Coalbeach Lane South, Surfleet

Design and Access Statement

March 2020

Revision B

Client: Seagate Homes

Project: Full application for the erection of 60 dwellings with access from Coalbeach Lane South, Surfleet

Project no: 415

STUDIO11
architecture

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1.0 Introduction

1.1

This Design, Access and Planning Statement accompanies an Full planning application for the erection of up to 60 homes with access from Coalbeach Lane South.

1.2

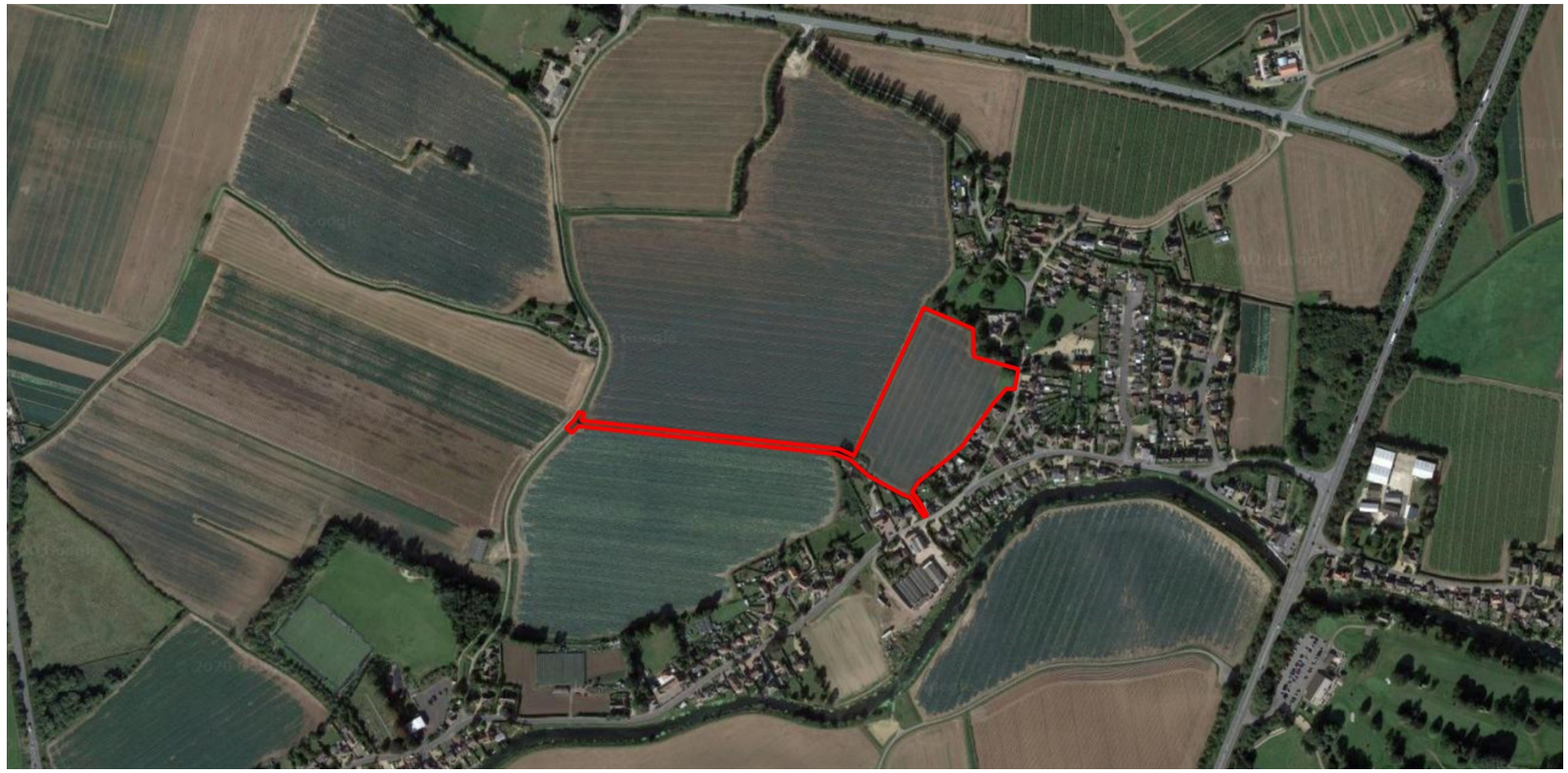
The application has been submitted in full with the layout of the site, house types and a drainage layout/strategy, Flood Risk assessment, Ecology report and Arboricultural survey.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.

1.4

The site is an allocated site under the South East Lincolnshire Local Plan adopted in March 2019.



2.0 The Vision

2.1

The vision for the proposal is driven by an aim to create high quality, highly sustainable homes which demonstrate that flood risk can be dealt with through careful considered design that compliments and integrates well within Surfleet as well as the surrounding landscape.

3.0 Planning Policy Review & Material Planning Considerations

3.1 The Current Need for Housing

The latest South East Lincolnshire Local Plan identifies that a minimum of 180 dwellings should be delivered in Surfleet though to 2036. This application for 60 dwellings would form a significant contribution to the delivery of the current Local Plan.

3.2 A Sustainable Location for Development

This new Local Plan upgrades Surfleet to a third tier settlement, a "Minor Service Centre" with reflects that it is a sustainable location.

3.3 Economic Sustainability

The construction period for the proposed development would bring employment directly to Surfleet; this has the potential to benefit those particularly in need, such as the unemployed and young people.

Residential development is also likely to increase the demand for existing services within the settlement and the surrounding area, and so ensure that they are retained in the long-term. There has been a general trend nationally of declining services and facilities in rural communities, due in large part to increasing reliance on car travel, changing trends whereby people will travel further to access even convenience shopping facilities. The additional local demand created by new residents is therefore necessary to ensure that the facilities Surfleet has are not lost over time.

3.4 Environmental Sustainability

The application site currently represents a poor habitat for wildlife, being agricultural land. The addition of gardens and public Open Space has the potential to improve the site as a wildlife habitat.

The sustainability of the location in terms of the sites proximity to public transport routes and local facilities would help to reduce the number of car journeys required, encourage more sustainable transport choices and therefore contribute to a low carbon economy. Residents have a realistic option to take public transport to Spalding or Boston for both work and recreational purposes.

Further detailed information on the sustainability measures proposed within each home is outlined within Section 6 of this report.

South East Lincolnshire Joint Strategic Planning Committee

SOUTH HOLLAND DISTRICT COUNCIL



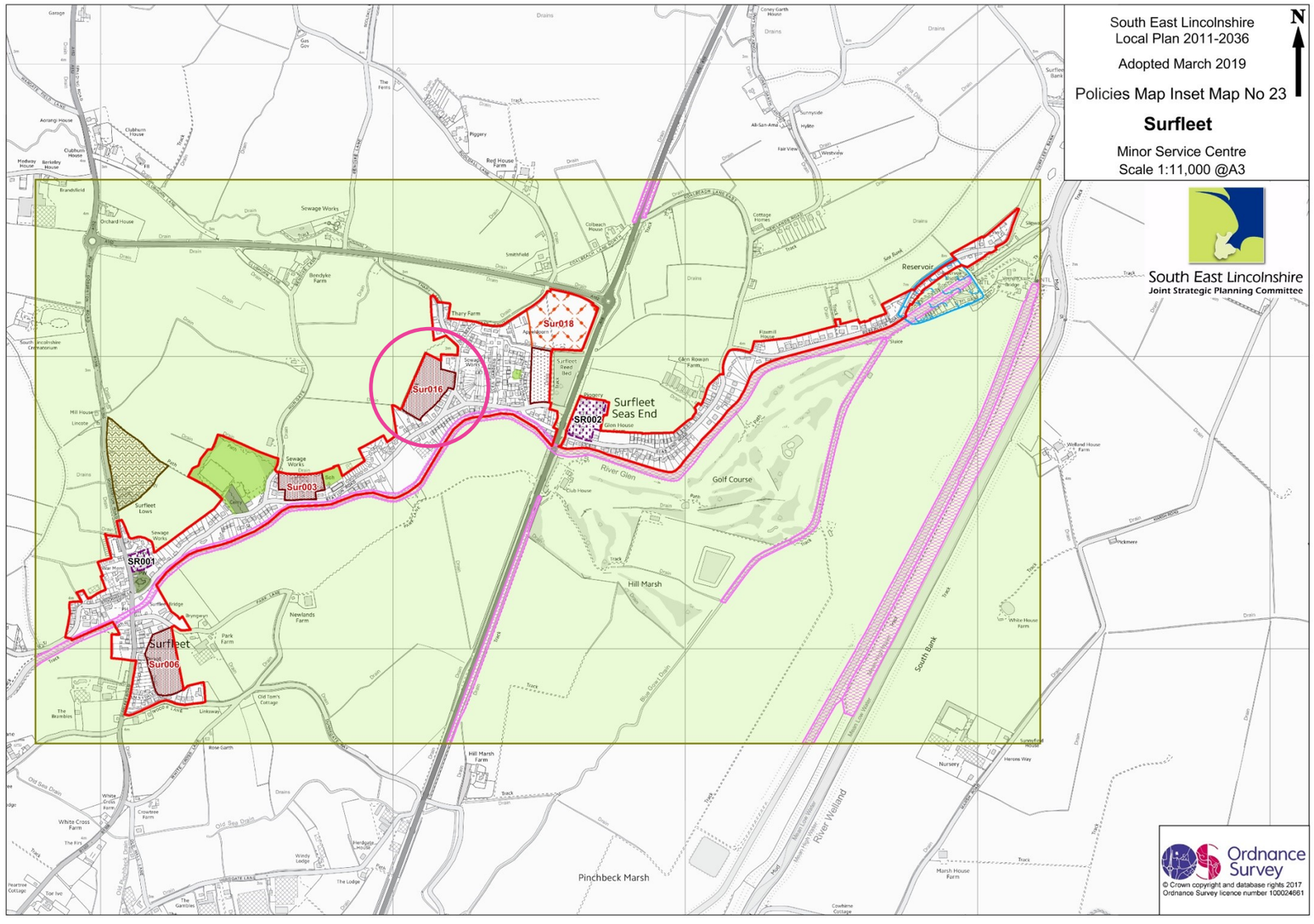
3.5 Social Sustainability

Providing housing at a time of acute need, when affordability of homes continues to worsen is an important contribution to the social life of the community. It allows residents to access housing that is suitable and appropriate for their needs. It allows families to grow and continue to live locally, and employees to live a comfortable distance from their places of work.

This development will benefit future residents through its accessibility to local services, and to the main employment areas of Spalding and Boston. Residents will benefit from modern high-quality homes, with high thermal efficiency, driving down the cost of their energy bills.

3.6 Flood Risk

The application site is located within Environment Agency (EA) Flood Zone 3a. In identifying the site Sur016 as an allocated site the Local Plan recommends that the "*Development will be required to include appropriate mitigation.*" This is detailed within the Flood Risk Assessment prepared by S M Hemmings which accompanies this application.



Policies Map Insert for Surfleet identifying the site Sur016

4.0 The Development in Context

4.1 Character Assessment

Surfleet is a modest Lincolnshire village, located along the River Glen, between the villages of Pinchbeck and Gosberton. The village has generally developed from its centre where Gosberton Road crosses the River Glen, in a linear pattern along roads.

The site itself, lies on the north eastern side of the settlement, within the Defined Settlement Limits and on agricultural land. The proposed development will develop a currently underused site into high quality homes affordable to local people.

The character of the local area is predominantly residential with some commercial uses. Coalbeach Lane South is residential in nature with a mix of single and two storey homes.

The site lies approximately1 mile from the village centre but is very close to amenities such as the village shop/ Post Office and local pub. The village centre is a varied mix of architectural composition, having the oldest buildings along Gosberton Road, including the church of St Laurence.



View towards Site Entrance from the North

4.2 Physical Influence

At an early stage it was felt that the design of the scheme should be influenced by both the Surfleet architectural vernacular and the sites position within the settlement. The scheme has therefore been designed in a modern context with vernacular architecture which responds directly to the site constraints and end use of the homes. The design principles incorporated are intended to provide a modern housing scheme that seeks to create its own environment and sense of place.

The site presents several constraints to development. The topography of the site is comparatively flat, there are landscaping features surrounding the site and a Public Footpath is apparent to the southern boundary of the site. The existing features have been assessed and those of value will be retained within the new development. The size and shape of the site is its main constrain and will inform the layout taking advantage of as many existing features as possible.

The site will be served via a new adopted road off Coalbeach Lane South.



View from Station Road Looking East Towards Site



View towards Site Entrance from the South



View from Station Road to Site Footpath Link

4.3 Social Context

The development will deliver sixty 2, 3, 4 and 5 bedroom homes which will allow local people to purchase homes for growing families, together with also providing the opportunity for first time buyers to purchase their first property and take a step on the property ladder.

4.4 Economic Context

By providing a mechanism for local investment by local people through owning their own property the economy within Surfleet and the surrounding South Holland District will be improved.

Although there are no proposals to provide shops or services within the development, the scheme will generate additional spending power in the local area to the benefit of existing shops, businesses/ services and provide the impetus for the creation of new service and employment provision. The site occupies a location which has excellent accessibility to the village centre and the surrounding villages of Pinchbeck and Gosberton.

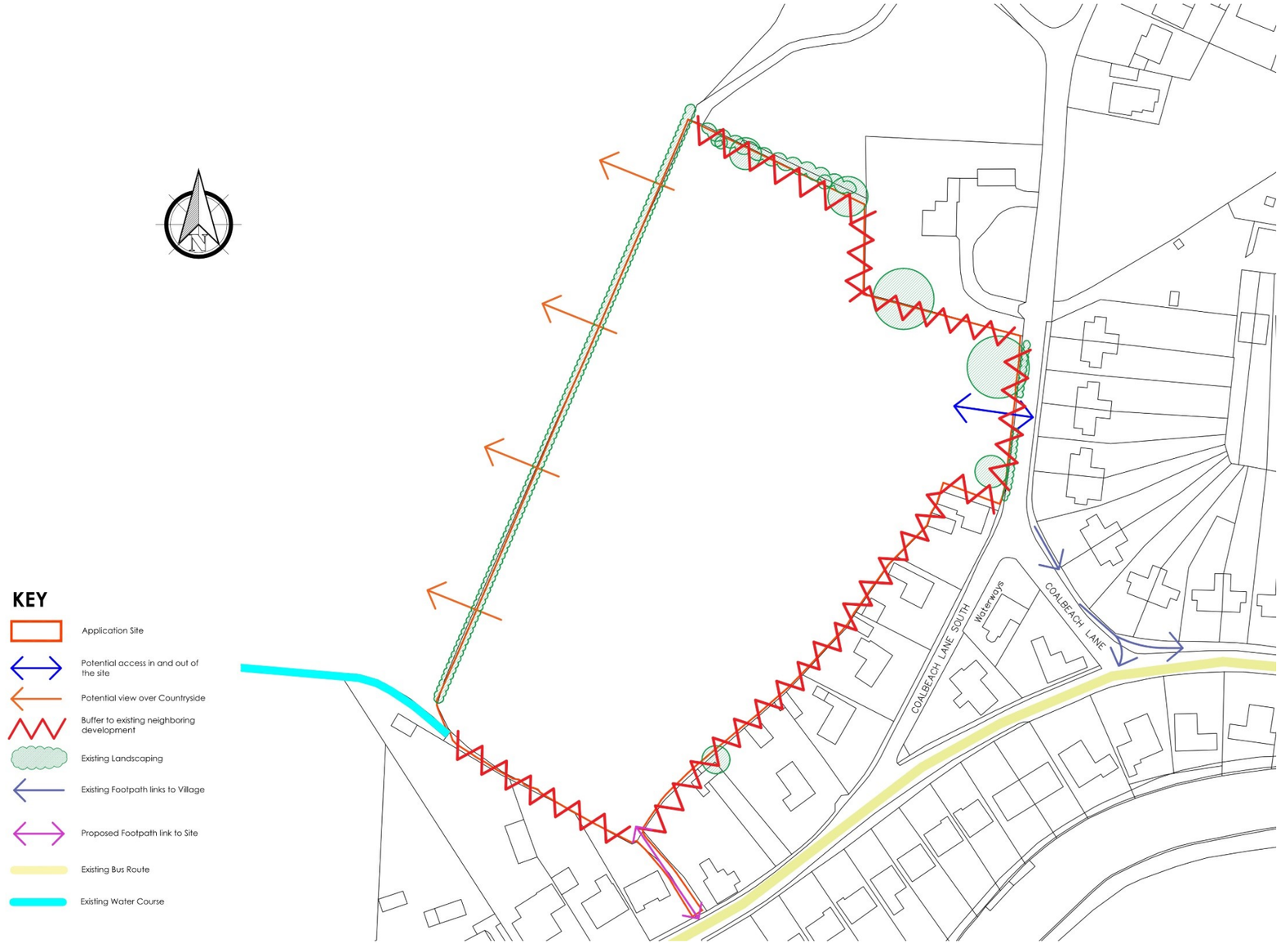
4.5 Involvement

It is felt that as the development is an allocated site that consultation as part of the planning application will be sufficient.

4.6 Constraints & Opportunities

The site is within 20 minutes walking distance of the village centre and is served well with footpath and public transport connections. The adjacent plan highlights key design considerations.

The proposals will make full and effective use of land providing a meaningful contribution towards housing needs



Opportunities & Constraints Plan

within Surfleet without any material environmental impacts.

The effects of the proposals upon local facilities and the highway network can be satisfactorily managed to ensure the locational advantages of developing the site are fully realised without material detriment or disadvantage to the local community.

4.7 Streets & Parking

Surfleet has a mix of both wide streets with footways on both sides and narrow lanes without footways. Most roads are tarmac finished with a strong kerb line which dominate the street scene.

Drives are a mix of tarmac, block paving and gravel.

Parking is predominantly on-plot parking with some properties parking on-street adjacent to their homes.

4.8 Boundary Treatments

At the centre of the village brick walls are found to front boundaries with older properties opening directly on to the footways adjacent to roads. Larger detached properties generally have a mix of walls, hedges and railings defining front and side boundaries.

4.9 Public Transport

Surfleet has several regular buses services to and from Spalding. Buses leave for Spalding from approximately 150m from the application site.

The B13 service from this stop takes 12 minutes to get to Spalding and 34 minutes to get to Boston. The service runs 6 days a week and allows for arrival in either town prior to 9am and departure after 5pm – making this route an excellent commuter option.

Further bus services depart from the centre of the village with approximately 20 journeys in each direction between 6am and 6pm six days a week. This permits residents to travel 15 minutes into the sub regional centre for employment or recreational purposes. These services also allow for arrival at Spalding before 9am and departure after 5pm,providing further commuting options to the major employment centre of the area. From Spalding, national rail services are available to many places including London and Peterborough.

There are also up to 9 buses a day from central Surfleet northward to Gosberton, Donnington and Boston 6 days a week. The village has a National Express stop, providing a daily service to London and Peterborough. These bus stops are located at the central cross roads in the village, approximately 1 mile from the application site. School buses leave from outside Surfleet Primary School, approximately half a mile from the application site.

4.10 Elevations & Materials

Surfleet has a diverse range of historical housing, with distinct differences between the historical older buildings at the centre of the village and more developer lead mass housing towards the outskirts of the village.

The traditional core palette of materials is a mix of red multi facing brickwork with some older buildings being historically rendered with coloured render which compliments the street scene. Windows are a mix of traditional timber painted sliding sash and painted timber casement windows together with more modern uPVC equivalents.

Roof materials are generally a mix of traditional slate and pantiles with more modern developments being concrete interlocking tiles.

5.0 Proposed Development

5.1 Use

The development will be residential in composition, consistent with current South Holland District Council policies.

5.2 Amount

The proposals have been prepared on the basis of providing an appropriate density with due regard to the character and appearance of the surrounding development. The proposals seeks to make good use of the land by proposing sixty 2, 3, 4 & 5 bedroom homes.

5.3 Layout

The proposed layout of buildings is intended to facilitate continuous street scenes which stimulate visual interest. Care has been taken to ensure that the layout produces an appropriate relationship with the existing properties adjoining the development site.

5.4 Scale

The development consists of two storey houses in line with the existing surrounding properties.

5.5 Landscaping

The proposals sit within a mature landscaped background to the north and west of the site. With Key mature trees each side of the proposed access which are to be retained.

Throughout the development, landscaping will be used to punctuate the streetscape together with clearly defining the private space and public realm. Within the site attention will be given to both hard and soft landscaping to ensure that these areas contribute fully to the overall visual quality of the scheme.



Site Layout

Where necessary in accordance with 'Secured By Design' principles strategic landscaping will be used to deter access to boundaries and other key areas.

All private garden areas will be maintained by their respective owners to ensure the long term look of the development is maintained.

5.6 Amenity Space

Each home is provided with private amenity space for socialising commensurate with their use as family homes.

5.7 Appearance

The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with common aspects of the traditional village, along with the character and architectural style that are appropriate to the local area.

The proposals therefore aim to strike a balance between accommodating historical reference taken from the village centre and its immediate environs on the one hand, and creating an attractive, modern development in its own right with a clear structure and identity, on the other.

Great care has been taken to ensure that street scenes throughout the development are assembled from logical and well-integrated arrangements of buildings. Generally the built form is flat fronted properties in semi - detached arrangements. Where possible, street elevations are continuous with gaps only where rear access is necessary.

The individual buildings within the new development include accommodation specifically designed to fulfil a need within the District. The individual building components are based on the principles of good proportion, varied form and roofscape, and appropriate detailing. Elevational treatment is simple, with particular attention to window and door styles.

Construction materials are limited to a simple palette of red multi facing brickwork and slate effect tiles. Windows and doors are modern in style and colour.

5.8 Access

The principle access to the development is via a proposed adopted road off Coalbeach Lane South.

Pedestrian and Cycle access is available from Coalbeach lane South. Access to the principle entrance of each home will be level and will be provided with a level threshold.

5.9 Maintenance

Each property will be sold on a freehold basis and will be responsible for maintaining their own properties. Main roads and footpaths within the development will be offered to Lincolnshire County Council for adoption. Residents benefiting from private drive accesses will be required to maintain those drives in perpetuity. Open space areas and communal drive areas will be maintained by a management company in perpetuity.

Restrictive covenants will be placed on each property to ensure that residents ensure the look of the development is maintained.

5.10 Waste

Each property will be provided with internal bins for household refuse and recycling. Once these bins are full residents will empty them into sacks and place them at the kerbside for collection by the Local Authority on collection day.

5.11 Drainage

Foul drainage from the proposals will connect into the existing drainage system on site.

Surface water drainage will be attenuated on site and to discharge into the IDB drain along Hun Gate in accordance with the accompanying Drainage Strategy and Plan.

5.12 Affordable Housing

Policy 18 of the South East Lincolnshire Local Plan 2019 seeks the provision of about 25% affordable housing on schemes with 11 or more dwellings.

It is hopeful that this scheme can provide some affordable housing, this is subject to the findings of a viability assessment and the other contributions that are likely to be requested following the standard consultation period.

The S106 contributions are therefore to be agreed in due course.

6.0 Key Sustainability Issues

6.1 General

The following section considers how the proposals will deliver its sustainability objectives and make a lasting and positive contribution towards sustainable development. The basic framework for analysis corresponds with the three key sustainability issues set out in planning and environmental legislation, guidance and best practice.

Sustainability in relation to the location of the site, amenities and public transport links are discussed in detail within Section 4.0 of this report.

Environmental Issues

6.2 Energy

The need to reduce greenhouse gas emissions, particularly carbon dioxide (CO2), and adapt to effects of climate change is recognised as a global imperative. A key objective of the scheme has therefore been to encourage energy efficiency in all aspects of the development, including design, procurement, construction and use.

All walls, floors and roofs will be highly insulated and the building airtightness will be improved beyond current Building Regulations to provide a development of highly energy efficient homes.

Each home will be provided with 100% low energy lighting and a high efficiency gas central heating.

To accompany the 'fabric' improvements each home has been designed to allow the future installation of solar water heating and/ or photovoltaic panels should the residents wish. It was felt that cost and ancillary design issues made the use of other technologies such as biomass, wind power and heat pumps prohibitive on this scheme.

6.3 Water and Flood Risk

It is understood that there are no major water courses flowing through the site and therefore the risk of water pollution is very low. There is however a drain to the South Western boundary of the site which will be fully protected during construction.

The use of water at the site will be regulated by fitting low consumption technology. Each home will have its water restricted to 110 litres/person/day, in accordance with current Building Regulations.

The site lies within Flood Zone 3a and a site specific Flood Risk Statement accompanies this statement confirming that with the proposed Finished floor levels the dwellings will not be at risk of flooding. It also confirms flood resistant mitigation measures will not be required

The surface water generated on site by the proposed development will discharged through a Sustainable Drainage System, attenuated to Greenfield run-off and discharged to the IDB drain to the west of the site via the drain in the south west corner of the site.





6.4 Transport

Given its location, the site benefits from excellent access to the local public transport network. As detailed in section 4.9.

6.5 Waste

Sustainable development demands a fundamental change in the way we design, produce, use and dispose of the products we consume. Every effort has been made to design out the production of on-site waste.

Each home will be provided with dedicated internal bins within the Kitchen to allow the separation of recyclable and kitchen waste from landfill waste. These bins in-turn can be emptied into the relevant bin bags for collection by the Local Authority.

6.6 Biodiversity

The proposed development occupies agricultural fields on the outskirts of the village centre. As such, its ecological value is inherently low. There are no species of nature conservation interest living at or near the site and soft landscaping is currently very limited. The landscaping strategy will therefore aim to retain existing landscaping where possible and include new tree and shrub planting to enhance the development and improve local wildlife habitats.

Economic Issues

6.7 Local Economy

The development will bring substantial benefits to the local economy in terms of offering new and existing residents of Surfleet an alternative to living in private rental properties, apartments or houses that are in a poor condition.

6.8 Consumer Choice

A key part of the proposal is to address the lack of vitality and variety in the area. In general terms the provision of an affordable alternative to private rental properties, apartments etc will not only add to consumer choice and satisfy local demand, it will ultimately result in a more competitive and diverse market place.

Social Issues

6.9 Sustainable Communities

People's neighbourhoods have a significant impact upon their quality of life. A sustainable community cannot function without providing attractive places where people want to live and work, which respects the built environment and contributes to a thriving and diverse local economy. The proposed scheme pursues each of these aims in an Integrated manner, delivering substantial benefits to the local community.

6.10 Historic and Cultural Environment

The site in its current form is of little cultural significance and it is felt that the proposed scheme would create an integrated community on site and within the local community of Surfleet

6.11 Local Identity and Sense of Place

Local residents will derive considerable benefits from the enhanced appearance of the site and its contribution to the wider area. The scale of the development is entirely appropriate for this location, responding positively to its context, presenting a strong sense of presence and sense of place. The introduction of the proposed development will add visual interest and in doing so, the development will reinforce a strong sense of place and local identity.



6.12 Security and Crime

The principles of Secured By Design are included within the design of the proposals and as such high levels of safety and security will be afforded to all users of the development.

A high level of natural surveillance will be afforded with all buildings having windows overlooking both the frontages of the properties but also footpaths where possible.

6.13 Inclusive Access

Residents and visitors to the site will have level access to the properties throughout the life of the homes.

6.14 Community Cohesion

The development of the site will create a modern, vibrant place where people feel comfortable and safe.

7.0 Conclusions

This proposal for sixty homes addresses housing need and the difficulties facing first time buyers and young families by providing modern, stylish, energy efficient homes at a price local people can afford.

The design of the development has been driven by a desire to produce a high quality residential environment which pays due regard to its local context, and affords a genuine prospect of evolving as an integral component of Surfleet in years to come.

Overall, the proposals aim to create:

- A place that assimilates well with its surroundings;
- A place which makes effective use of land;
- A place with its own distinctive and recognisable character;
- A place with lasting qualities;
- A place where people will want to live.

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