Planning Design and Access Statement
Revised 28.04.2022

SHDC ref: H14-0328-21
AMENDED Reserved matters submission following outline approval H14-1311-16

Land South of Milestone Lane, Pinchbeck, PE11 3XR (The Burrells)

Proposed development of 36 houses
(previously 38)

Contents

List of Submitted Plans and Documents 3

1. Introduction: how this proposal has changed 4

2. The site 5

3. The proposal 6
   a. The form of development. 7
   b. Refuse collection. 7
   c. Housing Mix, Market and Affordable Housing 8

4. Relevant History 8

5. Evaluation of the submission 9
   a. The principle of development. 9
   b. Review of the design 9
      i. The entrance area 9
      ii. Design and impact on local character 9
      iii. Relationship with houses to the south in Crossgate Crescent and The Meadows. 10
      iv. Density 10
   c. Trees 10
   d. Highways matters 11
      i. Impact on the wider road network is not a relevant matter for this application. 11
      ii. Junction with Milestone Lane 11
      iii. The internal roads 11
   e. Drainage 11
   f. Ecology 11
   g. Landscaping 12
   h. Refuse storage 12

Appendix 1 - Schedule of house types, with floorspace

Appendix 2 -Images of all house types

List of Submitted Plans and Documents

(*italic* text indicates identical to previous submission)

- *Location Plan*
- 01C Site layout as amended

House types Plans and Elevations
Drawings are all preceded by 'Job *243-D-* '

- 03 The Hornsby (New house type)
- *04 The Chester*
- *05 The Willoughby*
- *06 The James*
- *07 The Eaton*
- *08 The Yorke*
- *09 The Fulton*
- *10 The Ashton*
- *11 The Stanton - 2 bed*
- 11A The Stanton - 1 bed (New house type)
- 12A Double and Single Garages

Other Site plans

- 14A Site Layout-bricks and roof tiles materials
- 15A Site Sections to southern boundary
- 16A Plot 1 Block plan and section to 50 Milestone Lane

Engineering Plans and Drainage

- 21027-012 rev P5 Proposed Footpath to Gallery Walk
- 21027-013 rev P5 Off Site Works – Entrance
- 21027-1000 rev P4 Drainage Strategy
- 21027-1001 rev P3 Exceedance Flows

Supporting documents

- This amended Planning Statement
- Ecology and Protected Species Survey, Helen Scarborough, October 2021
- Facing materials and Roof tiles dated 27.04.22

Landscape Plans
To follow

1. Introduction: how this proposal has changed

This Statement is in support of an amended Reserved Matters Application H14-0328-21 following outline approval application H14-1311-16. It reflects a revision to most previous submissions made to the Council.

Its purpose is to explain the design of the amended proposal, and how that design relates to the site's constraints.

All previous layout plans and documents are now superseded apart from:

- the application form
- an unnumbered Location Plan
- house types 04-11

Two new house types are introduced:

- 03 The Hornsby
- 11A The Stanton -1 bed option

This application has a revised layout, and a new drainage strategy. The location of affordable houses is shown on the site layout. A review wildlife has also been carried out.

The present layout offers considerable revision relative to previous designs with the following key features.

- A reduction in house numbers to 36 (previously 38)
- The creation a 'village green' environment with most houses facing onto a large central Green
- A new drainage scheme based on prior consultation with the Highways Authority and drainage board
- A footpath connection to Gallery Walk
- A new adoptable loop road with, in part, a shared surface. This allows for convenient collection of refuse by public vehicles.
- An open space allowing for easy maintenance of the surface water management features.

All houses are described in detail in Appendices 1 and 2 with full details on each house type. All these units have been built by Postland developments either in the South Holland or Fenland Districts. The most recent approved examples are found under construction now in Moulton Chapel.

To demonstrate the quality of the development, images of some of their houses can also be found at
Postland Developments – Providing beautiful homes, built to the highest standard.

2. The site

Milestone Lane is situated in the northern part of the village. The site is located to the south of Milestone Lane. Although mostly undeveloped, the site is within the built-up area. Its size is 1.88 hectares.

The site is in part used as a car workshop, and the former farmyard to the north of the site is used as stables to support and grazing paddocks for horses to the south of the site. Present access is from the north.

The site is gently sloping downward from Milestone Lane toward its southeast corner. Mature tall thick hedges define the site boundaries to the west (with Gallery Walk alongside), south (with rear gardens beyond) and east (alongside Crossgate Lane.

Views into the site are largely prevented by these mature boundary hedges on three sides. Those views that do exist are confined to those from within residential curtilages to the South and the views from the short section of site frontage adjacent to Milestone Lane.

There are properties on the northern and eastern fringes of the site, accessed from Milestone Lane and Crossgate Lane, which run to the north and east of the site. To the west is Gallery Walk, which provides pedestrian links to Flaxmill Lane and to the south are the rear gardens of properties on The Meadows and Crossgate Crescent, both accessed from Flaxmill Lane.



Revised layout drawing 01C

(see also further detail in 21027-1000 rev P4 Drainage Strategy



3. The proposal

The site layout shows **36** dwellings (38 were allowed for in the outline permission). The density is 19 dwellings per hectare.

a. The form of development.

The proposed access flows south from Milestone Lane into the site with two gateway chalet bungalows marking the entrance. Each side of the access is flanked by small, landscaped areas (not part of private gardens) that will offer an attractive and visually varied entrance.

On entering the main part of the site, the street scene will open to reveal a large 'village' green of 0.27ha (14% of the site area) overlooked by all houses. A central feature of the new proposal is this open space of 0.27 ha, far greater than Local plan requirements and that contained in previous design options. Full and detailed landscape plans are provided.

A new footpath is included to offer easy public access through the site to Gallery Walk. Except for roads adjacent to this footpath link to Gallery Walk, the access road is designed as a shared surface.

As vehicular access is at only one location, then all perimeter hedges are to be retained. The exception is a new gap in the present hedge to enable the footpath connection to Gallery Walk.

There are 9 different house types in the scheme giving great visual variety and changes in roofscape. These include bungalows, detached and semi-detached, chalet bungalows, detached houses, and semi-detached houses. The submitted materials plan adds further visual texture ton this variety.

Bungalows of two different designs (The Fulton and The Eaton at Plots 14 to 23) are grouped together on the southern face. This is to allow for a satisfactory visual integration with the bungalows that dominate in Crossgate Close and The Meadows to the south

No trees are proposed for removal. Existing trees near Plots 3,5 & 6 lie on the adjacent property at no 52 Crossgate. These are to be retained with the tree crown to be reduced by 30% (subject to the adjacent owner's agreement). The existing tree off Gallery Walk (Plot 29) is also to be retained with the tree crown reduced by 30%.

Off street parking is available for all houses with a minimum two spaces for each house. In addition, most houses have garage space as well.

b. Refuse collection.

Refuse storage will be convenient – easy access to rear gardens is provided. As the road is to be adopted refuse collection will be from the edge of each property.

c. Housing Mix, Market and Affordable Housing

Of the total 36 houses both affordable and market units are provided.

2 are 1 beds (6%), 19 are 2-beds (53%), 11 are 3 beds (30%), and 4 are 4 beds (11%).

25% of the total 36 units are offered as Affordable Homes

- 70% are to be for rent (6 units).
- 30% for sale (3 units). All 2 bed houses or bungalows.

Specific affordable housing allocations are as follows:

- The Stanton 1 bed option – Plots 29 & 30 are to be AH rentals
- The Stanton 2 bed option Plots 28,31,32, 33 are to be AH rentals
- The Willoughby 2 bed Plots 9, 10, 11 are for AH shared ownership.

All units are described in detail in Appendices 1 and 2 that provide full details on each house type. All these units have been built by Postland Developments either in the South Holland or Fenland Districts. The most recent examples are found under construction now in Moulton Chapel.

4. Relevant History

H14-1311-16 Residential development approved 11/09/21.
Condition 4 required no more than 38 houses.

5. Evaluation of the submission

a. The principle of development.

The principle of housing development has been accepted with the granting of an outline planning permission (H14-1311-16). Consequently, no further general issues should arise particularly on the loss of open land nor on the impact on local utilities and services, nor the suggestion of adverse highways impact on the local road system. These were all understood to be key subjects of previous local objection.

b. Review of the design

i. The entrance area.

The access point was decided in the outline application. Plans are now submitted that show local road widening, detailed access designs, and present new footpaths either side.

The narrow entrance to the site limits options but the scheme (in its current revised form) presents a mirrored pair of modest houses, with low eaves lines. Each house is set back from the main road and far smaller than the detached, two-storey, modern houses at no's 48 and 50 to the east. A cross section is presented that shows the satisfactory relationship between Plot 1 and no 50.

ii. Design and impact on local character.

The site stands visually independent of the surrounding dwellings. The site therefore can readily create its own character without detriment to the area's broader character. Given the size of the site and present screening, it will create its own identity. The result will be a new place adding to broader local character.

This sense of identity is achieved by forming built elements around a large open space (0.27 ha, 14% of site area). This establishes a strong and identifiable sense of place in the heart of the development.

There is no predominant design style in the wider neighbourhood, but the design presented is in keeping with the dwellings of the surrounding area. The balance between low eaves and interesting roof sections allows for a positive design contribution to the street scene. House designs are of a conventionally domestic scale with arches and other interesting features that are found in elements of the broader village architecture.

The first junction on entering the site is 'pinched' with two 2-storey houses (Plots 4 and 36), providing emphasis to the corners thus marking a point of arrival into this neighbourhood. A beautifully landscaped communal Green visually dominates the view. This Green is framed by perimeter housing providing visual enclosure and acting as a backdrop to the internal communal space. Physical enclosure is achieved.

The active frontages provide visual supervision of public areas including the Green, thus discouraging and minimising the risk of crime and anti-social behaviour. This will be achieved by natural and informal surveillance.

Biodiversity is aided by the retention of the perimeter hedges and enhanced by the perimeter gardens. The open spaces, new trees and perimeter tree planting will provide additional wildlife "green corridors" through the scheme to enhance biodiversity. Any current gaps in hedges will be filled with new native hedge species. Management of the perimeter hedges will practically be down to the occupiers (as the hedges will fall in their gardens). The hedges are most likely to be retained and maintained as they form natural privacy barriers to the

relevant houses. Ecological enhancement measures are detailed in the recommendations made in *Milestone Lane, Pinchbeck Ecology survey, Oct 2021.*

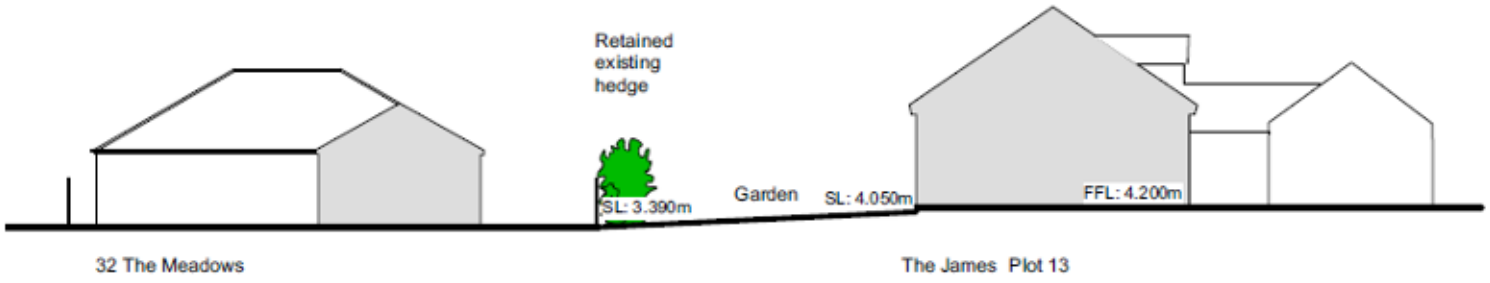
iii. Relationship with houses to the south in Crossgate Crescent and The Meadows.

Bungalows have been positioned on the southern boundary due to limitations led by the Flood Risk management but works well because beyond the site boundary all the neighbouring existing dwellings are also bungalows. This bungalow-to-bungalow arrangement prevents overlooking of rear elevations and rear windows of both existing and proposed properties. Gardens of some 11m in depth give good separation distances and the retained existing hedge enhances privacy.

Sections A-A & B-B, drawing 15A (see image below) , are taken between the existing bungalows and the proposed bungalows across the southern boundary. It can be seen the change in levels here of 0.31m to 0.66mm and 0.25m over distance of 11m does not impact on the rear garden privacy of the present dwellings to the south.



SITE SECTION BB



iv. Density

The development aims to achieve a village/suburban feel. It is not dense (at 19hph). There are 8 different house types in the scheme and a blend of different materials giving great visual variety and changes in roofscape. These include bungalows, detached and semi-detached, chalet bungalows, detached houses, and semi-detached houses.

Garages are usually set back which gives a good visual break between houses. Car parking is all on plot.

c. Trees

Existing trees on the boundary with No 52 Crossgate are in the ownership of that house. An undertaking is given that the Crown of those trees will be reduced by 30%, subject to the owner's agreement. If such agreement is not forthcoming none of the trees will be adversely affected given distance of the relevant houses from their root protection zones.

d. Highways matters

i. Impact on the wider road network is not a relevant matter for this application.

Residents have previously raised concerns about highway safety and the perceived sub-standard nature of the surrounding road network, which is predominantly single-track with a lack of footpaths. These were matters that were addressed at the outline stage and have therefore been accepted by the Council. It is not an issue for this application,

ii. Junction with Milestone Lane

Pre-commencement improvements to Milestone Lane between the site entrance and its junction with Crossgate Lane will be carried out. This will involve the widening of the carriageway to 5m, together with the provision of a 1.8m footway, kerbing and street lighting. Furthermore, a pedestrian link from within the site to Gallery Walk to the west of the site will be provided. This would provide a footpath link from the site to the north and south.

Condition 11 of outline permission H14-1311-16 requires

> *... the widening of the carriageway of Milestone Lane, on the section between the site entrance and the junction of Milestone Lane with Crossgate Lane, to no less than 5.0 metres, together with the provision of a 1.8 metre footway, kerbing, street lighting and associated highway drainage over the same section of Milestone Lane on the site side of the carriageway'*

This is shown by submitted plan 13 rev P5 Off Site Works-General Arrangement
A submission is made now to comply with Reserved matters 3(i) but will also be the subject of a separate Condition Compliance submission.

iii. The internal roads

The shared surface road around most of the site meets standards and offers a safe and attractive environment.

Separate condition compliance submissions will be made to cover highway construction matters referred to in conditions 11 12 and 16.

e. Drainage

(*see Plan and strategy by Parsons 21027-1000 p4, and 21027-1001 rev P3 Exceedance Flows)*
Pre submission consultation was carried out with both the internal drainage board and the highways authority. A high water table prevent the inclusion of soakaways. Consequently, an existing surface water ditch will be used to dispose of surface water to the western side of the site. A shallow drainage basin located within the central open space will be normally dry and therefore usable for recreation.

Levels on the site have been informed and are consistent with the requirements of the approved Flood Risk Assessment.

f. Ecology

(see Ecology and Protected Species Survey, Helen Scarborough, October 2021)

This will be the subject of a separate Condition Compliance submission. Condition 22 of outline permission H14-1311-16 states

> *Before the commencement of development hereby permitted details of a survey undertaken*

to establish the likely presence of any bats and owls within the development site shall submitted to and approved in writing by the Local Planning Authority. If protected species are present a working design, method and timetable to mitigate any harm to the species shall be submitted to be approved by the Local Planning Authority before the use commences.
Reason: In the interests of nature conservation and because bats and owls are a protected species under the Wildlife and Countryside Act 1981. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

Recommendations
It is considered unlikely that bats are breeding on site, or that the site supports roosting by high numbers of bats.

The above condition only concerns itself with bats and owls, but our survey took a broader perspective to include all protected species. There was no evidence of owls nor the signs indicative of their past or present use including regurgitated pellets, concentrated accumulations of flattened pellets indicative of a nest site, faecal encrustation, eggs, or eggshell remains, surplus prey items, bodily remains of chicks or infant down feathers. The site was not considered to provide suitable breeding opportunities for other Schedule 1 species

Precautionary working practices and enhancement measures for bats will be introduced. These are:

- All contractors working on the buildings will be briefed on the legal protection afforded to bats and their places of shelter and on how to proceed if a bat is discovered during the work. A procedure to follow in the very unlikely event of discovering bats on site is given as Appendix 1 of the Ecology report.
- As a positive conservation measure, install four bat roost units within the new dwellings. These should be placed on the southern elevation of the buildings avoiding windows and doors. Examples of bat roost units which could be used are given in Appendix 2 of the Ecology report.
- Retain boundary hedgerows and trees for use by commuting/foraging bats and ensure minimal lighting around the new build properties and the boundary hedgerows/trees
- Avoid placing external lighting that illuminates the newly installed bat roost units and boxes.

This submitted landscaping plan includes a management plan that reflects ecological imperatives to promote biodiversity.

g. Landscaping

Condition 3 (iv), 5, and 6 of outline permission H14-1311-16 requires a landscaping and boundary treatment scheme.
Condition 7 requires a plan showing all open space.
Condition 8 requires a landscape management and maintenance schedule.

A submission is made now with Reserved matters 3(iv), and other landscape matters will also be the subject of a separate Condition Compliance submission.

h. Refuse storage

Condition 9 of outline permission H14-1311-16 requires the means of storage and disposal of refuse and recycling to be approved. The submission will be the present submitted layout. Refuse can be left on the edge of each property for kerb side collection.
This submission will also be the subject of a separate Condition Compliance submission.

End.

Appendix 1

The Burrells:
house types and floor area schedule

House type	Description	Plot Number	Bed -spaces	Floor area	Parking spaces	Affordable Yes/No
03 The Hornsby 	2-storey Detached	Plots 3, 4	4 beds	192.2m^2	4 +double garage	No
04 The Chester 	Chalet bungalow Detached	Plots 5, 6, 7, 8, 25, 26	2 beds	122.4 m^2	2 + single garage	No
05 The Willoughby 	2 storey	Plots *9 (AH)*, *10 (AH)*, *11 (AH),* 12 is a Market unit	2 beds	76.6 m^2	2	Yes, three of these
06 The James 	Chalet bungalow Detached	Plots 1, 2, 13, 24	3 beds	192.2 m^2	2 or more + double garage	No

House type	Description	Plot Number	Bedspaces	Internal Floor area	Parking spaces	Affordable Yes/No
07 The Eaton 	Bungalow	Plots 14, 15, 17, 20, 23	3 beds	96 m^2	2 +single garage	No
08 The Yorke 	4 bed detached	Plots 35, 36		168 m^2	2 + double garage	No
09 The Fulton 	Bungalow semi	Plots 16, 18, 19, 21, 22	2 beds	65.3 m^2	2 + double garage	No
10 The Ashton 	2 storey detached 	Plot 27, 34	3 beds	82 m^2	2 + double garage	No
11 The Stanton - 2 bed **11A The Stanton - 1 bed** 	2 storey semi	Plots *29, 30 (1 bed)* *28, 31, 32,33 – (2 bed) ,*	1 bed x2 2 beds x4	56.4 m^2	2	Yes, all 6

Appendix 2

Images of all house types

03 The Hornsby

04 The Chester

05 The Willoughby

06 The James

07 The Eaton

08 The Yorke

09 The Fulton

10 The Ashton

11 and 11A The Stanton