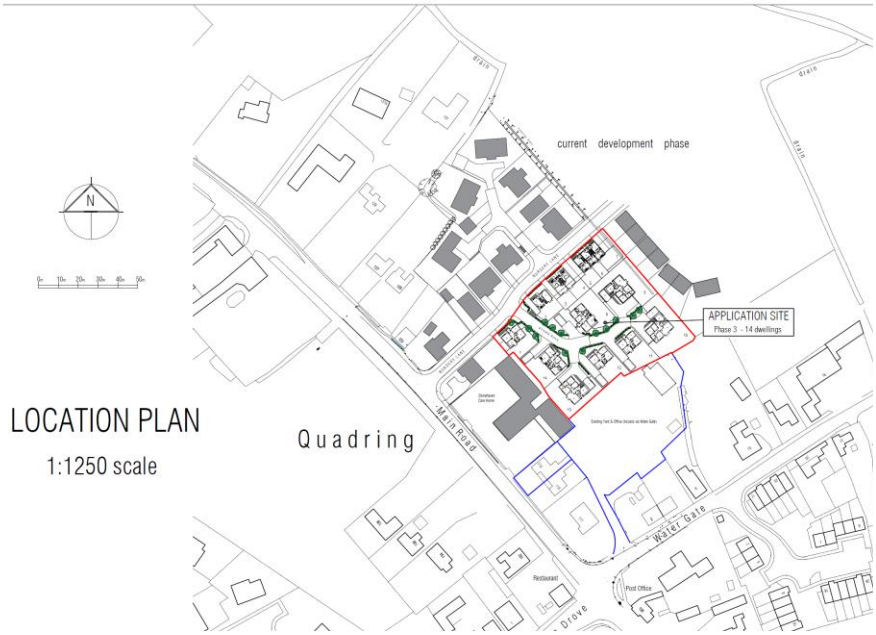
PROPOSED RESIDENTIAL DEVELOPMENT
Crossroads Nurseries
Main Road Quadring PE11 4PJ

(Phase 3)

FULL PLANNING APPLICATION
for 14 Dwellings



PLANNING STATEMENT
(Incorporating Design & Access Statement)

December 2023

mlp Moulton Land and Planning

The Proposal

This Full application seeks consent for a scheme of residential development off Main Road Quadring
The application site is the next phase of re-development of the Crossroads Nurseries site and extends to 0.48 hectares.

Application Site

The development will occupy a part of the site currently occupied by glasshouses and impermeable concrete yard areas. The site is located behind the Stonehaven Care Home and the other boundaries of the site comprise the estate road Nursery Lane to the north-west which will provide access into the development as well as 7 of the 14 proposed dwellings as frontage plots directly off Nursery Lane.
To the north-east there are new dwellings being constructed as part of the main development and these properties back onto the current application site.
The applicant is retaining a small area of yard to the south-east of the application site which has its own access from Water Gate. This yard will serve as an administration point for the existing business during its relocation process to a replacement site at Sarah Gate Lane in Quadring.

Planning History

Outline Planning Consent was granted by SHDC in 2019 for residential development for up to 60 dwellings (ref H15-1207-18) The application site was an Allocated site in the SE Lincs Local Plan and the application site extended to 3.5 hectares.
A Reserved Matters Application was granted in January 2021 for 9 dwellings with estate road provision from Main Road (ref H15- 0942-20) which was Phase 1 of the overall development and enabled the site to be commenced with a phased removal of glasshouses, associated structures and hardstanding from the site.
In September 2022 a Full Planning Application for 59 dwellings was approved by SHDC under H15-0014-22 accompanied by Section 106 Legal Obligation. This is described as Phase 2 of the development and is at an advanced stage of construction.

Proposed Scheme

This Full Application is effectively the last phase of development of the Crossroads Nurseries site and given its location relative to established premises along Main Road and to a lesser extent, Water Gate properties, the detailed scheme has been conscientiously designed to ensure that it does not have any negative impact on the residential amenity currently enjoyed by those properties, including the Residential Care Home.

The scheme has frontage properties onto the recently constructed estate road which serves both Phase 1 and Phase 2 where the majority of the development is located. The frontage properties provide a mixture of accommodation which includes a 2 bedroom bungalow, a 3 bed detached house, a pair of 3 bed semi detached houses and a terrace of 3No. 2bed houses.

As part of the Phase 1 of the development provision was made in the technical designs for vehicular access into Phase 3 via an adoptable turning head. The drainage strategy for both surface water and foul drainage is also in place to accommodate the 14 dwellings.
With 7 of the 14 proposed dwellings having direct frontage access to Nursery Lane this leaves 7 dwellings to be served by a short cul de sac arrangement. This is proposed as a Private Drive which will be built to adoptable standards and with a carriageway width of 5 metres up to a turning head provision.
This would then reduce in width to 4.2metres as a shared drive serving 3 bungalows.
It is considered that in this instance a fully adoptable S38 highway solution would be disproportionate resulting in an ‘over-engineered cost prohibitive means of access to a small number of properties.

Technical Considerations

Flood Risk Assessment

This application is accompanied by a Flood Risk Assessment which concludes that the site can be satisfactorily developed for residential use wit ha recommended minimum finished floor level of 3.4mODN The finished floor levels of the proposed dwellings will relate satisfactorily to the existing dwellings on the site, particularly with 8 of the 14 properties being single storey.

Drainage Strategy

A comprehensive drainage strategy was prepared for the original Outline application proposal for the entire allocated site and this has established suitable and acceptable methodology for the subsequent phases of development which involves foul drainage connecting to the existing Anglian Water network located in Main Road – laterals are already installed to accommodate this current Phase 3 proposal.
The site has the benefit of approved discharge flow into the existing watercourse which is located along the north-east boundary of the application site and it is significant to identify that the redevelopment of this last Phase will actually result in betterment in terms of permeable areas given that the application site is currently covered in glasshouses and concrete hardstandings.

Ground Investigation

Reports have been prepared for the redevelopment of the overall site to identify potential hazards such as contamination, bad ground and it is anticipated that a suitably worded Planning Condition will be attached to any Approval to deal with any unforeseen issues that may be encountered during the construction process

Archaeology & Historic Built Environment

Methodology statements have been prepared for the overall site and trial trenches were undertaken on the main part of the site to the north. In terms of effect on historic buildings or features there are no known such features including listed buildings in the immediate vicinity of the application site

Viability / Affordable Housing / Contributions

This is a stand-alone Full Application for residential development of 14 dwellings it is therefore acknowledged that the proposal triggers the threshold criteria for S106 Planning obligation and related elements such as affordable housing delivery and financial contributions where they can be justified.

The current Affordable Housing Policy 18 in the SE Lincs Local Plan seeks market housing schemes to deliver **about 25%** of the total scheme as affordable units on site.

This submission proposes that 3No 2bed houses are provided as First / Starter Homes whereby the completed units are offered at 70% of market value. Mathematically this results in 21.4% delivery.
Whilst a viability assessment is not considered proportional in both time and cost to a small scheme such as this it is relevant to point out that this remaining part of the site has significant and obvious abnormal costs to be addressed in delivering a residential development.

The removal of glasshouses, reinforced concrete hardstandings with associated made ground below is an upfront cost to the redevelopment of the site and should be acknowledged.

The type of affordable housing delivery proposed will ensure delivery and will enable people with local connection to purchase a brand new energy efficient home close to the village centre. The village of Quadring has seen an above average delivery of affordable housing in recent years and it is becoming increasingly difficult for developers within the District, including Boston Borough, to secure any interest from Registered Housing Providers for S106 units on their developments.

The three homes as First / Starter Homes have direct access onto the existing estate road and can therefore be delivered early within the build programme and their design incorporates them within the overall scheme. Clearly a suitable legal agreement will be required to ensure that the product is fit for purpose and that the Local Authority are involved in the local connection process for interested parties.

Conclusion

This is last phase of redevelopment of an Allocated site located in the centre of Quadring and is a relatively small scheme of just 14 dwellings. The delivery of housing on the larger site has been consistent and is meeting the delivery targets identified in the Local Plan which unfortunately is not the case in many other settlements in the District despite being half way through the current Plan Period.

The Applicant Horticultural business that previously occupied the entire site is undergoing relocation to alternative nearby premises in Quadring where it can expand and this final phase will see that business operation complete with no detriment to the Local Economy and employment.

It is considered that this proposal is straightforward and a logical final phase of development which will deliver a diverse range of accommodation and dwelling styles including the delivery of 3 new affordable energy efficient family homes in the centre of the village.

Alan J Finch
December 2023

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