

PROPOSED RESIDENTIAL DEVELOPMENT

Common Road Moulton Seas End

Spalding Lincs PE12 6LG

By



PLANNING STATEMENT

September 2020

PROPOSAL

This is a Full Planning Application for Residential Development comprising 5 No. 2 storey dwellings on frontage development land in the village of Moulton Seas End.

The proposal has been subject to Pre-Application consultation with South Holland District Council and all details are submitted with the application in order that the Local Planning Authority can now fully assess the proposal and enable the development to be undertaken at the earliest opportunity.

THE SITE

The application site is located to the northern edge of the village and extends to 0.16 hectare.

The site is characteristically flat and devoid of any features, being part of a large agricultural field. To establish levels of the site and its surroundings a topographical survey has been undertaken.

Being located just to the north of the village crossroads there are existing residential properties to the south and opposite to the site. The site is located within the 30mph speed restriction zone for the village.

A footpath exists to the opposite side of the road and there is also street lighting.

There is a roadside open drain which has been culverted to the south of the site and it is proposed to culvert the site frontage to enable safe vehicular access to the dwellings.

PLANNING HISTORY

The application site has the benefit of Outline Planning Consent as granted under LPA ref H13-0013-18 and a recent Reserved Matters Approval was granted on 17/9/19 for 3 detached houses (LPA Ref H13-0716-19).

THE SCHEME

The Outline Planning Permission for this site referred to 3 dwellings however it is considered that a scheme comprising a mixture of 3 bedroom semi detached and a single 4 bed detached house can be satisfactorily accommodated on this parcel of land. This therefore has required a Full Planning Application on the same site to seek permission for 5 dwellings.

The detailed submission will provide good sized family housing with garaging, parking and private garden space that may be more financially attainable for families wishing to remain in the village.

In common with many other small villages in South Holland, most new build housing in Moulton Seas End in recent years has comprised detached 4 bedroom accommodation, which is very often beyond the reach of local residents and the only option for those wishing to own their own home is to move to larger settlements where the concentration of new homes is available.

It is considered that the character of development is appropriate in this instance and that more efficient use of this identified residential land will be achieved through this current application.

Full details of the scheme are submitted including proposed external materials and landscaping.

These details are considered to be sympathetic to the rural location and will ensure an attractive approach to the village from its northern edge.

TECHNICAL CONSIDERATIONS

Flood Risk

As part of the Outline Planning consent a Flood Risk Assessment was submitted and approved by the LPA. That Flood Risk Assessment is resubmitted with this Full Application and the recommendations included in that Report are to be incorporated in the development.

Highways

This section of Common Road is currently subject to a 30mph speed restriction and visibility is excellent in both directions with a wide verge to the site frontage.

Individual drives are to be constructed in accordance with LCC specification

There is an existing footpath on the opposite side of the highway and there is also street lighting to this section of Common Road.

Each plot has been designed to incorporate adequate parking and turning space.

Individual garages are also provided.

Foul drainage – It is proposed to install proprietary package treatment units to each plot. The treated discharge from the individual units will be directed either to soakaways within plots or piped to any nearby watercourses. All relevant Approvals for the installation and outfall will be obtained.

Surface Water – The driveways to the dwellings are to be of permeable construction with roofwater from the dwellings being directed to proprietary soakaways located within front and rear garden areas.

Soil percolation tests in accordance with BRE 365 will be undertaken to establish capacity and depth of soakaways (subject to Building Regulation approval)

CONCLUSION

Since the adoption of the SE Lincs Local Plan there is now extremely limited opportunity for housing delivery to the smaller settlements in the District such as Moulton Seas End and many of these developments are delivering larger detached houses.

It is therefore extremely important that such limited opportunities are planned responsibly to deliver the right sort of housing that will make a positive contribution to the village and encourage families to settle or indeed remain the locality.

It is therefore considered that this Full Application for 5 dwellings is entirely appropriate and we very much look forward to its approval at the earliest opportunity