Further listed buildings such as 24 Wisbech Road and Roman Grange are located to the east and south east.

As no designated assets fall within or immediately border the site, the physical impact on designated assets is none.

The development is likely to cause visual impact to Brunswick Mill due to its proximity to the site. The proposed development has been designed to incorporate roads and green spaces that will provide new opportunities to view the structure.

The other listed buildings along Wisbech Road have slight views of the development, but the landscaping and tree planting will screen the proposals from these heritage assets.

There will be a slight impact on views from the A17 to the conservation area over the proposed development. This will be a slight impact and will not effect St Marys Church. The impact will be reduced over time with increased planting. It should be noted thee are no views from the site to the conservation area dues to existing buildings.



Figure 7; Listed buildings map showing the location of the mill



Figure 8; Photograph of the mill

05 Planning Policy

The site already has an extant outline 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.

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 a robust landscaping scheme which will provide 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 to provide affordable housing; section 6 of this statement refers to Affordable Housing.

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. Section 4 of this statement refers to heritage

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 and how SUDs will be utilised.

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

06 Affordable Housing Statement

The proposals will provide 171no dwellings, which when combined with the separate application for 9no dwellings will provide a development of 180no dwellings. The affordable contribution will be based on the parcel of land as a whole and therefore on the 180no dwellings.

Policy 18 of the Local Plan requires developments of over 11no dwellings to provide a 25% affordable housing contribution. Of which, 70% should be rental and 30% shared ownership.

Based on the proposed 180no dwellings the development will provide 45no affordable dwellings.

The proposed housing mix has been prepared through dialogue with a local affordable housing provider.
The proposed development will provide the following housing mix;

- 8no1 bed
- 15no 2 bed
- 19no 3 bed
- 3no 2 bed bungalows

The proposed development, given the scale and nature of the scheme, and the relevant planning policies set out opposite, is required to consider necessary planning contributions in order to render the proposals acceptable. As part of this process the applicant has considered the relevant policies and requirements in various areas of developer contributions, as well as the implications on the viability of scheme of making such contributions, as set out within The Framework.

As Section 106 agreement as part of the Outline Approval H11-1207-17

Affordable Housing
The development will provide 45no affordable dwellings.

Public Open Space
The proposed scheme provides 1.5 ha of onsite public open space and therefore no further contribution is required.

Health
The Section 106 agreement required £444.00 per dwelling which equates to £79,920.00.

Travel Plan Contribution
The Section 106 agreement required £5,000.00 to cover the costs incurred in monitoring the Travel Plan to be paid in instalments of £1,000.00 per year.

Education
A Education Contribution Formula was included with the Section 106 agreement. The proposed development will provide contribution as per this formula.

07 Open Space Assessment

Policy 32 of the Local Plan sets out standards of provision that will need to be met for residential developments requiring certain areas of open space per 1,000 additional persons. In this instance it is estimated the proposed development will provide a maximum of 552 additional persons (based on all of the bed spaces being utilised) this therefore does not trigger Policy 32.

The proposed development will still provide 1.5ha hectares of onsite public open space to the betterment of the residents, bio-diversity and the character of the development.

The layout provides a number of differing typologies of open space for residents.

A large area of open space located at the centre to the site will comprise an area off open grass, tree planning and an a attenuation pond. This area of open space provides physical and visual amenity for residents.

A pedestrian route will be created along the northern boundary of the site to provide a connection between Seagate Road and Wisbech Road away from will be created for

In the wider context there are sports facilities and play areas located within Long Sutton (See Figure 14).



Figure 9; Aerial photograph highlighting the local open space facilities

08 Utilities

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

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.

Surface Water;
A surface strategy has been prepared to accompany this application. The surface water will be discharged to a local water course at an agreed rate.

Gas;
A low-pressure gas main running along Seagate Road and 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.

Electricity;
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 following diversion consultations with WPD. This would then be less restrictive on a development layout scheme.

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 is allocated for residential development in the Local Plan as site Los015. The site has a extant outline planning permission for a large residential development of approximately 215 dwellings, South Holland District Council Reference H11-1207-17.

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 and open space scheme has been provided to create a green development which will assist in improving bio-diversity.

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

09 Conclusion