Proposed Residential Development
Land at Hall Lane Moulton Seas End
Spalding PE12 6LB

for Mr. A. Cooley



PLANNING STATEMENT

mlp Moulton Land and Planning

December 2017

The Proposal

This application seeks Outline Planning Consent for a residential development consisting of up to 6 individual plots in Hall Lane, Moulton Seas End.
The application is accompanied by an indicative site layout to demonstrate how the site can be developed in a satisfactory manner and in compliance with all relevant current and emerging Planning Policies.

Application Site

The application site has an area of 1.2 acres (0.49 hectares) and is located some 50metres from the junction of Hall Lane with the B1357 Seas End Road, which is the main route through the village.

The site is has direct frontage onto the adopted highway of Hall Lane.
There are no structures on the land, which is currently in agricultural use.
There is a pole carrying a street light and overhead electricity cables along the site frontage and an inspection chamber is located within the verge.



VIEW ACROSS SITE FRONTAGE FROM WESTERN BOUNDARY

There are road gullies dealing with surface water and these will be considered at detail design stage to make sure that the existing surface water drainage is not adversely affected by the proposed development.

The open frontage is infill between existing dwellings and there are residential properties on the opposite side of Hall Lane. The side and rear boundaries of the application site are defined by a variety of enclosure as indicated on the indicative site layout. Any additional screening considered appropriate will be detailed at Reserved Matters stage.

APPLICATION SITE cont/…..



VIEW FROM REAR OF SITE SHOWING TPO TREE AND EXISTING PROPERTIES OPPOSITE TO SITE ALONG HALL LANE

There is a mature tree (the subject of a TPO) within the adjacent front garden to the west of the site and this will be unaffected by the proposed works – any protective works/ temporary fencing will be agreed with the LPA.

The Settlement

Moulton Seas End is defined in the emerging SE Lincs Local Plan Hierarchy as 'Other Service Centre & Settlement' where a restrained level of development will be permitted. Despite being located with relatively good access to the A151 and the A17 some 2 miles from Holbeach and 5 miles north–east of Spalding the village has seen limited growth over several years. Oakwood Park is the most recent development of any size and that was completed more than 10 years ago at the northern end of the village.
As one would expect with such limited development the village shop closed many years ago and the village is left with a Public House, Village Hall and Playing Fields.

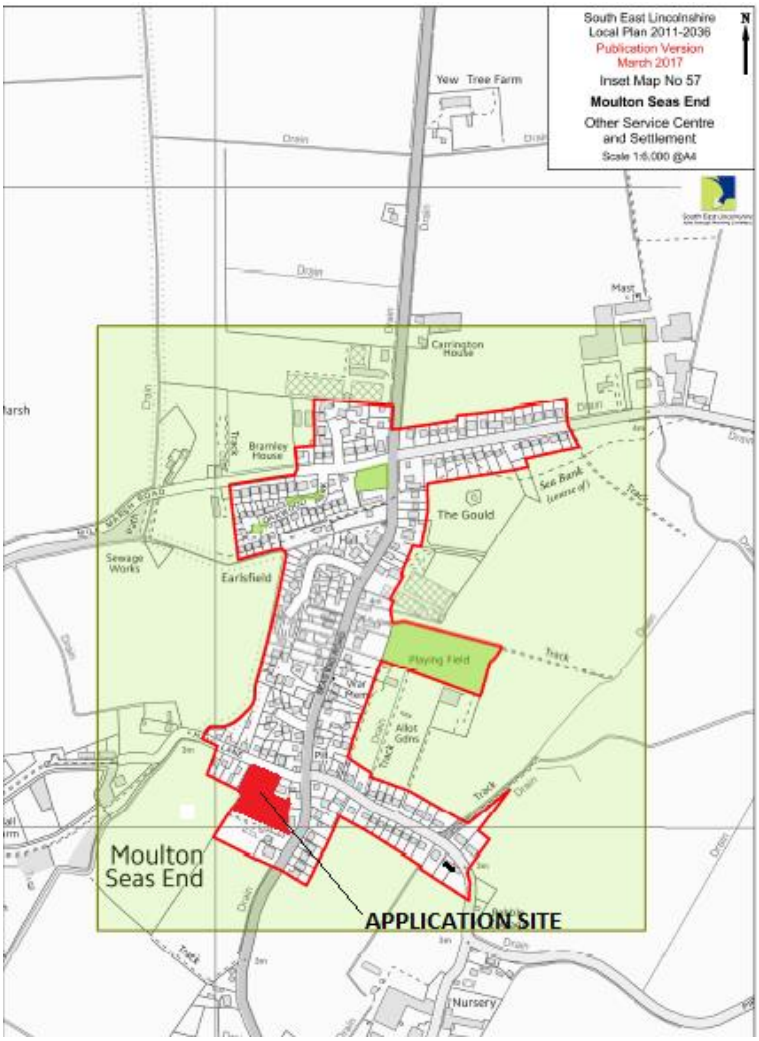
The nearby villages of Moulton and Whaplode provide residents with the nearest primary schools, medical centre and variety of shops.

The Scheme

This application is for Outline Planning Permission for a scheme of up to 6 dwellings. Although the accompanying plan is only an indicative layout there is a conscious intent to create an attractive scheme with a scale of development appropriate to the rural character of this part of the village.

THE SCHEME cont/….

As currently proposed in the emerging SE Lincs Local Plan the settlement boundary would be restricted to the frontage. Whilst the rationale behind this general principle is understood it is considered that in this particular instance that the strict imposition of this 'frontage only' form of development will actually result in a small inaccessible area of farmland being left between the Hall Lane frontage allocation and the recently approved site to the south-west.



EXTRACT FROM SE LINCS SETTLEMENT PLAN

This application proposes a logical form of development that would then sensibly complete the settlement boundary to the south-western extent of the village.

The scheme proposes two properties to the frontage with Hall Lane set back within the site, in keeping with adjacent properties, and also providing satisfactory on site parking and turning provision to each plot.

Hall Lane is an adopted highway and of narrow width it is therefore considered that the provision of a shared access in the form of a passing bay will be beneficial to all road users as well as delivery vehicles attending the two new dwellings.
Details would be confirmed with LCC Highways at Reserved Matters stage.

THE SCHEME cont/….



VIEW FROM EAST TOWARDS APPLICATION SITE

A private drive is proposed to serve the 4 properties to the rear of the application site. This is considered in this instance to be an appropriate level of access specification being of relatively short length, serving just 4 properties, and being of suitable width and construction standard to ensure satisfactory and safe long term access for residents and visitors.

Refuse collection is not considered to be an issue with just 4 dwellings being able to place refuse for collection at a designated point at the site frontage in accordance with SHDC refuse policy. This has proved to be a totally satisfactory arrangement on numerous similar sized developments throughout the District and can be easily managed through inclusion within the legal contract documentation that will also deal with the management and responsibility of the private drive.

Landscaping & boundary treatment will be dealt with at Reserved Matters stage but it is envisaged that the site frontage will be defined by native species hedgerow along with a comprehensive scheme of tree and hedge planting to enhance the development.
The adjacent protected tree within the front garden of No.15 will be protected from any construction activities by the appropriate standard measures such as temporary fencing etc.

Technical Considerations

Highways

As mentioned the site is accessed from Hall Lane and the proposal includes the provision of a private drive of sufficient width to enable vehicles to pass each other at the entrance as indicated on the submitted layout. There is also a proposal to pair the two frontage plot access points and form a ‘layby’ passing bay feature which will improve the current situation for vehicles along Hall Lane.

Any construction works in the vicinity of the highway will take into account the requirement to deal with surface water run off from the highway – it is considered that the proposed access points will actually provide an opportunity to improve on the existing situation.
Sufficient resident and visitor parking including turning areas are proposed to avoid vehicles parking on the public highway.

Flood Risk & Drainage

It has been established that the application site is located within Flood Zone 3 and therefore a Flood Risk Assessment accompanies the application. The recommendation from that Report is that finished floor levels to the proposed dwellings should be at 300mm minimum above existing ground levels. It is considered that this will result in a satisfactory development level with no adverse amenity impact on adjacent dwellings.

Foul Drainage

There is currently no main Foul Sewer within the village however it considered that a development of this scale with large plots can satisfactorily be served by individual sewage package treatment units subject to the relevant regulations.

Surface Water Drainage

Individual driveways will be of permeable construction and the private driveway will be drained via proprietary engineered crate system – suitably sized from infiltration testing to be carried out at detailed stage.
Roof water from the dwellings will also be directed to suitably sized and located soakaways using proprietary engineered crate systems.

Conclusion

This site represents an opportunity for a short term delivery opportunity for the LPA, albeit a housing delivery of just 6 properties. However, in a village environment this should be welcomed as ‘manageable’ with minimal impact on infrastructure but a positive contribution towards the sustainability of the settlement.

Along with the recently approved scheme to the rear of this application site (H13-0544-17) this proposal logically completes the development boundary to the south-west edge of the village whilst delivering a scale of development appropriate to the village.

For the reasons stated in this application it is considered that the proposal is totally compliant with all current National and Local Planning Policy and we therefore look to the Local Planning Authority to endorse that view by granting Outline Planning Consent at the earliest opportunity.

Alan J Finch

mlp Moulton Land and Planning

Dec 2017