

DESIGN & ACCESS STATEMENT

Client: Mr & Mrs A Rawlings

Project: Proposed 2no. building plots adjacent 21 & 29 River Lane, Moulton, Lincolnshire

Ref: 091702

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Date: 25.09.17

INTRODUCTION

The proposed site is located between 21 and 29 River Lane. Outline planning permission was granted via appeal on 08.06.17 for 1 no. house (application ref H13-1053-16, appeal ref APP/A2525/W/17/3167257).



Aerial View of site

The site is also adjacent to two proposed building plots that abut the southern boundary of no. 29 (Lea House) (approved under planning permission H13-0684-16). In addition, there is a further building plot along River Lane to the north of no. 29 (approved via appeal under planning ref H13-1069-16, appeal ref APP/A2525/W/17/3167273).

This application is for Outline Planning approval with all matters reserved (matters reserved to be 'access', 'appearance', 'landscaping', 'layout' and 'scale').

The site is screened on its north, east and south sides by existing soft landscaping comprising a mixture of native hedgerow, trees and bushes. To the western side the site is partially screened by Lea House and will be further screened upon construction of the two building plots adjacent to Lea House (H13-0684-16).

The application site eastern boundary position has been carefully considered and follows the established line of the rear gardens of properties along River Lane.

The field is currently laid to grass and because of its relatively small size is unsuitable for large scale commercial farming.

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View of Site From River Lane (approved planning permission site H13-0684-16 to left). Existing soft landscaped screening to the east and south.



View of site from North showing existing soft landscaped boundary

USE

The proposed use is for 2 no. residential building plots.

AMOUNT

The proposal is for 2 no. dwelling houses. The application site area is approximately 0.29ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD03 demonstrates that 2 no. dwellings can comfortably be accommodated. The indicative layout shows that a scheme is possible where there is no overlooking of no. 21, no. 29 or the two plots approved under H13-0684-16.

SCALE

The scale would be determined at Reserved Matters stage.

LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

APPEARANCE

The appearance would be determined at Reserved Matters stage. Notwithstanding this, the applicant has a strong desire to draw on local architectural influences which would inspire the dwelling design. Moulton has several examples of dwellings of architectural merit.

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Period property in Broad Lane, Moulton



Period property opposite the Church, Moulton

ACCESS

The proposed access is directly off River Lane and is already an established existing access point to the land. It is approximately 5.4m in width.

The details of access would be determined at Reserved Matters stage.

Notwithstanding this, drawing PD03 demonstrates that a safe access is achievable from River Lane.

SOUTH HOLLAND LOCAL PLAN 2006

The location of the residential development is just outside the defined settlement limit for Moulton, and is, therefore, categorised by the South Holland Local Plan as being in open countryside. As such the relevant policy within the Local Plan would be Policy HS7 – New Housing in the Open Countryside including other Rural settlements.

At the present time, however, SHDC does not have a 5 year supply of housing land in place and the guidance within the NPPF takes precedence over the Local Plan, and the relevant Housing policies within the Local Plan cannot be considered to be up to date.

Criteria 1 of Policy SG2 states that although priority is given to brownfield sites within defined settlement limits, and then Greenfield sites within defined settlement limits, it does then allow land adjacent to defined settlement limits to be used for development. In the planning officer's report recommending approval of H13-0684-16, it states that it would be *'unreasonable to strictly implement Policy HS7 on the basis that it is an unsustainable location when there is scope within the existing Local Plan policy to allow for this type of development'*. Whilst the property will be outside of the defined settlement limit it is not a stand-alone development.

NATIONAL PLANNING POLICY FRAMEWORK

An objective of the NPPF is to '...boost significantly the supply of housing...'. Its paragraph 49 establishes that where local planning authorities cannot demonstrate through an adopted and up-to-date local plan that they have a 5 year supply of deliverable housing sites, housing applications should be considered in the context of the presumption in favour of sustainable development.

The overriding and main consideration in the NPPF is whether development is in a sustainable location. A sustainable location is regarded as an area with a range of local services and with good access to additional facilities in the nearby settlements.

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The plot of land is approximately 1km (0.6 mile) from the village centre (which equates to a 10-15 minute walk or a 5 minute cycle ride) from which a number of local amenities can be accessed.

The village currently includes the following amenities:-

- Primary School (The John Harrox Primary School)
- Post Office & Shop (Londis)
- Butchers shop (Moulton Butchers)
- Public House (The Swan)
- Hair salon (The Little Village Salon)
- Takeaway (Moulton Fish & Chips)
- Doctor's surgery (Moulton Medical Centre)
- Community Centre (Moulton Community Centre)
- Sports field (Moulton Harrox Sports Field)
- Church (All Saints Church)
- The recently acquired Moulton Park (SHDC)



The John Harrox Primary School



Post Office & Shop (Londis)



Butchers shop (Moulton Butchers)



Public House (The Swan)

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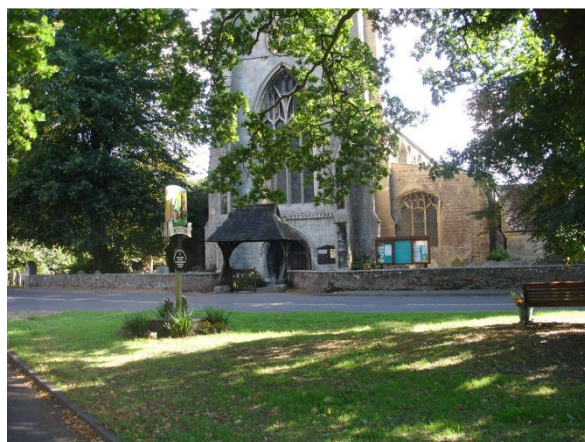
The Little Village Salon



Moulton Fish & Chips



Moulton Community Centre



All Saints Church

Moulton has a regular bus service and there are two bus stops on High Road adjacent the junction of River Lane. These bus stops are within 150m of the application site. Regular bus routes serve Moulton to Spalding and Kings Lynn.

The use of a motor vehicle in this location is, therefore, not essential.



Bus stop opposite River Lane



Bus stop adjacent to River Lane

As the plot is close to the defined settlement limit boundary, paragraph 55 of the NPPF is also relevant. Paragraph 55 of the NPPF promotes sustainable development in rural areas where it will maintain or enhance the vitality of rural communities. As the proposed development is close to the group centre of Moulton, and within

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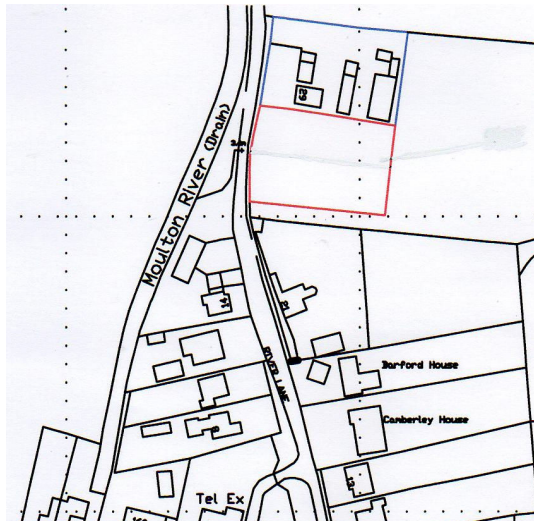
walking distance of local shops and amenities, the proposal complies with paragraph 55 of the NPPF. Moulton has a number of facilities and can be considered to be a sustainable location.

PLANNING PRECEDENTS

The following planning precedents are cited in support of this application. These planning approvals have significant similarities with this application:-

Adjacent Lea House, 29 River Lane, Moulton (SHDC planning permission ref. H13-0684-16 granted 23rd August 2016)

This outline planning application was for 2no. residential building plots on agricultural land to the south of the applicant's home (Lea House). It is outside of the defined settlement limits of Moulton to the north.



Location plan of planning approval H13-0684-16

The planning officer's report states that as the site is close to the defined settlement limit boundary, paragraph 55 of the NPPF is relevant. It goes on to say that as the proposed development is close to the group centre of Moulton, and within walking distance of local shops, the application would appear to comply with paragraph 55 of the NPPF. The report states that Moulton has a number of facilities and is considered to be a sustainable location.

The planning officer's report explains that although the site is outside of defined settlement limits, the Council cannot demonstrate a 5 year supply of deliverable housing sites and as a result under the provisions of the NPPF the 'presumption in favour of sustainable development' applies. In respect of this, given the proximity to Moulton, the scale and location of the housing was considered appropriate.

It concludes that the proposal is considered to constitute sustainable development and recommended approval.

Planning permission was granted on 23 August 2016.

Land Rear of 37-39 Hay Green Road North, Terrington St Clement (KL&WNBC planning permission ref. 15/01865/O granted 14 January 2016)

This outline planning application was for 2no. residential plots on agricultural land to the rear of 37-39 Hay Green Road North. It is outside of the development boundary. The site is located just north of the A17 trunk road.

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Location plan of planning approval 15/01865/O

The planning officer's report states that the council does not have a 5 year supply of deliverable sites and that housing applications such as this should be considered in the context of the NPPF presumption in favour of sustainable development. This is because local policies relating to the supply of housing are no longer considered up-to-date (paragraph 49). It goes on to say that paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless: any adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

In this case the planning authority felt the site was reasonably close to Terrington St Clement which has a range of facilities including schools and doctors. The planning officer stated that it will be seen in context with a cluster of existing dwellings both fronting Hay Green Road North and set in depth. All mitigation measures relating to matters of planning importance could be secured by condition.

On balance the planning officer's report said this is considered to be an acceptable development when judged against paragraph 14 of the NPPF.

Planning permission was granted on 14 January 2016.

PLANNING INSPECTORATE APPEAL DECISION

The Planning Inspectorate Appeal Decision (APP/A2525/W/17/3167257) stated the following in support of residential development:-

Reason 8 states, 'The appeal site is within a residential area where there are a number of residential dwellings. While River Lane is separated from the centre of Moulton by the A151, I consider that the dwellings along River Lane, in character terms, do form part of the established settlement, towards its northern edge. I am also mindful that the development limits were defined over 10 years ago. I therefore consider these to be out of date.'

Reason 10 states, 'The appeal site forms part of a wider infill plot along River Lane, as located between no.s 21 and 29. The site is mowed and maintained and has the appearance of a more domesticated area, in contrast to the wider rural and agricultural surroundings. The rear boundary of the site would also align with the established line of rear gardens along River Lane, including Barford House and Camberley House and thus would be commensurate with the residential character of this area.'

Reason 11 states, 'River Lane comprises of residential development which has a mixed character with dwellings of different ages, styles and scale. In general, there is a linear pattern of development, however, dwellings along

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River Lane have different orientations, including fronting the road or being at right angles to it. Plot size and the positioning of dwellings is also varied.'

Reason 12 states, 'In light of this mixed character, I would consider that the location of the development behind the extant building plot would not be so incompatible with that character as to warrant refusal. Moreover, I also am mindful that the proposals before me are outline, as are the approved dwellings to the site frontage, with all matters, including appearance, access, layout and scale reserved for future consideration. I therefore consider that an appropriate design could be achieved at reserved matters stage in this regard, which would respond to the character of the area.'

Reason 13 states, 'In respect of the development being located outside of the defined settlement boundary, the Council also make reference to the location of development and a lack of accessibility to services and facilities. I saw that Moulton has a number of services and facilities including a school, shops, a pub, hairdressers and other services which would be within walking distance to the appeal site. While there are no footpaths along River Lane, the road is quiet and I consider access to be safe. Accordingly, the site would not be isolated and I find no conflict with paragraph 55 of the Framework in respect of rural housing.'

Reason 14 states, 'On careful analysis, while I acknowledge the conflict with the adopted development plan in relation to defined development limits, I am therefore satisfied that the impact of the proposed development would be localised and contained, and would not be so harmful as to be unacceptable. I therefore conclude that the development of the site would be sustainable and in accordance with paragraphs 17 and 58 of the Framework.'

In conclusion the Planning Inspectorate summed up as follows:-

'While there may be conflict with the adopted development plan, in terms of its defined settlement limits, in accordance with Paragraph 14 of the Framework, I find no adverse impact which would significantly and demonstrably outweigh the benefits.

Accordingly, for the reasons I have given, and taking into account all other matters raised, the proposed development would be sustainable and the appeal should succeed.'

CONCLUSION

SHDC cannot demonstrate a 5 year supply of deliverable housing sites and as a result under the provisions of the NPPF the 'presumption in favour of sustainable development' applies. In respect of this, given the proximity to Moulton, the scale and location of the housing is considered appropriate.

The overriding and main consideration in the NPPF is whether development is in a sustainable location. A sustainable location is regarded as an area with a range of local services and with good access to additional facilities in the nearby settlements. It has been demonstrated that Moulton has such facilities in abundance. The facilities can be reached by either walking or cycling.

Moulton has a regular bus service and there are two bus stops on High Road adjacent the junction of River Lane within 150m of the application site. The use of a motor vehicle in this location is, therefore, not essential.

It is considered that the site is of an adequate size and proportions to comfortably accommodate 2 no. dwellings in a way that is in keeping with the character of the context and that the reasons the Planning Inspectorate gave for the approval of a single dwelling are equally applicable for two dwellings.

The proposal is, therefore, considered to constitute sustainable development.

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