



PLANNING, DESIGN AND ACCESS STATEMENT

LAND TO THE SOUTH OF VASEY CLOSE, BASSINGHAM

FULL PLANNING APPLICATION FOR THE ERECTION OF 23 AFFORDABLE
DWELLINGS ALONG WITH ASSOCIATED INFRASTRUCTURE

April 2022

- 1. Introduction
- 2. Site Location
- 3. Site Context
- 4. The Proposed Development
- 5. Planning Policy Considerations
- 6. Conclusion



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Project Title:	Full planning application for the erection of 23 affordable dwellings along with associated infrastructure	
Client:	Kingswater Lindum and Longhurst Group	
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2. Site Location

Introduction

1.1 This Planning, Design and Access Statement has been prepared by the Lindum Group Ltd in support of the residential development of land to the south of Vasey Close in Bassingham, Lincoln. Development of the site will see the continued residential development of land in the Bassingham Area, following on from the successful affordable housing scheme to the north of the site.

1.2 Paragraph 29 of the National Planning Practice Guidance (NPPG) states that a Design and Access Statement should be a concise report that can aid decision-making by enabling Local Planning Authorities and third-parties to understand the analysis that has underpinned the design of a development proposal, whilst also providing scope for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrating that it can be adequately accessed by prospective users.

1.3 In addition, this document includes a comprehensive analysis of the planning context, with reference to development plan policy, as well as other material considerations, including relevant policy from the National Planning Policy Framework and the NPPG. This

document demonstrates that in planning terms, the development proposal is appropriate to the site and locality, having regard to the development plan and other material considerations.

1.4 The document should be read in conjunction with a suite of other documents that have been prepared to support the accompanying planning application, namely:

- ♣ Application Plans –Site Location, Layout, Elevations
- ♣ Flood Risk Assessment
- ♣ Drainage Strategy
- ♣ Ground Investigation
- ♣ Transport Statement
- ♣ Arboriculture Report
- ♣ Ecological Appraisal
- ♣ Landscape and Visual Statement
- ♣ Statement of Community Involvement
- ♣ Housing Needs Survey
- ♣ Viability Note

1.5 The application on the 1.81 acre site is made by Kingswater Lindum on behalf of the Longhurst Group who would operate the

2. Site Location

residential proposals as a solely affordable scheme. The development includes a mix of dwellings including 1 and 2 bed bungalows as well as 2 and 3 bed houses, most of which are semi-detached. Each dwelling will have its own individual garden space and appropriate private parking provision in what will be a high-quality housing development.

1.6 The proposed development will make a much-needed contribution towards the affordable housing provision in the local area. The applicants, the Longhurst Group, are a long-standing affordable homes provider and have considerable experience in providing high quality developments in the Midlands and east of England. As demonstrated by previous affordable units in the area, the proposed affordable housing scheme will positively contribute towards the local economy and help enable social progression.

2. Site Location

Site Location

2.1 The application site is located in a residential area of Bassingham and will be a continuation of Vasey Close. The 1.81 acre site is located to the south of existing residential houses with access proposed directly from Vasey Close.

2.2 The site is currently agricultural land that is under crop rotation. The site has no known previous use other than for agricultural purposes and has no distinguishing features of note.

2.3 Residential properties about the extent of the application's northern boundary –these are comprised almost entirely of semi-detached dwellings.

2.4 The access to site, formed from a continuation of Vasey Close, is a natural progression of the built form within Bassingham and is the logical solution to creating a development that is connected to the settlement.



Access to proposed site

2.5 The proposed development site is in a highly sustainable location within Bassingham. Institute of Highways guidance on walking distances indicates an acceptable maximum range of between 800m and 2 km. The table below highlights the site's location in relation to the facilities available in and around Bassingham/Lincoln and highlights the facilities within a comfortable 2km walking distance from the proposed application site. Journeys to these locations from

2. Site Location

site can be made using more sustainable methods such as walking or cycling which sees a needed shift away from private vehicles, encouraging modal shift.

Facility	Distance from Application Site
The Bassingham Surgery	60m
Bassingham Primary School	250m
Hammond Hall and Sports Centre (including field, play and sport equipment)	190m
Convenience Store	500m



Hammond Hall and Sports Centre

2.6 The sustainable credentials of the site are further enhanced by the public transport links available to the area. There are multiple bus stops within 280m of site. PC Coaches route 49 provides access to Lincoln City Centre (return) whilst PC Coaches route 47 provides access to both Lincoln City Centre and Newark Town Centre (return).

2.7 The above bus services provide access to both Lincoln and Newark Centre where onwards travel via train provides passenger services to London, Nottingham and the wider rail network. Future residents will therefore have ample opportunity to use public transport. The site is therefore in a sustainable location, reducing the dependency on private car usage.

2.8 The before mentioned services will allow residents to access local schools and educational facilities. Concurrently, bus service SLE5 is a dedicated school service running to Sleaford from Bassingham (return).

2.9 These are all well used, established and reliable services that contribute positively to a move towards more sustainable transport, simultaneously reducing possible traffic (i.e., private cars) on the road.

2. Site Location

2.10 The site would connect into an already established sustainable footpath network with multiple routes available to navigate the settlement.

2.11 The entirety of the application site is within flood zone 1, the most suitable and favourable land for development in terms of flood risk.



Aerial view of Vasey Close (right) and the application site (left)

3. Site Context

Site Context

3.1 As highlighted in section 2 of this statement, the application site is located in a largely residential area, with existing housing abutting the development's northern edge. Existing development in Bassingham and the surrounding area is relatively varied in form with some features common amongst dwellings. The difference in scale, appearance and style can mainly be described as the result of the different time periods in which the properties were constructed.

3.2 Diversity of character in the area surrounding the application site can primarily be demonstrated by the various modern infill developments located in the area. A notable addition which has contributed positively to the local area is the already completed development to the north of site (Vasey Close) which is now occupied –the development also consisted of 23 dwellings. The first development phase of the Vasey Road boasts a range of modern materials typical of new builds such as uPVC, red brickwork and a fully paved road. Dwellings are semi-detached and either two-storey or bungalows with private gardens and parking provided for residents.



West side of Vasey Close

3.3 The initial Vasey Close development boasts its modern design using additional techniques too such as utilising SUDS (which the proposed would seek to emulate) and contemporary hard and soft landscaping. Aesthetically speaking, the modern elements of the site have created a sophisticated end product therefore generating a sense of place and character similar to that of its surroundings.

3. Site Context

3.4 Development elsewhere in Bassingham is relatively varied and clearly shows changes in architecture throughout the years. This is integral to Bassingham's character and is indicative of the sustainable growth in the area over the years.

3.5 North of Vasey Close, a number of dwellings show 1970's architectural features. Dwellings tend to be either detached or semi-detached and are either bungalows or two-storey in height.



Torgate Lane (opposite Vasey Close)

3.6 Elsewhere along Torgate Lane, the absence of a consistent vernacular continues. Mock Tudor is visible in pockets, a nod to earlier design traditions. The scale of properties along the lane also varies significantly; a number of gated dwellings with large driveways are present.

3.7 The use of red brick is one of few commonalities in the surrounding area. Roof tile styles are wide-ranging, some sharing similarities with the proposed. A fair mix between gable and hipped roofs is present.

3.8 Neighbouring Vasey Close, the Bassingham Surgery serves the local area. Its design is somewhat contemporary in nature with the use of metals, partially glazed elevations and VELUX windows distinguishing it from residential properties.



The Bassingham Surgery

3. Site Context

3.9 Through analysis of the above, it can be concluded that the Bassingham area is varied in built form. Development, mostly modern, shares some commonalities but the area has no shared vernacular. Buildings are generally either bungalows or two-storey in height and are often detached or semi-detached. The use of uPVC is widespread, seen nowadays in almost all settlements in this modern age. The proposed acknowledges the area and its history, as with other modern development in Bassingham, but is progressive and satisfies need for current generations.

4. Proposed Development

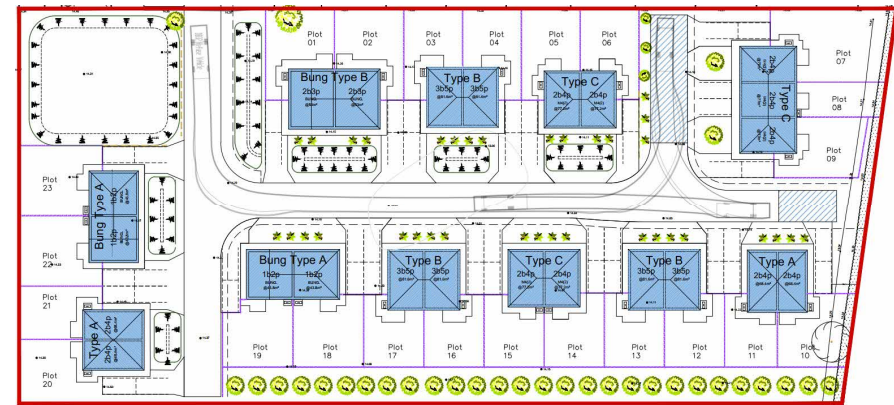
The Proposed Development

4.1 Design Principles and Design Approach

4.1.1 The proposal is to provide 23 units of timber frame construction in scale with the surrounding context; units boast internal and external spaces of high quality for future residents of the scheme.

4.1.2 The layout has been designed to create a steady flow that complements its surroundings. The application site will follow the development of residential properties on Vasey Close and will adhere to the vernacular of the area.

4.1.3 Varied house types and external works will create a particularly strong sense of character that goes hand-in-hand with the existing design on Vasey Close.



Proposed Site Layout

4.1.4 The natural movement throughout the proposed site will bring attention to the particular details specific to this development; the proposed road is similarly linear to the earliest phase of development and thus gives attention to specific elevations and their individuality. The design approach will aid the function of the scheme when occupied.

4.1.5 The vast majority of dwelling types are 2 and 3 bed units with a small minority being 1 bed units. The mainstream delivery format of these units will mostly be semi-detached two-storey units or semi-detached bungalows with one terrace block, ultimately reflecting existing form in the area. The mix of this scheme proposed is

4. Proposed Development

informed by the need identified by the Housing Needs Survey (included in the planning submission documents) –the proposed will achieve the required mix, delivering strong design features.

4.1.6 Dwellings have been strategically designed in order to create a strong relationship with the road. Houses logically run adjacent to the street as designed; the soft landscaping and SUDS retain an element of openness preventing the largely linear relationship between the roads and houses becoming overbearing.

4.1.7 The terrace block introduced to the north-east of site is accessed via a spur road with the block orientated appropriately. This is not just in keeping with development to the direct north of site but maintains a relationship between the terrace block and the entirety of site to the west.

4.1.8 The development is shielded by a hedge / field boundary which is due to be retained. Within the site, a focus on landscaping will bring forth a number of enhancing features. The incorporation of trees, shrubs and other features will create an interesting topography that shows appreciation towards the natural environment. A planting buffer is proposed on the southern

boundary of the site helping to ensure that the development has a limited impact on the landscape of the area.

4.1.9 The proposed has much in common with its immediate surroundings, but like the majority of Bassingham, each area of development has its own distinctiveness. In general, the proposed mostly features gable ended roofs. As for future residents, this would facilitate a more generous roof-space, beneficial for future living.

4.1.10 The proposed roofscape has a consistent palette; concrete pantile red tiles not only give the development a distinct character but is common amongst modern-day development.

4.1.11 The proposed development will feature a mixture of red bricks; which will help create an interesting street-scene. The development will have an independent character along Vasey Close that simultaneously achieves a sense of consciousness in relation to the varied built language in Bassingham.

4.1.12 As a result of the above, the dwellings will be modern in appearance. This contemporary appearance is furthered by the use

4. Proposed Development

of white uPVC windows and guttering along with coloured composite front doors.

4.1.13 The overall effect of the above design approach is a modern residential development that respects its surrounding area. The development has its own distinct identity which will be identifiable in the wider surrounding area.

4.2 Scale

4.2.1 The total area is 1.81 acres. The density of the proposed development is below 13 dwellings per acre, a level commensurate with the setting within which the site is located and is appropriate given the site conditions. This density is typically more akin to market schemes and is on the generous side for affordable developments.

4.3 Amount

4.3.1 The development scheme includes for 23 affordable dwellings. The tenure, both social rent (SR) and shared ownership (SO), and mix of provision is included below:

House Type A –2 Bed 4 Person, (68.4m²) –4 units

House Type B –3 Bed 5 Person, (81.9m²) –6 units

House Type C –2 Bed 4 Person, M4(2), (77.2m²) –7 units

Bungalow Type A –1 Bed 2 Person, (43.8m²) –4 units

Bungalow Type B –2 Bed 3 Person, (53m²) –2 units

4.3.2 A total of 13 units will be available for social rent.

4.3.3 A total of 10 units will be available for shared ownership.

4.4 Viability

4.4.1 A viability note has been produced, in support of the planning application, to justify the over delivery of shared ownership and affordable housing.

4.4.2 This scheme will conform with policy LP11. Whilst the application site does not include market housing, there are an additional 2 social rented units and 7 additional share ownership units, comparative to the housing needs survey. These units are required to make the development viable, considering land value and build cost.

4.5 Sustainability and Environmental Impact

4. Proposed Development

4.5.1 Conscious construction plays a key role in any modern development and this application will be no exception. The use of sustainable materials such as timber frames will help to limit the scheme's environmental impact. Resultantly, these materials and construction methods will reduce our time on site preventing unnecessary emissions.

4.5.2 Lindum is ISO 14001 certified (Environmental Management Systems). Lindum are also proud to divert 99% of waste from landfill by sorting and processing it at Lindum's own dedicated recycling centre in Saxilby.

4.5.3 By being local to the application site and by using local contractors, sub-contractors and suppliers, Lindum are able to effectively minimise the environmental impact created by our works.

4.6 Flood Risk and Drainage

4.6.1 A Flood Risk Assessment (FRA) and Drainage Strategy has been produced by Steve Gilman Design Limited and is submitted in support of the application.

4.6.2 The site resides entirely within the Flood Zone 1 extents.

4.6.3 The FRA demonstrates that the proposed development is not at significant flood risk subject to the flood mitigation measures recommended within the report.

4.6.4 It is reported that the proposed development will not increase the risk of flooding to others and will not adversely affect the local management of flood risk within the vicinity of site.

4.6.5 The drainage strategy seeks to apply sustainable drainage principles; infiltration and discharge to a surface water body is not possible for the proposed site. Surface water will therefore be discharged into the adopted surface water sewer within Vasey Close.

4.6.6 The SuDs strategy for the development comprises of a series of roadside swales and an attenuation basin for additional surface water attenuation.

4.6.7 The adoptable access road will be predominantly drained into the roadside swale via "over-edge" drainage. In the isolated areas where this is not possible, traditional gullies will be implemented. Private driveway and roof water will be discharged similarly. Where swales are not present, a gravity piped system will be used to direct flows beneath the road and into the nearest swale.

4. Proposed Development

4.6.8 The swales, detention basin and associated pipework network including inspection chambers will be presented for adoption by Anglian Water through a section 104 agreement. Highway gullies and associated laterals pipes will form part of a separate section 38 adoption agreement with the Lincolnshire County Council.

4.6.9 It is proposed that foul flows are discharged to the existing public foul sewer within Vasey Close through appropriate agreement with Anglian Water.

4.7 Ecology

4.7.1 CBE Consulting has produced an Ecology report which is included as part of the application submission. The report identifies that the proposed site contains no significant ecological features. No evidence of rare plants or plant communities were found within or around the site area. No physical evidence or field signs of protected species within the survey area was found.

4.7.2 There are no significant ecological constraints that would prevent development.

4.8 Arboricultural Report

4.8.1 CBE Consulting has completed a Tree Survey for the site. The CBE report finds that none of the trees within the area surveyed require immediate removal.

4.8.2 Protection methods are proposed in order to safeguard any trees / hedgerow which are due to be retained, thus limiting the possible impact caused by development.

4.9 Ground Investigation

4.9.1 Delta Simons have completed a number of ground investigations on site, all of which are included in support of the planning application. The investigations and reports identify a site which is generally free from unacceptable contamination, therefore indicating the appropriateness of the site's location.

4.10 Transport Statement

4.10.1 Northern Transport Planning Ltd were commissioned to provide transport planning consultancy services in respect of the proposed development.

4. Proposed Development

4.10.2 The site is considered highly accessible by non-car modes emphasising the sustainability of the proposed development. The finished site will benefit from existing pedestrian infrastructure along Torgate Lane and has access to a regular bus service –modal shift is not only encouraged but a clear avenue via which this can be achieved is obvious.

4.10.3 The proposed development demonstrates suitable access arrangements. There is no reason to consider that the access arrangements will not operate safely and within capacity.

4.10.4 This application is considered satisfactory from a transport policy, traffic and highways viewpoint.

4.11 Landscape and Visual Statement

4.11.1 Robert Doughty Consultancy Limited were commissioned to provide a Landscape and Visual Statement (LVS) in respect of the proposed development.

4.11.2 The LVS considers that the application site is generally restricted and screened with the area indiscernible from key viewpoints. It is acknowledged that from one viewpoint, west of the

site and particularly from Carlton Road, an element of landscape and visual impact is likely to occur.

4.11.3 The development is suggested to create a strong relationship with the existing settlement cluster. Appropriate screen planting has been recommended which is easily complied with.

4.12 Conclusion

4.12.1 The proposed development is of a high-quality design that responds to the site's conditions and respects the surrounding area. There are no overriding constraints on site that would prevent the residential development proposed. 23 affordable dwellings will be delivered on site, each with suitable access arrangements and adequate on plot amenity space. The proposals are therefore appropriate both in terms of the type of development proposed and the site conditions.

5. Planning Position

Planning Context

5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 (“The Act”) requires that the determination of planning applications and appeals is undertaken in accordance with the development plan, unless material considerations indicate otherwise. However, where the development plan is absent, silent, or policies are out of date, the National Planning Policy Framework (NPPF) indicates that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF taken as a whole; or if specific policies within it indicate development should be restricted.

5.2 National Planning Policy Framework

5.2.1 The revised National Planning Policy Framework (The Framework) 2021 sets out the Government’s planning policies for England and how these are expected to be applied. It is a material consideration in the making of planning decisions with the purpose of the planning system, as recognised by the Framework, being to “.help achieve sustainable development”.

5.2.2 The Framework provides a definition of sustainable development, identifying that it is comprised of three dimensions – economic, social and environmental. Paragraph 8 sets out the role of the planning system in relation to each of these dimensions:

- ♣ An economic objective –to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- ♣ A social objective –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
- ♣ An environmental objective –to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve

5. Planning Position

biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.2.3 At the heart of the Framework is a presumption in favour of sustainable development. For decision-making this means:

- ♣ Approving development proposals that accord with an up-to-date development plan without delay; or
- ♣ Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.2.4 Chapter 5 of the Framework contains policy guidance on housing development under the title ‘delivering a sufficient supply of homes’. The chapter reiterates the Government’s objective of ‘significantly boosting’ the supply of homes across the country. Paragraph 60 indicates that to achieve this objective, ‘it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’. The development of the application site for affordable housing clearly conforms to achieving the Government’s housing objective in-line with NPPF policy.

5.2.5 Chapter 5 of the Framework also considers Rural Housing. Paragraph 78 indicates that ‘In rural areas, planning policies and decisions should be responsive to local circumstances and support housing development that reflect local needs’. The paragraph goes on to state that ‘local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs’. As detailed below, the application proposals are for a rural exception site and therefore conform with Paragraph 78 of the NPPF.

5. Planning Position

5.2.6 Chapter 12 of the NPPF, ‘achieving well-designed places’, is also relevant to the planning application. In relation to Design, the NPPF is clear that ‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve’ and that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.

5.2.7 Paragraph 130 of the framework builds on this guidance indicating that planning policies and decisions should ensure that developments:

- ♣ Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- ♣ Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- ♣ Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- ♣ Establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- ♣ Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- ♣ Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.3 Local Planning Policy –Central Lincolnshire Local Plan (CLLP)

5.3.1 The relevant document to this planning application in terms of Local Planning Policy is the Central Lincolnshire Local Plan which was adopted in April 2017. The plan includes planning policy for the City of Lincoln, North Kesteven District and West Lindsey over the next 20 years up until 2036. A review of the Local Plan is ongoing, with a Draft Plan Consultation taking place in summer 2021.

5. Planning Position

5.3.2 Policy LP2 of the Local Plan considers the Spatial Strategy and Settlement Hierarchy of the plan. Bassingham is identified as a Medium Village within Policy LP2, which is level 5 of the settlement hierarchy. Policy LP2 indicates that the medium villages will accommodate a limited amount of development in order to support their function and/or sustainability. The policy goes on to indicate that only in ‘appropriate locations’ development of up to 9 dwellings will be permitted with up to 25 dwellings being permitted in exceptional circumstances.

5.3.3 When considering what constitutes an ‘appropriate location’, Policy LP2 includes 3 bullet points that need to be considered. These three bullet points are considered in more detail below:

- ♣ Retain the core shape and form of the settlement.

The proposed development represents a minor extension into the countryside and would not significantly alter the core shape or form of the settlement. The development would not break through the field boundary to the south and would go no further south than existing development to the south-west of the Village. The safeguarded housing site in the Local Plan and the Neighbourhood plan goes

further south than the proposed site, highlighting that development moving south from Torgate lane is deemed acceptable in policy terms.

An LVS has been submitted in support of the application. Paragraph 1.4 of the statement summarises the form of Bassingham and states that ‘The village planform is similar to that which distinguishes many other ‘Vale’ settlements, comprising an irregular north-south, east-west grid street pattern, interconnected with a network of lanes and with no clearly defined central feature’. The proposed development accords with this description and therefore will not provide conflict with the shape and form of the settlement.

- ♣ Not significantly harm the settlement’s character and appearance.
- ♣ Not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.

The application site is a flat and featureless field on the southern edge of Bassingham. A point highlighted in the LVS referenced above which states that ‘Generally the

5. Planning Position

application site is flat and whilst the site extends into the open countryside, the presence of residential development forming Vassey Close imparts a distinct urban edge character to the site's locality'. The LVS goes on to consider the proposed development and in paragraph 8.16 of its conclusion, indicates that the planting buffer on the southern boundary of the site ensures that the development is 'more strongly related to the settlement cluster than the countryside beyond'.

Based on the above, the application site is in an 'appropriate location' and therefore conforms with this element of Policy LP2.

5.3.4 Local Plan Policy LP4 considers growth in villages. The policy indicates that medium and small villages are permitted to grow by 10% in the number of dwellings over the plan period. Bassingham is an exception to this rule, with 15% growth permitted due to the village having a good level of key facilities, a clear acknowledgement of the sustainability of the settlement.

5.3.5 Policy LP10 of the Local Plan considers meeting accommodation needs. The policy requires housing developments to

provide a mix of tenures, types and sizes to meet the requirements of a wide range of people. The policy also requires that 30% of dwellings meet the M4(2) standards of building regulations unless the characteristics of the site provide exceptional reasons for delivery of such dwellings to be inappropriate or impractical. The application proposals, as detailed in this Design and Access Statement, provide a range of dwelling types, designed to meet an identified affordable housing need. In addition to this, 7 of the units are designed to meet M4(2) standards helping the scheme to meet the 30% requirement identified in Policy LP10.

5.3.6 The development proposals include for an all-affordable housing development, with a mix of shared ownership and affordable rent properties included as detailed in section 4 of this statement. Therefore, Policy LP11, which deals with Affordable Housing, is particularly relevant. This policy includes the strategic aim of delivering 17,400 units in Central Lincolnshire over the plan period. To deliver this aspirational target, Policy LP11 requires all sites over 11 dwellings to deliver a percentage of affordable units, 20% in the 'elsewhere' group which includes Bassingham. Should the application proposals be policy compliant, in-line with Policy LP11,

5. Planning Position

then 5 affordable houses would be included, however, as the scheme is for 23 affordable dwellings, then all 23 will be affordable tenures. This results in an over delivery of 18 affordable houses on site when considered against Policy LP11, a very significant benefit of the application proposals.

5.3.7 Policy LP11 also includes policy guidance on the delivery of Rural Affordable Housing. The policy indicates that where there is a proven need for affordable housing, and where there is local community support for such housing, then rural affordable housing may be permitted as an exception to other policies contained in the plan. This is a very important Policy in the Local Plan, enabling the delivery of much needed affordable housing in rural areas.

5.3.8 This planning application is based on the Rural Exception site element of Policy LP11. As detailed above, policy LP11 states that 'where through a local needs assessment there is both a clear need and clear local community support for affordable housing, permission for rural affordable housing may be permitted as an exception to policies in the Local Plan'. The policy goes on to state that 'to facilitate delivery of such schemes, the local planning authority will consider whether allowing a limited amount of market

housing would be appropriate, taking into account the location of the site, the degree of need for affordable homes, the local support for the scheme and the quantity of affordable homes delivered'. As the application's proposals are based on the exception site element of policy LP11, the requirements for such sites are broken down in the following paragraphs.

5.3.9 The first element of the exception site policy is the requirement for a local need to be demonstrated through a local needs assessment. A Housing Needs Survey for Bassingham has been commissioned by the Lindum Group and completed by WRCC in May 2021. The housing needs survey included a hard copy survey distributed by post to all residents of Bassingham with questions based on understanding their housing needs. A copy of the needs survey is included in the supporting evidence of the planning application.

5.3.10 The results of the Housing Needs survey are that there is a need for 14 affordable houses, 11 for affordable rent and 3 for shared ownership. In addition to this the survey identified 6 people in need of owner occupier or traditional market homes. This equates to an overall need of 20 new dwellings in the village identified by the

5. Planning Position

needs survey. It is not always possible and viable to meet the needs of a housing survey 100% for rural exception sites and this is the case for this planning application. However, the scheme as far as possible meets the needs identified in the survey, including the provision of 1 and 2 bed bungalows.

5.3.11 As identified in paragraph 5.3.6 above, policy LP11 acknowledges that an element of market housing would be allowed on rural exception sites to help facilitate the delivery of such schemes. In the case of the application proposals, additional Shared Ownership units (an affordable housing tenure closely linked to Market Housing) are included to help facilitate the Affordable Rent properties. A viability note has been produced in support of the scheme and is included in the application submission. The viability shows that even with £1,379,000 Homes England funding, £57,500 recycled grant and a £1,756,953 loan investment the scheme is on the margins of being viable when considered against the Longhurst business model. This clearly shows that the additional Shared Ownership units are imperative to the delivery of the scheme.

5.3.12 The housing needs survey clearly identifies a need for affordable housing in Bassingham, a finding further supported by the

results of the public consultation held in support of the application (detailed further below). Whilst the development proposals differ from the needs survey results, this is based on helping the delivery and viability of the scheme in the village. Therefore, the application proposals accord with the demonstrable need element of Policy LP11.

5.3.13 The second part of the exception site policy contained in Policy LP11 is the need for clear local community support. The Local Plan is very clear on what constitutes the ‘demonstration of clear local community support’, for the benefit of the doubt this is repeated below:

‘The term ‘demonstration of clear local community support means that at the point of submitting a planning application to the local planning authority, there should be clear evidence of local community support for the scheme, with such support generated via a thorough, but proportionate, pre-application community consultation exercise’.

In addition to this, if community support cannot be determined, the local plan provides a fall-back position:

5. Planning Position

'If, despite a thorough, but proportionate, pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council'.

5.3.14 An SCI is included in the evidence base submitted in support of the planning application. As detailed by the SCI, a thorough community consultation on the application proposals has taken place before this planning submission. This included detailed discussions with the Parish Council and a public exhibition with the community. As demonstrated by the SCI, it is clear that the thorough and proportionate pre-application consultation exercise required by the Local Plan has taken place ahead of this submission.

5.3.15 The application proposals are a direct result of positive discussions with Bassingham Parish Council regarding the provision of affordable housing in the village, including an initial approach from the Parish Council to the Lindum Group. Since this initial contact, the Parish Council have been fully in support of the application proposals including playing an active part in the consultation event detailed further below. A letter from the Parish

Council confirming support for the scheme is included in the supporting evidence of the planning application.

5.3.16 The community consultation event took place on the 4th of October 2021 following a leaflet drop to all residents of the village. The event, which was held in a hall run by the Parish Council, was attended by 29 people. Of the 29 people who attended the event, 19 people provided comments via the feedback forms provided. As demonstrated in the SCI, the majority of people responded favourably to the application proposals with 63% of people answering 'yes' when questioned if overall they supported the proposals. The consultation event therefore helps to show clear community support for the application proposals.

5.3.17 As noted in paragraph 5.3.11 above, local plan policy indicates that if clear support cannot be demonstrated through a consultation event, then support from the Parish Council would be accepted in policy terms. Whilst it is considered that clear local support can be evidenced in this case, Parish Council support is also applicable for the application proposals. Therefore, it is clear that the application proposals have the clear local community support required by Policy LP11.

5. Planning Position

5.3.18 As demonstrated above, the application proposals are based on a proven need and have clear local community support, therefore conforming with the rural affordable housing policy requirement of Policy LP11.

5.3.19 The Local Plan includes a raft of further policy guidance including policies on design, highways, infrastructure provision and drainage. All of which has been considered in the preparation of the planning application proposals.

5.4 Local Planning Policy –Central Lincolnshire Local Plan Review

5.4.1 A review of the Central Lincolnshire Local Plan is currently ongoing, with a consultation on the Proposed Submission Local Plan (Reg 19 consultation) running until 9 May 2022. The draft plan details proposed planning policy for Central Lincolnshire over the next 20 years (2018-2040) but should be afforded limited weight in the determination of this planning application as the revised policy is still to go through this latest stage of consultation, is yet to go through examination and is therefore some way from adoption.

5.4.2 In terms of the relevant policies for this application in the draft plan, Bassingham remains a medium village in the settlement

hierarchy and therefore continues to be identified as a sustainable settlement. It is proposed that the rural exception site policy guidance on which this application is based is maintained in the review document, however the need for community support for such developments is removed.

5.5 Bassingham Neighbourhood Plan

5.5.1 The Bassingham Neighbourhood plan was formally made part of the council's development plan by North Kesteven District Council on 23 November 2017. The plan includes policy for the village from 2016 to 2036 and is relevant to this planning application. As detailed in section 5.3 above, the creators of the Neighbourhood Plan, Bassingham Parish Council, are in support of this scheme and initiated discussions with the Lindum Group regarding its delivery. It would be irrational for them to do so if they considered such a scheme to be contrary to the Neighbourhood plan.

5.5.2 Policy HG4 of the neighbourhood plan considers the Settlement Boundary and indicates that any development proposals outside the Settlement Boundary will be regarded as being in the countryside. The application site is outside the settlement boundary

5. Planning Position

as defined on the Key Diagram and therefore should be considered as the countryside.

5.5.3 Development in the Countryside is considered in Policy ES4 – Landscape and Countryside Surrounding the Village. The Policy indicates that development outside the Settlement Boundary will be supported which is consistent with Policies LP2 and LP55 of the Local Plan and which consider additional requirements for such developments listed in bullet points within the policy. In terms of conformity with Policy LP2 of the Local Plan, this has been considered in detail in section 5.3 above. The Local Plan Policy most relevant to this application remains the Rural Exception Policy of LP11 which permits development of an all affordable scheme as an exception to policies in the Local Plan, including LP2.

5.5.4 The bullet point requirements of Policy ES4 are repeated below, with consideration of how the planning application relates to each bullet point included:

- ♣ Contribution to a green infrastructure network –The application proposals include for several elements that will contribute to the green infrastructure network of Bassingham. These include the

attenuation basin and drainage swales, which will be planted appropriately and provide a green infrastructure link through the site. In addition, a planting buffer is included on the southern boundary of the site which not only helps soften the landscape impact of the site but will also provide a green link to the surrounding fields.

- ♣ Utilising soft boundaries, such as tree lined native hedges – The proposed site layout respects and utilises the existing field hedgerow which forms the eastern boundary of the site. In addition, the planting buffer referenced previously will effectively create a new hedgerow/wildlife feature on the southern boundary.
- ♣ Including characteristic landscape features, including scattered trees, farmsteads and copses, in new landscape design – The application size is modest in size and nature and so the opportunity for large landscape features on site is limited. However, alongside the landscape buffer on the southern boundary, tree planting scattered across the site is included in the development proposals.

5. Planning Position

- ♣ Conserving hedges and the field pattern they create or provide replacement planting where their loss cannot be avoided – As detailed above, the boundary hedge on the eastern side of the development will be maintained with additional planting included on the southern boundary of the site.
- ♣ Exploring opportunities for landscaping and planting to connect to existing routes and green infrastructure within the village – Due to the nature and location of the site, limited opportunity is available to connect into existing routes and green infrastructure within the village. However, as detailed above, Green Infrastructure is included within the application proposals that will integrate into the previous development to the north. A good example of this is the inclusion of drainage swales, which is a continuation of the previous scheme.
- ♣ Avoidance of the best and most versatile agricultural land (Grades 1, 2 and 3a) in preference for use of poorer quality land – It is our understanding that the majority of agricultural land around Bassingham is Grade 3 and not within Grades 1 and 2. Therefore any development around Bassingham, including the

application proposals are not within the higher levels of agricultural land classification.

5.5.5 The final policy of the Neighbourhood Plan of particular relevance to this application is ES1, which deals with design. As detailed in this Design and Access Statement the design of the scheme is to a high standard which matches that previously delivered by the Lindum to the south of the application site. Therefore, the application proposals conform with Policy ES1 of the Neighbourhood plan.

5.6 Planning conclusion

5.6.1 A clear objective of the NPPF is to significantly boost the supply of homes across the country. Alongside this commitment to deliver more housing is a focus on sustainable development in sustainable locations. The framework also seeks to encourage affordable housing delivery in rural areas through rural exception sites. As demonstrated in this statement, the application proposals are in a sustainable location and would see the delivery of a fully affordable housing scheme to meet local needs. The application proposals therefore clearly conform to national policy requirements.

5. Planning Position

5.6.2 In addition to being in conformity with national planning policy, the application proposals also conform to the relevant local planning policies in the adopted Central Lincolnshire Local Plan. The most significant of these policies is the rural affordable housing section of Policy LP11. This policy requires schemes for 100% affordable housing to be supported by a proven need through a housing needs survey alongside the need for clear community support. For this application, a housing needs survey has been completed which demonstrates a need for the housing proposed. In addition, support from the Parish Council along with a positive local consultation event demonstrates community support for the scheme. The proposals therefore also conform to extant local plan policy guidance on affordable housing provision.

5.6.3 When determining this planning application, limited weight should be given to the emerging Local Plan Review as it is still some way from full adoption at this time. However, it is worth noting that the rural exception site policy which this application conforms to is maintained in the proposed review document, albeit without the need for local community support.

5.6.4 The Bassingham Neighbourhood plan is part of the development plan for this application site and is therefore relevant in the application's determination. As demonstrated in section 5.5 above, the application conforms with the policies of the Neighbourhood plan and is supported by the Parish Council.

6. Conclusion

Conclusion

6.1 The NPPF seeks to significantly boost the supply of homes across the country, particularly those in sustainable locations that meet a local need, such as this application. The over provision of affordable housing is not only suitable for the requirements of the settlement, as also recognised by Bassingham Parish Council, but makes a positive contribution towards growth identified by the CLLP and NPPF. This application should be considered as consistent with extant policy.

6.2 The site is currently an underused agricultural field that provides little benefit to the local community. Furthermore, the impact on the landscape as a result of development is viewed to be minimal, with measures proposed to minimise impact.

6.3 The design of the site is considered suitable and well-thought, meeting the needs of future residents and assimilating with the existing built form of the area. The site will be constructed to aid the day-to-day living of residents.

6.4 A number of reports have been produced for this application, indicating its viability and limited negative impact on the settlement.

The recommendations outlined within these reports are considered within the application proposal itself. There are no overriding, limiting factors that should prevent development.

6.5 The high-quality scheme presented is policy compliant, meets a local need, is supported by the Parish Council and the Local Community, and will contribute positively to the local area. On this basis, the application should be supported by the local council.