# Design and Access Statement
# Planning Statement

Residential development (31)
Land east of St Margaret's
Quadring
Lincolnshire
(Revised proposals following H15-1066-21)

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# 1.Introduction

Residential development (31), Land east of St Margaret's, Quadring, Lincolnshire (Revised proposed following H15-1066-21)

1. The Town & Country Planning (Development Management Procedure)(England) Order 2015, requires certain types of application for planning permission to be accompanied by a **Design and Access Statement**. This statement has been prepared in line with relevant national guidance. It conforms to the advice set out in national guidance, and has been prepared in accordance with best practice guidance on the preparation of such statements. Regard has also been paid to the development plan and national planning policy guidance, and in particular the **South-East Lincolnshire Local Plan** and the **National Planning Policy Framework**.

2. The statement comprises the following main elements;-

3. Firstly, a description of the **proposed development** and its location

4. Secondly, the **Site Appraisal** section examines the physical context. The design solution for the site has been based upon a full and thorough understanding of the site and the surrounding area. Site appraisal forms a fundamental part of the evaluation process.

5. Thirdly, the **Planning Considerations** section considers the planning issues arising from the proposed development with particular regard to development plan policies.

6. In section 5, the **Design Component** sets out the design principles and concepts that have been applied to the proposed development. It describes how the physical characteristics of the scheme have been informed by robust site appraisal, assessment and evaluation. The resulting design principles that emerge from that appraisal process are considered under the headings of **Use**, **Amount**, **Layout**, **Scale**, **Landscaping**, and **Appearance**.

7. In Section 6, the **Access Component** explains the approach that has been adopted in relation to accessibility. It describes how relevant **development plan policies** have been taken into account. **Consultations** undertaken are outlined. It describes how prospective users will gain **access to the development** from the existing transport network and, why points of access have been chosen. It also considers **equality of access**; how everyone can get to and move through the proposed development on equal terms regardless of age, disability, ethnicity or social grouping.

8. Finally, the **Conclusions** section outlines how the proposed development conforms to good design principles.

9. **This is a revised and updated version of the Design & Access Planning Statement prepared in connection with application ref: H15-1066-21 for 36 dwellings on the site. Following discussions with the Council, that application has been withdrawn and revised proposals for 31 dwellings on the same site have been prepared. This statement relates to these revised proposals.**

9. The application, which is full planning application proposes the erection of 31 dwellings comprising 27(no) two-storey dwellings (12 x 2-bed,13 x 3-bed and 2 x 4-bed) and 4(no) single-storey 2-bed dwellings; a mix of detached, semi-detached and terraced units, located to the east side of St Margaret's, Quadring, and to the north of dwellings set on Main Road. To the north east are the farmhouse and farm buildings of Lane Farm, accessed from Main Road; the driveway running alongside the eastern site boundary. The site has an area of approximately 1.03ha.

10. The existing dwellings along the northern part of St Margaret's, are set around an area of public open space, which includes children's play equipment. This open space area abuts part of the western boundary of the site. The remainder of the western boundary, and the southern boundary are defined by the rear / side boundaries of St. Margaret's and Main Road properties. To the east and north is open farmland.

11. The application site has an elongated rectangular form, with a spur extending westwards mid-way along the western boundary to connect with a turning head on St. Margaret's. There is a similar short spur in the south-eastern corner, extending up to the Main Road / Sarah Gate junction. The site is generally level and contains no features of note.

12. The site is located outside of the defined settlement boundary for Quadring. However, under planning application ref: H15-0289-17, outline planning permission was granted, in February 2019, for a residential development of 'up to 34 dwellings' on the site. Indicative plans submitted with that application identified the development served from an extension of the southern St. Margaret's spur, with an estate road running north-south through the site with dwellings fronting onto the road and set around the turning head. The plans also identified an area of open space set between the new estate road and the existing open space area

13. The application proposals comprise an alternative scheme of development for the site. Access to the site is gained in a similar manner from St. Margaret's, with a similar north-south running estate road set within the site, and dwellings fronting onto it and around the turning areas at each end of the site. An open space area (that will also serve as a surface water attenuation area) is located at the northern end of the site, alongside a new pumping station. An open space area is proposed centrally within the site, at the junction of the new estate road and the spur leading from St. Margaret's. A footpath link runs from the southern turning head southwards onto Main Road. The proposed dwellings adopt a varied style, form and materials palette, and in their relevant context are appropriately designed and will complement the existing built form. The current proposals, for 31 dwellings, comprise a revised version of an earlier (now withdrawn) application submitted in 2021, for 36 dwellings (H15-1066-21). The revisions, whilst adopting similar design principles have reconfigured the open space / attenuation arrangements at the northern end of the site (to accommodate the pumping station) and have enlarged the central open space and, and added the footpath connection to Main Road. Overall dwelling numbers have reduced from 36 to 31. The revisions demonstrably respond to a number of issues raised by the Planning Committee as part of their deliberations upon the earlier application. Notably;

    - ❖ Overall dwelling numbers have reduced from 36(no.) dwellings to 31, with a larger proportion of semi-detached units.
    - ❖ Site levels have been reduced by the introduction of a pumped drainage system.

- ❖ The open space area adjacent the existing open space area has been increased in size. The applicant is willing for this area to be adopted by the Parish Council as part of the wider adjoining open space area.
- ❖ Revised layout which ensures all plots either have within-plot parking or parking immediately adjacent to the plot to which they relate.
- ❖ Enhanced outlook onto Sarah Gate to the south-east. Dwellings re-orientated and greater landscaping to boundary.
- ❖ Enhanced landscaping throughout the development

14. Having regard to the previous planning consent on the site, the proposed development is considered appropriate and raises no new, substantive planning policy issues that would justify the withholding of consent.

15. The particulars of the application are considered in further detail within this Design and Access Statement. For clarity they are summarised below;

| USE: the use or uses proposed for the development and any distinct development zones within the site identified |
|---|
| The application proposes residential development upon the site. The site comprises agricultural land, adjoining the built-up area of Quadring. The site is flanked to the west by existing housing development. Whilst located beyond the defined settlement boundary for the village (as defined in the South East Lincolnshire Local Plan) the site has previously been granted outline planning permission (in February 2019) for the erection of 'up to 34 dwellings'. This consent is a relevant and material consideration in the consideration of alternative development proposals for the site. The principle of residentially developing the site has been established and it is considered that these detailed proposals, which do not exceed the amount of development specified within the earlier outline planning permission will not give rise to any material harm that would justify the withholding of consent. Residential use of the site is consistent with the predominantly residential characteristics of the locality, and will not materially impact upon the character and appearance of the locality. The development thus has no implications in terms of use. |

| AMOUNT OF DEVELOPMENT: the amount of development proposed for each use |
|---|
| Thirty one dwellings are proposed upon the site, comprising 27(no) two-storey dwellings (12 x 2-bed,13 x 3-bed and 2 x 4-bed) and 4(no) single-storey 2-bed dwellings; a mix of detached, semi-detached and terraced units (this represents a reduction of 5(no.) dwellings compared to the earlier (withdrawn) proposals for 36 dwellings submitted under H15-1066-21). The site has an area of approximately 1.03ha. The earlier outline planning permission (H15-1039-17) contained no prescriptive conditions about the form and layout of any development. It referenced 'up to 34 dwellings', 3 more units than are currently proposed. This scale and amount of development can be accommodated without impacting upon the character and appearance of the wider locale, or upon adjoining residential amenity. The application proposes a mix of house types and sizes in line with policy requirements (Local Plan Policy 17). The development layout is consistent with the established pattern of frontage development and the density of development in the locality. Having regard to the characteristics of adjoining development, the proposals are considered to represent an appropriate scale and density of development which will not detract from the character and appearance of the locality. |

## LAYOUT: an indicative layout with separate development zones proposed within the site boundary where appropriate

The proposed layout is included with the application. The site access is formed off the end of an existing St Margaret's turning head. The estate roads runs eastwards into the centre of the site, where it branches north and south. Dwellings are set alongside this initial spur and alongside the north-south running principal road. At the southern end the road terminates at a turning head – now including aa footpath connection southwards onto Main Road. Running northwards, the road extends up to an open space an area at the northern end of the site that doubles as a shallow attenuation area. Adjoining the attenuation area, on its western side is a pumping station. A number of dwelling units front onto this open space area. A second open space area is set at the junction of the new north-south running estate road and the spur leading from St. Margaret's. The predominant arrangement is of frontage properties, which reflects the pattern of the wider locale. The development as such reinforces the locally distinctive pattern of development that exists, complementing the character and appearance of the locality. The revised proposals in this case adopt similar layout principles to that comprised within the earlier application (H15-1066-21). The principal changes related to the treatment of the open space / attenuation area at the northern end of the site, and the enlargement of the open space area in the central part of the site. Drainage swale design, along the western side of the estate road, has resulted in some adjustments to dwelling siting.

## SCALE PARAMETERS: an indication of the upper and lower limits for height, width, and length of each building within the site boundary

Development in the locality, in particular around the open space area at the northern end of St. Margaret's, comprises a mix of single storey and two storey properties, in a fairly random arrangement. The proposed development similarly contains a mix of single and two storey properties.

## ACCESS POINTS: an area or areas in which the access point or points to the site will be situated

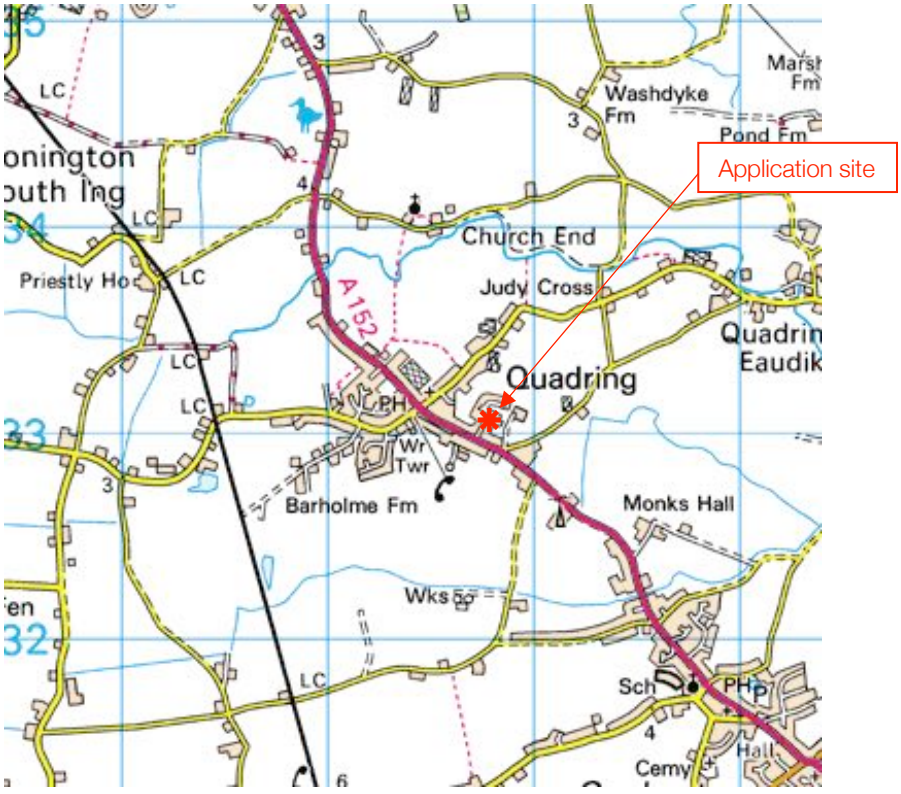
The development will be accessed from a continuation of the existing arm of St. Margaret's which extends around the southern side of the open space area. This road presently serves four dwellings, and it is proposed to extend the road eastwards into the main body of the site, with spurs then leading northwards and southward. The proposed development can be satisfactorily served from an extension of the existing road hierarchy. The junction of St. Margaret's with the A152 Main Road enjoys good visibility in both directions and no junction capacity issues arise in this case. Local services and facilities are accessible from the site, and regular public transport services run along Main Road. The proposals now also include a footpath connection from the southern turning head southwards onto Main Road, which enhances pedestrian accessibility to village services and public transport.

16. The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. Good design, the guidance states, is a key aspect of sustainable development, is indivisible from good planning and should contribute to making places better for people. Inclusive design, the guidance emphasises, goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

17. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.

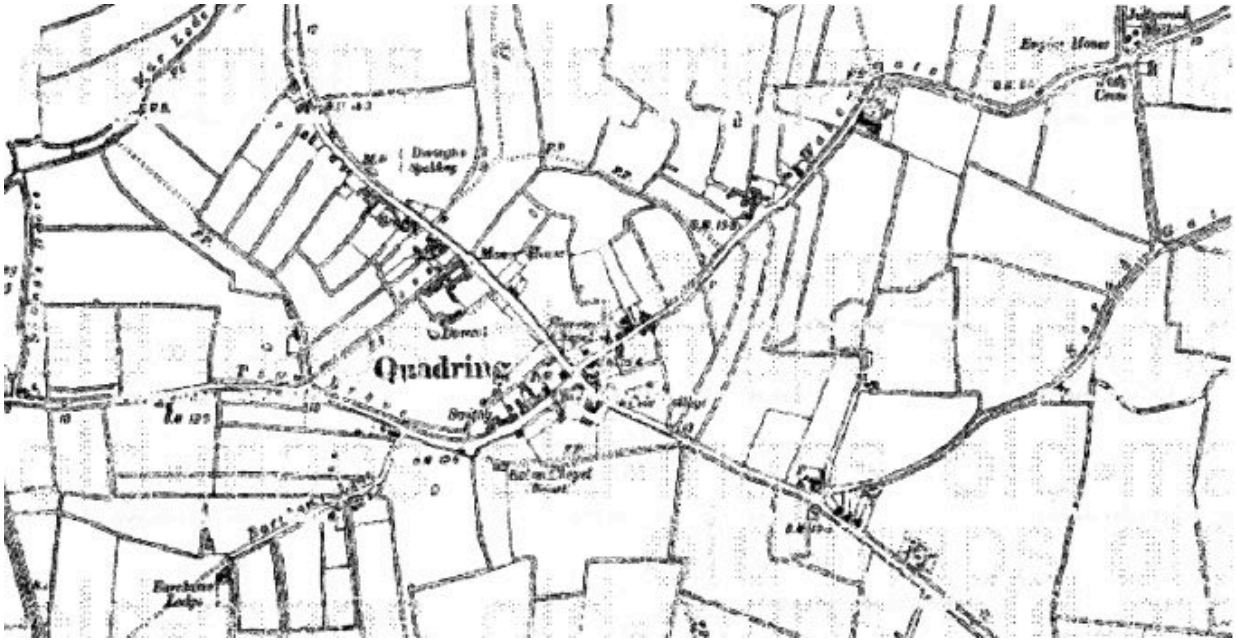
## The application site and the surrounding area

18. The application site is situated in the village of Quadring. Quadring comprises a typical fenland settlement set alongside the A152 Spalding – Donington Road. The village, which has a population of approximately 800, is located approximately 12km north of Spalding and 3.5km south of Donington. Boston is located approximately 20km to the north-east.




Map extract showing Quadring and the location of the application site

19. The village is essentially set around a crossroad junction of the A152 and side roads leading north-eastwards to Quadring Eaudike and south-westwards towards Quadring Low Fen. Development has extended in ribbon fashion along each of these roads, with some depth development to the rear, and a measure of infilling between the arms. Sporadic development continues along these roads, notably along the A152 northwards towards Donington and south-eastwards towards Gosberton.




1906 map: Quadring

20. Historic mapping from the turn of the 20th century identifies a sparsely developed settlement form, with development clustered around the crossroad junction, and a fragmented pattern of development extending out along the arterial routes.

21. The 20th century witnessed a significant expansion of the village, notably in the post-war period. Significant consolidation and expansion of the built-form has occurred, although the focus remains upon the central cross-roads. The settlement today is now dominated by those extensive post-war interventions, with a dilute sprinkling of traditional fenland properties interspersed amongst ribbon and small estate developments, and large scale horticultural uses.

22. Whilst a distinct community, with a number of attractive period fenland style properties (typically render or brick finished balanced cottage forms, with steep pitched pantiled roofs) and a range of community services and facilities, the dominant characteristics of the settlement are frontage development forms spanning the post-war decades, small residential estates, with forms and compositions similarly reflecting changing styles and patterns of housing estate development, and uncoordinated ribbons of development with little cohesiveness in terms of style, architecture and form. The village displays a broad palette of fairly generic building styles and forms, typically reflecting the era of construction. Few of these buildings could be described as adopting vernacular fenland typologies. However, such characterisations are by no means unique to Quadring; these are in many respects typical of the 21st century fenland landscape.

23. The images below paint a broad picture of the streetscape of Quadring.




Google Street View photographs of Quadring, illustrating a diversity of predominantly post-war, frontage development

24. Set to the north of the A152 Donington – Spalding road, on the eastern fringes of the village is St. Margaret's, an estate of approximately 30, mainly semi-detached dwellings. As the aerial photograph below illustrates, the estate, which comprises a single lead road splitting around a large public open space area, is surrounded on three sides by open agricultural fields and sits somewhat at odds with the frontage development fanning out from the central crossroads. This form is however by no means unique, with similar estate forms leading from Town Drove (Casswell Drive and Boyfields) and Watergate (Charlotte Walk).




Aerial view of Quadring, identifying the St.Margaret's estate (in yellow) and the application site (in red), which is surrounded by open fields and sits somewhat at odds with the linear settlement form.

25. The estate is composed of local-authority type housing stock, typically of red-brick construction under hipped, concrete tiled roofs. Typical of their era, the buildings, particularly on the initial road section leading off the A152 Main Road, adopt a formal geometric pattern, with a linear arrangement of dwellings set either side of a road-dominated layout. In common with other parts of the village, the established nature of the built development has resulted in a strong landscape influence, with mature, domestic-scale planting and strong roadside hedges. Many of the properties have been the subject of alteration and additions, which has to an extent, diluted the uniformity of the buildings. The view northwards from the A152 is notable for a balanced pair of mature trees at the northern end of the leader road, and views of a large open space area beyond.

26. A defining feature of the St. Margaret's estate is the 0.4ha hectare area of public open space set at the northern end of the principal road leading off the A152. The road diverges around the open space (with a small cul-de-sac off-shoot to the west), with dwellings arranged around the open space on its northern, western and southern sides.




View northwards from A152 along St. Margaret's

27. The dwellings set around the level open space area comprise a varied mix of uniformly designed single storey and two storey semi-detached properties. These adopt generic, standardised forms, with red-brick finishes and concrete tiled roofs. The open space area incorporates a children's soccer pitch with goal-posts, as well as an extensive range of modern play equipment around its periphery.




Overview of St Margaret's open space looking east towards open undeveloped side

28. A feature of the estate is its open frontage to its eastern side. Whilst the estate is neatly framed by dwellings to its southern, western and northern sides, its eastern flank is open in form, defined by a high chain link fence beyond which are open arable fields. This vista is generally unremarkable, the adjoining field being fairly limited in depth, with views beyond to sporadic built development set along the A152. The vistas from this open frontage add little to the overall character of the space, and does not provide any expansive open or attractive views of adjoining countryside. This undeveloped side to the estate represents a weak element in the otherwise orderly and attractive arrangement of the estate.




View eastwards from northern arm of St. Margaret's. This illustrates the limited views across the adjoining countryside, with the built form of Gosberton in the background.

29. The application site in this case comprises the parcel of land set to the east of St. Margaret's. The site comprises an agricultural field, and has an area of approximately 1.03ha. The roughly rectangular site runs has an east-west width of approximately 48m and a north-south depth of just over 200m. On its eastern side the site extends up to an agricultural track leading from the A152 to Lane Farm, beyond which are open fields. The farmhouse and farm buildings are located to the north-east of the site. To the west, the site is bounded by the side and rear boundaries of St. Margaret's properties. To the south it is bounded by the rear boundaries of Main Road dwellings. To the north, the site is bounded by open agricultural land. Also included within the application site is a short westward running spur running off the western side of the main body of the site, that connects with the estate road skirting the southern side of the open space. A similar spur runs off the south-eastern corner of the site, extending up to Main Road.



Overview of the application site and surrounding development. The application site is outlined in red.

30. The site is level and contains no distinguishing features. The site has some visibility from public vantage points. Whilst the site is visible from the open frontage of the road to the south-east (Sarah Gate) leading to Quadring Eaudike, from this vantage point, the site is viewed in the context of the existing St Margaret's development and the nearby Lane Farm. There is no material visibility of the site from the principal A152 running through the village; indeed, the whole St Margaret's development is generally screened from view. Whilst the general form of the estate is somewhat at odds with the simple linear form of the settlement, its overall impact upon the character and appearance of the village is very limited.

31. Whist architecturally the buildings surrounding the St Margaret's open space are modest, unadorned structures that make little concession to traditional architectural styles and idioms, the locale is nevertheless not without attraction. The quality of the locality is very much defined by the large area of open space. The open space is surrounded on three sides by buildings fronting onto the space. The open east facing frontage to the space adds little to the quality of the space, lacking as it does any important or visually attractive views. This open frontage is a weak element of the composition, and it is considered desirable in planning and visual terms to enclose and more robustly define the space by further built development along the eastern edge of the space. Given that the existing space is surrounded by a combination of single and two storey properties, in no strictly defined pattern, it is considered that this (random) pattern of buildings could essentially be repeated along the eastern flank. There is a road access point leading close to the western boundary of the application site (to the south of the open space), which offers the potential to extend the existing built form from St. Margaret's.

32. The application site has a recent planning history. Under planning application ref: H15-0321-10 planning permission was granted for the erection of 12 affordable dwellings on the central portion

of the site, to the east of the existing open space area, and served by an extension to the spur skirting the southern side of the open space. This planning permission was renewed under permission ref: H15-0527-13. This permission has now lapsed.

33. Under planning application ref: H15-1039-17, outline planning permission, with all matters reserved, was sought for the erection of 'up to 34 dwellings', on the present application site. An illustrative plan submitted with the application identified the St. Margaret's southern spur extended eastwards into the main body of the application site, before splitting northwards and southwards and running centrally through the site. Semi-detached and terraced dwellings were arranged alongside the roads and turning heads. An area of open space was identified alongside the existing open space area in the central portion of the site, west of the main spine road. Planning permission was granted for the development in February 2019 although the consent has recently expired.




Extract of illustrative block plan submitted as part of planning application ref: H15-1039-17, identifying 34 dwellings on the site

34. At the time of this recent consent, the site was seen to be located outside of the built-up part of the village, in a location where new residential development would not normally be supported (hence the earlier consents for exceptions affordable housing in 2010 and 2013). However, at that time, the Council was unable to demonstrate that it had a deliverable 5-years supply of housing land, and consequently the presumption in favour of sustainable development was engaged and planning permission was therefore granted.

35. The outline planning permission established the principle of developing the site. The planning permission referenced 'up to 34 dwellings', although there appears to be no technical or development plan considerations that make that figure an absolute ceiling to the amount of development that can be accommodated on the site. Whilst the disposition of the access road shown on the illustrative block plan is perhaps the most logical general arrangement, there appears to be some scope for alternative dwelling arrangements alongside a north-south running principal

road and the spur leading from St. Margaret's. Equally there may be some flexibility in terms of the location of the open space area within the development.

36. Based upon an appraisal of the site and the locality, we have previously identified that the following design considerations should inform the development of the site;-

- ❖ Quadring comprises a relatively large fenland settlement set around a cross roads on the A152 Spalding-Donington road. The village is typical of many fenland villages in the area, with a limited number of traditionally designed dwellings and buildings, and a broad and diverse range of predominantly post war development. For the most part that development comprises frontage development forms, with no uniformity in terms of form, design or materials. There are also some examples of small estate developments set to the rear of frontage development and between the four principal arms of the village.
- ❖ St. Margaret's comprises one such estate, located at the eastern edge of the village. The estate comprises a limited range of local authority type housing. The application site, which benefits from an extant outline planning permission, is set directly to the east of the estate. To the south are dwellings on Main Road.
- ❖ The existing buildings surrounding the site adopt generally generic forms, with little concession to local vernacular styles and typologies. It is considered that any new development should endeavour to introduce, in a proportionate way, locally distinctive building stylings through the use of locally referenced materials, and features such as arched window headers, small pane, vertically emphasised windows, porch / entrance detailing and simple decorative verges and eaves.
- ❖ Any buildings should endeavour to provide a continuum of built development around estate roads and should integrate satisfactorily with the flanking buildings to west and south.
- ❖ Consideration should be given to the landscape treatment of the eastern boundary which has some visibility from public vantage points.

37. Based upon this appraisal, site proposals were prepared. These proposals, for 36 (no.) dwellings, comprised application ref: H15-1066-21.

## Application ref: H15-1066-21

38. Application ref: H15-1066-21 proposed the erection 36 dwellings on the site comprised as follows;
    - 34(no) two-storey dwellings;
        - 2 x 1-bedroom units,
        - 18 x 2-bedroom units,
        - 12 x 3-bedroomunits,
        - 2 x 4-bedroom units and
    - 2(no) single-storey 2-bedroom dwellings

39. As illustrated below, the proposed development comprised a mix of detached (4), semi-detached (20) and 3-unit terraces (12).

40. The arrangement of the estate road followed a similar layout to that identified on the illustrative plan submitted with H15-1039-17. The St. Margaret's spur extends eastwards into the main body of the site. The road then split northwards and southwards. The southern spur extended southwards to a T-turn turning head. Dwellings were arranged along both sides of this spur, and alongside the spur leading from St. Margaret's. The northern spur ran northwards before swinging towards the western boundary, with side-turn turning head running eastwards. To the north of the turning head spur was a surface water attenuation area for the site. Dwellings are arranged

alongside both sides of the northern spur and also along the southern side of the turning head spur, looking northwards over the open space area. The site development continued the frontage arrangement of dwellings that characterises St. Margaret's. An open space area is identified at the junction of the spur from St. Margaret's and the main estate road (adjoining Plots 34-36).




Proposed site layout (not to scale)

41. The proposed dwellings adopted varied stylings. Ten different house types were proposed and this included both balanced and asymmetric semi-detached and terraced pairings, as well as some gable-fronted properties. The overall layout created a varied and stimulating street scene, with a range of dwellings incorporating some locally referenced detailing.

42. The application was considered at a meeting of the Planning Committee in November 2022. The application was submitted in the context of an extant outline planning permission. Due to some minor adjustments and an additional 2 dwellings, the planning was submitted as a full planning application rather than as an approval of reserved matters.

43. There had been discussions with Planning officers prior to submission as the applicant was conscious that the outline may expire during the process of the application. Planning Officers advised that substantial weight would begiven to the scheme if the outline expired as it was submitted against a valid permission. However, during the life of the application, the outline planning permission expired. This was largely due to protracted discussions with the Council's

viability assessor about scheme values. During the life of the application, a number or revisions were made to the application, and the application was presented to the Committee with a recommendation for approval. The Committee raised a number of issues that they felyt needed to be addressed. It was agreed with the Planning Officer that as a number of scheme revisions were being sought, this would best be dealt with by means of withdrawal and re-submission. It has been indicated that the previous consent would remain a relevant and valid material consideration, and the withdrawal and resubmission would not prejudice that position.

44. The main issues raised - and the applicant response - were –

- Density. The scheme had outline for up to 34 dwellings. Anything larger than 4-bed detached houses would not, in the applicant's view, be appropriate in this location, and thus these were substituted from the indicative outline layout. The proposals include more semi-detached units to reflect the immediate local character.
- Levels The levels were identified in the drainage strategy. However, the Planners didn't feel they had enough reassurance on this point and thought that the proposed levels were unnecessarily high. The FRA base levels had been taken as the basis with a gravity drainage system used (to avoid a pumping station). This had resulted in floor levels above the FRA requirement of 300mm above Ground Level. Generally, floor levels were 1m higher. With the introduction of a combined pumping station on the site levels have been able to be significantly reduced. Levels around the edge of the site adjacent neighbouring development therefore sit & relate much better.
- Dwellings adjacent the open space Previously only a small amount of public open space had been proposed adjoining the large adjoining open space area. The revised proposals have now set the dwellings back to allow a continuation of the open space into the development. The applicant would be willing to allow the parish to also take adoption of this additional area (as suggested by Councillors).
- On plot / curtilage parking Previously there were 4 to 5 plots within the development where Members had raised concern that the parking spaces were not on plot or directly overlooked by the host property. The applicant has now ensured the proposed scheme has on plot/immediately adjacent parking spaces to each plot
- Outlook onto Sarah Gate It was questioned why there were no plots looking east across to Sarah Gate instead of all rear boundaries. The applicant has now proposed plots 11-13 that provide an outlook from the corner of the site across to Sarah Gate, and to the rear of some other properties along the eastern boundary a 'living fence' is proposed i.e. a planted screen wall in lieu of continuous timber fencing.
- Amount of Landscaping The previous scheme density didn't allow for much landscaping. Now with creating more space between plots the applicant has been able to place planting between properties and in front, and has created interest in the road to the front of Plots 18/19 to allow planting on the focal point. Plots are now stepped forward instead of aligned.

45. The application was withdrawn in November 2022. The present application proposals have been formulated in the light of the above.

## The proposed development

46. The application, revised following H15-1066-21, proposes the erection of 31(no.) dwellings on the site, comprising;

    - 27(no) two-storey dwellings;
        - 12 x 2-bedroom units,
        - 13 x 3-bedroomunits,
        - 2 x 4-bedroom units and
    - 4(no) single-storey 2-bedroom dwellings

47. As illustrated below, the proposals adopt a similar overall road layout to the earlier proposals although the northward and southward running spurs now separately fan out from the St. Margaret's extension, rather than comprising a single linear north-south running street. The northern spur is slightly shortened in length to accommodate a re-configured attenuation basin (which now has a north-south aligned rectangular form, albeit having a similar overall size). Set to the west of this attenuation pond is a proposed pumping station facility, to be accessed off the northern end of the road.

48. At the junction of the northern spur and the extension off St Margaret's is an area of open space. Whilst the earlier proposals had included an open space area in this location, the area of the space has been notably enlarged.

49. The southern spur road has an essentially similar alignment and siting and dwellings are set alongside the road and around the turning area – in a similar manner to the earlier proposals. Running off the south-eastern corner of the turning head is a footpath that leads southwards to Main Road. Set alongside the spurs, on the western side, are drainage swales.

50. As illustrated below, the proposed dwellings adopted varied stylings. Nine different house types are proposed and this included both balanced and asymmetric semi-detached and terraced pairings, as well as some gable-fronted properties. The overall layout incorporates varied and stimulating street scene, with a range of dwellings incorporating some locally referenced detailing.

51. It is considered that the revisions made address the identified concerns of the local planning authority – as identrified above - and represent and an appropriate, well-conceived development of the site that integrates with the adjoining built form and the wider locale.




Proposed Site Layout




Example proposed dwelling elevations

# 4.Planning considerations



## Overview

52. This section sets out the planning policy considerations relevant to the proposed development. Whilst not required as part of a Design and Access Statement, it is considered that a full understanding and appraisal of the relevant policy context will positively inform the design response.

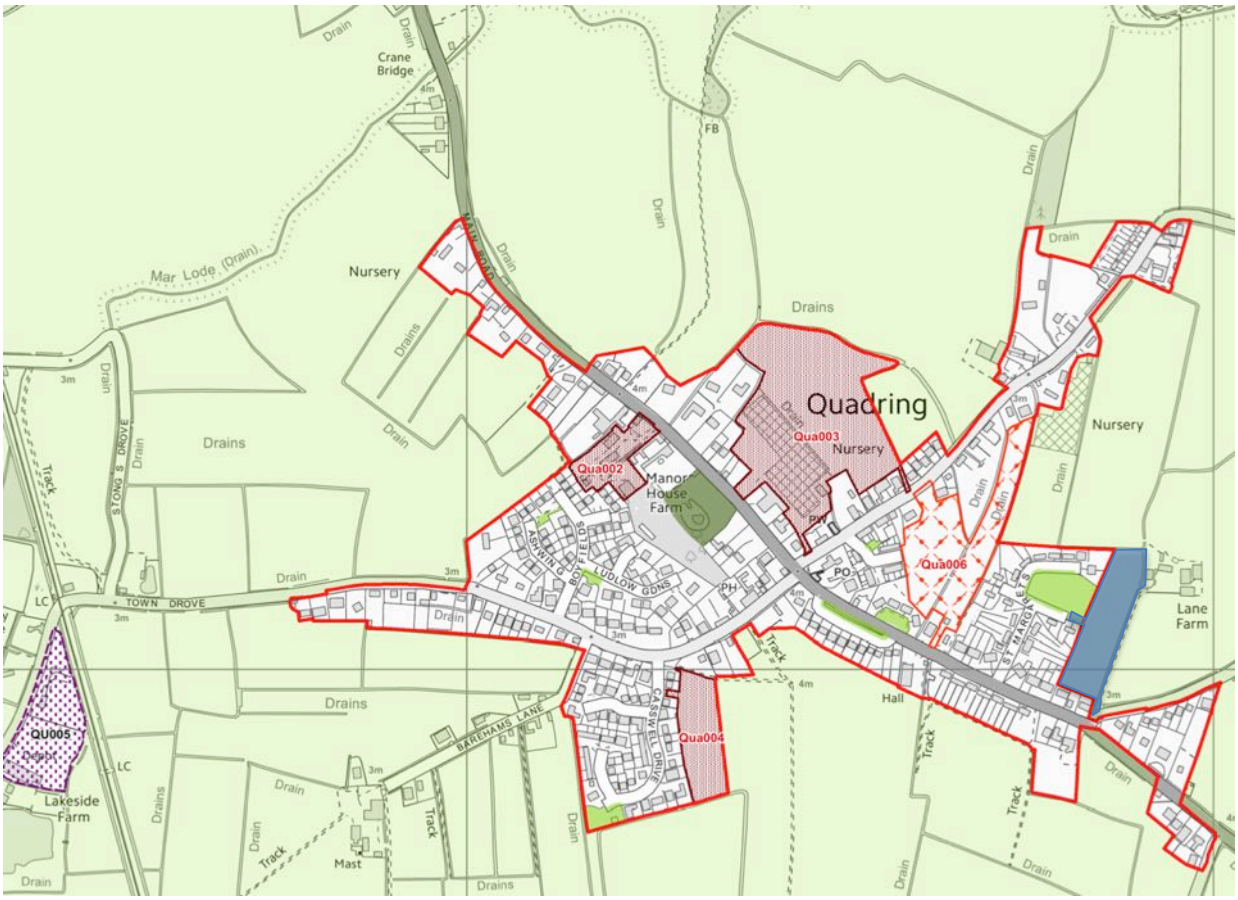
53. In terms of planning policies, the development on the site appears to be in broad conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the NPPF, the development proposals may be seen to comprise a sustainable form of development, in a sustainable location. The presumption in favour of sustainable development should prevail in this case.

54. The guidance also promotes the achievement of high quality design. Good design the guidance states should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. High quality and inclusive design should be the aim of all of those involved in the development process. Developments should respond to their local context and create or re-inforce local distinctiveness.

## Development plan considerations
## General development principles

55. The development plan for the area comprises the South East Lincolnshire Local Plan. As illustrated below, the site is located just outside of the defined settlement boundary for Quadring. Quadring is identified as a Minor Service Centre within the plan. Policy 1 Spatial Strategy states that within the defined settlement boundary of Minor Service Centres, development will be permitted that supports its role as service centre and which helps sustain existing facilities or helps meet the service needs of other local communities. Development, the policy states will normally be limited to Allocated and Committed sites and infill.

56. Thus, whilst the site is located outside of the defined settlement boundary for the village, it nevertheless has comprised a commitment. The principle of developing the site has been supported and this is a relevant and material planning consideration.




Extract of South East Lincolnshire Local Plan: Quadring Inset Map.
The application site location is highlighted in blue

57. **Policy 2** of the Local Plan relates to development management. The Policy states that all new development should be of a high-quality design. The Policy continues that it will be necessary to demonstrate that new development satisfies a range of considerations;

| POLICY 2: DEVELOPMENT MANAGEMENT<br>Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: | | |
|---|---|---|
| No | Criteria | Comment |
| 1 | size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses; | Full regard has been paid to these considerations in the formulation of these proposals. The development represents an appropriate development of a sustainable urban site. Full regard has been paid to the relationship of the development to adjoining development. The site is located alongside, and will be served from an established residential area and complements this adjoining development. The location of the site is such that the development will not give rise to any adverse impact upon the character and appearance of the locality. It has limited visibility from principal thoroughfares. |

| | | |
|---|---|---|
| 2 | Quality of design and orientation | The design of the proposed dwellings are appropriate in their context. Dwellings are oriented such that they will enjoy good access to daylighting and sun-lighting. They similarly enjoy an appropriate relationship to adjoining buildings (rear-to-rear or side-to-rear) |
| 3 | Maximizing the use of sustainable materials and resources | The development will make use of sustainable materials and resources. |
| 4 | Access and vehicle generation levels | Suitable provision is made for access, turning and parking within the site. |
| 5 | The capacity of existing community services and infrastructure | The development will not impact upon local service provision or facilities. Indeed, the development will help to support existing village facilities. |
| 6 | Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion | The development is compatible with adjoining land uses. It suitably integrates with adjoining development and will not be visually intrusive, nor give rise to adverse amenity impacts. |
| 7 | Sustainable drainage and flood risk | A flood risk assessment accompanies the application. This demonstrates that the proposed properties can be suitably protected against the risk of flooding. |
| 8 | Impact or enhancement for areas of natural habitats and historical buildings and heritage assets | No ecological issues arise in this case. No heritage assets are impacted. |
| 9 | Impact on the potential loss of sand and gravel mineral resources | No mineral resource issues are raised in this case. |

58. Policy 3 of the Local Plan relates to the Design of New Development. The policy identifies 15 considerations to which proposals should have regard. We can identify no material conflict with these considerations.

POLICY 3: DESIGN OF NEW DEVELOPMENT

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

| No | Criteria | Comment |
|---|---|---|
| 1 | creating a sense of place by complementing and enhancing designated and non-designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area; | The development will have a sense of place. The overall design has sought to create a development with its own distinct character, whilst complementing adjoining development, through which it will be accessed. The scale and layout of buildings has due regard to surrounding development. The overall dwelling density is appropriate in its context. |
| 2 | Distinguishing between private and public space | There is a clear distinction between public and private space. |
| 3 | The landscape character of the location | The overall character of the locality will not be adversely impacted in this instance. Indeed, the development will have no limited visibility from the main public roads passing through the village. |

| | | |
|---|---|---|
| 4 | Accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways | The site offers good public transport options. Regular bus services, link the village with Spalding, and Boston. |
| 5 | The provision of facilities for the storage or refuse / recycling bins, storage and/ or parking of bicycles and layout of car parking. | Suitable provision will be made for the storage of waste, cycle storage and car parking. |
| 6 | The lighting of public spaces | The open space within the site will benefit from proximate street lighting. |
| 7 | Ensuring public spaces are accessible to all | The public space proposed as part of the development is accessible to all. |
| 8 | Crime prevention and community safety | The development proposals have been formulated with crime prevention / security considerations in mind. |
| 9 | The orientation of buildings on the site to enable the best use of decentralized and renewable low carbon energy technologies for the lifetime of the development | Internal building layout optimises the particular orientation and siting of the buildings. The layout offers the scope, at some future stage, for the installation of, for example, solar panels on south facing roofslopes. |
| 10 | The appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure | Not relevant or applicable in this case. |
| 11 | Residential amenity | Due regard has been paid to the relationship of dwellings to adjoining residential properties. Adjoining properties will not be impacted by the proposed development. The properties enjoy robust boundary treatments and this will ensure that residential amenity standards will not be impacted. |
| 12 | The mitigation of flood risk through flood resistant and flood-resilient design and sustainable drainage systems | Appropriate flood risk mitigation is proposed in this case. |
| 13 | The use of locally sourced building materials, minimizing the use of water and minimizing land take, to protect best and most versatile soils | Locally sourced building materials will be utilised. The principle of developing the site has been accepted by earlier grants of planning permission. |
| 14 | The incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling | Appropriate landscaping provision will be made as part of the development. This can reasonably be secured by means of planning conditions. |
| 15 | The appropriate use or re-use of historic buildings | No designated heritage assets will be impacted in this case. |

59. Accordingly, we can identify no policy conflict in this case.

## General planning considerations

60. The proposals in this case are considered to accord with good planning principles. It has been demonstrated above that the proposals are in accordance with relevant planning policies. Likewise, it has been demonstrated that against a broad range of planning / design considerations, no substantive issues arise. The development is appropriately designed in its context, and will result in no adverse impacts upon adjoining residential amenity. The development offers an acceptable standard of amenity for future occupiers. We have demonstrated that the development comprises a sustainable form of development and that the presumption in favour of sustainable development should apply.

61. The proposals have been the subject of detailed discussions with the local planning authority (as part of application ref: H15-1066-21), and the present revised scheme addresses the issues arising from those discussions.

62. This section considers the design issues relating to the development arising from the site appraisal of the earlier section. The National Planning Policy Framework, at paragraph 130, outlines matters to consider when assessing design quality. These include a consideration of whether the development :-

| National Planning Policy Framework (2021)<br>Paragraph 130:<br>Planning policies and decisions should ensure that developments | |
|---|---|
| a | Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development |
| | • The site is well located relative to village services.<br>• The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts.<br>• The site suitably integrates with the existing built form.<br>• The application proposes an efficient use of space that is safe, accessible and user-friendly.<br>• The development will incorporate appropriate measures to minimise the carbon footprint of the building, and ensure its resilience to climate change. |
| b | Are visually attractive as a result of good architecture and appropriate and effective landscaping |
| | • The proposed works are appropriately designed in their context. The proposed dwellings, in their design, will complement adjoining St. Margaret's and Main Road properties<br>• Landscaping matters are capable of being addressed by means of appropriate planning conditions. |
| c | Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) |
| | • The development will be compatible with its surroundings.<br>• The proposed works will be sympathetic to the character and appearance of the locality |
| d | Establish and maintain a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit |
| | • The development has been designed to complement the character and appearance of the locality. It will re-inforce the character of the locality and sense of place. |
| e | Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks |
| | • The development represents an efficient and effective use of the site.<br>• The development is compatible with surrounding land uses.<br>• The development optimises the potential of a sustainable and accessible site adjacent the built-up part of the village. |

| | |
|---|---|
| f | Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion and resilience |
| | • The development will be safe and accessible. The site is proximate to services and facilities.<br>• A high standard of amenity will be achieved<br>• The development raises no material crime and disorder / community safety issues. |

60. The National Design Guide identifies the well-designed places will embody 10 key characteristics;

| National Design Guide (2019)<br>*Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.* | |
|---|---|
| C | Context |
| | • *C1: Understand and relate well to the site, its local and wider context*<br>• *C2: Value heritage, local history and culture*<br>This statement and appraisal have demonstrated a sound understanding of the site, its features and its wider context. The proposed development has been designed to integrate with its surroundings, and will complement adjoining development. There are no heritage assets in the vicinity of the site, and none will be impacted by the proposed development. |
| I | Identity |
| | • *I1: Respond to existing local character and identity*<br>• *I2: Well-designed, high quality and attractive places and buildings*<br>• *I3: Create character and identity.*<br>The proposed development in this case has a positive and coherent identity, that everyone can identify with, including residents and the wider community; so contributing to health and community well-being, and cohesion. The character of the development suits its particular context. It is visually attractive, and sits comfortably alongside existing adjoining development. The dwellings have been designed to suit their particular context, and incorporate locally distinctive detail and locally referenced materials. |
| B | Built form |
| | • *B1: Compact form of development*<br>• *B2: Appropriate building types and forms*<br>• *B3: Destinations*<br>The development has compact form that is walkable, so contributing to well-being and placemaking. The site enjoys good proximate accessibility to shops and services and to public transport. The development will have recognisable streets with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility. The development incorporates memorable features including the central open space area and a high-quality building presentation to its streets. Accessibility is enhanced by the footpath connecting leading southwards to Main Road. |
| M | Movement |
| | • *M1: A connected network of routes for all modes of transport*<br>• *M2: Active travel*<br>• *M3: Well-considered parking, servicing and utilities infrastructure for all users*<br>The development will be safe and accessible for all. The site enjoys good connectivity with adjoining development. The terrain and site layout are conducive to cyclists and pedestrians. Car parking and infrastructure provision are considered and appropriate. The development incorporates a new footpath connection through to Main Road. |

| | |
|---|---|
| N | Nature |
| | • *N1: Provide a network of high quality, green open spaces with a variety of landscapes and activities including play*<br>• *N2: Improve and enhance water management*<br>• *N3: Support rich and varied biodiversity*<br>The development incorporates a high quality central open space feature and a secondary open space area at the northern end of the site. The open space area is easy to access and integrities with the adjoining open space area. Existing notable tree planting will be retained where practical and appropriate protection will be made during the construction phase. Appropriate additional landscaping will be carried out as part of the development. |
| P | Public spaces |
| | • *P1: Create well located, high quality and attractive public spaces*<br>• *P2: Provide well designed spaces that are safe*<br>• *P3: Makes sure public spaces support social interaction*<br>The development incorporates a high quality central open space feature and a secondary open space area at the northern end of the site. These open space areas will support a wide range of activities and encourage social interaction. The open spaces areas are overlooked and enclosed by buildings and will feel safe, secure and attractive to use. Appropriate additional landscaping will be carried out as part of the development. |
| U | Uses |
| | • *U1: A mix of uses*<br>• *U2: A mix of tenures, types and sizes*<br>• *U3: Socially inclusive*<br>The development is exclusively residential – something that is considered appropriate in its particular site context. The development incorporates a range of house types and sizes, and a suitable overall mix. |
| H | Homes and buildings |
| | • *H1: Healthy, comfortable and safe internal and external environment*<br>• *H2: Well-related to external amenity and public spaces*<br>• *H3: Attention to detail: storage, waste, servicing and utilities*<br>The proposed dwellings offer a good quality internal and external environment for users, promoting health and well-being. The dwellings relate positively to their streets and to the open space areas within the development. Waste facilities can be sited in such a manner that they will not appear intrusive or detract from the overall development. |
| R | Resources |
| | • *R1: Follow the energy hierarchy*<br>• *R2: Careful selection of materials and construction techniques*<br>• *R3: Maximise resilience*<br>The development has been designed with durability and longevity in mind. The dwellings are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste. Wherever possible low impact materials will be utilised. |
| L | Lifespan |
| | • *L1: Well-managed and maintained*<br>• *L2: Adaptable to changing needs and evolving technologies*<br>• *L3: A sense of ownership*<br>The development has been designed and planned for long-term stewardship by the community. By design it is intended to be robust, easy to use and look after and will enable users to establish a sense of ownership and belonging. The buildings will be adaptable to users changing needs and evolving technologies. |

61. Having considered compliance with NPPF design objectives, this statement now considers the following issues required to be included in Design and Access Statements.

## Use

62. The application proposes residential development upon the site. The site comprises agricultural land, adjoining the built-up area of Quadring. The site is flanked to the west by existing housing development. Whilst located beyond the defined settlement boundary for the village (as defined in the South East Lincolnshire Local Plan) the site has previously been granted outline planning permission (in February 2019) for the erection of 'up to 34 dwellings'. This consent is a relevant and material consideration in the consideration of alternative development proposals for the site. The principle of residentially developing the site has been established and it is considered that these detailed proposals, which do not exceed the amount of development specified within the earlier outline planning permission will not give rise to any material harm that would justify the withholding of consent. Residential use of the site is consistent with the predominantly residential characteristics of the locality, and will not materially impact upon the character and appearance of the locality. The development thus has no implications in terms of use.

## Amount

63. Thirty one dwellings are proposed upon the site, comprising 27(no) two-storey dwellings (12 x 2-bed,13 x 3-bed and 2 x 4-bed) and 4(no) single-storey 2-bed dwellings; a mix of detached, semi-detached and terraced units (this represents a reduction of 5(no.) dwellings compared to the earlier (withdrawn) proposals for 36 dwellings submitted under H15-1066-21). The site has an area of approximately 1.03ha. The earlier outline planning permission (H15-1039-17) contained no prescriptive conditions about the form and layout of any development. It referenced 'up to 34 dwellings', 3 more units than are currently proposed. This scale and amount of development can be accommodated without impacting upon the character and appearance of the wider locale, or upon adjoining residential amenity. The application proposes a mix of house types and sizes in line with policy requirements (Local Plan Policy 17). The development layout is consistent with the established pattern of frontage development and the density of development in the locality. Having regard to the characteristics of adjoining development, the proposals are considered to represent an appropriate scale and density of development which will not detract from the character and appearance of the locality.

## Layout

64. The proposed layout is included with the application. The site access is formed off the end of an existing St Margaret's turning head. The estate roads runs eastwards into the centre of the site, where it branches north and south. Dwellings are set alongside this initial spur and alongside the north-south running principal road. At the southern end the road terminates at a turning head – now including aa footpath connection southwards onto Main Road. Running northwards, the road extends up to an open space an area at the northern end of the site that doubles as a shallow attenuation area. Adjoining the attenuation area, on its western side is a pumping station. A number of dwelling units front onto this open space area. A second open space area is set at the junction of the new north-south running estate road and the spur leading from St. Margaret's. The predominant arrangement is of frontage properties, which reflects the pattern of the wider locale.

65. The development as such reinforces the locally distinctive pattern of development that exists, complementing the character and appearance of the locality. The revised proposals in this case adopt similar layout principles to that comprised within the earlier application (H15-1066-21). The principal changes related to the treatment of the open space / attenuation area at the northern end of the site, and the enlargement of the open space area in the central part of the site. Drainage swale design, along the western side of the estate road, has resulted in some adjustments to dwelling siting.

## Scale

66. Development in the locality, in particular around the open space area at the northern end of St. Margaret's, comprises a mix of single storey and two storey properties, in a fairly random arrangement. The proposed development similarly contains a mix of single and two storey properties.

67. The proposed scale of development is capable of assimilation with its surroundings. The dwellings will relate satisfactorily to adjoining development.

## Landscaping

68. Soft landscaping is an important, but not notable, feature of the immediate area. The existing boundary treatments generally serve a screening function, and these will be maintained and enhanced. Significant hard and soft landscaping is proposed as part of the development, notably along the eastern site boundary, and this will ensure that the development integrates fully with surrounding development. Additional landscaping to the frontage is proposed.

69. It is considered that landscaping matters are capable of being dealt with by means of an appropriate condition.

## Appearance

70. The proposed dwellings in this case have been specifically designed to complement the form and style of the adjoining and nearby dwellings. This is illustrated in the plans accompanying the application. Having regard to the particular characteristics of the locality, this is considered to be the most appropriate design response.

# 6.Access component

Residential development (31), Land east of St Margaret's, Quadring, Lincolnshire (Revised proposed following H15-1066-21)

## Is the development accessible and inclusive?

71. The proposed development does not include any physical or social barriers to accessibility. The site is physically level and accesses directly to pedestrian and vehicular networks. It is well located relative to facilities in Quadring which are accessible on foot / bicycle. It also enjoys public transport accessibility to higher order centres at Donington and Gosberton. The flat terrain and ease of access to village facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

72. Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case.

### How will access be achieved?

73. The site is accessible by all modes. Pedestrian access is achievable directly from St Margaret's

74. The site enjoys direct vehicular access from St Margaret's, from where there is ready access to the primary road network.

75. The A152, 180m to the south, enjoys regular bus services to Spalding, Boston and Donington. Bus stops are within easy walking distance of the application site. Pedestrian accessibility is enhanced by the new footpath connection proposed from the site to Main Road.

76. As private domestic dwellings, the proposed development raises no specific issues relating to public accessibility.

77. The development will be accessed from a continuation of the existing arm of St. Margaret's which extends around the southern side of the open space area. This road presently serves four dwellings, and it is proposed to extend the road eastwards into the main body of the site, with spurs then leading northwards and southward. The proposed development can be satisfactorily served from an extension of the existing road hierarchy. The junction of St. Margaret's with the A152 Main Road enjoys good visibility in both directions and no junction capacity issues arise in this case. Local services and facilities are accessible from the site, and regular public transport services run along Main Road. The proposals now also include a footpath connection from the southern turning head southwards onto Main Road, which enhances pedestrian accessibility to village services and public transport.

# 7.Conclusions



78. The appraisal process has identified a clear and justified design and access solution for the site. This has been based upon a thorough appraisal of the site and the surrounding area. It has drawn upon the physical context of the site and the surrounding area. The proposals in this instance have been revised in the light of discussions with the local planning authority as part of the earlier site application (H15-1066-21)>

79. Having regard to the location of the site within the built up area of Quadring and the prevailing character of that area, the following design parameters are proposed;

- Quadring comprises a relatively large fenland settlement set around a cross roads on the A152 Spalding-Donington road. The village is typical of many fenland villages in the area, with a limited number of traditionally designed dwellings and buildings, and a broad and diverse range of predominantly post war development. For the most part that development comprises frontage development forms, with no uniformity in terms of form, design or materials. There are also some examples of small estate developments set to the rear of frontage development and between the four principal arms of the village.
- St. Margaret's comprises one such estate, located at the eastern edge of the village. The estate comprises a limited range of local authority type housing. The application site, which benefits from an extant outline planning permission, is set directly to the east of the estate. To the south are dwellings on Main Road.
- The existing buildings surrounding the site adopt generally generic forms, with little concession to local vernacular styles and typologies. It is considered that any new development should endeavour to introduce, in a proportionate way, locally distinctive building stylings through the use of locally referenced materials, and features such as arched window headers, small pane , vertically emphasised windows, porch / entrance detailing and simple decorative verges and eaves.
- Any buildings should endeavour to provide a continuum of built development around estate roads and should integrate satisfactorily with the flanking buildings to west and south.
- Consideration should be given to the landscape treatment of the eastern boundary which has some visibility from public vantage points.

80. The proposed development satisfies these criteria, and demonstrably complies with development plan policies.

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May 2023