

Erection of a pair of semidetached homes on the Bridge Autos site, Bridge Road, Sutton Bridge- resubmission

Planning Design and Access Statement on
behalf of Mrs. Worts



3D Planning Ltd.

Town Planning Consultancy

Planning Design and Access Statement in support of an application for a pair of semi-detached properties on land at former garage Bridge Road, Sutton Bridge.

Introduction

This Planning Statement incorporates statements in accordance with local and national planning guidance, and is to be read alongside the submitted plans and documents.

The role of this statement is to aid decision making. This is achieved by communicating the process employed to inform the development by considering the form, character, structure and impact of the proposed development in the context of its surroundings (as set out in Note 1 below which is extracted from the Planning Policy Guidance note on Design 2014).

This statement includes an assessment of the scheme against the policies of the adopted Development Plan and other material planning policy considerations.

The application should also be considered within the context of the National Planning Policy Framework (NPPF). The key principles of national government planning policy are set out in this document and surround the concept of creating developments that are sustainable and of high quality in terms of design, sustainability, socially inclusive and protect the environment.

A Design and Access Statement is a concise report accompanying certain applications for planning permission and

applications for listed building consent. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

Paragraph: 034 Reference ID: 26-034-20140306

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Proposal

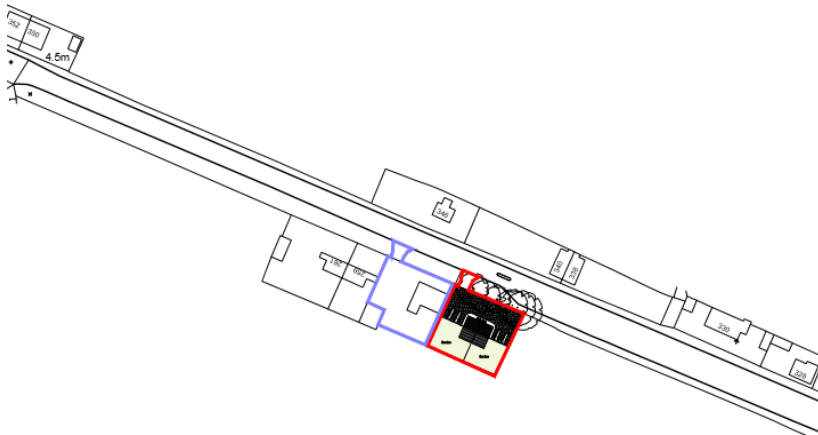
The application is made for the erection of a pair of semi-detached homes on land to the south of Bridge Road, Sutton Bridge.

The application is a resubmission of H18-1048-18 which was refused in January 2019.

Within this submission we address the reasons for refusal having regard to planning policy and the material planning considerations pertinent to the site.

Site

Location – land at Bridge Autos, south of Bridge Road, Sutton Bridge.



It is noted that the site is the former garage car display area and is now vacant, as such is classified as previously developed land within the NPPF.

Existing Use – currently vacant- formerly car sales and garage.



Photo of site looking north towards Bridge Road.

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Site features –



Further site photos showing the sales centre/ workshop above and a general view of the car sales area opposite. NB the site is clearly vacant and previously developed land as set out in the NPPF and development plan.



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View from Bridge Road looking south into the site.

Planning background

Planning history;
H18-1048-18 Proposed pair of semi-detached houses

The reason for refusal on the previous application starts with the following text....

Notwithstanding that the proposal is acceptable in terms of economic and social sustainability....

And also..

Although the site cannot be considered to be isolated (there are five dwellings opposite and an automobile business and another pair of semi-detached dwellings to the west)....

Ultimately the previous application was refused on 2 grounds; those of

- environmental impacts of development in this location
- and the flood risk exception test

It is however noted that the officer's report does not appear to give any weight in decision making to the fact that the site is entirely previously developed land and as such is a priority for new development in both the NPPF and the local plan.



View of site from 2015 showing the garage in operation.

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Google earth views of garage in operation 2007 (above) and
2016 (below).



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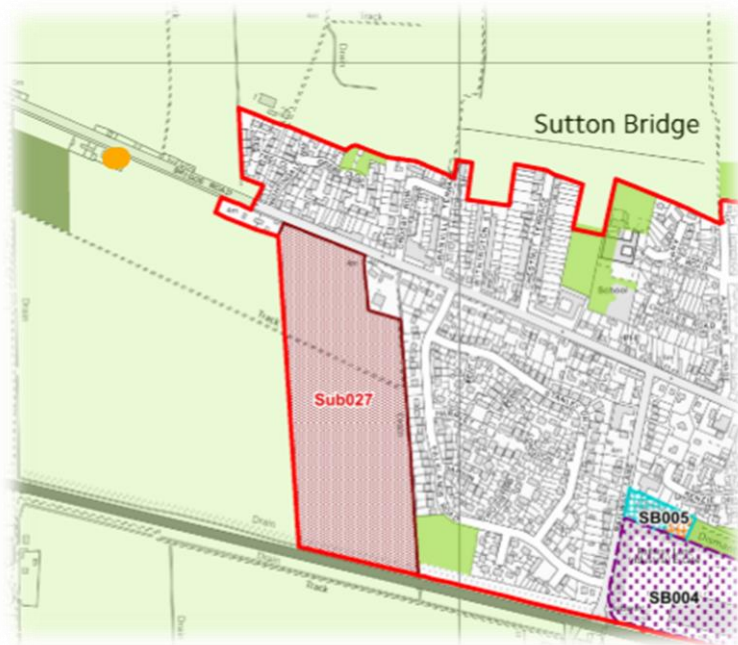
Planning policies

South- east Lincolnshire development plan was adopted in 2019 and as such is up to date.

Amongst the Key aims of the plan is strategic point 9

- | | |
|----|--|
| 9. | To promote the more efficient use of land, prioritise the re-use of previously-developed land and to minimise the loss of South East Lincolnshire's high-quality agricultural land by developing in sustainable locations, at appropriate densities. |
|----|--|

The site is not included in the dev boundary for Sutton bridge- see orange dot below- with dev boundary in red.



Policy 11: Distribution of New Housing

New housing site allocations will be made in the following settlements to meet approximately, the following housing numbers:

A Sub-Regional Centres

Boston (incl. Parts of Fishtoft and Wyberton Parishes)*	6111
Spalding	5510

B Main Service Centres

Crowland	524	Long Sutton	608
Donington	472	Pinchbeck	252
Holbeach	2202	Sutterton*	308
Kirton (incl. Parts of Frampton Parish)*	514	Sutton Bridge	273
		Swineshead*	411

Sutton Bridge			
Sub027	Land south of Bridge Road	10.25	210
TOTAL		10.25	210

SUB 27 is shown on the plan extract opposite- note it is close to the application site and within the same flood risk zone. It is also evident that much of the allocation site is significantly less accessible to the town centre/ Bridge Road than the application site.

The local plan glossary identifies the site as being a windfall site.

Windfall site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
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Design and Access

The section below addresses the key list of attributes required to be considered within the design and access statement, i.e.- the amount; layout; scale; landscaping and appearance of the scheme.

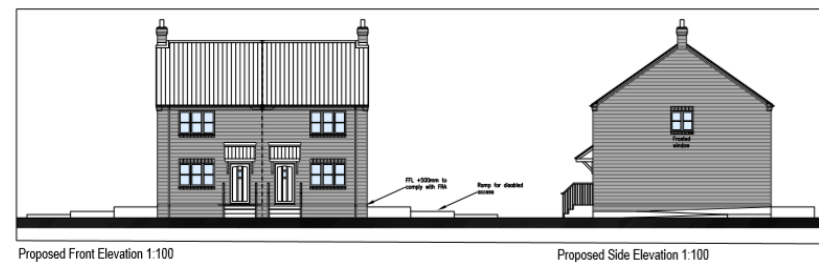
Amount;

The application is made in full for the erection of a pair of semi-detached homes.

Layout; see below with dwellings set back into the site to avoid impacts on the highway trees to the frontage.



Scale/ appearance;



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Access; vehicular and pedestrian access is shown below



View from access point to Bridge Road

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Planning issues

The previous application was refused on 2 grounds; those of environmental impacts of the location and flood risk exception test. This section will address both matters to explain the submission and how it is policy compliant and it is intended to assist both consultees and decision makers in relation to understanding the application.

Given that the previous application was refused on 2 narrow grounds it is implicit in that the other aspects of the proposal were considered to be acceptable. As such this statement is intended to explicitly address only landscape impact and Exception test.

The new NPPF and newly adopted local plan do not materially change the policy position since the consideration of the previous application- however the adoption of the local plan with the large housing allocation SUB27 so close to the site is obviously material as the impact and flood risk are comparable.

Environmental impact

The first reason for refusal is explicit in relation to the economic and social sustainability of the proposal; the councils stated concerns relate solely to landscape impact concerns in respect to additional development in this

location and these appear to relate to the principle of development the site rather than the details of the application proposals.

The reason for refusal noted that the site is not within the main built form of Sutton Bridge- but also acknowledges that the site is not isolated and is located within a loose pattern of linear development along the main road.

It remains the applicant's view that the proposal is in effect infill and will consolidate a line of development on either side of the road adjacent to the site; it does not involve extending the built form of the surrounding development 'outwards' but fills an existing gap. The level of visual impact that the proposal would cause is considered to be minor having regard to the expanse of the surroundings and the relationship to existing built development adjacent to the site.

It is also quite clear that the SUB 27 housing allocation will have a significant material visual and landscape impact on the wider landscape of the western approach to Sutton Bridge, such that the application proposal is insignificant.

Having regard to the housing numbers allocated for Sutton Bridge it is clear that outside of the SUB27 allocation there is a need to locate a further 53 homes in the town and as

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such there is an implicit acceptance that windfall sites (such as the application site) will play a part in this.

Precedent

Matters of precedent are not material, as it is an established principle of planning that applications must be considered on their own merits- it is not considered that this could or should set a precedent for future applications.

Flood risk assessment and application of the exception test

The revised FRA provided by ESP amended the protection in line with the Environment Agency comments- given that it has been accepted that the sequential test has been fully addressed the only outstanding matter is that of the exception test and the planning balance applied therein.

It is also noted that the FRA does detail how the exception test is addressed, however to elaborate on this we would make the following observations.

Firstly it is noted that as the development now addressed the requirement of the EA in terms of safety the level of risk is reduced (it is anticipated that the EA will not object to the revised submission) and as such the balance in the consideration of the exception test is changed; the harm is

lessened and as such the benefits to be derived to overcome the balance can also be less.

The consideration of the previous exception test by the LPA concluded that the risk outweighed the acknowledged benefits in terms of sustainable development, reason for refusal 1 states that the proposal is acceptable in terms of economic and social sustainability- these both factors that carry significant weight in the exception test;

In addition to the acknowledged sustainability matters highlighted by the LPA in relation to reason for refusal 1 the following matters are material in consideration of the exception test;

- Economic benefit in terms of the provision of much needed housing
- Economic benefits from construction
- Ongoing and long-lasting positive inputs to the local economy from housing in terms of council tax revenues and money spent by occupant in the local economy.

In addition to the points above, the applicant wishes the additional point opposite to be taken into account in decision making.

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Sutton Bridge is one long road (1.3 Miles) From West to East Fields Farm
/Garden of rest to the Cross Keys Bridge

1 State since the cessation of the transport business the land is redundant.

2 Bus services.... bus stop near....footpath...electric and gas service on site.

3 Shops and garage plus public house close to site.

4 School 0.4 miles away....Health centre 0.6 miles away.

5 Access on to site off Bridge Road is a restricted 40 mph limit.

6 Footway and street lights go beyond the site.

Therefore cannot be open countryside.

from the proposed development are considered to outweigh the harm.

It is therefore requested that permission for this resubmission be granted.

Conclusions

Having considered the facts of the previous application and the reasons for refusal offered by the LPA it is considered that the proposal is consistent with the aims of policy and addresses the concerns set out in the last application.

It remains the case that the proposal will have only a minor impact on the wider landscape and in our view this is not sufficient grounds to warrant a refusal; and secondly the balance in respect to the application of the exception test has changed and the social and economic benefits derived