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

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1. THE INTRODUCTION

1.1. Outline planning permission is sought for the erection of up to 4 dwellings with all matters reserved for subsequent approval.

1.2. The application is accompanied by an indicative site layout which shows how the site could accommodate up to 4 dwellings, 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 application site benefits from an extant planning permission for the erection of up to 4 dwellings, planning reference: H14-0666-16. The permission expires in September 2019.

2. SITE AND SURROUNDINGS

2.1. The application site consists of a roughly rectangular area of scrub land with new residential development to the northern and eastern boundaries, a cleared commercial site to the south and the remnants of a post and rail fence on the western boundary.

2.2. Access to the site is via a private roadway from Spalding Road which also serves the adjacent site, also benefitting from planning permission for the residential development. The vacant commercial premises to the south of the application site have recently been demolished.

2.3. To the west and south west there is the established residential development that fronts onto Spalding Road.

2.4. Planning permission was granted (H14-0156-14) for the erection of 169 dwellings immediately to the north and east of the application site and this development is well advanced.

3. PLANNING POLICY

THE DEVELOPMENT PLAN

South East Lincolnshire Local Plan

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

3.2. The Development Plan for the purposes of this application is comprised of the South East Lincolnshire Local Plan 2019.

3.3. Policy 1 'Spatial Strategy' indicates where development should be directed, with Pinchbeck identified as a 'Main Service Centre' and Spalding as a Main Town. Although the site lies inside Pinchbeck Parish, it is located within the settlement boundary for Spalding as defined on the inset map in the Local Plan.

3.4. Policy 2 'Development Management' states planning permission will be granted where the sustainable development considerations are met. The application site benefits from an extant outline planning permission for 4 dwellings.

3.5. Policy 3 'Design of New Development' requires proposals to demonstrate the proposed design is acceptable in relation to the local area. An indicative site layout accompanies this application demonstrating how 4 dwellings can be accommodated on the land whilst maintaining high levels of design.

3.6. Policy 4 'Approach to Flood Risk' requires development proposals in areas at risk of flooding to demonstrate measures to be taken to ensure any potential flood risk is mitigated against. This application site benefits from an extant planning permission for 4 dwellings and is accompanied by a Flood Risk Assessment, which demonstrates the proposal will be safe from flooding.

3.7. Policy 10 'Meeting Assessed Housing Requirements'. This proposal will help contribute to the housing requirement in the area.

National Planning Policy Framework

3.8. The National Planning Policy Framework (the "NPPF") sets out Central Government's planning policies for England and how these are expected to be applied.

3.9. Paragraph 8 of the NPPF confirms the commitment to sustainable development based on three dimensions:

"a) 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;

b) 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

c) 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."

3.10. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 11,

"For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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."

3.11. Paragraph 38 confirms this to be the case stating decision makers at every level should seek to approve applications for sustainable development wherever possible.

4. DESIGN

Use

4.1. Following the grant of planning permission for the erection of 169 dwellings to the north and east together with the grant of planning permission for the redevelopment of the former Glen Farrow site to the south, the application site is now essentially surrounded by both existing and proposed development.

4.2. The former commercial premises to the south have now been demolished and the site benefits from an extant outline planning permission for the erection of up to 9 dwellings.

4.3. Residential development is, therefore, an appropriate use of the site having regard to the character of the area.

Amount

4.4. 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.

4.5. An indicative layout submitted with the application shows how the site could be developed for up to 4 units. 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 dwellings.

Layout

4.6. 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.

4.7. 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 again.

Scale

4.8. The 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.

4.9. 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

4.10. 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

4.11. There is a range of architectural styles represented along the Spalding Road frontage, which, in the main, post-dates the Second World War.

4.12. The housing to the north and east is more typical modern estate type, with a more obvious design style characterising the higher density development.

4.13. The appearance of the dwellings will form part of any subsequent Reserved Matters applications, when the details of individual units will be agreed.

Access

4.14. 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.

4.15. Vehicular access will be from the existing private driveway that also serves a number of dwellings off Spalding Road and the vacant commercial site.

4.16. There is good visibility in either direction at the junction with Spalding Road, which is subject to a 40mph speed limit. The use of this access to serve the proposed development has previously been found to be acceptable in highway terms.

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. Planning permission has been granted for 169 dwellings on land to the north and east, together with up to 9 dwellings immediately to the south.

5.3. The application site benefits from an extant outline planning permission for 4 dwellings.

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.

rdc
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