Design and Access Statement
Planning Statement

Residential development (36)
Land east of St Margaret's
Quadring
Lincolnshire

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Residential development (36), Land east of St Margaret's, Quadring, Lincolnshire

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1.Introduction

Affordable housing (12), Land at St Margaret's, Quadring, Lincolnshire

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.

2.Proposed development

Affordable housing (12), Land at St Margaret's, Quadring, Lincolnshire

9. The application, which is full planning application proposes the erection of 36 dwellings comprising 34(no) two-storey dwellings (2 x 1-bed, 18 x 2-bed,12 x 3-bed and 2 x 4-bed) and 2(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. 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 not 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. This planning permission remains extant and represents a valid fall-back consideration in this instance. Indicative plans submitted with that application identified the development served from an extension from the southern St. Margaret's spur, with an estate road running north-south through the site and 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. A smaller open space area is set alongside the junction with the St. Margaret's spur. 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. Having regard to the extant 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.

14. 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 benefits from an extant outline planning permission (granted in February 2019) for the erection of 'up to 34 dwellings'. This extant consent is a relevant and material consideration in the consideration of alternative development proposals for the site and a valid fall-back. The principle of development the site residentially has been established and it is considered that these detailed proposals, which marginally exceed the amount of development specified within the 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 six dwellings are proposed upon the site, comprising 34(no) two-storey dwellings (2 x 1-bed, 18 x 2-bed,12 x 3-bed and 2 x 4-bed) and 2(no) single-storey 2-bed dwellings; a mix of detached, semi-detached and terraced units. The site has an area of approximately 1.03ha. The outline planning permission (H15-1039-17) contains no prescriptive conditions about the form and layout of any development. Whilst it references 'up to 34 dwellings', it is considered that there is scope to increase the overall dwelling yield on the site (from 34 to 36 dwellings) 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 (Policy 17). The development layout is consistent with the established pattern of frontage development and 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. 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. A number of dwelling units front onto this open scape area. 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.

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.

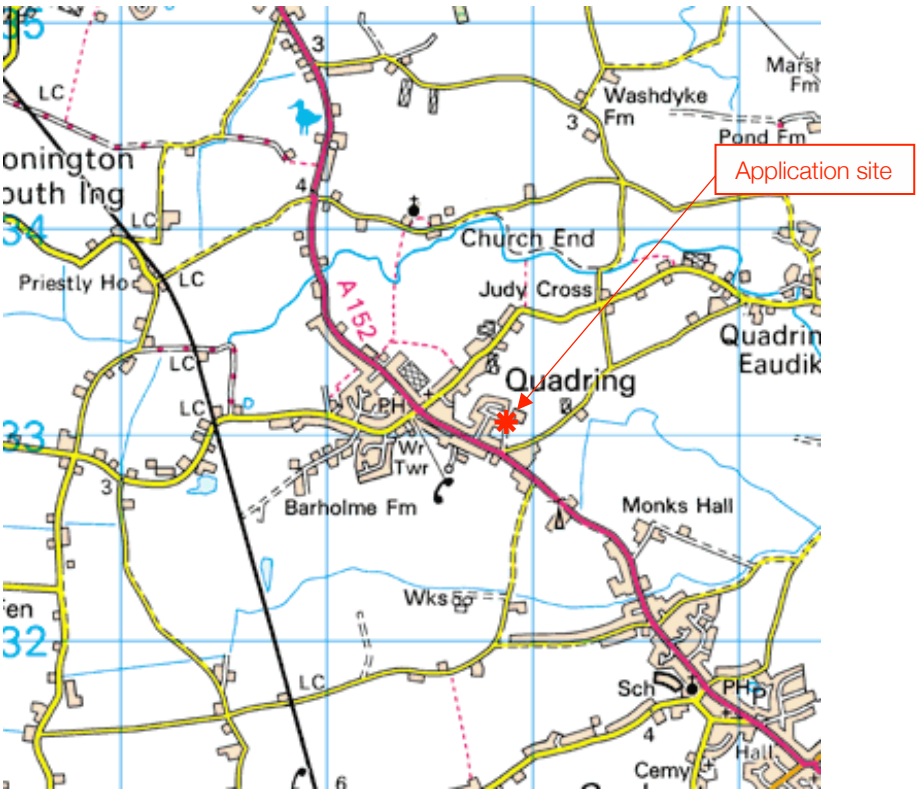
ACCESS POINTS: an area or areas in which the access point or points to the site will be situated
The development will be accessed from a continuation of the existing arm of St. Margaret's which extends around the southern side of the open space area. This road presently serves four dwellings, and it 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.

15. 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.

16. 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.

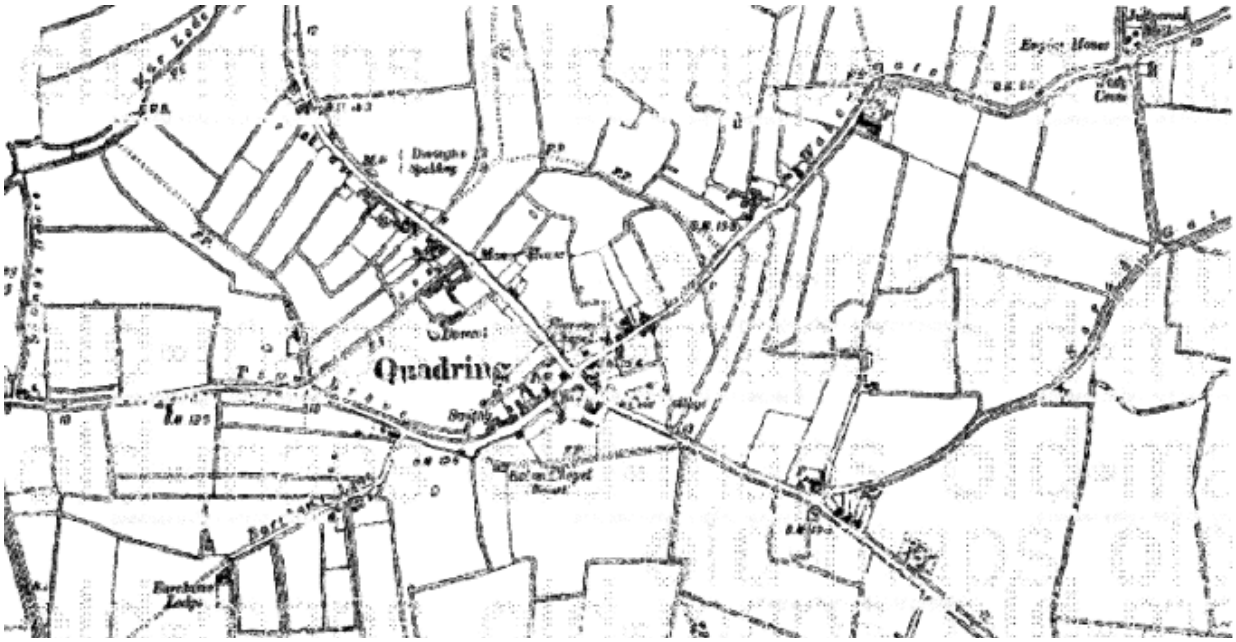
The application site and the surrounding area

17. 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

18. 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

19. 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.

20. 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.

21. 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.

22. 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

23. 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.

24. 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 formal 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 created 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.

25. 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

26. 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

27. 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.

28. 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 are a short 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 of the south eastern corner of the site, towards Main Road.



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

29. The site is level and contains no distinguishing features. The site has some visibility from public vantage points. For example, 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.

30. 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. As The 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 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.

31. 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.

32. 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 and that consent remains extant.



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

33. At the time of this most 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. The planning permission remains valid and is a material planning consideration.

34. The outline planning permission establishes the principle of developing the site. The planning permission references '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 the 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.

35. Based upon an appraisal of the site and the locality, it is considered 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.

The proposed development

36. This full planning application, which has been informed by the appraisal of the site and the locality, and by the planning considerations outlined above, proposes 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

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

38. The arrangement of the estate road follows 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 splits northwards and southwards. The southern spur extends southwards to a T-turn turning head. Dwellings are arranged along both sides of this spur, and alongside the spur leading from St. Margaret's. The northern spur runs northwards before swinging towards the western boundary, with side-turn turning head running eastwards. To the

north of the turning head spur is the proposed 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 continues 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)

39. The proposed dwellings adopt varied stylings. Ten different house types are proposed and this includes both balanced and asymmetric semi-detached and terraced pairings, as well as some gable fronted properties. The overall layout creates a varied and stimulating street scene, with a range of dwellings incorporating some locally referenced detailing. The dwellings will be constructed in locally referenced materials that complement those of the adjoining St. Margaret's dwellings.

40. Some landscaping is proposed within plots and on the open space area to soften and complement the built form.



Example proposed dwelling elevations

4.Planning considerations

Overview

41. 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.

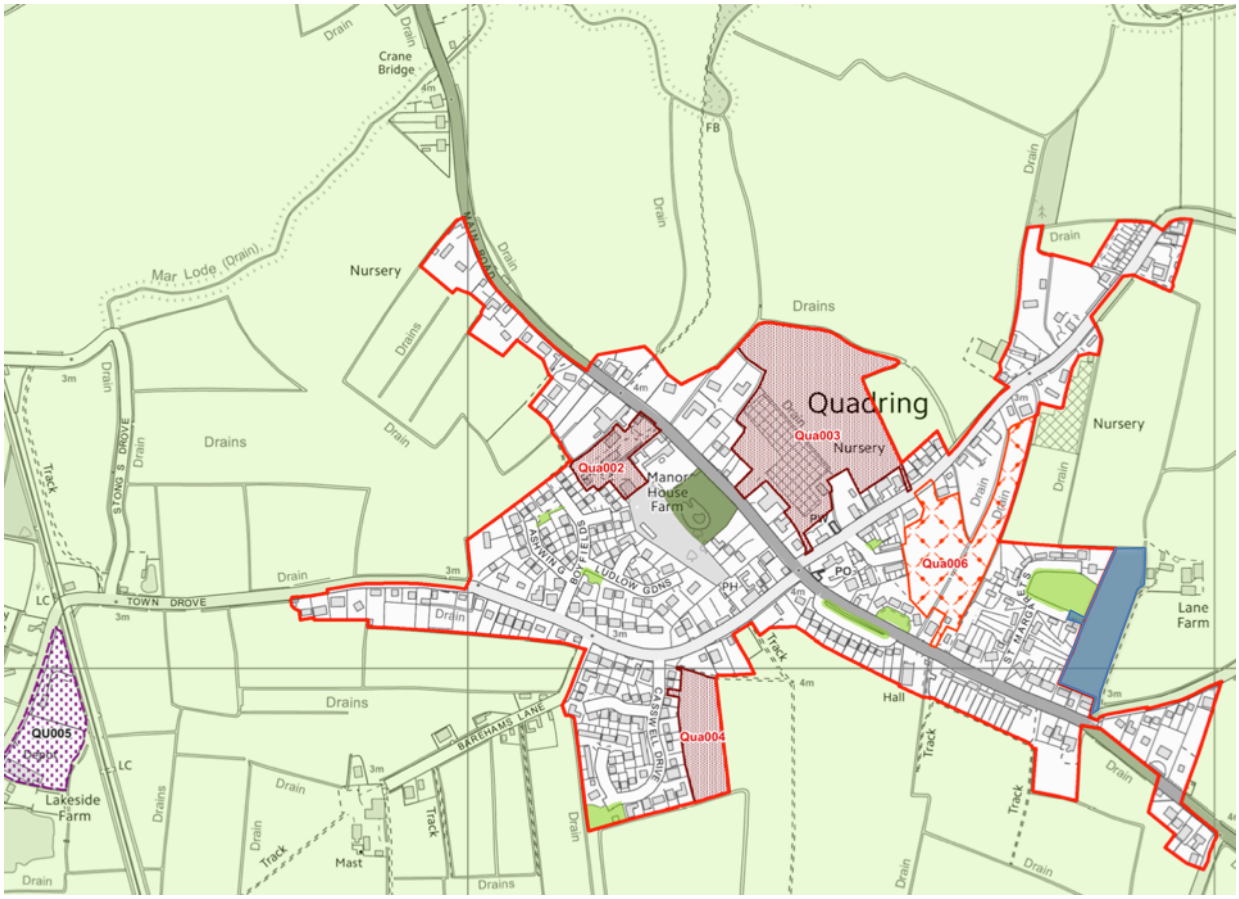
42. In terms of planning policies, the development on the site appears to be in broad conformity with the development plan. The development also satisfies the relevant provisions of the NPPF. By intention, the NPPF is substantially more economic in terms of its policy guidance. In the context of the 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.

43. 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

44. 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. Paragraph 3.2.12 of the Plan identifies that a 'Commitment' is a site under development or with planning permission.

45. Thus, whilst the site is located outside of the defined settlement boundary for the village, it nevertheless represents a Commitment. Development of the site therefore is supported in principle, not simply in terms of the extant planning permission (H15-1039-17), but also by the terms of Policy 1.



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

46. **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 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.

47. 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.

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

General planning considerations

49. 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 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.

50. 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 127, outlines matters to consider when assessing design quality. These include a consideration of whether the development :-

National Planning Policy Framework (2019) Paragraph 127: 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. • The development proposes a form of development that complements the existing built form, and will not give rise to adverse amenity impacts. • The site suitably integrates with the existing built form. • The application proposes an efficient use of space that is safe, accessible and user-friendly. • 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 • 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. • 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. • The development is compatible with surrounding land uses. • 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. • A high standard of amenity will be achieved • The development raises no material crime and disorder / community safety issues.	

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

Use

52. 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 benefits from an extant outline planning permission (granted in February 2019) for the erection of 'up to 34 dwellings'. This extant consent is a relevant and material consideration in the consideration of alternative development proposals for the site and a valid fall-back. The principle of development the site residentially has been established and it is considered that these detailed proposals, which marginally exceed the amount of development specified within the 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

53. Thirty six dwellings are proposed upon the site, comprising 34(no) two-storey dwellings (2 x 1-bed, 18 x 2-bed,12 x 3-bed and 2 x 4-bed) and 2(no) single-storey 2-bed dwellings; a mix of detached, semi-detached and terraced units. The site has an area of approximately 1.03ha. The outline planning permission (H15-1039-17) contains no prescriptive conditions about the form and layout of any development. Whilst it references 'up to 34 dwellings', it is considered that there is scope to increase the overall dwelling yield on the site (from 34 to 36 dwellings) 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 (Policy 17). The development layout is consistent with the established pattern of frontage development and 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

54. 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. Running northwards, the road extends up to an open area at the northern end of the site that serves as a shallow attenuation area. A number of dwelling units front onto this open area. 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.

Scale

55. 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.

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

Landscaping

57. 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.

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

Appearance

59. 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.

Is the development accessible and inclusive?

60. 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.

61. 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?

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

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

64. 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.

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

66. 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.

67. 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.

68. 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.

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

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July 2021