DESIGN & ACCESS STATEMENT

Client: Mr J Reeves

Project: 76A The White House, Little London, Spalding, Lincs, PE11 2UF (residential development)

Ref: 062203

Document Ref: DAS01 (P1)

Date: 23.10.23

INTRODUCTION

76A (The White House) is a 5 bedroom dwelling with grounds in the region of 0.43ha (1 acre).

The applicant (who recently inherited the property from his father) has been advised by local land agents that the property would likely sell better with a more manageable sized garden.

As the dwelling is positioned at the rear of the grounds, it is logical to utilise the frontage of the site for potential residential development.

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No.2.



View of 76A The White House



View from house looking south towards application site



View of site from Little London



View of application site from the north

This application is for Outline Planning approval with all matters reserved (matters reserved to be 'access', 'appearance', 'landscaping', 'layout' and 'scale').

The proposed use is for residential development comprising three plots.

The agent has engaged in pre-app liaison with the planning department and received a written response.

AMOUNT

The proposal is for residential development comprising 3 no. dwellings. The application site area is approximately 0.1ha.

LAYOUT

The layout would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that a small development comprising 3 no. dwellings (based on 3 bedroom houses) can comfortably be accommodated.

SCALE

The scale would be determined at Reserved Matters stage.

Notwithstanding this, drawing PD01 is based on the assumption that a two storey house is in keeping. The immediate context comprises two storey dwellings each side of the site to the east and west and two storey dwellings opposite the site. No. 76A is three storey (albeit the third storey is a room in the roof).

LANDSCAPING

The landscaping would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that much of the existing landscaping can be retained to the benefit of the scheme, including the frontage hedge and the trees to the rear which provide natural green screening.

The agent has checked with the SHDC planning department and none of the trees within the grounds of no. 76A have tree preservation orders (TPO's).

APPEARANCE

The appearance would be determined at Reserved Matters stage.

ACCESS

The details of access would be determined at Reserved Matters stage.

Notwithstanding this, the submitted drawing PD01 demonstrates that individual driveways can be safely provided that have excellent visibility of both pedestrians and vehicles. Furthermore, Little London is a straight road with excellent visibility in both directions.



View along Little London looking east from site



View along Little London looking west from site

PLANNING / PRE-APP

Pre-app consultation has been conducted with SHDC and the advice appended to this document.

The pre-app advice lists the following policies:
Policy 1 - *spatial strategy*
Policy 2 - *development management*
Policy 3 - *design of new development*
Policy 4 - *flood risk*
Policy 11 - *distribution of new housing*
Policy 17 - *providing a mix of housing*
Policy 28 - *the natural environment*
Policy 31 - *climate change and renewable and low carbon energy*
Policy 36 (inc. appendix 6) - *vehicle and cycle parking*

Considering each of these in more detail relative to an outline application:

Policy 1 - Spatial Strategy

The site falls within the defined settlement limit of the South East Lincolnshire Local Plan 2011-2036, Inset Map No. 2. Spalding is a sub-regional centre and as such is an area where development is to be directed.

Policy 2 - Development Management

The submitted indicative scheme demonstrates that 3no. dwellings meet the requirements of size, scale, layout and density. Furthermore, the amenity of adjacent properties is considered and the development poses very little impact on neighbouring homes. The development integrates well into the existing character and appearance of the area. The site is well separated and has minimal impact on existing development and land use. Existing landscaping is retained where appropriate and offers natural screening and visual separation.

The indicative scheme shows one way that the site might be laid out and built form orientated. The detail would be for reserved matters, however, the site offers an excellent opportunity for creative design.

There is every opportunity at reserved matters stage for consideration of the use of sustainable materials and resources.

Access and vehicle generation levels are anticipated to have a minimal impact. On the basis of 3no. three bedroom properties, 2 car parking spaces per dwelling is required. Each property is shown having its own driveway. Visibility for both pedestrians and vehicles is excellent given the straight nature of Little London.

It is not considered that this proposal would have an overbearing impact on the capacity of existing community services and infrastructure.

It is not considered that this proposal would have an impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Sustainable drainage and flood risk have been considered. A FRA forms part of this application. It is considered that sustainable drainage is possible and is likely to include soakaway drainage and permeable hard landscaping.

This is an urban setting, however, every opportunity has been made to demonstrate how the impact on natural habitats can be retained, including retention of trees and hedges for screening purposes. There is also an opportunity at reserved matters stage for the incorporation of nesting boxes, etc. on the proposed buildings.

It is not anticipated that the proposals would lead to any impact on or the loss of sand and gravel mineral resources.

Policy 3 - Design of New Development

The submitted indicative scheme is a density which is sufficient for the indicated size of dwellings, whilst not detracting from the generous grounds of no. 76A. The proposals would still leave approx 0.33ha (0.8 acre) for the original dwelling. In 2016 planning permission was granted for two plots on the site of no. 76 (albeit located to suit the position of the existing house). It is considered that the indicative scheme submitted demonstrates that visual closure is achievable by virtue of retention of existing landscaping features. The scale and massing is unlikely to be at odds with the majority of surrounding properties fronting onto Little London.

The submitted indicative scheme demonstrates that a distinction is achievable between private and public space. Each dwelling is shown having a front garden (accessible for visitors, deliveries, post, etc.) and a private rear garden.

The landscape character along Little London Road. No. 76 is an enclosed property surrounded with hedges / soft landscaping. The house is not visible from the street. The indicative scheme retains this character by retaining the front hedge, punctuated by the new access points. The original property remains hidden from view from the street. The proposed houses would be nestled behind the green screening.

The site has a choice of accessibility options. Spalding is well served by public transport, both rail and buses. The site is on a bus route and there is a bus stop outside of no. 76.

The site has the ability of accommodating cars within curtilage which has the added benefit of facilitating electric vehicle plug in and recharging. The location offers various options for cycling into the town centre, either alongside the river or more directly. The rear gardens offer an opportunity for secure cycle storage in a garden shed or similar cycle store. The storage of refuse can be accommodated within the rear gardens and collection via the standard kerbside method.

The proposals have the opportunity to provide crime prevention measures. The reserved matters stage could offer the ability to position windows so that they overlook the garden and driveway as a means of casual surveillance. The parking can be close to each house and rear gardens can be relatively secure.

Each building as part of the reserved matters design stage has the opportunity to benefit from solar orientation, either by the shape of the house, the positioning of windows to admit sunlight, or the integration of solar panels.

The proposals do not have an adverse effect on residential amenity. Indeed, the proposed dwellings benefit from very little overlooking, nor do the proposed dwellings give rise to intrusive overlooking of existing properties by virtue of orientation, natural green screening and physical separation.

The proposed dwellings have the ability to be built to mitigate the effects of potential flooding via standard adopted construction principles common in this region.

During the course of the reserved matters stage, the proposals have the ability to incorporate locally sourced materials subject to the final detailed design.

The indicative scheme demonstrates how the majority of existing hedges and trees can be retained in order to enhance the green character of the site and its immediate neighbours.

Policy 4 – Flood Risk

Refer to the submitted FRA.

Policy 11 – Distribution of New Housing

This part of Spalding is a housing growth area. SELLP Inset map no. 2 indicates significant housing commitment to the west of the application site (i.e. west of the B1172 highway).

Policy 17 – Providing a Mix of Housing

This application is outline and seeks the 'principle of development'. Notwithstanding this, the submitted indicative drawing PD01 is based on 3 no. three bedroom houses. Policy 17 states that, *'family homes of two or three bedrooms are in the highest demand'*. It is considered that 3 no. three bedroom houses would be suitable for this location.

Policy 28 – The Natural Environment

The indicative plan PD01 demonstrates that the majority of hedge and trees can potentially be retained. Furthermore, during the course of the reserved matters stage there is opportunity to integrate biodiversity features on the proposed buildings.

Policy 31 – Climate Change and Renewable and Low Carbon Energy

The setting of the application site offers every opportunity during the course of the reserved matters stage of high quality design.

Flood mitigation measures are considered in the accompanying FRA.

The final design following the reserved matters stage will require the dwellings to meet Building Regulations standards for water supply and consumption, which includes a limitation of 110 litres per person per day.

Policy 36 (inc. appendix 6) – Vehicle and Cycle Parking

The submitted indicative scheme shown on PD01 indicates 2 parking spaces per dwelling which is compliant with appendix 6. In addition the requirement for cycle storage can be accommodated on each plot (i.e. there is scope for garden sheds or other storage methods for cycles which can be detailed during the reserved matters stage).

The vehicle parking strategy shown has the added benefit of enabling electric charging points directly from the dwelling which is required in order to meet the Building Regulations.

ADDITIONAL PRE-APP

The agent spoke to Greg Watkinson via telephone on 12.09.23. Greg confirmed that the written pre-app advice is a holistic view and is on the assumption a Reserved Matters application would take place at some point. In respect of this it was agreed that not all of the Policy content quoted in the written pre-app is necessarily relevant at Outline Application stage. Furthermore, it was agreed that an indicative block plan and an indicative dwelling floor plan is more than sufficient for an outline application (in addition to the standard location plan).

From: Watkinson, Gregory <GWatkinson@sholland.gov.uk>
To: a.wright369@btinternet.com <a.wright369@btinternet.com>
Date: Sep 11, 2023 6:10:17 PM
Subject: **PE-00184-23 - response.**

Dear Mr Wright,

Many thanks for your pre-application advice enquiry regarding the proposed residential development at 76a Little London. Please allow me to apologise for the delay in issuing you with a response.

In lieu of a formal application or plans, I am only able to provide informal advice and as such, the following should not be considered to bear any weight upon the consideration of any such future application.

Additionally, as this advice is given in a desk-based format, please be aware of the potential for additional matters of consideration to appear upon receipt of a final design and/or formal application and the associated consultation exercise. However, with that said, my advice is as follows:

The site in question does sit within the defined settlement boundary for Spalding, and as such the very most basic level of principle is acceptable for residential development at this site.

Assessing the flood risk, we see that the site sits within Flood Risk Zone 3, which is the very highest possible level of flood risk. As such, it would be a basic expectation that any proposal on this site would be accompanied by a professionally conducted Flood Risk Assessment that indicated that the site and proposal passes the sequential test. Additionally, at a bare minimum, the final design would incorporate any mitigation methods identified within, to ensure compliance with Policy 4 of the South East Lincolnshire Local Plan (2019) (SELLP).

The drawings provided appear only to be indicative layout plans, with no proposed elevations included. However, it should be noted that as street frontage proposals, although not in a conservation area, or within the context of a listed building, it will be an expectation that the final design is appropriate in both appearance and functional compatibility to its surroundings. Therefore, the final design should strive to respect the density, scale, visual closure, landmarks, views and massing of neighbouring buildings and the surrounding area.

Furthermore, the final design should go to reasonable lengths to ensure that the residential amenity of neighbouring properties is fully protected. This would present itself as a development which does not harm access to light, or residential privacy in nearby or adjacent residences or indeed that of the residents who would occupy the proposed dwellings. I do, however, note that the proposed development is situated some distance from nearby residences, as the trend in the immediate setting is one of very large, wide plots. This may prove a mitigating factor against any material concerns regarding overlooking or overshadowing, loss of outlook, etc. Nonetheless, it would need to be demonstrated that the proposal would not lead to the detriment of the nearby residential amenity.

The indicative drawings provided that each dwelling would have 2 effective spaces for vehicle parking. According to Policy 36 and Appendix 6 of the SELLP, this would be sufficient for dwellings of up to 3 bedrooms each. To fully satisfy Policy 36 and Appendix 6, it would also be preferable to indicate some secure storage for bicycles within the plot of each dwelling.

More broadly, it should be noted that a development of this sort would likely be subject to consideration under Policies 1, 2, 3, 4, 11, 17, 28, 31, 36 and Appendix 6 of the SELLP. It will be vitally important for any successful proposal to demonstrate satisfactory compliance with all of the above Policies.

In conclusion, based upon the basic drawings thus far provided, it would seem that if the final proposed design can satisfy the above discussed matters and can prove compliance with all related Policies within the SELLP and sections within the NPPF, then the planning balance would appear to be in favour of approval. However, please once again be mindful that this assessment is purely desk based and provided on the basis of examination of the preliminary

drawings provided. As such, this advice cannot be considered to have any bearing upon the outcome of any future application. The Final design may be liable to alter the validity of the advice given here.

Many thanks.

Kind regards,

Greg Watkinson

Gregory Watkinson BA (Hons), MA

Conservation Officer

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12th September 2023

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference:	**PE-00184-23**	**Case Officer:**	**Greg Watkinson**
Location:	**The White House 76a Little London Spalding Lincolnshire**		
Proposal:	**Proposed Development of 3 Dwellings**		

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

CONFIDENTIALITY

We will normally treat all pre-application enquiries confidentially until a planning application is submitted. However, the Freedom of Information Act 2000 includes a presumption in favour of disclosure of information, including pre-application discussions, unless such disclosure would cause adverse impacts. This may mean we have to reveal the details of your enquiry, and the advice given, if a request is received under the Freedom of Information Act. If you have a reason for requesting that your enquiry should remain confidential, for example on the grounds of commercial confidentiality, please let us know prior to your pre-application enquiry being submitted.

Yours faithfully

Greg Watkinson, Planning Conservation Officer

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DC_PREAPP - ODB: 25

CONCLUSION

No. 76A (The White House) has a large garden in the region of 0.43ha (1 acre). There is ample space to accommodate 3no. building plots to the frontage with minimal impact to the existing house and adjacent properties. It is demonstrated by the submitted indicative plans that 3no. dwellings can be nestled within and screened by much of the existing landscaping features.

Pre-app consultation has been conducted with SHDC. On the basis of an outline application the proposals meet the criteria of SELLP policies 1, 2, 3, 4, 11, 17, 28, 31 & 36.

An application was approved in 2016 for 2 no. dwellings within the original garden of neighbouring property no.76.

None of the trees have TPO's and the majority can be retained as a means of enclosure and visual screening to the benefit of the scheme and to existing properties.