Planning/Design and Access Statement

Proposed Residential Development

Moulton Chapel Road, Cowbit, Spalding, Lincolnshire, PE12 0XD

For

SNG Electrical Ltd



Google Extract – Site in relation to Cowbit, A16 Bypass, and Broadgate Bus Stop.

CONTENTS

1. INTRODUCTION 2
2. THE APPLICATION SITE AND SURROUNDINGS..... 4
3. PLANNING POLICY 7
4. DESIGN AND ACCESS 12
5. CONCLUSIONS AND RECOMMENDATION 13

APPENDIX A EA FLOOD MAPS 14

APPENDIX B BUS TIMES MAP OF STOPS AND TIMETABLES 15

1. INTRODUCTION

1.1. This Planning and Design and Access Statement has been prepared in support of an application for outline planning permission for residential development on a site with an approximate frontage of 103 metres onto Moulton Chapel Road, Cowbit (B1357). The site has a depth of approximately 43 metres, and is in part a former agricultural building that has been used as a builders yard over the last 15 years, and in part a small field which fronts onto Moulton Chapel Road. The application site is shown edged in red on the plan below, with the adjoining land in the ownership of the applicant edged in blue.

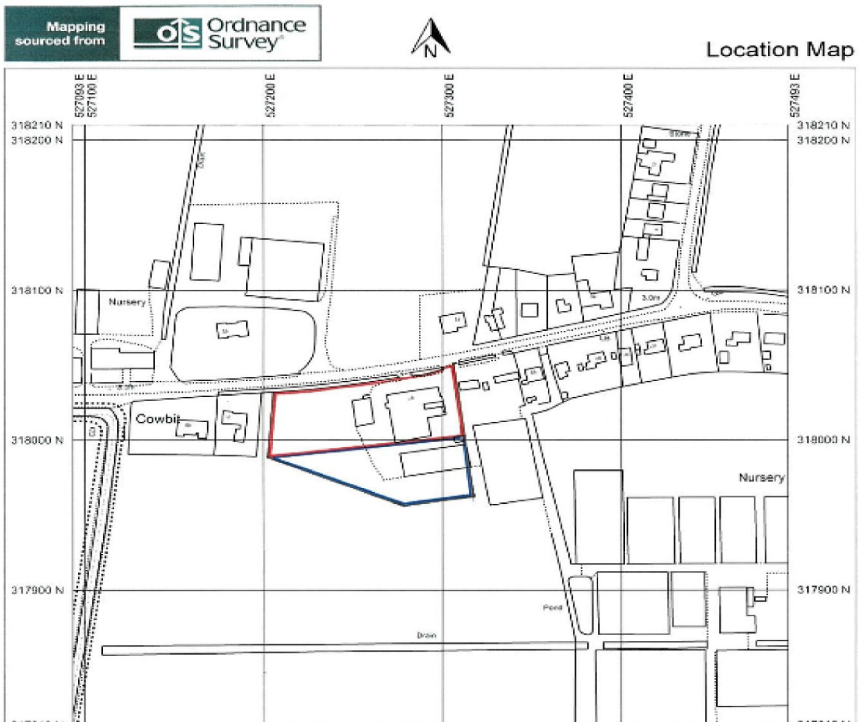
1.2. To the west of the application site, planning consent has recently been granted for residential development on an agricultural field also on Moulton Chapel Road, adjacent to the A16 Bypass (Ref H01-0035-17 granted 17/07/2017).

1.3 On the Environment Agency's Flood Maps, the majority of the application site is shown to be within Flood Zone 1, with a very small part of what is proposed to be the area of the garden area of two properties, in Flood Zone 2. Therefore a Flood Risk Assessment is considered not to be required. Similarly, there is no requirement for the submission of a Drainage Strategy. Appendix A.

This statement should be read in conjunction with the following drawings:

1:2500 Site Location Plan

1:500 Block Plan AA -17-08


Mapping sourced from
Ordnance Survey
Location Map
527093 E
527100 E
527200 E
527300 E
527400 E
527493 E
318210 N
318200 N
318100 N
318000 N
317900 N
Nursery
Cowbit
Nursery
Pond
Drain

Site Plan

2.

THE APPLICATION SITE AND SURROUNDINGS

2.1. This application seeks outline planning permission for residential development of the generally rectangular site, although an indicative layout showing a design with 6 dwellings has been submitted for illustrative purposes with the application and is shown below.

2.2 The application site (approx. 103 m frontage x 43m depth) is located on the south side of Moulton Chapel Road and is bounded to the north by Moulton Chapel Road, which it is separated from the application site by a narrow grass verge 1m in width, and a ditch. The site is presently occupied in part as a builder's yard, having been an agricultural property approximately 15 years ago. A part of the site remains a grassed field area, being part of the frontage of a field. The field has not been in arable cultivation for some years. The builder's yard buildings are of Common brick and corrugated asbestos construction, and are presently utilised for storage and offices. Part of the site is used as an outside storage area for building materials. The site is flat and level and is approximately level with the height of Moulton Chapel Road.

2.3 The existing buildings which would be demolished as a result of the development, lie within an area which is otherwise predominantly of residential properties. These commercial buildings are not particularly attractive and their removal would enhance the character of the area.

2.4 Opposite the application site are one and two storey dwellings, and immediately east of the application site there are two old derelict dwelling buildings. Further east are a number of further frontage dwellings comprising mainly single storey dwellings. A footpath exists just to the east of the site alongside Moulton Chapel Road, linking the site to the Bus stop at the junction of Broadgate.

2.5 The site lies within the 40 mph speed limit area, which starts at the limit of existing residential properties located just further to the east of the application site. A Mains Foul sewer runs in the highway in front of the site.

2.6 The application site is located to the east of the centre of the village, however it is close to the A16 bypass and it is within 200m of the Bus stop that serves the eastern part of the village settlement, at the south end of Broadgate.

2.7 An indicative layout is included in the application, which shows how the site could be developed with a low-density scheme to reflect the edge of settlement character. All matters, however, are reserved for subsequent approval.

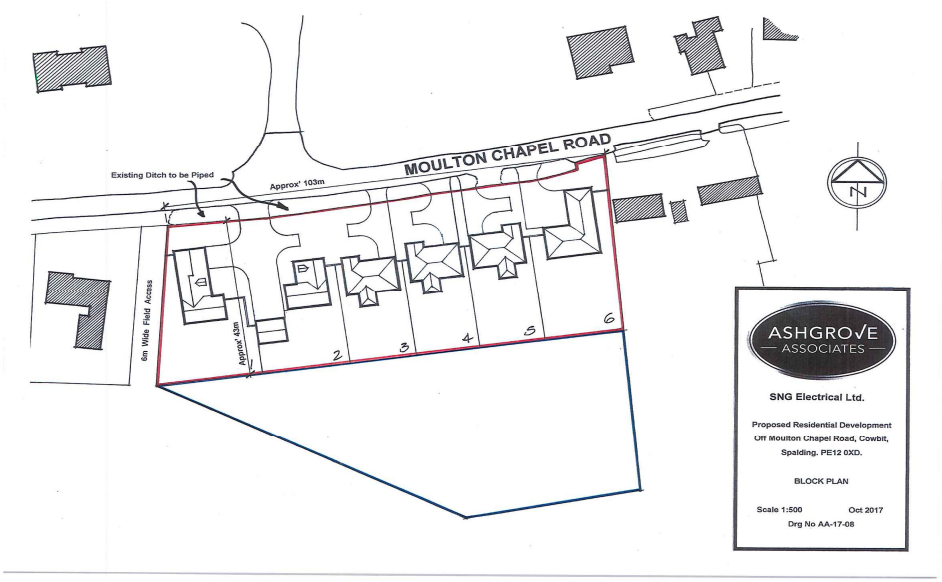
2.8 A 6m wide field access to the west of the site will remain, being not owned by the applicant.



Photographs looking west (above) and east (below)







Indicative Layout

3.

PLANNING POLICY
The Development Plan

3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, "If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

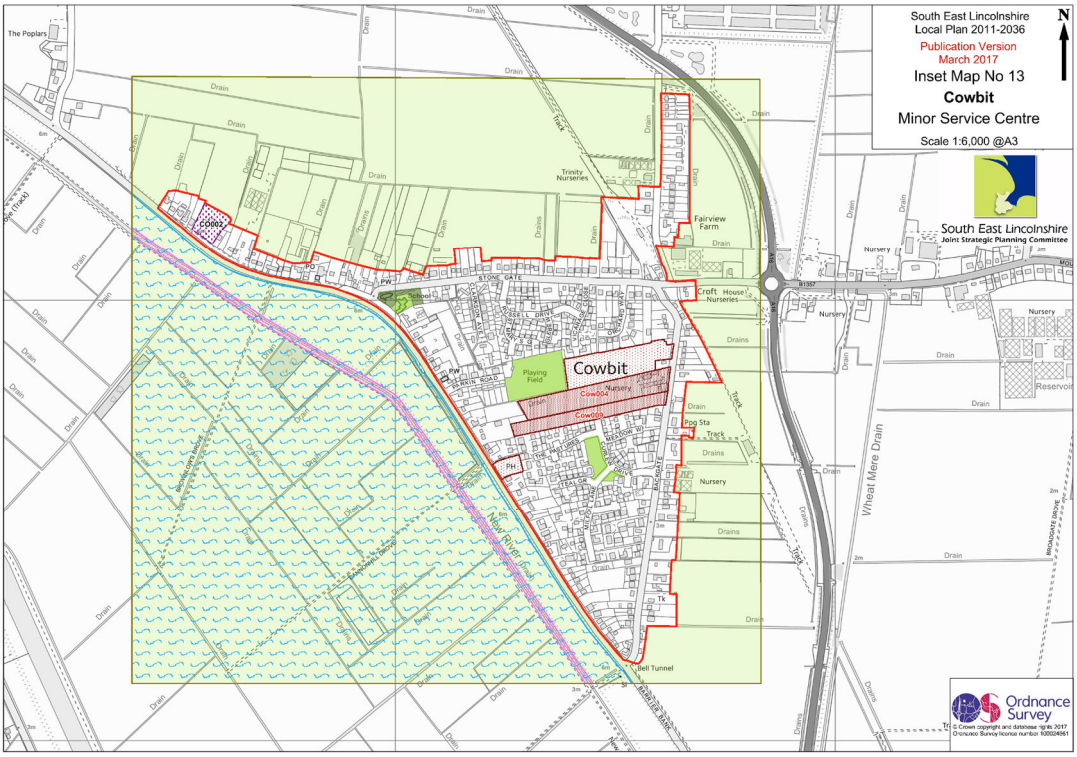
3.2 The current Development Plan consists of the saved policies of the South Holland Local Plan adopted in 2006 (the 'Local Plan'). In the adopted 2006 South Holland Local Plan, Cowbit is defined as an Area Centre, which acts as a service centre for the surrounding rural area and where development can support or

Draft South East Lincolnshire Local Plan

3.3 The South Holland Local Plan is to be replaced by the South East Lincolnshire Local Plan in 2017/2018, which proposes Cowbit to be classified as an a 'Minor Service Centre and Settlement", and it identifies a proposed Settlement Boundary.

3.4 The Settlement Boundary is drawn to exclude the application site, but the application site is located within an area of established residential population and dwellings on the eastern fringes of the settlement.

3.5 The site was not put forward as part of the Strategic Housing Land Availability Assessments, however is considered suitable in terms of having low environmental impacts, good proximity to existing infrastructure, being well located, having undesirable existing site characteristics, i.e Brownfield in the middle of residential uses, being close to existing transport services, and having a low Flood Risk.



Extract from SELLP Inset Map No 13 – COWBIT

3.6 The recent "Deposit Draft Local Plan" policy on Preferred Sites for Development states in Revised Policy 2: Spatial Strategy B1 that "Within the settlement boundaries of the (designated) "Minor Service Centres and Settlements", development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the services needs of other local communities. Recent other planning applications on land lying adjacent to and outside proposed settlement boundaries, have been granted planning consent.

National Planning Policy Framework

3.7 The National Planning Policy Framework (NPPF) sets out Central Government's planning policies for England and how these are to be applied.

3.8 Sustainable development is the key to and at the heart of the NPPF, as it makes clear in paragraphs 6 – 10. Paragraph 7 explains there are 3 dimensions to sustainability, an economic role, a social role and an environmental role and paragraph 6 explains that the rest of the NPPF, paragraphs 18 – 219, sets out the Government's view of what constitutes sustainability in the planning context.

3.9 Paragraph 14 of the NPPF states that:

"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking...

For decision-taking this means:

● approving development proposals that accord with the development plan without delay; and

● where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

– 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; or

– specific policies in this Framework indicate development should be restricted."

3.10. The paragraph 14 presumption applies to sustainable development and so the first question is always "is this development sustainable"? To answer that question one has to judge the proposal against the relevant paragraphs in the Framework.

3.11. The three dimensions to sustainability are explained in Para 7 (NPPF) in more detail as:

"an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.

3.12. The economic dimension identifies the need to ensure sufficient land is available for the right type of development in the right places.

Cowbit is proposed to be identified as a Minor service centre and settlement, and as indicated in the revised policy 2: spatial strategy of the emerging South East Lincolnshire Local Plan, residential development will be permitted that supports the role of these settlements as a service centre, helping to sustain existing facilities such as the Primary School and Village store, as well as meeting service needs of other local communities.

The application proposal will assist in the support of a strong and vibrant community by providing suitable housing through the development of dwellings of appropriate size and form, similar to those dwellings to the immediate north, east, and west. As such, the proposal will provide dwellings that will assist in meeting the needs of both present and future generations.

3.13 There are 3 existing bus services that stop on Broadgate, at the Moulton Chapel Road junction. i.e within 200m of the application site. No 49 - operated by Stagecoach Norfolk, which runs as a general daily bus service to and from Spalding. Additionally there are services No. s138/s139 – operated by Fowlers Travel on a daily basis during school terms, providing Secondary school buses to and from Spalding. See attached extract from 'Bus Times.org.uk –Appendix B. Reliance on a car is not therefore essential.

3.14. The environmental dimension considers the natural, built and historic environment, and the proposal will make a positive contribution to the built environment in this part of Cowbit through careful and sensitive design, and the utilisation of an infill frontage.

3.15. The NPPF requires that people are given a real choice about how they travel (paragraph 29), but recognises that in rural areas standards may have to be relaxed (paragraph 34). Within the constraints of the area the site satisfies the NPPF policies on sustainable transport.

3.16. Paragraph 55 requires development to enhance or maintain the vitality of rural communities, which this proposal will help to do. New residential dwellings will also help to support the social, recreational and cultural facilities in the village, as required by paragraph 70.

3.17. The application proposal is, therefore, supported both by the NPPF and the presumption in favour of sustainable development.

3.18. Paragraph 49 refers to housing applications and the presumption in favour of development where there is not a 5-year housing land supply as is recognised to be the case in South Holland District. (South Holland District Council: Assessment of 5-year housing land supply as at 31 March 2017)

3.19. Paragraphs 196 and 197 confirm that applications should be determined in accordance with the Development Plan and, in such cases, Local Authorities should apply the presumption in favour of development. The core planning principles set out in Paragraph 17 are to underpin plan making and decision making. Set out below are those which principally relate to the provision and location of housing in an area.

3.20 Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to the wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

☐ Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this framework.

☐ Encourage the effective use of land, by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

☐ Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

3.21 The development proposed by this application accords with the presumption in favour of sustainable development and the proposal is fully compliant with the NPPF.

Policy Conclusion

3.22 The application site is only partially in accordance with the 2006 Local Plan Policy SG3, in that it is well related to the built up area.

3.23 The NPPF asserts a presumption in favour of sustainable development and that where housing proposals are made and there is not a 5-year housing supply as is the situation in South Holland District and in the area of the South East Lincolnshire Local Plan, this presumption should be afforded full weight.

3.24 The emerging South East Lincolnshire Local Plan has identified Cowbit as a "Minor Service Centre or Settlement". The application site is opposite to areas identified as frontage sites identified on Inset Map 13.

3.25. As indicated in the Revised Policy 2: Spatial Strategy, of the emerging South East Lincolnshire Local Plan (see 3.8 above) residential development will be permitted that supports the role of these settlements as service centres, helping to mutually sustain existing facilities such as in this case, the Primary school and the Village store, as well as meeting service needs of other local communities such as Moulton Chapel - a mile away and also designated as a Minor Service Centre and Settlement in the emerging Local Plan.

3.26 All matters have been reserved in this application for outline planning permission, although the indicative layout accompanying the submission closely accords with the development elsewhere in the immediate locality.

4.

DESIGN AND ACCESS

4.1 The design proposals are explained in the following text and demonstrated on the indicative layout shown on Drawing No. AA-17-08.

Use

4.2 The site will be developed with a mixture one and two storey dwellings, in a similar manner to the dwellings opposite, and dwellings further to the east of the application site, with main elevations facing north onto Moulton Chapel Road.

Two storey dwellings have been shown on the proposed indicative layout plan (plots 1 and 2) to take into consideration possible Flood Zone 1 and 2 overlap.

Amount

4.3 The depth of the application site is similar to that of the plots occupied by the dwellings to the east and west, and the length of frontage available onto Moulton Chapel Road establishes a clear case for this proposal to construct new dwellings. The approximate site area is 0.46 Ha.

Layout

4.4 The positioning of the dwellings as shown on the indicative layout, is guided by the dimensions of the application site and the relationship of the proposed dwellings with Moulton Chapel Road.

Scale

4.5 The proposal for a mix of one and two storey dwellings on the application site reflects the character of the properties adjoining to the north side of Moulton Chapel Road and the properties nearby on Broadgate.

Landscaping

4.6 The introduction of a more positively garden based landscape in place of the existing open land, usually cultivated, will be in keeping with the adjoining dwellings opposite on Moulton Chapel Road.

Access

4.7 Vehicular and pedestrian access to the proposed dwellings will be from Moulton Chapel Road which is subject to a 40 mph speed limit. Each dwelling shall have turning provision available on site to enable vehicles to be able to enter and leave the site in a forward direction. The front ditch would be piped and filled.

4.8 The provision of new dwellings constructed in accordance with the Building Regulations will ensure that current access standards for the disabled will be a feature of the properties.

5.

CONCLUSIONS AND RECOMMENDATION

5.1 The application site provides a suitable and sustainable location for the construction of additional dwellings in Cowbit.

5.2 Individual vehicular access to the proposed dwellings as proposed, will not compromise highway safety, being located on a straight stretch of road with good visibility and within the 40 mph speed limit.

5.3 It is considered that the application proposal should be granted outline planning permission in accordance with the Development Plan and taking into account the provisions of the NPPF, particularly whereby,

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites" (Paragraph 49).

5.4 In these circumstances (para 3.22 above), the NPPF asserts a presumption in favour of sustainable development where housing proposals are made, and as there is not a 5-year housing supply, this presumption should be afforded full weight.

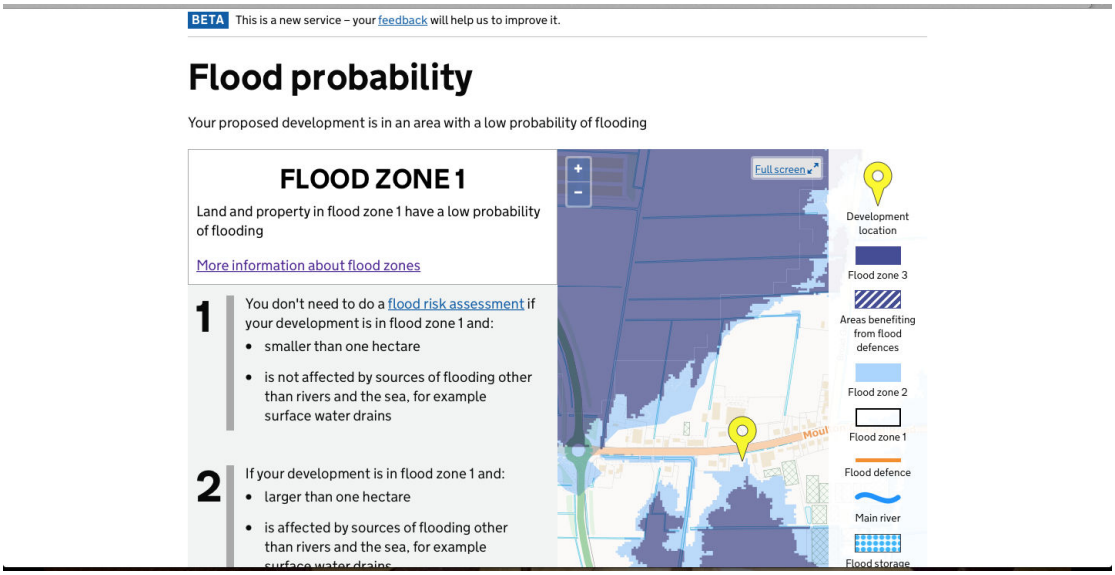
5.5 The emerging South East Lincolnshire Local Plan proposes the Settlement of Cowbit as a Minor Service Centre or Settlement. The whole of the application site is located on frontage within the geographical extremes of the existing residential development boundaries of the village.

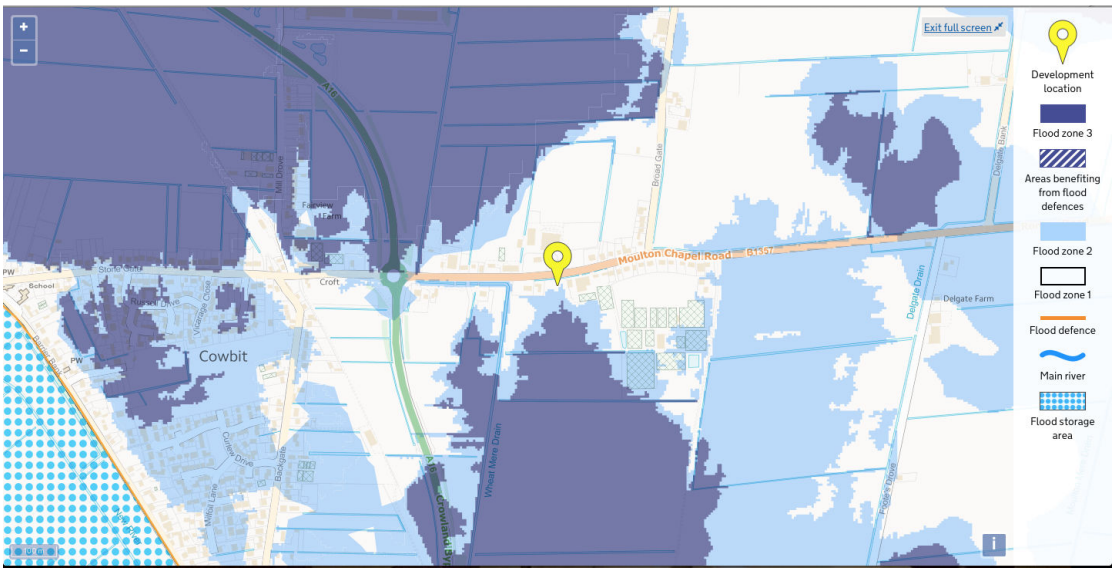
5.6 Whilst the land may not be identified as a housing allocation, emerging Policy 12 acknowledges that in addition to allocated sites for housing there should also be incremental growth in housing supply within the settlements as a result of infill and 'speculative' applications.

5.7 The site will effectively re-use a primarily 'brownfield site', providing for new residential dwellings in an area where there is an existing dominant residential form.

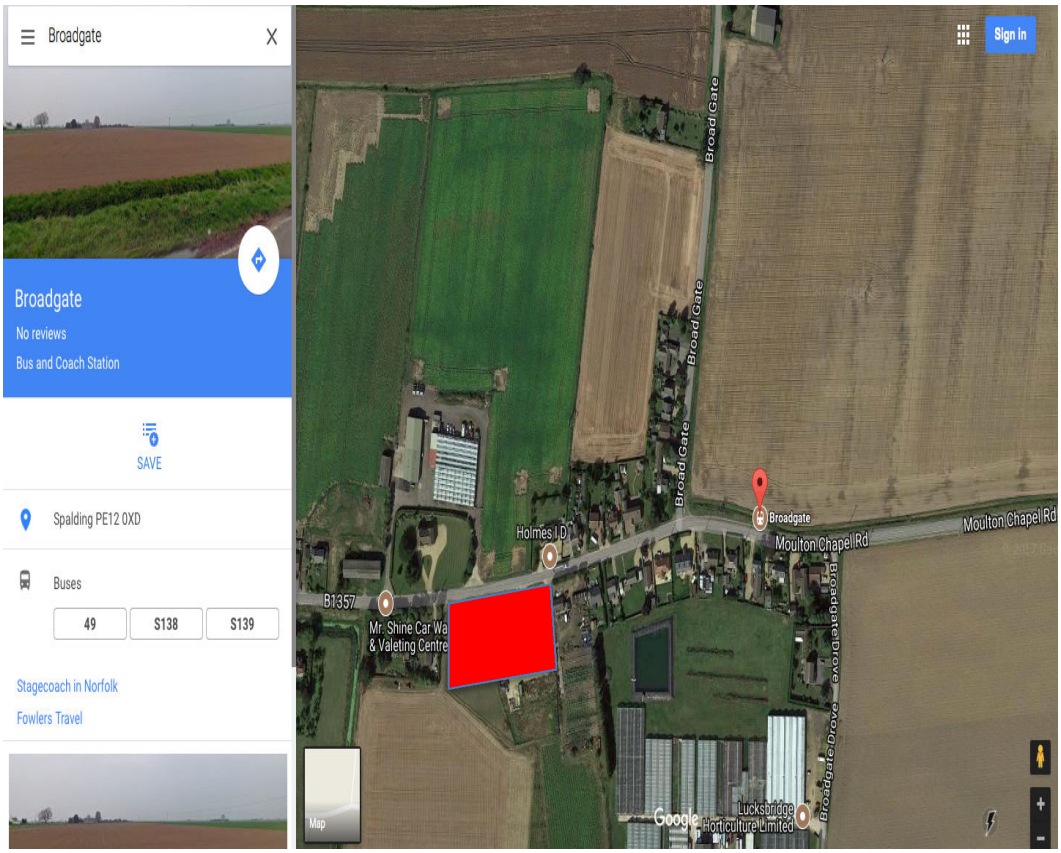
5.7 In these positive circumstances it is our strong recommendation that conditional Outline Planning Permission should be granted for residential development of this site.

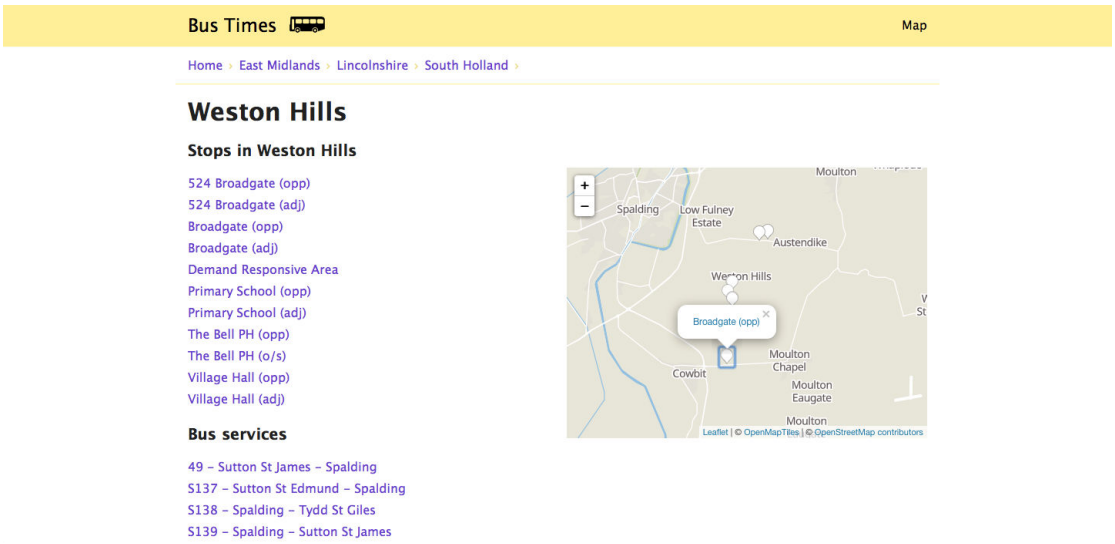
Appendix A


BETA This is a new service – your feedback will help us to improve it.
Flood probability
Your proposed development is in an area with a low probability of flooding
FLOOD ZONE 1
Land and property in flood zone 1 have a low probability of flooding
More information about flood zones
1
You don't need to do a flood risk assessment if your development is in flood zone 1 and:
smaller than one hectare
is not affected by sources of flooding other than rivers and the sea, for example surface water drains
2
If your development is in flood zone 1 and:
larger than one hectare
is affected by sources of flooding other than rivers and the sea, for example
Full screen
Development location
Flood zone 3
Areas benefiting from flood defences
Flood zone 2
Flood zone 1
Flood defence
Main river
Flood storage

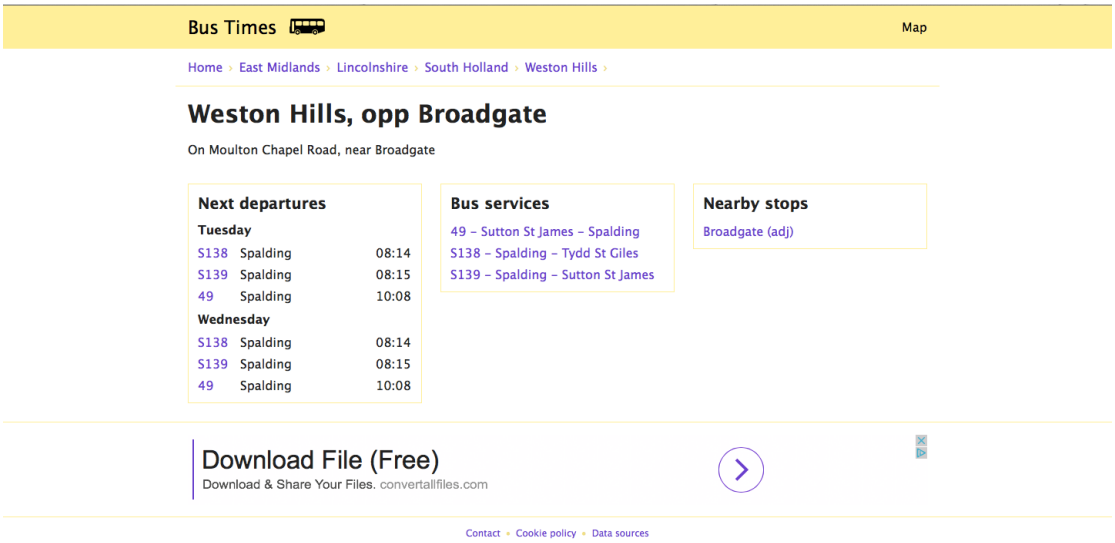

Exit full screen
Moulton Chapel Road
Cowbit
Development location
Flood zone 3
Areas benefiting from flood defences
Flood zone 2
Flood zone 1
Flood defence
Main river
Flood storage area

Appendix B





Extract Bus Times.org (at 30/10/17)



Bus Times Map

Home › East Midlands › Lincolnshire › South Holland › Weston Hills ›

Weston Hills, opp Broadgate

On Moulton Chapel Road, near Broadgate

Next departures

Tuesday

S138	Spalding	08:14
S139	Spalding	08:15
49	Spalding	10:08

Wednesday

S138	Spalding	08:14
S139	Spalding	08:15
49	Spalding	10:08

Bus services

49 – Sutton St James – Spalding
S138 – Spalding – Tydd St Giles
S139 – Spalding – Sutton St James

Nearby stops

Broadgate (adj)

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