Design & Access Statement

Outline planning application for 6x building plots comprising 4x 2-storey detached dwellings and 2x 2-storey semi-detached affordable dwellings. Land South of 'Norton Lodge', Lutton Gowts, Lutton, Spalding, PE12 9LQ.

Introduction

This Outline Planning Application is for 6 large building plots in linear form, fronting the main road Lutton Gowts, on vacant agricultural land.

Prior to the submission of this application, a pre-application inquiry was submitted to the local planning authority. Pre-app correspondence has been submitted with this application.

Comments received stated that although the site falls outside of Long Sutton's development area boundary, Paragraph 49 of the National Planning Policy Framework 2012 indicates that housing applications should be considered in the context of the presumption in favour of sustainable development if a local planning authority cannot demonstrate a five year supply of housing land. The comments went on to confirm that the Council has three years supply as of 31/12/15, and that if an application were to be forthcoming the onus would be on the applicant to demonstrate that residential development in this location would be sustainable.

The proposed application site sits adjacent the current established settlement of Lutton and is technically an infill site between 'Teaville' and 'Norton Lodge'. The proposed development is considered to be a logical village extension of the existing settlement in order for the local authority to meet its shortfall in housing mentioned earlier. The proposal will create 4 high quality building plots, as well as 2 much needed affordable dwellings in a key area.

Although indicative, a linear layout was chosen to reflect the general character of development in the area. This proposal aims to continue this form of ribbon development along Lutton Gowts, respecting the setting and character of the local area and imposing very little impact.

The indicative dwellings have been positioned on the general building line set by the existing dwellings at either end of the site.

The proposed development is also considered to be reasonably close to the existing village centre and its amenities, which are accessible by existing/proposed footway. The site is only approx. 150m from The Peele school.

Design and Scale

As this is an Outline application, the house types shown on the proposed site plan are purely indicative. All dwellings will however be 2-storey with sleeping accommodation at first floor level due to flood risk.

Access and Parking

Individual vehicular accesses onto Lutton Gowts are proposed for each building plot, and a shared access for the affordable dwelling plots, as shown on the proposed site plan.

Each single access will be 3.5m wide and the shared access will be 5m wide. All accesses will be tarmac finish for the first 5m measured off the carriageway, constructed to Highway's specification. Due to Lutton Gowts being virtually straight and the site benefitting from a wide grass verge, visibility is excellent in both directions, presenting very little Highways risk.

The site layout also demonstrates that all cars and park, turn and leave the site in forward gear.

Hard and soft landscaping

All existing boundary treatments will be retained.

All boundaries between plots will be 1.8m close boarded fence – where possible.

Flood Risk Assessment

Please see detailed flood risk assessment attached with this application.

Prior to the submission of this application, Dominic Morris of the South Holland IDB was also consulted by the author of the assessment regarding the sustainable drainage solution SuDs and he agreed it would be acceptable that the detailed design would be presented later if Outline is granted.

Drainage

Foul water = Connection to existing foul main in road, existing system to be extended.

Surface water = Connection to new soakaways in rear garden. The design and construction of soakaways is to be carried out in strict accordance with Approved Document H of the Building Regulations and guidance should be taken from BRE Digest 365, where details of percolation tests are given. These calculations should be submitted to Building Control prior to construction works commencing on site.

Affordable Housing Needs and S106

In accordance with South Holland's planning policy, the council seek the provision of affordable housing for any development of 3 or more dwellings, whereby at least one third of the housing being provided on site must be affordable housing, which in this case equals 2 dwellings.

The proposed indicative site plan allocates Plots 5 & 6 as affordable dwellings. This provision will be secured by Section 106 Agreement between the applicant and the council's legal teams.