

## Messrs M & K Egar

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Design and Access Statement  
Proposed Residential Development  
Land off Spalding Road, Pinchbeck PE11 3UE

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## **1. INTRODUCTION**

- 1.1. Outline planning permission is sought for the erection of up to 4 dwellings with means of access committed as part of this application. All other matters are reserved for subsequent approval.
- 1.2. The application is accompanied by an indicative site layout, Flood Risk Assessment and an extended Phase 1 Habitat Survey.
- 1.3. The reports conclude that the site is safe from flooding and that there is no ecological interest in the site.
- 1.4. The site has been the subject of representations to the South East Lincolnshire Local Plan.

## **2. SITE AND SURROUNDINGS**

- 2.1. The application site consists of a roughly rectangular area of scrub land with open boundaries to the north and east. The southern boundary is defined by a post and rail fence at the western end then a brick wall of the adjacent vacant commercial building leading to a chain link fence at the eastern end. The western boundary to the private road frontage is defined by a post and rail fence.
- 2.2. Access to the site is via a private roadway from Spalding Road, which also serves the vacant commercial premises to the south and the rear of the residential properties to the west that front onto Spalding Road.
- 2.3. To the west and south west there is the established residential development that fronts onto Spalding Road and there is a vacant commercial property to the south.
- 2.4. Planning permission has recently been granted (H14-0156-14) for the erection of 169 dwellings immediately to the north and east of the application site.

### **3. PLANNING POLICY**

#### **The Development Plan**

- 3.1. The development plan consists of the South Holland Local Plan (saved policies 2009) (LP).
- 3.2. LP policy SG1 states that all proposals for development will be permitted where that development follows the principles of sustainable development.
- 3.3. Policy SG3 identifies Pinchbeck as a 'Group Centre' in the district for the purposes of controlling and regulating development. In the absence of a five year housing supply, Policy SG3 should not be considered as an up-to-date policy as it deals with the spatial distribution of housing and, therefore, there is a presumption in favour of sustainable development in accordance with paragraph 49 of the National Planning Policy Framework.
- 3.4. LP policy SG14 considers the design and layout of new development.

#### **South East Lincolnshire Local Plan**

- 3.5. The second draft of the new Local Plan that will replace the 2006 plan will go out to public consultation on the 15<sup>th</sup> July. The draft Local Plan proposes growth for Pinchbeck underlining the strategic and sustainable role the settlement has in the district and having regard to the proximity to Spalding as the main town.
- 3.6. The emerging plan locates the site within a revised settlement boundary for Pinchbeck and the site has been actively promoted for residential development, albeit that it is too small to be an allocation in its own right. The site is considered suitable for development by virtue of the ongoing local plan consideration.

#### **National Planning Policy**

- 3.7. The National Planning Policy Framework (the "NPPF") sets out Central Government's planning policies for England and how these are expected to be applied.
- 3.8. Paragraphs 6 and 7 of the NPPF confirm the commitment to sustainable development based on three dimensions:

“an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

3.9. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 14, “For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.”

3.10. Paragraph 49 confirms this to be the case by referring to housing applications and the presumption in favour of development where there is not a 5 year housing land supply.

3.11. Paragraphs 196 and 197 confirm that applications should be determined in accordance with the Development Plan and that in such cases Local Authorities should apply the presumption in favour of development.

3.12. The NPPF asserts a presumption in favour of sustainable development and that where housing proposals are made and there is not a 5 year housing supply, this presumption should be afforded full weight.

3.13. That presumption applies here in that the site is sustainable and there is no 5 year housing supply

## **4. DESIGN**

### **Use**

- 4.1. Following the grant of planning permission earlier this year for the erection of 169 units to the north and east, the application site is now essentially surrounded by both existing and proposed development.
- 4.2. The former commercial premises to the south has been vacant for some time now and would require significant investment in order to make it attractive to a new tenant. There is also limited parking on the frontage and it is highly likely that the redevelopment of that commercial site for residential use will be forthcoming in the near future.
- 4.3. Residential development on the application site is, therefore, consistent with the character of the area. On the basis that planning permission has recently been granted for the significant housing proposal to the north and east of the application site, which is by any reasonable assessment equally close to the vacant commercial property, it is safe to assume that the vacant commercial premises is not viewed as an impediment to residential development adjacent to its boundaries.
- 4.4. Residential development is, therefore, an appropriate use of the site having regard to the character of the area and is consistent with the aims of LP policy SG1.

### **Amount**

- 4.5. The proposed development for up to 4 dwellings on 0.24 ha results in a density of approximately 17 dwellings per hectare. This density is consistent with the development to the west and south west that fronts on to Spalding Road.
- 4.6. An indicative layout submitted with the application shows how the site could be developed for up to 4 units and it can be seen that this would fit with the general character of development in the area, especially to the west and the south west where there is a predominance of detached, two storey dwellings.

### **Layout**

- 4.7. The indicative layout shows the formation of a turning head designed to adoptable standards and a new private drive serving 4 detached dwellings, all with sufficient parking and private amenity space.

- 4.8. Ultimately, the layout proposed is indicative and will be subject to discussion at the Reserved Matters stage in the event that Outline Planning Permission is granted.

### **Scale**

- 4.9. The recently granted development immediately adjacent to the north and east of the site is two storey and it is, therefore, proposed that the new development can either be the same to reflect this character, or single storey to create a mix of residential styles.
- 4.10. The Flood Risk Assessment has concluded that finished floor levels will need to be 500mm above the existing ground level, which reflects those levels recently granted in respect of the development to the north and east. The existing development to the west and south west is sufficiently far from the application site such that it would not be impacted upon by raised finished floor levels.

### **Landscaping**

- 4.11. Having regard to the small size of the development, it is likely that the majority of landscaping will take the form of planting within individual plots. This will be left to individual home owners.

### **Appearance**

- 4.12. There is a range of architectural styles represented along the Spalding Road frontage, which in the main post-dates the Second World War.
- 4.13. The recently approved housing to the north and east is a more typical modern estate type with a more obvious design style characterising the higher density development.
- 4.14. The appearance of the dwellings will form part of any subsequent Reserved Matters applications when the details of individual units will be agreed.

### **Access**

- 4.15. The application site is well related to both Pinchbeck and Spalding town centre with excellent pedestrian links including all the employment opportunities on the nearby Enterprise Park. On Bus Route number K59.
- 4.16. Vehicular access will be from the exiting private driveway that also serves a number of dwellings off Spalding Road and the vacant commercial property.

- 4.17. There is good visibility in either direction at the junction with Spalding Road which is subject to a 40mph speed limit, and LCC have informally indicated they are happy with the use of this access for further residential development.

## **5. CONCLUSIONS**

- 5.1. The proposal will result in the development of an overgrown area of land within the settlement limits of Pinchbeck and immediately adjacent to the main town of Spalding, which is recognised as the principal location for development in the district.
- 5.2. The NPPF asserts a presumption in favour of sustainable development and that, where housing proposals are made and there is not a 5 year housing supply, this presumption should be afforded full weight.
- 5.3. Planning permission has recently been granted for 169 dwellings on land to the north and east.
- 5.4. There is suitable access to the site and the conclusions of the submitted Flood Risk Assessment and Ecological survey indicate that there are no technical reasons why the site cannot be developed.

