

# Thary Lane, Surfleet

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## Design and Access Statement

March 2022

**Client:** NNA Surfleet Limited

**Project:** Residential development of six dwellings

**Project no:** 524



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# 1.0 Introduction



**Image 1** - Map showing location of the site between Surfleet and Surfleet Seas End



**Image 2** - Map showing location of the site on Thary Lane

## 1.1 Introduction

This Design and Access Statement accompanies a full planning application for the erection of six dwellings on land off Thary Lane.

The following sections of this statement provide details of the site and surrounding area, proposed development, relevant planning policy, policy assessment and planning history. This Design & Access Statement should be read in conjunction with the planning application, the supporting documents and submitted plans, site plan, layout plan, elevation drawings and sections.

The purpose of the proposals is to make better use infill land to provide six family homes. The buildings have been sensitively designed to minimise the impact upon surrounding houses and fit harmoniously within the site.

The proposed site is located to the North of Surfleet and is classed as a Minor Service Centre within the South East Lincolnshire Local Plan. As stated within the Local Plan, development will be permitted that supports their role as a service centre for the settlement.

The proposed site is clearly shown as being infill in Image 3 below. The Local Plan states that development will normally be limited to allocated, committed sites and infill.

The application site is within Flood Zone 3 and a flood risk assessment has been submitted with the application.



**Image 3** - Map showing location of the site on Thary Lane

## 2.0 Site and Surrounding Context



**Image 4** - Showing properties surrounding site.

## 2.0 Site

The site is located to the north of no.22 Coalbeach Lane South. The area was previously used as garden space. As seen in Image 4, the plot follows the village boundary.

The plot of land is approximately 0.48 hectares.

The site is quite flat, has established boundaries which are noted on the site plan drawing. To the West of the site are open fields and the North, West and South are dwellings.

## 2.1 Settlement Character Assessment

Surfleet is a modest settlement within South Holland located between Spalding to the South and Boston to the north.

Dwellings throughout Surfleet are of mixed styles and ages. Buildings towards the centre of Surfleet are a mix of two storey houses and single storey bungalows. Older houses within the street scene are generally flat fronted with side gables or hipped roofs.

Along Coalbeach Lane and Thary Lane, the dwellings mainly consist of one and two storey dwellings of facing brick or render. Some dormer windows, hipped and pitched roofs are all present, see Images 6-14. New dwellings approved mainly consist of brick faced dwellings, in-fill sites and back land development. See page 9 (Image 10) for examples.

There is a footpath that runs along Coalbeach Lane, near the site.



**Image 5** - Showing photographs of site.

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**Image 6** - Showing properties to the left of the site



**Image 7** - Showing properties to the left of the site



**Image 8** - Showing properties opposite the site



**Image 9** - Showing properties opposite the site



**Image 10** - Showing properties opposite the site



**Image 11** - Showing properties opposite the site



**Image 12** - Showing properties to right of the site



**Image 13** - Showing properties to right of the site



**Image 14** - Showing properties to right of the site

## 3.0 Proposed Development and Design



## Front Elevation

**Image 15** - Plot 1 Elevation to Coalbeach Lane



Image 16 Shows new dwellings along Thury Lane.

### 3.0 Proposed Development and Design

3.1 Due to the nature of the site, the dwellings are spacious whilst allowing 3 of the 6 dwellings to front Coalbeach Lane and Thary Lane.

Landscaping has been retained where possible. Existing large trees have been retained and utilised,

The size of the proposed dwellings sits well on site and provides an adequate amount of outdoor garden.

Given the surrounding dwellings, the lower rooflines have been kept to the north of the site and roof heights have been kept to a minimum with the introduction of dormer windows.

Dwellings are angled away from neighbouring properties, to avoid over looking and to increase the amount of sunlight to the site.

Brick head details used are similar to that in the area.

### 3.2 Materials

Red and Buff brick has been used which fits well with surrounding houses. Neighbouring dwellings have used a mixture of bricks with render finish as shown on page 9. Several New build dwellings on Coalbeach Lane have taken a similar Approach , see image 15.

Timber cladding has been used on the proposed dwellings, giving the dwellings a contemporary feel.

### 3.3 Living conditions of future residents

The submitted layout plans show that the size of the site is compatible with the size of other plots on Coal Beach Lane and Thary Lane. The buildings has been located to maximise views and minimise overlooking whilst still providing a well lit, spacious living environment.

### 3.4 Landscape and amenity space

The existing site is heavily landscaped and the proposals aim to retain as much as possible for screening purposes. Please see site plan for details. Sufficient garden amenity land has been provided for future occupants of the houses whilst retaining privacy of neighbouring properties.

## 4.0 Access



#### 4.0 Access

Access to the proposed dwellings are via Thary Lane.

Thary Lane has a speed limit of 30mph. Vision splays have been achieved and highlighted on the Site Plan.—See image 17

**Image 17** - Shows the proposed Site Plan and vision splays.

## 5.0 Planning Policy and Policy assessment

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## 5.0 Planning Policy

Planning policy that relates to the application is as follows:

### 5.1 National Planning Policy Framework (July 2021)

5.1.1 Paragraph 8 sets out the three aspects of sustainable development, which include economic, social and environmental objectives. The social objective includes a requirement: *“to support strong, vibrant and healthy communities, by ensuring a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

The environmental objective includes a requirement to make *“effective use of land”*.

5.1.2 Plans and decisions are required to apply a *“presumption in favour of sustainable development”*. This is set out at paragraph 11. For decision taking this means:

- “c) ‘approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and outweighing the benefits, when assessed against”*

5.1.3 Paragraph 38 states that *“local planning authorities should approach decisions on proposed development in a positive and creative way”,* and that they *“should seek to approve applications for sustainable development wherever possible”*.

5.1.4 When determining applications, paragraph 47 states that *“applications for planning permission should be determined in accordance with the development plan, unless material indications indicate otherwise”*.

5.1.5 Paragraph 60 states that *“to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without necessary delay”*.

5.1.6 Paragraph 62 requires local policies to recognise the need for the variety of housing needed for different groups in the local community, including *“people wishing to commission or build their own homes”*. The associated footnote (28) notes that local authorities are advised to keep a register of those wishing to build their own homes and are required under sections 2 and 2A of the Self Build and Custom Housebuilding Act 2015 to *“give enough suitable development permissions to meet the identified demand”*.

5.1.7 Paragraph 78 states that *“in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”*.

5.1.8 Paragraph 79 states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*.

5.1.9 Paragraph 105 states that *“The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”*.

5.1.10 Paragraph 119 states that planning decisions *“should promote an effective use of land in meeting the needs for homes and other uses”*. Paragraph 120 states that planning policies and decisions should promote and support the development of under-utilised land and buildings.

5.1.11 Paragraph 126 outlines that the *“creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process”*

5.1.12 Paragraph 130 sets out requirements for planning policies and decisions, which regard to the design of new development. This states that decisions should ensure certain design fundamentals are achieved which include ensuring that developments are *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”,* are *‘sympathetic to the local character... while not preventing or discouraging appropriate innovation or change’, ‘optimise the potential of the site’,* and *‘create places that are... inclusive, accessible and which*

*promote health and well-being, with a high standard of amenity for existing and future users”*.

### 5.2. South East Lincolnshire Local Plan

The South East Lincolnshire Local Plan states that *“South East Lincolnshire’s settlements have evolved over time and can be expected to evolve, in a sustainable manner, to help meet the development needs of the area. The spatial strategy identified by Policy 1 is a ranking of those settlements deemed to be most sustainable in descending order.”*

Surfleet is ranked as a *“Minor Service Centre”* and Therefore *“development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill.”*

The proposed site clearly sits within the visual village curtilage and borders the development boundary. This application would be considered *“infill”*.

### 5.3 Pre Application Advice.

Advice was sought for the development of six dwellings on the proposed land. Advice was received on the 30th March 2021. This advice is as follows

*“Thank you for your enquiry. I apologise for the delay in my response.*

*The application site is outside of the defined settlement limits of Surfleet so the position of the Local Planning Authority would normally be one of restraint. However, as the development could be seen to constitute “infill” and argument could be made that there is not a material impact on the character and amenity of the surrounding area. Additionally, an area of “backland” development has been allocated to the south of the proposal under reference Sur016 in the South East Lincolnshire Local Plan.*

*The site is within Environment Agency Flood Zone 3 so a Flood Risk Assessment would be required to address flood risk concerns. The site is in a “Low Hazard” area with a maximum predicted flood depth of 0.25 metres.*

*Any proposed design should seek to compliment the existing built*

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*character of the surrounding area and minimise any potential impact on the amenity of neighbouring properties."*

This feed back was positive and we have addressed the concerns as follows:

- We have complimented the existing built character and environment by utilising similar materials and detailing. We have also done this by providing plot of similar scale to those surrounding the development site.
- We have minimised the impact on surrounding neighbouring properties by providing minimal overlooking and providing windows away from surrounding dwellings.

## 6.0 Conclusions

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**6.0 Conclusion**

6.1 This application proposes to provide six homes in a sustainable location where sustainable growth is promoted and the principal of development supported for infill sites.

The application site is within Flood Zone 3 and a flood risk assessment accompanies the application.

There have been several examples within close proximity of back land development. This would indicate that this type of development is deemed acceptable.

The Pre Application advice received indicated that this application is acceptable in principal.

The design follows the vernacular of surrounding dwellings. it has also been shown that the proposal makes a positive contribution to the local distinctiveness and character of the area, by utilising materials and design aspects used by new dwellings locally. Given the surrounding dwellings, the lower rooflines have been kept to the north of the site and roof heights have been kept to a minimum with the introduction of dormer windows.

The position of the proposed dwellings reinforces local identity and does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area. It is evident in images and examples provided that the proposals provide continuity and uniformity.

Given all of the above, it is concluded that the proposed development is in line with national and local planning policy and will enhance the character and appearance of the area.

