

SUSTAINABLE RESIDENTIAL DEVELOPMENT

LAND OFF WITHINGTON STREET

SUTTON BRIDGE

For



DESIGN AND ACCESS STATEMENT

JANUARY 2019



Introduction

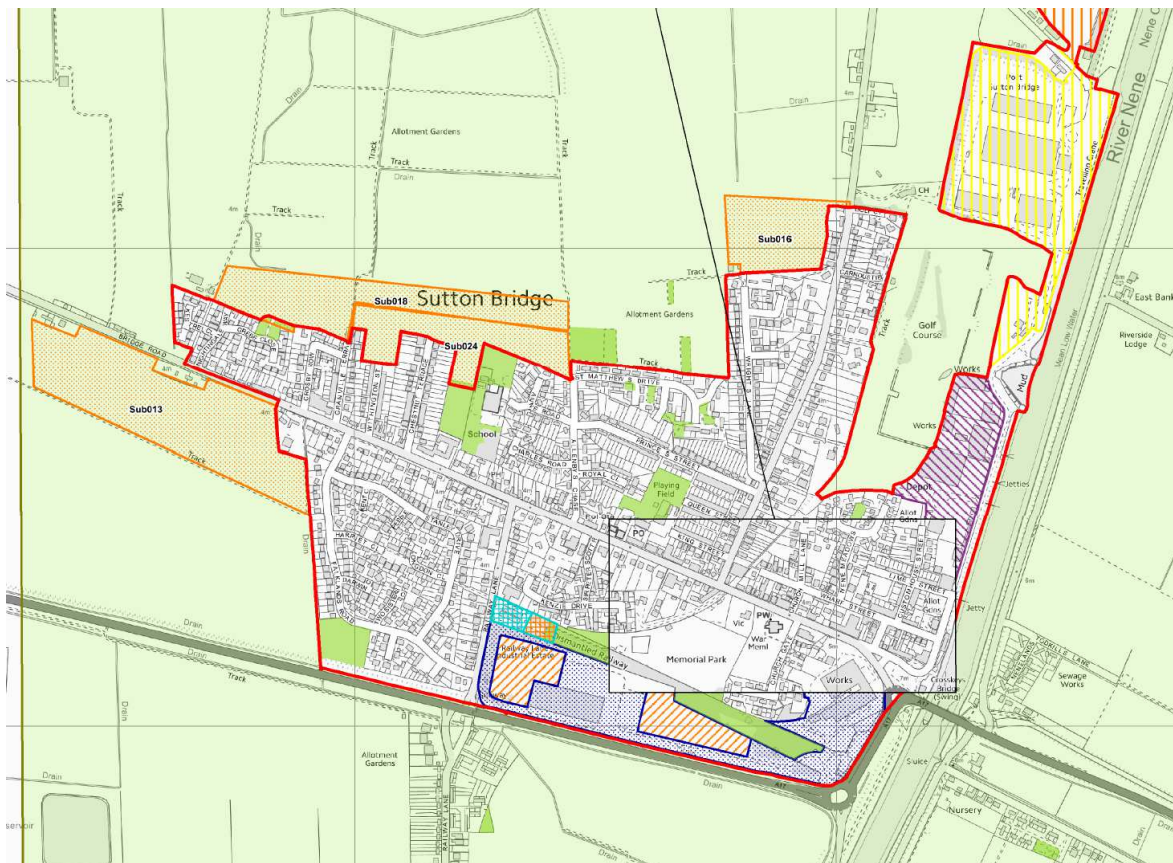
1. This statement has been prepared in support of an Outline Planning application to South Holland District Council for the erection of up to 70 residential dwellings, landscaping and access on land off Withington Street, Sutton Bridge. The application follows a committee decision to grant planning permission (subject to entering into the necessary Section 106 Agreement) for land immediately to the west of this site – (Application for outline planning permission for up to 60 dwellings on land accessed off Nightingale Way – Planning reference H18-0435-18)
2. The outline planning application leaves all matters reserved for subsequent approval with the exception of access.
3. The statement assesses the design and access arrangements, and how they relate to their context. This statement has been prepared in accordance with Circular advice.
4. The application drawings are
 - Site Location Plan LH/SB/18/010
 - topographical survey drawings BRI061- T01, T02 & T03.
 - Existing Block Plan LH/SB/18/020

The application is also supported by the following illustrative material providing an indication as to how the site could be developed.

- LH/SB/18/016 – Illustrative Block Plan
 - LH/SB/18/017 – Illustrative Site Plan (sheet 1 of 3)
 - LH/SB/18/018 – Illustrative Site Plan (sheet 2 of 3)
 - LH/SB/18/019 - Illustrative Site Plan (sheet 3 of 3)
 - 6802/ASP3 - Illustrative Landscape Strategy
5. The application is also accompanied by a Flood Risk Assessment (FRA) which includes a detailed drainage strategy, Anglian Water Pre-development Response, Ecology Walk-Over Survey, Transport Statement, Ground Investigation / Contamination Assessment and Landscape Visual Assessment.

Pre-Application Discussions

6. No pre-application discussions have taken place. However, the LPA are aware of the site due to its promotion through the emerging local plan by Maxey Grounds. The site was identified under the emerging Local Plan as Sub 016 and Sub 024. Although the site is not under consideration within the latest version of the local plan this application argues against the Council's position.



Extract of Superseded Emerging Local Plan – Inset Map 9



7. The policy principle of the development is addressed in a separate Planning Policy Statement that accompanies the application.

The Site and its Context

8. The application site currently comprises an area of fallow land that abuts the northern boundary of the settlement, running between Granville Terrace and Allenby's Chase. The northern, eastern and western boundaries are currently open with farm tracks defining the eastern and western boundaries. An area of allotments lies to the east of the site extending the urban character beyond the built edge. The northern boundary is defined by a change in agricultural use, the land to the north being characterised by arable use. The southern boundary is defined by plot boundaries associated with properties on Granville Terrace, Withington Street, Chestnut Terrace and Anne Road. The Westmere Primary School also lies to the south of the site.
9. The site and its relationship with the surrounding landscape are fully described within the supporting Landscape Visual Assessment and the detail is not therefore repeated within this statement.

Planning History

10. The following planning history is relevant to the application site.

- *Application H18/0409/89: Outline application for Residential Development at Granville Terrace to Allenby's Chase, Sutton Bridge.*

The application was granted permission on 2nd November 1990 but never implemented. The gross site area replicates this planning application identically.

- *Application H18-1168-16: Outline application for 2 detached dwellings and 8 semi-detached dwellings, land north of Withington Street Sutton Bridge.*

The application was granted permission on 12th May 2017 and remains extant. The application site area falls within the current application site area.

- *Application H18-1167-16: Outline application for 6 dwellings on land east of Chestnut Terrace Sutton Bridge*

The application was refused planning permission but the subsequent appeal (reference APP/A2525/W/17/3182341) was upheld and permission granted on 8th December 2017. The application site area falls within the current application site area.

- *Application H18-0435-18: Outline application for "approximately 60 dwellings" on land North of Nightingale Way Sutton Bridge*

The application shows on the LPA website as being underdetermined but in fact the principles of a Section 106 have been agreed between the applicant and Council and a draft Approval issued on 16th October 2018. It is not known why this information is not available publicly. However, a copy of the draft decision is appended to this statement.

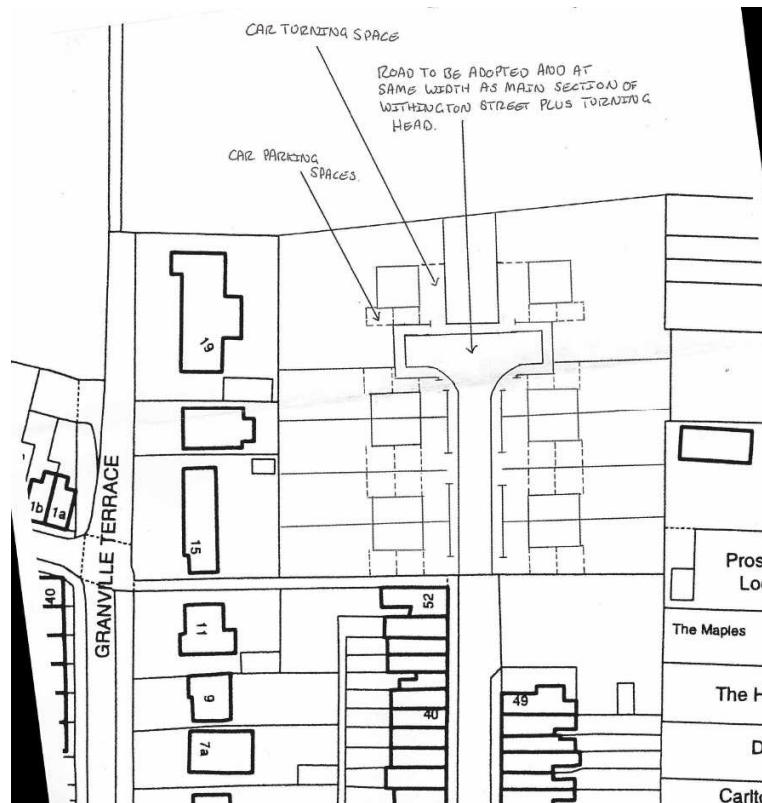
11. Although applications H18-1168-16 and H18-1167-16 are relevant to this application, clearly given the difference in scale application H18-0435-18 is most relevant to this particular planning application. In presenting the case to its planning committee the Council arrived at the following conclusions / recommendations:-
- *“The site is located outside of the defined settlement limit of Sutton Bridge as outlined in the adopted South Holland Local Plan, 2006. In this instance, under the provisions of Policy HS7 of the 2006 Local Plan, the usual recommendation would be to **refuse**. (Our emphasis) However, as Members are aware, the Council currently has a shortfall in the five year supply of housing land. In such circumstances, where the Council's adopted policies for the supply of housing cannot be considered up-to-date. The National Planning Policy Framework sets out a clear presumption in favour of sustainable development referring (at paragraph 14) to this being a 'golden thread running through both plan-making and decision-taking'.*
 - *Policy SG1 of the South Holland Local Plan reconfirms the guidance as contained in the National Planning Policy Framework on sustainable development.*
 - *The location of the application site abuts the designated settlement boundary of the emerging plan and adheres to the saved policies. It is clear on reviewing the guidance in the National Planning Policy Framework that, as the Council does not have a five year supply of housing land.*
 - *The frontage of the application site abuts the development limits and the site as a whole surrounded and well connected with the built form. Sutton Bridge would accord with the requirements of the National Planning Policy Framework that look to consider the sustainability of the development in relation to environmental, social and economic roles of sustainability. The lack of a five year land supply for housing means that a restriction on the amount of a new housing in any part of the district cannot be given until the shortfall in completions is made up to the 5-year level.*
 - *The village has a number of convenience stores, a post office, a doctor's surgery, public houses, food outlets and a few other shops/business premises. In terms of paragraph 55 of the National Planning Policy Framework, this proposal could be considered to promote sustainable development in a rural area. However, having regard to the fact that the Council doesn't have a 5 year supply of housing and has to balance the negatives of the scheme against the positives that it brings in line the requirements of the National Planning Policy Framework, consideration of whether the scheme will be supported as sustainable development or not will be given in the conclusion of the report.*
12. The application appeared before members in May 2018. At this point in time the emerging Local Plan was well advanced but was not adopted. The Plan was submitted to the Secretary of State on 23rd June 2017 and is currently undergoing an Examination in Public. Officers would have been well aware of the emerging status and content of the replacement local plan when preparing the officer report but they arrived at the correct conclusion that the current absence of a five year supply of housing land took priority. This situation remains the same.
13. In summary in reaching a positive recommendation for application H18-0435-18 the Council took the view that:-
- Sutton Bridge is a highly sustainable location.

- That development beyond the current development boundary of Sutton Bridge could be acceptable.
- That there were no material planning considerations that outweighed sustainable development.

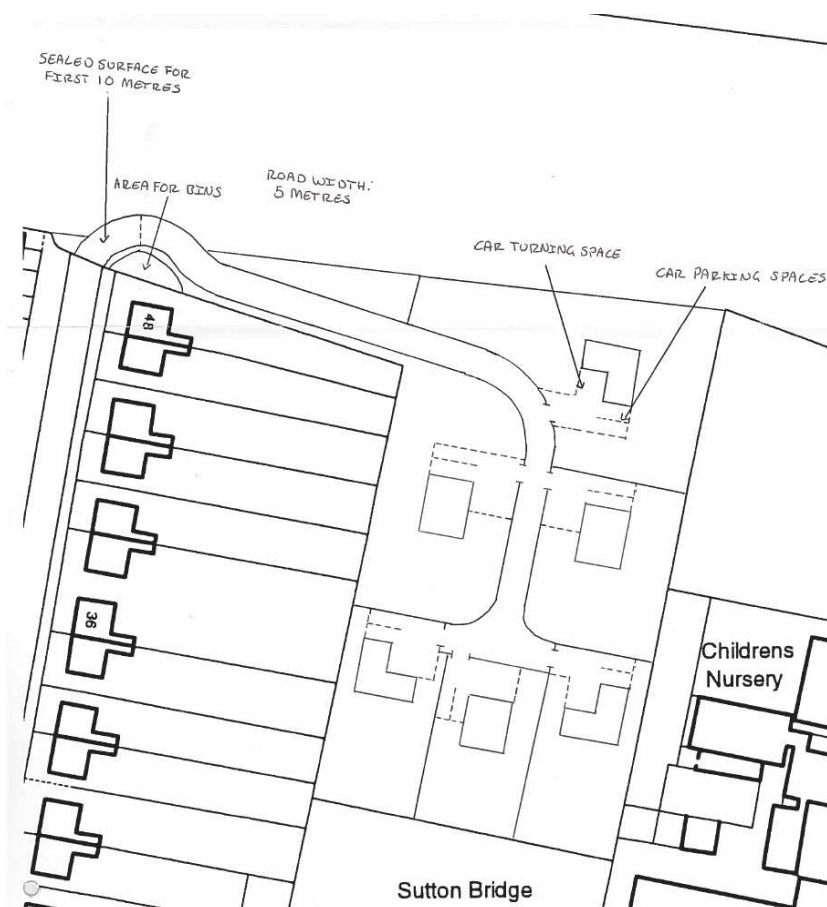
We contend that the current application site shares similar (if not identical attributes) and that in policy terms very little has changed. Granting permission for this application would enable a natural extended boundary line to be achieved along the northern edge of Sutton Bridge.



Illustrative Site layout for H18-0435-18 – Reproduced courtesy of Templeman Design



Illustrative Site layout for H18-1168-16 – Reproduced courtesy of Maxey Grounds



Illustrative Site layout for H18-1167-16– Reproduced courtesy of Maxey Grounds

Layout

14. The application is in outline form with all matters except access reserved for future approval. However, the accompanying documents and illustrative site layouts show how a development of up to 70 dwellings could be accommodated on site. The illustrative site plan shows a mix of dwellings including:-

- 14 x 2 Bedroom semi-detached dwellings (drawing code 2-SD)
- 14 x 3 Bedroom semi-detached dwellings (drawing code 3-SD)
- 2 x 4 Bedroom semi-detached dwellings (drawing code 4-SD)
- 13 x 3 Bedroom 1.5 storey chalet dwellings (drawing code 3-CB)
- 16 x 3 Bedroom detached dwellings (drawing code 3-B)
- 11 x 4 Bedroom detached dwellings

The indicative area shown for each dwelling type would ensure that gross internal floor areas met the Government's Nationally Described Spaces Standard. The indicative housing mix is broadly in line with the requirements set out within Policy 14 of the Emerging Local Plan which requires that in South Holland the following distribution is achieved.

- *One bedroom homes: 0 - 5% of market housing and 20 -25% of affordable*
- *Two bedroom homes: 30 - 35% of market and 35-40% of affordable*
- *Three bedroom homes: 45-50% of market and 30-35% of affordable*
- *Four or more bedroom homes: 15-20% of market and 5-10% of affordable*

It is however acknowledged that further design development may be necessary as part of any forthcoming Reserved Matters application.

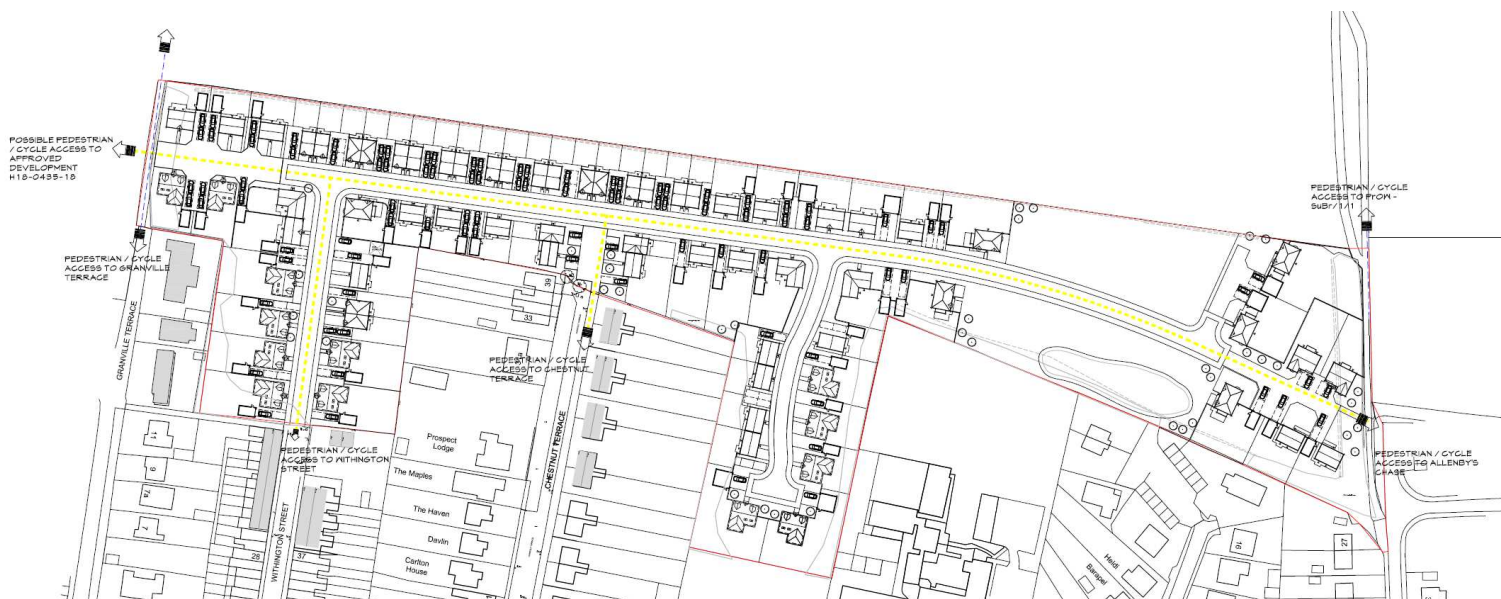
15. The proposed site layout utilises a single vehicular access point taken from the head of Withington Street. The accompanying Transport Statement demonstrates that the existing adopted road access and its junction with Bridge Road can accommodate the additional traffic movements delivered by the illustrative layout. The Withington Road extension runs north mid-way into the development and the main estate road then bisects the site perpendicular to Withington Street.



Proposed Illustrative Block Plan

16. Open Space is provided within the proposed layout in accordance with Policy HS11 ie a minimum of 14% of the gross site area will be provided. Public Open Space is position together and located taking topography and the proximity of the school into consideration. The proposed POS will provide an effective link to the existing public open space identified on the Publication Version of the Inset Mapping for Sutton Bridge shown below. The indicative layout also ensures that all spaces have surveillance. It is understood that the LPA will seek contributions to ensure the ongoing maintenance of the open space and the applicant is willing to enter into an appropriately worded Section 106 Agreement to establish the agreed terms of this requirement.





Pedestrian / Cycle connectivity through Development

17. Sustainable transport links have been a fundamental consideration in the design development of the illustrative supporting material and the diagram above shows pedestrian & cycle connectivity through the development to Granville Terrace (including a potential link to the approved outline scheme off Nightingale Way), Withington Street, Chestnut Terrace, Allenby's Chase and Public Right of Way SuBR/1/1.
18. As the site layout is in illustrative form the location and housing mix for affordable housing will be the subject of future discussion. The illustrative layout submitted as part of this application shows how a housing mix of 2,3, and 4 bedroom 1.5 storey and 2 storey dwellings can be accommodated on site. The applicant is willing as part of this application to enter into an appropriately worded Section 106 agreement providing an appropriate level of affordable housing. It is understood that the affordable housing requirement within the emerging local plan requires affordable housing at 25% of gross development with an affordable mix provided of 70% affordable rent and 30% intermediate low cost home. This requirement is acceptable to the applicant.

Scale

19. The Outline Planning application gross site area extends to a total of 3.80 hectares. Based on the illustrative site plan the development would represent a site density of 18.4 dwellings per hectare. This provides a density appropriate to the existing settlement distribution in Sutton Bridge whilst ensuring best use of land.

Appearance

20. Matters of details design will be reserved for future approval as part of this outline application. However, the illustrative layouts submitted as part of the application provide a form and layout which is consistent with the linear development pattern of Sutton Bridge. It is envisaged that the design of individual dwellings would reflect the local vernacular in terms of design and the material pallet utilised.

Utilities

21. An Anglian Water pre-development response is accompanied with this application confirming that capacity exists in their storm and foul drainage assets. Mapping extracts below confirm the proposed points of connection.

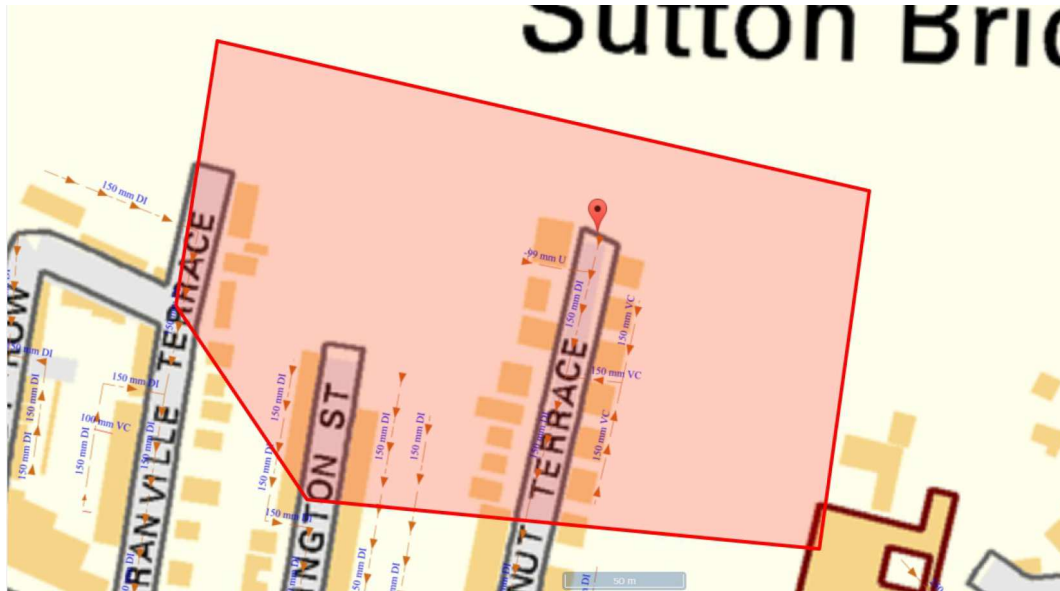
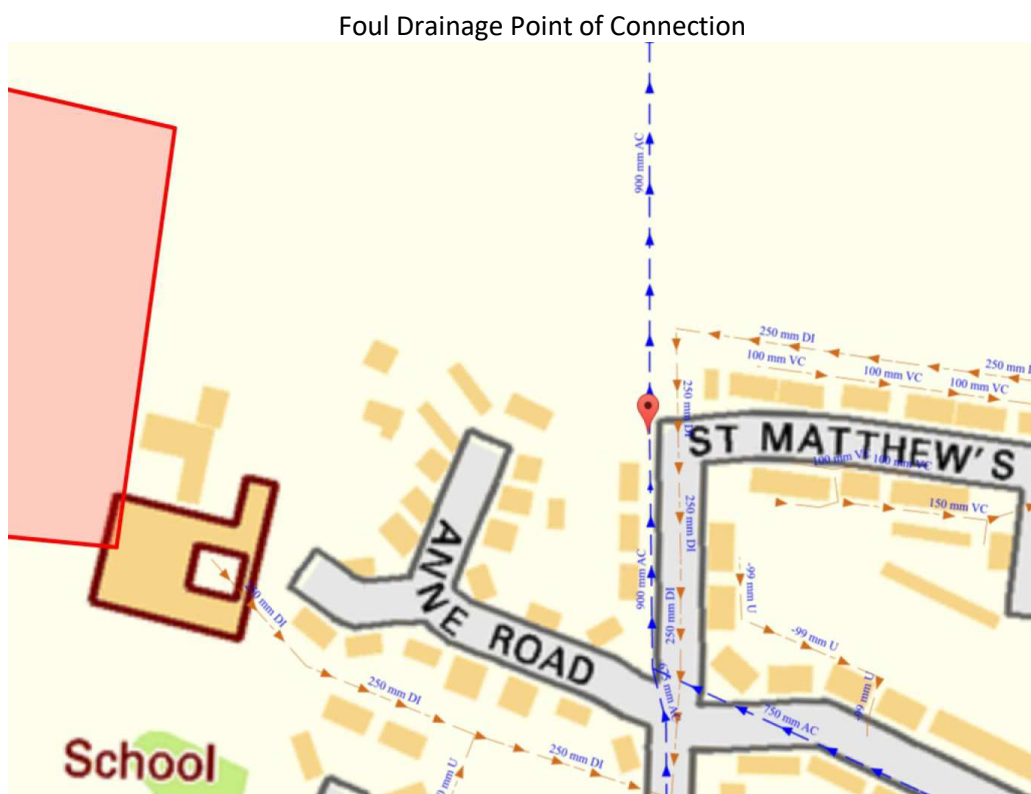


Figure 2: Showing your used water point of connection



Storm Drainage Point of Connection



Indicative Proposal for Electric and Gas Services

22. It has also been confirmed that gas and electric can be provided to serve the requirements of a 70 unit development. WPD have indicated that they would extend the existing HV network from Bridge Road to serve a new 315kVA sub-station within the development curtilage. Gas is available from Withington Street.

Landscape

23. Landscape matters are addressed in detail within the accompanying landscape visual assessment. The illustrative landscape strategy assists to demonstrate how the development can successfully be received within the expansion of Sutton Bridge.



Illustrative Landscape Strategy

Access

22. Access, transport implications and sustainable transport options are addressed in detail within the accompanying Transport Statement.

Disabled Access

23. Site topography is such that a level access will be provided to the front entrance door of each dwelling. Driveways will feature dropped kerbs to enable a level approach to the front door.
24. Although a matter for Reserved Matters stage, Internally the dwellings would be designed to meet the provisions of Approved Document M, which includes toilet accommodation on the principle storey, minimum door widths and design matters associated with Lifetime Homes Standards.

Appendix A
DRAFT PLANNING PERMISSION FOR OUTLINE APPLICATION H18-0435-18



Templeman Design
Kings Lynn Innovation Centre
Innovation Drive
Kings Lynn
Norfolk
PE30 5BY

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

TOWN AND COUNTRY PLANNING ACT 1990

DRAFT APPROVAL

Reference:	H18-0435-18	Date of Decision:
Applicant:	J Putterill & Son Holding No. 154 Curlew Lodge Farm Sutton Bridge Spalding Lincs	
Location:	Land North: Nightingale Way Sutton Bridge	
Description:	Residential development - approximately 60 dwellings	

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number: 3393-TD-XX-DRG-AR-2000-P0
Flood Risk Assessment
Drawing Number: 3393-TD-XX-DRG-AR-2001-P0
Drawing Number: 3393-TD-XX-DRG-AR-0001-P0
Application form

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:

- i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;
- ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
- iii) the siting and design of any vehicular access to a highway or estate road;
- iv) the means of foul and surface water disposal;
- v) details of landscaping and tree planting.
- vi) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 4 Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

- 5 No dwellings shall be commenced before the first 50 metres of estate road from its junction with the end of the existing public highway, has been completed.

In the interests of safety and amenity of the neighbouring residents, residents of the permitted development and those using the adjacent public highway site and to enable calling vehicles to wait clear of the carriageway of Nightingale Way.

- 6 When application is made for Reserved Matters approval, the submission shall include a Construction and Traffic Management Plan which shall provide details of how construction vehicles and the vehicles of site personnel will be parked within the site, where materials delivery vehicles will be unloaded and manoeuvred within the site and where site

Accommodation and welfare facilities will be positioned within the site. The development shall be undertaken in accordance with the approved Construction and Traffic Management Plan.

Reason: In the interests of the safety and amenity of neighbouring residents and those using the adjacent public highway.

- 7 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall: a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site; b) Provide attenuation details and discharge rates which shall be restricted to 5 litres per second per hectare; c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime. The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the permitted development can be drained in a sustainable manner without increasing flood risk to neighbouring land and property.

- 8 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

- 9 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA), prepared by S M Hemmings, dated 15 February 2018 and the following mitigation measures detailed within the FRA:

·Finished floor levels of the proposed development will be set no lower than 4.35mAOD
·All dwellings must be two storey.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future

occupants.

- 10 The development hereby permitted is limited to no more than 60 dwellings.

Reason: To define the terms of the permission.

- 11 Details of the means of storage and disposal of refuse and recycling shall be submitted to and be approved by the Local Planning Authority and the development shall not commence in advance of that approval. The approved scheme shall be fully implemented before any dwellings are occupied and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

- 12 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 13 A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along **** and residential amenity.

DC_DRAFT_DECISION - ODB13

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

- 14 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG15 and SG17 of the South Holland Local Plan, 2006.

- 15 Prior to the commencement of the development hereby permitted beyond oversight, a plan illustrating all areas of publicly accessible open space shall be submitted to and approved in writing by the Local Planning Authority. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.

This Condition is imposed in accordance with Policies SG14 and HS11 of the South Holland Local Plan, 2006.

- 16 A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversight. The management of these areas shall be carried out in accordance with the details so approved.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.

This Condition is imposed in accordance with Policies SG14 and HS11 of the South Holland Local Plan 2006.

- 17 A written Ecological Appraisal shall be submitted with the Reserved Matters Application before development commences.

Reason: In the interest of nature conservation. This Condition is imposed in accordance with advice within Section 11 of the National Planning Policy Framework, 2012.

