

PLANNING STATEMENT

**Reserved Matters Application relating to the proposed detailed matters
for the erection of 96 dwellings in pursuant of outline permission (H14-
0720-18) on land off Wardentree Lane, Pinchbeck
Spalding, Lincolnshire**

**Prepared by Strutt & Parker on behalf of Bellway Homes (Eastern Counties)
February 2021**

Site Name:		Land Off Wardentree Lane, Pinchbeck, Spalding, Lincolnshire
Client Name:		Bellway Homes, Eastern Counties
Type of Report:		Planning Statement
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Date:		February 2021

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CONTENTS

1. INTRODUCTION	4
2. SITE DESCRIPTION.....	6
3. THE PROPOSED DEVELOPMENT.....	10
4. PLANNING POLICY CONSIDERATIONS	15
5 PLANNING BALANCE AND CONCLUSIONS	18

List of figures and tables:

- Figure 1: Public WebMaps – Page 6;
- Figure 2: Environment Agency Flood Map – Page 7;
- Figure 3: Environment Agency Flood Map – Surface Water Page 7; and
- Figure 4: Aerial view of site and surroundings – Page 8.

- Table 1: Condition 3 requirements – Page 5;
- Table 2: Proximity of key services and facilities – Page 8;
- Table 3: Housing Mix – Page 14;
- Table 4: Affordable Housing Mix – Page 14; and
- Table 5: Ecological mitigation and enhancement – Page 24.

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Strutt & Parker on behalf of Bellway Homes to support this Reserved Matters application for the erection of 96 dwellings at land north of Wardentree Lane, Pinchbeck.
- 1.2 The outline permission (H14-0720-18) was granted on 8th March 2019 following completion of a S106 agreement. The decision notice contains 18 conditions. A separate discharge of condition application will be submitted to deal with the relevant pre-commencement and pre-occupation conditions.
- 1.3 The s106 agreement secures affordable housing provision, education contribution, and health care facilities contribution.
- 1.4 As outline planning permission has been granted, the principle of development on this site has been established. Therefore, this reserved matters application seeks approval of the detailed matters relating to layout, external appearance, scale and landscaping. The application is in accordance with approved plans and reports contained in condition 2 which are:
 - Application Forms;
 - Location Plan 1304-1_OP_LP01A;
 - Existing Block Plan 1304-1_OP_BP01A;
 - Indicative site plan 1304-1_OP_SP01C;
 - Design and Access Statement 1304 1 GF LMS July 2018;
 - ADC Infrastructure. Transport Assessment ADC1810 ADC1810A V2;
 - ADC Infrastructure. Travel Plan ADC1810 ADC1810B V2;
 - George Shuttleworth Ltd. Flood Risk Assessment and Drainage Report. Issue 2 July 2018;
 - Tigergeo Specification for Geophysical Survey V1.1 PBL181 dated 20 Sept 2018;
 - Protected Species Report Delta-Simons Project No. 18-0187.01.
- 1.5 An updated ecology appraisal has been submitted to ensure the proposed details are approved in accordance with updated ecology information for the site.
- 1.6 Although the approved plans listed above contains an indicative site plan, the layout details were not determined as part of the outline consent. Also, no parameter plans were approved to guide the reserved matters details. Therefore, the proposed details are informed by local and national policy, and the layout has been prepared in order to meet criteria and specifications regarding the housing mix, layout and design, as well as bicycle and car parking provisions.
- 1.7 Bellway has carried out public consultation prior to the submission of this application to inform local residents that a Reserved Matters application is being worked up for submission and to seek their views on the site layout details.
- 1.8 Detailed plans, drawings, elevations and street scenes have been submitted in support of this application. To confirm, the following plans and documents also accompany this reserved matters planning application submission:

- Site location plan;
- Arboricultural Impact Assessment by SES;
- Design and Access Statement by LMC Architect;
- Preliminary Ecological Assessment by SES;
- Drainage Strategy by ID Ltd;
- Levels Strategy by ID Ltd;
- Compliance note for conditions 9, 13 and 16 by ID Ltd;
- Soft Landscape Proposals by Golby & Luck;
- Playspace Layout by idverde;
- House type pack by LMC Architect;
- Garage type pack by LMC Architect.

1.9 Condition 3 requires the following details to be submitted with the reserved matters application:

Table 1 – condition 3 requirements:

Details required	Drawing
a) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts	- 1044-00-06 Hard Landscaping Plan
b) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof.	- House Types and Garage Types pack; - Proposed Site Layout Plan (487-SK-01) - Materials Plan (487-SK-04);
c) the siting and design of any vehicular access to a highway or estate road	- See approved access plan by ADC Infrastructure, Transport Assessment ADC1810 ADC1810A V2; - Proposed Site Layout Plan (487-SK-01)
d) the means of foul and surface water disposal	- 1044-00-03 Rev B - Drainage Strategy; and - 1044 Wardentree Lane, Pinchbeck - Planning Conditions 9, 13 & 16 Compliance Report (P03)
e) details of landscaping and tree planting	- Soft Landscape Proposals (GL1486 01 and 02)
f) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.	- Levels Strategy (1044-00-05 Rev B); and - Hard Landscaping Plan (1044-00-06 rev A).

1.10 A full list of plans and documents submitted is included within the document register.

2. SITE DESCRIPTION

- 2.1 The site is located approximately 1.1km south of the centre of Pinchbeck and approximately 2.1km to the north-west of Spalding.
- 2.2 The site measures approximately 3.99ha and is rectangular in shape, with trees along the southern and eastern boundaries. The land is essentially flat but falls to the north-east corner. There are existing single storey structures and glasshouses from the previous garden nursery use still on the site. The brick structures are located adjacent to the western boundary and the glasshouses are to the east of these separated by the track leading into the site.
- 2.3 The northern boundary is located adjacent to Blue Gowt Drain, which forms a substantial boundary separating the development site and the countryside to the north. The eastern boundary is defined by a belt of trees which continues along most of the southern boundary.
- 2.4 The existing vehicular entrance into the site is located in the south-west corner of the site off Wardentree Lane. There is also an existing Public Right of Way (Pinc/2/1) that extends through (north/south) the western side of the site. Wardentree Lane is also designated as a 'cycle route' on the adopted Policies Map.
- 2.5 To the south of the site is a linear row of single and two storey housing set back from the road. An allocated housing development, which is currently being built out, is located to the south behind the existing houses on Wardentree Lane. Further along Wardentree Lane is Wardentree Park which is a large commercial estate, which includes a Morrisons supermarket.
- 2.6 The site is located outside the settlement boundary of Pinchbeck and so in the 'countryside'. Part of the Pinchbeck Conservation Area boundary is located adjacent to the north-west corner of the site. There are no listed buildings within close proximity to the site. The nearest listed building is Otway House (Grade II) which is located 200m to the north of the site. The land to the east of the site is allocated as an employment area. None of trees on or surrounding the site are protected.



Figure 1: Public WebMaps

- 2.7 According to the Environment Agency flood map, the site is located within Flood Zone 3 and so the land is in an area with a high probability of flooding.

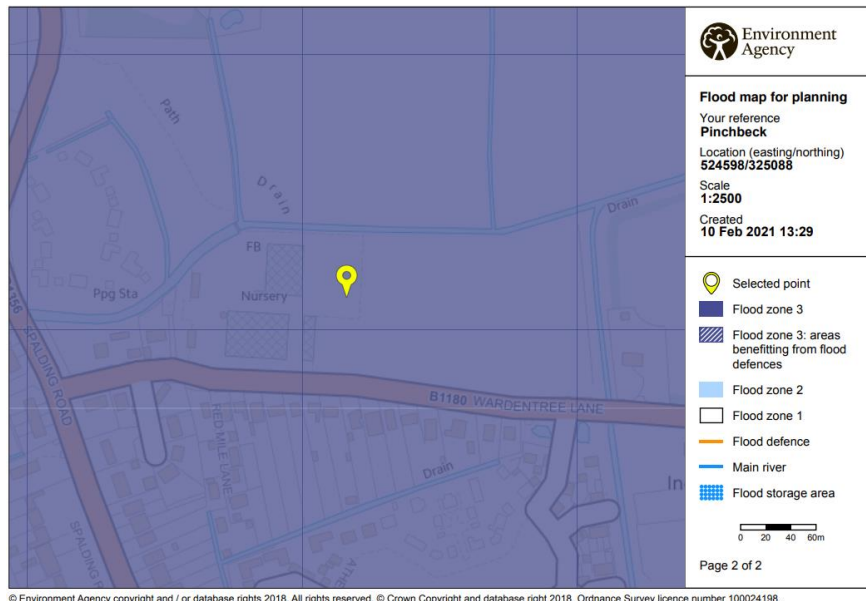


Figure 2: Environment Agency Flood Map

- 2.8 However, condition 9 requires the development to be carried out in accordance with the approved Flood Risk Assessment which is detailed in the list of approved documents.
- 2.9 In terms of surface water, according to the Environment Agency flood map, the majority of the site is at low risk from surface water flooding – see below map.

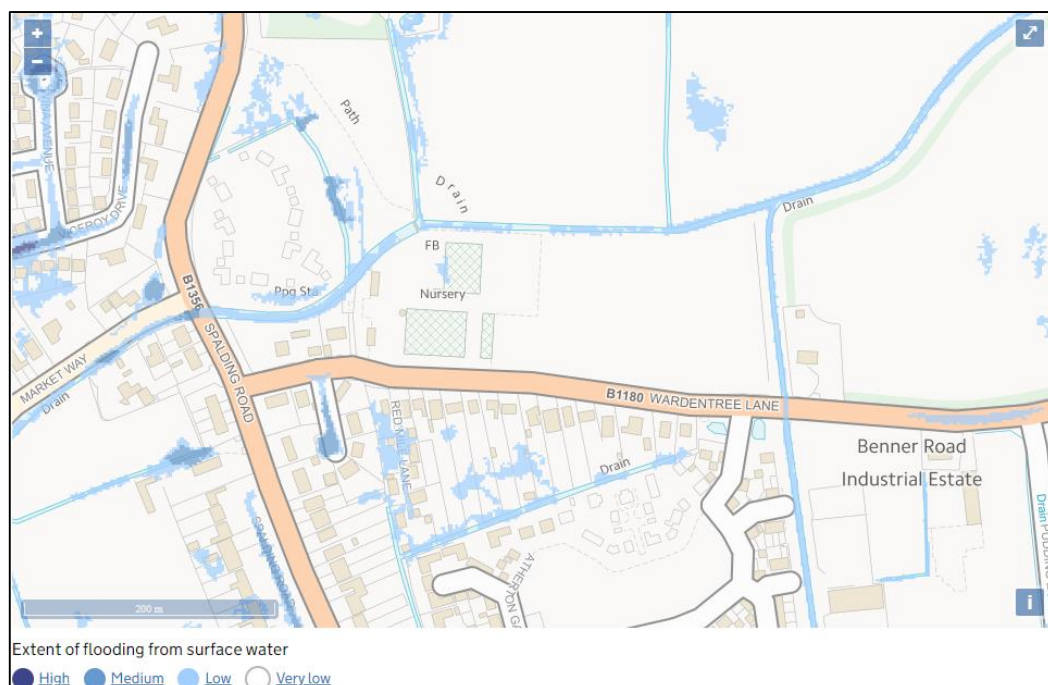


Figure 3: Environment Agency Flood Map – Surface Water

- 2.10 Following site investigation works, a High Pressure Gas Main was found to be within the site. The gas main enters the southern boundary from Wardentree Lane before extending east along the southern boundary before turning 90 degrees and extending through the

middle of the site (south to north). The location of the gas main is shown on the Drainage Strategy plan (1044-00-03 Rev B).

2.11 The below aerial image shows the site in its context with surroundings.



Figure 4: Aerial view of site and surroundings

2.12 The site benefits from good levels of connectivity to Pinchbeck and Spalding. Spalding Road links the two settlements. The site is within reasonable walking and cycling distance of local amenities and services such as Morrisons supermarket, the local school, the hospital and village hall. All these provisions are located within a 10m walk or cycle distance from the site. The nearest bus stop is located approximately 200m from the site on Spalding Road which provides regular services into Spalding.

2.13 Spalding is situated on a well-served railway line; a diversionary route from the East Coast Main Line, serving Peterborough, Spalding, Sleaford, Ruskington, Metherringham and Lincoln.

2.14 The site is well located, in proximity to key services and facilities, as can be seen in Table One below.

Table 2 – Proximity of key services and facilities:

Service	Distance (Km)	Walking time (mins)	Cycling time (mins)
Shopping facilities			
Tesco Express	3	30	12
Morrisons	0.6	6	2.5

Lidl	1.7	17	7
Education			
Pinchbeck East C of E Primary School	1	10	4
Garth School	1.7	17	7
Spalding Primary School	1.8	18	8
Community facilities			
Johnson Community Hospital	0.7	7	6
Oasis Beauty & Day Spa	3.8	38	15
St Mary Church of England	0.7	7	6
Pinchbeck Baptist Church	1.3	13	6.5
Munro Medical Centre	1.6	16	7
Hospitality			
The Bull Inn	1	10	4
Spring Fields Tavern	1.8	18	6.5
The Ship Inn	1.5	15	6

3. THE PROPOSED DEVELOPMENT

- 3.1 This application is seeking approval for a reserved matters application in pursuant of outline permission for up to 96 dwellings. The proposed details seek approval of the site layout, external appearance and scale of the dwellings, and landscaping. Access has already been agreed at the outline stage.
- 3.2 The proposed details consist of the following elements:
- Erection of 96 (1, 2, 3 and 4 bed) dwellings;
 - 24 affordable homes with an agreed mix and tenure split;
 - Approx. 1ha of Public Open Space including play area;
 - Hard and soft landscaping;
 - Biodiversity enhancement measures including bird and bat boxes; and
 - Sustainable Urban Drainage provisions such as swales and basins.
- 3.3 This reserved matters application follows the granting of outline permission on 8th March 2019. The time limit to submit a reserved matters application was reduced by the planning committee from the usual three years to two years. No reason was given on the minutes but it is assumed this was done to encourage the site to come forward sooner in order to assist with meeting the Council's 5 year housing land supply targets.

Pre-application discussions

- 3.4 A request for pre-application advice (ref: PE-00280-20) was submitted on 27 August 2020 to seek comments on the preliminary site layout plans. Due to COVID restrictions a face to face meeting was not possible and therefore the case officer) reviewed the pre-app scheme and provided advice on issues such as the amount of open space and layout, parking provision, refuse provision, affordable housing provision (including mix and tenure). Separate comments were received from the County Council relating to drainage and highways. No significant issues were raised with the proposed site layout from the consultation comments. All the consultees comments have been taken on board and the site layout altered to reflect this. All advice was provided via email exchange and no formal written response was provided.
- 3.5 In terms of open space provision, the case officer confirmed that, as the outline permission was considered under the previous Local Plan (which was adopted on the date the application was approved) policy CS11 which required 14% of the site area to be open space. The officer advised that it was one of the main issues to ensure the open space is of high quality and useable and not so much about quantum. Therefore, added amenity provision such as benches and play area would contribute to the quality of the space.

- 3.6 The case officer advised that at the time, the Council did not have a landscape or open space officer so could not provide detailed comments. The Council also does not have minimum garden standards.
- 3.7 An updated site layout plan was submitted to the case officer for consideration prior to submitting the application which responded to the feedback received. However no feedback on the plans was received prior to submission of the application.

Site layout

- 3.8 The proposed site layout has broadly followed the layout in the indicative site plan in terms of the internal road, green perimeter buffer and housing arrangement. The main alteration is with the location of the main area of open space, which has been moved from the central northern part of the site, to the centre of the site creating two parcels dissected by the internal road. Adjustments have been made to the initial site layout that was presented at the pre-application stage to respond to the comments received from officers. An evolution of the site layout plan is contained in the Design and Access Statement prepared by LMC Architects.
- 3.9 The main access into the site will be adjacent to the existing access along the southern boundary of the site. The access details including junction and highway capacity were approved at the outline application. The approved Transport Assessment (by ADC Infrastructure, Transport Assessment ADC1810 ADC1810A V2) which was based upon up to 120 dwellings, contains the approved access junction layout plan (drawing no.ADC1810-DR-001 rev P2) which shows the access will be a simple T-junction with 10.5m kerb radii on Wardentree Lane and 5m wide site carriageway. 2m wide footways will be provided which link onto the existing footway/cycleway on Wardentree Lane. The access junction also achieves the visibility splays required for a 30mph road (2.4m x 43m). The existing access in the south-west corner will be closed and kerb line reinstated.
- 3.10 Aside from the main access, three 3 metre wide pedestrian/cycle links will be provided in the southern boundary onto Wardentree Lane to enhance the permeability of the site and encourage sustainable travel.
- 3.11 The site will be extensively landscaped and provide just under 1ha (0.97ha) of public open space including Local Area of Play (LAP) in the central northern parcel of the site. The LAP will include play equipment for young children and will provide inclusive access and play equipment. The main landscape feature of the site will be the green perimeter buffer which will not only contain the housing development and provide a pleasant outlook for future occupiers, but also provide usable and accessible area of POS to all residents.
- 3.12 To deal with the site drainage, two SUDS basins and swales will be provided which equate to 0.16ha (excluding the usable POS area). These features are part of the drainage strategy for the site. They will also be landscaped to also provide biodiversity enhancement.
- 3.13 The proposal layout includes dedicated refuse collection points for each dwelling so as to avoid bins being left in random locations.

- 3.14 The car parking for each dwelling will be provided mainly on plot with cycle storage either in the garages or where garages are not provided in sheds located in the rear gardens. Parking court is proposed to serve plots 71 to 77. The parking court will be overlooked and broken up by landscaping.
- 3.15 A total of 252 car parking spaces will be provided on site to serve the 96 dwellings as well as 13 visitor spaces. Each dwelling will have a minimum of two car parking spaces with garages providing an additional space.
- 3.16 Each dwelling will have provision for a secure and covered cycle storage facility for at least 1 cycle. The storage facility will either be a timber shed in the rear garden or provision within the garages. The garages 6.1m in depth and over 3.2m in width.
- 3.17 The car and cycle parking provision will be compliant with policy 36 and in accordance with the adopted minimum Parking Standards in Appendix 6 of the Local Plan.

External appearance and scale

- 3.18 The proposed dwellings have been designed to respect the prevailing pattern of housing developments nearby. The dwellings are predominantly two storey with traditional pitched roofs. However, there is a row of four existing bungalows fronting Wardentree Lane directly opposite the southern boundary of the site. The architectural character of the area is varied and it is clear this part of Pinchbeck has been developed in an ad-hoc manner.
- 3.19 The design of the proposed dwellings responds to some of the prevailing features within the surrounding built form/area such as front projecting gables, bay windows and hipped roofs. The proposal consists of 12 house types across 96 dwellings, which vary in appearance and form. The range and variation in dwellings will help to create a high quality, distinctive and attractive housing development that would make a positive contribution to the area.
- 3.20 All the proposed dwellings will be two storey with pitched roofs. The proposed garages will be single storey consisting of single and doubles with pitched roofs. They will be setback from the road with car parking in front. By setting them back they reduce the visual bulk from within the street scene.
- 3.21 The Materials Plan (drawing no. 487-SK-04) contains the list of proposed materials to be used to dress the dwellings. The facing material is proposed to consist of two brick types; a golden buff and multi red. Black weatherboarding is also proposed which responds to the arable use of the site and helps to add variation. Two roof tiles are also proposed; a red tile and grey slate. The window frames, fascia and soffits are proposed to be white. The front doors and garage doors are proposed to be black. All rainwater goods are proposed to be black UPVC.
- 3.22 The range of materials reflect those found locally and so will enable the dwellings to appear in keeping with the surrounding context.
- 3.23 In terms of sustainability, all properties have been designed to maximise their integral energy efficiency and so opportunities for carbon saving as a result of the building fabric

and design rather than the incorporation of ancillary provision which can affect the overall design. The proposed dwellings will include water efficiency measures to reduce water usages.

Hard and soft landscaping including trees

- 3.24 The proposed soft and hard landscaping has been informed by the Arboricultural Survey and Drainage Strategy for the site. This ensures the proposed landscaping has been properly considered.
- 3.25 In terms of trees, the site is mainly bare ground with redundant buildings and an arable field. The trees on or adjacent to the site are located on the eastern, southern and western boundary. The trees along the eastern and southern boundary screen views into the site. An Arboricultural Survey has been carried out to assess the condition of all the trees within and adjacent to the site. 10 individual trees, 4 groups of trees and 1 shrub/scrub area were surveyed. None of the trees have Tree Preservation Orders and are not located within a Conservation Area.
- 3.26 The trees along the eastern boundary are in good condition (Category B) and are to be retained as part of the development. T11 is an off-site tree located adjacent to the western boundary. Its crown overhangs the site and due to its close proximity to the western boundary, its root area is likely to spread into the site.
- 3.27 To facilitate the proposed layout, 6 individual trees and 2 groups of trees and the part removal of 1 group of trees and 1 shrub/scrub area will be required to be removed. The areas of removal are shown on the Tree Protection Plan in the Survey Report. The trees that are to be retained will be protected during construction work by tree protection fence which will be located around the root protection area.
- 3.28 The Tree Survey has helped to inform the soft landscaping proposals for the site. Any trees that are removed will be replaced with trees and hedgerows within the site to soften the appearance of housing and help to create a visually attractive development.
- 3.29 The proposed soft landscaping is provided mainly within the green buffer which is proposed to be laid with amenity grass. Along the northern and eastern boundary the buffer is proposed to be laid as meadow grassland. The two central parcels of open space are also proposed to be laid with amenity grass. However the northern parcel is also proposed to be laid with meadow grass and the SUDS basin will be laid with wetland grass mixture. The buffer strip along the western boundary is also proposed to be laid with a mixture of meadow grass and amenity grass. The SUDS basin is proposed to be laid with wetland grass.
- 3.30 Along the northern boundary there is a 9 metre wide easement which relates to Blue Gowt Drain. This is required by the Internal Drainage Board to manage and maintain the drain (dredge). This is the reason the trees and hedgerows have been located adjacent to the edge of the development area creating a linear form of landscaping. However, the easement buffer area will be laid with meadow grassland and wildflower.

- 3.31 In terms of hard surfacing, the main estate road and paths will be surfaced with tarmac and for the shared surface area, block paving will be used. Permeable paving is proposed for the parking courts in the south-east corner of the site. This will assist the attenuation requirements for the site. Surface water will be managed via the swales and basins. Details of the hard surfacing are contained in the Hard Landscaping Plan (1044-00-06).

Affordable housing mix and tenure

- 3.32 The proposed dwellings will comprise 96 market dwellings and 24 affordable dwellings (25%). This is compliant with the S106 agreement. The affordable dwellings are located in three main clusters around the site and will be indistinguishable from the market dwellings in terms of build and materials.
- 3.33 The Council's Housing Strategy and Enabling Officer has requested a tenure split 70/30 in favour of rented and the rest intermediate (such as shared ownership). This will result in 17 rented dwellings and 7 in shared ownership.
- 3.34 The S106 Agreement requires the Registered Provider of the affordable housing to enter into a Nomination Agreement with the Council to ensure the rented houses are let to households from the Council's Housing Register.
- 3.35 The below table sets out the housing mix between market and affordable units.

Table 3: Housing Mix

Market housing		Affordable housing	
Beds	Number	Beds	Number
1	0	1	6
2	0	2	6
3	50	3	12
4	22	4	0
Total	72	Total	24

- 3.36 The affordable housing mix has been agreed with the Council's housing officer and will range from 2 and 4 bed dwellings to meet local need. This will include maisonettes and two storey dwellings. The affordable housing will be split between affordable rent and shared ownership.

Table 4: Affordable Housing Mix

Bedrooms	Number	Tenure
1	6	Affordable rent
2	6	Affordable rent
3	7	Shared ownership
3	3	Affordable rent
4	2	Affordable rent
Total	24	

- 3.37 The Housing Officer has not prescribed the accessible housing requirement required for the scheme. However, all the affordable housing will be built to achieve M(4)2 accessible housing standards. The proposal therefore complies with policy 17 of the Local Plan.

4. PLANNING POLICY CONSIDERATIONS

- 4.1 This section considers the proposals against adopted planning policy and other material considerations such as layout, design, scale and landscaping.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that a planning application must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 The Development Plan consists of the following
- South East Lincolnshire Local Plan (March, 2019); and
 - Policies Map (2019).
- 4.4 The outline planning permission was considered and determined under the previous Local Plan policy framework (South Holland Local Plan 2006). The conditions also reference policies relating to the 2006 Local Plan. It has been agreed with the case officer that policy HS11 from the 2006 plan will be used to assess the quantum of public open space.
- 4.5 The following policies are considered to be of relevance to this reserved matters application, and have therefore been used to inform the proposals to ensure policy compliance:
- Policy 2: Development Management;
 - Policy 3: Design of New Development;
 - Policy 4: Approach to Flood Risk;
 - Policy 10: Meeting Assessed Housing Requirement;
 - Policy 17: Providing a Mix of Housing;
 - Policy 18: Affordable Housing;
 - Policy 28: The Natural Environment;
 - Policy 30: Pollution;
 - Policy 31: Climate change and Renewable and Local Carbon Energy;
 - Policy 33: Delivering a More Sustainable Transport Network; and
 - Policy 36: Vehicle and Cycle Parking.

National Planning Policy Framework (2019)

- 4.6 The National Planning Policy Framework (NPPF) was adopted in February 2019 and sets out the Government's planning policies for England and how these are expected to be applied. **Paragraph 2** of the NPPF:

“requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.

- 4.7 **Chapter 2** of the NPPF identifies the objectives of sustainable development, describing the planning system as having:

“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

***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:*

***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*

***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.”*

- 4.8 **Chapter 5** details the government’s objectives of:

“significantly boosting the supply of homes”

- 4.9 **Paragraph 64** states that:

“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups”.

- 4.10 **Chapter 12** presents the importance of “creating high quality buildings and places”, outlining the importance the government places on visually attractive, well designed places, with **Paragraph 127** stating that:

“Planning policies and decisions should ensure that developments:

- 1. a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- 2. b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- 3. c) 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);*

4. *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
5. *e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
6. *f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

5 PLANNING BALANCE AND CONCLUSIONS

- 5.1 This section provides an assessment of whether the proposals are acceptable in planning terms and accord with the adopted Development Plan.
- 5.2 This reserved matters application seeks approval of the details which consist of the external appearance, scale, layout and landscaping for the erection of 96 dwellings on north of Wardentree Lane, Pinchbeck. Section 4 of this statement sets out the relevant planning policy context in which the proposed detailed in this Reserved Matters application should be considered. The proposed details are assessed against the relevant policies.

Principle of development

- 5.3 The site is an unallocated greenfield site located outside the settlement framework and on the southern end of Pinchbeck. Pinchbeck is a small settlement that is located within close proximity of the main town of Spalding which is to the south and connected by Spalding Road.
- 5.4 Residential development of up to 96 dwellings was granted outline planning permission at on 8th March 2019 (H14-0720-18) following the completion of an S106 agreement. The application was approved on the same date the current 2019 Local Plan was adopted. Therefore, the principle of residential development on the site has been established. The location of the access from Wardentree Lane into the site was also secured as part of the outline permission.
- 5.5 Therefore, the key considerations in relation to this Reserved Matters application, is whether the details submitted in response to the appearance, scale, layout and landscaping are acceptable in planning terms, having regard to the relevant Development Plan policies. Aside from the above matters of detail, condition 3 requires the following information to be submitted as with the Reserved Matters application:
- i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;
 - ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
 - iii) the siting and design of any vehicular access to a highway or estate road;
 - iv) the means of foul and surface water disposal;
 - v) details of landscaping and tree planting; and
 - vi) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.
- 5.6 All the above information has been provided as part of this application (see Table 1).

- 5.7 The outline permission does not contain any approved design parameters on which the submitted details need to comply with. The access details relating to the junction have been approved and are fixed. The site will be constructed in accordance with the approved access subject to submitting and agreeing a S278 agreement with the County Highway Authority.

Appearance, Scale, Layout and Landscaping

- 5.8 Policy 2 (Development Management) and Policy 3 (Design of New Development) are relevant to the above proposed details. Policy 2 states development will be permitted proposed that sustainable development considerations are met, specifically in relation to:

1. Impact on the amenity, trees and character and appearance of the area;
2. Quality of design and orientation;
3. Maximising the use of sustainable materials and resources;
4. Access and vehicle generation levels;
5. The capacity of existing community services and infrastructure;
6. Impact on upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. Sustainable drainage and flood risk;
8. Impact or enhancement for areas of natural habitats and historic buildings and heritage assets; and
9. Impact on the potential loss of sand and gravel mineral resources;

- 5.9 Policy 3 (Design of New Development) states that all development will create distinctive places through the use of high quality and inclusive design and layout. Design which is inappropriate to the local area or fails to improve the character and quality of the area will not be acceptable. The policy contains a list of 15 issues that development proposals are required to demonstrate how these will be secured. The issues range from creating a sense of place, security, accessibility, residential amenity, to the use of locally sourced building materials.

- 5.10 These two policies are considered to be main policies for determining the proposed design and layout details.

Appearance and Scale

- 5.11 Bellway is a 5 star house-builder and are respected for the quality of their product. For this site, Bellway will be using their Artisan collection, which consists of 12 house types. The elevations of each house type are contained in the submitted House Type pack including their floor plans.

- 5.12 The proposed house types are predominately two storey which would be in keeping with the prevailing built form in this part of Pinchbeck. 12 maisonette units are also proposed in the form of two storey dwellings to maintain the character of the development. The two storey scale of proposed housing development would respect and respond to the local built form of the area. Whilst there are some examples of single storey bungalows opposite, these are the exception and not the norm.

- 5.13 There is no consistent vernacular style or house type in this part of Pinchbeck, as there is a mix of pre-war and post-war housing, as well as a modern housing development located to the rear of the existing houses opposite the site.
- 5.14 The design of the house types proposed to be used reflect the character and appearance of the surrounding built form in terms of scale, architectural features and materials whilst maintaining a sense of distinctiveness. The house type pack provides the main elevations for each of the 12 house types proposed. Each house type has its own identity and character which is facilitated by the materials and features such as front projecting gables, canopy overhangs over the front door and bay windows.
- 5.15 These design references also pick up those found in the surrounding housing development including the relatively recent housing development to the south of Wardentree Lane (by Allison Homes). Therefore, the proposed design language and articulation would make positive contribution to the site and would blend in sympathetically into the site and surrounding context. The development will also be built to be tenure blind so that the market and affordable housing are not distinguishable. All dwellings will be built to the same high quality and standard.
- 5.16 Materials Plan (drawing no.487-SK-04) set out the proposed external materials for the dwellings and garages. The building materials will be locally sourced to reduce the travel distance for materials to be site and provide economic benefit to the local area.
- 5.17 The materials include two types of brick; a multi-red and golden buff which will reflect the prevailing palette of materials in the local area. To add variety and interest into the mix, black weatherboarding will also be used on some of the plots. The Design and Access Statement contains a CGI of a street scene within the site which includes a dwelling using the black weatherboarding. The black weathering boarding is considered to give a rural feel to the development. The weathering boarding will be visible from the site entrance as it is proposed on the frontages of plots 4, 17 and 90.
- 5.18 The external appearance and scale of the development would therefore comply with parts 1 and 2 of policy 2 which seek to ensure development considerations are met on the character and appearance of the area and quality of the design. The proposed external appearance and scale would create a distinctive place through the use of high quality design which makes use of local traditional styles and materials.

Layout

- 5.19 The decision notice for the outline planning permission includes, as an approved plan, an Indicative Site plan (1304-1-OP_SP01 rev C) showing how the site could be laid out. Whilst 'layout' was a reserved matter, the proposed layout has tried to follow the Indicative Site plan, particularly as the access point into the site is fixed. However, the proposed site layout has been arranged to also take into consideration the main site constraints and opportunities such as drainage, ecology, green buffer and the gas mains.
- 5.20 The dwellings will be set back from the main entrance creating an attractive landscaped gateway entrance into the site. The main spine road will enter the site and curve eastwards terminating at a hammerhead adjacent to the eastern boundary. Shared surface areas will

spur off the spine road creating more intimate/tighter settings and character areas. All the dwellings would benefit from generous rear gardens and sufficient back to back distances.

- 5.21 The proposed development would result in a housing density on the site of 24 dwellings per hectare which makes efficient use of land whilst creating defined areas of spacious and intimate settings. These variations in settings will help to create character areas and sense of place within the site.
- 5.22 The layout also accommodates an extensive amount of public open space which consists of the two central parcels either side of the main spine road and the perimeter green buffer. In total, the layout would provide nearly 1 hectare of public open space including a play area which will contain play equipment. The play area is proposed to be located in a central location so that it is accessible of all residents.
- 5.23 Three 3m wide pedestrian and cycle path links are proposed to be provided within the southern boundary to connect to the existing pedestrian and cycle route along Wardentree Lane. These access points will significantly improve the permeability of the site and encourage sustainable modes of travel.
- 5.24 The proposed site layout achieves high levels of visibility over the public area of the site including shared surfaces and car parking spaces. There are no rear parking courts or parking courts isolated from the host dwellings. All the dwellings will have secure boundaries enclosing the private gardens which will be defined mainly by 1.8m close boarded fences. However, where side boundaries are visible from the public realm, they will be defined by either decorative brick walls or fences. The proposed site layout therefore achieves a high level of security due to good levels of natural surveillance which will help to reduce crime.
- 5.25 The majority of the proposed car parking spaces on the site are provided on plot. Some parking courts are proposed in the south-east corner of the site but the parking clusters are broken up by landscape and there will be not more than 4 spaces in a cluster. The garages have been pushed into the curtilage to minimise their appearance from within the street scene.
- 5.26 Each dwelling will be provided with good levels of private amenity space with some having more than others generally determined by the size of the dwelling. The public and private areas within the site will be distinguishable by the landscape so that management of the areas are carried out by whoever is responsible.
- 5.27 The refuse storage points have been located within 30m drag distance for residents and 25m for refuse operatives. The storage points are located mainly at the front of the dwellings to ease collection but, where this is not possible, they have been provided in accessible locations. Each dwelling will be provided with a patio area within the private gardens to store the bins to avoid them cluttering the streets.
- 5.28 The proposed site layout contributes towards providing a high quality housing development and as such as would compliant with the relevant parts of policies 2 and 3 and policy 36 of the Local Plan.

Landscaping

- 5.29 The site was previously used as a nursery and contains some of the buildings associated with it. These are located on the western part of the site and the eastern part is an arable field. The site is relatively flat and all the trees are located on the perimeter of the site, particularly along the eastern and southern boundaries. There are some shrubs located (mainly brambles) located on the western boundary behind the existing buildings. The northern boundary with Blue Gowt Drain is defined by hedgerows.
- 5.30 The Arboricultural Impact Assessment has assessed the trees and vegetation along the eastern, southern and western boundaries. None of the trees or vegetation along the northern boundary will be impacted by the development due to the depth of the green buffer. The assessment identified 10 individual trees of which one is 'B' category (T11 on the western boundary) and 9 are 'C' category; four groups, of which one is 'B' category and three are 'C' category; and one 'C' category scrub/shrub area. Of the trees identified, the proposed layout will require the removal of six individual trees and two groups of trees and the part removal of one group of trees and one shrub/scrub area. The trees and scrub/shrub areas to be removed are those located along parts of the southern and western boundary. Aside from T11, the trees to be removed are of low quality (Category C). The trees identified to be removed are required to facilitate the development.
- 5.31 The trees along the eastern boundary will be maintained to provide a screening belt and will require some cutting back of the crowns to facilitate the layout. T11 is a Category B tree and is also off site but overhangs the site. Therefore, provision has been made to ensure it is not impacted by the proposed development and the SUDS basin has been designed to ensure it does not affect its root protection area.
- 5.32 To supplement the loss of the existing trees along the southern and western boundaries, the proposal will include replacement planting. The replacement planting will be incorporated into the site layout to help break up the mass of housing and roads, and soften the appearance of the development.
- 5.33 A landscaped gateway features at the site entrance will be created to with trees and native hedgerows. This will create an attractive entry point into the site. Soft landscaping is also proposed at the front and sides of the dwellings to soft their appearance and maintain the green corridor through the site. this will consist of native hedges, amenity grass and where indicated shrub planting. A total of 103 new native trees are proposed to be planted within and along the boundaries of the site to compensate for the loss of existing trees.
- 5.34 The proposed soft landscaping strategy would make a significant contribution not only to the visual appearance of the site but also towards introducing biodiversity enhancement to the site. The proposed layout will create a distinctive living environment with high quality hard and soft landscaping. The layout of the open space provision within the site would provide attractive, usable and accessible areas of play and leisure for the benefit of future residents.
- 5.35 In terms of hard landscape and boundary treatment, a Hard Landscaping Plan and Boundary Treatment Plan have been submitted showing the proposed materials. The Hard Landscaping Plan proposed to use tarmac on the adoptable roads and foot/cycle

paths. A combination of concrete block paving and tarmac is proposed to be used for the shared surface areas.

- 5.36 In terms of the boundary treatment, the side and rear gardens of each plot will be defined mainly by a 1.8m high close boarded fence. However, where side boundaries are visible from within the street scene, it is proposed these boundaries will be defined by either a 1.8m high decorative timber feature fence or brick wall. In areas where the front or side gardens are located adjacent to open space, these areas will be defined by a timber knee rail fence to help distinguish between the private and public areas. For the maisonette blocks, the private gardens are proposed to be defined by 1.2m high fence with a 300mm trellis. Each dwelling will have a side/rear access gate from the garden to the car parking spaces.
- 5.37 Condition 7 requires details of the management and maintenance for the landscaping to be provided as part of the reserved matters application. A Landscape Management Plan will provide a comprehensive schedule of the management and maintenance responsibilities over an annual period breaking down what will be carried on monthly and annual basis. The plan will cover the hard and soft landscaping within the site including areas of open space and play area. However, the specific details will be provided at the discharge of condition stage.
- 5.38 Overall, the proposed external appearance and scale of the dwellings, site layout and landscaping would fully comply with the requirements of policies 2 and 3 by creating a high quality housing development that respects the context of the site and surrounding area and natural environment.

Other Matters

Ecology

- 5.39 Policy 3 states development proposals will demonstrate how the incorporation of existing hedgerows and trees and provision of appropriate new landscaping has enhanced biodiversity, green infrastructure, flood risk mitigation and urban cooling.
- 5.40 In terms of the ecology, an updated Preliminary Ecological Appraisal (PEA) has been carried out. This updates the approved Protected Species Report that is listed in condition 2. This follows on from the approved ecology survey that was carried out and formed part of the approved documents for the outline permission. Whilst there was no statutory requirement to do so, it was felt important to provide an updated ecology appraisal for the site.
- 5.41 There are nine non-statutory designated sites within 2km all of which are Local Wildlife Sites (LWS) which are considered to be of local value. Blue Gowt Drain which runs along the northern boundary of the site is 'local' importance according the PEA. The section of the drain that runs along the northern boundary of the site is not designated as a LWS.
- 5.42 The updated PEA states that the present habitats on site are of low ecological value and their importance is limited to the site level only. Generally, habitats were described in the approved ecology report. None of the habitats within the site boundary were identified as

being protected habitats. However, the site does offer some opportunities for foraging and commuting badgers although no setts or badger activity was found on the site. Nevertheless, the PEA recommends taking a precautionary approach to protecting wildlife/animals during construction activity.

- 5.43 The existing buildings on the site were also assessed and one of the brick buildings on the western boundary is considered to have low suitability for roosting bats and therefore further surveys will be required to confirm the presence/likely absence of a roost. This will determine whether a mitigation licence is required prior to demolition. Given timing of submission, precautionary mitigation for roosting bats has been incorporated in the development proposal from the outset (bat boxes integrated into new properties). In the event that roosting bats are confirmed as being absent, these features will serve as additional ecological enhancements for the site.
- 5.44 None of the trees with suitability for roosting bats were identified within the site. The suitable trees were located off-site along the northern and western boundaries. Therefore, the site level importance for roosting bats is limited to the potential for suitable roosting of a low number of individuals in one of the buildings adjacent to the northern boundary (Labelled 'B2').
- 5.45 The Blue Gowt Drain which runs along the northern boundary of the site was also surveyed. Records show that there is water vole activity within 2km of the site and as the development proposes two outfall connections into the drain and site level changes, these works have the potential to destroy any burrows or harm individuals (if present).
- 5.46 Five waterbodies were identified within 500m of the site, three of these lying within 250m. The PEA considered the site to have 'negligible' importance for amphibians inclusive of great crested newt.
- 5.47 Sensitive clearance methods will be used for removal of existing vegetation particularly along the northern and western boundaries to protect any small animal using these areas for habitat.
- 5.48 In terms of protected and notable species/areas and mitigation measures, the PEA recommends:

Table 5 – ecological mitigation and enhancement:

Protected and notable species	Likely impact/further surveys	Mitigation and enhancement
Blue Gowt Drain	Pollution from run off from construction	Pollution prevention measures to be set out in the CEMP
Badgers	No evidence of recent activity within or adjacent to the site.	Precautionary measures: Cover setts found adjacent to the site. During construction to keep trenches and pipes

		and chemicals covered. Removal of litter.
Bats	Low suitability of roosting bats in one of the buildings on the site.	Bat emergence survey Installation of 10 bat boxes and wildlife friendly landscape scheme.
Birds	Destruction of nests	Sensitive clearance of vegetation outside bird nesting season. Installation of 10 bird boxes.
Invertebrates	No likely impact	Wildlife friendly planting.
Otters & water voles	Destruction/ disturbance of water vole burrows, if present	Water vole survey and precautionary measures.
Common reptiles	Death/injury of individuals	Precautionary measures.
Hedgehogs	Loss of habitat/death/injury	Sensitive clearance outside hibernation season and installation of hedgehog friendly fences.

5.49 The PEA concludes that through the development of a wildlife-friendly landscaping scheme, inclusion of bat and bird boxes and hedgehog highways, and following recommended precautionary methods as set out in the report/above table, it is considered that all significant impacts upon biodiversity, including any potential adverse impacts upon specific protected species and habitats will be wholly mitigated in line with relevant wildlife legislation, chapter 15 of the NPPF, and Local Plan policies 3 and 28 with regard to biodiversity and biodiversity enhancement.

Drainage

5.50 Condition 9 of the outline consent requires the permitted development to be carried out in accordance with the approved Flood Risk Assessment including the mitigation measure of having finished floor levels at 3.4 metres OD. In addition, condition 13 (surface water drainage) and 16 (foul water) require details to be submitted to and approved by the Council prior to development.

5.51 In response to the above, a Planning Condition & FRA Compliance Report has been prepared and submitted with the application. The report confirms that the finished floor levels of the proposed development will comply with the requirements of condition 9.

5.52 In terms of the surface water and foul water drainage strategies, site investigation work found that there was a High Pressure Gas Main running through the site which does not

appear to have been picked up in the approved FRA. This constraint had to be taken into consideration as part of the proposed drainage strategy for the site. The approved FRA required a single outfall and attenuation basin to be provided. However, due to the location of the gas main running south to north, this has resulted in the site having to be split into two parcels so that each parcel manages its drainage outfall. Two basins are now proposed; one in each parcel, and two separate outfalls into the Blue Gowt Drain to the north and the basins within the site.

- 5.53 The location of the gas main which has statutory build off distances and depth has informed the location of the public open space, attenuation basins and swales. The main central area of open space, basin and swales are located along the corridor of the gas main.
- 5.54 The proposed drainage scheme complies with the approved FRA and taking on board up to date information, and will not increase the risk of flooding for the site and neighbouring properties, and ensure there is no increase in flows to the adjoining watercourse.
- 5.55 The report provides details to demonstrate compliance with the requirements of condition 13 and 16. Subject to feedback on the details submitted, the report will be submitted for discharge following submission of the RM application. The report demonstrates that the drainage strategy for the site will comply with the conditions and ensure the risk of flooding is mitigated.

Residential amenity

- 5.56 Policy 3 requires development proposals to demonstrate how issues of residential amenity will be secured. Policy 30 (Pollution) states that development will not be permitted where it would lead to unacceptable adverse impact on the public and amenities of the area by way of, amongst other things, air quality, noise and vibration and lighting levels.
- 5.57 With the location of the main access being approved at outline stage and the retained green buffer around the perimeter of the site, the proposed layout and scale of development would have minimal impact on existing residents. To the north of the site is open fields so no neighbours on this side that would be impacted. Otway House is located over 200m from the site and enclosed within a landscaped curtilage. Therefore, the proposed development would not have any adverse impact on the residential amenity of the existing occupiers.
- 5.58 The nearest residents are those in the properties located adjacent to the south-east corner (known as Wardentree Lodge) and south-west corner (no.4 Wardentree Lane) of the site. They are two detached properties. Wardentree Lodge is a large two storey detached property which set back from Wardentree Lane and faces the eastern boundary of the site. There is a farm track and verge between the front boundary and eastern boundary of the site. No.4 is also a large two storey detached new build which is set back from Wardentree Lane fronting the road.
- 5.59 The proposed housing development is unlikely to have any adverse impact on the residential amenity of the existing residents of Wardentree Lodge and no.4 due to the level of separation and existing boundary treatment. The proposed dwellings on the

western side of the site will be separated from the western boundary by the SUDS basin and green buffer. The proposed dwellings would be located approximately 30m from the side boundary of no.4. Therefore, the proposed development would not cause any adverse levels of overlooking, overshadowing or appear overbearing such that it would warrant refusal.

- 5.60 In terms of Wardentree Lodge, the level of separation between the site boundaries are approximately 20m but the proposal is to retain the existing trees on the boundary to provide an established screen. Therefore, due to the level of separation and existing boundary treatment the proposed development would not cause any adverse levels of overlooking, overshadowing or appear overbearing on the residential amenity of the occupier of Wardentree Lodge, such that it would warrant refusal.
- 5.61 The existing dwellings on the southern side of Wardentree Lane are set back from the road and so the residential amenity of the existing occupiers will not be significantly impacted.
- 5.62 To protect existing residents from the disturbance from the construction phase, condition 14 requires a scheme of construction management to be submitted to and approved by the Council. The scheme is required to provide information to minimise disturbance from construction noise, dust, vibration and smoke. Separately condition 15 requires details of a wheel washing facility to be submitted to and approved by the Council to prevent mud entering the highway.
- 5.63 In terms of the residential amenity of future occupiers, the site layout has been designed to provide a high quality and attractive housing development. Each dwelling will be provided with generous private gardens which offer good levels of privacy. The Council does not have a Design Guide of standards for garden depths or window to window distances. However, the arrangement of the dwellings would achieve acceptable levels of residential amenity for future residents.
- 5.64 The future occupiers will also have access to usable areas of public open space which is overlooked to provide natural surveillance. The central area of open space will also contain a play area for children and includes inclusive access. The central areas of open space would create a meeting point for residents/families to congregate creating a sense of community.
- 5.65 The proposed development would therefore comply with policies 3 and 30 in terms of not having an unacceptable adverse impact on the residential amenity of the existing residents.

Conclusion

- 5.66 This Reserved Matters application is for detailed matters relating to the external appearance, layout, scale, and landscaping for the erection of 96 dwellings on land north of Wardentree Lane, Pinchbeck. The details are pursuant to outline permission.

- 5.67 Therefore, the principle of residential development on the site and the site access has been established and so they are not matters for consideration in this regard. The main issues for consideration as part of this reserved matters application are details that were reserved relating to appearance, layout, scale, and landscaping including site levels and drainage.
- 5.68 A separate discharge of conditions application will be submitted to discharge the technical conditions not required at this stage. However, the drainage strategy for the surface water and foul water has been submitted for consideration as it informs the landscaping and open space layout.
- 5.69 The proposed layout of the site, scale and design of the dwellings have been carefully arranged to reflect and respond to the prevailing pattern and context of the surrounding built form and context, whilst introducing a sense of distinctiveness. The proposed development would also introduce a significant green buffer around the perimeter of the site which will help to create a soft landscape edge and provide biodiversity enhancement to the benefit of future occupiers and local wildlife. Extensive areas of accessible, safe and usable open space with play area are also proposed within a low density housing layout appropriate for this edge of settlement context. These carefully designed considerations contribute towards creating a high quality housing development for future residents in this sustainable location. The proposals would also respect residential amenity of existing local residents.
- 5.70 The proposals are therefore considered to be in full accordance with the relevant policies in the adopted Local Plan (2019). In light of the above and with consideration of all the submitted material, it is requested that the Council grant permission for the reserved matters to facilitate the delivery of these much needed homes on an allocated site, at the earliest opportunity.