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PLANNING, DESIGN & ACCESS STATEMENT

OUTLINE PLANNING APPLICATION FOR:
PROPOSED DETACHED DWELLING AT
DEEPDALE DRIVE, LEASINGHAM, NG34 8LR,
LINCOLNSHIRE

INTRODUCTION

THIS STATEMENT

This multi-faceted statement has been produced to support an outline planning application for the 1no detached dwelling and should be read in conjunction with the submitted drawings, documents and application forms.

This constitutes a significant part of the justification in support of the proposed development and seeks to demonstrate that the proposal would be a sustainable form of development in conformity with local and national policies.

THE PROPOSAL

PROPOSED DETACHED DWELLING

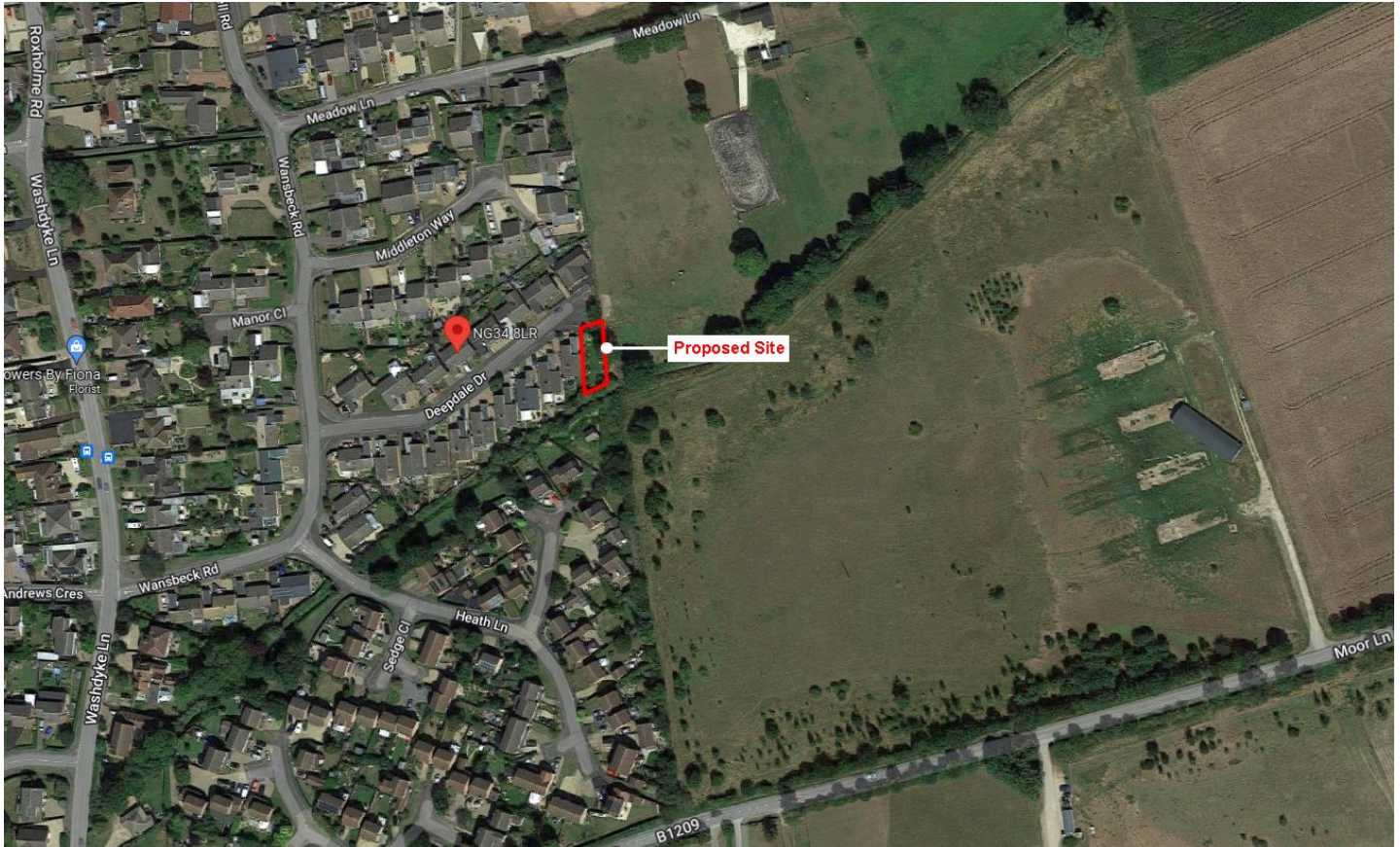
The proposal seeks permission to erect 1no detached dwelling on the proposed site.

Leasingham is classified as a village and a sequential test has been produced to support the viability of the site.

CURRENT CONTEXT

LEASINGHAM AND THE SITE

Leasingham is a village and civil parish in the NKDC district of Lincolnshire. Leasingham is located less than 2 miles north from Sleaford and currently has a baseline number of houses at 723. At 15% of this it allows for the growth of the village at 108 new dwellings at the time of adoption of the Local Plan.



The site is located to the east of the village and sits adjacent to land designated for HELAA land (Housing and Economic land availability assessment) which is all sized for larger housing developments and is to the east of the proposed site.

The site is generally flat with fenced or hedged boundaries. The site frontage faces the access road (Deepdale Drive) with the land owners own home to the west of the site, which is orientated similar to the proposal.

The site is not located within a conservation area, or in proximity to any historic or listed buildings which are primarily positioned to the south or south west of the village.

LOCAL POLICIES

CENTRAL LINCOLNSHIRE LOCAL PLAN

The Local Plan was developed by a partnership of local authorities including City of Lincoln, West Lindsey and North Kesteven District Council, and was adopted in April 2017. It covers the period 2012-2036. The plan has the following key aims:

- An even better place to live, with quality homes people can afford, easier access to shops, services and facilities, and new thriving communities, which are welcoming and safe.
- An even better place to work, where new facilities and infrastructure mean that businesses choose to expand or relocate here, bringing jobs and stimulating investment.
- An even better place to visit, a place where people choose to come to enjoy our nature, our history, our shops, our eateries and attractions, while at the same time significantly contributing to our rural and urban economies.

The following policies are relevant to the determination of this proposal:

Policy LP1 – A presumption in favour of sustainable development: As identified in policy LP4, Leasingham is afforded a 15% growth in its capacity.

The proposal offers the perfect opportunity to ensure this growth is made real and ensures the viability of the village for future generations to come.

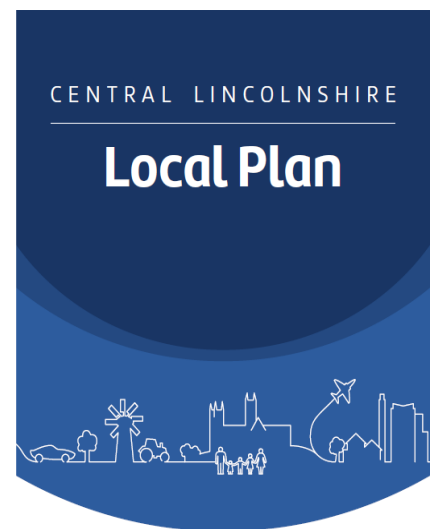
The proposal provides a high quality and sustainable development that will see the village far into this future.

Policy LP2 – The spatial strategy and settlement hierarchy: Leasingham has been identified as a village and is ensured a 15% of growth which is higher than the 10% permitted as a general rule for settlements within categories 5-6 which this site lies.

Policy LP4 – Growth in villages: Leasingham has been identified as a small village and is ensured a 15% of growth. A sequential test has been produced to support this proposal as a viable site for development.

Policy LP14 – Managing water resources and flood risk: The site is located within a flood risk zone (zone 2). The Flood risk assessment highlights the development fully complies with NPP guidelines. The site also passes both the sequential test with an exception test deemed unnecessary. The site also falls within an Environment agency flood warning area and the dwelling itself will be Designed with flood risk mitigations and a SUDs drainage design if deemed necessary.

Policy LP17 – Landscape, townscape and views: The proposal has no affect on key village views or views to historic building.



Adopted
April 2017



NATIONAL PLANNING POLICY FRAMEWORK (NPPF):

The recent revision of the National Planning Policy Framework which was released on published (July 2021) replaces the earlier variants.

A fundamental element of the NPPF is to achieve sustainable development and identifies three dimensions to sustainable development. These are regarded by the NPPF as being interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): -

- **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;
- **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; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity and adapting to climate change, including moving to a low carbon economy.

The following paragraphs are cited as being particularly pertinent to the proposal currently submitted for consideration:

Paragraph 11 confirms the presumption in favour of sustainable development. For decision- taking this means approving development proposals that accord with an up-to-date development plan without delay; or where the policies which are most important for determining the application are out-of-date, granting permission unless:

“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.”

Paragraph 60 supports the Government’s objective of significantly boosting the supply of homes stressing 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

Paragraph 69 stresses that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

Paragraph 70 states Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

Paragraph 76 states that to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years.

Paragraph 79 identifies that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. With policies seeking to identify opportunities for villages to grow and thrive, especially where this will support local services, and makes it clear that where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 119 states that planning decisions should promote the effective use of land in meeting the need for homes.

Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land.

Paragraph 125 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.

Paragraph 130 states that decisions should ensure that developments:-

- a) 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;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) 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);
- d) establish or maintain a strong sense of place, using the arrangement of spaces, building types and materials to create attractive, welcoming and distinctive places to live;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green space) and support local facilities and transport networks.

Paragraph 161 states All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property

Paragraph 167 states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The White Paper, 'Fixing our Broken Housing Market (the housing White Paper)', set out proposals to tackle the housing challenge as a key part of building a stronger, fairer Britain where people who work hard are able to get on in life. It argued that we need to build more houses of the type people want to live in, in the places they want to live. This requires a comprehensive approach that tackles the failure at every point in the system.

DETAILS

USE, AMOUNT, APPEARANCE, ACCESS, LANDSCAPING, SCALE, PRINCIPLE, HIGHWAYS & IMPACT

Principle of Development

This application seeks planning permission for the erection of 1no new detached dwelling.

The new proposal is of a high quality and sustainable design that fits in comfortably with the vernacular and street scene of the area.

Use

The proposal is in keeping with the local area and is providing more new homes to the area which is a local requirement as stated in the Central Lincolnshire Local plan.

Amount& Layout

The dwelling will have similar depths and widths to other dwellings in the area. The orientation of the houses to the road mimic all other houses on the street providing a seamless addition to the street scene.

Appearance

The proposal is designed to fall seamlessly into the street scene, the look of the dwelling is sympathetic to the local material palette and will intend in matching with similar brickwork, roof tiles, etc where appropriate.

Scale

The scale of the development is well proportioned with to the neighbouring dwellings with similar relationship to the main roads and gardens. The ridge line of the proposed dwelling will look to be lower than the bungalow that sits directly across the road which is marginally higher than that of the other bungalows on the street.

Waste disposal

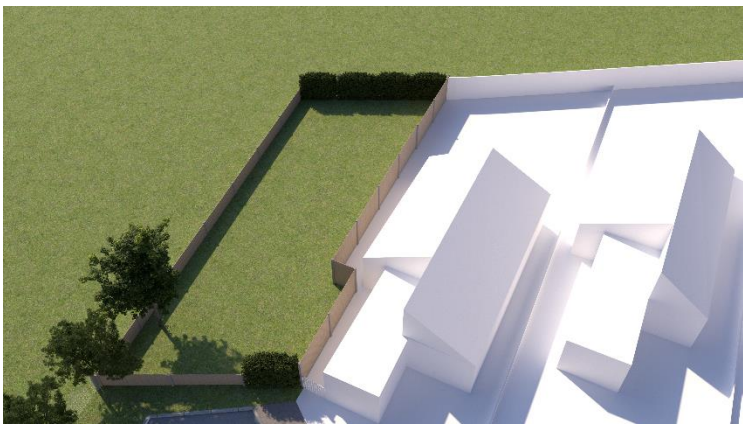
Existing waste disposal facilities serve the area, providing the necessary disposal of general, recycling and garden waste. It is considered that the addition of 1no property will have minimal impact on this service.

Flood Risk

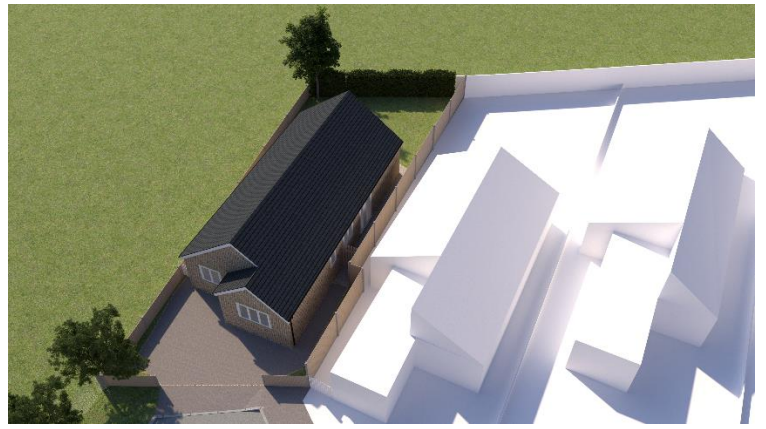
The site is located within a flood risk zone (zone 2), however, the site falls in an Environment agency flood warning area and has passed the sequential test with the exception test not required. The proposal will look to incorporate flood risk mitigations into the detailed design, SUDs drainage to be considered and finished floor levels will be raised where required to do so to the levels noted in the flood risk assessment.

Highway Safety

For the proposed site, new entrances, drop kerbs, etc will be provided to meet the local Highways Department standards. The proposal provides the necessary parking requirements for each unit.



Existing – 3D visual of the vacant site



Proposed – 3D visual of the site



Existing – 3D visual of the street scene of the vacant site



Proposed – 3D visual of the new street scene



Existing – 3D visual of the turning head outside of the vacant site



Proposed – 3D visual

The 2no images above show the tree neighbouring the proposed as it was and as it is now that it has since been blown over by the severe winds early in 2022.



Existing – 3D visual of the vacant site from the neighbouring field



Proposed – 3D visual

CONCLUSION

PROPOSAL CONCLUSION

It is worth noting that the original application for the site was withdrawn last year following some objections and where appropriate the applicant has addressed some of these items with focus on the comments that address planning matters. The applicant has taken stock and has provided a detailed design and supporting documents to provide clarity of the proposal.

The detailed design and 3d visuals have shown that the site is perfectly sized for a similar scale dwelling of that of its neighbours and will fall seamlessly into the street with no adverse effects. The proposal has very little if any effect on the turning head at the end of the road and will maintain the usability for the local residents.

The flood risk has been fully considered with a fully detailed report provided and consideration to the design and more so the detailed design will ensure not only is there no adverse effect to flooding to the area but will have more mitigation measures as part of the proposal to that of its neighbours.

It is also worth mentioning that the areas of land neighbouring the proposed site form part of an area designated for housing to the local area on a larger scale as indicated on the sequential test. The site is designated for HELAA land (Housing and Economic land availability assessment).

In conclusion, on the basis of the aforementioned information, read in conjunction with the submitted application forms and drawings, it is considered that there will be no detrimental harm created by this proposal, and therefore it is considered that the proposed development can be sufficiently justified. It is therefore respectfully considered that the proposed development should be approved.

Should the appointed Case Officer or other representative of the Local Planning Authority be concerned by any aspect of this proposal, it is respectfully requested that they engage with the agent at the earliest possible opportunity to ensure that all issues can be resolved in a timely and efficient manner.

END