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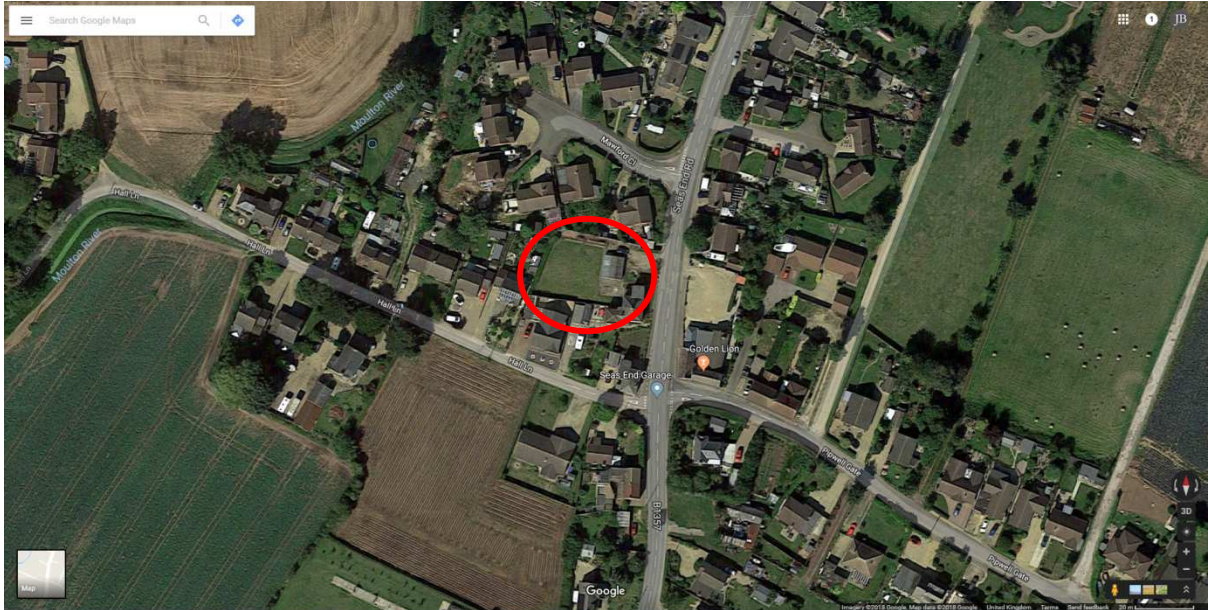
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Design & Access Statement

Land adjacent 46 Seas End Rd,
Moulton Seas End, PE12 6LD

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The following statement is to accompany an outline planning application
for proposed single storey residential dwellings

Applicant : Mr and Mrs Newman

June 2018

Ref:D&A.102-07

Design

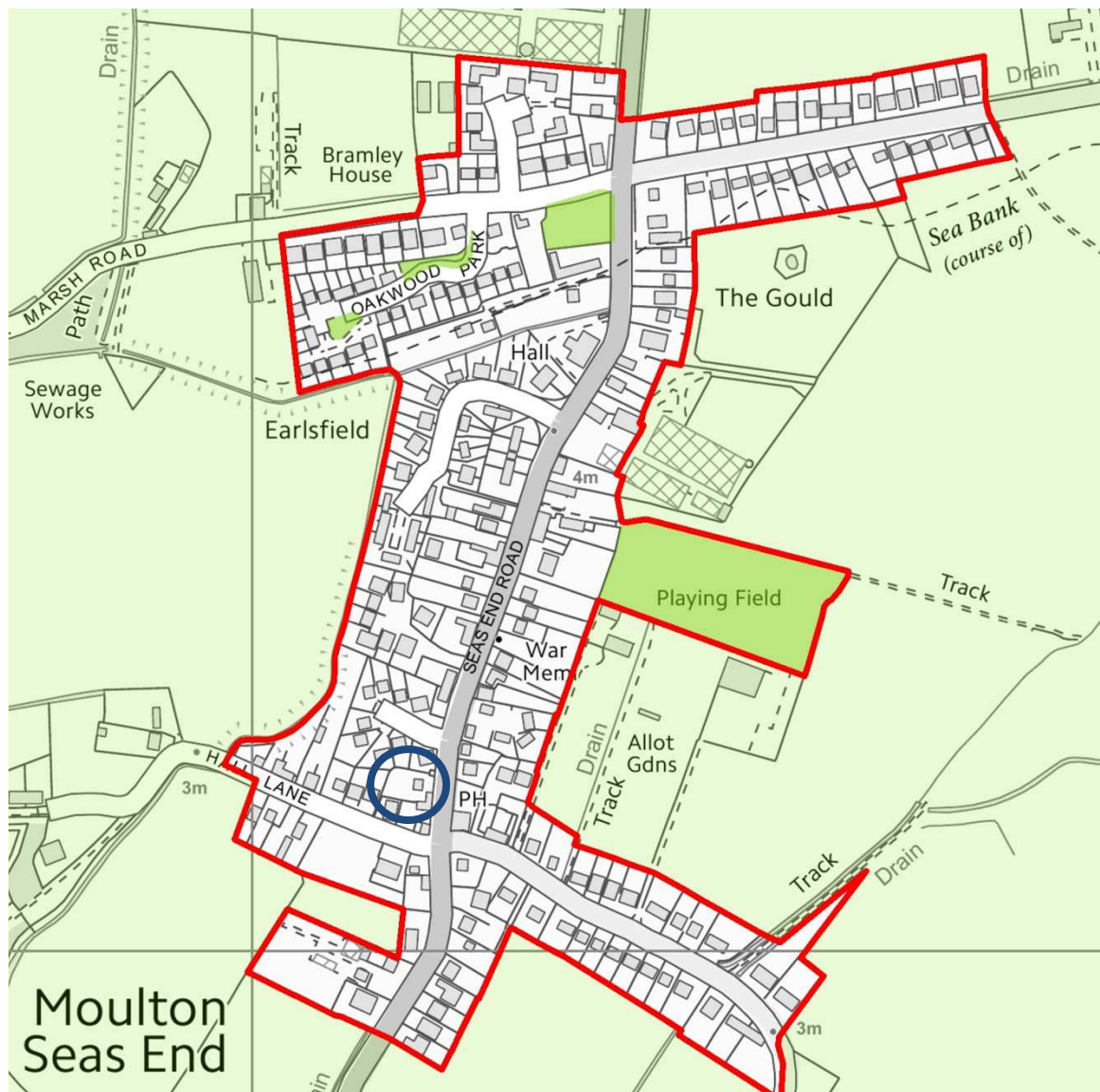
The Process

Assessment

Physical Context;

Moulton Seas End is a typical Lincolnshire village, it is situated 5 miles north-east from the centre of Spalding and 2 miles north-west from Holbeach.

The site itself lies to the south of the settlement of Moulton Seas End fronting Seas End Road and is within the Defined Settlement Boundary of Inset Map No 57 of the South East Lincolnshire Local Plan



The development site is positioned adjacent No 46 Seas End Rd, Moulton Seas End, PE12 6LD
The National Grid Reference of the central point of the site is TF321271
The development area is 0.073 Ha.
Please refer to drawing number 102-07-LBP01 for the exact position & extent of the site.

The character of the immediate local area is predominantly residential with a collection of small businesses in the village. Both Seas End Road & the surrounding settlement are mainly residential in nature with a mix of single and two storey homes. Rural in nature, the wider surrounding area is mainly agricultural.

The site has well defined boundaries. It is separated from the existing residential properties to the north, south & west by boundary timber fencing & established garden hedging.
The eastern boundary of the site is defined by the highway verge adjacent to Seas End Road while the newly formed boundary to No 46 will be a timber garden fence enclosing the existing & new dwellings amenity areas.

The site is currently an oversized and underused area of garden land to the side & rear of No 46 Seas End Road

There is good vehicle access to the site directly off Seas End Road with excellent visibility in both directions. There is good pedestrian access via the existing public footpath running along the whole of the site frontage and beyond through the village.

Social Context;

The proposed development would help to provide the supply of housing required to meet the needs of present and future generations. Good local services and facilities are available such as the Golden Lion public house, village hall, garage & playing fields.
With a Parish population of 850 people at the last census the local community is growing demonstrated by the recent planning applications for new housing and the number of extensions to properties in the area. This sets a clear precedent that the area is in need of growth to accommodate the needs of its residents. It is also on a public transport route & the site is accessible to the aforementioned services.

Economic Context;

The development would bring economic benefit, not only from construction and future maintenance of the property itself but also through increased usage and expenditure with local businesses in the community as well as meeting the service needs of other local communities within the parish.
Employment opportunities exist within local businesses in the area and an increased village population would provide them with a solution to current & future local staffing issues facing many rural areas. Sustainable growth within the village would therefore not only help with the continuation of the local rural businesses & community but also support one another in a self-sufficient, sustained manner.

Policy Context;

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2012

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Required a good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Paragraph 7 and 8 - Achieving sustainable development

Paragraph 49 - Delivering a wide choice of high quality homes

The South Holland Local Plan July 2006

Policy SG1 - General Sustainable Development

Policy SG2 Distribution of Development SG3 Settlement Hierarchy

Policy SG4 Development in the Countryside

Policy SG11 Sustainable Urban Drainage Systems (SUDS)

Policy SG14 - Design and Layout of New Development

Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists

Policy SG16 - Parking Standards in New Development

Policy SG17 - Protection of Residential Amenity

Policy HS3 New Housing Allocations

Policy HS7 New Housing in the Open Countryside including Other Rural Settlements

Involvement

Due to the scale of the proposed development and it was felt not necessary to consult local community groups.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the principle for development could now be further explored.

The sites positioning lends itself to residential development being adjacent to and surrounded by existing dwellings, and within the Defined Settlement Boundary of the village.

The proposed plot would amount to infill development on an oversized and underused area of land to the side & rear of No 46 Seas End Rd.

As described in the physical assessment the site already has good direct access to Seas End Road. Although only an outline application at this stage, an indicative layout should be designed showing how the site could potentially be developed providing suitable housing & parking facilities in line with local plan requirements. This would include off street parking with turning areas to allow occupiers to enter and leave the properties in a forward gear.

Immediate surrounding properties to the north & south are single storey with two storey dwellings to the East & West. Therefore for the purposes of this application the indicative layout should be designed to show how the site could be acceptably maximised, providing much needed housing to the area.

The indicative proposals should also demonstrate that the existing surrounding properties will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing. This could be achieved primarily by proposing single storey dwellings along with offsetting the proposed properties from neighbouring boundaries via the use of the parking & driveway areas. A detailed landscaping scheme as part of the reserved matters application could also provide some screening to the new boundaries between properties if this was deemed necessary.

Use & Amount

The site is currently mainly of a redundant residential use with a residential use being proposed. Although only an outline application establishing the principle of development, an indicative layout illustrates that the site could accommodate “affordably” sized detached properties with associated parking & turning facilities

Scale

The footprint of the suggested dwellings on the indicative layout is that of typical sized 2 & 3 bedroom single storey detached dwellings

Although this is only indicatively demonstrating what the site could comfortably accommodate, the mass of the units would be in keeping with the neighbouring dwellings. The site positioning is such that the new dwellings would not be considered overbearing.

The indicative dwellings are thought to be of a suitable scale to both meet the needs of current & future residents while also allowing them to be designed at reserved matters stage in a way to contribute to the architectural & visible quality of the surroundings, therefore preserving the local character & appearance.

Indicative Layout



The indicative layout has been designed to demonstrate that comfortable sized bungalows are possible within the well defined boundaries of the site, as well as how existing residential amenity and any possible access/ highways issues can be addressed to satisfy relevant planning policies.

The detached single storey dwellings have been positioned centrally within the site leaving sufficient separation distances from surrounding properties while providing ample amenity areas. The frontage property is positioned back from the road allowing an opportunity to provide an attractively landscaped front garden area and alongside an architecturally relevant house design (all to be submitted at reserved matters stage) would contribute to both enhancing and matching the visual character and appearance of the surrounding area,

The dropped kerb to the existing site access directly off Seas End Road will be extended slightly to provide a new private driveway for all properties including No. 46 with sufficient visibility along Seas End Rd. The new private drive along with dwelling positioning and parking arrangements will provide a minimum of 2 parking spaces for each of the new dwellings & No 46, with ample turning area to enable residents to enter and leave their properties in a forward gear. An improvement on the existing properties current access/parking arrangement

Positioning within the site will allow equal and plentiful amenity space for both no 46 & the proposed new dwellings.

As previously suggested the proposed new single storey dwellings have been offset to provide acceptable separation distances from existing/neighbouring properties via both the use of the parking/driveway areas and by being positioned centrally within the site to avoid any overlooking or overshadowing issues.

Access

There is good access to the site directly off Seas End Road utilising the existing access & dropped kerb with excellent visibility in both directions

The proposed new driveway is large enough to provide a minimum of 2 parking spaces for both the new & the existing dwellings with ample turning area to enable residents to enter and leave their properties in a forward gear.

Pedestrian access is available via the existing public footpath running along the whole of the site frontage and beyond through the village.

There are 3 Callconnect bus services providing access to the market towns of Holbeach & Spalding that regularly stop in the village. The bus service stops on Common Road approx. 450m away within easy walking distance of the site with public footpath access.

As well as existing public transport links the village of Moulton Seas End is within 2 miles of the market town of Holbeach and its many further facilities including schools, shops, restaurants, garage etc. and therefore within walking or cycling distance reinforcing the sustainability of the location.

All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

Parking Standards

A minimum of 2 spaces has been provided per dwelling along with turning facilities on the indicative layout submitted demonstrating the required local plan standards can be met.

Other Information

Flood Risk

Please see the flood risk assessment prepared by SM Hemmings accompanying this application. This shows that bungalows can be safely sited on the application site if floor levels are raised to a min 300mm above the general surrounding existing ground levels, as per the Environment Agencies standing advice.

Reserved Matters

The application is for Outline Planning Permission to establish the principle of residential development for detached single storey dwellings on a site measuring 0.073 Ha.

Although an indicative layout is included showing how the site could be developed, all matters are reserved for subsequent approval.

Therefore detailed matters beyond the requirements of this outline application regarding layout, scale, access, appearance and landscaping will be dealt with as part of a Reserved Matters application at a later date.

Planning Summary

The proposal is to establish the principle of residential development for detached single storey dwellings on land within the Defined Settlement Boundary of Inset Map No 57 of the emerging South East Lincolnshire Local Plan & as part of the new local plan currently under consultation Moulton Seas End is classed as a 'Other Service Centre and Settlement'

The draft local plan states;

'It is acknowledged that incremental growth in housing supply will also come about through infill and 'speculative' applications within the settlements identified in Policy 11' and 'Within the defined settlement boundaries there will be numerous opportunities for infill housing' followed by 'the positive tone of the Local Plan encourages such development provided that the material considerations of the Local Plan and particular sites can be met'

This is considered to be a material consideration that outweighs the current Local Plan Policy deemed to be out of date and ultimately means the proposal is suitable in principle for housing.

Paragraph 49 of the National Planning Policy Framework (NPPF) 2012 applies as currently the authority cannot demonstrate a 5-year supply of deliverable housing sites. Paragraph 14 states that there is a presumption in favour of sustainable development and planning permission should be granted where the relevant policies are out of date and development has no adverse impact and demonstrably outweighs the benefits when assessed against the policies in the Framework. As the area has been recognised as an 'Other Service Centre and Settlement' in the emerging Local Plan,

this must mean the authority consider the site sustainable.

In previous sections of this statement it has been proven that the proposal effectively amounts to sustainable residential infill development and therefore complies with the relevant planning policies

The recent planning applications for new housing, along with the number of extensions to properties in the area both set a clear precedent that the site is sustainable and the area is in need of growth to accommodate the needs of its residents.

Relevant recent Planning applications;

H13-0056-18	Off Pipwell Gate Moulton Seas End Spalding PE12 6LU	Residential development - bungalow and detached garage	16-01-18	FULL	Approved
H13-0013-18	Adjacent: 1 Roman Bank Common Road Moulton Seas End PE12 6LG	Residential development (3 plots)	05-01-18	OUTLINE	Approved
H13-1213-17	Off Roman Bank Moulton Seas End Spalding PE12 6LG	Residential development	21-12-17	OUTLINE	Approved
H13-1202-17	Land adjacent: 1 Hall Lane Moulton Seas End Spalding	Proposed residential development	19-12-17	OUTLINE	Approved
H13-1137-17	off Pipwell Gate Moulton Seas End Spalding PE12 6LU	Residential development - bungalow (re-submission following refusal of	27-11-17	FULL	Approved

		H13-0610-16)			
H13-0544-17	Adjacent: Cassini Lodge 58 Seas End Road Moulton Seas End PE12 6LD	Residential development	07-06-17	OUTLINE	Approved

Although an outline application, the dwellings will be designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and along with suitable landscaping will contribute to the visible quality of the surroundings, therefore preserving the local character & appearance of Moulton Seas End

As demonstrated on the indicative layout, the properties can be positioned within the site to allow plentiful amenity space and protect that of neighbouring properties with no overshadowing or overlooking. Also providing sufficient parking/turning areas for vehicles to enter & leave in a forward gear.

In line with the NPPF the proposal is believed to be sustainable development contributing;

- **economically** to the existing local businesses through increased expenditure & employment opportunities,
- **socially** by meeting the need for growth to accommodate current & future residents, future occupants contributing to the community & making use of the local services and facilities on offer such as public transport routes to larger towns with their extra facilities
- **environmentally** through good design enhancing the local built environment, relating well with the existing residential settlement and not having an adverse effect on the character and appearance of the locality.