

PROPOSED RESIDENTIAL DEVELOPMENT COBGATE WHAPLODE



PLANNING STATEMENT

Incorporating Design & Access Statement

May 2017

The Proposal

This application seeks Outline Planning Consent for a residential development comprising estate roads, public open space and landscaping for up to 18 dwellings on a site located in the village of Whaplode.

Application Site

The application site has a gross area of 4.87 acres (1.97 hectares) and is located on the western periphery of the settlement. Currently agricultural land, the identified site has access to Cobgate adjacent to existing frontage residential development.

The northern and western boundaries of the site are defined by existing IDB Watercourses which are controlled by South Holland & District IDB. The eastern boundary towards the existing village is defined by a smaller open drain and established rear gardens to properties in Abbots Gardens. The southern boundary will abut a portion of the field which was recently granted Outline Planning Consent for 5 dwellings and an adoptable estate road – that proposed estate road will provide the means of vehicular and pedestrian access between Cobgate and the site which is the subject of this application.

A topographical survey has been undertaken to accurately ascertain the extent and levels of the site

The Settlement

Whaplode is classified as a Minor Service Centre in the Settlement Hierarchy and is well positioned between Holbeach (2 miles to the east) and Spalding (4 miles to the west). Within 1.5miles to the west is the village of Moulton with its excellent facilities including Medical Centre, Post Office, Primary School, Public House, Butchers, Hairdressers & Fish & Chip Shop to supplement those facilities found in Whaplode itself.

The A151 which dissects the village provides good transport link both private and public. Facilities within the village make it a popular and sustainable settlement within South Holland. In the emerging South East Lincolnshire Local Plan Whaplode has been identified as capable of providing a significant amount of new housing (130 dwellings) during the intended plan period.

Planning History

Although the application site itself has no recent planning history there has been relevant planning activity in the immediate vicinity.

H23-0973-09 Cobgate – 8 Affordable Dwellings approved March 2010

This development has been constructed along the frontage with Cobgate to the south of the current application site and presents an established scheme of attractive affordable housing.

H23-0018-17 Cobgate – Outline Planning consented for 5 dwellings and access road.

This proposal is yet to be implemented but will provide a means of access to the current application site, including footway extension to Abbots Gardens.

H23-0508-16 High Road – Full Planning Permission granted Feb 2017 for 33 dwellings.

This site is located immediately to the north of the current application site.

The Scheme

This application seeks to establish Outline Planning Permission for a scheme of up to 18 dwellings. Although the accompanying plan is an indicative layout there is a conscious intent to create an attractive low density development appropriate to the edge of settlement location. There is a physical and logical boundary by means of an IDB watercourse which forms a straight line between High Road to the north and Cobgate to the south and this proposal if permitted will complete that logical settlement boundary to the western edge of Whaplode.

The template for the intended form of development is demonstrated with meandering road pattern, varied footprint and orientation of dwellings accompanied by extensive native species soft landscaping in the form of hedgerows and tree planting to create a rural feel within the development. An appropriately 'soft screened' perimeter to the open countryside to the west is also a key element.

The eastern boundary of the site is in parts quite open onto the rear gardens of the existing bungalows and it is intended where appropriate to introduce screen fencing in order to provide an acceptable level of privacy for the respective dwellings.

The scale of development will be appropriate to this part of South Holland with two storey and single storey dwellings of varied roof form and ridge height. External materials will be carefully selected to ensure attractive and compatible development.

The development will be served by adoptable estate roads and footways linking back to Cobgate and also providing a footway connection towards Abbots Gardens (as indicated under Outline Planning Application ref H23-0018-17).

The dwellings will be provided with garaging and adequate parking within plot curtilage to maintain a street scene uncluttered by vehicles and more appropriate to a village environment.

Policy

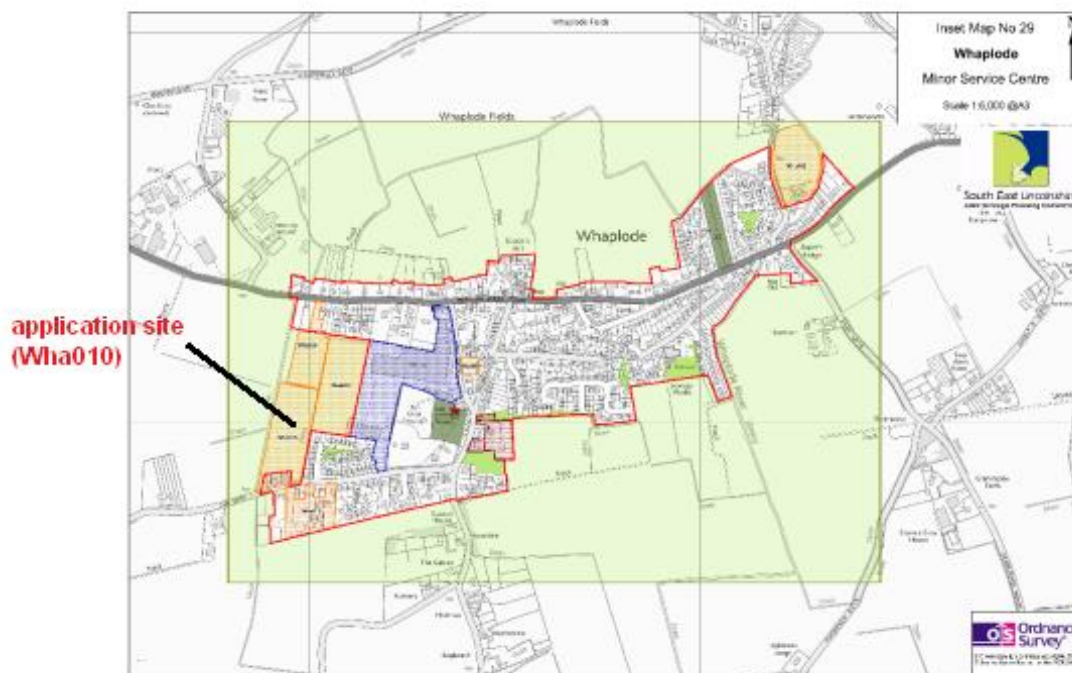
Whilst local Planning Policy is going through a transitional stage towards the South East Lincolnshire Local Plan and, is indeed, at Publication Stage the current South Holland Local Plan, 2006 remains relevant.

Policy HS6 of the Local Plan - New Housing in the Group Centres (Non-Allocated sites) and **Policy HS7** – New Housing in the Open Countryside including Other Rural Settlements may be considered.

Policy HS6 requires the application site to be located within settlement limits, brownfield land and represent infilling type development or the replacement of an existing dwelling. This would appear to put the application at odds with current Policy however the National Planning Policy Framework (NPPF) paragraph 49 states that 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 land supply of deliverable housing sites. In that circumstance, paragraph 14 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.

Given that the application site is adjacent to the built-up area of Whaplode and in relatively close proximity to the village centre, including the play area in Churchgate, it is considered that this proposed development satisfies the previously mentioned criteria in the relevant sections of the NPPF. The proposed development is clearly sustainable.

The application site is referred to as a part of **Wha010** in the documentation during the Local Plan process and was included as a suitable site in the emerging plan up until the latest stage as per the Inset Map below :-



SE Lincs Local Plan Whaplode Settlement Map 2016

Previous consultations and considerations for appropriate housing allocations have included this site and logically three parcels of land were being considered for a comprehensive scheme of development to the western edge of Whaplode, namely Wha009 (land between Abbots Gardens and St Mary's Gardens), Wha029 (land off High Road, Whaplode) and the current application site **Wha010** (off Cobgate) Whilst this potentially presented an excellent opportunity to strategically plan a logical extension to the village this unfortunately did not materialise.

In May 2016 a detailed Application was submitted on Wha029 for a scheme of 33 dwellings. This application was subsequently granted consent in February 2017 (H23-0508-16).

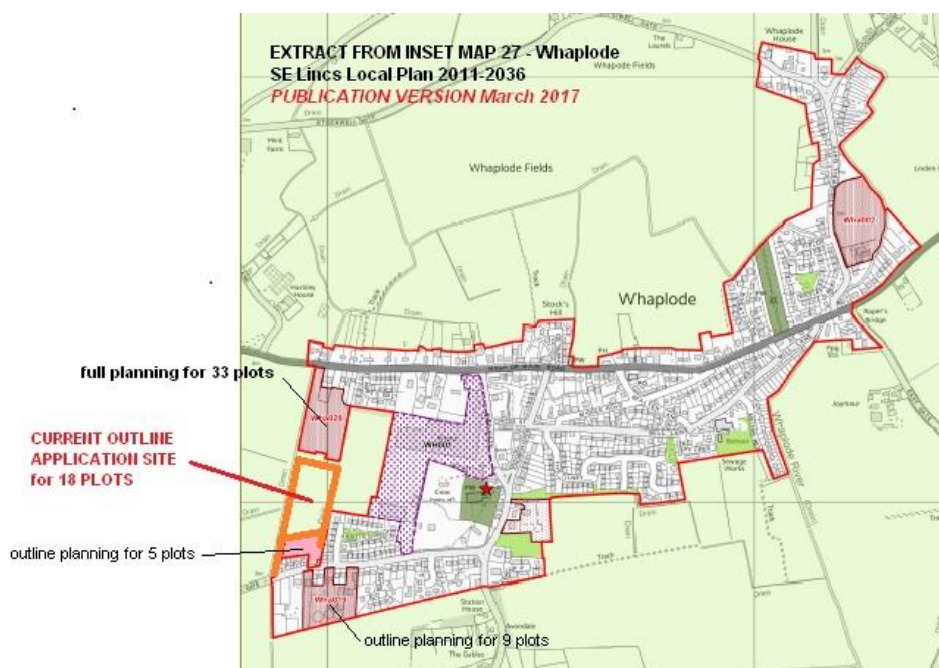
In January 2017 an Outline Planning Application was submitted on a southern portion of **Wha010** for a scheme comprising estate road access from Cobgate and a housing development of 5 dwellings. This application was granted permission in March 2017.

The case officers report acknowledged that the application site had been previously considered as 'developable' in the assessments of suitable sites and therefore by implication

"...it would not place undue burdens on existing infrastructure and community services and it did not adjoin the existing industrial premises further to the north-east..."

The Publication Issue of the Settlement Map March 2017 reflects the approved development of site Wha029 but not that of the 5 plot scheme approved in March 2017.

If you annotate the latest publicised Settlement Map for Whaplode as below, it is logical that the remainder of **Wha010** would provide a sensible 'regularisation of the western boundary of settlement for Whaplode.



**Extract from Publication Version of Settlement Map
with updated Planning Status relative to Application Site**

The application site is currently identified in the SE Lincs Local Plan process as a 'Reasonable Alternative' to the Allocated sites.

The reason for it not being considered entirely suitable as an Allocated site has to be challenged :-

In response to the comment about site **Wha010** not being taken forward as a suitable allocation the following response is documented :-

SOUTH EAST LINCOLNSHIRE LOCAL PLAN: HOUSING PAPER – WHAPLODE (JANUARY 2017)

5.3 Conclusions on site Wha010 – *It is not considered that Wha010 is suitable owing to the potential for its residential amenity to be harmed by the nearby employment site. No evidence has been submitted to show that noise will not harm residential amenity and therefore it is considered the site should not be taken forward as a Housing Allocation.*

That Housing Paper also acknowledged that site Wha029 had received planning consent despite the apparent conflict between the nearby employment site and any residential development.

Given that the successful application for residential development on the land served off High Road Whaplode included a comprehensive Environmental Noise Assessment by Acoustic Associates which concluded that no significant harm would arise from the proposed relationship between residential and 'industrial' that could not be resolved by anything more extensive than a 1.8m high closeboard fence, it seems abundantly clear that a proposal to introduce residential development to the south and at a greater distance from the potential harmful source should be acceptable.

Both Whao29 and **Wha010**(the application site) share very similar characteristics including Flood Risk. It therefore seems that the reasons for not including this application site as an Allocation Site in the emerging SE Lincs Local plan are flawed.

In terms of target numbers for housing in Whaplode it has already been identified by recent planning permissions that those targets will not be achieved with the current level of allocations.

This application site presents a logical contribution for the LPA to deliver the identified number of dwellings during the Plan Period.

Planning Permission was recently granted on site Wha019 (land south of Cobgate) for a scheme of 9 dwellings. The predicted delivery for this allocated site in the SE Lincs Local Plan was 27 dwellings, already a shortfall of 18 dwellings towards the 130 dwellings targeted during the Plan Period up to March 2036.

Technical Considerations

Highways

It has been established from a meeting between the applicants and LCC Highways in March 2017 that additional development from Cobgate could be considered acceptable in Highway terms. The point of access to Cobgate is located between the existing Anglian Water Pumping Station compound and the boundary of an existing dwelling to the west.

Planning Permission H23-0018-17 identifies the vehicular access with requisite visibility splays onto Cobgate. It also identified the provision of a footway linking any development with the nearest footway adjacent to Abbots Gardens. The access point is well within the 30mph speed restriction zone for Cobgate.

This application provides a self-contained development with no potential for vehicular connectivity to the approved development to the north and is intended to deliver a low density scheme of up to 18 dwellings. Whilst the concerns of certain residents are recognised with regard to increased traffic flow it is not considered by LCC Highways to be an unacceptable proposal.

Although the application is in Outline form it is envisaged that the estate roads will be constructed to LCC adoptable standard thereby ensuring a sustainable standard of amenity for residents in terms of accessibility, refuse collection, maintenance, street lighting etc.

Flood Risk & Drainage

Flood Risk

A Flood Risk Assessment has been commissioned and is submitted with this application to demonstrate the suitability of the site for housing development. The recommendation within that Report is that new dwellings have finished ground floor levels located at approx. 300mm above the average existing ground levels. It is not considered that this will have a material impact on adjacent property either by way of privacy or potential run-off.

Foul Drainage

The site is well positioned for foul drainage into the Anglian Water system. There is an existing AW Foul Pumping Station adjacent to Cobgate and when the frontage development of Affordable Housing was developed in 2010 provision was made for a connection to be installed at the Cobgate frontage to serve future development of the land to the north of Cobgate.

There is existing Anglian Water apparatus within the application site consisting of a pumping main which follows the eastern boundary. This is accommodated within the indicative layout to ensure compliance with relevant easements etc.

Surface Water Drainage

It is now recognised that an appropriate strategy for surface water drainage for residential development should be considered at an early stage.

A surface water drainage strategy accompanies this application and demonstrates that the development can be implemented in accordance with all current principles of sustainable urban drainage to the satisfaction of the relevant authorities.

Utilities

It is understood that all main services i.e. water, electricity, gas, bt are available to serve the development. There is overhead apparatus running alongside the eastern boundary with no impact on the proposed development.

Ground Conditions

Although the LPA may see appropriate to apply relevant a suitable Condition relating to ground conditions it is not considered from recent development on the frontage at Cobgate that the ground conditions will require any abnormal treatment in terms of foundation design or remediation for domestic use.

Archaeology

Given that nearby sites have not been subject to any requirements for any archaeological evaluation or investigation it is considered that that the application site is not subject to any such impositions

Affordable Housing

The application is for a development of up to 18 dwellings and it is recognised by the applicants that in the absence of any justifiable exemptions that current policy would require that 33% of the development should be in the form of Affordable Housing i.e. 6 dwellings. Although only an indicative layout accompanies the application there is illustration of 6 dwellings to the southern boundary of the development which could deliver a mix of 2 and 3 bed houses and bungalows. The details of the affordable element would clearly need to be discussed with the Local Authority including their accommodation provision and means of tenure.

At this stage it is clearly a case of acknowledgement of Policy and that the units delivered would meet the specification requirements relevant at the time of determination.

Public Open Space

Current policy requires a provision of not less than 14% of the development site area to be in the form of public open space. It is recognised that Whaplode does not have a surplus of public open space, as reported in the emerging Local Plan, and so it is intended that a Policy compliant scheme should be proposed.

Given the relative close proximity of the site to the playing field in Churchgate it is considered appropriate that the 14% public open space can be in the form of amenity space and is also appropriate to overlap with the 9 metre easements exercised by the South Holland Internal Drainage Board.

This effectively protects the 'soft edge' of development to the western boundary of the development which will coincide with the public open space provision to the recently approved development to the north of the application site.

Accessibility to this amenity will be accommodated within the detailed layout as implied on the indicative layout submitted with this application.

The future management of the public open space will be dealt with by way of a proprietary Management Company to ensure satisfactory long term provision of the amenity.

Conclusion

This proposal represents a modest scale of new housing for a sustainable and popular village in South Holland in an extremely logical location to complete the settlement boundary to the western edge of Whaplode.

The site has been previously considered during the SE Lincs Local Plan process to be suitable and it is only recently that the site was demoted to the status of 'Reasonable Alternative'.

Whilst the development appears not to satisfy all aspects of Local Plan policy as referred to in this statement, the lack of 5 year housing land supply means that the guidance within the NPPF takes precedence and therefore the development is considered to be sustainable in nature, compliant with that NPPF guidance and will deliver housing.

This proposal is deliverable and achievable and we look forward to receiving the support of the Local Planning Authority in approving this application.

May 2017