

Messrs AJ and RJ Cooke



Planning, Design and Access Statement
Proposed Residential Development
Land off Spalding Road, Pinchbeck, Spalding,
Lincolnshire

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Appendix A Pinchbeck Parish Council letter

1. EXECUTIVE SUMMARY

- 1.1. Outline planning permission is sought for the development of up to 16 large dwellings set in expansive curtilages on land off Spalding Road, Pinchbeck.
- 1.2. The site consists of two distinct areas of overgrown, uncultivated agricultural land that has not been in productive use for many years.
- 1.3. The application is accompanied by an indicative site layout plan 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
 - Heritage Impact Assessment.
- 1.4. The reports demonstrate that there are no technical reasons why the site cannot be developed for a low density housing scheme that respects the character of the area.
- 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 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.
- 1.7. The proposal has been the subject of formal discussions with Pinchbeck Parish Council and their letter of support is presented as part of the

application at Appendix A. Informal discussions on-site with Planning Officers and the Conservation Officer have been undertaken. The advice was that, although the site is outside the settlement boundary of Pinchbeck and, therefore, not strictly in accordance with current/emerging policy, the Council does not currently have a 5-year supply of deliverable housing sites and so the presumption in favour of sustainable development applies. It would need to be demonstrated that the development is sustainable, however, it is in relative close proximity to the village and its services/facilities and subject to a design and layout that respects the Conservation Area and nearby Listed Buildings, such as a low density scheme of dwellings in a parkland type setting, the local planning authority could be in a position to support an application. Amongst other issues, there would need to be satisfactory solutions in term of highways, waste collection and management of open spaces etc.

- 1.8. The application site lies on the edge of Pinchbeck which is a Main Service Centre and lies with walking distance of the village centre and the employment opportunities of the district's largest employment area on Wardentree Lane and, therefore, represents a sustainable form of development.

2. SITE AND SURROUNDINGS

- 2.1. The application site measures 3.42 ha and is located to the east of St Mary's Church and Church Street, and east of Spalding Road to the south of Otway House.
- 2.2. The satellite image below identifies the location of the two areas of land that make up the site and the relationship with the existing settlement.



- 2.3. Access to the site is via an existing access onto Spalding Road that serves a small single storey dwelling on the road frontage, Otway House and a farm. Once across a cattle grid from Spalding Road, the site is accessed north and south off the existing tarmac driveway.
- 2.4. The site goes largely unnoticed from the Spalding Road frontage, which is characterised by a high hedge.
- 2.5. The northern half of the application site has a variety of hedges and large deciduous trees, all of which are to be retained and which will provide the parkland like character of the site.
- 2.6. The southern half of the site has fewer trees and is slightly more open to the east.
- 2.7. The extent of the application site has been chosen to reflect the need to not impact on Otway House, which is a Grade II Listed Building.

- 2.8. In total, the application site lies behind existing development and natural boundary treatment.
- 2.9. The application site is generally flat and is well landscaped on all boundaries.
- 2.10. A selection of photographs from around the site are set out below.



Looking from the existing access road north, towards the northern part of the site.



Looking south from the proposed access route into the southern part of the site.



Looking north west from within the northern part of the site with the coniferous hedgerow on the northern boundary of the site.



Looking north from the southern half of the northern part of the proposal.



Looking at the site entrance from Spalding Road.

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 SG 15 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. The northern section of the proposed development lies inside the Pinchbeck Conservation Area. LP policy EN7 considers new development in conservation areas.
- 3.8. 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

- 3.9. The second draft of the new Local Plan that will replace the 2006 plan completed its consultation exercise on the 12th August 2016.
- 3.10. The site was not considered suitable for inclusion within the emerging local plan principally because the standard range of densities applied to all sites under consideration would have resulted in a detrimental impact on the character of the area. This proposal seeks to address those concerns with a considerably lower density enabling a parkland type

development which offers the potential for self-build individual dwellings to be constructed with designs to a high standard.

- 3.11. 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.

3.18. The development provides an excellent opportunity for those in the district wishing to undertake self-build and custom build projects in accordance with the Self-Build and Custom Housebuilding Act 2015.

4. DESIGN

Use

- 4.1. The application site is overgrown, uncultivated land that has not been in productive use for many years. Having regard to the irregular field pattern, the presence of trees and hedges and the poor quality land, there is little likelihood of the land being used for agricultural production.
- 4.2. Development of the land 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 layout submitted as part of the application proposal shows how the site could be developed with 16 large detached dwellings set in expansive curtilages, served by private drives. This form of development will enable views between dwellings and also the retention of all the natural site features. This form of development will result in no detrimental impact on the reasonable amenity of adjoining occupiers or the character of the area.

Amount

- 4.4. The proposed development for up to 16 dwellings on 3.42 ha results in a density of under 6 dwellings per hectare. This very low density results in a form of development that responds to the character of the area and represents an amount of development appropriate to the area.
- 4.5. The indicative layout plan 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, in particular, retaining undeveloped space around Otway House.
- 4.6. Having regard to the spacious nature of the development, it is not proposed to incorporate Public Open Space into the proposal.
- 4.7. There is access to public footpaths beyond the site boundary and this is shown on the indicative site plan.
- 4.8. The submitted Heritage Impact Assessment concludes that there is no detrimental impact arising from the amount of development proposed.
- 4.9. There would be no detrimental impact on any ecological interests or the existing trees within the site or the immediate area.

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

Layout

- 4.11. The indicative layout shows how the site could be developed, having regard to the character of the area and the relationship with existing dwellings, most notably Otway House. Despite the applicant owning land in addition to that which forms part of this application, the extent of land to be developed has been kept away from Otway House in order to avoid detrimental impact on the heritage asset.
- 4.12. The proposal indicates the construction of 7 dwellings in the northern part of the site and 9 in the southern part.
- 4.13. The indicative layout has been informed by the Heritage Impact Assessment and this is presented as a separate document in support of the proposal.
- 4.14. It is anticipated that the layout of the proposal will take the form of larger detached dwellings set in a parkland type setting served by private driveways. The site is suited to this type of development which will present a softer edge to the periphery of the settlement.

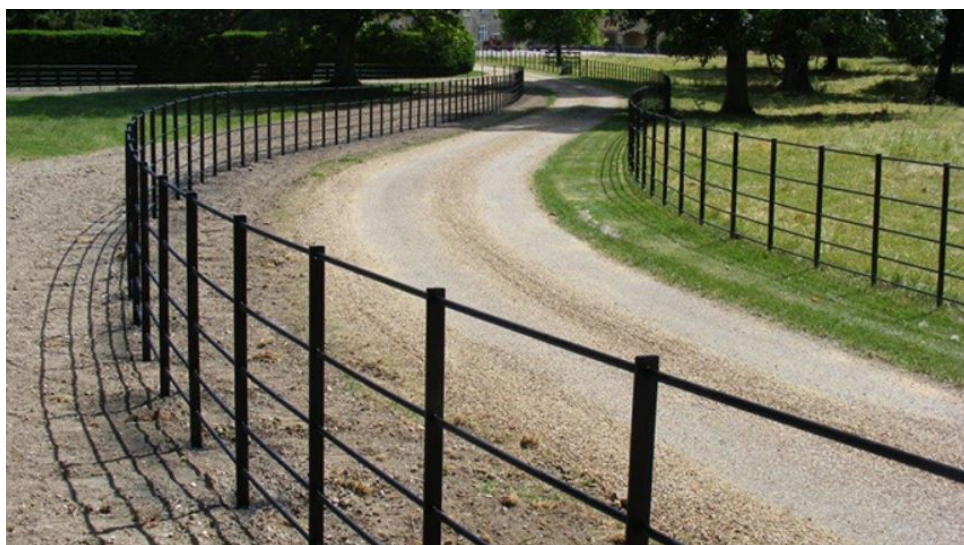
Scale

- 4.15. The character of development to the west of the southern section of the proposal consists of larger properties set within large curtilages. This relatively modern estate type development and the relationship with the proposal is limited due to the intervening Spalding Road and tall hedges adjacent to the carriageway.
- 4.16. The development to the west of the northern element of the proposal consists of St Mary's Church and the variety of development that fronts onto Church Street.
- 4.17. The proposed development will be two storeys, as the accompanying Flood Risk Assessment concludes that single storey development will not be permitted and, in addition, it is suggested that single storey development would not be an appropriate form of development having regard to the character of the area.

- 4.18. 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.
- 4.19. 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 due in the main to the significant gaps between both the proposed dwellings but also those around them.

Landscaping

- 4.20. The site is very well landscaped with some large tree specimens, especially in the northern part of the proposal. There are also field hedges which need maintaining as part of a wider Landscape Management Plan. A formal management arrangement will have the added benefit of retaining and enhancing local biodiversity. The details of the landscaping will form part of the Reserved Matters application in the event that planning permission is granted to establish the principle of development.
- 4.21. The masterplan has been informed by the Arboricultural Report that accompanies the application.
- 4.22. Boundary treatments will be important in defining the character of the development and it is anticipated that for the private driveway that serves the northern part of the site wrought iron estate type fencing will be used such as that exemplified below.



Appearance

4.23. The proposed development, especially that to the north, will have to preserve or enhance the character of the conservation area which means that the development must have at least a neutral impact. Clearly there is the opportunity to design a range of dwellings that will enhance the character and appearance of the area and, ultimately, this will be the subject of a Reserved Matters application in the event that planning permission is established for the principle of development.

4.24. Some examples of possible architectural styles can be seen below.





- 4.25. There may also be the opportunity to construct some more contemporary housing.

Heritage Impact Assessment

- 4.26. 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.
- 4.27. 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.
- 4.28. Historic England is the relevant statutory consultee on heritage matters and provides advice on plan-making and decision-taking in the planning system. This advice is not an alternative to, and should be read in the context of, national policy and guidance.
- 4.29. Emphasis is placed on the fact that Historic England does not seek to prescribe a single methodology and that alternative approaches may be equally acceptable, provided they are demonstrably compliant with national policies and objectives.

- 4.30. Historic England has published Good Practice Advice in Planning Notes (GPAs). The purpose of these GPAs is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related Planning Practice Guidance (PPG).
- 4.31. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives; Historic England recommend using the '5- step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset:
1. Identification of heritage assets which are likely to be affected by proposals.
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset.
 3. Assessing the effects of proposed development on the significance of a heritage asset.
 4. Maximising enhancement and reduction of harm on the setting of heritage assets.
 5. The final decision about the acceptability of proposals.
- 4.32. GPA3 reiterates the NPPF in stating that, where developments affecting the setting result in 'substantial' harm to significance, this harm can only be justified if the development delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).
- 4.33. A comprehensive Heritage Impact Assessment accompanies the application.

Access

- 4.34. There is an existing access into the site from Spalding Road which serves Otway House and a farm. Early discussions with the local highway authority has indicated that the use of the existing access is acceptable in highway terms. There is good visibility in both directions and the road is subject to a 30mph speed limit.

- 4.35. There is a footway along the entire site frontage linking the access to both Pinchbeck village centre and the Wardentree Lane industrial area. There is also a bus stop close to the junction of Spalding Road and Wardentree Lane.
- 4.36. It is proposed that the development will be served by private unadopted roads. This will be in order to reduce the impact of traditional adopted estate roads with associated footways on the character of the area and the development.
- 4.37. The proposal is acceptable in highway terms and accords with LP Policy SG15.

Other Material Considerations

- 4.38. A management company will be set up to deal with the maintenance of communal landscaping, access roads and refuse collection.

5. CONCLUSIONS

- 5.1. The proposal will result in the development of a low density, quality housing development that will present an opportunity for self-build houses that other more traditional developments based on higher density could not deliver.
- 5.2. Pinchbeck Parish Council has supported the scheme at the pre-application stage and the proposal remains unchanged following this consultation. There is also the opportunity to extend the cemetery of St Mary's Church into the site.
- 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 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 all necessary specialist reports which demonstrate that there are no technical reasons why the site cannot be developed for housing.
- 5.7. A low density housing development with quality designs will have a positive impact on the character of the Pinchbeck Conservation Area and cater for a type of housing not seen elsewhere within the village.
- 5.8. 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.

Appendix A

Pinchbeck Parish Council letter



PINCHBECK PARISH COUNCIL



Mrs. B. Camps, Parish Clerk, 4 Rotten Row, Pinchbeck, Spalding, Lincs. PE11 3RH
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6th May 2016

Dear Lewis,

Re: Proposed Residential Development – Land to North and South Otway House, Pinchbeck

Following our recent telephone conversation and exchange of emails, we would wish to take this opportunity to update regarding the proposals that you submitted for the development of land to the north and south of Otway House, Spalding Road, Pinchbeck.

Our plans together with drawings 776-4-MP01 and 776-4-MP01-2 have been presented to the Pinchbeck Parish Council and all of the members' present unanimously lent their support to this project. We therefore look forward to receiving the plans for our comments of support from the Planning Department of South Holland District Council

If we can be of any further assistance, then please do not hesitate to contact us.

Yours sincerely,

Barbara Camps
Pinchbeck Parish Council

