

**OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT OF 129 DWELLINGS
LAND TO THE NORTH OF
SUTTON BRIDGE**

For



DESIGN AND ACCESS STATEMENT

SEPTEMBER 2020



Introduction

1. This statement has been prepared in support of an Outline Planning application for 129 dwellings and associated external works / landscaping at land located north of Sutton Bridge. The application seeks approval for layout and access but leaves all other matters reserved for subsequent approval.
2. The application follows a recent history of approvals on sections of the application site as illustrated below:-
 - 60 Dwellings off Nightingale Way – Outline permission H18-0435-18 and Reserved Matters approved under H18-1167-19
 - 10 Dwellings off Withington Street – Outline permission H18-1168-18 and Reserved Matters approved under H18-0692-19
 - 6 Dwellings off Chestnut Terrace – Outline permission H18-1167-16 and Reserved Matters approved under H18-0709-19



Proposed Development Layout with Areas Shaded Blue with Extant Permissions



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 :-

Architectural Drawings

- | | |
|----------------------------------|---|
| • 3393-TD-NIGHTXX-DRG-AR-2000-PO | Nightingale Way Topographical Survey |
| • BRI061-T01 | Topographical Survey Withington St and Chestnut Terrace junction with Bridge Road |
| • BRI061-T02 | Topographical Survey land north of Withington Street |
| • BRI061-T03 | Topographical Survey land west of Allenby's Chase land north of Chestnut Terrace |
| • BRI061-T04 | Topographical Survey land east of Chestnut Terrace |
| • LH/SBM/20/001 Rev A | Masterplan Block Plan Sheet 1 of 2 |
| • LH/SBM/20/002 Rev C | Masterplan Block Plan Sheet 2 of 2 |
| • LH/SBM/20/003 Rev A | Development Plan Illustrating Areas with Extant Permissions |
| • LH/SBM/20/004 | Site Location Plan |
| • LH/SBN/19/002 Rev E | Land North of Nightingale Way -Site Plan Sheet 1 of 2 |
| • LH/SBN/19/003 Rev F | Land North of Nightingale Way -Site Plan Sheet 2 of 2 |
| • LH/SBN/19/004 Rev B | Hard & Soft Landscaping |
| • LH/SBM/20/005 | Land North of Withington Street – Site Plan Sheet 1 of 3 |
| • LH/SBM/20/006 | Land North of Withington Street – Site Plan Sheet 2 of 3 |

- LH/SBM/20/007

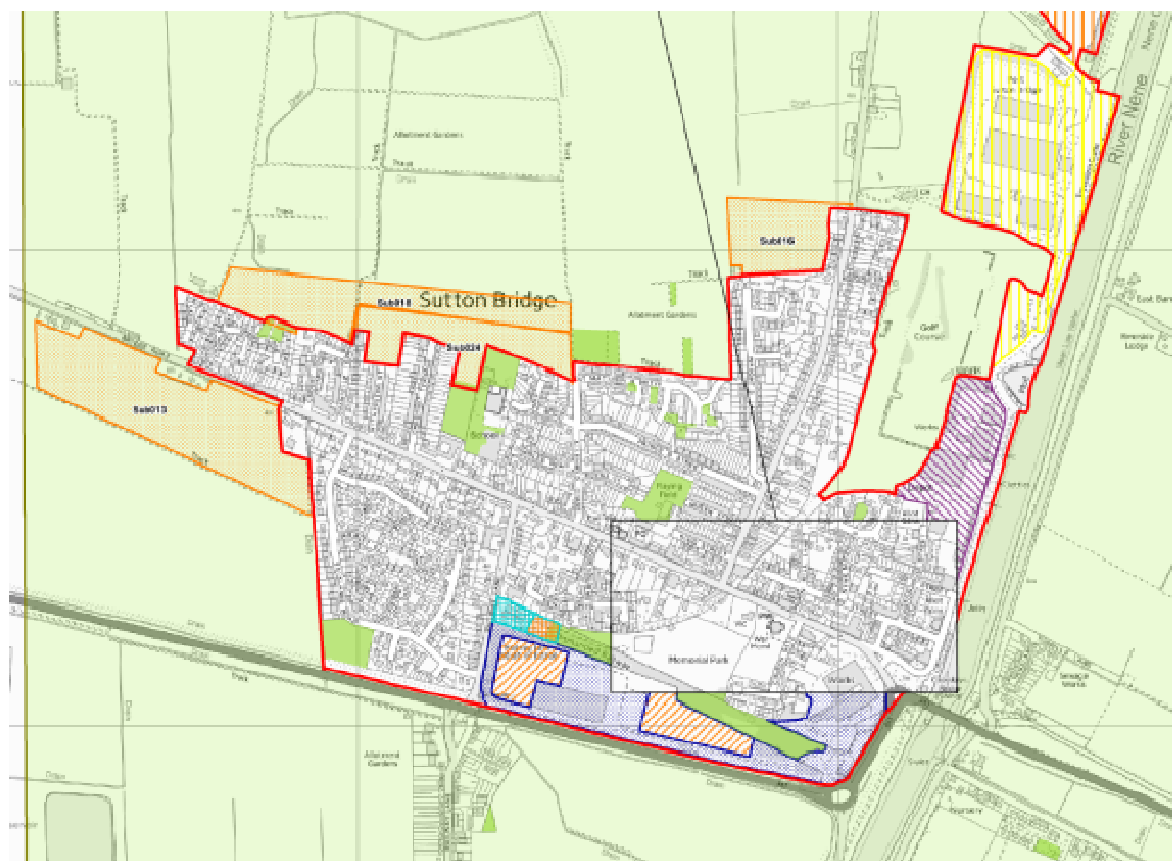
Land North of Withington Street – Site Plan
Sheet 3 of 3

Engineering Drawings

- 1886/S/E101 Drainage Layout (sheet 1 of 3)
- 1886/S/E102 Drainage Layout (sheet 2 of 3)
- 1886/S/E103 Drainage Layout (sheet 3 of 3)

5. The application is also accompanied with an Anglian Water Pre-development report, landscape visual impact assessment (LVIA), Flood Risk Assessment (FRA), Ecology walkover surveys (land north of Withington Street and land north of Nightingale Way), Phase 1 and 2 ground investigation reports (land north of Withington Street and land north of Nightingale Way) and proposed Estate Management Company Arrangements.
6. It is also expected to provide a S106 Agreement to secure affordable housing requirements and to deliver appropriate developer obligations. An acceptable agreement will be organised when the full extent of developer obligations have been agreed and assuming that the application has officer support.

7. No pre-application discussions have taken place. However, the LPA are aware of the site due to the recent 2019 /2020 planning approvals on the site. The site was also considered for future residential development prior to adoption of the South East Lincolnshire Local Plan 2011-36 and was know as Sub 016 and Sub024 as illustrated below.



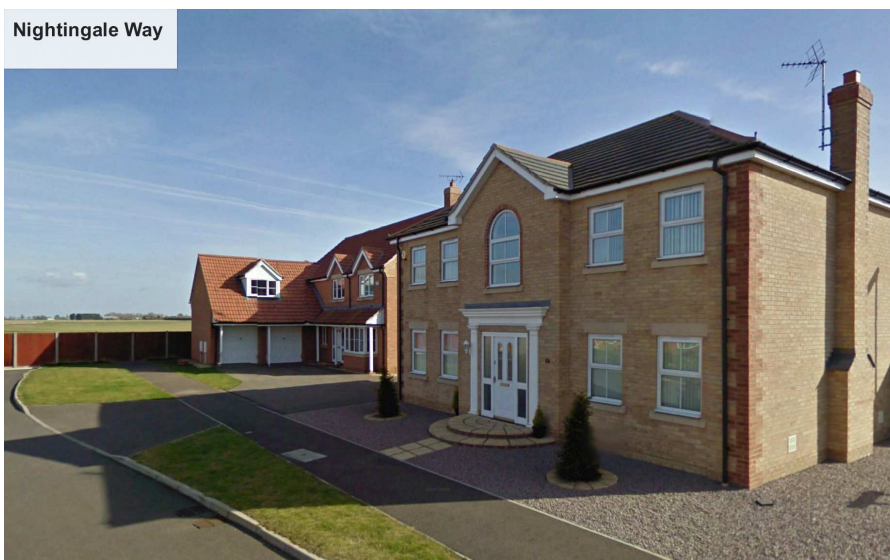
The Site and its Context

- ABDS Ltd

11. There are various access points to the land with existing vehicular accesses running to the southern boundary of the site from Nightingale Way, Granville Terrace, Withington Street, Chestnut Terrace and Allenby's Chase. The application proposes two vehicular access points through Nightingale Way and Withington Street. Highway and transport implications are reported in detail within the accompanying Transport Assessment and Travel Plan and therefore the detail is not repeated in this document. In addition to the vehicular access points, a number of pedestrian routes are shown through the site with connections proposed to Granville Terrace, Chestnut Terrace and Allenby's Chase.

12. Western development accessed via Nightingale Way passes through a mixed residential development of bungalows and 2 storey housing believed to have been constructed approximately 15 years ago.

It provides a mix of contemporary bungalow and executive detached dwellings which are faced in a combination of buff and red brickwork along with a combination of red and slate grey concrete interlocking tiles.



[Views Looking North along Nightingale Way \(Google Map images\)](#)

13. The northern boundary with Granville Terrace currently provides a mixture of 2 storey and bungalow development at the northern abutment with the application site. A hardsurfaced shared private drive serving 3 properties connects into a farm access track extending north.



14. The main built form along Withington Street is 2 storey terraced housing. Properties were originally of faced red brickwork with arched soldier course features above windows and doors. Properties have been adapted through the years and the housing now provides a range of render, brick and stone cladding with a range of window styles.



View Looking South along Withington Street.

15. Chestnut Terrace comprises a range of building styles. On entering Chestnut Terrace from Bridge Road 3 individually designed bungalows are found. Beyond this 2 storey terraced housing is the prevalent built form to both sides of the road frontage. Loft conversions to several properties to the west side of Chestnut Terrace have been undertaken with small flat projecting flat roof dormers being apparent. Built form varies again heading north with 2 storey semi-detached former council houses located on the eastern edge and a combination of 2 storey detached housing and bungalow construction to the west. Semi-detached housing extends to the end of Chestnut Terrace on the west with the eastern edge of Chestnut Terrace culminating in a terrace of cottage style properties.



Views Looking South along Chestnut Terrace (Google Map Image)

16. The eastern abutment with St Matthew's Drive and Allenby's Chase provides the only clear feeling of openness into the immediate open countryside. The Public Right of Way SuBr 1/1 extends northbound along an existing track.



[View North on Allenby's Chase \(Google Map Image\)](#)

Planning History

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

Application Reference	Development	Status
H18/0409/89	Residential Development – Granville Terrace to Allenby's Chase Sutton Bridge	Outline Planning Permission received on 02/11/90. Permission Lapsed.
H18-1168-16	Residential Development of 10 dwellings – land north of Withington Street Sutton Bridge	Outline Planning Permission received on 12/05/17
H18-0692-19	Reserved Matters for 10 dwellings – land north of Withington Street Sutton Bridge	Application approved on 15/10/19 and permission extant.
H18-1167-16	Residential development of 6 dwellings – land off Chestnut Terrace Sutton Bridge	Application refused on 07/03/2017 but approved by appeal on 08/12/17 under appeal reference APP/A2525/W/17/3182341
H18-0709-19	Reserved matters for 6 dwellings – land off Chestnut Terrace Sutton Bridge	Application approved on 07/10/2019 and permission extant.
H18-0435-18	Residential Development of 60 dwellings – land north of Nightingale Way Sutton Bridge.	Outline Planning Permission received on 01/03/2019
H18-1167-19	Reserved matters of 60 dwellings – land north of Nightingale Way Sutton Bridge.	Application approved on 31/3/20 and permission extant
H18-0120-19	Residential Development of 70 dwellings – land north of Withington Street and Chestnut Terrace Sutton Bridge.	<u>Application refused outline planning permission on 05/07/19</u>

18. **It should therefore be noted that 76 dwellings of the 129 dwellings being applied for within the current application already have detailed extant permission.** The approved element of the scheme represents 59% of the total development being applied for.

Layout

19. The current application brings forward a development layout broadly the same as layouts recently approved in Reserved Matters approvals H18-0692-19, H18-0709-19 and H18-0120-19. The main estate road leading from Nightingale Way extends into the eastern section of the site and meanders east to the boundary with PRoW SuBr 1/1 with 2 minor estate roads connecting with housing approved for development on land off Withington Street and land east of Chestnut Terrace.
20. As previously indicated 2 vehicular access points would be provided connecting development with Nightingale Way and Withington Street.

21. When assessing application H18-0435-18 the Housing Strategy Team made the following consultation response:-

“Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the

development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing.

The affordable contribution should be provided with a tenure split of 70% Rented affordable dwellings and 30% Intermediate low-cost home ownership dwellings. To meet needs identified within the Strategic Housing Market Assessment (2014 & 2017 update) Strategic Housing would recommend that a mix of property types and sizes are provided for the affordable housing contribution, comprising of approximately 25% as one beds, 40% as two beds, 30% as three beds and 5% as four beds.

It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units, although I appreciate the detail may not be known at outline application stage.

It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:

- *1 beds 2 person 45sqm*
- *2 beds 4 person 67sqm*
- *3 bed 5 person 82sqm*
- *4 bed 6 person 95sqm.*

Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this.

The Strategic Housing Market Assessment also identifies a recommended mix for market housing to meet current and projected housing needs in the district. The recommendation is as follows: 1 bedrooms- 5%, 2 bedrooms- 35%, 3 bedrooms- 45% and 4 bedrooms- 15%.

We would expect the market housing to broadly reflect this.”

The approved Reserved Matters application for Nightingale Way followed the recommended approach and this is now extended across the entire development in accordance with current adopted policy.

22. The tables below provide a schedule of the proposed residential development, development areas, market housing mix and affordable housing mix.

OUTLINE PLANNING APPLICATION					
LAND OFF NIGHTINGALE WAY SUTTON BRIDGE - LAYOUT SIMILAR TO RESERVED MATTERS APPROVED SCHEME H18-1167-19					
PLOT No	HOUSE TYPE	TENURE	AREA - m2	HOUSE CODE	AS DRAWN / HANDED
1	3 bed 2 storey detached	Market	134.1	3b2d_A	Handed
2	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
3	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
4	3 bed 1.5 storey detached chalet bungalow	Market	147.4	3bdd_A	Handed
5	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
6	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
7	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_AA	As Drawn
8	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_AA	As Drawn
9	4 bed storey detached	Market	169.4	4b2d_A	As Drawn
10	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
11	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
12	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
13	3 bed 2 storey semi-detached	Market	99.4	3b2s_MA	As Drawn
14	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
15	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
16	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
17	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
18	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
19	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
20	4 bed 3 storey detached	Market	123	4b3s_MA	Handed
RESERVED MATTERS UNIT REMOVED FROM OUTLINE APPLICATION SCHEME (SEE WITHINGTON STREET SCHEDULE)					
RESERVED MATTERS UNIT REMOVED FROM OUTLINE APPLICATION SCHEME (SEE WITHINGTON STREET SCHEDULE)					
23	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	Handed
24	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	Handed
25	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
26	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
27	3 bed 2 storey detached	Market	99.4	3b2s_MA	Handed
28	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	As Drawn
29	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	As Drawn
30	3 bed 2 storey semi-detached	Market	107	3b2s_B	As Drawn
31	2 bed 2 storey semi-detached	Market	75.7	2b2s_C	As Drawn
32	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
33	2 bed 2 storey semi-detached	Market	77.5	2b2s_B	Handed
34	1 bed 2 storey semi-detached	Market	64	1b2s_AA	Handed
35	4 bed 3 storey detached	Aff. Rent.	123	4b3d_AA	As Drawn
36	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_AA	As Drawn
37	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_AA	As Drawn
38	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
39	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
40	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
41	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	Handed
42	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	Handed
43	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
44	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
45	3 bed 2 storey detached	Aff. Rent.	99.4	3b2s_AA	As Drawn
46	3 bed 2 storey detached	Aff. Intermed.	99.4	3b2s_AA	As Drawn
47	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
48	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
49	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	Handed
50	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	Handed
51	3 bed 1.5 storey detached chalet bungalow	Market	130	3bdd_B	As Drawn
52	1 bed 2 storey semi-detached	Market	64	1b2s_A	As Drawn
53	2 bed 2 storey semi-detached	Market	77.5	2b2s_B	As Drawn
54	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
55	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
56	2 bed 2 storey semi-detached	Market	77.5	2b2s_B	Handed
57	1 bed 2 storey semi-detached	Market	64	1b2s_A	Handed
58	4 bed 3 storey detached	Market	99.4	4b3s_MA	As Drawn
59	3 bed 1.5 storey detached chalet bungalow	Market	147.4	3bdd_A	Handed
60	4 bedroom 2 storey detached	Market	166.6	4b2d_B	As Drawn

OUTLINE PLANNING APPLICATION					
LAND AREA NORTH OF WITHINGTON STREET / CHESTNUT TERRACE.					
PLOT No	HOUSE TYPE	TENURE	AREA - m2	HOUSE CODE	AS DRAWN / HANDED
21	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
22	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
61	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	As Drawn
62	1 bed 2 storey semi-detached	Aff. Intermed.	64	1b2s_AA	As Drawn
63	2 bed 2 storey semi-detached	Aff. Intermed.	78	2b2s_AA	As Drawn
64	2 bed 2 storey semi-detached	Aff. Rent	78	2b2s_AA	As Drawn
65	2 bed 2 storey semi-detached	Aff. Rent	77.5	2b2s_BA	As Drawn
66	1 bed 2 storey semi-detached	Aff. Rent	64	1b2s_AA	As Drawn
67	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
68	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
69	2 bed 2 storey semi-detached	Aff	77.5	2b2s_BA	As Drawn
70	1 bed 2 storey semi-detached	Aff	64	1b2s_AA	As Drawn
71	2 bed 2 storey semi-detached	Aff	78	2b2s_A	As Drawn
72	2 bed 2 storey semi-detached	Aff	78	2b2s_A	As Drawn
73	2 bed 2 storey semi-detached	Aff	77.5	2b2s_BA	As Drawn
74	1 bed 2 storey semi-detached	Aff	64	1b2s_AA	As Drawn
75	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
76	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
77	3 bed 2 storey semi-detached	Aff. Rent	99.4	3b2s_MA	As Drawn
78	3 bed 2 storey semi-detached	Aff. Rent	99.4	3b2s_MA	As Drawn
79	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
80	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
81	4 bed 3 storey detached	Aff. Rent	77.5	4b3s_AA	As Drawn
82	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
83	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
84	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
85	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
86	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
87	3 bed 1.5 storey semi-detached bungalow	Market	130	3bds_A	As Drawn
88	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_MA	As Drawn
89	3 bed 2 storey semi-detached	Aff. Intermed.	99.4	3b2s_MA	As Drawn
90	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
91	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
92	4 bed 2 storey detached	Market	166.6	4b2d_B	Handed
93	3 bed 1.5 storey detached	Market	123	3bdd_A	As Drawn
94	4 bed 2 storey detached	Market	169.4	4b2d_A	As Drawn
95	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
96	4 bed 2 storey detached	Market	169.4	4b2s_A	As Drawn
97	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
98	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
99	3 bed 2 storey detached	Market	142.4	3b2d_B	Handed
100	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
101	3 bed 1.5 storey detached	Market	130	3bdd_B	As Drawn
102	3 bed 2 storey detached	Market	142.4	3b2d_B	As Drawn
103	4 bed 2 storey detached	Market	169.4	4b2d_A	As Drawn
104	3 bed 2 storey detached	Market	99.4	3b2d_B	As Drawn
105	3 bed 1.5 storey detached	Market	123	3bdd_A	As Drawn
106	3 bed 2 storey detached	Market	78	3b2d_B	As Drawn
107	4 bed 2 storey detached	Market	169.4	4b2d_A	Handed
108	4 bed 2 storey detached	Market	166.6	4b2d_B	Handed
109	3 bed 2 storey detached	Market	142.4	3d2d_B	As Drawn
110	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
111	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
112	1 bed 2 storey semi-detached	Market	64	1b2s_A	As Drawn
113	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
114	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
115	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
116	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
117	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
118	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
119	3 bed 2 storey detached	Market	134.1	3b2d_A	Handed
120	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
121	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
122	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
123	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
124	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
125	2 bed 2 storey semi-detached	Market	78	2b2s_A	As Drawn
126	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
127	3 bed 1.5 storey semi-detached	Market	130	3bds_A	As Drawn
128	3 bed 2 storey detached	Market	134.1	3b2d_A	As Drawn
129	3 bedroom 1.5 storey detached	Market	123	3bdd_B	As Drawn

MARKET HOUSING MIX

Number of Beds	Number of Units
1	4
2	33
3	47
4	13
5	0
TOTAL	97

AFFORDABLE HOUSING MIX

Number of Beds	Number of Units
1	8
2	14
3	8
4	2
5	0
TOTAL	32

The affordable mix provided illustrates a 70/30 mix (affordable rent / intermediate) as required under current policy requirements and as previously stated this would be secured by a S106 obligation.

Scale

23. The Outline Planning application gross site area extends to a total of 6.96 Hectares including public open space provision. A total of 0.57 Hectares is allocated for public open space provision within the site which is split as follows:-

- North east corner of Nightingale Way section of development – 0.36 Hectares
- Cordon Sanitaire area of Nightingale Way development area - 0.04 Hectares
- South east section of Withington Street development – 0.17 hectares

Additional land in the applicant's control is offered to the north west corner of the Nightingale Way site which is envisaged to be a wildflower meadow forming part of a comprehensive landscaping scheme for the development. This land area provides a further 0.25 hectares of public open space making the total provision for the development 0.82 hectares, which is well in excess of the open space requirement set out in Policy 32 of the Local Plan.

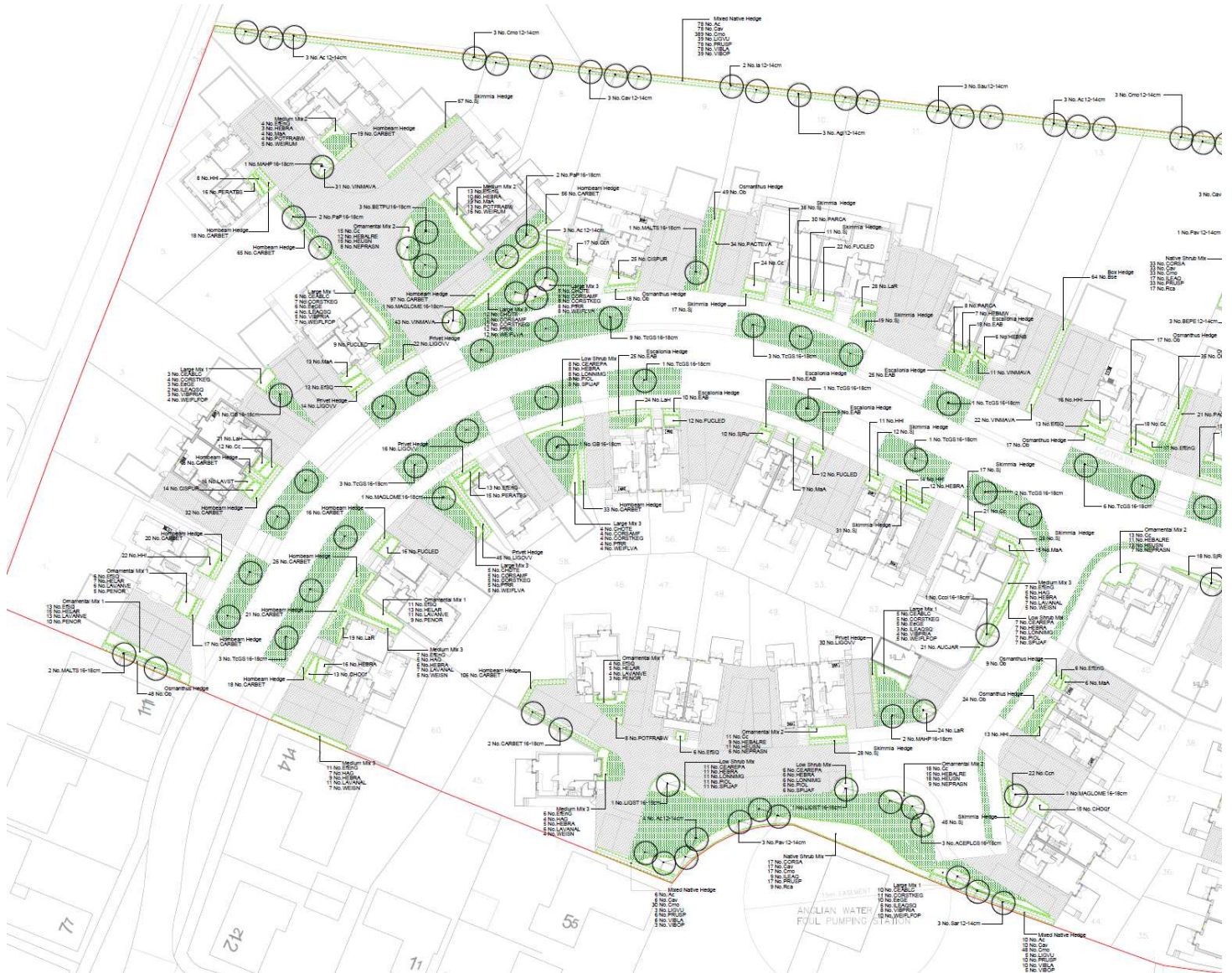
24. It should be noted that 3.8m wide grass verges are predominant throughout the development. As per previous negotiations on application H18-1167-19 these landscaped areas will not be offered for adoption and will effectively form part of the on-site landscaping provision for the site. These areas are excluded from the calculation for PoS but nevertheless offer a significant additional area.
25. The responsibility for future maintenance of all public open space areas / common landscaped areas will be transferred to an Estate Management Company. General Estate Management Company arrangements are submitted as part of this application.
26. Assessed against Policy 32 of the Local Plan the 0.75 hectares / 1000 population is required for Amenity Greenspace and 0.10 hectares / 1000 population is required for children and young people. The proposed development would deliver a population of 600 persons to Sutton Bridge and therefore the onsite provision is easily met. Contributions for offsite provision will be considered as may be necessary.
27. The proposed development represents a site density of 18.75 dwellings / hectare.

Appearance

28. Matters of appearance are reserved for subsequent approval at Reserved Matters stage but it should be noted that development layout utilises house and chalet bungalow designs already approved under permissions H18-0692-19, H18-0709-19 and H18-1167-19.

Landscape

29. A detailed landscape planting plan formed part of the Reserved Matters scheme approved within application H18-1167-19. Although landscaping is left for subsequent approval it is envisaged that the landscape principles already will provide the design basis for the masterplan landscaping proposals.



Aspect Landscape Details – Western Development of Nightingale Way Scheme



Aspect Landscape Details- Eastern Development if Nightingale Way Scheme

Access

30. The principles of vehicular access are discussed in detail within the supporting Transport Assessment and Travel Plan documents forming part of this outline planning application.

Disabled Access

31. The requirements of conditions of previous outline planning permissions on various sections of the site have required that finished floor levels are set at a range of various minimum levels ranging between 4.35 AOD – 4.90 AOD. The levels relating to extant permissions are carried through with the current site layout. As with current extant permissions the scheme results in floor levels ranging between 700-910mm above existing natural ground level. As such a stepped approach is provided to all front doors meeting the requirements as set

within Approved Document M. This is also a similar arrangement to the relatively newly built detached dwelling located at the northern edge of Withington Street. The design approach therefore has precedent.



32. 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 previously associated with Lifetime Homes Standards.

PLANNING POLICY

National Planning Policy Framework 2019

33. The latest National Planning Policy Framework was introduced in February 2019. Paragraph 2 of the document sets out that Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
34. Sustainable development is defined within Section 2 of the new NPPF. Specifically, at paragraph 7 it states :-

“At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

Sutton Bridge is acknowledged to be a highly sustainable location and this application is the latest by an the applicant seeking to secure a logical infill to 3 recent planning permissions on the site. There are no adverse impacts associated with the proposal and the proposal would not compromise future generations to meet their own needs. We therefore contend that at a high level the development meets the objectives of sustainable development as defined within paragraph 7.

35. Paragraph 8 of NPPF sets out three overarching objectives for achieving sustainable development, which are interdependent and need to be pursued in mutually supportive ways. They are set out below.

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed development, whilst situated beyond the settlement boundary, is located in a sustainable location. Prior to adoption of the South East Lincolnshire 2011-36 Local Plan the application site had been identified as a potential site for future allocated development. The reason the site was not carried forward was based upon an alternative site being sequentially preferable in flood risk terms and this document contends that the decision was flawed. Nevertheless, it is accepted that based on the adopted Local Plan the site sits outside the defined settlement boundary of Sutton Bridge. The council will therefore no doubt wish to consider the development against policy for development in Open Countryside. This approach however in our opinion would be wrong and would fail to recognise that **59% of the proposal already has the benefit of an extant planning permission.** The current proposal forms a neat

and comprehensive solution of integrating the 3 sections of the site, and provides a cohesive solution to vehicular access and perhaps more importantly pedestrian and cycle access connecting the development with both Sutton Bridge and its wider countryside setting. Whether the proposal is considered to be the “right type” and in the “right place” is a matter for the decision maker to determine but we would argue that the objectives of paragraph 8a) are met. The development of 129 dwellings in a highly sustainable location will assist sustaining the local economy of the area. Paragraph 8b)’s main thrust appears to be directed towards creating healthy communities by providing the correct range of design of housing. Not only is 59% of the application already permitted but therefore ensuring that these specific areas provide the correct range of housing, the land area not currently the subject of any permission follows the same housing strategy, both in terms of affordable housing provision and market housing. The objectives of paragraph 8c) are to ensure best use of land, and ensure that environmental objectives are achieved. The application site sits fallow and when the extant approvals are developed (which they will be should permission not be granted here) the land area will essentially be unused and be viewed on the ground as the ‘missing piece of the jigsaw puzzle.’ The land has no ecological benefit or historical value and irrespective of whether it is allocated or not will provide just over 47% of the identified housing growth identified in Policy 11 of the Local Plan for Sutton Bridge.

36. Paragraph 11 sets out the presumption in favour of sustainable development. For decision making and requires that applications are assessed as follows

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *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 demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

Whether a local Plan is considered up to date or not is assessed within paragraph 213 which states

“However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

At present the development plan is considered up to date.

37. Paragraph 38 of NPPF requires that Local Authorities should approach decisions “to development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

38. Paragraphs 59-73 are key to this planning application and address the delivery of housing supply. The thrust is made clear in paragraph 59.

“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 unnecessary delay.”

As previously discussed, the Local Plan identifies a housing requirement of **273** new homes for Sutton Bridge over the plan period. Whilst it is acknowledged that the Plan seeks to accommodate the housing requirement elsewhere in Sutton Bridge we contend that events that have passed since the adoption of the Local Plan and a proportion of the identified need could (and should in our opinion) be accommodated within the application site. Indeed, it cannot be ignored that 76 dwellings of the 129 being sought permission under this current application are already identified as windfall development and will be brought forward.

39. The requirements for an appropriate housing mix and identified affordable housing requirement (NPPF paragraphs 60-63) are discussed within the supporting DAS. The application can accommodate the identified housing mix requirements in all respects.
40. Paragraph 74 makes clear that Planning Authorities should demonstrate **“A five year supply of deliverable housing sites”**. A review of the South Holland 5 Year Housing Land Supply Assessment (as at 31st March 2020) and published June 2020 would suggest that the Council can currently demonstrate 9.1 years housing supply. It is however notable that the document illustrates a long-term pattern of housing completion shortfalls between 2011-2018. The completion shortfall during this period has been identified as being 1416 dwellings. Between the 2018/19 and 2019/20 the report identifies a total surplus of 387 dwellings above the required completion rate of 467 dwellings per annum but even then this figure is bolstered heavily by the fact that 364 of these completions were in fact dwellings completed since 1st April 2011 which were previously unknown to the Council. The representative completion rate for dwellings in South Holland actually built between 2018 – 31st March 2020 was therefore 957 dwellings which is only 23 dwellings above the target completion rate of 467 dwellings per annum. We would therefore contend that the Council have a longstanding history of under-delivery for new housing and the current proposal could assist in rebalancing this situation.
41. Paragraph 109 indicates that development should only be refused on highway grounds if *“if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”* The Transport Assessment submitted as part of this application demonstrates that there are no adverse impacts on the local highway network.
42. Paragraph 117 states that *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’”*

Whilst it is acknowledged that the site is not considered to be previously developed the land is currently fallow and serves no purpose. Given the recent planning history of approvals on large sections of the application site we argue that it is a logical location for further distribution of housing. This view is further supported by paragraph 118 (d) which states that planning policies and decision making should “*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*” Furthermore, the paragraph goes on to state “*Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs*”

43. Paragraph 121 requires that Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. It is a matter of fact through the development of the emerging local plan that there is an identified housing need for Sutton Bridge and this application can assist in meeting the demand.
44. Paragraph 131 directs Planning Authorities to attach “great weight” to applications which “*help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*” Whilst it is accepted that this planning application is in outline form only, a large section of the site already benefits from Reserved Matters approval and the application seeks approval of layout utilising housing designs already approved by the LPA.
45. Paragraph 170 requires decision making to consider how proposals contribute and enhance the natural and local environment. It requires
 - “*protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*”

Whilst it is accepted that the development is located beyond the settlement boundary the area has no specific landscape designation and the site has no real value to biodiversity. The proposal uses fallow land and the supporting landscape visual assessment demonstrates that the development will not have a negative impact on the wider landscape setting.

46. Overall, the development complies with the policies as set out within NPPF.

PLANNING POLICY

SOUTH HOLLAND DEVELOPMENT PLAN

47. The South Holland development plan documents consist of:-
- South East Lincolnshire Local Plan which was adopted on 8th March 2019
 - South East Lincolnshire Strategic Flood Risk Assessment (March 2017) and Sequential Test for Flood Risk.
48. The following Local Plan policies are considered relevant to the assessment of this planning application:-
- Policy 1: Spatial Strategy
 - Policy 2: Development Management
 - Policy 3: Design of New Development
 - Policy 4: Approach to Flood Risk
 - Policy 5: Meeting Physical Infrastructure and Service Needs.
 - Policy 6: Developer Contributions
 - Policy 10: Meeting Assessed Housing Requirements
 - Policy 11: Distribution of New Housing
 - Policy 17: Providing a Mix of Housing
 - Policy 18: Affordable Housing
 - Policy 31: Climate Change and Renewable and Low Carbon Energy
 - Policy 32: Community, Health and Well-being
 - Policy 36: Vehicle and Cycle Parking

This document, along with accompanying Landscape Visual Impact Assessment, Transport Assessment and Travel plan assess the proposal against the policy requirements.

49. Policy 1 declares Sutton Bridge to be a Main Service Centre which is described as a location where *“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.”* It is acknowledged that the policy allows development within “the settlement boundary” but we contend that the current application should be considered under exceptional circumstances due to the fact that 59% of the proposed development already has extant reserved matters approval for residential development beyond the settlement boundary identified within the Local Plan.
50. Policy 2 indicates that permission for development will be permitted *“provided that sustainable development considerations are met.”* This application meets the aims of the defined sustainable development in so far as:-
- The LVIA described that the proposals would not have a detrimental impact on amenity, no trees will be lost as a result of the development and the proposal will effectively round off the northern edge of Sutton Bridge.
 - As previously discussed, 59% of the proposal already has the benefit of full planning permission. The current application follows the principles of the previously approved development pattern and utilises a collection of residential designs already approved by the LPA.
 - The development will seek to make best use of sustainable materials.
 - The Transport Statement demonstrates that there are no detrimental impacts due to vehicle movements associated with the proposal.

- Policy 1 identifies Sutton Bridge as being capable of accommodating housing expansion and Policy 11 identifies a housing requirement of 273 units.
 - The LVIA demonstrates that the development will not result in detrimental impacts on neighbouring land. Noise and Odour omission concerns during the construction phase can be controlled by condition.
 - The FRA and drainage strategy submitted as part of the application demonstrate that there are no unacceptable flood risk impacts and a sustainable drainage solution can be delivered.
 - No detrimental impact will result from the development on natural habitats, historical buildings or heritage assets.
 - No sand and gravel mineral resources will be lost as a result of the development.
51. Policy 3 requires that *“All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.”* As previously discussed, the current application follows the same design principles that in particular have been approved within the permitted development H18-1167-19. The supporting DAS, LVIA, TA, FRA and Travel Plan all describe in detail how the applicable 15 policy criteria are met (Points 10 and 15 not being relevant to the application.)
52. Policy 4 is significant because it is understood that the application site was not taken forward in the Strategic Housing Land Assessment because the chosen allocation site was considered to be sequentially preferable in flood risk terms. The applicant considers this to be an inaccurate assessment. Firstly, attention is drawn to the argument set out in application H18-0435-18 for the development land off Nightingale Way to pass the Exception Test. The submitted FRA stated:-

*“When comparing 2115 flood mapping, this site falls within the same category flood depths as 75% of the (proposed) allocation site, and is more suitable than the remaining 25% of the (proposed) **allocation site which sits an additional 0.5m lower**, therefore sequentially this site would be more preferable.”*

“From reviewing the SHLAA information and preferred allocation site justifications etc it is strongly believed that this application site was not actually considered fully on its own. It should not have been presented or have been overlapped in review with other adjoining sites (Sub018). Neighbouring assessed sites were/are not as suitable and would have impacted on this site’s merits due to their accessibility, their size, their drainage issues and their increased flood risk issues. When given sole consideration this application site should have been promoted as a suitable allocation site.....”

In reaching a positive recommendation for application H18-0425-18 the case officer noted the following:-

- *“A Flood Risk Assessment and Drainage Strategy have been provided, which show the site is safe from flooding and that there will be no impact on other land uses or land users. The proposal will incorporate a sustainable drainage system, which will ensure surface water run-off is limited to Greenfield run-off rates.”*
- *Although the site lies within Flood Zone 3, the hazard mapping for the area in the updated South Holland Strategic Flood Risk Assessment shows that the site is **sequentially preferable than other sites being promoted in the emerging Local Plan.***

- The Environment Agency has no objection on the basis that conditions are imposed. This is considered acceptable.

53. The FRA submitted with application H18-0435-18 quotes **“The level of most of the field is between 3.30m and 3.50m OD, and the lowest level in the centre of the field is 3.26m OD and highest levels of approximately 3.70m OD.”**
54. The refused application H18-0120-19 set out the basis for justifying that the eastern portion of this application site should also be considered acceptable in flood risk terms by a comparison of the topography of the application site with the Nightingale Way scheme. The application stated:
“A comparison of the application site’s topography with the approved development off Nightingale Way reveals identical topography. A low point on the field is recorded as 3.32m AOD and the highest recorded level recorded as 4.05m AOD on the eastern boundary. The median level across the site ranges from 3.35m – 3.49m AOD.”

“If the arguments set out within the FRA and supporting statement for application H18-0435-18 are accepted (which must have been the case) then it follows that the same must be true of this application site. As noted in paragraph 39 of this statement the site sits 0.5m higher than the 25% of the proposed allocation site and therefore we contend that this application site is also sequentially preferable to the proposed allocation site.”
55. Since approving application H18-0435-18 the LPA have approved reserved matters applications on land north of Nightingale Way, land north of Withington Street and land located off Chestnut Terrace all of which are contained within the current application. During the consideration of all 3 applications the applicant has consistently stressed the inconsistency of conditions set out within the respective outline permissions in relation to flood risk and minimum finished floor levels. The table below sets out this inconsistency.

PLANNING REF	LOCATION	RANGE OF SITE LEVELS (AOD)	Av. SITE (AOD)	Min FFL APPLIED TO PERMISSION
H18-1167-16	Land East of Chestnut Terrace	3.37 - 4.27	3.38	4.50
H18-1168-16	Land off Withington Street	3.44-3.72	3.50	4.90
H18-0435-18	Land off Nightingale Way	3.31-3.80	3.50	4.35

56. It should also be noted that the Environment Agency have raised no objection to any application previously submitted, including the refused application H18-0120-19, and we therefore contend that the application meets the objectives set out in Policy 4.
57. As part of the justification for refusing application H18-0120-19 the case officer wrote *“It is also considered that the need to significantly raise finished floor levels, or have no habitable rooms at ground floor level, would lead to taller buildings that would lead to an overlooking / overshadowing aspect and be out of character with the existing adjacent housing stock that was not subject to the imperative for increased floor levels at the time of construction.”*

The inference in the document is that the development would have to incorporate finished floor levels substantially in excess of 1m above existing ground levels, but this was not the case. The Environment Agency have been consistent in their approach to the site when discussing flood risk assessments.

58. Policy 5 stipulates that *“Planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development”*
It is expected and agreed that the applicant will enter into a S106 Agreement to provide developer contributions to education provision and other local services that are deemed necessary.”
59. Paragraph 3.6.2 of Policy 5 goes on to state that physical infrastructure and service needs should be considered. Whilst the text describes this as being considered within an overall Delivery Plan the applicant believes that physical infrastructure is relevant to the assessment of this application and the following points are notable:-
- The Pre-development Enquiry provided by Anglian Water demonstrates that capacity exists for the development in their existing foul and storm drainage system.
 - Pre-application discussions with South Holland IDB indicate that they are prepared to take storm drainage discharge from the site subject to appropriate applications being made.
 - Anglian Water indicate that water supply distribution can be made to serve the development.
 - Gas and Electric infrastructure proposals have been obtained to demonstrate that the development of 129 dwellings can be delivered.
60. Policy 6 sets out the requirement to secure affordable housing and developer contributions to facilitate development. The applicant acknowledges this requirement and will enter into such an Agreement at the appropriate time when the full extent of developer contributions are known (and agreed).
61. Policy 10 identified a housing requirement of 11,681 dwellings for South Holland over the plan period and a target delivery of 468 dwellings per annum. As stated elsewhere in this document the 2020 South Holland 5-year Housing Land Supply Assessment shows a consistent under delivery of housing since 2011. A surplus of completions is documented between 2018/2019 and 2019/2020 but this is largely made up of additional completions identified since 2011 that the Council were previously unaware of. Even so the document identifies a shortfall in completions against its target delivery rate of **1029 dwellings** between the period 2011-2020. It is therefore clear that whilst sufficient housing land may be available the district area is failing to deliver the identified housing supply. The current application scheme can assist in rebalancing some of this shortfall.
62. Policy 11 identifies a range of site allocations and identifies that Sutton Bridge has a housing allocation of approximately 273 dwellings. The applicant is unaware of any progress with the allocated site coming forward, but in any event 59% of the housing distribution contained within this planning application is already approved and will be allocated against windfall development.
63. Policy 17 requires that *“the provision of new houses will seek to meet the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable*

needs” The detailed schedule contained within the DAS demonstrates an appropriate housing mix both for affordable and market housing.

64. Policy 18 sets out requirements for affordable housing and identifies that South Holland require approximately 282 new affordable dwellings per annum. This application would deliver 32 affordable dwellings at the required mix and tenure.
65. Policy 31 requires that all development proposals demonstrate that “that the *consequences of current climate change has been addressed, minimised and mitigated.*” In particular this application meets the policy objectives by:-
- *Providing high quality design*
 - *The FRA and this policy justification identifies that the application is acceptable in flood risk terms.*
 - *The development will meet Building Regulation water efficiency standards*
 - *The Travel Plan identifies how the developer will set out measures for travel reduction.*
 - *Areas of public open space are envisaged to improve the net biodiversity value of the site.*
66. Policy 32 seeks that development shall contribute to “the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community’s health and well-being” In consideration of this application the development meets the aspirations set out in that:-
- Public rights of way will be enhanced as a result of the development and new pedestrian / cycle links are created to Nightingale Way, Granville Terrace, Withington Street, Chestnut Terrace and Allenby’s Chase.
 - The development layout is such that crime and disorder would be discouraged. All public routes will have good surveillance.
 - The Travel Plan co-ordinator will seek to encourage occupants to walk, cycle and use public transport.
67. Parking provisions will be provided across the development in accordance with Appendix 6 of the Local Plan, thereby meeting the requirements of Policy 36. It is anticipated that a future Reserved Matters application (should permission be granted) would include the provision of sheds across the development to provide cycle storage.

CONCLUSION

68. Taking into consideration the 3 extant planning permissions on the site it is argued that the current planning application provides a logical and well designed comprehensive development for the northern edge of Sutton Bridge. Acknowledging that the site sits outside the Local Plan settlement boundary it is argued that even within the Spatial Strategy set out in Policy 1 of the Local Plan that development is not necessarily precluded in Countryside setting. Paragraph D states that “*In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.*” The planning application clearly demonstrates that the residential development meets the requirements of ‘sustainable development.’ Sutton Bridge is a highly sustainable location and identified in the Local Plan as a main service centre. The applicant respectfully requests that planning permission be granted.