

Fen Properties Ltd

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Planning and Design and Access Statement
Proposed Residential Development
Redevelopment of Former Glen Farrow Premises, Land
off Spalding Road, Pinchbeck

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1. INTRODUCTION

- 1.1. This Design and Access Statement has been prepared by Robert Doughty Consultancy Ltd on behalf of Fen Properties Ltd to accompany an Outline Planning Application with means of access committed for the erection of up to 5 dwellings. All other matters are reserved for subsequent approval.
- 1.2. This is a Brownfield site within the settlement boundary located behind existing residential development. Planning permission has been granted for the development of land to the north using the same access as proposed here.
- 1.3. The application is accompanied by an indicative site layout to show how the site could accommodate up to 5 dwellings.
- 1.4. The application is supported by a Flood Risk Assessment, which considers the impact of flooding in accordance with the National Planning Policy Framework (NPPF).
- 1.5. A Protected Species Survey also considers the ecological impact of demolishing the existing buildings on site.
- 1.6. The site has been the subject of representations to the South East Lincolnshire Local Plan.
- 1.7. In the absence of a 5-year housing land supply, paragraph 14 of the NPPF applies and local planning authorities should grant planning 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...”
- 1.8. 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.
- 1.9. The South Holland District Council 5-year Housing Land Supply Assessment (February 2017) shows the Council can only demonstrate a 3.25 year housing supply.
- 1.10. This planning application demonstrates that the site is capable of being developed without detrimental impact on the character of the

surrounding area and, in the absence of any adverse impacts, paragraph 14 of the NPPF indicates that planning permission should be granted.

2. SITE AND SURROUNDINGS

- 2.1. The application site lies to the rear of existing residential development off Spalding Road and consists of vacant industrial buildings and parking and turning areas. The previous tenant of the site has relocated to the nearby Enterprise Park.
- 2.2. The application site is 0.4 hectares and currently has three unused commercial buildings: two at the site frontage with the remainder towards the eastern boundary of the site. These vacant buildings have a detrimental impact on the character of the area. The north, east and west of the site is bordered by undeveloped land, which has the benefit of planning permission for residential development. The southern boundary borders the gardens of existing residential development.
- 2.3. Access to the site is via a private roadway, which serves the rear of existing dwellings to the north and also vacant land, which has the benefit of permission for redevelopment.
- 2.4. Planning permission has recently been granted (H14-0516-14) for the erection of 169 dwellings to the north and east of the application site (with access via Enterprise Way). In addition, planning permission was granted in September 2016 (H14-0666-16) for the erection of up to 4 dwellings immediately west off the site, which will share the same access as the current proposal.

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 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 identifies 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. This is shown on the Inset Map for Pinchbeck and Spalding (March 2017) as the site is part of PIN 025.

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. The South Holland District Council 5-year Housing Land Supply Assessment (February 2017) shows they can only demonstrate a 3.25 year housing supply.
- 3.14. That presumption applies here in that the site is sustainable and there is no 5-year housing supply.

4. DESIGN

Use

- 4.1. The application site is now essentially surrounded by both existing and proposed development, with existing development to the south of the site and planning permission granted for 169 units to the north and east and up to 4 units immediately to the west of the site.
- 4.2. The site has now been vacant for some time following the relocation of former industrial use. The loss of former use and the subsequent granting of consent for residential development indicates that the most appropriate use for the site is for housing and is consistent with the character of the area.
- 4.3. As the site is currently a vacant former commercial premises, it is giving nothing to the area. It is not appealing to look at for current neighbours.
- 4.4. The site is considered suitable for development by virtue of the ongoing local plan consideration. This is shown on the Inset Map for Pinchbeck and Spalding (March 2017) as the site is within PIN 025.
- 4.5. Residential development, therefore, is an appropriate use of the site, having regard to the character of the area, and is consistent with the aims on LP policy SG1.

Amount

- 4.6. The proposed development for up to 5 dwellings on 0.4ha, which represents a density of just over 12 dwellings per hectare. This density is consistent with development that fronts on to Spalding Road.
- 4.7. The indicative layout submitted with the application shows how the site could be developed for up to 5 dwellings and also that the development would resemble the general character of development in the area. This is especially so to the west where curtilages are slightly larger and dwellings are, in the main, detached.

Layout

- 4.8. The indicative plan provided with the application shows a development of up to 5 dwellings, all with sufficient parking and private amenity space.
- 4.9. Ultimately, the layout will be shown as part of a subsequent Reserved Matters application.

Scale

4.10. The existing and proposed development in the immediate area is predominantly two storey. In the event that Outline Planning permission is granted, the scale of the proposed development will be considered as part of the subsequent Reserved Matters Application. Having regard to the conclusions in the Flood Risk Assessment, the dwellings proposed here could be either single or two storey development.

Landscaping

4.11. Having regard to the small size of the proposed development, it is likely that the majority of landscaping will take the form of planting within individual plots. This will be left to the 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 of the adjacent vacant site and to the 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 application 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. There is a bus stop close to the junction of Spalding Road and Wardentree Lane, which has multiple bus routes available and is easily accessible on foot.

4.16. Vehicular access will be from the existing private driveway that also serves a number of dwellings off Spalding Road and the recently approved permission for 4 dwellings to the north.

4.17. There is good visibility in either direction at the junction with Spalding Road, which is subject to a 40mph speed limit. The traffic associated with the proposal will be less than the existing lawful planning use of the site.

5. CONCLUSIONS

- 5.1. The proposal will result in the redevelopment of a vacant former commercial premises 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. The South Holland District Council's 5-year Housing Land Supply Assessment (February 2017) shows it can only demonstrate a 3.25 year housing supply.
- 5.4. The site is considered suitable for development by virtue of the ongoing local plan consideration. This is shown on the Inset Map for Pinchbeck and Spalding (March 2017) as the site is within PIN 025.
- 5.5. Planning permission has recently been granted for 169 dwellings on land to the north and east, with a further 4 dwellings been granted permission west of the site.
- 5.6. There is suitable access to the site and the submitted Flood Risk Assessment concludes that the site is safe from flooding. The Protected Species Survey concludes that there is no ecological value in the site that would be adversely affected, in particular, following the demolition of the existing vacant commercial buildings.
- 5.7. Accordingly, there are no technical reasons why the site cannot be developed and the proposal is consistent with the aims and objectives of the development plan.

