

Planning Design and Access Statement (revised)

**Proposed development of 19 houses
on land at Laws Yard, Willow Row, Spalding, PE11 1UR**

January 2015



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RTPI

mediation of space · making of place



1. Introduction

a. Purpose of the Document

The role of this statement is to communicate the process employed to determine the developable areas and to illustrate the character and structure of the proposed development in accordance with national requirements.

The statement shows the development of this site for 19 houses eliminates a commercial use in a way that brings environmental gain. This is an urban site where higher density could be readily achieved but a lower density is actually proposed. The new houses are presented with a generously proportioned approach with a landscaped setting. All houses have good sized gardens. Neighbours amenity is respected with careful layout. Where new houses fall close to existing, height is reduced.

Main changes since first submitted

The application has been revised substantially since first submitted (following meetings with officers Phil Norman and Richard Fidler).

- All house types have changed and all finished floor levels lifted by 1.0 m to reflect flood risk.
- Landscaping principles are shown in the previously submitted plans.
- All site management – covering maintenance of common parts and refuse collection – will be managed privately.

Source: Bing



2. Context: the site and surroundings

a. Site setting

Law's Yard is located on Willow Row which is north-east of Spalding town centre. It occupies an area of approximately 0.5ha. The site is centred on National Grid Reference (NGR) 525288, 323098 and the nearest postcode to the site is PE11 1UR. A site location map is provided in Appendix 1.

The surrounding area comprises predominantly residential housing. The site lies approximately 40m east of the River Welland and the High Street (A151), Osier Road borders the site to the north-east, Willow Row to the north-west and residential housing is located adjacent to the eastern and southern boundaries of the site.

b. Site History and Description

In the late 19th C. the site was then occupied by a few unidentified buildings and agricultural land (c.1889).

It was developed to comprise two works and four stores from 1968 and bordering the site was an abattoir.

A site walkover completed in 2004 (Enverity) detailed the site as in use as a works yard with a carpenter's workshop, glass merchants, two repair garages and a vehicle body shop.

The site was then derelict and was being used for fly-tipping, having previously been used as a warehouse and works yard. There were various derelict one and two storey buildings on site; in a poor state of repair. The majority of the site was

covered by tarmac hard standing with areas of concrete located adjacent to some of the buildings. This is all now cleared away paving the way for redevelopment.

The site is accessed via 'The Willows' at the north-western boundary of the site. One of the two accesses is to be closed in the current scheme.

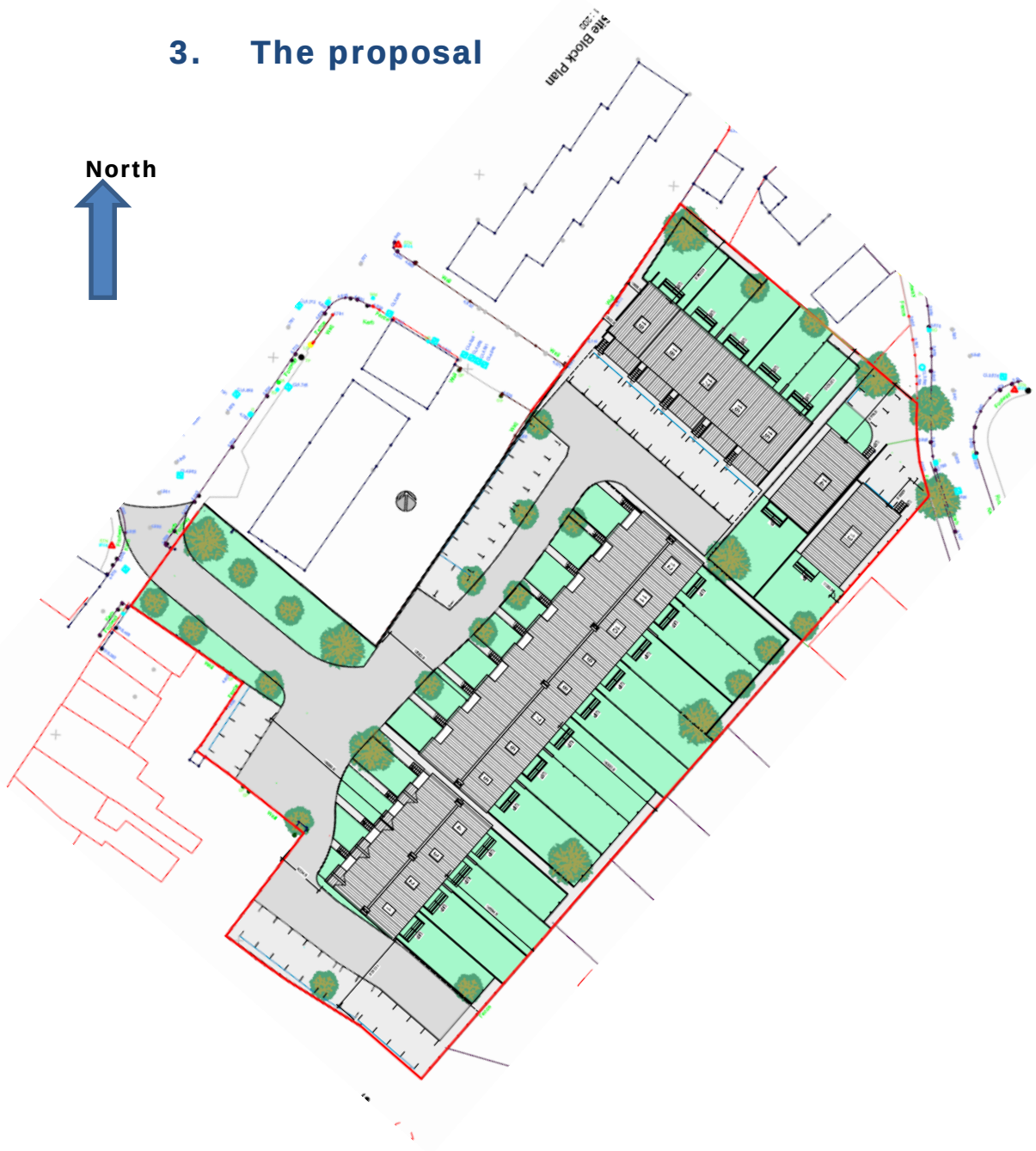
Topography: The site is generally flat and slopes gently from north to south.

Sustainability , Ecology and Flood risk

The industrial nature of the site resulted in a low likelihood of fauna and flora of value. The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board district.

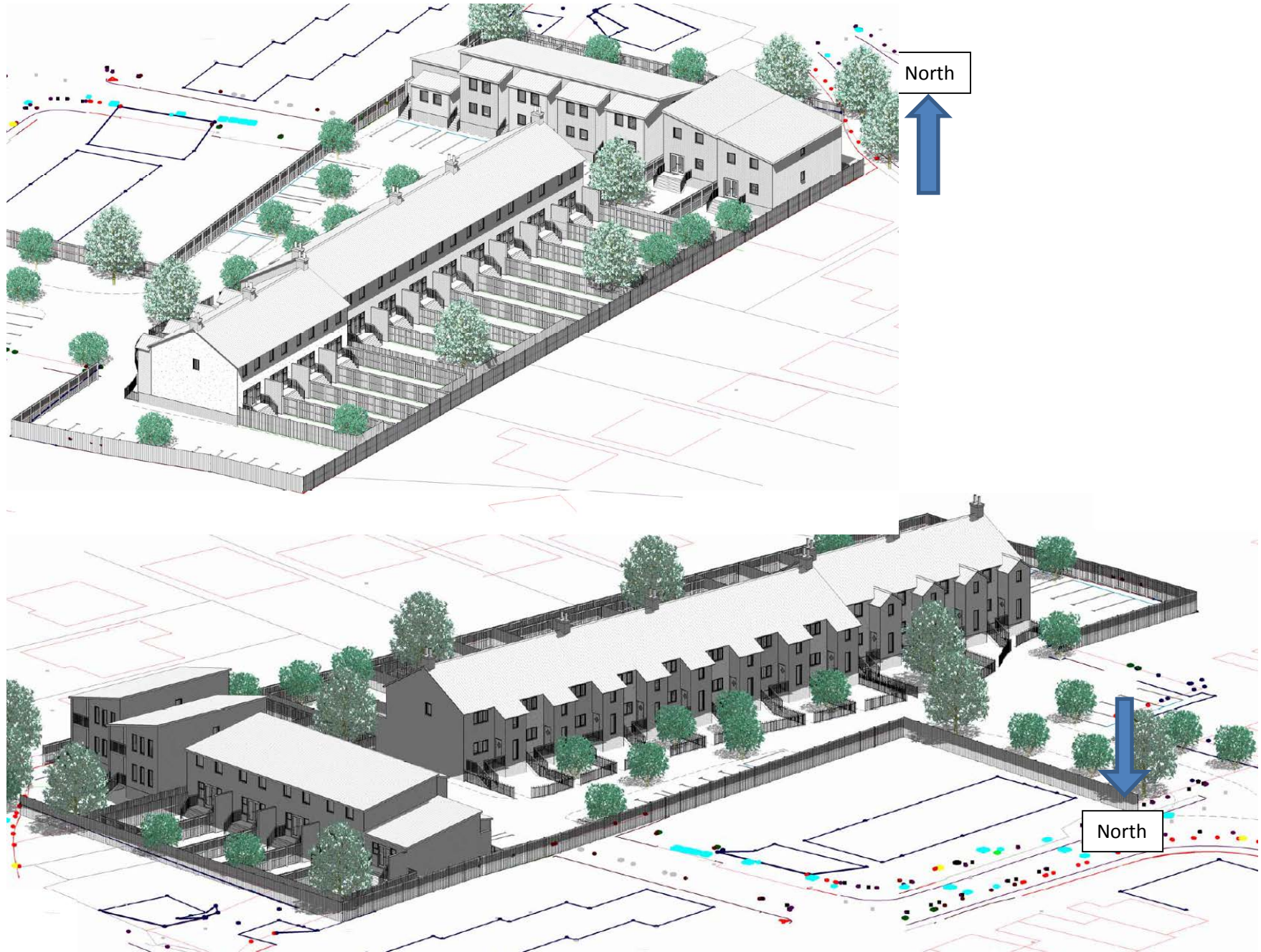
3. The proposal

North



Summary:

- **19 houses** on a cleared commercial site
- **39 parking spaces** (2.05 per unit)
- **Parking court** to the south west (11 spaces) for units 1-6 and visitors and a parking barn centrally located to the rear of plot7-12. The rest are on plot.
- **Access** for 17 units will be taken from an existing access at Willow Row, An existing minor access from the same road will be closed off
- **2 detached houses** (units 13 & 14) are accessed separately from Osier road.
- **Layout** has been influenced by a need to respect neighbours and mutual privacy. The resultant gardens are large with substantial separation distances to neighbours gardens. Gardens depths are variously 10m deep (Plot 19), 14.6m (Pot 3) up to 16.3 m deep (Plot 7)
- **Management.** All common parts and refuse collection to be privately managed.

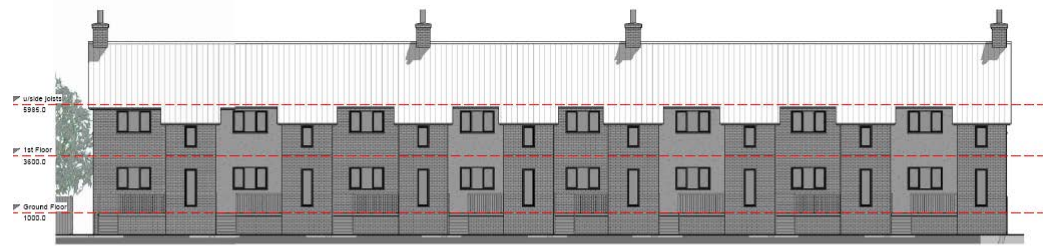




Plots 1-4

A terrace of 4 x 2 bed units staggered in two pairs.
All 2 storey.
Parking is provided in an open parking court by Plot 1



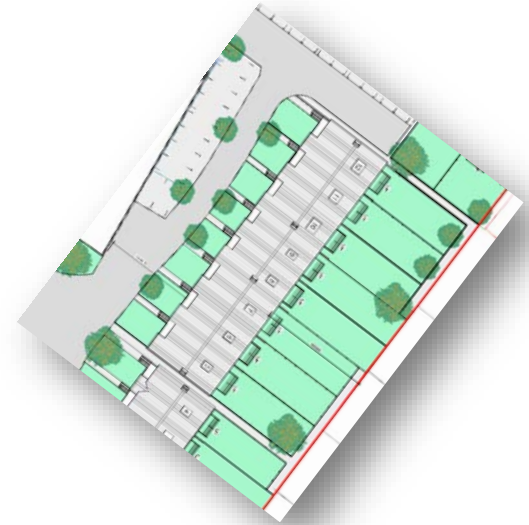


15 - Plots 5-12 Front
1:100



Plots 5 -12

A terrace of 7 x 2 storey houses, each with 2 bedrooms.



3D View 4

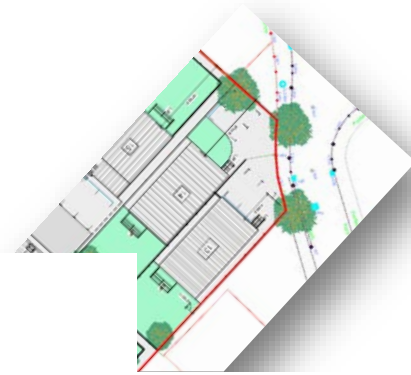


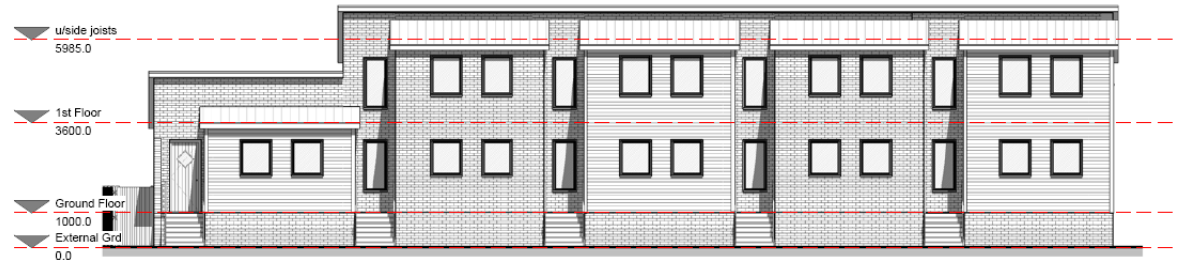
09 - Plots 13 & 14 Front
1 : 100



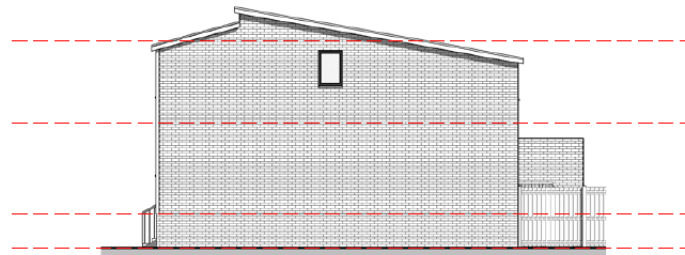
Plots 13-14

2 detached – 3 -bed units, 2-storey, accessed from Willow Row/Osier Road of a modern style but with proportions that echo the traditional cottages opposite in Willow Row. Parking is accommodated on each plot.





13 - Plots 15-19 Front
1 : 100



14 - Plots 15-19 Right Flank
1 : 100



Units 15-19

A terrace of 5.

2-storey and 1½-storey units.

4 (rhs) are 3 bed

1 (lhs) is 1- bed with a lowered eaves given proximity to bungalows facing Willow Row.
The end unit (No 19) is single storey and positioned 1.3 m from the side boundary.



4. Site History.

This site

H16-0537-04	Residential development over whole site	Approved 09.11.2004
H16-0676-13	Demolition of commercial buildings	Prior approval given 18.09.13

Immediately adjacent site to north of site entrance

H16-0221-08	Proposed 6 terraced houses with associated works	approved 15 April 2008.
H16-0209-11	renewal of H16-0221-08	approved 18 May 2011.
H16-0116-13	Modification of Condition 2 of H16-0209-11 to allow amendments to external design and parking arrangements previously approved.	Approved 29 April 2013
H16-0329-13	Removal of Condition 2 of H16-0116-13 relating to affordable housing.	Approved Aug 2013



5. Planning Policy

a. National (National Planning Policy Framework –NPPF)

The NPPF states that 'Planning should operate to encourage and not act as an impediment to sustainable growth.' In addition there is a presumption in favour of housing in the NPPF.

The 12 Core Planning Principles (paragraph 17 of the NPPF) also include the need to seek to secure high quality design and good amenity, and encourage the effective use of land by re-using land that has been previously developed.

Paragraph 55 encourages the favourable consideration of housing applications where it will enhance or maintain the vitality of rural communities.

The Government attaches great importance to design within the NPPF advising that good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people (paragraph 56). The NPPF states that permission should be refused for development of a poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 64).

Section 6 of the NPPF deals with the delivery of a wide choice of quality homes to meet demand. Paragraph 47 requires a continuous 5 year supply of deliverable sites.

b. Local Policies

Core Strategic Policies

- a. SG2 – Distribution of development. Support given to re-use of previously developed land within the settlement limits.
- b. Paragraph 3.21 “ *Spalding.. is the focus of the social and economic life of the community and will provide access to services and facilities to an increasing proportion of the District’s population*”
- c. Policy SG3 – Settlement Hierarchy. Spading is defined as the Districts principal urban settlement.
- d. Policy SG6 – Community Infrastructure assessments, infrastructure needs arising from the development to be met by the developer.
- e. Policy SG14 – Design and layout.
- f. Policy SG16 – Parking.
- g. Policy SG17 – protection of residential amenity
- h. Policy SG18 – Landscaping



Comment

- a. *This is a previously developed site*
- b. *The principle of housing development here is supported by this policy imperative.*
- c. *As above in b.*
- d. *The development will provide its own connections to utilities. There are no known community infrastructure requirements.*
- e. *Addressed in this Design and Access Statement.*
- f. *Each house has its own parking (1 per plot plus visitor parking x 5 spaces)*
- g. *There is no privacy or loss of outlook to neighbours.*
- h. *The urban nature of the site means that substantial planting is not necessary. But the developer has chosen to offer a level of landscaping higher than normal. It will be managed by a management company. Recreational open space needs will be met with a payment toward off site provision*



Housing policies

- i. Policy HS4 – New housing supported in Spalding on Brownfield sites.
- j. Policy HS8 – Affordable housing. Being discussed. A lower provision may be acceptable where supported by a viability assessment.
- k. Policy HS11 – On site open space

Employment policies

l. Policy EC3 - Existing Employment Areas/Premises
The redevelopment of an employment site to non-employment use will be permitted where the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.



Comment

- i. This policy is of considerable importance to supporting the re-use of the site.*
- j. Affordable housing is presently being discussed. A Planning Condition is requested with arrangements to be secured by legal agreement.*
- k. No on-site open space is provided as this would not be an appropriate location. An isolated small open space would have limited public recreational value.*

- l. there have been complaint's about the previous employment use, and the proposal wild bring a more beneficial use to the surrounding residential area.*

Environmental policies

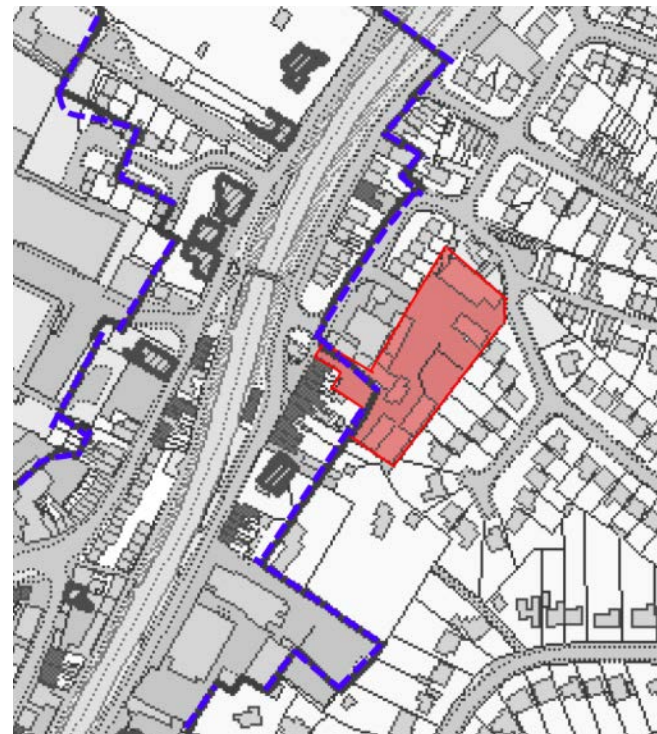
m. Policy EN7 – development affecting conservation areas. Only acceptable where it preserves or enhances the character and appearance.

Comment

m. The site is close to but not part of the Spalding Conservation Area. The recent appraisal has been inspected and no issues arise for this site.

Where the front edge of the site falls inside the conservation area, a generous landscaped entrance will be secured,

Conservation area line is shown as purple boundary



7 . Planning Issues.

a. The principle of the development –and general assessment as measured against planning policy

The principle of the site's development for housing has been recently established. An outlined permission was granted in 2004 and there have been no adverse policy changes since then.

On current policy, the site is within a sustainable settlement. It has good access to local facilities and is within easy walking distance of the town centre. This was a previously developed site (and was only recently cleared). The Local plan and national policy gives priority to brownfield sites within the built up part of a town.

The proposed layout and design has been carefully planned to ensure is in scale and character with the surrounding built form. The proposed layout ensures that the proposed dwellings would have sufficient amenity space and ensure that there was no adverse impact on neighbouring residential amenity.

The design of the proposed dwellings is good and a credit to the area. They are in scale with and fit the character of adjacent sites. There are some design themes in the immediate area to emulate, but the development will effectively establish its own character as it has a high proportion of landscaped frontage.

Affordable housing will be secured by a condition. Whilst there is a substantial landscaped setting to the housing, a contribution will be discussed to provide off-site open space enhancement

b. Design review criteria1 : Design and Access statement

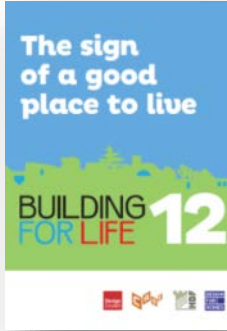
Policy SG14 of the Local Plan requires new development to make a positive contribution to the visual quality of the area, and have a satisfactory relationship with the character form and scale of the existing buildings nearby.
In reviewing this, the quality of the surroundings (garden and open space) and the impact on neighbours is considered in the following.

Design & Access Statement Criteria	
Use: what the development will be used for, and how will this fits in with the local area.	Residential development is proposed in the context that this site is part of the town development boundary. The replacement of outdated industrial buildings is an environmental gain to this residential area.
Amount of development: how much is proposed. This is a measure of the number of proposed units for residential use.	19 houses are proposed distributed in a manner that creates an attractive enclave with houses arranged around a shared access. This is a low density scheme. A higher density scheme cannot be secured given adjacent residential property and the irregular shape of the site. The relationship of this distribution to the site's surroundings allows for the maintenance of privacy to adjacent gardens whilst securing a reasonable separation distance. Note the considerable size or length of neighbours' gardens – and thereby the ability of this site to be readily developed without causing undue enclosure.



Layout – the way buildings routes and open spaces are provided, placed, and oriented , in relation to each other, and buildings or spaces surrounding the development. The purpose of this is to help create a safe, vibrant, and successful place. The impact on neighbours amenity is considered	A very safe environment is proposed The new housing relates well to the siting and general form of its surroundings, does not adversely affect neighbouring properties, and enhances the locality for reasons given elsewhere in this statement. It is very secure with a single entrance that is generally overlooked. All car parking areas benefit from natural surveillance.
Scale – the height width and length of buildings in relation to their surroundings.	These are two-storey houses of a human scale and size to reflect that close by. They are not so close to any other house that any adverse issues arise .
Landscaping- the treatment of public and private spaces to enhance or protect the valued qualities of the site and the area.	Parking areas will not dominate given generous private front gardens, and a shared landscaped area.

**c. Design review criteria 2:
Building for Life 12**

 Recommendations are from Building for Life 12	 Comment: Green- acceptable Red - reconsider design Amber - Improvement possible
Integrating into the neighbourhood	
1 Connections Does the scheme integrate into its surroundings by reinforcing existing connections	Direct link at the front of the site to town centre routes 
2 Facilities and services Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?	The site is central to the town and all its facilities. On-site recreation space is not provided other than in the form of generous 

Appearance – the visual impression made covering materials, decoration lighting and texture.	The choice of particular materials and textures allows for contrast in tone and colour to define roads (tarmac), drives and footpaths (brindle block paving), and patios (buff coloured slabs).
Access – all users to have convenient access to buildings.	The layout and approach is straightforward and level allowing people of variable ability to use all their senses in a safe manner. Location and levels of lighting will be critical to the standard of accessibility ultimately achieved. Outside the site, easy footpath access exists to bus services and local services. Emergency services, circulation routes around the site and egress from buildings in the event of emergency evacuation.

	landscaped areas. A financial contribution will instead be offered in accordance with Policy HS11 of the Local Plan.	
3 Public transport Does the scheme have good access to public transport to help reduce car dependency?	The site is central to the town and transport facilities	
4 Meeting local housing requirements Does the development have a mix of housing types/tenures?	The proposed houses are medium sized family houses designed to meet a known local demand.	
Creating a place		
5 Character Does the scheme create a place with a locally inspired or otherwise distinctive character?	An enclave of non-standard brick house-types are presented. Some elements of the immediate surroundings inspire but given the large amount of modern housing it defines its own particular character.	
6 Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses),	The only view into the site is along the access driveway. No areas of substantial potential	

wildlife habitats, existing buildings, site orientation and microclimates.	wildlife value.	
7 Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces	Parking areas will not dominate given generous private courtyards surfaced with driveway paving. A substantial landscaped area will secure an attractive place	
8 Easy to find your way around Is the scheme designed to make it easy to find your way around?	As this is a small private housing group, this is not relevant.	
Street & Home		
9 Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	The access is short enough to encourage low speed driving. The intensity of use will be low. Warning signs will not be necessary nor desired (and they will detract from the tranquillity promoted by the design).	



	Pedestrian segregation is unnecessary and is not at the entrance.	
10 Car parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?	Parking is sufficient at 2.05 spaces per unit, and is secure and overlooked. It will not dominate the street scene thus helping to secure a desired rural and tranquil group of houses	
11 Public and private spaces Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?	There is no public recreational space given the small size of the scheme. All private spaces are logical and maintainable. Off site open space provision will be discussed.	
12 External storage and amenity space Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	This is all provided for.	

8. Other material planning matters

a. Flood risk

A flood risk assessment has been submitted by S M Hemmings. A noted on page 2 of this supporting document reports that for the Exception Test to be passed:

- a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA;
- b) The development should be on developable previously developed land or, if not, it must be demonstrated there is no such alternative land available; and
- c) A FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk

Items a & b above are comfortably addressed in this statement (a. Spalding is an area deemed acceptable for further development and b. it is PDL).

The conclusion of the FRA are:

- The proposed buildings should be of two story construction with all bedrooms at first floor level.
- the proposed floor levels for the properties will be set at a minimum of 4.80m AOD, but generally 1.0m above the ground level

This is a far higher standard than other recently completed developments in the area.

Occupiers of the property will register with the Environment Agency's Floodline Warnings Direct Service.

The buildings will need to be designed incorporating flood resistant/resilient techniques to allow it to be refurbished after being flooding to a depth of approximately 750 mm above floor level. Consideration should be given to the electrics and heating pipes being distributed at ceiling level rather than at floor level. Materials used for the floor and walls should be able to withstand flooding for a period of at least a week.

b. Noise.

Examination of previous planning reports shows there have been complaints of noise from the now demolished industrial units

c. Contaminated land

The site has been cleared of commercial buildings. It now remains to ensure that garden areas for the proposed houses are safe. A planning condition will secure a scheme that achieves this and any necessary remedial work

d. Trees

A tree impact assessment has not been carried out as there are no trees on the site directly affected by the development.

The landscaping scheme shows however some trees to be retained (on the north east perimeter facing Osier Road). These will be protected during construction work.



e. Security

Under Section 17 of the Crime and Disorder Act 1998, Local Authorities are required to consider the potential implications of development on antisocial behaviour and crime, and has a general duty under Section 17 "to do all that it reasonably can to prevent crime and disorder in its area."

Crime prevention methods have been taken into consideration within this dwelling design and its given location.

The front open space provides due regard for natural surveillance. The boundary will be enhanced for security.

f. Archaeology

Previous comments from the County Council archaeology advisers (see permission H16-0537-04)) showed the site was not the subject of any archaeological constraints.

g. Nature Conservation/Enhancement

Planning policy generally encourages providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. There are no wildlife resources on this site warranting protection. However, proposed bat boxes, plus the comprehensive landscaping scheme, will assist in creating some wildlife value to a small degree.

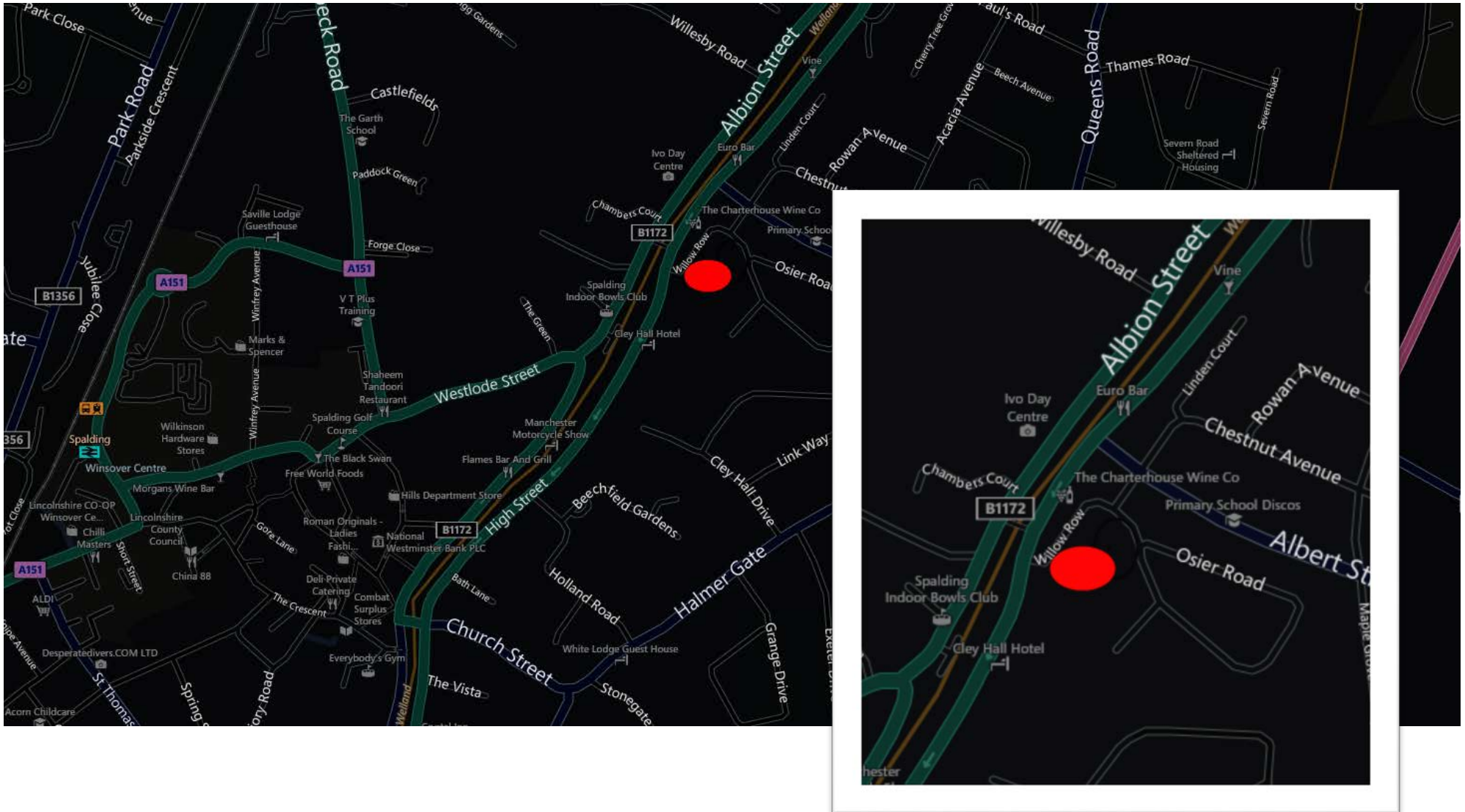


Appendices



Appendix 1 Site Location

Source: Bing





Appendix 2 Photographs of the site and area.

Source: Google



Above: looking northward along
Osier Row with the site to the left
(industrial building now
demolished). Note style of new plots
13 & 14 follow the style of
to the right

Below: looking southward towards
the site (commercial building to left
now replaced by housing)

Appendix 2



Both images looking southwards with industrial buildings to rear now demolished



From Osier Row looking west. behind houses
Industrial buildings now demolished

