

DESIGN AND ACCESS STATEMENT

Outline Planning Application for Proposed erection of 5no Dwellings at Station Road, Surfleet. for Mr. & Mrs. Needham.

1.0 INTRODUCTION

This Design and Access Statement has been prepared to support the outline planning application for the above proposed development.

Mr. & Mrs. Needham are the owners of the site off Station Road, Surfleet and occupy the bungalow at No 72 Station Road, immediately to the east of the site.

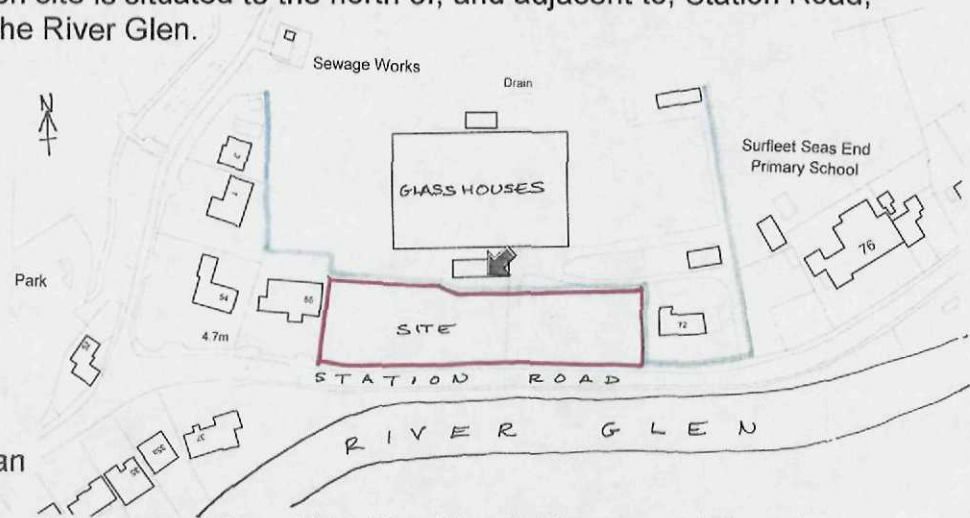


1.No 72 Station Road to the east of the site

We have entered into a pre-application discussion initially with Mr. R. Fidler at The South Holland District Council Planning Dept who requested that a formal pre application was made. This was done and a formal response has been received from Mark Simmonds. Following the formal response a Flood Risk Assessment has been produced and is enclosed with this application, prior to the application being submitted.

2.0 APPLICATION SITE

The application site is situated to the north of, and adjacent to, Station Road, Surfleet and the River Glen.



2. Location Plan

The use of the site is part of Mr and Mrs Needham's Nursery and there is no known contamination.

The site is not subject to any protected habitats or species.

The total site has a frontage of approximately 106m along the front boundary and a depth of 25-28mm. The site has an area of 0.273 ha.

The site is bounded to the east by Mr & Mrs Needham's bungalow and to the west by a 1970's chalet bungalow and is within a residential area.



3. Chalet Bungalow adjacent to the west of the site.

The ground levels on the site are consistent and there is an approximate 0.7m fall from Station Road into the site.

There are no buildings on the site itself, and glasshouses run along the northern boundary, with Station Road and the River Glen to the South. The front boundary consists of a conifer hedge varying in height from 1.8m to 2mm



4. Conifer hedge along the frontage looking west

The existing access and driveway, off Station Road, is to be retained.



5. View across the site looking north along the existing access towards the glasshouses

3.0 DEVELOPMENT OBJECTIVES

The development takes care to preserve the amenity of the adjoining occupiers.

The design will preserve and reinforce the character of Station Road.

4.0 PLANNING POLICY

The Development Plan for the area is the South Holland Local Plan, from which a number of policies were saved by way of direction by the Secretary of State, with the NPPF being a 'material consideration'

At the present time, however, the South Holland Council does not have a 5 year land supply of housing land in place and the guidance within the NPPF takes precedence over the Local Plan, and the relevant Housing policies within the Local Plan cannot be considered to be up to date.

The main consideration in the NPPF is whether the development is considered 'Sustainable'. The site is physically adjoining the built up area of Surfleet being 20m away from the Primary school and 100m away from the Playing Field, and while, at present, Surfleet does not have a defined settlement boundary, it can be considered to be a sustainable location with a range of local services and with good access to additional facilities in nearby Pinchbeck and Spalding.



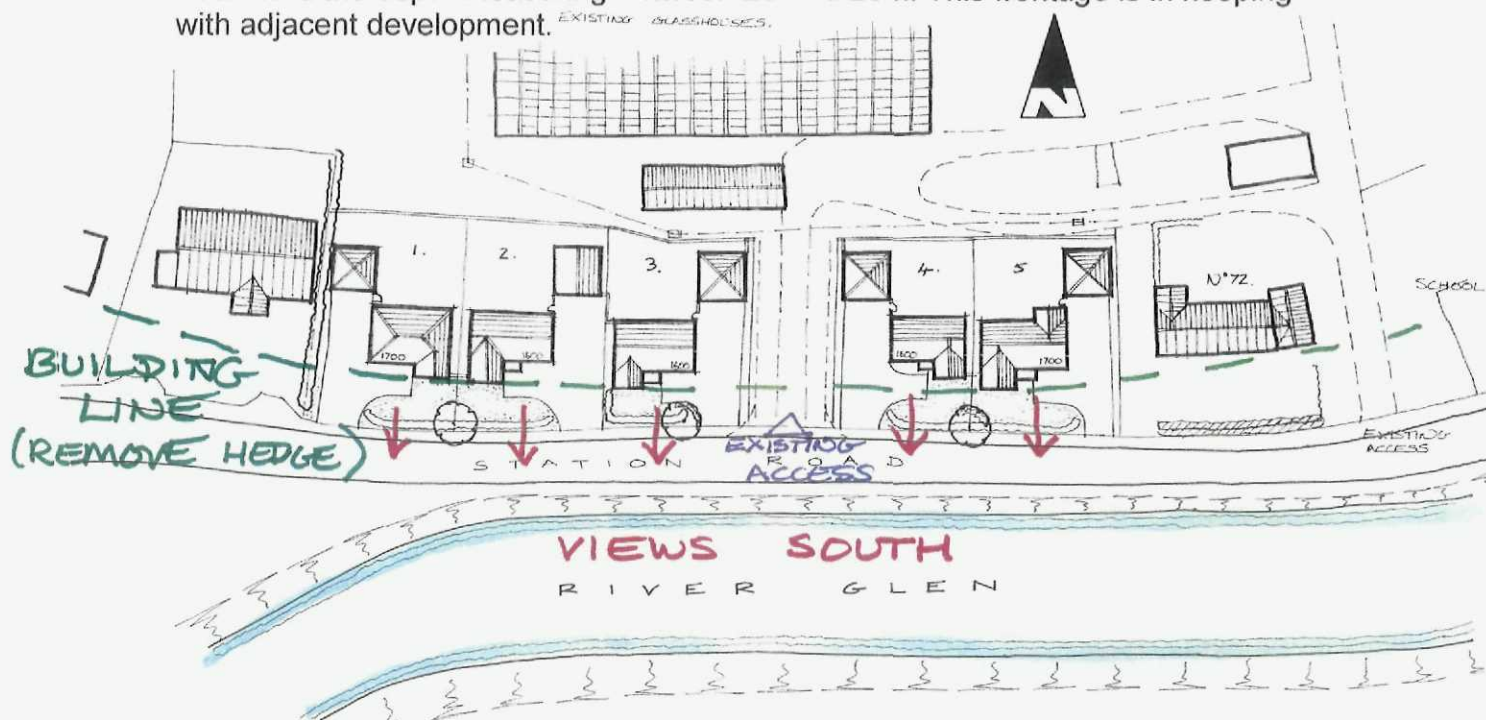
6. Primary School to the east of the site

In accordance with Policy C5, the site is located in Flood Zone 1, low risk, and a Flood Risk Assessment has been produced concluding that the site is suitable for development. In accordance with the Environment Agency's Regulations, the discharge rate from the dwelling must not be exceeded into the sewer, as such it is proposed that then surface water generated from the scheme will be managed with the use of permeable paving and discharge into the existing drain to the north at 0.4l/s.

5.0 DESIGN

Size

The proposed development is for 5no dwelling plots, the frontage measuring at 106m and the depth measuring between 28 and 25m. This frontage is in keeping with adjacent development.



7. Site Generators

Layout

The plots have been designed to face the road frontage and overlook the River Glen. The proposed plots allow the dwellings to be set back approximately 5-9m from the front boundary to Station Road. Whilst there is no defined building line along Station Road, the siting is in keeping with the adjacent dwellings. The resultant development would reinforce the street scene being set back from the existing hedge line which is to be removed.

The size of the plots will not result in a cramped form of development given the frontage measurements being consistent with adjacent developments.

The layout will not result in an overbearing impact or overshadowing to adjacent occupiers given that the proposed siting is in line with the adjacent dwellings.

The existing bungalows either side of the site have the majority of their private amenity area to the front and rear, and the proposed development will result in the same conventional layout, the area of which being comparable to adjacent properties.

Scale

The proposed dwellings would be conventional 2-storey dwellings.

Appearance

Surfleet is characterized by a mixture of traditional dwellings and modern dwellings. Dwellings should be designed to enhance the street scene by use of stone cills and heads and will be approved at Reserved Matters stage. It is considered that the proposal will enhance the street scene and replace the existing conifer hedge which is hard up against the existing footpath.

Landscaping

The layout will result in the removal of the existing conifer hedge to the front, to be replaced with a scheme to be approved at reserved matters stage.

6.0 ACCESS

It is proposed to retain the existing access to serve the nursery and as such there are no alterations and therefore use of the existing access will not intensify.

Five new private drives will be provided off Station Road with appropriate visibility and new turning spaces will be provided to allow vehicles to use the drive in a forward gear.

The existing highways public footpath and grass verges will provide ample visibility splays when leaving the site.

7.0 CONCLUSION

The proposed development will provide a sympathetic design to the street scene and village.

At the present time the South Holland Council does not have a 5 year land supply of housing land in place and the guidance within the NPPF takes precedence over the Local Plan, and the relevant Housing policies within the Local Plan cannot be considered to be up to date.

The main consideration in the NPPF is whether the development is considered 'Sustainable'. The site is physically adjoining the built up area of Surfleet, and it can be considered to be a sustainable location, with a range of local services and with good access to additional facilities in nearby Pinchbeck and Spalding.

Mr J W & Mrs G M Needham
72 Station Road
Surfleet
Spalding
PE11 4DB

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 761161
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

18th May 2015

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00406-15 Case Officer: Mark Simmonds
Location: 72 Station Road Surfleet Spalding
Proposal: Residential development for 5 dwellings

I am replying to your recent enquiry seeking an opinion on the proposed development of five dwellings on Station Road, Surfleet.

I apologise for the delay in replying, this is due to large workloads we are currently experiencing.

I can give you the following advice:

The development plan for the area is the South Holland Local Plan, from which a number of policies were saved by way of direction by the Secretary of State and these continue to form the Development Plan for South Holland with the NPPF being a 'material consideration'.

The proposals are contrary to policies within the Local plan, including Policy HS7 - New Housing in the Open Countryside including other Rural Settlements - which states that outside of the defined settlement limits of Spalding, Area Centres and group Centres, new housing development will only be allowed where either;

- 1) It is proven to be essential to meet the needs of agricultural, forestry or other workers and complies with Policy HS12; or
- 2) The proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

The proposals do not comply with this policy and would therefore be considered a 'Departure' from the provisions of the Local Plan and this would be considered to be a policy 'objection'.

The preferred location for new housing is within settlement boundaries where development is seen to be more appropriate and therefore to comply both with Local Plan policy and with the guidance within the NPPF.

At the present time however the Council does not have a 5 year supply of housing land in place and the guidance within the NPPF takes precedence over the Local Plan, and the relevant Housing policies within the Local Plan cannot be considered to be up to date.

The overriding and main consideration in the NPPF is whether development is 'Sustainable'; therefore I must consider whether this proposal could meet that test.

The site is physically adjoining the built up area of Surfleet, and whilst Surfleet does not at the present time have a defined settlement boundary I do feel it can be considered to be a sustainable location with a range of local services and with good access to additional facilities in the nearby settlements of Pinchbeck and Spalding.

The site is within Flood Zone 3 (High Risk) and therefore I would advise you to contact the Environment Agency to seek to address this issue. An NPPF compliant Flood Risk Assessment would need to be submitted with your application. This would need to provide evidence of how the proposals could pass the Sequential and Exception Tests contained within the NPPF and accompanying Technical Guidance.

Therefore, it is my informal opinion that if a planning application was to be submitted for the development with the necessary documents as discussed above, the likely recommendation would be for approval by Officers, but please bear in mind the current planning status of the site and the fact that this would be a Departure from the Local Plan, any such application would be presented to the Planning Committee for a decision by South Holland's elected Members.

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

Yours faithfully



Mark Simmonds, Planning Officer
marksimmonds@sholland.gov.uk