Pink Planning

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Laws Yard, Willow Walk, Spalding

Supporting Planning Statement

Erection of 22 dwellings and associated works

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March 2017

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1. Introduction

1.1 This Supporting Planning Statement accompanies a planning application for the erection of 22 dwellings and associated works at Laws Yard, Willow Walk, Spalding. The scheme comprises a mix of 1, 2 and 3-bed units.

1.2 The applicant is committed to providing a high quality sustainable development that will preserve and enhance the special character of Spalding.

1.3 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. In this context, local planning policies relating to the supply of housing are considered to be out of date and the principle of residential development is acceptable subject to other material planning considerations. This planning application responds to the significant shortfall.

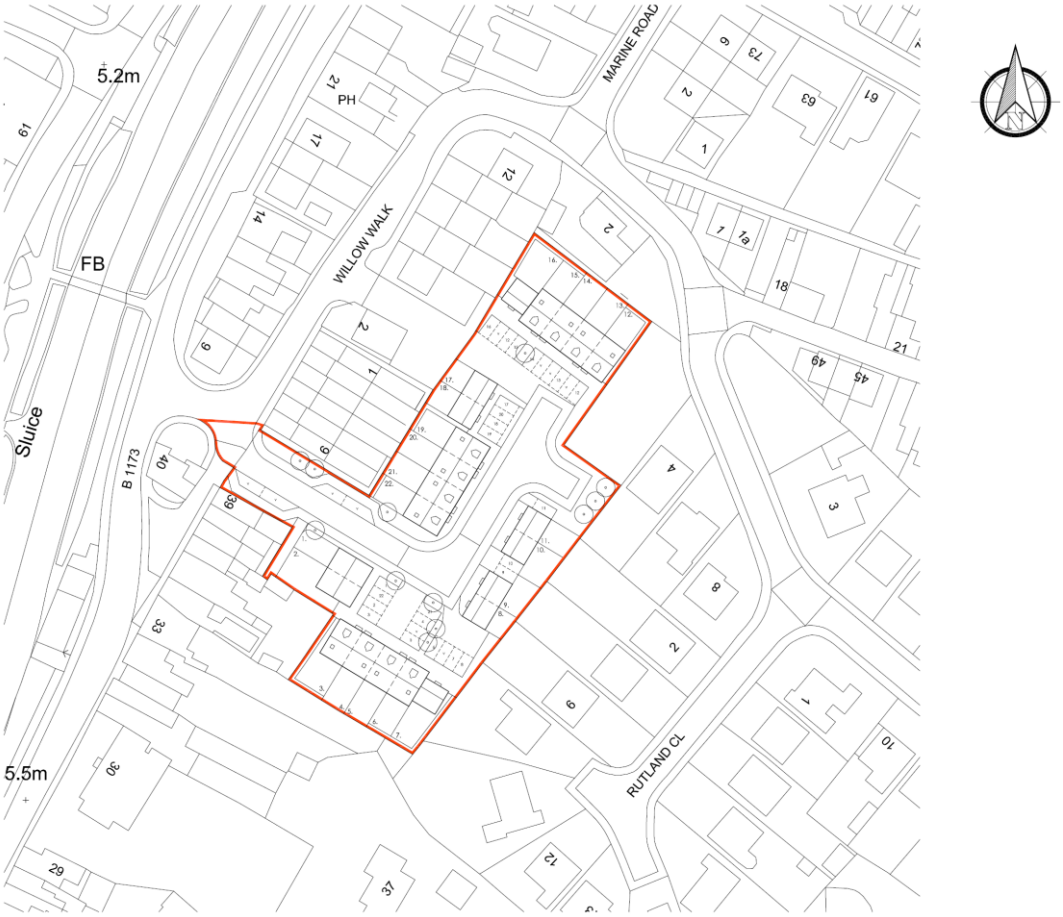
1.4 This report evaluates the proposed development in the context of local and national planning policy. It is considered that the development accords with all relevant planning policies and there are no material considerations which warrant a refusal of planning permission. The application should therefore be granted planning permission without delay, in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The site and surrounding area

2.1 The application site comprises approximately 0.46 hectares of land located on Willow Walk, to the north-east of Spalding town centre. A Site Location Plan is reproduced overleaf.

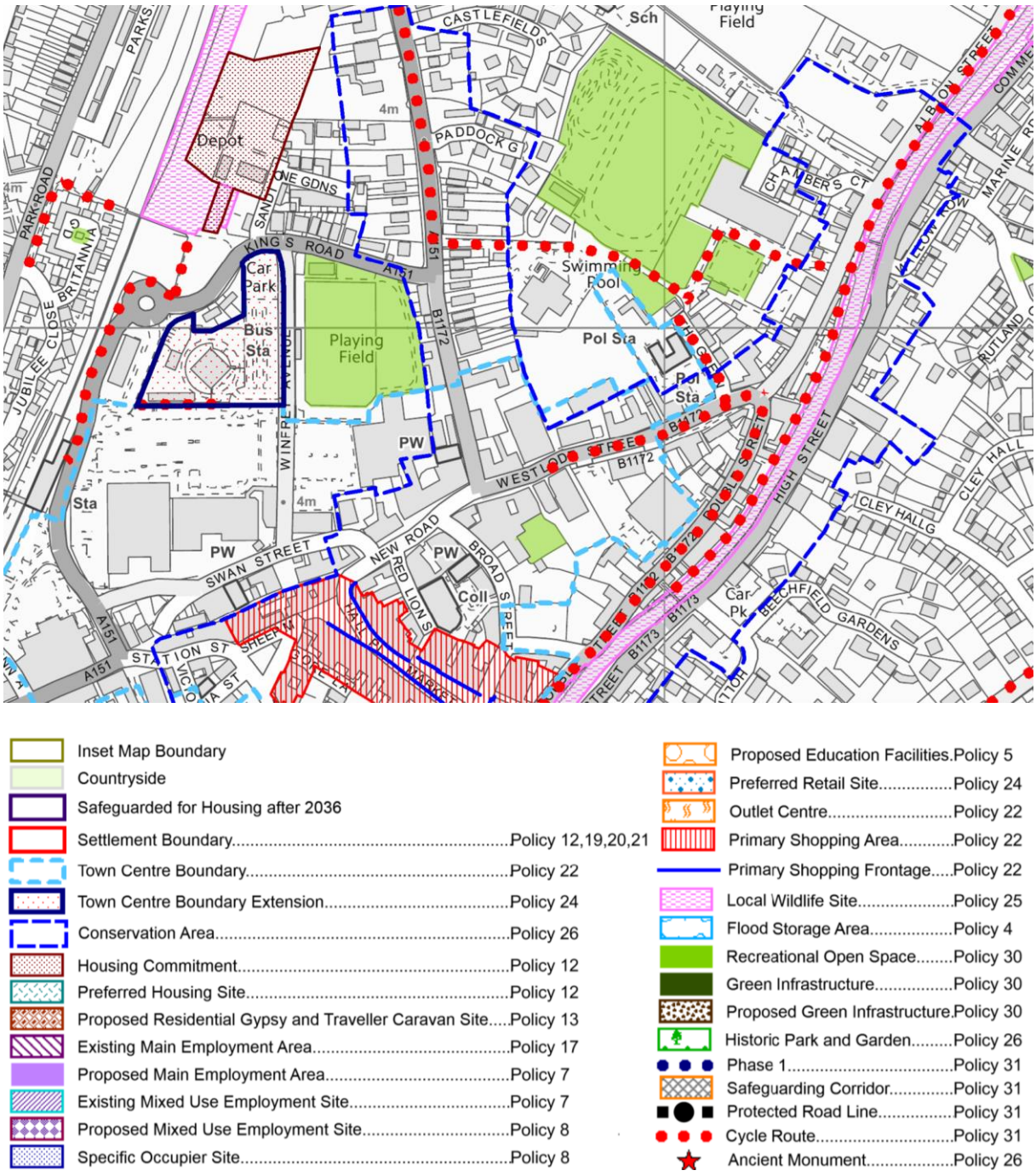
2.2 The site is currently vacant and has been cleared to make way for development. Formerly, the site was industrial in nature, having been last used as a warehouse and works yard. There is a gentle slope from north to south.

2.3 The area surrounding the site is predominantly residential, with a mix of one and two-storey dwellings in a variety of styles.



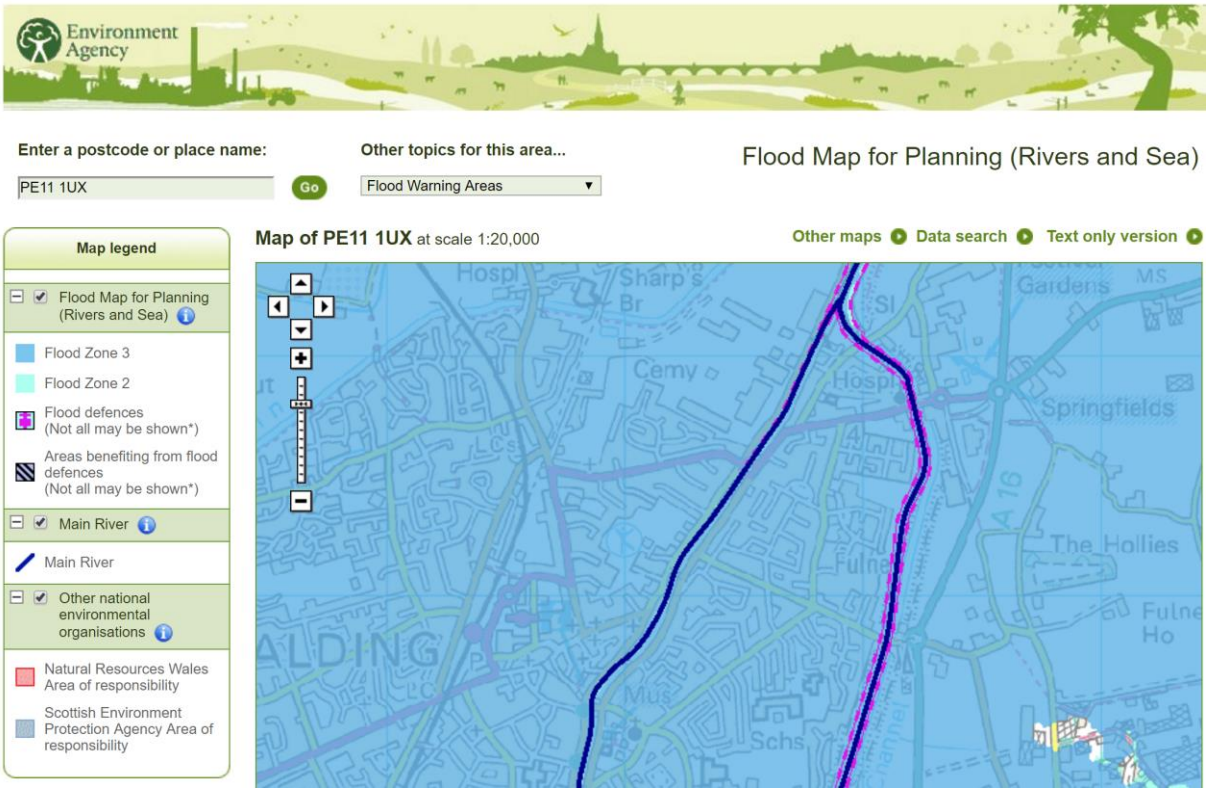
2.4 A small part of the site lies within Spalding Conservation Area. Approximately 35m south of the southern boundary lies East Elloe (30 High Street), a Grade II* listed building. The proposed development does not affect its setting.

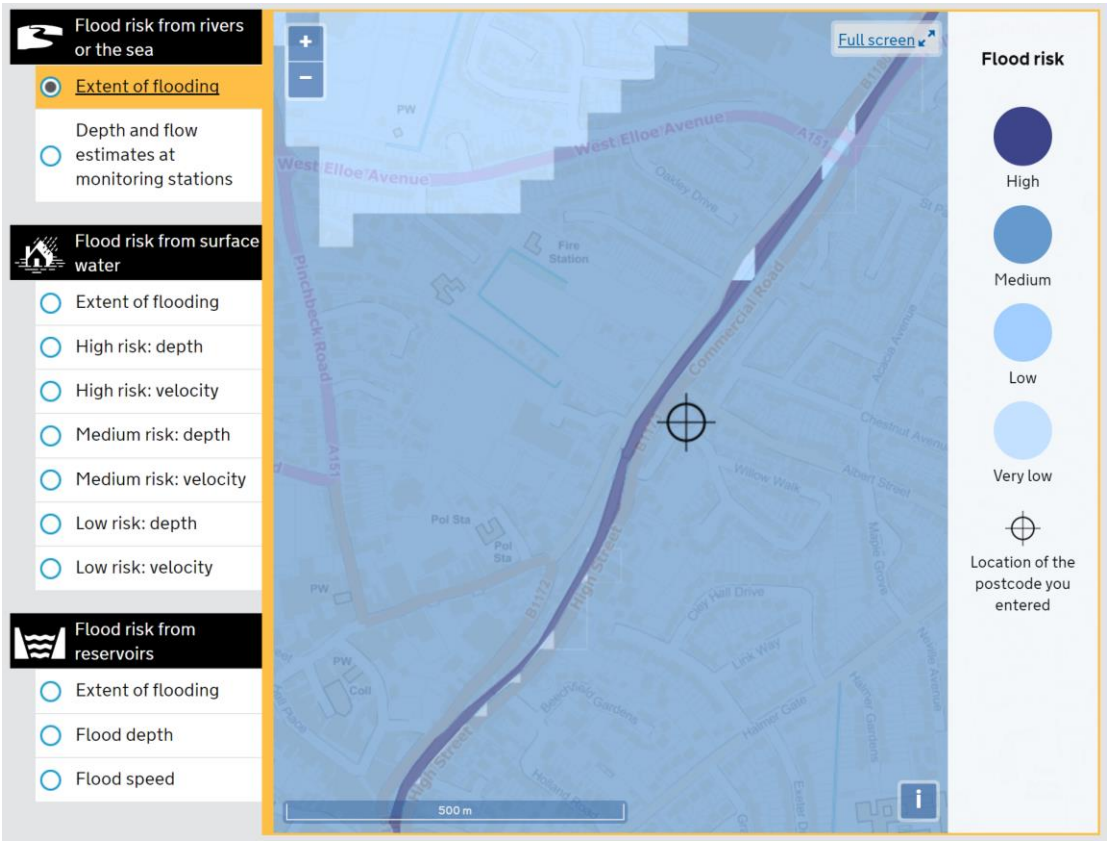




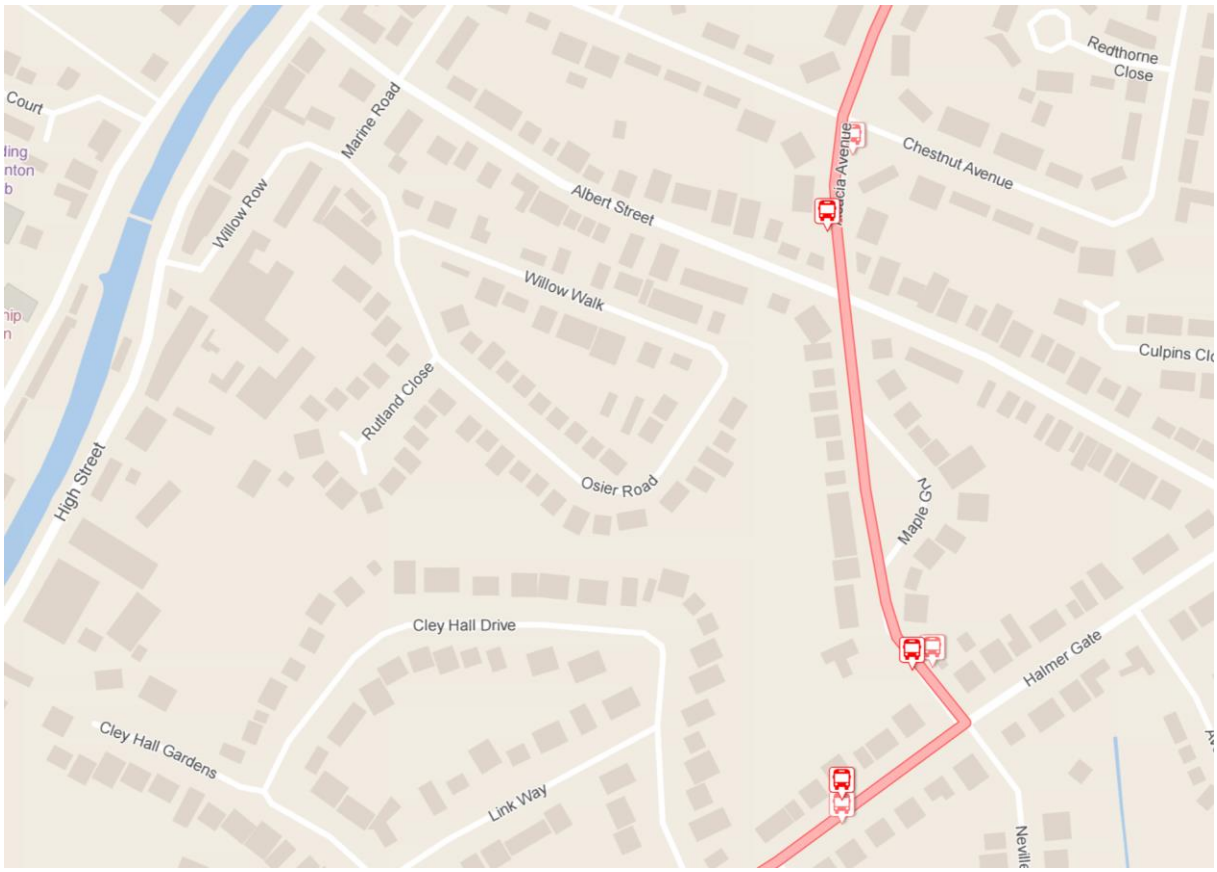
Extract from South East Lincolnshire Local Plan - Preferred Sites for Development (July 2016)

2.5 The site is located within Flood Zone 3 as shown on the Environment Agency's Flood Zone Maps (medium risk). South Holland District Council's Strategic Flood Risk Assessment shows the site within a defended area. A Flood Risk Assessment has been submitted as part of the application. Flood risk is discussed in more detail in section 6.6.


Environment Agency
Enter a postcode or place name:
PE11 1UX
Go
Other topics for this area...
Flood Warning Areas
Flood Map for Planning (Rivers and Sea)
Map legend
Flood Map for Planning (Rivers and Sea)
Flood Zone 3
Flood Zone 2
Flood defences (Not all may be shown*)
Areas benefiting from flood defences (Not all may be shown*)
Main River
Main River
Other national environmental organisations
Natural Resources Wales Area of responsibility
Scottish Environment Protection Agency Area of responsibility
Map of PE11 1UX at scale 1:20,000
Other maps
Data search
Text only version


Flood risk from rivers or the sea
Extent of flooding
Depth and flow estimates at monitoring stations
Flood risk from surface water
Extent of flooding
High risk: depth
High risk: velocity
Medium risk: depth
Medium risk: velocity
Low risk: depth
Low risk: velocity
Flood risk from reservoirs
Extent of flooding
Flood depth
Flood speed
Full screen
Flood risk
High
Medium
Low
Very low
Location of the postcode you entered
West Elloe Avenue
Pinchbeck Road
Commercial Road
High Street
500 m

2.6 The site has excellent public transport accessibility. There are three bus stops within close proximity of the site (below) providing easy access to the Spalding Town Service. This operates a regular Monday-Saturday service which links to a number of other services in the town centre. National rail services are provided from Spalding railway station to the west of the site, allowing access to the East Coast Mainline, London and beyond.



http://www.lincsbus.info/map.html

3. The proposed development

3.1 The scheme proposes to deliver 22 new dwellings, making efficient use of the land at a density of 48 dph. This density reflects the site's edge-of-centre location whilst respecting the density of surrounding development. The scheme provides a mix of smaller 1, 2 and 3-bed units as shown on the plans which accompany the application.

3.2 A mix of terraced and semi-detached properties is proposed. Three groups of two and three-storey terraces, each containing four or five dwellings are located

to the north, south and centre of the site, interspersed with four pairs of semi-detached dwellings. This approach breaks up the development and reflects the mixed character of surrounding dwellings. The design approach mixes a simple, traditional architectural style with appropriate modern detailing and a limited palette of materials to create a cohesive sense of place. Floor levels are raised sufficiently to mitigate flood risk.

3.3 Vehicular and pedestrian access to the site would be via Willow Walk. Sufficient car and cycle parking has been accommodated onsite to meet the requirements of Policy SG16 of the South Holland Local Plan 2016.

3.4 New landscaping will enhance biodiversity, clearly define public and private areas and improve the appearance of this vacant former industrial site in accordance with Policy SG18 of the South Holland Local Plan 2016. Private amenity space is provided for each dwelling, with additional recreational facilities available at the nearby Castle Sports complex and elsewhere throughout Spalding.

4 Planning history

H16-0065-15 – Laws Yard, Willow Walk, Spalding. Residential Development - erection of 19 dwellings – re-submission of H16-0153-14. Withdrawn

H16-0153-14 – Laws Yard, Willow Walk, Spalding. Residential Development - erection of 19 dwellings. Withdrawn

H16-0676-13 – Laws Yard, Willow Walk, Spalding. Demolition of commercial buildings. Prior approval given

H16-0537-04 – Laws Yard, Willow Walk, Spalding. Residential Development (outline). Approved

5 Planning policy context

National Planning Policy Framework 2012

Achieving sustainable development

Core planning principles

6 Delivering a wide choice of high quality homes

7 Requiring good design

8 Promoting healthy communities

10 Meeting the challenge of climate change, flooding and coastal change

12 Conserving and enhancing the historic environment

South Holland District Local Plan 2006 (saved policies)

Policy SG1 General sustainable development
Policy SG2 Distribution of development
Policy SG3 Settlement hierarchy
Policy SG6 Community infrastructure and impact assessment
Policy SG7 Energy efficiency
Policy SG13 Pollution and contamination
Policy SG14 Design and layout of new development
Policy SG15 New development: facilities for road users, pedestrians and cyclists
Policy SG16 Parking standards and new development
Policy SG17 Protection of residential amenity
Policy SG18 Landscaping of new development
Policy EC3 Existing employment areas/premises
Policy HS4 New housing in Spalding and the area centres (other towns and Donington) (non designated sites)
Policy HS11 Open space in new residential developments

Emerging South East Lincolnshire Local Plan

South East Lincolnshire Strategic Housing Land Availability Assessment (January 2016)

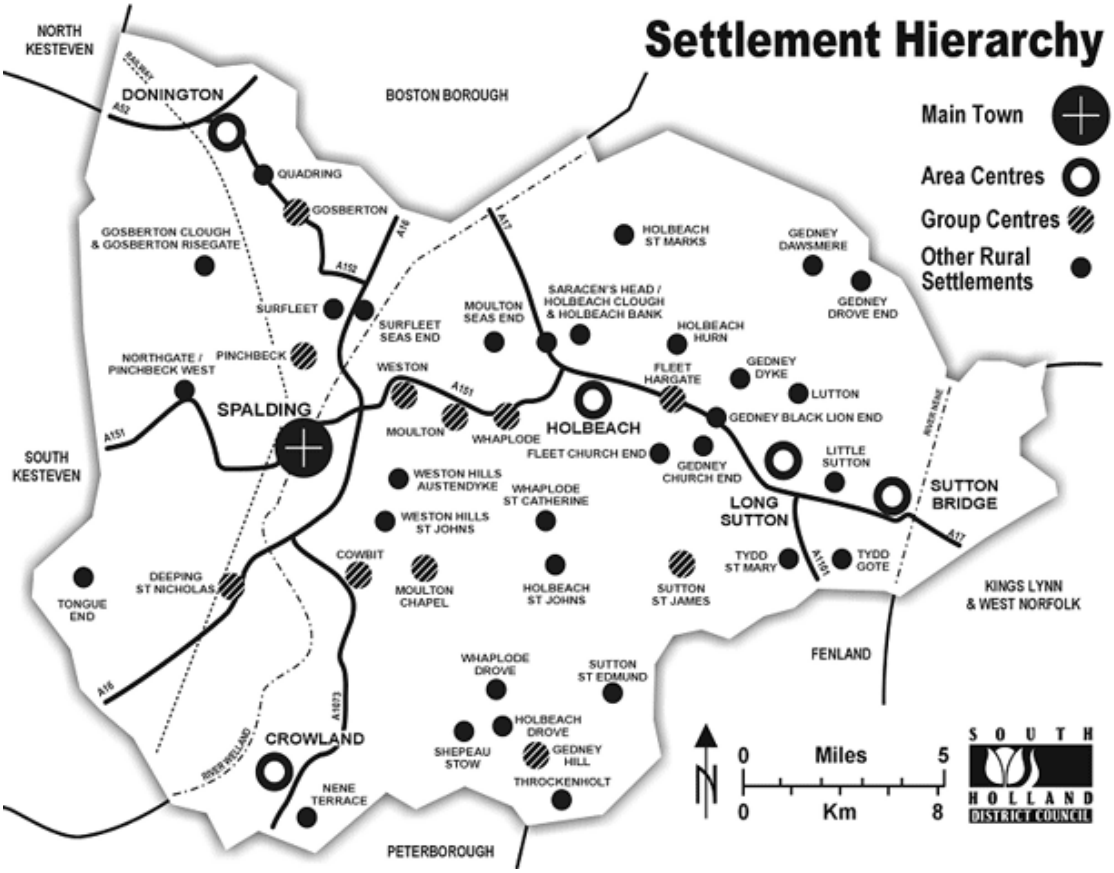
6 Planning comments

6.1 Key issues

6.1.1 The main considerations in determining this application are: the principle of development, impacts on the character and appearance of the area, impacts on residential amenity, highway safety, open space, flood risk and contamination.

6.2 Principle of development

6.2.1 Policy SG3 of the South Holland Local Plan sets out a settlement hierarchy for the District and indicates that the main locations for new development should be within Spalding and the Area Centres (see overleaf). The application site lies in a highly sustainable location close to Spalding town centre.



6.2.2 Although the proposal would involve the loss of a former commercial site, this use ceased long ago and the opportunity has arisen to redevelop the site with a more compatible use in this predominantly residential area – housing. The proposed development is therefore in accordance with Policy EC3 of the South Holland Local Plan.

6.2.3 The site had the benefit of outline approval for residential development in 2004 and continues to be recognised as having potential for residential use through its inclusion in the Council's Strategic Housing Land Availability Assessment 2016 (reference Stp005). The SHLAA concludes, "the site is considered suitable for a housing site". Full



details of the assessment are provided in Appendix 1. The provision of 22 dwellings would make a valuable contribution to meeting the urgent need for new housing.

6.2.4 For the reasons described above, it is considered that the principle of residential development in this location is acceptable.

6.3 Character, appearance and design

6.3.1 The site has been cleared for development. A new well-designed residential development as proposed would enhance the character and appearance of the local area and Spalding Conservation Area in accordance with Policy SG14 of the South Holland Local Plan. A selection of 3D views of the site have been provided which clearly demonstrate the quality of the scheme and attention to detail. Further discussion on the design process and philosophy can be found in the accompanying Design and Access Statement by Studio 11 Architecture.

6.3.2 The current scheme is considered to be an improvement on the previous proposals for the site in design terms. Improved site layout achieves three additional dwellings on the site compared to H16-0065-15 and H16-0153-14. It is considered that the provision of smaller terraces and semi-detached dwellings is a more appropriate solution in relation to the character of the surrounding area and creates a more visually interesting streetscene (below) and 3D visualisations.



The previous scheme H16-0065-15



The current scheme

6.3.3 A single access road runs through the centre of the site and provides access to all proposed dwellings. This layout allows an efficient use of the site.

6.3.4 The dwellings are of a traditional architectural style with modern detailing and use a limited palette of high quality materials as appropriate for a site within/neighbouring Spalding Conservation Area. It is considered that this approach creates a cohesive sense of place and the development will sit comfortably amongst existing development. Overall, it is considered that the sympathetic redevelopment of this unattractive vacant site will result in an enhancement to the character and appearance of the conservation area.

6.4 Open space

6.4.1 Policy HS11 of the South Holland Local Plan 2006 requires proposals for residential development to provide a minimum of 14% of gross site area as open space. However, given the significant amount of open space within walking distance of the site (below), its urban character and relatively central location, it is not appropriate to provide an area of open space onsite. A financial contribution in lieu of onsite POS provision is proposed. This approach is supported within the Open Space in New Residential Developments SPD.



6.5 Highways and parking

6.5.1 A single vehicular and pedestrian access is proposed off Willow Walk. This was one of two accesses used by the previous industrial use.

6.5.2 In terms of overall traffic generation, it is not considered that 22 residential units would materially affect highway conditions when viewed in comparison with the lawful industrial use. It is concluded that the proposed development is acceptable in highway safety terms.

6.5.3 Sufficient car and cycle parking has been accommodated onsite to meet the requirements of Policy SG16 of the South Holland Local Plan 2016.

6.6 Residential amenity

6.6.1 Policy SG17 of the South Holland Local Plan 2006 seeks to protect the residential amenity of existing residents in relation to overlooking, privacy, overbearing, overshadowing, noise nuisance and pollutants.

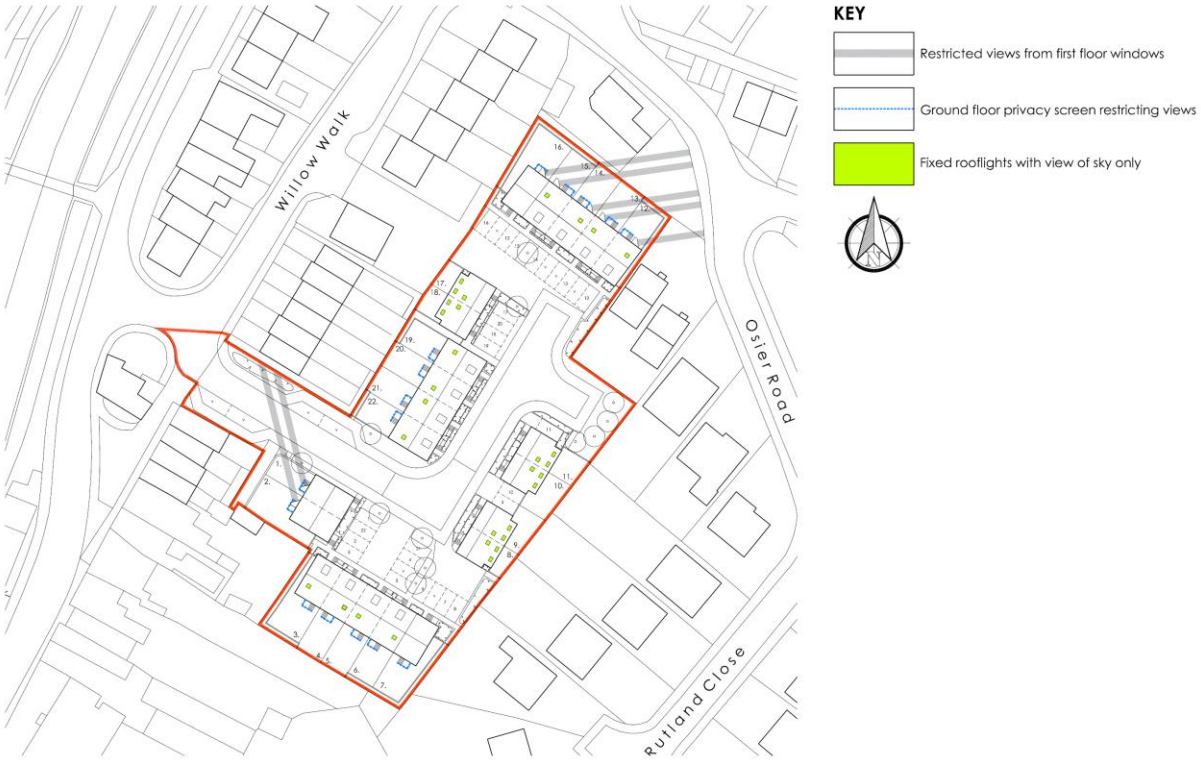
6.6.2 The proposed dwellings are in scale with surrounding development and have been carefully designed and orientated so that they will not have an unacceptable adverse effect on the residential amenity of neighbouring dwellings by reason of overbearing, overshadowing, overlooking or privacy.

Overlooking

6.6.3 Existing and proposed shadow diagrams are used to assess the overshadowing impact of the development on neighbouring dwellings. The analysis demonstrates that overall, there is little difference between the former industrial site and the proposed development in terms of their overshadowing effects. If anything, the current scheme will have a slight positive impact on light levels across the local area. Any slight overshadowing is to limited sections of gardens. Light levels are generally high during summer and the September equinox when gardens are more likely to be occupied. During winter, internal lights will be used and the level of light entering properties from outside will be of less importance. For these reasons, it is considered that the proposed development will not have a significant impact on the quality of light afforded to neighbouring properties.

Privacy

6.6.4 In response to privacy concerns, the application proposes the provision of ground floor privacy screens in appropriate locations (see below). Views from first floor windows will be restricted and fixed rooflights will only allow views of the sky as shown on the plan. It is considered that these mitigation measures are sufficient to protect the privacy of neighbouring properties and can be secured in perpetuity by the imposition of suitably worded conditions.



Noise and pollutants

6.6.5 The proposed residential use will have a lesser impact on residential amenity than the former industrial use in relation to noise nuisance and pollutants. The Design and Access Statement for H16-0065-15 highlights previous issues of noise disturbance associated with the previous use.

Private amenity space

6.6.6 An area of private amenity space is provided for each dwelling. Rear garden sizes vary throughout the development offering people the choice of a larger or

smaller amenity space; not everyone has the need or desire for a large outdoor area.

6.6.7 In summary, there is considered to be an adequate amount of useable space given the central location of the site and requirements of modern living.

6.7 Flood risk

6.7.1 The proposed development is classified as “more vulnerable” in the Technical Guidance to the NPPF, which states that residential use is only permitted after the exception test is followed. For the development to be considered appropriate in terms of flood risk, the following three tests must 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 overall.

6.7.2 Criteria (a) and (b) are clearly demonstrated as this is a previously developed site in the main built-up area of Spalding: the main town in the district. The Flood Risk Assessment demonstrates that (c) is passed.

6.7.3 Furthermore, an adjacent site – 2 Osier Road – was approved for residential development in August 2014 under reference H16-0241-14. This site was also shown to be within Flood Zone 3 as detailed on the Environment Agency's Flood Zone Maps and within the 'High Risk' zone on the South Holland Strategic Flood Risk Assessment. It was considered that the site passed the Exception Test in accordance with Section 10 of the NPPF as it represented the redevelopment of previously developed land and was a safe development when taking into account the existing floor levels of surrounding houses, and the provision of bedrooms at first floor level. The same conditions apply to the present application which proposes finished floor levels at 5.3m AOD.

6.8 Contamination

6.8.1 Given the former industrial use of the site, it is recognised that the potential for contamination exists. It is considered that this would be easily dealt with by a suitably worded condition.

7 Conclusions and recommendation

7.1 At the present time, South Holland District Council has a housing land supply of only 2.9 years with a shortfall of 1,532 homes[1]. Therefore, as set out in paragraphs 47 and 49 of the National Planning Policy Framework, all Local Planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development (paragraph 14).

7.2 The proposed development provides an opportunity to redevelop an unattractive previously developed site close to the town centre of Spalding, the main town within the district. The scheme is a clear improvement upon previous proposals for the site and delivers 22 new dwellings, contributing to the current housing shortfall. Significant weight should be afforded to this. Additional weight should also be given to the social, environmental and economic benefits of the scheme as summarised below and detailed within the other supporting documents:

- **Economic benefits**: the proposal would attract payment from the New Homes Bonus and Community Infrastructure Levy contributions; future residents would pay council tax; and construction and trade jobs would also be created. Future residents of the new homes would support the services and facilities of Spalding and the wider area. The loss of a vacant industrial site – which prompted complaints in relation to residential amenity – is considered to be acceptable given the extensive benefits of the scheme.
- **Social benefits** relate to supporting strong, vibrant and healthy communities. The mix of new dwellings would be attractive to the market, delivering choice to the community. The scheme is readily accessible by public transport, walking and cycling to local shops and services within

[1] As at 31st March 2016

Spalding, and future residents would enhance the vitality and viability of the local economy.

- **Environmental benefits** would be achieved through the replacement of existing hardstanding with residential gardens, soft landscaping and new tree planting, increasing biodiversity and alleviating the impacts of climate change. The character and appearance of the area would be improved through the regeneration of a vacant site on the edge of the town centre. The new dwellings would meet current sustainability requirements.

7.3 In summary, this Supporting Planning Statement has outlined how, on balance, the proposed development is considered to constitute sustainable development under the terms of the NPPF, and the requirements of all other relevant saved policies within the Local Plan are met. The application should therefore be approved without delay.

Appendix 1: Extract from SHLAA 2016

Reference	**Stp005**		**Settlement:**	Spalding					
Address	Land to the east of Willow Row, Spalding								
Site area (Hectares)	0.52	**Site capacity at 30 dph:**	16	**Site capacity at 25 dph:**	13	**Site capacity at 20 dph:**	10	**Site capacity from planning permissions:**	
Availability	**Is the site available?**		Yes						
Explanation	Although there is no planning permission or allocation, there are no known legal or ownership problems.								
Achievability	**Is the site achievable?**		Yes						
Explanation	Moderate achievability. Values are moderate, but opening-up infrastructure costs are likely to be relatively low, though flood mitigation costs are likely. If it is allocated, there is a reasonable prospect that it would be developed (assumed to begin in year 7, and be completed before year 15).								
Assumed delivery rate	**Delivered in yrs 1-5:**								
	Delivered in yrs 6-10:	12							
	Delivered in yrs 11-15:	4							
	Delivered in yrs 16-20								
	Delivered in yrs 21-25:								
Suitability	**Is the site suitable?**		Yes						
Explanation	The site is in scale with the 5720 dwellings which the emerging Local Plan seeks to be developed in Spalding. ENVIRONMENTAL IMPACTS - It will not have adverse impacts on natural, built or historic assets. INFRASTRUCTURE - It will not lead to the loss of existing infrastructure, such as open space, green infrastructure or community facilities. LOCATION - It is accessible to Spalding's existing services and facilities and is located within/adjacent Spalding's existing built up area (defined settlement limit); SITE CHARACTERISTICS - It is a cleared site that is surounded by residential development. TRANSPORT - Services and facilities are accessible by foot, bicycles and there are no near by bus stops. Consequently the site is considered suitable for a housing site.								



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