

Revised Proposals
for
Housing
off
Kirkgate and Cross Street
Whaplode
Spalding

PLANNING DESIGN AND ACCESS STATEMENT

Revision A

Clive Wicks Associates

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1.0 Introduction

- 1.1 This Planning Design and Access Statement is submitted to support a revised planning application and to supplement the drawings and other details submitted. This revised application is for a wholly private proposal.
- 1.2 This statement accords with Circular 01/06 'Guidance in Changes to the Planning System' and the advice of CABE (Commission for Architecture and the Built Environment) in their document 'Design and Access Statements: How to Write, Read and Use Them' (2006).
- 1.3 A statement considers the area, the site and the background in order to prepare feasibility layouts that accord with the design and access principles used in the scheme proposals. It illustrates how the proposal pays attention to local context and gives the principles behind the proposal to justify the submission in terms of planning policies.

2.0 The Site

- 2.1 Whaplode village lies approximately 5 miles east of Spalding on the A151 between Spalding and Holbeach, leading the A17 to East Anglia to the east and the A16 to Boston and Peterborough to the west.
- 2.2 Whaplode is a satellite village to both Moulton and Holbeach but has its own amenities such as primary school, village shop and public house together with a number of business employers, the major one of which is Lincs Field Products who recently took over the site on Kirkgate.
- 2.3 The nearest railway station is at Spalding.
- 2.4 The actual site is L-shaped and located in a former car park area accessed off Kirkgate and Cross Street, some 30 metres from the A151 High Road.
- 2.5 It is generally flat with an open dry dyke along the west side of the southern section of the car park. Currently the car park is accessed off both Kirkgate and Cross Street although the proposals are to close the Kirkgate opening.
- 2.6 The land on Kirkgate enclosed by the L-shape, is occupied by two bungalows separated by open undeveloped land. The two properties the opposite side of Cross Street are bungalows with the end unit which faces Church Gate being a 2 storey house. The other properties on Church Gate that back on to the site are 2 storeys except for the bungalow on the corner of Cross Street and Church Gate. The High Road properties to the north of the site include a workshop and generally 2 storey dwellings. As mentioned earlier, on the opposite side of Kirkgate are the premises of Lincs Field Products who purchased the site from Green Structural who had gone into liquidation. They are now a major employer in South Holland.

- 2.7 The site is generally open. The site boundaries are either fenced or are semi-mature hedging providing satisfactory security and privacy for the dwellings beyond.

3.0 The Social Context of the Site

- 3.1 The site is a gravelled/hard core car park area now unused.
- 3.2 Set within the centre of the village, it makes no contribution to the street scene and simply looks like a vacant space providing no enhancement to the character of Whaplode.
- 3.3 The application site has been the subject of a previous planning permission and more recently the subject of discussion and negotiation with both the applicant developer D Brown and Council Officers, during which time alternative layouts, house types/mix, road layout and orientation of dwellings have been considered.
- 3.4 The latest proposal retains 2 No. 2 storey dwellings on Kirkgate, a pair of semi-detached dwellings facing Cross Street and an interior development of 4 detached bungalows within the site. There is a massive under supply of new bungalows in the District.
- 3.5 We have endeavoured to create a scheme that reflects the local vernacular of Kirkgate and Cross Street, which also provides much needed bungalow accommodation in the centre of the village, in a secure cul-de-sac location.

4.0 The Economic Context of the Site

- 4.1 The site is owned by Lincs Field Products who have made a major financial investment on their site on Kirkgate. The income generated by the development of this surplus site will be ploughed back into that company's forward investment and ultimately will secure both the company and the jobs recently created.
- 4.2 Notwithstanding this aspect, the applicant and land owner have been keen to generate a scheme of high quality and enhance the character of Whaplode. We believe that discussions to date with planning officers indicate that we can succeed with this concept.

5.0 Planning Policy

- 5.1 Although the National Planning Policy Framework is now with us, Planning Policy Statement 3 (PPS3 Housing) and (PPS1 Delivering Sustainable Development) are still relevant and are noted below.

5.2 Local Plan Policy HS9 and HS6 and SG14 are also of relevance and are also noted below together with the latest aspects of the NPPF, and details of Pre-Application discussions.

5.3 PPS 3 i Housing

- a) This seeks to achieve high quality housing schemes, with good design fundamental to this requirement, to create sustainable, mixed communities (para 12).
- b) Para 14 seeks to promote housing which:
 - creates places, streets and spaces which meets the needs of people, are usually attractive, safe, accessible, functional and inclusive, have their own distinctive identity and maintain and improve character
 - promotes schemes which make efficient and effective use of land encouraging innovative layouts to help deliver high quality outcomes.

This proposal provides high quality designs in a central sustainable location. It removes an unsightly car park allowing much needed low cost houses and bungalows to be built.

The site is within the Whaplode curtilage on ñpreviously developed landò and is, in our opinion, an excellent location for housing and bungalows, making effective use of the land. The mixed development of houses and bungalows has adequate amenity space, car parking and landscaping and makes a clear efficient use of the land.

5.4 PPS1 i Delivering Sustainable Development

Whilst PPS1 is generally aimed at development plans its guidance at paras 1, 3, 5, 14 and 33-35 is relevant.

- a) Para 1 highlights shaping the places where people live and work and that planning is getting the right development in the right place at the right time.
- b) Para 3 notes that sustainable development is a core principle, with the simple concept of ensuring a better quality of life for everyone, now and in the future.
- c) Para 5 seeks to ensure:
 - i) high quality development through good and inclusive design, and the efficient use of resources, and,
 - ii) that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

This latest proposal, follows detailed discussions with officers and is fully in accordance with the above and those discussions. The existing services within Whaplode will be supported by these units which will

help their long term retention. The site is immediately adjacent to a new major employer making this a highly sustainable location within the heart of Whaplode. The element of 4 bungalows provided will help satisfy a much needed demand in South Holland.

- d) Para 14 confirms that Local Planning Authorities should ensure the provision of sufficient, good quality new homes in sustainable locations.

- 5.5 The East Midlands Regional Plan adopted in March 2009 now has less weight at this stage of the planning process. However, Policy 2 of RSS8 seeks to promote better design, reflecting local character, making efficient use of land and promoting vitality and maintaining amenity and privacy. Policy 3 allows for some development in several areas suggesting a maintenance of distinctive character and vitality of rural communities.

5.6 South Holland District Council Local Plan

- 5.7 This scheme is being put forward based on a Viability of Build Cost v Land Cost, therefore the site has been put forward on the basis all 8 units being sold at Full Market Price. The site has also allowed the opportunity to incorporate 4 bungalows. This will help the more senior members of the Whaplode area to vacate much needed family houses yet provide them with ground floor accommodation for their final years, a policy fully endorsed by South Holland District Council. Discussions on the viability are presently ongoing between the applicant and Matthew Hogan.

- 5.8 The scheme is small scale, providing 2 smaller semi-detached houses, 2 larger detached units and 4 much needed bungalows.

- 5.9 Policy SG14 confirms that new development should be in character, have a satisfactory relationship with existing buildings and protect the amenity of nearby residents. Through valuable discussion the proposal has changed significantly throughout the planning process. The mix of house types has changed, density has been reduced and bungalows have been introduced.

Amenity has been retained for new and existing residents, quality designs reflecting local vernacular and character have been introduced and subject to planning approval a potential noise source of an unsightly gravelled car park will be gone for ever.

5.10 National Planning Policy Framework

- 5.11 The NPPF was introduced in March 2012 and represents a changed focus for decision making:

- ◆ approving development proposals that accord with the development plan without delay
- ◆ where a development plan is out of date, granting permission, unless any adverse impacts outweigh the benefits.

Until March 2013 weight could be given to current Local Plan Policies but the scale of this weight has now reduced. Planning is to encourage and not act as an impediment to sustainable economic growth. Policies should take a positive approach to sustainable economic growth in rural areas in order to create jobs and prosperity.

Housing applications should be considered in the context of the presumption in favour of sustainable development and Authorities are encouraged to bring forward housing which meet local needs. Authorities should set their own local approach to housing density to reflect local circumstances.

The NPPF reinforces 'Good Design' in order to raise the standard in an area and that permission should not be refused where high levels of sustainability are promoted.

The Planning system should contribute to the enhancement of the local environment using where possible poorer quality land and especially previously developed land.

On decision making the NPPF is 'looking for solutions rather than problems', responding to local circumstances and different opportunities in different areas. The presumption in favour of sustainable development is to be applied.

- 5.12 The NPPF encourages good quality pre-application advice and advises that LPAs should work proactively with applicants. Following this process, and having had extremely successful consultations with officers at all levels, we believe that the proposal now submitted has produced a sustainable development of high quality, much needed house types.

6.0 The Design and Site Layout

- 6.1 The existing site has 2 car park entrances. The proposal now has typical road frontage plots on Kirkgate and a road access onto Cross Street, the latter of which is a 4.1 metre wide road of low visual impact which then reduces to 3.8m wide.
- 6.2 A major parameter to the concept is the Drainage Board dyke which is now to be piped. This enlarges the grassed areas at the front of the bungalows. In consultation with the IDB the easement/maintenance area has determined the building lines of the bungalows.
- 6.3 Plots 7 and 8 off Kirkgate are 2 storey and 1½ storey i.e. a gradual lowering of scale towards the existing bungalows to the south.
- 6.4 Plots 3-6 are retirement bungalows creating no overlooking of, or loss of amenity to adjoining existing properties. These have similar open plan interiors, but have been elevated differently to provide individuality and character.

Plots 1 and 2 are a pair of Semi-Detached homes to help local young families access the housing ladder.

- 6.4 Garages have where possible been hidden from view, whilst at the same time we have provided at least 2 car spaces per dwelling. County Highways have indicated their support for the proposal.
- 6.5 The elevations illustrate an interesting varied street scene that reflects the local vernacular by incorporating brick and stone arches, stone cills, swept dormers and traditional bay windows and porches.
- 6.6 We believe that this is a site where traditional features will enhance the character of Whaplode.
- 6.7 This revised proposal further mitigates any potential overlooking concerns especially since Plots 3 to 6 are now bungalows. These plots were an issue raised during the previous planning application process. Those concerns are now fully eliminated.

7.0 Materials

- 7.1 The material schedule is noted on the site plan. Brick types and the concept of concrete slates and pantiles were approved on the previous application via condition compliance.

8.0 Landscape

- 8.1 Low maintenance shrubs and tree planning is incorporated to help bring an early maturity to the scheme.

9.0 Highways

- 9.1 The access roadway is a private driveway to adoptable construction standards with satisfactory turning head.
- 9.2 At least 2 car parking spaces per dwelling are provided and County Highways have indicated their support for the proposal.

10.0 Services

- 10.1 All services are available on site.

11.0 Access

11.1 The Proposal is designed to Part M of the Building Regulations providing ramped access to all units.

11.2 The village is on a regular bus route to Spalding and Holbeach with Spalding giving access to the national rail network.

12.0 Conclusion

12.1 The format of this statement accords with Good Design Principles identified in the CABA document.

12.2 Pre-Application advice and advice during the decision process has been very helpful to all parties and very successful in producing a good layout, design and mixed development of a high standard which accords with recognised local and national planning policies.

12.2 It is hoped therefore that both officers and members will support the planning application.

**Clive Wicks Associates
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