

**PROPOSED RESIDENTIAL
DEVELOPMENT OF 61 DWELLINGS
CROSSROADS NURSERIES
MAIN ROAD QUADRING
LINCS PE11 4PJ
FULL PLANNING APPLICATION**



PLANNING STATEMENT
Incorporating Design & Access Statement

January 2022

H A Architectural Services

The Proposal

This application seeks to obtain Full Planning Consent for a residential development comprising a scheme of 61 dwellings estate roads, public open space and landscaping on a site located in the village of Quadring.

Application Site

The application site has a gross area of 3.5 Hectares (8.65 acres) and is located in the centre of the settlement. The application site is currently occupied by a horticultural business with extensive glass house and polytunnel coverage along with hardstandings, sheds. The north/north-east area of the site is open agricultural land.



VIEW ACROSS SITE FROM NORTH-WEST CORNER

The Crossroads Nursery site currently has two vehicular access points –
Water Gate, which is the business access for goods vehicles
Main Road which is currently for customer access to the seasonal Outlet



ACCESS TO NURSERY VIA WATER GATE

Application Site cont/.....



EXISTING SEASONAL CUSTOMER ACCESS VIA MAIN ROAD

A relatively short section of the south-eastern boundary adjoins residential property including a new development to a part of that boundary currently under construction. The boundary is well screened with fencing.



NEWLY ERECTED BOUNDARY FENCE TO SOUTH-EAST BOUNDARY

It is important to note that the application site excludes the current yard, sheds and vehicular access from Water Gate. Suitably specified boundary treatment would be provided to this boundary at detail stage.

Application Site cont/.....

The south west of the site towards Main Road has a boundary with the Nursing Home.



BOUNDARY WITH CARE HOME

Main Road provides the single proposed access to the application site with the new estate road to be positioned between Stonehaven Care Home and a new dwelling which is under construction.



VIEW TOWARDS CARE HOME FROM PROPOSED ESTATE ROAD (EXISTING ACCESS TO SITE)



NEW DWELLING ADJACENT TO NORTH OF PROPOSED ESTATE ROAD ACCESS

The remaining perimeter of the site along the western boundary is established with a mixture of screen fencing, walling, hedging and tree screening.



EXISTING BLOCKWORK BOUNDARY WALL REAR OF No.125 MAIN ROAD



TYPICAL EXISTING SCREENING TO WESTERN BOUNDARY



SIDE BOUNDARY OF ADJACENT DWELLING No.131 MAIN ROAD

Application Site cont/.....

An open watercourse separates the north-west portion of the site from two residential properties.



OPEN WATERCOURSE BETWEEN SITE AND REAR GARDENS OF EXISTING DWELLINGS



EXISTING SCREENING BETWEEN APPLICATION SITE AND No. 131 MAIN ROAD



**VIEW TOWARDS REAR GARDEN OF No.131a MAIN ROAD
(EXISTING BUNGALOW LOCATED BEYOND CONIFER SCREEN)**

The Settlement

Quadring is classified as a Minor Service Centre in the Settlement Hierarchy and is located along the A152 between the nearby settlements of Gosberton and the Main Service Centre of Donington to the north-west. The village benefits from a Post Office & Convenience Store, Public house, Restaurant, Church, Primary School and it is located along a bus route which provides public transport to larger settlements in the region.

Planning History

The only recent Planning Application of relevance to this current proposal relates to the 'Erection of One Dwelling with single detached garage and repositioning of Nursery Access'

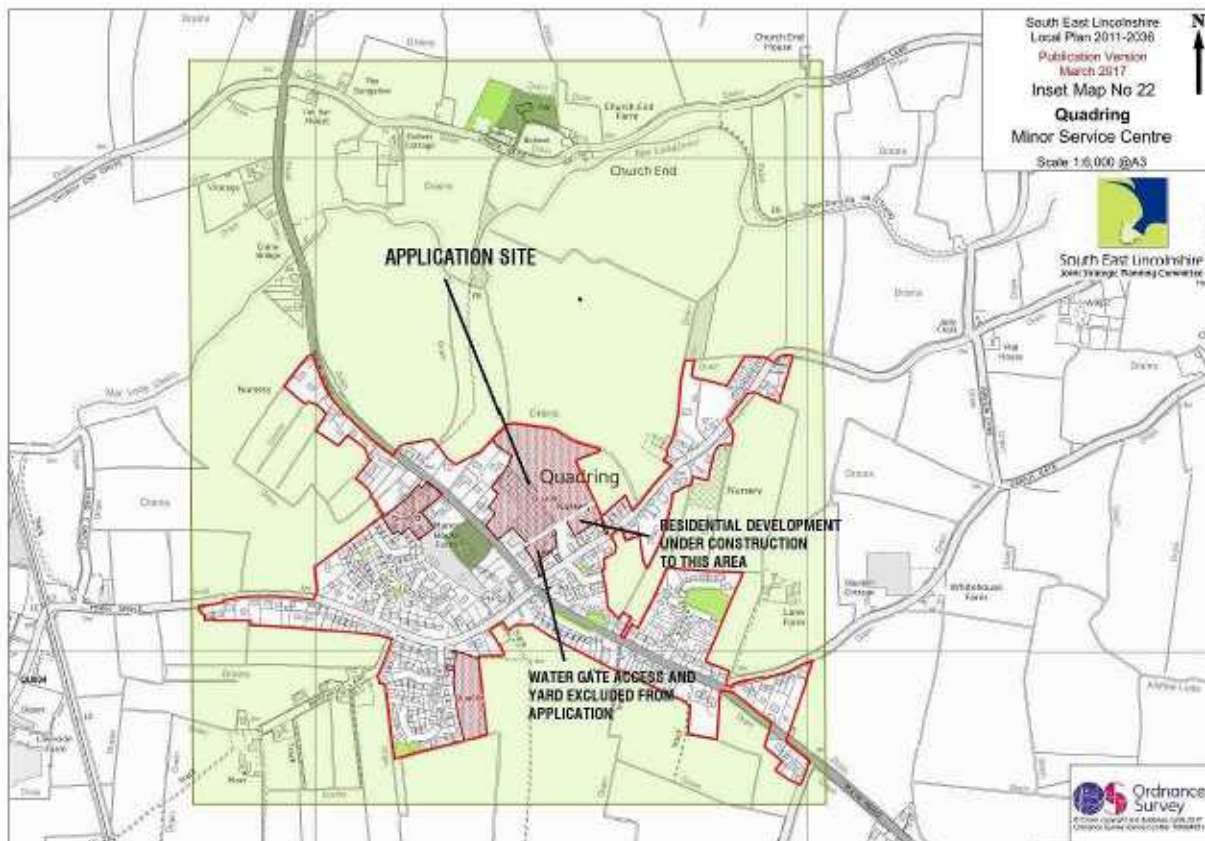
This proposal was approved 23rd April 2015 under LPA ref H15-0207-15 and refers to a part of the original site frontage onto Main Road.

That consent is extant and demonstrates that suitable vehicular and pedestrian access is achievable and deliverable to serve the current application site.

Visibility splays of 2.4m x 90m were indicated and this technical element remains achievable to now serve a residential development rather than the horticultural business activity that will cease on this site.

SE Lincs Local Plan 2011 - 2036

The emerging SE Lincs Local Plan is now nearing adoption and the Application Site now proposed has been consistently identified in that Local Plan process as a preferred site for **Housing Allocation** (ref Qua 003). Its central location to the village and the relatively limited frontage onto the Main Road whereby its visual impact will be minimal mean that it is the most logical of the available sites in the settlement to deliver the identified housing for the Plan period to 2036.



Study of the Publication Version Inset Map will show that part of the 'Allocation Site' has been omitted from this Application.

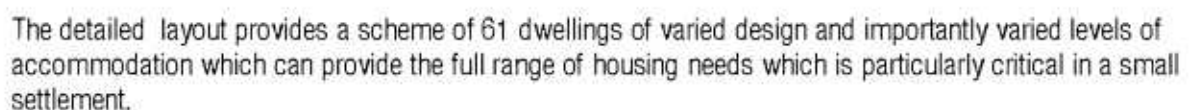
A portion of the site with access from Water Gate is already under construction providing a self contained residential development of 4 dwellings.

Also, the existing commercial access to the Nursery premises which is located off Water Gate is also excluded from the current application. This will leave the business with a yard area, office building and storage sheds. The access also serves third party property that fronts Water Gate which will remain unaffected by the proposal.

It is considered that the residential development is best served by a single access point located along the Main Road at a point that has already been established as meeting Highways criteria for visibility etc. This arrangement will also provide safe and convenient access for residents of the new development and their visitors.

The potential housing delivery from Qua003 in the site assessment is shown as 83 dwellings on the larger site area of 4.15ha. With the reduced site area now proposed we are considering a potential scheme of 61 dwellings on a site of 3 ha which equates to 20 dwellings per hectare, based upon gross site area, including public open space. This is considered to be appropriate in a village settlement.

The Scheme is as indicated below
re-developed to make a positive contribution to the settlement.



Dwellings of varied scale and elevation look over the green with short length roadways leading away from the 'horseshoe' form of main estate road.

There is ample separation distance between new and existing to protect the amenity of the respective properties and where perimeter screening / fencing is deemed to be inadequate then a detailed scheme of boundary treatment will address any such issues.

The public open space not only provides identity and character to the scheme it also serves to discretely accommodate the required surface water drainage strategy that is an essential component of the development.

The SE Lincs Local Plan expects significant residential developments of this scale to include an element of Affordable Housing which is identified as being 25% of the total scheme. The details of those units such as size, tenure and location and their delivery in conjunction with a Registered Housing Provider will be determined as part of the application.

The Scheme Cont/.....

Landscaping and external materials will be sensitively specified to produce an attractive scheme that makes a positive contribution to the village environment.

The public open space, and potential facilities provided within it, will be subject to formal adoption by a suitably structured Management Company to ensure maintenance and suitability for safe use by all residents of the development and the surrounding area.

Technical Considerations

A topographical survey has been undertaken to accurately ascertain the extent and levels of the site. This has informed the Flood Risk Assessment and Drainage Strategy that support this application.

Highways

As mentioned earlier the site is to be accessed from the Main Road by a new estate road to a specification to be agreed with LCC Highways. The recently approved access position has already demonstrated suitability in terms of widths and visibility splays.



EXISTING ACCESS FROM MAIN ROAD – (VIEW NORTH-WEST)



VIEW SOUTH EAST FROM ACCESS

The majority of the dwellings will have direct frontage onto an adoptable estate road with private driveways kept to a minimum. Street Lighting within the development will be to LCC Specification.

Flood Risk & Drainage

Flood Risk

A Flood Risk Assessment has been commissioned for the site and is submitted with this application to demonstrate the suitability of the site for housing development.

The recommendation within that Report is that new dwellings have finished ground floor levels located at approx. 300mm above the average existing ground levels. It is not considered that this will have a material impact on adjacent property either by way of privacy or potential run-off.

Where areas of the site fall within Flood Zone 1 it is considered that this provides an opportunity to provide some single storey homes within the scheme and the positioning of single storey buildings on sensitive / open aspect boundaries will help to minimise the impact of the overall development on adjacent properties and particularly the open countryside to the north.

Foul Drainage

There is existing Anglian Water foul sewer apparatus in Main Road which is envisaged will be suitable to service the development.

Surface Water Drainage

It is now recognised that an appropriate strategy for surface water drainage for residential development should be considered at an early stage.

A detailed surface water drainage strategy accompanies this application and demonstrates that the development can be implemented in accordance with all current principles of sustainable urban drainage to the satisfaction of the relevant authorities.

Utilities

It is understood that main services such as water, electricity, gas and bt are available to serve the development.

Refuse Collection

It is considered that the scale of development will ensure that adoptable roads can serve almost all of the development ensuring that refuse collection meets the criteria established by the Local Authority. Where short lengths of private drives are considered these would be suitably designed to make sure that refuse collection is conveniently yet discretely sited to avoid potential unsightly impact on the neighbourhood.

Conclusion

This Application seeks to progress the deliverability of a significant residential development on a 'preferred Allocation site' in the village of Quadring.

The current owners of the site have actively promoted this site as being suitable for redevelopment and if the proposal comes to fruition this will enable them to vacate the village centre site and concentrate on expansion of their nearby premises which is on the periphery of the village. This commitment to the village by a local long-established privately owned Horticultural business will provide continued local employment.

The provision of housing in the centre of the village where infrastructure is more established will provide a much needed mix of housing type, size and value and it is hoped that the future residents will make use of the existing facilities that Quadring has to offer and protect their valued contribution to the village.

It is hoped that the Local Planning Authority will welcome this application that brings forward the intention expressed and promoted during the Local Plan process over recent years.

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