

Planning Statement

Land off Roman Road, Moulton Chapel



Larkfleet Homes

November 2018

LarkfleetHomes

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1. Introduction

- 1.1. This statement has been prepared in support of a full planning application to South Holland District Council by Larkfleet Home, for a residential development of up to 99 dwellings, together with access, public open space and associated infrastructure, on approximately 3.9 hectares on the land to the north of Roman Road.
- 1.2. The statement describes the site and its surroundings as well as, the development and design principles. This document also sets out the background leading to this planning application and the policy context in which the application will be determined.

Larkfleet Homes

- 1.3. Larkfleet Homes are a regional market and affordable housing developer, currently developing sites from 20 dwellings to 1,000 dwellings. As part of the Larkfleet Group – based in Bourne, Lincolnshire - Larkfleet Homes is working together within Eco Building Products, to build a more sustainable future.

Development Proposals

- 1.4. The development proposal description is as follows: -
“Full planning application for the construction of 99 dwellings; formal and informal open space, structural greenspace, surface water drainage infrastructure and access from Roman Road”.

Planning Application Submission

- 1.5. This statement summarises and draws a conclusion from evidence submitted to accompany the planning application. Accordingly, this statement should be read in conjunction with all other documents. The Planning Application comprises of this Planning Statement together with the following documents:
 - Design and Access Statement (DAS);
 - Transport Assessment (TA);
 - Framework Travel Plan (TP);
 - Statement of Community Involvement (SCI);
 - Flood Risk Assessment and Drainage Strategy;
 - Ecological Survey;
 - Heritage Statement;
 - Arboricultural Survey
- 1.6. This statement concludes that Larkfleets application, on land north of Roman Road, is an example of sustainable development and is consistent with the policies within the NPPF (2018), South Holland’s Adopted Local Plan (2006) and South East Lincolnshire Local Plan (Draft March 2017)

2. The site and its surroundings

- 2.1. The site is located within the district of South Holland. The South East Lincolnshire Local Plan has allocated 130 dwellings to be built in the village of Moulton Chapel. Our proposed site (known as Mou042) is allocated for development.
- 2.2. The site extends to a total of 3.9 ha, and is adjacent to the existing village of Moulton Chapel. The extent of the site is illustrated in appendix 1.
- 2.3. A detailed description of the site and its surrounding can be found in the Design and Access Statement submitted alongside this application. A brief summary of the site and its surroundings is provided below.

Site description

- 2.4 To the west, the site is bound by the rear gardens of adjacent development and comprises of agricultural land for the production of arable crops. Within the locality are a number of residential/farmhouse properties.

The Surroundings

- 2.5 Moulton Chapel is a village located approximately four miles South of the village of Moulton. The smaller village of Moulton Chapel has a population of 1,050 and consists roughly of 443 dwellings (2011 Census). The village is predominantly situated along Roman Road, Fen Gate and Woodgate Road.
- 2.6 The village has a number of facilities which makes it a highly sustainable location for development. Facilities within the village include a Post Office, primary school, village hall, a Church of England Church and a Methodist Chapel. There are also a number of businesses within the village comprising of a local shop/newsagent, two food serving pubs and a garage with a petrol pump.
- 2.6 Central to the village is an octagonal shaped church constructed in 1722. Today the church is a grade II* listed focal point of the village.
- 2.7 The site is situated on Roman Road and in the wider context approximately 400m from the B1357, which connects to the larger village of Moulton and the A16. The towns of Spalding and Crowland and accessible from the A16. Further afield, the cities of Boston and Peterborough are accessible via the A16 in a half an hour drive. The proposed development is to be accessed via a new junction onto Roman Road.
- 2.9. An outline application, for the site allocation (Mou29) to the south of Roman Road, is proposed for the development of '**up to 58 houses with vehicular access**'- Application H13-0844-17. This application was approved on the 8/10/2018.

3. The Application Proposal

- 3.1. The application proposal comprises of residential development of 99 dwellings which will incorporate a mix of 1, 2, 3, 4- and 5-bedroom homes, a proportion of which will be affordable, public open space, local area of play, SUDS infrastructure and access proposed onto Roman Road.
- 3.2. There is no proposal for any on-site facilities as it is expected that new residents will use the local facilities, which can be found in abundance within 100m from the site access.
- 3.3. The principal access to the development is to be taken from a new junction which will be constructed onto Roman Road. The specific details are shown in the accompanying details.
- 3.4. It is anticipated that the site will deliver a policy compliant on-site public open space requirement including a Local Area of Play (LAP), in accordance with the District Council's Local Plan standards.
- 3.5. The development will have a mix of accommodation types differing in size and arrangement including bungalows, detached, semi-detached and terraced properties which provides opportunity for variety across the scheme.
- 3.6. The scheme will provide modern homes with a range of house types, which will help meet local housing requirements and contribute towards national objectives of creating mixed communities.

4. The Development Plan

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

4.2 The Local Development Framework (LDF) for South Holland District Council comprises of:

- South Holland Local Plan (2006)
- South East Lincolnshire Local Plan (Draft March 2017)

4.3 South Holland District Council are currently producing a new Local Plan jointly with Boston Borough Council and Lincolnshire County Council. The South East Lincolnshire Local Plan was submitted to the Secretary of State on 23rd June 2017 and is currently undergoing an Examination in Public.

South Holland Adopted Local Plan (2006)

A commentary on the relevant policies to the application is provided below.

4.4. **Policy SG1 (Core Strategic and General Policies)**- requires new developments to be sustainable.

Sustainable development will enhance the quality of life for residents, conserve energy and natural resources without damaging the character or environment of South Holland.

Consideration has taken place during the design stages of the development to encourage a sustainable urban strategy. Additionally, Larkfleet Homes are a well-known sustainable housebuilder who encourage the use of sustainable construction techniques.

4.5. **Policy SG3** – Within this policy South Holland District Council have identified Moulton Chapel as a Group Centre. Development within Moulton Chapel should support social and economic activity. The proposed development to the north of Roman Road will provide economic benefits through both the construction and operational phase of development and contribute towards a resilient and competitive economy in the village. The proposed scheme will provide a range of homes differing in size to develop a mixed socially community.

4.6. **Policy SG7** – New development is encouraged to provide energy efficient dwellings. Larkfleet Homes are leaders in energy efficient construction techniques and despite being a relatively small regional housebuilder we invest significant amounts into research and development. At our office in Bourne, Lincolnshire we have two demonstration homes, one using modular building techniques (Startlink) and the other is an EcoHouse demonstrating energy efficient construction technique.

4.7. **Policy SG11** – South Holland consider new development may cause surface water issues. The concluding statement from the flood risk assessment suggests the proposed site ‘will not be at risk from existing sources of flooding and will not result in an increase in flooding downstream’. It is proposed surface water drainage system will incorporate SUDS (sustainable, urban, drainage, system) and shall comprise of two attenuation basins within the site. Surface water will be drained via private permeable driveways and shared surfaces. SUDS management drain will be incorporated to ensure peak discharges from the developed land does not increase bassline rates.

4.8 **Policy SG12** -South Holland will provide planning permission to applications with adequate sewage collection. The proposed development will be connected to mains foul sewers and sewage treatment works. Details of this can be found alongside the application.

- 4.9 **Policy SG14-** SG14 requires new development to make a positive contribution to both the architectural and visual quality of the surrounding area. During the design stages of the development due consideration took place to identify how the development would be fitting within the environment. Nearby buildings were assessed for the scale, form and character. Similarities, are reflected in the proposed plans. Additionally, layout of the proposed site has been made accessible for all methods of travel (cyclists, cars and pedestrians).
- 4.10 **Policy SG16-** This policy recognises the importance of car parking provision as an important means of promoting sustainable travel. A travel assessment will support our application proposal at Moulton Chapel. Conclusions of the document suggest the site is a sustainable location to encourage the use of public transport, cycling and walking. However, the proposed site will also accommodate for car parking and meet the minimum standards required.

South East Lincolnshire Local Plan (Draft March 2017)

- 4.11 This document has been produced by the joint committee of Boston Borough, South Holland District and Lincolnshire County Councils in order to create a single local plan for South East Lincolnshire. Although the document has not been formally adopted by the authority, the document has progressed into the examination stages.
- 4.12 This document regards Moulton Chapel as a minor service centre of the region, due to its locality to Spalding. Therefore, its location strengthens its case for it 'to meet the housing needs of the Local Plan area through allocated sites and also helps to build an extended range of shared services such as schools and health provision'(paragraph 3.2.12).
- 4.13 Policy 10 identifies the demand for dwellings in the South East Lincolnshire area. Particularly, South Holland need to provide 445 dwellings per annum to meet the housing shortage. Policy 11, breaks this figure down further to suggest that 130 dwellings should be distributed in Moulton Chapel. The table in paragraph 5.2.9 allocates the land north of Roman Road (Mou042) for 78 dwellings.
- 4.14 Policy 14 aims to secure a range of homes that will contribute to the creation of mixed, inclusive and sustainable communities. The policy seeks that all housing developments to provide a range of dwelling sizes and tenures. Due consideration has taken place to plan for homes of various size and scale to meet the requirements of the local housing need.
- 4.15 New developments are required to meet affordable housing needs. In South Holland 25% of market housing is required to be affordable (Policy 15). Furthermore, the policy requires sites in South Holland to have a mix of 70% affordable rented and 30% intermediate housing.
- 4.16 Policy 4 requires development proposals to be of high-quality design which complements the neighbouring area, provides refuse/recycling storage, mitigate the risk of flooding and provide landscaping to enhance biodiversity. The proposed development is designed to reflect the architectural details of the surrounding development and the proposed materials echo that of the surroundings as well. The form and mass of the proposed dwellings are similar to the existing settlement. The proposals provide well laid out private and shared amenity space for the occupiers of the homes. The rear garden areas in particular will provide opportunities to enhance the existing planting on site and thus encourage biodiversity. Appropriate facilities have been provided for the storage of waste for each property as indicated on the submitted plans. It is proposed surface water drainage system will incorporate SUDS and shall comprise of two attenuation basins within the site to mitigate the risk of flooding within the locality.

5. National Planning Policy

- 5.1. In addition to the policies of the Development Plan outlined above, another key consideration that needs to be taken into account is The National Planning Policy Framework (“the Framework”).
- 5.2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.
- 5.3. The revised Framework was published in July 2018. As before it sets out that the main purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.4. Achieving sustainable development means that the planning system has three overarching objectives, namely:
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.5. Paragraph 59 reiterates the Government’s policy to significantly boost the supply of housing. In Paragraph 117 the need to promote “an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions” is emphasised.
- 5.6. In respect of design the Framework stresses in paragraph 124 that:

“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”
- 5.7. Paragraph 127 comments that decisions should ensure that developments are “sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)...”

6. Key Material considerations

- 6.1. Planning application decisions must be made in accordance with the development plan, with regard to material considerations.
- 6.2. The proposals are supported by allocation of the land in the emerging Local Plan, as a strategic site (Mou 042) for residential development (Appendix 2).
- 6.3. Larkfleet Homes consider that there are numerous material considerations that weigh in favour of Development on Land North of Roman Road:
 - The proposals are in accordance with the development plan and emerging policy of the draft South East Lincolnshire Local Plan;
 - Presumption in favour of sustainable development, as outlined in the NPPF; and
 - The delivery of new housing including affordable housing;

Proposals are Consistent with the Development Plan

- 6.4. The suitability of the site for a residential development is established in the emerging local plan. Policy 11 confirms the site as 'allocated' (Mou042) in the existing village of Moulton Chapel. The policy approves the allocation of the site for residential use. The stated capacity (78 allocated dwellings) is not necessarily a maximum or, in some cases, minimum capacity that would be expected on each site; viability, design, constraints and the most efficient use of land in delivering new homes should be the primary considerations in meeting housing needs.
- 6.5. The development will be set within a framework of green infrastructure that will create quality open spaces, an enhanced public and cycle network within the development and into the surrounding countryside.
- 6.6. Larkfleet Homes has reviewed the application against relevant policies within the development plan and there are no policies which would justify refusal of the application. It is considered that there is a presumption that the development should be permitted without delay as the proposals are consistent with the development plan.

A Presumption in Favour of Sustainable Development

- 6.7. At the heart of both the revised and old NPPF is the presumption in favour of sustainable development. The revised NPPF adopted in July 2018 still identifies economic, social and environmental as the three key dimensions of sustainable development.

An economic role

- 6.8. The development will provide significant economic and social benefits through housing and infrastructure delivery. The development will provide economic benefits through both the construction and operational phase of the development and contribute towards a resilient and competitive economy in Moulton Chapel. This will include the provision of temporary construction jobs throughout the construction phase of the development and permanent jobs resulting from the development itself such as employment within the village centre, primary school and passenger transport services.
- 6.9. The development has the potential to significantly contribute to the economy of Moulton Chapel, offering immediate and long-term employment prospects and a source of funding for the Council in section 106 payments, to reinvest back into the local area.

A Social Role

- 6.10. The development will make a significant contribution towards creating a vibrant, healthy and active community within the strategic allocation of land at Moulton Chapel. The provision of residential development will create opportunities for the town to grow in a sustainable way and meet an identified need for new housing in the district. The green networks and recreational land promote positive lifestyle choices, and the pedestrian and cycle networks will encourage new and existing residents to use sustainable transport within and around the site.
- 6.11. The provision of affordable housing at a policy compliant level together with a range of sizes supports the delivery of balanced and inclusive communities. The affordable housing will be provided in a location that is accessible to employment areas and will be served by future public transport networks.
- 6.12. These measures demonstrate that the site has considered the functional requirements of communities to live healthy, balanced lifestyles with opportunities for all.

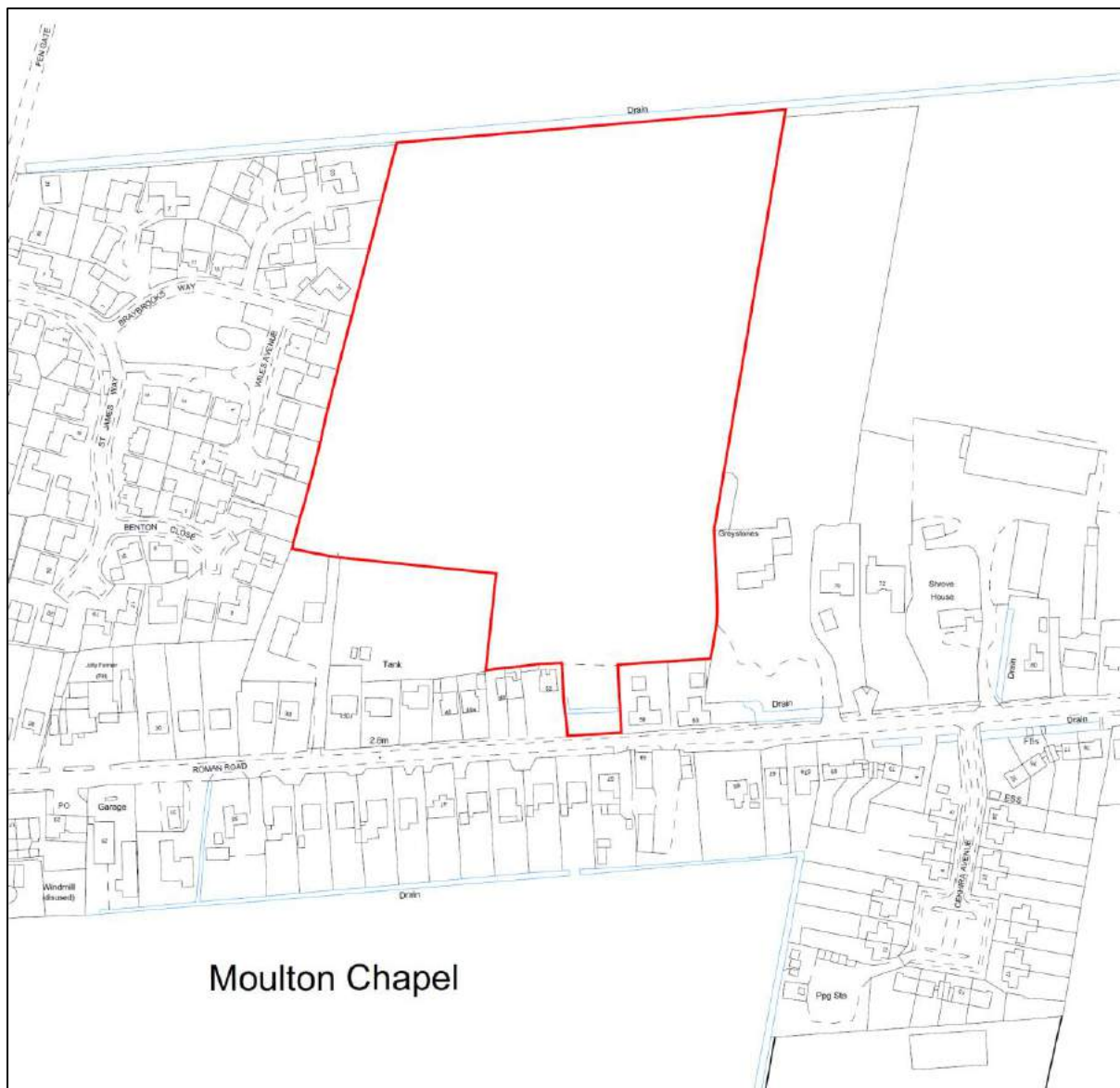
An Environmental Role

- 6.13. The development serves the environmental dimension of sustainable development on a number of levels.
- 6.14. The ecology of the site has been assessed. The ecology survey submitted with this application identifies no potential adverse impact within the development site.
- 6.15. The proposals provide opportunities to access employment, services and facilities by sustainable transport modes. Connections to the wider area are proposed within the development. The existing footpath network will be complemented by additional routes linking all parts of the development area with the Green Infrastructure. As such public access will be considerably enhanced. Furthermore, energy efficient construction techniques will be incorporated into the scheme to support climate change mitigation.
- 6.16. The proposals have taken full account of the hydrology of the area and the need to manage flood risk sustainably. The FRA (included within the ES) demonstrates that the development will appropriately manage the flooding risk within the site through the provision of sustainable urban drainage systems.
- 6.17. From the above it is clear that the proposals are considered to achieve a high level of sustainability, and deliver economic and social benefits which weighs heavily in favour of the Development.

7. Conclusions

- 7.1. The application proposal comprises of residential development of 99 dwellings which will incorporate a mix of 1, 2, 3, 4- and 5-bedroom homes, a proportion of which will be affordable, public open space, local area of play, SUDS infrastructure and access proposed onto Roman Road.
- 7.2. As set out earlier in this Statement, there are significant material considerations which weigh heavily in favour of the Development:
- The Proposals are Consistent with the Development Plan;
 - The NPPF presumption in favour of Sustainable Development;
 - The Delivery of Housing including Affordable Housing; and
 - The Delivery of Green Infrastructure.
- 7.3. The proposals will deliver necessary new homes which are needed to meet requirements in South Holland, including affordable housing needs. There will be considerable benefits through the facilities proposed to enhance the surrounding village.
- 7.4. Overall, there are no material considerations which justify departing from the presumption in favour of development. The development forms a significant element of the Council's intended strategic housing land supply whilst also representing a well-conceived sustainable development that will deliver lasting economic, social and environmental benefits for Moulton Chapel.
- 7.5. It has been demonstrated that the proposals are entirely consistent with the Council's adopted Local Plan, the emerging South East Lincolnshire Local Plan and the revised NPPF. The development is therefore, policy compliant and should be granted planning permission.

Appendix 1- The proposed site



Appendix 2 –South East Lincolnshire Local plan allocated sites

