

Mr M J Preston and Mrs C L Tidswell

rdc
Robert Doughty
Consultancy

Design and Access Statement
Proposed residential development, Redmiles Nursery,
Land off Wardentree Lane, Pinchbeck

Document Reference: 1304 1 GF LMS

July 2018

32 High Street
Helpringham
Sleaford
NG34 0RA

Tel: 01529 421646
Fax: 01529 421358
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

TABLE OF CONTENTS

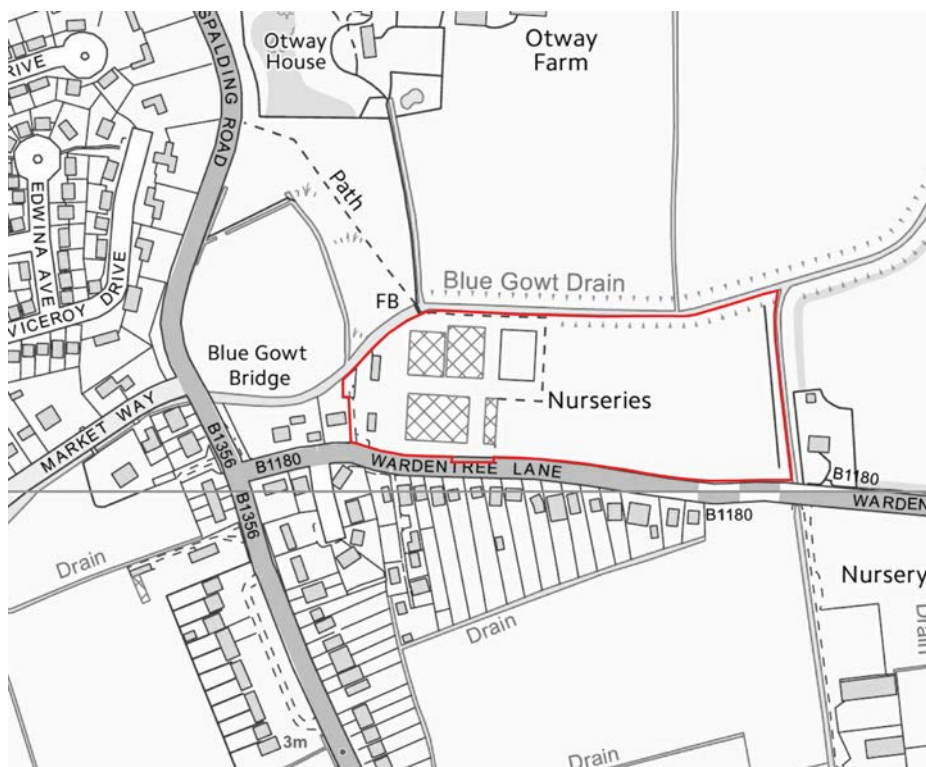
1.	INTRODUCTION	1
2.	SITE AND SURROUNDINGS.....	2
3.	PLANNING POLICY	7
4.	DESIGN	13
5.	CONCLUSIONS.....	16

1. INTRODUCTION

- 1.1. Outline planning permission is sought for the erection of up to 96 dwellings on a 3.99ha site. The proposal includes the demolition of a range of existing buildings.
- 1.2. The application is supported by an indicative site layout, Design and Access Statement, Flood Risk Assessment and Surface Water Drainage Strategy, Transport Statement, Travel Plan and an Ecology Survey.
- 1.3. The proposal will contribute towards the growth needs identified for Pinchbeck and assist in the delivery of the Council's five-year housing land supply.

2. SITE AND SURROUNDINGS

- 2.1. The application site has existing buildings and glasshouses to the west, the remaining area being agricultural land, with access from Wardentree Lane.



©Crown Copyright 2018. OS Licence No: AR100010613

- 2.2. The application site measures 3.99ha and is roughly rectangular in shape, with trees to the south and east boundaries. The land is essentially flat but falls to the north east corner.
- 2.3. The northern boundary is defined by Blue Gowt Drain, which forms a substantial boundary separating development and the countryside. A line of mature trees follows the eastern boundary. The southern boundary is also formed by a substantial hedgeline including mature trees. There are two existing vehicular access points to Wardentree Lane. In the western part of the application site are buildings and glasshouses associated with Redmile Nurseries. A Public Right of Way runs north/south through those buildings along an area of hardstanding.
- 2.4. North of the application site are a number of agricultural fields. East, south and west of the site is predominantly residential.
- 2.5. The application site lies outside the settlement curtilage shown on the South Holland Local Plan, although the land to the west and south is

included within the settlement. A part of the frontage to the south of Wardentree Lane and the land behind, is shown outside the settlement boundary, but that site is currently being developed for housing (Planning Permission H14-0156-14) and will be included in the settlement in the emerging South East Lincolnshire Local Plan, continuing the residential development opposite the application site. To the west there is a small gap between the site and a substantial employment allocation in the adopted Local Plan. That small area is being promoted to be included in the employment allocation in the South East Lincolnshire Local Plan (SELLP).

- 2.6. The application site, therefore, is enclosed on three sides by development or allocations included within the settlement boundary in adopted and emerging Local Plans.
- 2.7. South of the site is an existing cycle route, as shown on the Publication Draft South East Lincolnshire Local Plan, March 2017 Inset Map No 2 for Spalding and Pinchbeck.



Looking east along Wardentree Lane with the application site on the left showing the existing hedgeline.



Looking west across the application site from the south eastern boundary.



Existing glasshouses on the site



Looking south from within the site showing the existing development on site.



The western site access from Wardentree Lane.



The eastern site access from Wardentree Lane.



Ongoing development to the south of Wardentree Lane. (Planning Permission H14-0156-14)

3. PLANNING POLICY

The National Planning Policy Framework (NPPF)

3.1. The NPPF sets out Central Government's planning policies for England and how these are expected to be applied.

3.2. 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.”

3.3. 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.”

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

3.5. Paragraph 55 states that local authorities must, “promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example,

where there are groups of smaller settlements, development in one village may support services in a village nearby.”

- 3.6. 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. The core planning principles set out in Paragraph 17 are to underpin plan making and decision making.

The Development Plan

- 3.7. 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.”
- 3.8. The Development Plan for the purposes of this application is the saved policies of the South Holland Local Plan (2006) (the ‘Local Plan’).
- 3.9. South Holland District Council has subsequently joined with Boston Borough Council and Lincolnshire County Council to form the South East Lincolnshire Strategic Planning Committee. This Committee is preparing a joint local plan for the South East Lincolnshire area, comprising the administrative areas of Boston Borough Council and South Holland District Council.
- 3.10. During the process of producing a new local plan, the targets for growth across South East Lincolnshire generally and Pinchbeck specifically have been subject to some change.
- 3.11. The NPPF and the evidence base for the emerging South East Lincolnshire Local Plan are also material considerations in respect of this planning application.

South Holland Local Plan

- 3.12. A number of saved local plan policies from the 2006 Adopted Local Plan are relevant to the current proposal and these are set out below.
- 3.13. SG2 – Distribution of Development states that new developments should take a sequential approach starting with brownfield sites in a settlement limit and ending with greenfield sites adjacent to the settlement. Development should make efficient use of land, be accessible to a choice

of transport modes and be acceptable in terms of transport generation and highways safety.

- 3.14. SG3 – Settlement Hierarchy – Pinchbeck is identified as a Group Centre, acting as a service centre for the surrounding rural area and where development can support or improve the role of the settlement.
- 3.15. SG4 – Development in the countryside – The site is outside the settlement curtilage of Spalding and, as such, lies in the “open countryside”. This policy seeks to restrict development in the open countryside to that which needs to be in this location. This site, which is occupied by a plant nursery, however, is enclosed by development on three sides, with the fourth formed by the Blue Gowt Drain and the proposed development would, therefore, have a minimal impact on the open countryside.
- 3.16. SG9 – Development and flood risk – In areas of flood risk, a Flood Risk Assessment must be submitted to demonstrate how the proposed development would be protected from flooding for its lifetime.
- 3.17. SG14 – Design and Layout of New Development – New development must be designed to ensure that it makes a contribution to its surroundings. This is an outline application with all matters reserved, but the illustrative layout demonstrates how a sensitive development could be provided on the application site; replacing the existing brick buildings and glasshouses on site with a modern residential development and associated open space. The illustrative layout reflects the approach taken in the ongoing development on the site to the south of Wardentree Lane, but also facilitates the retention of the Public Right of Way and the 9m access strip along the Blue Gowt Drain.
- 3.18. SG17 – Protection of residential amenity – New development must not cause any harm to existing residential amenity.
- 3.19. HS1 and HS2 - set the targets for growth and the arrangements for the monitoring and phasing of residential development. These policies, together with HS3 – new residential allocations, are out of date due to the changing housing need for the area, as represented in the Objective Assessment of Need prepared for the South East Lincolnshire Local Plan and the need to roll the plan period forward.

- 3.20. HS8 – Affordable Housing - one third of new housing provided by new development is required to be affordable housing, however, this is now to be reduced to 25% in the emerging local plan.

South East Lincolnshire Local Plan

- 3.21. The South East Lincolnshire Local Plan is currently undergoing independent examination. Consultation on the proposed Main Modifications is due to start on 16 July 2018. The Inspectors' report is due in late 2018 with adoption following in early 2019.

- 3.22. The Redmiles Nursery site was proposed through the Strategic Housing Land Availability Assessment (SHLAA). The April 2017 version of the SHLAA included the site in the Spalding section and not that for Pinchbeck, due to the proximity of the site to the developed footprint of the larger town. The SHLAA concluded the site was undevelopable because dwellings may appear incongruous and potentially be exposed to disturbance because of the location on a road serving a major industrial area. This view, the report stated, may be subject to change if planning permission was granted for the site opposite (PIN011), otherwise the site was considered to be:

- **Available**, with no known ownership problems,
- **Achievable**, with relatively high values and low opening up costs and a reasonable prospect that the site would be developed if allocated, and
- **Suitable**, with no impact on built, natural or heritage assets, no loss of existing infrastructure, good pedestrian and vehicular access adjacent to Spalding's built up area.

- 3.23. Since the SHLAA, planning permission has been granted for the development of the site to the south of the road (PIN011). Application No. H14-0156-14 was approved on the 25th May 2016, a year in advance of the SHLAA prepared for the Local Plan submission in April 2017. A further update of the SHLAA was published in January 2018 and this, again, failed to take into consideration the grant of planning permission (H14-0156-14) on site PIN011 to the south of Wardentree Lane. The update in April 2018 has deleted reference to PIN011, but does not include any explanation why this step has been taken, despite the fact that development has commenced on site PIN011.

- 3.24. We note that the Case Officer who dealt with the planning application H14-0156-14 considered issues of noise and visual amenity, amongst other issues, and concluded the application proposal was acceptable, and did not give rise to any significant concerns.

Suitability of Spalding

- 3.25. Despite being in Pinchbeck parish, the application site physically relates to the built up area of Spalding. This is confirmed by the SHLAA, which includes the analysis of the site in the Spalding chapter, not that of Pinchbeck.
- 3.26. Spalding is the main settlement in the South Holland district and is identified as the main focus for development in both the saved policies of the South Holland Local Plan (2006) and in the emerging South East Lincolnshire Local Plan. Development that supports Spalding's role as the main settlement is acceptable within the settlement boundary in both the adopted and emerging plans.
- 3.27. The most recent Five year Housing Land Supply Report for South Holland District Council confirms there is only a 3.25 year supply of housing land. The presumption in favour of sustainable development set out in paragraph 14 of the NPPF is, therefore, triggered and the Local Planning Authority should seek to grant planning permission for applications, such as this one, where the benefits of doing so outweigh the possible adverse impacts.

Suitability of the Application Site

- 3.28. The application site lies to the north of Spalding. Although lying outside the settlement curtilage, there is an employment allocation to the east (although that allocation excludes the residential properties on the Wardentree Land frontage immediately to the east of the application site), with residential development lying to the south, including the ongoing development of PIN011 under planning permission H14-0156-14, and to the east on the Wardentree Lane frontage. The development would fill in a gap in the Wardentree Lane frontage.
- 3.29. The flood risk assessment and drainage strategy demonstrate how a risk of flooding, either on or off site, can be mitigated. The nature of the site means that soakaways will not be acceptable. Surface Water will run

through an attenuation pond before being discharged into the Blue Gowt Drain at an agreed rate.

- 3.30. A planning application was submitted for 10 dwellings on the land to the east of Spalding Road and the north of Wardentree Lane (H14-0956-16). The Planning Committee resolved to approve that scheme on the 6 September 2017. The issue of the separation between Spalding and Pinchbeck did not rise in the consideration of that application. The perceived gap on the road frontage would be removed if H14-0956-16 is approved and developed.
- 3.31. A public footpath runs through the western end of the application site before crossing the Blue Gowt Drain and running through the open land to join Spalding Road further north. Currently the path runs along the access to the nursery business and walkers share a surface with commercial vehicle traffic. This situation can be improved through the application process, and the path be provided with a dedicated surface as part of the public open space.
- 3.32. The north western boundary of the application site runs parallel with the boundary of Pinchbeck Conservation Area, which, at that point, appears to follow the northern bank of the Blue Gowt Drain, the southern bank of which forms the northern boundary of the application site. This part of the site has been occupied by glasshouses and other buildings associated with the nursery business and, as such, has always been developed. The proposed development will not have an impact on the setting of the Conservation Area.
- 3.33. The industrial allocation to the east could be seen as a bad neighbour. The approval on PIN011 to the south, which has industrial development on two sides, demonstrates how residential and industrial uses can exist side by side. There does not seem to be concern about the residents of Wardentree Lodge, the property to the east of the site, which, in essence, forms part of the employment allocation, although that property also houses a garden shed business.
- 3.34. The only open boundary to the application site follows the Blue Gowt Drain to the north. The drain is a significant landscaped feature and will serve to contain development for the foreseeable future. The drain will also receive the surface water runoff, as managed in accordance with the surface water drainage strategy submitted with the application.

4. DESIGN

Use

- 4.1. The land lies adjacent to the existing built-up settlement boundary and there is also existing residential development to the frontage of Wardentree Lane along both sides.
- 4.2. The old buildings and glasshouses on site will be demolished, as they detract from the character of the area.
- 4.3. Residential development is, therefore, an appropriate use of the site, having regard to the character of the area, which is predominantly residential.
- 4.4. A Public Right of Way crosses the site across the hardstanding between the nursery buildings. This route will be protected through the application process.

Amount and layout

- 4.5. The proposed development for up to 96 dwellings on 3.99 ha of land results in a density of approximately 24 dwellings per hectare. This density is consistent with the development within the built-up area of Pinchbeck and the development which is currently taking place opposite the proposal.
- 4.6. An indicative layout submitted with the application and shown below, presents how the land could be developed for up to 96 units and it can be seen that this would fit in with the general character of development to the west.
- 4.7. The indicative layout shows space has been given to the north of the site in relation to Blue Gowt Drain.
- 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 development will be predominantly two storey. This is comparable to the existing properties to the south west and east, including the ongoing development to the south of Wardentree Lane.

Landscaping

- 4.10. The existing eastern boundary, the majority of the southern boundary and some of the eastern boundary are already well screened and the retention of these trees will reduce the chance of amenity issues.
- 4.11. It is likely that some of the landscaping will take the form of planting within the individual plots, this will be left to the home owners.
- 4.12. The provision of a 9m access strip along the Blue Gowt will contain the development to the north. New open space will be provided on the site, potentially incorporating the Public Right of Way and the maintenance strip along the Blue Gowt.

Appearance

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

- 4.14. The established hedgeline along Wardentree Lane will be retained, screening views of the proposed development. Provision of open space to the west of the site would replace existing nursery buildings with a more open aspect.

Access

- 4.15. There are two opportunities for access off Wardentree Lane, one of which is currently being used by Redmile Nurseries. The development could be accessed from either point, but the western one was preferred for the illustrative layout.
- 4.16. The application site is very well connected to the rest of Pinchbeck, with bus stops within walking distance east and west of the application site covering the 59, 113, 302, B53, G63, 113A and H26D routes linking Boston, Spalding and the surrounding villages.

5. CONCLUSIONS

- 5.1. The application site is well located in relation to Spalding, the main town in the South Holland district and residents of the proposed development would have good access to the services in both Spalding and Pinchbeck.
- 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 in South Holland, where the housing land supply is limited to less than four years.
- 5.3. The development is a greenfield site bound by development or allocations to three sides. Part of the application site is occupied by brick buildings and glasshouses and, although not classified as “Previously Developed Land”, the western end presents a developed aspect to Wardentree Lane and the environs of the Public Right of Way. The development will have little or no visual impact on the surrounding area, whether on the built up area or the countryside to the north, due to the existing substantial boundary treatment.
- 5.4. A Flood Risk Assessment demonstrates the site is not at risk of flooding and that, in hazard terms, the application site is sequentially preferable to other sites being promoted in the village. The drainage strategy shows how the site could be drainage appropriately, with attenuated flows discharging into the Blue Gowt Drain.
- 5.5. The illustrative layout shows how a development of 96 dwellings, ranging from 1 to 4 bedroom properties can be accommodated on site taking into account the requirements of the drainage strategy, and the need to retain the Public Right of Way, maintain the access arrangements, maintain the Blue Gowt Drain and protect the easements for the piped utilities running through the site.
- 5.6. There are no technical issues that would prevent the site from coming forward.
- 5.7. The proposal complies with current policy requirements for open space and affordable housing and will deliver much needed housing in the area.

