PROPOSED RESIDENTIAL DEVELOPMENT

The Sycamores Farmyard

Churchgate

Whaplode



PLANNING STATEMENT

mlp Moulton Land and Planning

a j finch

PROPOSAL

This Full Planning Application seeks approval for a scheme of 8 single storey dwellings and private drive to be constructed on a former farmyard located to the east of Churchgate, Whaplode.

THE SITE

With an area of 0.58 Ha this brownfield site has been disused for many years, having been at one time a large farmyard with various structures and access to the agricultural land to the east.

There is an existing vehicular access onto Churchgate which is considered suitable to serve the proposed development in terms of width and visibility.

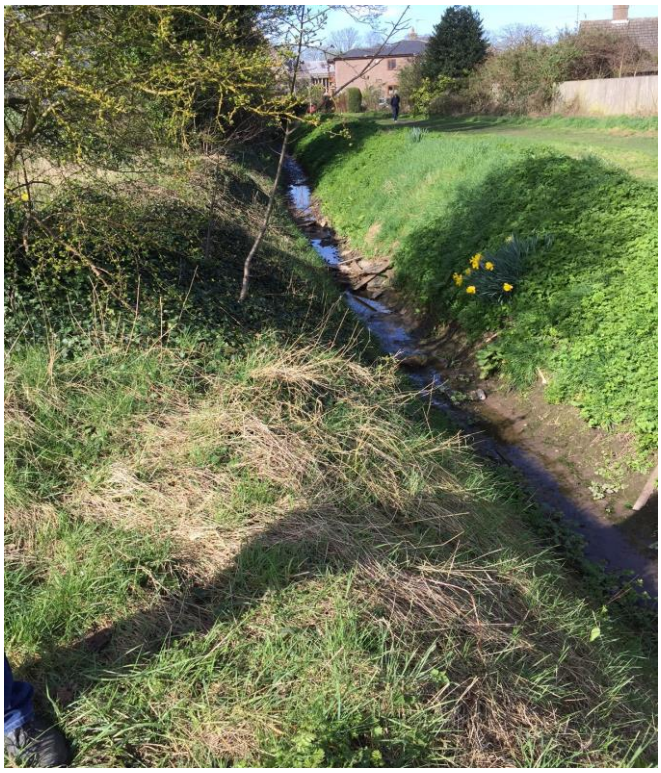


View from site access to south



View to the north from site access

The northern boundary of the site is defined by an open watercourse which is maintained by the Internal Drainage Board, and therefore subject to relevant bylaws imposed by the IDB.



IDB Drain to northern boundary

There is a mature sycamore tree located on the brink of the drain and this is subject to a Tree Preservation Order. Other vegetation such as privet, elder, hawthorn and sycamore are in evidence along the drain brink.



Sycamore Tree TPO

The eastern boundary is currently undefined onto the adjacent agricultural field.

The majority of the southern boundary adjoins the playing field, with a 1.8m high metal security fence defining sections of the boundary.

The western boundary adjoins existing residential properties with timber fencing to the majority of the boundary but also the farm building and a concrete block wall are located to the northern section of that boundary.

There is significant existing tree planting within the adjacent playing field and mature conifer screening is located to the rear of an existing dwelling Tudor Lodge.



View towards site from playing field



View along western boundary towards farm building



View towards west boundary showing existing boundary screening

Within the site itself there is little vegetation of any significance, the site having laid dormant for many years and the majority of the former farmyard being covered in concrete.

The one remaining structure on the site is an asbestos roofed brick building, part of which forms a boundary with adjacent property.

This building despite repeated efforts by the current owner to secure it has been subject to trespass, vandalism and its removal can only be a positive for the neighbours and the general appearance of the site.



Farm building adjacent to neighbouring dwelling

PLANNING HISTORY

The site has been the subject of various planning applications with the most recent being :-

H23-0615-10 – Outline Planning for 20 dwellings (Affordable Housing) granted Jan 2012
H23-1026-14 – Outline Planning for 12 dwellings withdrawn 22 Dec 2014
H23-1082-14 – Outline Planning for 10 dwellings approved 16 Mar 2015

The site has been considered during the SE Lincs Local Plan process as being suitable for development under reference Wha 023 / 031. It is also recognised as a brownfield site.

THE SCHEME

The previous schemes for the residential development of the site have involved the culverting of the IDB drain and a diversion of the existing public footpath located to the north of the drain.

It is considered that the cost of such works is disproportionate to the scale of development envisaged as well as having a negative impact on the existing rural character of this section of Church Gate. The public footpath is extremely well used by residents and has an attractive 'green' character where emerging onto Churchgate. The existing 'TPO' sycamore is located to the brink of the watercourse and concern has been expressed under previous schemes that culverting of the drain will inevitably alter the natural water supply to the tree.



View towards Church along public footpath

The existing vehicular access from Churchgate has been suitable to allow farm machinery to access the yard and field beyond and it is proposed to tidy up the overgrown entrance to allow an initial section of drive to be 5metres in width then reducing to 4.25m in width to serve the low density housing scheme.
A 'no-dig' construction method will be utilised in the vicinity of the protected tree to avoid any negative effect on the root system, although the existing farm track hardstanding will have already influenced the root activity of the mature tree.

Collection of refuse from the 8 properties has been considered and it is proposed to provide a refuse collection point adjacent to the site frontage for 'day of collection' use by residents.

The site is located within Flood Zone 1 and therefore not at risk of flooding. This also allows a scheme of single storey bungalows to be constructed. There are three different designs of bungalow proposed for the site with garaging in the form of oversized single garages. Ample resident and visitor parking is provided to each plot and turning areas to the private drive will enable access to the development by service vehicles.

Being a single storey development with no requirement for elevated floor levels means that the impact on neighbouring properties and the adjacent open countryside to the east is minimal.

External materials to the development will be carefully selected to create a sympathetic and attractive individual scheme.
Landscaping and boundary treatment will be carefully considered to provide adequate privacy and security whilst importantly using appropriate species of planting and forms of boundary fencing.

TECHNICAL CONSIDERATIONS

In order to fully assess the site and its relationship to adjacent properties a topographical survey was commissioned to ensure accurate planning of the detailed scheme.

Foul drainage – there is an Anglian Water foul sewer located in Churchgate which will provide mains foul drainage to the development.
Surface Water – The scheme will result in a reversal of the proportion of permeable / impermeable areas with the removal of the large areas of concrete and the large building and It is proposed that the private drive will be of appropriate construction to provide a permeable surface such as paviors.
Roof water from the bungalows is proposed to discharge to individual soakaways using proprietary crate systems. Appropriate soil percolation tests will determine the sizing of the soakaways.

It is understood that all main services are available in Churchgate to serve the development.

The demolition of the existing building will be carried out in accordance with all relevant legislation. Potentially affected neighbours will be fully consulted prior to any works.

Ground Contamination
It is noted from previous applications that the Local Authority considered it appropriate to attach the standard Condition relating to potential contamination that may exist on the application site.
Whilst a full ground investigation to determine foundation design and soil porosity has yet to be carried out there has been soil sample testing undertaken on the site and the findings accompany this submission.

CONCLUSION

The re-development of this redundant farmyard and its derelict building has failed to take place despite having previous planning consents, which involved extensive culvert works and construction of adoptable highways and diversion of the existing public footpath.

It is considered that this full application is the most viable and appropriate form of residential development for the site, with a low density single storey scheme served by a private driveway.
This maintains the character of the surrounding area, including the open watercourse and public footpath to the north as well as respecting the relationship of the protected sycamore tree to its surrounding ground conditions.

I am sure that many of the local residents who enjoy this part of Whaplode village will consider the removal of the farmyard, and the anti-social behaviour that it has unfortunately encouraged, to be a positive and sensitive development of this brownfield site. We therefore look to the Local Planning Authority to approve the application at the earliest opportunity it order that works may commence.