

Supporting Statement

Proposed erection of 10no dwellings.

Former Keston Nurseries, Mill Green Road, Pinchbeck, Spalding, Lincolnshire.



12 Vickers Lane, Louth, Lincolnshire, LN11 9PJ

T: 01507 611155 W: www.lincsdesignconsultancy.co.uk

Contents

1	Introduction	3
2	Existing site	4
3	Proposed scheme	5
4	Planning policy	8
5	Conclusion	11

DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
1	Planning	01.09.2022

1 Introduction

- 1.1 This Statement has been prepared to accompany an outline planning application for the erection of 10no dwellings at Former Keston Nurseries, Mill Green Road, Pinchbeck, Spalding.
- 1.2 The site is subject to an extant planning permission for residential development which was approved in 2018 under outline permission H14-0355-17 and subsequent reserved matters application H14-1162-18. The development has been commenced onsite.
- 1.3 The following documents accompany this application
- Flood Risk Assessment
 - Noise Assessment
 - Tree Survey
 - Vibration Report
 - Drainage Strategy
 - Phase 2 Ground Investigation Report

2 Existing Site

- 2.1 The application site is located to the south east of the village of Pinchbeck to the west of Mill Green Road. The site currently comprises 2ha of arable land. The grid reference is TF 23600 29404 (See Figure 1).
- 2.2 The site appears to be relatively flat sitting at levels between 3.1mAoD and 3.5mAoD. The northern and eastern boundaries are abutted by the partly completed new residential development. The southern boundary is defined by a hedgerow providing separation from a commercial site and associated grass paddock located to the south. Residential dwellings which front onto Mill Green Road are located to the west. The site is currently served by a vehicular access from Mill Green Road



Figure 1- Aerial photograph showing the location of the site (site shown by red dot)

- 2.3 The Environment Agency flood map for planning identifies the site as being within Flood Zone 3a.

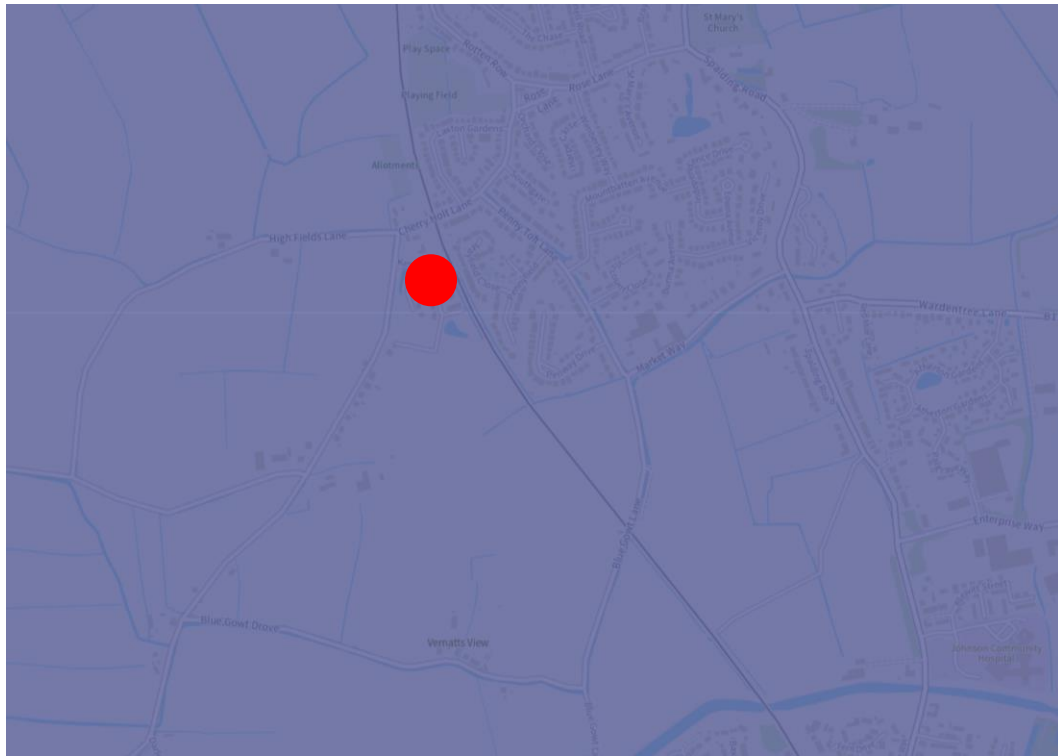


Figure 2- Extract from the Environment Agency flood map for planning showing the location of the site in relation to the flood zones

3 Proposed Scheme

- 3.0 The proposed application seeks outline approval for 10no dwellings with layout and access to be agreed.

3.1 Access & Layout

- 3.1.1 The proposed site will be accessed from the newly created road which serves the adjacent new development. A sinuous central access road will provide access to each individual plot. The new road will terminate in a turning facility. Each plot will provide ample parking for residents.
- 3.1.2 An area of open space will be created to the east and the west of the access road as it enters the site. The open space will contain tree planting and a surface water attenuation pond. The proposed dwellings will all front onto the highway to create a positive frontage, plots 101 and 110 will front north across the open space. Native landscaping will be incorporated along the highway and within private gardens providing habitat for wildlife while also providing a leafy aesthetic for the development.

Figure 3- Proposed site plan

3.2 Scale and Appearance

- 3.2.1 The proposed application seeks permission for layout and access therefore the scale and the appearance of the dwellings will be agreed at a later date. It is though suggested that the dwellings should have a traditional vernacular form with pitched/hipped roofs and should be constructed from traditional materials such as brick and tile. Given the location of the dwellings and the distance to the boundaries it is suggested that the dwellings could be 1 or 2 storeys.

3.3 Amount and Use

- 3.3.1 This proposal will provide 10no detached dwellings with associated landscaping and open space which is an appropriate density for the site. The principle of residential development on the site is agreed by the H14-0355-17 outline approval in 2018 and the subsequent reserved matters application H14-1162-18.

3.4 Landscaping

- 3.4.1 This site will incorporate extensive new landscaping and the creation of new areas of open space. Appropriate street trees will be provided adjacent to the highway. Specimen trees and hedges will be provided within each plot. Larger varieties off trees will be provided within the areas of public open space. The proposed landscaping will comprise appropriate native species.

4 Planning Policy

4.1 This site is located in Pinchbeck which is defined as a main Service Centre by the Local Plan. The site is sustainably located for new residential development with good access to a range of residential amenities. The site is subject to an extant planning permission for residential development which was approved in 2018 under outline permission H14-0355-17 and subsequent reserved matters application H14-1162-18. The development has been commenced onsite. The principle of residential development on the site is therefore agreed.

4.2 Policy 2 of the Local Plan refers to the Development Management and states 9no development considerations that should be met;

- 1) *size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;*

The proposed layout, scale and density are appropriate for the site and will provide a development which is acceptable in term of amenity, character and trees. The site is located in a mainly residential context therefore the proposed use is appropriate.

- 2) *quality of design and orientation;*

At this stage the specific design of the dwellings has not been agreed but the proposed site layout provides ample opportunity to maximise solar gain to the proposed dwelling.

- 3) *maximising the use of sustainable materials and resources;*

The proposals will meet the recently updated building regulations.

- 4) *access and vehicle generation levels;*

The proposals will form part of a wider residential development which provides road and footpath infrastructure linking the site to the main highway network. The proposals small scale nature of the proposals will have a negligible impact on the road network.

- 5) *the capacity of existing community services and infrastructure;*

The site is located within the settlement of Pinchbeck with provides a range of community facilities.

- 6) *impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;*

The site is mainly located within a residential context with dwellings located to the north, west and east, the proposed residential use is therefore appropriate for its context.

- 7) *sustainable drainage and flood risk;*

The proposals will incorporate sustainable drainage techniques so surface water can be safely discharged. The development will provide appropriate mitigation measures to address any flood risk issues.

- 8) *impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and*

The site does not affect the setting of any historical buildings or heritage assets.

- 4.3 Policy 3 of the Local Plan refers to Design of New Development which requires all development to create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Development proposals should;

- 1) *creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;*

The proposals will provide a high-quality development which has been designed specifically for the site.

- 2) *distinguishing between private and public space;*

The layout provides clear division between private and public space.

- 3) *the landscape character of the location;*

The site is located within a residential context with dwellings to the north, east and west. The proposals are therefore appropriate for the landscape character of the area.

- 4) *accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;*

As part of the adjacent development a new footpath link has been provided. The site is well positioned for access to local amenities.

- 5) *the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;*

The proposed road will be adopted meaning that refuse bins can be located within individual plots. The size of the plots allows for ample private parking and also have opportunity for bicycle storage.

- 6) *the lighting of public places;*

Lighting will be provided as required by the LPA.

- 7) *ensuring public spaces are accessible to all;*

The proposals will provide public open space that will be open and accessible.

- 8) *crime prevention and community safety;*

The layout has been designed to provide positive frontages throughout the development with all public spaces being looked over by dwellings.

- 9) *the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;*

At this stage the specific design of the dwelling has not been agreed but the proposed site layout provides ample opportunity to maximise solar gain to the proposed dwelling. The dwellings will be constructed to meet the most up to date building regulations which are aligned with the direction of this requirement.

- 10) *residential amenity;*

The proposals will not have any detrimental impact on the residential amenities of neighbouring dwellings.

- 11) *the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);*

A flood risk assessment and drainage strategy have been prepared to accompany this planning application.

- 12) *the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;*

It is suggested that the proposed dwellings should be built from local vernacular materials such as brick and tile. The water use of the dwellings will meet the restrictions of building regulations.

13) the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;

New native landscaping will be provided throughout the development.

- 4.4 A flood risk assessment and drainage strategy has been prepared to accompany this application which address Policy 4 of the Local plan.
- 4.5 Policy 19 refers to Affordable Housing and requires that for housing sites providing more than 1000sqm of internal floor area should provide a 25% affordable housing contribution. In this instance given the nature of the proposals the developers will aim to make an offsite financial contribution to be agreed with the LPA.
- 4.6 Policies 28 and 29 refer to The Natural Environment and The Historic Environment respectively. In relation to policy 28 the site is not located within a designated site of protection. The proposals will provide ecological enhancements such as new native landscaping. In terms of the historic environment, the development will not affect any heritage assets and the site is not located within a conservation area.

5 Conclusion

- 5.1 This Statement has been prepared to accompany an outline planning application for the erection of 10no dwellings at Former Keston Nurseries, Mill Green Road, Pinchbeck, Spalding.
- 5.2 The site is subject to an extant planning permission for residential development which was approved in 2018 under outline permission H14-0355-17 and subsequent reserved matters application H14-1162-18. The development has been commenced onsite.
- 5.3 The proposals will provide a high quality residential development which meets the specific requirement so the local plan and also national planning policy. The application should therefore be granted planning permission without delay.