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Design & Access Statement

Northgate, West Pinchbeck
Spalding. PE11 3TB

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The following statement is to accompany an outline planning application
For proposed residential development

Applicant : R Longstaff & Co

July 2017

Ref:D&A.102-05

Design

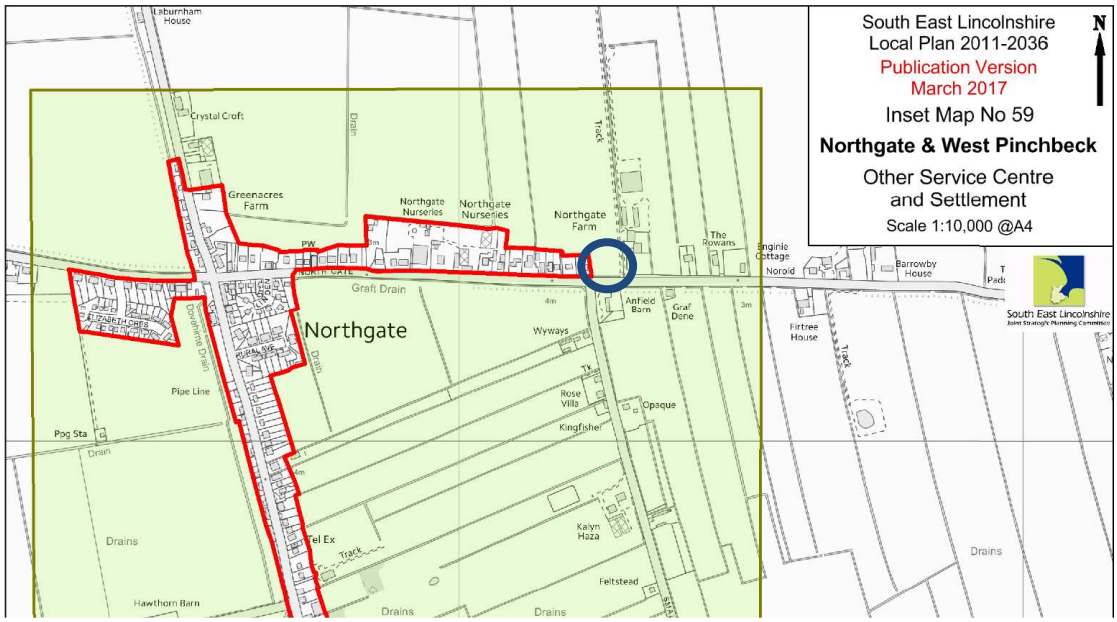
The Process

Assessment

Physical Context;

West Pinchbeck is a typical fenland village, located along the A151 between the towns of Spalding and Bourne.

The site itself lies diagonally opposite the junction between Small Drove Lane and Northgate, immediately adjacent to the Defined Settlement Boundary of Inset Map No 59 of the soon to be adopted South East Lincolnshire Local Plan.



The development site is positioned between Greenacres & Northgate Farm, Northgate, West Pinchbeck, Spalding. PE11 3TB
The National Grid Reference of the central point of the site is TF202262

The development area is 0.2Ha.
Please refer to drawing number 102-05-LBP01 for the exact position & extent of the site.

The character of the immediate local area is predominantly residential with some agricultural & commercial uses. Both Northgate & Six House Bank to the west are mainly residential in nature with a mix of single and two storey homes. Rural in nature, the wider surrounding area is mainly agricultural.



Site frontage from Northgate

The site has well defined boundaries. It is separated from the existing residential properties to the east and west by the Northgate Farm field access & established garden hedging to Greenacres respectively.
The southern boundary of the site is defined by low level Hawthorne hedging and the highway verge/boundary adjacent to Northgate while the newly formed rear northern boundary will be a continuation of the existing neighbouring plots to the west. Beyond this, open agricultural fields, as per the existing properties along Northgate.

The site is currently used as agricultural land, but is a small awkward 'infill' area and difficult to farm due to the larger agricultural machinery used in modern farming.

There is good access to the site directly off Northgate with excellent visibility in both directions due to a large highway verge.
The public footpath that runs along Northgate into the village currently stops 32m short of the site adjacent to Acorn Lodge. As part of any development the footpath would be extended along the whole of the site frontage giving pedestrian access to all dwellings.

Social Context;

The proposed development would help to provide the supply of housing required to meet the needs of present and future generations. Local services and facilities are available such as nurseries, primary schools, secondary schools with bus services, church and community halls. With a local population of approximately over 1,100 people the local community is growing demonstrated by the recent planning applications for new housing and the number of extensions to properties in the area. This sets a clear precedent that the area is in need of growth to accommodate the needs of its residents. It is also on a public transport route & the site is accessible to the aforementioned services. A planning application for a village store with community cafe is currently awaiting determination (H14-0291-17), which if approved will provide a further facility in the area giving future occupants further opportunity to contribute to the local community.

Economic Context;

The development would bring economic benefit, not only from construction and future maintenance of the properties themselves but also through increased usage and expenditure with local businesses in the community such as the nearby nurseries and equestrian centre (and possible future shop / cafe) Employment opportunities exist within local businesses in the area and an increased village population would provide them with a solution to current & future local staffing issues facing many rural areas. Sustainable growth within the village would therefore not only help with the continuation of the local rural businesses & community but also support one another in a self-sufficient, sustained manner.

Policy Context;

Policies that effect and shape the development of the site:

The National Planning Policy Framework 2012
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Required a good design
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Paragraph 7 and 8 - Achieving sustainable development
Paragraph 49 - Delivering a wide choice of high quality homes

The South Holland Local Plan July 2006
Policy SG1 - General Sustainable Development
Policy SG2 Distribution of Development SG3 Settlement Hierarchy
Policy SG4 Development in the Countryside
Policy SG11 Sustainable Urban Drainage Systems (SUDS)
Policy SG14 - Design and Layout of New Development
Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists
Policy SG16 - Parking Standards in New Development
Policy SG17 - Protection of Residential Amenity
Policy HS3 New Housing Allocations
Policy HS7 New Housing in the Open Countryside including Other Rural Settlements

Involvement

Due to the scale of the proposed development and it was felt not necessary to consult local community groups.

As part of the pre-application process a highways consultation was undertaken, the details of which will be covered in the Access section of this statement.

Evaluation & Design

Taking into consideration all the information gathered in the site assessment & involvement stages the schemes design parameters began to take shape and the principle for development could now be further explored.

The sites positioning lends itself to residential development being adjacent to the soon to be adopted Defined Settlement Boundary and a continuation of the existing linear housing form along Northgate. Although recognised as being currently agricultural land, it is an awkward area to farm being small in width in modern farming terms and situated in between residential properties. Therefore the proposals would amount to infill development between existing residential properties which would, bearing in mind the authorities' current lack of 5 year housing supply, outweigh any perceived loss of such an insignificant amount of agricultural land in this context.

As described in the physical assessment the site already has good direct access to Northgate and Highways were satisfied there would be no issues arising from the development. Although only an outline application at this stage, an indicative layout should be designed showing how the site could potentially be developed providing suitable housing & parking facilities in line with local plan requirements. This would include off street parking with turning areas to allow occupiers to enter and leave the properties in a forward gear. It was mentioned that due to levels on site surface water run-off would need to be investigated further to prevent highway water running down the proposed drives. This would be detailed as part of a reserved matters application where a definitive layout design along with surface water drainage details would be submitted for approval.

Although the dwelling immediately to the west of the site is a bungalow, all other surrounding properties including those along Northgate are all two storey houses. Therefore for the purposes of this application the indicative layout should be designed to show how the site could be acceptably maximised, providing much needed small two storey 3 bedroom sized semi-detached dwellings of an 'affordable nature' to attract young families to the area.
The indicative proposals should also demonstrate that the existing properties along Northgate will not have their residential amenity unacceptably affected by issues such as overlooking or overshadowing. This could be achieved by offsetting the proposed property adjacent to the bungalow Greenacres via use of a parking/driveway area along with no side facing windows. A detailed landscaping scheme as part of the reserved matters application could also provide some screening to the rear gardens if this was deemed necessary.

Use & Amount

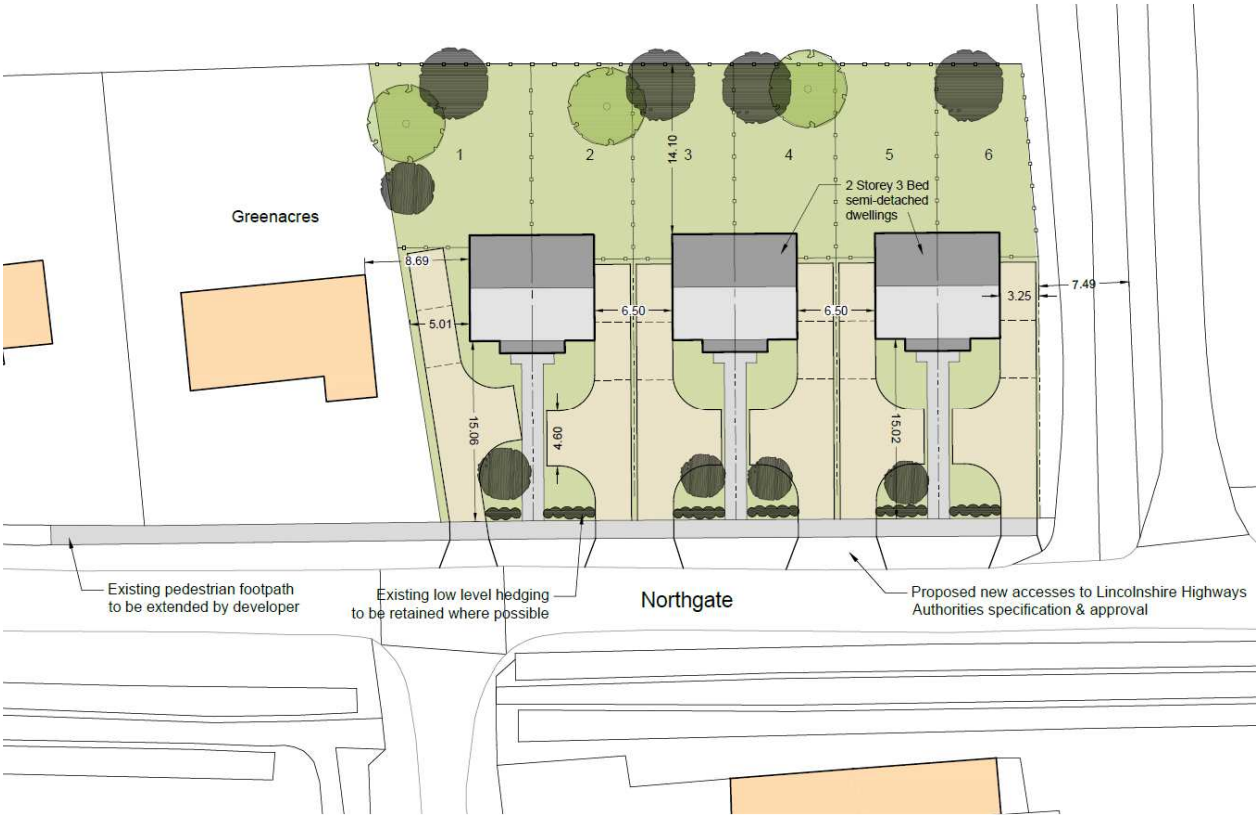
The site is currently of an agricultural use with a residential use being proposed.
Although only an outline application establishing the principle of development, an indicative layout illustrates that the site could accommodate a maximum of six "affordably" sized semi-detached properties with associated parking & turning facilities

Scale

The footprints of the suggested dwellings on the indicative layout are typical 'starter home' sized 3 bedroom two storey semi-detached houses.
Although this is only indicatively demonstrating how much housing the site could comfortably accommodate, the mass of the units would be in keeping with the neighbouring two storey dwellings along Northgate. Even though the proposed two storey dwellings are immediately next to a bungalow, the site positioning is such that they will not be considered overbearing.

The indicative dwellings are thought to be of a suitable scale to both meet the needs of current & future residents while also allowing them to be designed at reserved matters stage in a way to contribute to the architectural & visible quality of the surroundings, therefore preserving the local character & appearance.

Indicative Layout



The indicative layout has been designed to demonstrate the maximum amount of modestly sized 'affordable' housing that is possible within the well defined boundaries of the site, as well as how existing residential amenity and any possible access/ highways issues can be addressed to satisfy relevant planning policies.

The semi-detached units have been positioned centrally within the site to mirror the neighbouring dwelling positions within their plots & continue the approximate average building line along Northgate to the west. The overall depth & subsequent rear boundaries of the proposed development is again a continuation of those existing dwellings to the west.

By positioning the houses a minimum of 15m away from the highway boundary this provides spacious and attractive front garden areas. The existing low level Hawthorne hedge would be retained wherever possible. These important layout features would contribute to both enhancing and matching the visual character and appearance of the surrounding area, alongside future architecturally relevant house & landscape design schemes to be submitted at reserved matters stage.

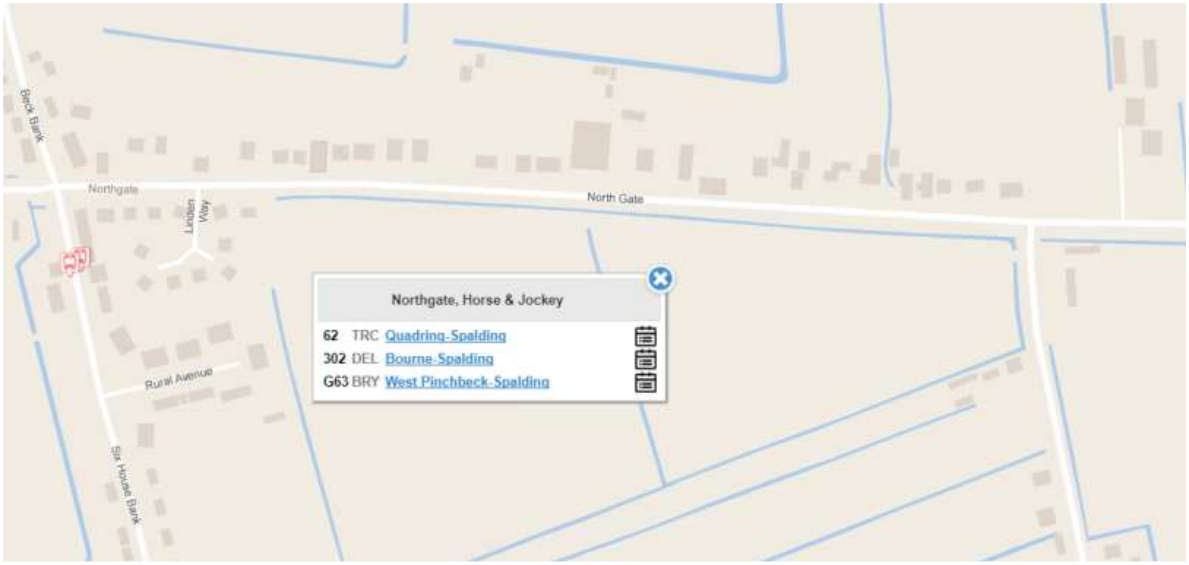
Driveways are accessed directly off Northgate and are large enough to provide a minimum of 2 parking spaces with ample turning area to enable residents to enter and leave their properties in a forward gear.

As previously suggested the proposed new property (plot 1), adjacent to the bungalow Greenacres, has been offset an acceptable distance via the use of an angled parking/driveway area to avoid any overlooking or overshadowing issues. Along with no side facing windows being used in the dwelling design at reserved matters stage their residential amenity will be protected.

Access

There is good access to the site directly off Northgate with excellent visibility in both directions due to a large highway verge.
Driveways can be accessed directly off Northgate and are large enough to provide a minimum of 2 parking spaces with ample turning area to enable residents to enter and leave their properties in a forward gear.

The public footpath that runs along Northgate into the village currently stops 32m short of the site adjacent to Acorn Lodge. As part of any development the footpath would be extended along the whole of the site frontage giving pedestrian access to all dwellings



There are bus routes providing access to the market towns of Bourne & Spalding that regularly stop in the village. There is also a service that links the main village of nearby Pinchbeck with all its facilities. The sheltered bus stop is situated at the end of Northgate within easy walking distance of the site with public footpath access.

All approaches, access ramps, paving, entrances to the site & building will be in accordance with Approved Document M volume 1 – 2015

Parking Standards

Parking has been provided in accordance with SHLP 2006 Policy SG16 – Appendix 2;

Houses and Flats	A maximum on average of 2 spaces for dwellings with 3 or less bedrooms and 3 spaces for dwellings with 4 or more bedrooms.

A minimum of 2 spaces has been provided per dwelling along with turning facilities on the indicative layout submitted demonstrating the required local plan standards can be met.

Consultation

As part of the pre-application process Jon Sharpe of highways was consulted, the details of which are as follows;

"I think the principle of residential development of the scale and form shown on your drawing would be acceptable to the Highway Authority James. We may have to consider the best way of managing surface water run-off from the highway, which presently soaks into the highway verge. The land appears, from the Google images, to slope into the site so some water checks may be necessary, to prevent highway water running down the proposed driveways into the plots.
I note that you have recognised the need for the dwellings to be accessible on foot and have therefore included provision for the existing footway to be extended."

Other Information

Flood Risk

Please see the flood risk assessment prepared by GEOFF BEEL CONSULTANCY accompanying this application.

Reserved Matters

The application is for Outline Planning Permission to establish the principle of residential development for up to 6 semi-detached dwellings on a site measuring 0.2ha.
Although an indicative layout is included showing how the site could be developed, all matters are reserved for subsequent approval.
Therefore detailed matters beyond the requirements of this outline application regarding layout, scale, access, appearance and landscaping will be dealt with as part of a Reserved Matters application at a later date.

Planning Summary

The proposal is to establish the principle of residential development for up to 6 semi-detached dwellings on land immediately adjacent to the Defined Settlement Boundary of Inset Map No 59 of the emerging South East Lincolnshire Local Plan. This is considered to be a material consideration that outweighs the current Local Plan Policy deemed to be out of date and ultimately means the proposal is suitable in principle for housing.

Paragraph 49 of the National Planning Policy Framework (NPPF) 2012 applies as currently the authority cannot demonstrate a 5-year supply of deliverable housing sites. Paragraph 14 states that there is a presumption in favour of sustainable development and planning permission should be granted where the relevant policies are out of date and development has no adverse impact and demonstrably outweighs the benefits when assessed against the policies in the Framework. As the area has been recognised as an Other Service Centre in the emerging Local Plan, this must mean the authority consider the site sustainable.

The recent planning applications for new housing, along with the number of extensions to properties in the area both set a clear precedent that the site is sustainable and the area is in need of growth to accommodate the needs of its residents.

Relevant Planning applications;

http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0345-17&from=planningSearch
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0089-17&from=planningSearch
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0076-17&from=planningSearch
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0976-16&from=planningSearch
http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0798-16&from=planningSearch

Furthermore, the village is an up & coming area and is obviously considered a desirable & sustainable place to live attracting outside investment, proven by the recent application for a village shop & community cafe;

http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0291-17&from=planningSearch

The proposed development would amount to infill development and although recognised as being currently agricultural land, it is an awkward portion of land to farm situated in between residential properties and therefore the housing gain would outweigh any perceived loss of such an insignificant amount of agricultural land in this context.

Although an outline application, dwellings will be designed to sit well within the street scene being respectful to & enhancing the local architectural vernacular and along with suitable landscaping will contribute to the visible quality of the surroundings, therefore preserving the local character & appearance of West Pinchbeck.

As demonstrated on the indicative layout, properties can be positioned within the site to allow plentiful amenity space and protect that of neighbouring properties with no overshadowing or overlooking. Also providing sufficient parking/turning areas for vehicles to enter & leave in a forward gear.

In line with the NPPF the proposal is believed to be sustainable development contributing;

- ***economically*** to the existing local businesses through increased expenditure & employment opportunities,
- ***socially*** by meeting the need for growth to accommodate current & future residents, future occupants contributing to the community & making use of the local services and facilities on offer such as public transport routes to larger towns with their extra facilities, nursery's, schools & community halls, also adding to the councils 5 year housing supply,
- ***environmentally*** through good design enhancing the local built environment, relating well with the existing residential settlement and not having an adverse effect on the character and appearance of the locality.