



Design & Access Statement REV B

Outline planning application for 6x building plots comprising 4x 2-storey chalet style detached dwellings and 2x 2-storey semi-detached 2-storey dwellings for key workers. 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 abutting the settlement boundary and existing built form.

This planning application is a re-submission of a recently refused application re: H12-0341-16, with adjustments made to address the planning issues raised by the local planning authority.

The following amendments have been made under this re-submission:

1. The submission is now accompanied by a Heritage Impact Assessment Report prepared by Archaeological Researcher Geoff Tann to address Historic England comments and the associated refusal point relating to impact upon the Grade 1 Sneath's Mill on the opposite side of the road.
2. In accordance with the recommendations made in the above report, a single access point into the site is now proposed, with the existing hedge retained in its entirety – see report for more detail. The shared drive will run behind this hedge. Cross section drawings have also been provided to show the indicative dwelling's height in relation to the existing hedge and trees that line the site frontage, taking into account the proposed floor level set by the flood risk assessment.
3. Upon submission of the original planning application, SHDC's affordable housing policy was that at least one third of the housing being provided on site must be affordable housing, which equated to 2 dwellings. However, in light of the new national ruling on affordable housing which confirms that developments of 10 or less and under 1000m.sq floor space will now be exempt from providing affordable dwellings, it is now proposed that the two semi-detached dwellings proposed on site will be used to house key workers who work for the applicant at Gedney Bulb Company (Middle Drove, Gedney). The applicant already owns a number of properties in the area to house his staff and these will be added to the portfolio.

4. Prior to this re-submission a site meeting was held with the Sneath's Mill Trust to discuss the proposed development; their letter has been submitted with this application. The requested amendments have been made to the proposal to ensure the Trust's support, (change to chalet bungalow house types, confirmation of drainage/land levels, and inclusion of additional trees to site frontage). Most importantly, it must be noted that the Trust don't oppose residential development on site. We also ask that these requests are taken into consideration during the decision making process.
5. Since the determination of the original application, other precedents have now confirmed that the local council have a significant shortfall in housing and can't currently meet the government targets for a 5 year housing supply, this has seen similar sites outside of settlement boundaries and within 'open countryside' approved – explained in more detail later on in this document.
6. This document has also been amended/exempted to respond to the refusal notice and expand on the sustainability of the site's location.

Pre-application Enquiry

Prior to the submission of the original outline 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 to 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. The Sneath's Mill Trust have requested chalet style (2-storey) dwellings on site as opposed to conventional 2-storey dwellings, which has been incorporated into this re-submission – although indicative at this outline stage.

Access and Parking

A single shared vehicular access onto Luton Gowts is now proposed, with a shared drive to serve each building plot – as shown on the proposed site plan. This is considered to reduce impact upon the surrounding area.

The shared access and drive will be 5m wide, allowing two-way traffic to pass. The shared access will be tarmac finish for the first 5m measured off the carriageway, and constructed to Highway's specification. Due to Luton Gowts being virtually straight and the site benefitting from a wide grass verge, visibility is excellent in both directions, presenting very little Highways risk.

Due to the land level change between the carriageway edge and the site, the access will fall into the site. A gully will be positioned at the bottom of the fall to collect all surface water from the proposed access, which will be discharged to a soakaway on site.

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

An 18m length of 1.8m wide footpath link is also proposed to connect to the village's existing footpath network, providing pedestrian access to the site.

Hard and soft landscaping

All existing boundary treatments will be retained. The hedge along the site frontage will now be kept in its entirety, along with all trees. Just one access position into the site will be created, as shown on the proposed site plan.

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

In accordance with comments from the Sneath's Mill Trust, additional trees plantings are proposed along the site frontage.

Heritage Impact

A detailed Heritage Impact Assessment now accompanies this application, prepared by Archaeological Researcher Geoff Tann to address Historic England comments and the associated refusal point relating to impact upon the Grade 1 Sneath's Mill on the opposite side of the road.

Sneath's Mill sits directly behind Mill House and the garage, which forms a buffer between the listed building and the proposed development. The distance between Sneath's Mill and Plot 4 of the proposed development is 78m (measured East-West).

The road itself (Lutton Gowts) also forms a physical break between the listed building and the application site.

As this is an Outline application, the house types shown on the proposed site plan are purely indicative at this stage, however for the purpose of assessing the impact it can be assumed that all dwellings will be 2-storey and in linear form – as shown.

It must be considered that although the development is within the vicinity of a listed building, the proposed dwelling is very much in keeping with the style and character of dwellings seen along Lutton Gowts. This scheme simply extends and infills the current form of development along the road.

Very little will change in terms of impact upon the listed building, it is considered that if a relatively modern bungalow and car garage business can be accepted directly in front of the Grade I listed building – being only 30m away, then this development's impact will be minimal and should therefore be accepted.

Sustainability of Site Location

Despite the address of the application site being classed as Lutton, it is immediately adjacent the defined development map for Long Sutton. Lutton and Lutton Gowts are defined as 'Other Services Centres and Settlements' in the emerging South East Lincs local plan where 'Within the settlement boundaries of the Other Service Centres and Settlements development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities'.

In response to the original application's reason for refusal, it is unclear as to how the application site is any less a sustainable location than the area identified in the settlement boundary for Lutton and Lutton Gowts, particularly as it is further away from Long Sutton than the application site and also not on a regular public transport route. It is also unclear as to how a notional line forming the settlement boundary for Long Sutton indicates that one side is sustainable and the other is not.

The site has good pedestrian links to the centre of the village and Long Sutton, with pavements and street lighting all the way to the latter. There is also an on demand bus service, provided by Lincolnshire County Council, which covers the area. This allows residents to travel from village to village and between Long Sutton and Holbeach when required. This in turn means that public transport can connect to Spalding, King's Lynn and Wisbech, all large towns with supermarkets, hospitals, shops and a wide range of other facilities.

In terms of justification towards sustainability of the site's location, the following key points can be attributed to this site:

- The site is clearly infill, with existing residential development on either side;
- It directly abuts the main settlement of Long Sutton and is located within the built form of the village;
- The site is located within the defined settlement limits of the village and does not use up greenfield land in a remote setting – making efficient use of the site;

- The site (with its proposed footpath link) has good pedestrian floodlit links with the village centre and its amenities – this being the main point towards justifying the sustainability of its location. This is also a key point in SHDC Local Plan SG1;
- The site is only 150m from The Peele school, which also has a nursery and a leisure centre on site. There is a further Nursery at Park Lane and a Primary School in Lutton. – another key factor from SHDC Local Plan SG1;
- SHDC Local Plan SG1 confirms that new development should be delivered in villages to increase accessibility to services and facilities – providing economic benefits to sustain those facilities;
- In line with SHDC Local Plan SG1, the proposed development will not damage the main environmental assets or essential character of the area;
- SHDC Local Plan SG1 defines Lutton Gowts as a 'Other Rural Settlement', whereby a very limited amount of new development will be permitted and only in exceptional circumstances to meet a demonstrated need and where the location of the development is well related to the built up area of the settlement. Firstly, the pre-app consultation process demonstrated that there is an exceptional circumstance/need for development in the area, and secondly the site is located within the built up area of the settlement;
- The above points clearly show that the application site is an effective use of the land in order to help the council meet its shortfall in housing within the area.

SHDC policy map No.7 (extract on the following page) clearly shows that the site abuts the Settlement Boundary for Long Sutton.

It is assumed that any development within a defined settlement boundary is considered to be a sustainable location. In this exceptional circumstance, the council must look beyond these boundaries to meet their shortfall in housing. In which case, any development that's in character and immediately abuts a defined settlement boundary would be a logical selection over a site that is remote from any settlement boundary. It is our opinion that the fact the application site immediately abuts a designated settlement area provides strong evidence towards the suitability of its location.



Flood Risk Assessment

Please see detailed flood risk assessment and addendum report attached with this application.

Finished floor levels of each dwelling will be raised to the levels outline in the attached report (500mm above adjacent ground level with flood resilient measures). Surrounding ground levels will however remain as existing – see cross sections provided.

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

Upon submission of the original planning application, SHDC's affordable housing policy was that at least one third of the housing being provided on site must be affordable housing, which equated to 2 dwellings.

However, in light of the new national ruling on affordable housing which confirms that developments of 10 or less and under 1000m.sq floor space will now be exempt from providing affordable dwellings, it is now proposed that the two semi-detached dwellings proposed on site will be used to house key workers who work for the applicant at Gedney Bulb Company (Middle Drove, Gedney). The applicant already owns a number of properties in the area to house his staff and these will be added to the portfolio.

The applicant is happy for Plots 5 & 6 to be secured as key worker dwellings by planning condition by the local planning authority. A condition can also be imposed requiring the provision of affordable housing in the event the floor space of the dwellings at reserved matters stage exceeding 1000sqm.

Planning Precedents & 5-year Land Supply

We would like to draw to the planning officer's attention to a recent approval of a similar nature on land adjacent 158 Main Road, Quadring, Spalding (ref: H15-0511-16). This site was also outside of the defined settlement limits and classed as 'open countryside' in the 2006 Local Plan and allocated as 'green space' within the Emerging South East Lincolnshire Local Plan. If that Local Plan was adopted, then the application would have likely been resisted on policy grounds. However, as this plan is not yet adopted and

South Holland has a significant shortfall in the 5 year housing land supply the scheme was supported and approved.

This application confirmed that the Council cannot currently demonstrate a 5-year supply of deliverable sites as per the provisions of NPPF. In the context of the objectively assessed need identified in the Council's Strategic Housing Market Area Assessment (SHMA), and including a 20% buffer by virtue of a persistent under delivery of housing, the Council can only currently demonstrate a 3 year supply of deliverable sites (as of 31/10/16). As per the provisions of Paragraph 49 of the NPPF, the Council's Local Plan polices relevant to the supply of housing are considered out-of-date and the presumption in favour of sustainable development applies.

Similarly to the above application, we consider that all planning issues have now been addressed and the principle of residential development is acceptable in policy terms for this application. The number of new dwellings proposed is not considered to be excessive or of a nature that would cause significant detrimental harm to the amenity of the area.

Furthermore, there is further evidence of a precedent being set, listed below are several planning consents granted this year for residential development on land outside defined settlement boundaries, but adjacent to boundaries of development. Or, in one or two cases in small villages with no settlement boundaries. .

H13-0684-16, H13-0441-16, H13-0097-16, H19-0539-16, H20-0656-16, H22-0302-16, H22-0218-16, H23-0996-16, H23-0451-16 and H08-0033-16