



AMJ Construction Ltd



Planning, Design and Access Statement
Proposed Residential Development
Keston Nursery, Mill Green Road, Pinchbeck, Spalding,
Lincolnshire

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1. EXECUTIVE SUMMARY

- 1.1. Outline planning permission is sought for the redevelopment of the existing Keston Nursery site on land off Mill Green Road, Pinchbeck for residential development of up to 200 dwellings.
- 1.2. The site consists of a range of horticultural buildings ranging from brick storage and loading bays to offices, greenhouses, hardstanding and parking and ancillary equipment such as water tanks and boilers.
- 1.3. The application is accompanied by an indicative site masterplan showing how the site could be developed and this masterplan has been informed by the following documents:
 - Topographical Survey
 - Design and Access Statement
 - Flood Risk Assessment
 - Drainage Strategy
 - Arboricultural Assessment
 - Ecological Assessment
 - Ground Investigation Report
 - Transport Statement and Travel Plan.
- 1.4. The reports demonstrate that there are no technical reasons why the site cannot be redeveloped for housing.
- 1.5. Representations have been made at each of the last two stages of the emerging South East Lincolnshire Local Plan to have the land allocated for housing development. The emerging local plan will, in time, replace the existing South Holland Local Plan (saved policies) 2006.
- 1.6. The first draft of the new local plan showed the application site identified as a potential housing site and the second draft, the consultation period for which finished on the 12th August, did not identify the site as a potential housing site.
- 1.7. The National Planning Policy Framework (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 and planning permission granted unless

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.

- 1.8. In the first draft of the emerging local plan, the application site was supported in principle by Pinchbeck Parish Council.
- 1.9. The application site lies on the edge of Pinchbeck, which is a Main Service Centre and represents a sustainable form of development.

2. SITE AND SURROUNDINGS

- 2.1. The application site measures 7.6 ha and is located to the south and east of Mill Green Road and west of the rail line.
- 2.2. The satellite image below identifies the location of the site and relationship with the existing settlement.



- 2.3. There are two existing dwellings at the northern end of the site, adjacent to the Mill Green Road rail crossing, which will be demolished and the resultant land incorporated into the development.
- 2.4. Immediately to the east of the rail line there is residential estate development.
- 2.5. The western and northern boundary of the site is characterised by a tall Leylandii Cypress hedge that helps to protect the nursery from the weather. This boundary marks the visual transition between the settlement of Pinchbeck and the open countryside beyond. A photograph from Mill Green Road shows the existing hedge in the street scene.



Planning application site on the left in the picture and open countryside to the right.

- 2.6. To the east of the site the boundary with the rail line is characterised by deciduous planting as is the boundaries to the south west and south. Rear gardens to dwellings fronting Mill Green Road back up to the site along the southern half of the western boundary.
- 2.7. The application site is well landscaped on all boundaries.
- 2.8. Within the site there are a number of permanent structures one would reasonably associate with a commercial nursery and these include offices, storage buildings, HGV loading docks, glasshouses, hardstanding, parking areas and ancillary plant and machinery. In addition to the horticultural business, there are two dwellings in the northern part of the site that are proposed to be demolished as part of the application proposal.
- 2.9. The application site wraps around a pair of semi-detached two storey dwellings that front Mill Green Road on the western boundary.
- 2.10. The site is generally flat and there are no other features of note on the site.

3. PLANNING POLICY

The Development Plan

- 3.1. The development plan consists of the South Holland Local Plan 2006 (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, which acts as a service centre for the surrounding rural hinterland. 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. Consequently, 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.
- 3.5. LP policy SG15 considers the impact on the local highway network, pedestrians and cyclists.
- 3.6. LP policy SG17 requires new proposals to consider the impact on residential amenity.
- 3.7. In the absence of a 5 year housing land supply, those policies in the local plan that deal with housing numbers and their location are considered to be out-of-date.

South East Lincolnshire Local Plan

- 3.8. The second draft of the new Local Plan that will replace the 2006 Plan completed its consultation exercise on the 12th August 2016.
- 3.9. The first draft identified the application site as a potential housing site and this was supported by the Parish Council. The second draft did not identify the site as a potential housing site.
- 3.10. Pinchbeck is identified as a Main Service Centre and is rated as the sixth most sustainable settlement across the plan area. The draft Plan accepts that potential housing sites within and adjacent to the settlement boundary may be required to meet housing need.

National Planning Policy

3.12. The National Planning Policy Framework (the “NPPF”) sets out Central Government’s planning policies for England and how these are expected to be applied.

3.13. 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.”

3.14. 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.”

3.15. 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.

- 3.16. 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.
- 3.17. 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.

4. DESIGN

Use

- 4.1. The application site is occupied by a range of buildings used for commercial horticultural production and these are described earlier in paragraph 2.8. As would be expected with a commercial business, Heavy Goods Vehicles operate to and from the site bringing in raw materials and packaging and delivering products to customers. These HGVs access the site through relatively narrow residential roads through Pinchbeck village and the redevelopment of the site will see these traffic movements removed. There is existing residential development to the south west and east.
- 4.2. Redevelopment of the site for residential use is entirely consistent with the immediate land uses on the boundary of the site and, as such, is compliant with LP policy SG17 - Protection of Residential Amenity.
- 4.3. The indicative masterplan submitted as part of the application proposal shows how the site could be developed without detrimental impact on the reasonable amenity of adjoining occupiers and designed in such a way so as to enhance the character of the area.

Amount

- 4.4. The proposed development for up to 200 dwellings on 7.6 ha results in a density of 26 dwellings per hectare. This density is consistent with the grain and character of development to the east.
- 4.5. A masterplan shows how the site could be developed having regard to the character of the area and the constraints and opportunities in and around the site.
- 4.6. The indicative masterplan incorporates 14% Public Open Space, which is in accordance with adopted local plan policy and a Sustainable Drainage System that will incorporate a surface water attenuation pond.
- 4.7. The submitted Transport Statement and Travel Plan conclude that in highway terms the scale of the proposal will not have a detrimental impact on the local highway network.
- 4.8. There would be no detrimental impact on any ecological interests within the site or the immediate area.

- 4.9. The proposal in terms of the proposed amount of development is therefore compliant with LP Policy SG14 – Design and Layout of New Development.

Layout

- 4.10. The masterplan indicates how the site could be developed, having regard to constraints and opportunities in the area together with the requirement for on-site provision of Public Open Space and surface water attenuation.
- 4.11. The masterplan identifies a single access into the site utilising the existing access from Mill Green Road, a principal adopted road system off which private drives lead, public open space incorporating SuDS and a pedestrian footpath through the Public Open Space to the railway level crossing. Early engagement with Network Rail has resulted in the confirmation that there is no objection in principle to the proposal.

Scale

- 4.12. The character of development to the east of the site is single storey with some two storey. The intervening rail line and established planting to the west will not result in the new development having any impact on the existing development.
- 4.13. The proposed development will be two storeys, as the accompanying Flood Risk Assessment concludes that single storey development will not be permitted.
- 4.14. The Flood Risk Assessment has concluded that finished floor levels will need to be 150mm above the existing ground level and to incorporate flood resistance barriers to doors to a height of 300mm above the finished floor level and flood resilient construction methods 300mm above the maximum flood water level. Finished floor levels 1m above existing ground levels are now relatively commonplace when taking into account flood risk and climate change.
- 4.15. Notwithstanding the need to raise finished floor levels, the development can be designed and laid out to accommodate this scale of development on the settlement edge.

Landscaping

- 4.16. Unusually for the Lincolnshire landscape, the site is well landscaped with predominantly indigenous species on all boundaries. This planting will be retained and managed through a landscape management plan, which will have the added benefit of retaining and enhancing local biodiversity. In the event that planning permission is granted, the details of the landscaping will form part of the Reserved Matters application to establish the principle of development.
- 4.17. The masterplan has been informed by the Arboricultural Report that accompanies the application.

Appearance

- 4.18. The development to the east of the site is relatively modern estate type development, typical of settlements that were expanded in the 1970s. The proposal presents an opportunity to develop a site incorporating architectural innovation and energy efficiency.

- 4.19. The design and appearance of the development will be the subject of Reserved Matters Approval in the event that planning permission is established for the principle of development.

Heritage Impact Assessment

- 4.20. Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets including the contribution made by their setting. It states that the level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.
- 4.21. The Pinchbeck Conservation Area lies some distance to the east with relatively modern estate type development in between. There are no heritage interests to the west.
- 4.22. The Heritage Gateway has been researched and there are no known heritage assets near the site and early consultation with Lincolnshire County Council Historic Environment Department has revealed that there is no archaeological interest in the site.
- 4.23. There will be no impact whatsoever on any designated or non-designated heritage asset.

Access

- 4.24. The submitted Transport Statement and Travel Plan set out the impact of the proposal on the local highway network and accessibility of the location and sets out methods whereby this can be improved.
- 4.25. There is an existing access into the site from Mill Green Road that presently serves the commercial nursery and this access will be rationalised to meet adoptable standards in order to serve the proposed housing development. Rather than provide a traditional footway alongside Mill Green Road, it is proposed to provide a footpath through the site that will emerge at the rail crossing. This provides the most sensible pedestrian route bearing in mind that the vast majority of pedestrian journeys will be towards Pinchbeck Village.
- 4.26. The proposal is acceptable in highway terms and accords with LP policy SG15.

Other Material Considerations

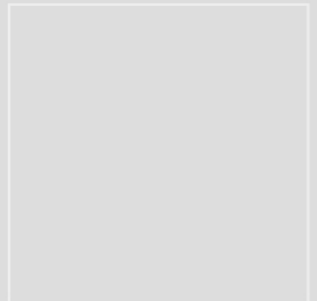
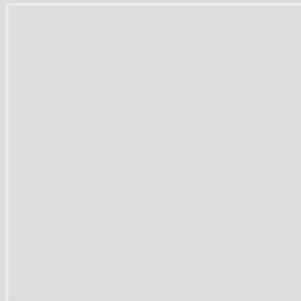
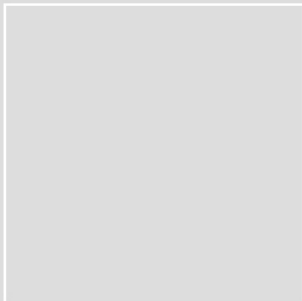
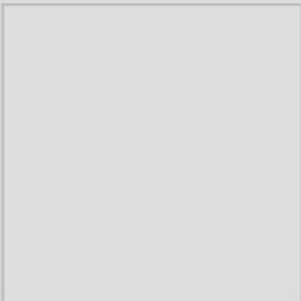
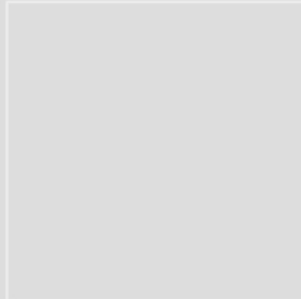
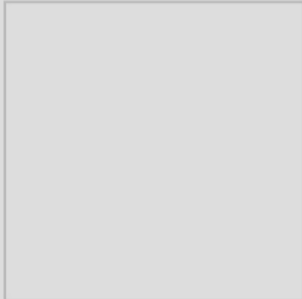
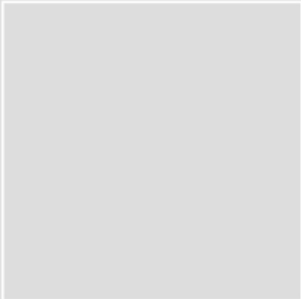
- 4.27. A ground Investigation report considers the potential for contamination, having regard to the current and historic land uses on the site. The report is presented as part of this application.
- 4.28. The report identifies where contamination might be present and this will be dealt with by a remediation method statement and secured by an appropriate planning condition.

5. CONCLUSIONS

- 5.1. The proposal will result in the redevelopment of a largely developed site on the western fringe of Pinchbeck in a location that has been favoured by the Parish Council.
- 5.2. Having regard to the location of the site, the majority of the services to be found in Pinchbeck can be easily accessed on foot through quiet housing areas making this site unquestionably more appropriate for development than those sites currently being promoted by the Joint Strategic Planning Committee through the emerging local plan process.
- 5.3. The site has been promoted as part of the emerging plan and is considered suitable by the applicant as a potential housing site.
- 5.4. The housing policies that relate to the numbers and location of housing in the district are considered out-of-date in the absence of a five-year housing land supply.
- 5.5. The National Planning Policy Framework (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 and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.
- 5.6. The application is supported by a full suite of technical reports that demonstrate there are no technical reasons why the site cannot be developed for housing.
- 5.7. The proposal assists in the local planning authority meeting the requirement for a five-year housing land supply and is acceptable in all other respects.

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