

D e s i g n a n d A c c e s s S t a t e m e n t

Application for Detailed Planning
Permission for two properties

Land To The North East Of Main Street
(adj Willow Cottage)

Sutton Cum Granby

Nottinghamshire

For Mr B Roberts

REV A 30.12.20



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Site Analysis

Introduction

The Design and Access statement is part of a full Planning Application for two new properties adjacent Willow croft, Main Street, Sutton Cum Granby, Nottinghamshire

The proposal comprises two 4 bedroom properties with land to the rear retained for the purpose of paddock/agriculture.

This is a detailed application which has accompanied details such as heritage statement and ecology statement under separate cover.

The site is alongside existing dwelling houses on Main Street and the design of the properties are in line.

The site is situated within 0.4miles of a listed building, the details of which are discussed in the Heritage Statement.

To the opposite side of the road is the site where recently 3 properties have been approved for construction, within closer context to the listed building. Application reference 19/01420.

The site recently (2019) sought to obtain approval for 4 properties - this was reduced under an outline application reference 19/00330/OUT - This was refused, the reasons for refusal have been reviewed and the presented designs alleviate these issues.

The site is subject to a current appeal (for non determination) for a grain store, to which the local authority have verbally recently indicated the would seek to refuse, this application would seek to address the use of the land in an appropriate manner.

The lower section of the land is subject to an application for an intensive Pig Rearing unit - again this has been muted to be unacceptable diversification of the agricultural use of the land, as such retaining as paddock land from the point of approval would prevent the unwanted use currently applied for.

Scope of Work.

The applicant seeks to provide 2 new properties on the land.

Provision of the properties will be shown to include elements of renewable technology aiding in the 'Eco' aspect of new properties. This approach seeks to reduce reliance on supplied fuels such as Gas and/or electricity.

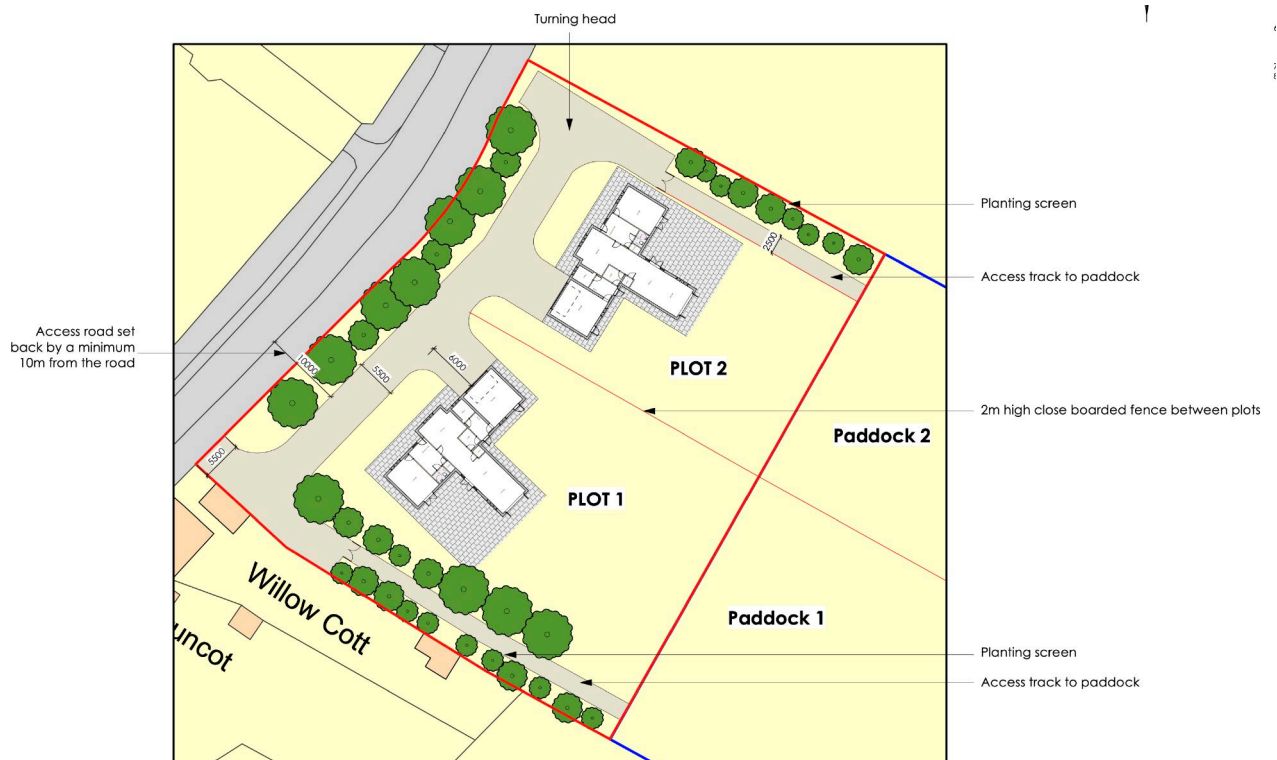
The use of Ground Source Heat Pumps, Potential for low U-Value timber frame construction, Photovoltaic panels to roof will aid in a minimum 20% renewable contribution to which the Local Planning Authority can set as a requirement via condition.

Constraints

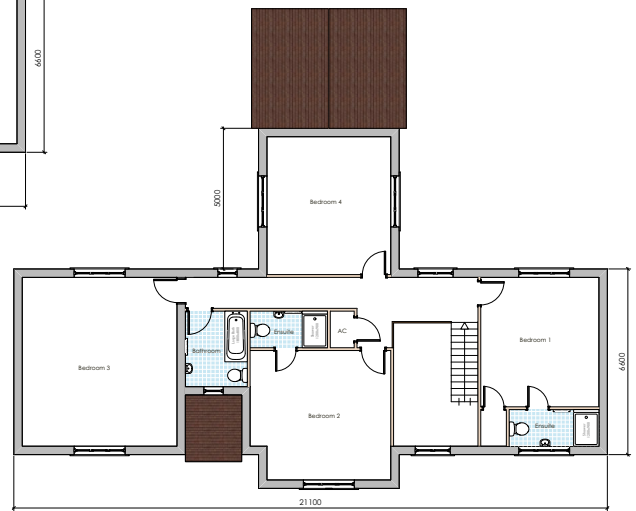
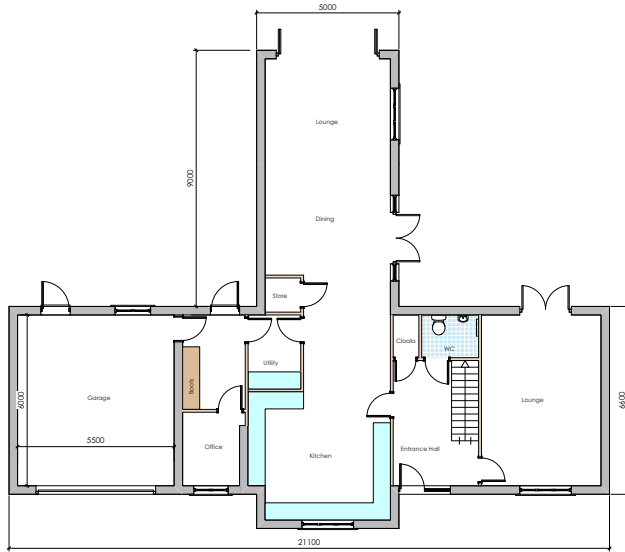
The site is close to the Main Road - the position of the properties has been in such a manner as to maintain a clear 45 degree vision for the adjoining land properties windows and a suitable distance from the road to allow for the retention of verge screening to maintain an unobstructed vista for the heritage asset and prevent any new property construction dominating any street scene.

The site layout is to give a sense of place to the new dwellings within the local setting of Sutton Cum Granby

The choice of materials is to echo that of the local area being that of a dominant rural styling with minimum 40 degree roof pitches, barn style timber elements and a linear design emphasis, emulating the organic growth of rural buildings over time. Pantile roof will be provided with black Gutters and downpipes using Cast Iron features.



Plot 1



Proposed Plot 1 Layouts

Plot 2



Proposed Plot 2 Layouts

Amount and Scale

The properties will be of equal sizes each totalling 311m² including integral double garages.

The amount is in proportion with properties within the vicinity, especially those being newly constructed across the road from the application site.

The predominant vernacular style is that of rural housing originally from groups of cottages and sporadic larger dwelling houses. The properties replicate this with articulated roof forms and articulated facades.



Barn Conversion across from the site

Note Brick Colour and tile type (Traditional Styling)

Appearance

The properties are to replicate that in the local area. Application number 19/01420 has approved this approach.

As previously noted the site will maintain the existing access and hedges to the site.

The properties have been designed as not to invade privacy on each other of neighbouring properties.

The orientation of the properties is that to maximise the rising and mid day sun in to the rear of the property. This facade also provides a beautiful vista.



Property and street vista from Sutton towards Granby centre



Property and street vista from Sutton away from Granby centre

Sustainability

A key aspect of the design has been to achieve [passivhus](#) standard for the property.

Each property will introduce energy saving design concepts and approaches.

This as a minimum to include;

Ground source heat pumps to foundation walls, the minimum 50Lm provision of this will be sufficient to provide heat to the property to a minimum temp of -5 deg before addition measures (reliance from grid) is required.

The provision of 8KW of Photovoltaic panels to the roof will provide a 30-40% reduction on standard requirements for electric supply to a property of these sizes. This could be coupled with battery storage increasing the reliance further on supplies.

Electric charging points for cars will be provided to each property.

All elements of external envelope will be designed to achieve 'U' values lower than current building regulations. Buildings being of timber framed construction, typically 0.19 w/m²k u-values. However increased insulation values will achieve 0.13/0.12 W/m² U Values.

Materials to be locally sourced where possible, where available recycled/reclaimed materials to be used/specified.

Low energy fittings to reduce CO₂ emissions including 'AA' grade appliances, high efficiency Ground course heat pump, Air source heat pump and PV technology. Heat recovery unit will also be included.

Low water usage toilets and sanitary fittings will be installed, a minim per person water usage of 90 Litres

Insulation materials will be zero o.d.p. rating.

Each property has been designed with the incorporation of an home office. The government has acknowledged that with the current changing times that the urban living dominance is no longer the required form. Many people can now work from home reducing the reliance on transport links being needed. To assist in this emerging trend, provision of access to high speed telecom infrastructure will be incorporated.

Policy

Local and national planning policies seek to avoid isolated new dwellings in the open countryside. The application site is located within the settlement of Sutton cum Granby and is not isolated. The development would therefore not represent isolated new dwellings.

Paragraph 78 of the 2019 NPPF states:

“78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

The proposed new dwellings will enhance or maintain the vitality of the rural community of Sutton cum Granby and is therefore compliant with paragraph 78.

Policy 3 of the Rushcliffe Borough Local Plan Part 1 : Core Strategy sets out the spatial strategy for housing delivery in the Borough which seeks to ensure that sustainable development will be achieved through a strategy which promotes urban concentrations by directing the majority of development towards the built up areas of Nottingham and Key Settlements. In other settlements the Core Strategy at para 3.3.17 envisages that development should be for local needs only through small scale infill development or on exception sites. Paragraph 3.9 of the Emerging Local Plan Part 2 lists a number of smaller settlements which are capable of accommodating a limited number of dwellings. Paragraph 3.10 states that beyond these allocations, development will be limited to small scale infill development, defined as development of small gaps within the existing built fabric of the village or previously developed sites whose development would not have a harmful impact on the pattern or character of the area.

The application site is an infill site within the settlement of Sutton cum Granby, in so far as there are further properties down Sutton Lane towards Elton. The two dwellings proposed represents small scale development. This was confirmed by the case officer in his Pre Application response to application 19/01420 and where it was stated *“Would the development be infilling, as required by paragraph 3.3.17 of the LPCS and paragraph 3.10, defined as ‘development of small gaps within the existing built fabric of the village’? The site comprises a relatively small gap in a line of development and is considered to meet the above definition.”*

The application therefore complies with paragraph 3.3.17 of the Local Plan Core Strategy and paragraph 3.10 of the Emerging Local Plan Part 2.

There is an hourly bus service from 9am to 6pm between Sutton cum Granby and Bingham (service 833) where a variety of services are available and onward buses are available to Nottingham and other destinations and trains are available towards Nottingham and Grantham with stops in between. Reliance on the car for transport is therefore reduced and it is considered that the development be sustainable in terms of access to services and facilities by means other than the car, as required by policy 1 of the Local Plan Core Strategy, policy GP1 of the Rushcliffe Borough Non-Statutory Replacement Local Plan and the sustainability requirements of the NPPF.

The development reflects the linear nature of the village and is therefore sympathetic to the pattern of development and will not detrimentally affect the character or pattern of the settlement as referred to in policy HOU2 of the Rushcliffe Borough Non- Statutory Replacement Local Plan, policy 11 of the Emerging Local Plan Part 2 and paragraph 127 of the NPPF (2019).

Policy

As discussed elsewhere in this Design and Access Statement, the scheme will retain views to the nearby listed building and will not adversely affect its setting. It is therefore considered that the development will not harm the setting of a historic asset, as referred to in policy 11 of the Local Plan Core Strategy, policy 28 of the Emerging Local Plan Part 2 and paragraph 189 of the NPPF (2019). It is noted that at Pre Application stage the case officer came supported this conclusion.

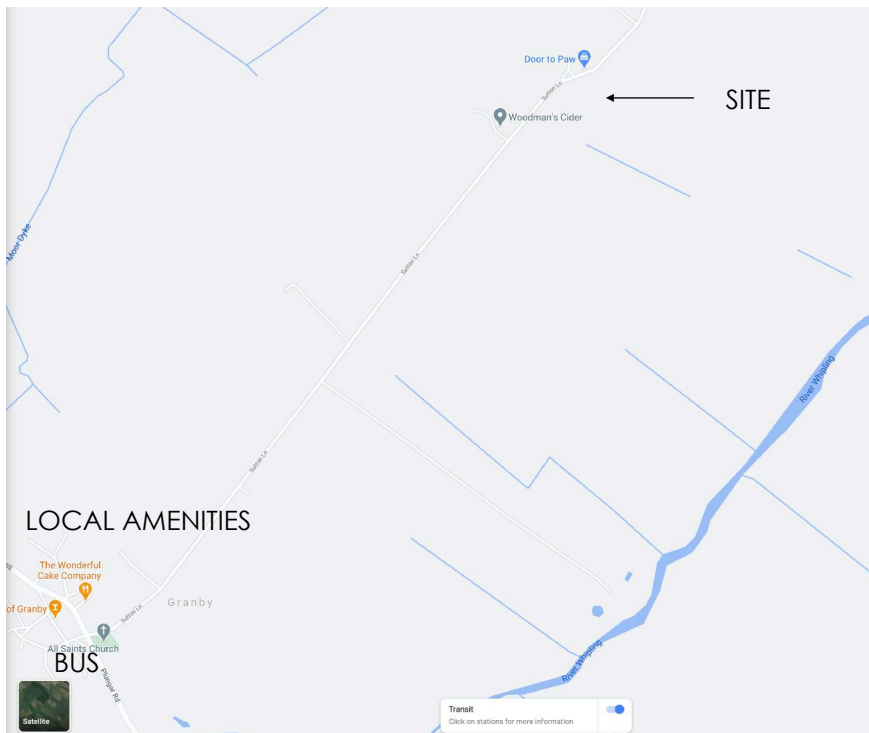
Rushcliffe Borough Council cannot demonstrate a five year supply of land for housing. The development will make a small contribution to the Borough Council's housing supply. It is considered the application is compliant with both national and local planning policies and that on balance, the proposed development is acceptable and should be granted approval.

Amenities

Doctors and Dentists can be found in the nearby towns, the nearest railway station is in Orston some 1.7Km away from the application site.

AMENITIES - Additional information

Main transport links are found within the town of Granby approx 0.75 miles from the application site, along the main. The busses run through this part of the town ever hour as can be seen in the timetable attached..








Bingham - Cropwell Bishop - Orston - Bingham

Show all stops

Bingham, adj Market Place										08:43	09:38			16:38	17:38	
Cropwell Butler, adj The Green										08:53	09:48			16:48	17:48	
Cropwell Bishop Church Street (SW-bound)										08:57	09:52			16:52	17:52	
Langar, adj Main Street										09:03	09:58			16:58	17:58s	
Barnstone, opp Works Lane										09:05	10:00			17:00	18:00s	
Granby, adj Old Forge Lane										09:09	10:04			17:04	18:04s	
Sutton cum Granby Sutton Lane (NE-bound)										09:11	10:06		then hourly until	17:06	18:06	
Elton, adj Rectory Court										09:13	10:08			17:08		
Orston, opp Church Street										06:18	06:48	07:18	08:18	09:17	10:12	17:12
Aslockton, opp Dawns Lane										06:24	06:54	07:24	08:24	09:23	10:18	17:18
Whatton Old Grantham Road (SE-bound)										06:27	06:57	07:27	08:27	09:26	10:21	17:21
Bingham, adj Market Place										06:35	07:05	07:35	08:35	09:34	10:29	17:29
										Offers connections with CT4N service 33 at Cropwell Bishop Church Street						

Materials

The property is designed to replicate the general rhythm of the street scene, with wider emphasis of the roof scape, the replication a property expanded over number of years - context to rural buildings. Vertical rhythm copies floor to floor in terms of fenestration.

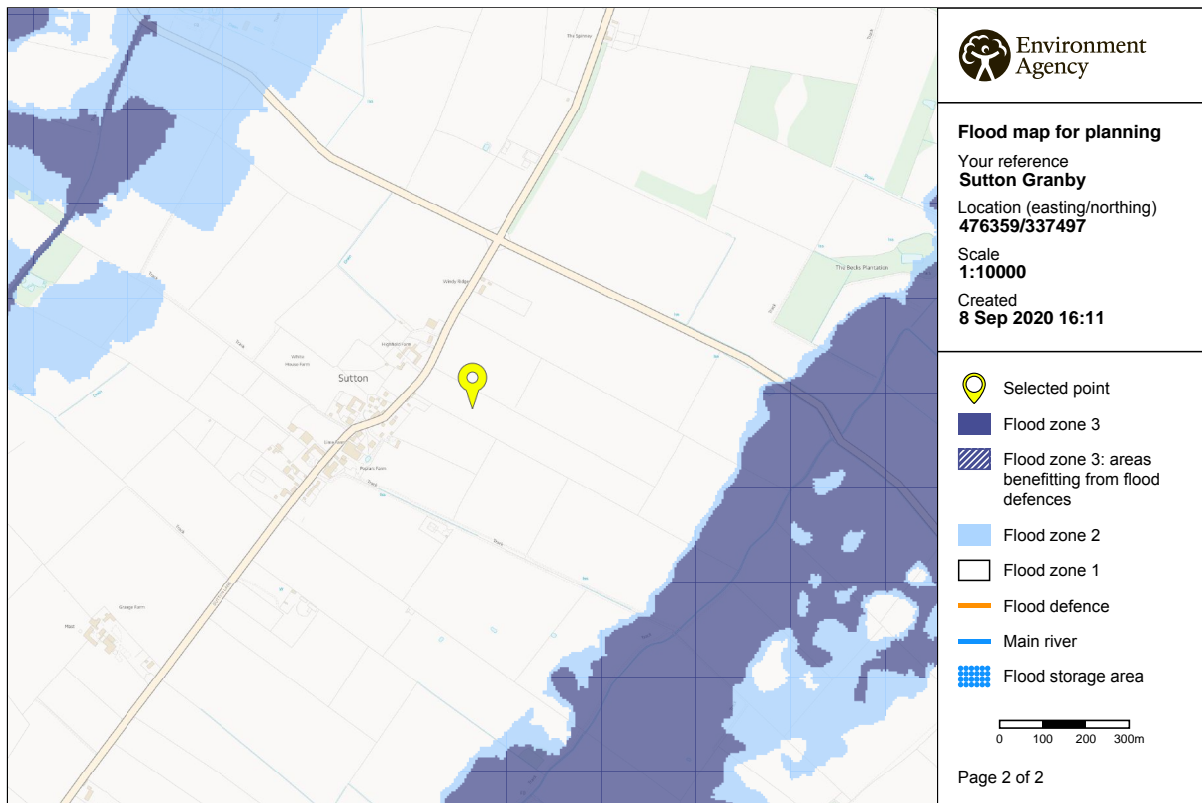
Loctation	Proposed Materials	Notes
Walls Render		Red Brick - Forterra Nottingham Red
Windows & Doors		Traditional Timber doors & Windows (storm guard or similar) Door example
Roofing		Sandtoft Clay, old English Pantile
Fencing		Hit & Miss overall height of 1800mm high to sides of existing property. This will mean some fence above existing walls but overall height of 1800mm
Patio & Walkways,		Camel Duct, Indian Sandstone paving

Flooding

The detail below indicates that the site does not suffer from flooding and is in Flood Zone 1,

The environment agency has stated on their report (plan below) taken on 8/9/2020 that Your selected location is in flood zone 1, an area with a low probability of flooding.

As the land in reference to this application is less than 1 hectare there is no requirement for a full Flood Risk Assessment -



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Highways

The application site sits as a single access (as existing) from the highway.

Each property has the provision for 2 Garaged vehicles and 2 non garaged vehicles - this is far greater than the required standard set by the Highways Authority.

The properties have been designed with access that provides sufficient visibility splay 2.4 x 80m in each direction, far greater than the required 43m (as established by the adjacent application site.)

Manoeuvre within the site is provided that both cars and good vehicles (horse boxes) fire tender and refuse vehicles can enter turn and exit in a forward gear.

Affordable Housing Provision

The properties do not breach either the 1000m² or 10 No unit criteria as such are not subject to and requirements under affordable housing provision.

The properties do fall within the CIL provisions. It is envisaged that each property will be undertaken as a self build property as as such will not be subject to a CIL payment - Appropriate notification accompanies this application.

Conclusion

The applicant has demonstrated compliance with local and national planning policies.

The two dwellings will make a contribution to the council's 5 year land supply for housing. The construction phase of the project will provide an economic benefit to community of Sutton Cum Granby.

There will be no adverse effect of the development on the character and appearance of the area. Nor is there considered to be any harm to Listed Buildings as noted in the accompanying Heritage Statement.

All highways standards are complied with in full.

The proposed new dwellings are sympathetic to their neighbours and will not harm the amenity of those neighbours, furthermore the properties will assist in enhancement. To the setting o those properties.

There are no flooding issues.

Whilst a previous application was determined to have a negative effect and this refused by the Local Planning Authority and the same at appeal, this was a decision in advance of the recent (across road approvals) and the changes in the stances of Local Authorities given the greater use of working from home - to which this application allows..

It is therefore concluded that the benefits that application presents, coupled with the results of the recent applications for diversification of agricultural use on the same land will lead the Planning Authority to the approval of these properties.