

**PROPOSED RESIDENTIAL DEVELOPMENT
COBGATE WHAPLODE
for
FIRDENE HOMES**



PLANNING STATEMENT

Incorporating Design & Access Statement

July 2018

The Proposal

This application seeks Full Planning Consent for a residential development comprising a scheme of 28 single storey dwellings estate roads, public open space and landscaping on a site located in the village of Whaplode.

Application Site

The application site has a gross area of 5.9 acres (2.4 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 majority of the southern boundary of the scheme will abut the rear gardens of frontage plots onto Cobgate. The site access will be direct from Cobgate between the existing frontage dwellings and an Anglian Water Pumping Station.

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 1.5 miles 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

The current Planning Status of the Application site is such that the site has the benefit of Outline Planning Consent albeit granted in two separate parcels of land

H23-0495-17 – Outline Planning for up to 18 dwellings granted 19/1/18.

H23-0018-17 – Outline Planning consented for 5 dwellings and access road from Cobgate granted 6/3/17.

Other relevant Planning History in the vicinity of the application site :-

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.

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

This site is located immediately to the north of the current application site, and construction works have recently commenced.

The Scheme

This application seeks to establish Full Planning Permission for a scheme of 28 bungalows. The proposed layout demonstrates 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 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.

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.

The majority of the dwellings have direct frontage onto an adoptable estate road with just 5 properties served by private driveways. These two driveways are relatively short in length and certainly not considered to be detrimental in terms of accessibility, refuse collection, maintenance and lighting.

Flood Risk & Drainage

Flood Risk

A Flood Risk Assessment has been previously commissioned for the site 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.

Reference to the Strategic Flood Maps commissioned by the Local Planning Authority which are now understood to take priority over the EA Flood Maps show the site clear of any potential flooding

Foul Drainage

The site is well positioned for mains 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 lateral 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 currently runs along the eastern boundary of the site. It is proposed, subject to agreement with Anglian Water to divert this pipe to follow the adopted estate road where it will be appropriately protected.

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 detailed 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

Detailed Ground investigation works have been carried out on the site and reveal no adverse conditions that would require any remediation or indeed specialist foundation construction. It is therefore now considered that the Contamination Condition attached to the two previous Outline Permissions for the site should not be imposed on this Full Application.

Other Environmental Considerations - noise

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.

Archaeology

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

Affordable Housing

The application is for a development of 28 dwellings and following detailed discussions with the Local Authority Housing Strategy it is proposed to deliver 7 units as affordable properties. This equates to 25% provision in line with the emerging Policy.

Public Open Space

Given the relative close proximity of the site to the playing field in Churchgate it is considered appropriate that the 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.

It is acknowledged that there is no play area provision within the scheme and given the low density single storey accommodation being proposed it is considered that the introduction of an equipped play area would not be best suited on this development.

As an alternative it may be more appropriate for discussions to take place with Whaplode Playing Field Association regarding enhancement to the existing facility in nearby Churchgate.

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 the benefit of Outline Planning consent in two separate permissions. This Full Application effectively combines both parcels of land to create a single comprehensive development.

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

Alan J Finch
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