

**PROPOSED RESIDENTIAL DEVELOPMENT
CROSSROADS NURSERIES
MAIN ROAD QUADRING
LINCS PE11 4PJ**

**RESERVED MATTERS PLANNING APPLICATION (INITIAL PHASE)
for 9 Detached Bungalows & Estate Road**



PLANNING STATEMENT

October 2020

The Proposal

This application seeks consent for a Reserved Matters scheme of residential development at Main Road, Quadring. As an initial phase the application proposes 9 dwellings served by a new estate road with drainage details, landscaping, boundary treatment and external materials specified.

Application Site

This application site is 0.6 hectares and forms part of a larger site (3.5ha) for which Outline Planning Consent was granted under H15-1207-18. dated 19th September 2019.

The application site has direct frontage to Main Road with an existing access located between a new residential dwelling and the Stonehaven Care Home.

This access has provided customer access, on a seasonal basis, to the Nursery Outlet shop.

The remainder of the site has polytunnels and growing areas which are in the process of being removed.

There are established boundaries with adjacent residential properties to the west of the application site and the rear boundary to the north-east is defined by an existing watercourse which is to be retained.

Planning History

Outline Planning Consent was granted under H15-1207-18 dated 19th September 2019 for residential development for up to 60 dwellings.

A Section 106 Agreement is linked to that Consent and requires the provision of affordable housing within the development and also the payment of Education Contribution to LCC.

These obligations are subject to defined trigger points as detailed within that Agreement and it is proposed to submit an appropriate application to defer the trigger points for those matters to enable the delivery of Phase 1 of the overall site.

Reserved Matters Application

As mentioned in the introduction this submission is for Reserved Matters relating to the Outline Consent, however for reasons stated within this statement such details are restricted to an initial phase of this site in order to commence some development on this large site located in the centre of the village.

The scheme itself is for 9 detached bungalows of varied design and accommodation served by a new estate road which will be to adoptable standards and provide two points of access to the balance of the consented site.

Condition 3 of H15-1207-18 requires the submission of the following details :-

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
 - i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
 - ii) the means of access to the site;
 - iii) the landscaping of the site;
 - iv) the means of sewage and surface water disposal;
 - v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Accordingly these details are included within this application along with other details such as refuse storage and collection, external meter boxes.

Clearly as this is effectively Phase 1 of the larger development there are some elements that cannot be fully detailed within this application.

A detailed drainage scheme has been prepared by Engineers to enable the first phase of development to be suitably drained to satisfy adoption requirements of the relevant Authorities.

The Outline Consent also includes Conditions relating to potential contamination investigations and archaeological evaluation.

A Phase 1 Desk Study has been carried out by AF Howland Associates Ltd and a copy of that report accompanies this application.

In terms of archaeological evaluation the Outline Planning currently includes a Condition requiring trial trenching method across the entire site.

Given that we are seeking to initially develop just 0.6 hectares of the overall site it would be more appropriate and practicable to consider monitoring and recording of this portion of the site with a watching brief. This would be consistent with recent development proposals in the vicinity of the application site.

Rationale of Phased Development

Consultations have taken place with the Local Planning Authority to establish the implications and appropriate procedure required in order that detailed approval can be sought for an initial phase of development on this site.

There are business, financial and practical reasons for approaching this development in a phased manner.

This large parcel of land is situated close to the centre of Quadring and will ultimately increase the housing provision in the village by a significant amount.

This site differs from many other similar sized residential development opportunities within the District in that the Applicant still operates an established business on this site and the current operational layout means that the business can logically reduce its production area by removal of polytunnels, glasshouse and external growing areas to the north-western portion of the site near to Main Road and accommodate a new estate road and a small housing development.

The Applicant has already made significant investment in a nearby site at Sarahgate Lane and the objective of this established local business is to relocate to this site and vacate the current site in its entirety.

This phased strategy will enable the Applicant to protect his business, his staff, and implement the relocation of his business in a sustainable manner. This re-investment within the village will retain employment opportunity and the intention is that the expansion of the business will generate further employment in the village.

The construction of Phase 1 of the site will provide an adoptable estate road, infrastructure and delivery of 9 bungalows to the western portion of the site adjacent to existing dwellings. This effectively displaces the activities of the horticultural business away from those existing residents.

Section 106 Agreement

There are significant costs associated with roads, sewers and associated utilities which will initially only serve 9 dwellings and we are therefore looking to defer the trigger points as currently defined in the S106 Agreement that is attached to the Outline Planning Consent

Consultation with the Local Planning Authority, including Legal Services, has taken place to consider the necessary amendment to the S106 to re-set those trigger points for the Affordable Housing and the Education contribution.

An application to modify the existing S106 Agreement is to be submitted as advised by the LPA.

Conclusion

This Reserved Matters application represents a considered and responsible approach to development by an established local employer.

A phased development of this large parcel of land will provide a measured housing provision to the village, consisting of an initial phase of 9 bungalows, whilst the applicant progresses the relocation of the business to his nearby site. The ultimate objective is to deliver new homes to the centre of Quadring and relocate the established business to a site within the village in a manner that will preserve and generate sustainable employment for Quadring.

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