

Jo Jos Beheer b v.



Design and Access Statement
Proposed Residential Development
Millfield Nursery, Spalding Common, Spalding,
Lincolnshire

Document Reference: 1201 1 DAS LMS

Date: July 2016

32 High Street
Helpringham
Sleaford
NG34 0RA
Tel: 01529 421646
Fax: 01529 421358
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

TABLE OF CONTENTS

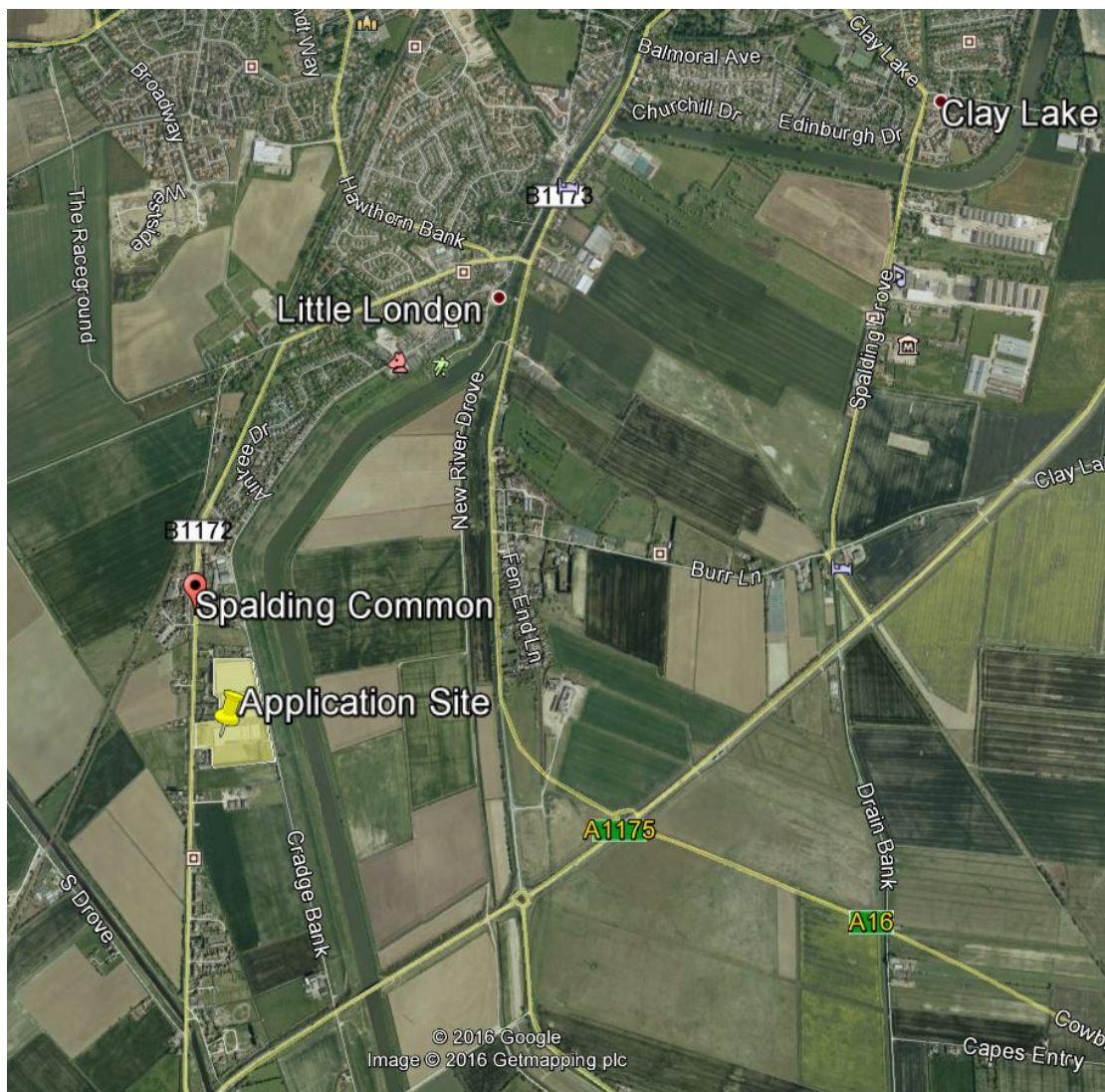
1. Executive Summary	1
2. Site and Surroundings.....	2
3. Planning Policy	6
4. Design	9
5. Conclusions	12

1. EXECUTIVE SUMMARY

- 1.1. Outline planning permission is sought for the redevelopment of the existing Millfield Nursery site on land off Spalding Common, Spalding for residential development of up to 135 dwellings.
- 1.2. The application is accompanied by an indicative site masterplan showing how the site could be developed and this masterplan has been informed by the following documents:
 - Topographical Survey
 - Design and Access Statement
 - Flood Risk Assessment
 - Drainage Strategy
 - Heritage Impact Assessment
 - Ecological Assessment
 - Ground Investigation Report
 - Transport Statement and Travel Plan.
- 1.3. The reports conclude that there are no technical reasons why the site cannot be redeveloped for housing.
- 1.4. Representations have been made to the South East Lincolnshire Joint Strategic Planning Committee to have the land allocated for housing development as part of the emerging local plan that will, in time, replace the existing South Holland Local Plan (saved policies) 2006.
- 1.5. The first draft of the new local plan showed the application site identified as a potential housing site and the second draft, which goes out for consultation on the 15th July for 4 weeks, shows the site inside a revised settlement boundary for Spalding.
- 1.6. The National Planning Policy Framework (NPPF) asserts a presumption in favour of sustainable development and that where housing proposals are made and there is not a 5 year housing supply, this presumption should be afforded full weight and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.

2. SITE AND SURROUNDINGS

- 2.1. The application site measures 4.62 ha and is located between Spalding Common and Cradge Bank.
- 2.2. The satellite image below identifies the location of the site.



- 2.3. An existing access from Spalding Common lies at the southern end of 75m frontage that is characterised by two coniferous and four deciduous trees together with a building used as an art gallery set back some 20m from the road.
- 2.4. The existing access also serves the nursing home to the south of the site.
- 2.5. A significant proportion of the 4.62 ha is occupied by glasshouses that form three distinct blocks running north-south.

- 2.6. There is an existing bungalow in the south east corner of the site which has access from both Cradge Bank and Spalding Common. A paddock lies between the bungalow and the nursing home.
- 2.7. The application site is characterised by buildings and concrete hardstanding together with ancillary plant and equipment. The remnants of a mill can be seen on the western boundary of the site and this is described in the heritage Impact Assessment.
- 2.8. The boundaries of the site are characterised by very tall Leylandii Cypress trees, especially on the eastern boundary, a mixture of walls and fences to the rear of domestic curtilages fronting Spalding Common and field hedges to the southern boundary.
- 2.9. The site is generally flat and there are no other features of note on the site.
- 2.10. A selection of photographs from around the site are set out below.



Looking north along Spalding Common from the existing site access



A

Typical photograph of glasshouses and brick buildings on the site.



Looking north along Cradge Bank with the eastern boundary of the site to the left of the photograph.



The remains of the mill within the application site.



Looking south west from within the application site towards the nursing home.

3. PLANNING POLICY

The Development Plan

- 3.1. The development plan consists of the South Holland Local Plan (saved policies 2009) (LP).
- 3.2. LP policy SG1 states that all proposals for development will be permitted where that development follows the principles of sustainable development.
- 3.3. Policy SG3 identifies Spalding as the main town in the district for the purposes of controlling and regulating development. In the absence of a five year housing supply, Policy SG3 should not be considered as an up-to-date policy as it deals with the spatial distribution of housing and therefore there is a presumption in favour of sustainable development in accordance with para 49 of the National Planning Policy Framework.
- 3.4. LP policy SG14 considers the design and layout of new development.
- 3.5. LP Policy SG 15 considers the impact on the local highway network, pedestrians and cyclists.
- 3.6. LP Policy SG17 requires new proposals to consider the impact on residential amenity.
- 3.7. In the absence of a 5 year housing land supply, those policies in the local plan that deal with housing numbers and their location are considered to be out-of-date.

South East Lincolnshire Local Plan

- 3.8. The second draft of the new Local Plan that will replace the 2006 plan will shortly go out to public consultation. The draft Local Plan proposes significant growth for Spalding underlining the strategic and sustainable role the settlement has in the district.
- 3.9. In the first draft of the emerging local plan the site was identified as a potential housing site. In the most recent draft, which is due to go out for consultation on the 15th July for four weeks, the settlement boundary for Spalding has been re-drawn to include the site within settlement limits.

National Planning Policy

3.10. The National Planning Policy Framework (the “NPPF”) sets out Central Government’s planning policies for England and how these are expected to be applied.

3.11. Paragraphs 6 and 7 of the NPPF confirm the commitment to sustainable development based on three dimensions:

“an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

3.12. This is followed by a commitment to a presumption in favour of sustainable development and at paragraph 14, “For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.”

3.13. Paragraph 49 confirms this to be the case by referring to housing applications and the presumption in favour of development where there is not a 5 year housing land supply.

- 3.14. Paragraphs 196 and 197 confirm that applications should be determined in accordance with the Development Plan and that in such cases Local Authorities should apply the presumption in favour of development.
- 3.15. The NPPF asserts a presumption in favour of sustainable development and that, where housing proposals are made and there is not a 5 year housing supply, this presumption should be afforded full weight.

4. DESIGN

Use

- 4.1. The application site is occupied by a range of buildings used for horticultural production and in addition more recently as an art gallery and a motor repair business. There is also a single storey dwelling on site and a small paddock.
- 4.2. Residential properties lie to the west and north with a private nursing home to the south west and agricultural fields to the south.
- 4.3. Redevelopment of the site for residential use is entirely consistent with the immediate land uses on the boundary of the site and, as such, is compliant with LP policy SG 17- Protection of Residential Amenity.
- 4.4. The indicative masterplan submitted as part of the application shows how the site could be developed without detrimental impact on the reasonable amenity of adjoining occupiers. Existing dwellings to the west of the site that front Spalding Common have deep rear gardens and the masterplan shows how the back-to-back distances will be significant.

Amount

- 4.5. The proposed development for up to 135 dwellings on 4.62 ha results in a density of 29 dwellings per hectare. This density is less than that considered acceptable as part of the planning permission for 2,250 dwellings to the west of Spalding Common and the railway.
- 4.6. An indicative layout shows how the site could be developed with due regard to the existing development on the western and northern boundaries.
- 4.7. The indicative masterplan also incorporates 14% Public Open Space, a Sustainable Drainage System, suitable parking and access arrangements and, accordingly, the site can accommodate the number of dwellings proposed.
- 4.8. The submitted Transport Statement and Travel Plan conclude that in highway terms the site can accommodate the amount of development proposed.
- 4.9. Sustainable Drainage methods can also be incorporated to ensure that surface water from the amount of development can be adequately mitigated.

4.10. There are no ecological interests within the site that would be impacted upon by the proposed development.

4.11. The proposal is therefore compliant with LP Policy SG14 – Design and Layout of New Development.

Layout

4.12. The indicative layout shows how the site could be developed, however, in reality it will be down to a subsequent developer to agree the design of the site as part of any subsequent Reserved Matters application.

4.13. The indicative layout submitted as part of this application shows a single access into the site utilising the existing access, some frontage plots to Spalding Common, a loop road system with both adoptable roads and private drives, public open space incorporating a SuDS and some plots fronting onto and accessing Cradge Bank.

Scale

4.14. The surrounding character of development is predominantly two storeys with some single storey development fronting on to Spalding Road.

4.15. The proposed development will be two storeys, as the accompanying Flood Risk Assessment concludes that single storey development will not be permitted.

4.16. The Flood Risk Assessment has concluded that finished floor levels will need to be 1m above the existing ground level and to incorporate flood resistance barriers to doors to a height of 600mm above the finished floor level and flood resilient construction methods 300mm above the maximum flood water level.

Landscaping

4.17. Landscaping will form part of the Reserved Matters application in the event that planning permission is granted for the principle of development.

Appearance

4.18. There is no prevailing architectural style represented in the immediate area and, therefore, it will be for the Reserved Matters to demonstrate how the proposed appearance of the dwellings will be acceptable in the area and, perhaps more likely, creating a sense of place in their own right.

- 4.19. The Heritage Impact Assessment does not identify any historic asset which will be either impacted upon by the proposed development or that needs to be accounted for in terms of layout or design.
- 4.20. The appearance of the dwellings will form part of any subsequent Reserved Matters applications where the details of individual units will be agreed.

Access

- 4.21. The submitted Transport Statement and Travel Plan set out the impact of the proposal on the local highway network and accessibility of the location and sets out methods whereby this can be improved.
- 4.22. There is an existing access into the site that also serves the nursing home to the south. At the junction with Spalding Road there is more than adequate visibility in both directions and an existing footway connects the site with Spalding to the north.
- 4.23. The proposal is acceptable in highway terms and accords with LP Policy SG 15.

Other Material Considerations

- 4.24. A ground Investigation report considers the potential for contamination having regard to the current and historic land uses on the site. The report is presented as part of this application.
- 4.25. The report identifies where contamination might be present and this will be dealt with by a remediation method statement and secured by an appropriate planning condition.

5. CONCLUSIONS

- 5.1. The proposal will result in the redevelopment of a largely developed site within the new settlement limits of Spalding as proposed in the emerging South East Lincolnshire Local Plan.
- 5.2. The site has been promoted as part of the emerging plan and is considered suitable at this time as a potential housing site.
- 5.3. The housing policies that relate to the numbers and location of housing in the district are considered out-of-date in the absence of a five-year housing land supply.
- 5.4. The National Planning Policy Framework (NPPF) asserts a presumption in favour of sustainable development and that where housing proposals are made and there is not a 5 year housing supply, this presumption should be afforded full weight and planning permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF.
- 5.5. The application is supported by a full suite of technical reports that demonstrate that there are no technical reasons why the site cannot be developed for housing.
- 5.6. The proposal assists in the local planning authority meeting the requirement for a five-year housing land supply and is acceptable in all other respects.