Dean Close, Weston

Sustainability Statement

February 2016

Client: Seagate Homes Ltd

Project: Proposed residential development at Small Drove/Dean Close, Weston

Project no: 293



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architecture

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1.0 Introduction

1.1

This Sustainability Statement accompanies a full planning application by Seagate Homes Ltd for the development of a site off Dean Close/ Small Drove, Weston for sixty homes.

1.2

The proposal seeks to develop the site to provide a private and affordable residential scheme comprising of sixty 1, 2, 3 and 4 bedroom houses and bungalows, together with associated parking, private and communal amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the settlement of Weston.

1.3

This statement forms part of a series of reports and documents submitted in support of the planning application.

In particular this statement considers measures to be put in place to minimise negative impacts upon the environment and bring about positive social and economic change. It begins by describing the site and the context for development, before considering how the development will contribute towards the achievement of a sustainable, balanced community.

2.0 The Site and Surrounding Area

2.1

The application proposals relate to the development of land off Dean Close/ Small Drove. The site also bounds High Road, which provides a key link to the village centre.

2.2

The site is currently agricultural 'Greenfield' land laid to crop with a site area of 3.6 hectares. Access to the site is gained from Small Drove, through Dean Close.

2.3

To the south-west the site currently borders residential housing and the settlement boundary as defined in the Local Plan 2006.



View across fields from the A151 High Road

2.4

To the north and north-east the site abuts a watercourse and open fields.

2.5

The area surrounding the site is predominantly residential use with agricultural fields to the east. Small Drove and Dean Close largely comprises of single and two storey dwellings.

2.6

Weston is identified as a Group Centre within the district local plan and as such the application site benefits from access to a full range of local services and facilities.

2.7

Bus routes pass through Weston along High Road, adjacent to the proposed site, and provide frequent services to Spalding to the west and Kings Lynn to the east. Further information can be found in the transport statement.



505 Bus Service along the A151 High Road

3.0 Proposed Development

3.1

The evolution and detailed design criteria of the proposed development is set out in more detail in the accompanying Design and Access Statement. The proposed development is a combination of site constraints, planning officer comments, feedback from the general public and experienced knowledge from local development professionals.

3.2

The proposal seeks to develop the site to provide a residential scheme comprising of sixty 1, 2, 3 and 4 bedroom homes, together with associated parking, private and communal amenity space. The proposal at its heart aims to create an affordable, sustainable high quality development that will contribute to the village of Weston.



Site Layout

4.0 Planning Policy & Guidance

4.1

A detailed analysis of the proposed scheme design and its relationship with the agreed principles of sustainable design are outlined within the Planning Statement accompanying this report.

South East Lincolnshire
Joint Strategic Planning Committee

SOUTH HOLLAND
DISTRICT COUNCIL



5.0 Developer's Approach

5.1 Developer's Commitment

Seagate Homes Ltd has a clear commitment to provide high quality developments which are consistent with the principles of sustainable development. They place considerable importance on promoting economic development, whilst balancing this against social and environmental considerations. The proposals have been developed with these considerations in mind. In so doing the development will enhance the quality of life of both existing and future communities.

5.2 Design Process

A detailed review of both current and emerging policies relating to sustainability, together with a review of best practice methods and technologies was undertaken as part of the design process. This was used to gain an understanding of the site and the potential to ensure that the principles of sustainable development were firmly embedded in the construction and operation of the final design. Key objectives for the site are summarised below:

- encourage the use of renewable energy systems where feasible;
- reduce the need to travel by car;
- minimise waste production and encourage recycling;
- ensure that local communities have access to a wide range of shops, services and leisure facilities;
- incorporate measures which reduce crime and the fear of crime;
- stimulate the local economy;





- maintain and enhance the vitality and viability of the village centre;
- improve the quality of the environment;
- respect and enhance the character of the local area;
- conserve features of historic or cultural interest;
- assist in the creation of sustainable communities through improvements to the public realm.

6.0 Key Sustainability Issues

6.1 General

The following section considers how the proposed development will deliver its sustainability objectives and make a lasting and positive contribution towards sustainable development. The basic framework for analysis corresponds with the three key sustainability issues set out in planning and environmental legislation, guidance and best practice.

Environmental Issues

6.2 Energy

The need to reduce greenhouse gas emissions, particularly carbon dioxide (CO2), and adapt to effects of climate change is recognised as a global imperative. A key objective of the scheme has therefore been to encourage energy efficiency in all aspects of the development, including design, procurement, construction and use.

All walls, floors and roofs will be highly insulated and the building airtightness will be improved beyond current Building Regulations to provide a development of highly energy efficient homes.

Each home will be provided with 100% low energy lighting and a high efficiency gas central heating.

To accompany the 'fabric' improvements each home has been designed to allow the future installation of solar water heating and/ or photovoltaic panels should the residents wish. It was felt that cost and ancillary design issues made the use of other technologies such as biomass, wind power and heat pumps prohibitive on this scheme.

6.3 Water and Flood Risk

It is understood that there are no major water courses flowing through the site and therefore the risk of water pollution is very low.

There is an open drain to the northern, western and southern boundary's and all necessary precautions will be taken during construction to prevent waste materials and debris from entering this drain and any other local water sources causing pollution.

The use of water at the site will be regulated by fitting low consumption technology. Each home will have its water restricted to 125 litres/person/day, in accordance with current Building Regulations.

The site lies within Flood Zone 2/3 but predominantly lies within Flood Zone 2 and a site specific Flood Risk Assessment accompanies this statement confirming that the application site is not at risk of flooding. The surface water generated on site by the proposed development will discharged through a Sustainable Drainage System to the drain to the west of the site maintained by the Internal Drainage Board.

6.4 Transport

Given its location, the site benefits from excellent access to the local public transport network. The proposed site is within a 2 minutes walking distance of a bus stop which offers regular bus services between Kings Lynn and Spalding via the 505 service.

6.5 Waste

Sustainable development demands a fundamental change in the way we design, produce, use and dispose of the products we consume. Every effort has been made to design out the production of on-site waste.

Each home will be provided with dedicated internal bins within the Kitchen to allow the separation of recyclable and kitchen waste from landfill waste. These bins in-turn can be emptied into the relevant bins for collection by the Local Authority.

6.6 Biodiversity

The proposed development occupies agricultural fields on the outskirts of the village centre. As such, its ecological value is inherently low. There are no species of nature conservation interest living at or near the site and soft landscaping is currently very limited. The landscaping strategy will therefore aim to retain existing landscaping where possible and include new tree and shrub planting to enhance the development and improve local wildlife habitats.

Economic Issues

6.7 Local Economy

The development will bring substantial benefits to the local economy in terms of offering new and existing residents of Weston an alternative to living in private rental properties, apartments or houses that are in a poor condition.

6.8 Consumer Choice

A key part of the proposal is to address the lack of vitality and variety in the area. In general terms the provision of an affordable alternative to private rental properties, apartments etc will not only add to consumer choice and satisfy local demand, it will ultimately result in a more competitive and diverse market place.

6.9 Regeneration Benefits

Notwithstanding the direct economic benefits associated with the proposal the development of the site will have significant off site benefits in terms of lifting the profile of the village and enhancing its overall attractiveness to visitors. The location of the site is adjacent to a key route into the village and makes it an ideal location for development.

Social Issues

6.10 Sustainable Communities

People's neighbourhoods have a significant impact upon their quality of life. A sustainable community cannot function without providing attractive places where people want to live and work, which respects the built environment and contributes to a thriving and diverse local economy. The proposed scheme pursues each of these aims in an Integrated manner, delivering substantial benefits to the local community.

6.11 Historic and Cultural Environment

The site in its current form is of little cultural significance and it is felt that the proposed scheme would create an integrated community on site and within the local community of Weston.

6.12 Local Identity and Sense of Place

Local residents will derive considerable benefits from the enhanced appearance of the site and its contribution to the wider area. The Design and Access Statement details how the scheme has evolved and the key urban design principles which have been applied to achieve this.

A key objective was to complement other new development in the area and reinforce links with the village centre. Accordingly the existing urban grain was used to inform the layout of the development.

The scale of the development is entirely appropriate for this location, responding positively to its urban context, presenting a strong sense of presence and responding to commercial limitations on the site. The introduction of the proposed development will add visual interest and in doing so, the development will reinforce a strong sense of place and local identity.

6.13 Security and Crime

The principles of Secured By Design are included within the design of the proposals and as such high levels of safety and security will be afforded to all users of the development. Public areas will be well lit and overlooked to deter antisocial behaviour, reducing the fear of crime. Lighting will be located to minimise vulnerability to vandalism and automatically controlled with fittings vandal resistant.

A high level of natural surveillance will be afforded with all buildings having windows overlooking both the frontages of the properties but also parking courts.

6.14 Inclusive Access

Both residents and visitors to the site will have access to their properties and parking courts.

6.15 Community Cohesion

The development of the site will create a modern, vibrant place where people feel comfortable and safe.

7.0 Conclusion

This statement has demonstrated how the proposed development will meet all relevant sustainability objectives and contribute towards the continued regeneration and revival of the local area. It is clear that the scheme will significantly improve the local economy and contribute towards the creation of a sustainable community.

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