



DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT OF UP TO 39
DWELLINGS (OUTLINE APPLICATION WITH
MATTERS COMMITTED IN RESPECT OF ACCESS
AND LAYOUT)**

AT

**LAND REAR OF 44 ST JOHNS ROAD
TILNEY ST LAWRENCE**

FOR

K G BROWN

Job No. SE-1751

January 2021

1.0 INTRODUCTION

This statement supports the application for residential development of up to 39 dwellings. The application is submitted in outline with matters committed in respect of access and layout. The site is located at land to the rear of 44 St Johns Road, Tilney St Lawrence and is allocated for housing development under G94.2

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located to the north of number 44 St Johns Road. The site is positioned to the rear of the continuous road frontage residential development which fronts St Johns Road and there are open fields to the north, east and west.

The existing use of the site is as a haulage yard and a large portion of the land is laid to hardstanding. The areas around the periphery of the site are grassed and there is a wooded area located within the eastern part of the land.

The site is located within an area benefitting from flood defences as set out in the Environment Agency Flood Maps for Planning.



Figure 1: Aerial photograph

2.2 PLANNING HISTORY

11/01923/OM – Outline planning permission for residential development – Allowed at appeal 23.01.2013;

11/00534/OM – Outline application: Erection of residential care home and warden controlled residential accommodation – Withdrawn 27.06.2011 (site west of application site);

11/00509/OM – Outline application : residential development (Phase 2) – Withdrawn 27.06.2011;

10/03131/OM – Outline application: Erection of residential care home and warden controlled residential accommodation – Withdrawn 21.10.2010 (site west of application site);

10/00553/OM – Outline application: residential development – Withdrawn 27.06.2011;

10/00317/OM – Outline application: residential development – Withdrawn 30.07.2010;

06/0111/F – Concrete hardstanding – Approved 11.07.2016;

2/95/1306/F – Retention and continued use of buildings for carrot topping, vegetable preparation and vegetable storage – Approved 16.11.1995;

2/94/1143/F – Construction of machinery/equipment service area and vegetable store – Approved 14.09.1994;

2/94/0126/F – Construction of machinery/equipment service area and vegetable store – Approved 24.05.1994.

2.3 PROPOSAL

The application seeks outline planning permission for residential development of up to 39 dwellings. Matters of access and layout are committed for consideration at this stage.

Access to the site will be located between the existing dwellings at numbers 44 and 48 St John's Road. It will be moved slightly west of the existing access point and there will be space either side which will likely occupy a dwelling at either side. 2.4m x 120m visibility splays can be achieved in either direction at the point of access and a footpath will be provided at the site entrance which will enable future residents to access the existing footpath network which is located to the south of the site.

The development will be set out around an internal adoptable road layout. The main arterial roadway will run south to north of the site with a turning head at the end. It will then loop back

round to link up with the main roadway. There will be two private drives located to the west of the central roadway which will each serve a small collection of dwellings. The indicative site layout shows that each dwelling can benefit from a road frontage.

Of the 39 dwellings proposed, 8 units will be affordable housing units. The drawings show them to be 4 pairs of semi-detached houses which are pepper potted throughout the layout. However the scale and location of these are indicative only and will be subject to further discussions with the Council's Housing team to confirm what type of affordable housing is needed in this area.

The wooded area to the east of the site will remain as existing and will be incorporated into the garden areas of the properties in this area. The public open space will be located along the north of the site and there is sufficient depth and area to provide a children's play space as per policy requirements. Precise details of this area will be included in the 'Scale and Appearance' at reserved matters stage.

2.4 PRINCIPLE

The application site is allocated for development under Policy G94.2 of the Site Allocations and Development Management Policies Plan (SADMPP). Policy G94.2 states that the land is allocated for residential development of at least 40 dwellings. It further states that compliance with the following is required:

1. Submission of a Flood risk Assessment (FRA) that should address all forms of flood risk. The FRA should explain how surface water drainage will be managed. The FRA must demonstrate how the development would provide wider sustainability benefits to the community that outweigh the risk associated with flooding and that the development would be safe for its lifetime without increasing flood risk elsewhere and, where possible, would reduce flood risk overall. The FRA should also suggest appropriate mitigation (flood resiliency measures);
2. Submission of details showing how sustainable drainage measures will be incorporated into the development to avoid discharge to the public surface water network, and also to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with current standards.

On the basis that the site is allocated for residential development under Policy G94.2 and that the proposed scheme is for housing, the principle of development is already accepted on this site. The indicative site plan has been drawn to reflect the form and character of the surrounding development and has included areas of open space to meet policy requirements. This has resulted in a scheme which is one dwelling less than is required under Policy G94.2. However since the indicative scheme shows a quality layout which respects the surrounding density of development

and retains the important landscaped feature to the east, it is submitted that the slight reduction in units on site versus the policy requirement is acceptable in this instance.

With regards to points 1 and 2 of Policy G94.2, the application is accompanied by a Flood Risk Assessment which demonstrates that the site is technically safe from all types of flooding without increasing the risk elsewhere. It also details how sustainable drainage measures are handled.

Under Policy CS09 of the Core Strategy, 20% of the scheme is required to be affordable housing. The proposal provides 8 affordable housing units out of 39 and therefore meets this requirement. A S106 agreement will secure the provision of these units. The precise details of the affordable housing will be included in the Reserved Matters submission following discussions with the Councils Housing Team.

It is therefore submitted that the principle of the development is acceptable under Policy G94.2.

2.5 FLOOD RISK

Section 14 of the NPPF requires a sequential approach by directing development into areas at lower risk of flooding before land at higher risk of flooding is considered. This is known as the Sequential Test.

The application site is located within an area benefitting from flood defences as is set out in the Environment Agency Flood Maps for Planning. However the site has been allocated for residential development under Policy G94.2 of the SADMPP and therefore the Local Planning Authority has already carried out a Sequential Test and has identified this site suitable for development accordingly. The Sequential Test is therefore passed.

Upon passing the Sequential Test, Section 14 of the NPPF requires the Exception Test to be passed. This comprises of two parts which include a) that the development would provide wider sustainability benefits to the community that outweigh flood risk and b) that the development will be safe for its lifetime without increasing flood risk elsewhere.

The proposal constitutes the delivery of housing on a site which has been allocated for residential development. It also results in the removal of a haulage yard from within a residential area which will reduce noise and disturbance caused by traffic and heavy goods vehicles manoeuvring in and around the site. The development of the site which accords with the aspirations of the Development Plan, the reuse of previously developed land and the removal of a non-confirming use from within a residential area provides significant benefits to the community which would outweigh any flood risk to the site. Part a) of the Exception Test is therefore met.

The application is accompanied by a flood risk assessment which demonstrates that the site is technically safe from flooding without increasing risk elsewhere. Part b) of the Exception Test is therefore met.

It can therefore be concluded that the proposal is acceptable in terms of flood risk.

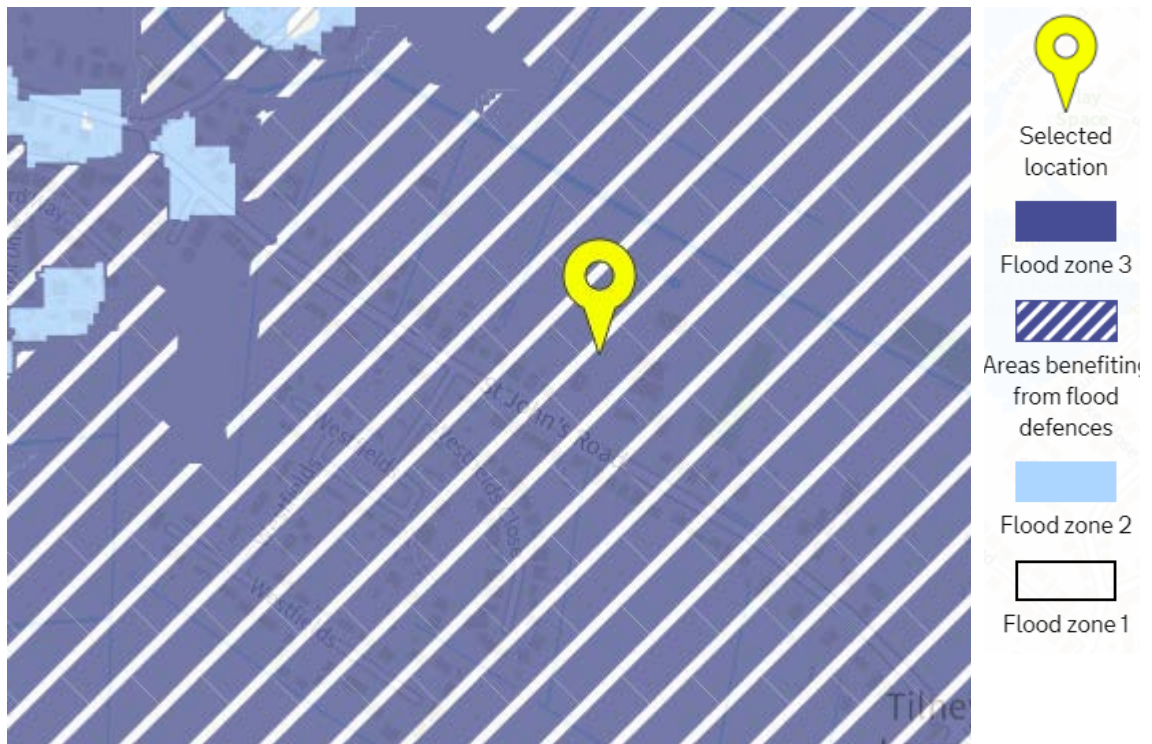


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE, AMOUNT, LAYOUT SCALE AND APPEARANCE

The proposal will result in the removal of the haulage yard from within a residential location and will replace this use with housing. This will be to the significant benefit of neighbouring residents due to the reduction in noise and disturbance which is currently generated by the existing use.

The layout of the site is committed and is as per the submitted drawings. It demonstrates that the site can be provided with an internal road network which can be constructed to an adoptable standard and that each dwelling can benefit from a road frontage. The wooded area to the east of the site will remain and the proposed public open space is proposed to the north of the site. The scale and appearance of the scheme are reserved matters however the submitted drawings demonstrate that dwellings of a size and design which is commensurate with the neighbouring development can be achieved.

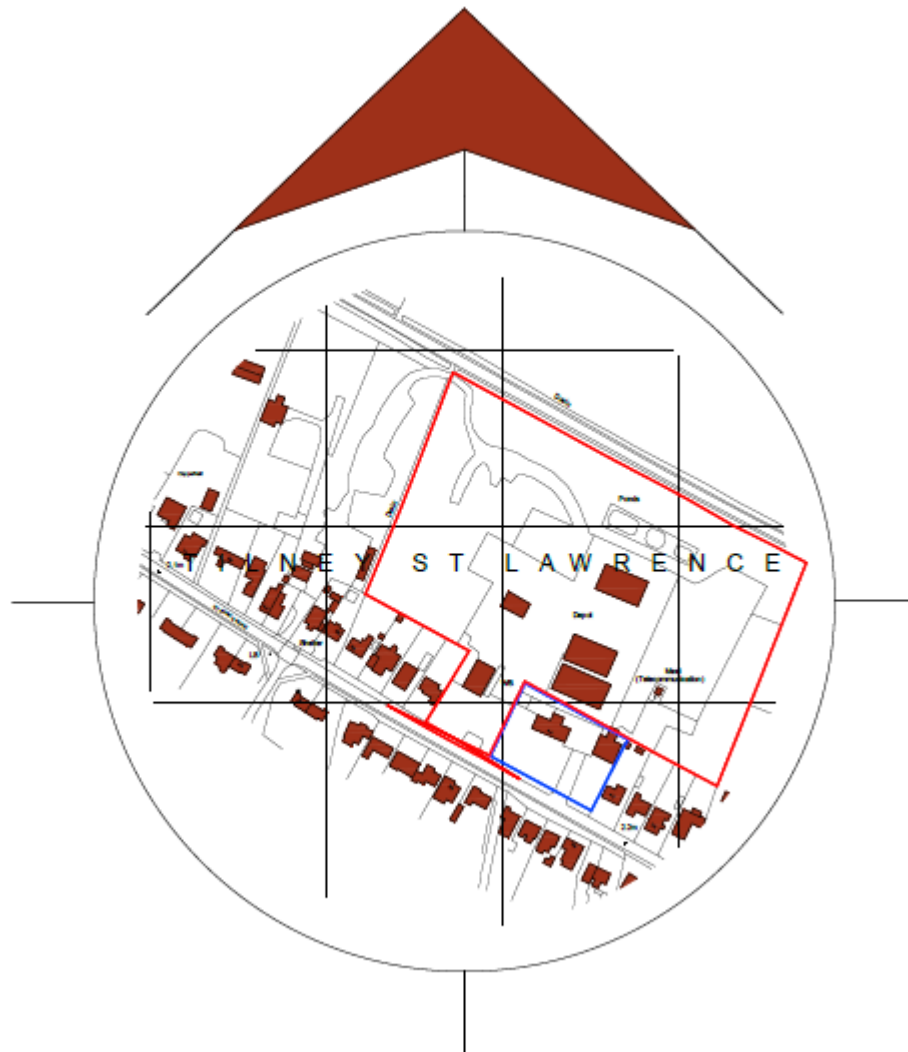


Figure 3: Location Plan



Figure 4: Site Plan

3.2 LANDSCAPING

Landscaping is a reserved matter and precise details of the formal landscaping within the site are currently unknown. However it is committed that the wooded area to the east of the site will remain as part of the development and will be incorporated into the garden areas of the dwellings to the east of the site. This will be to the benefit of the visual amenities and the ecology and biodiversity interests of the area.

4.0 ACCESS

4.1 LOCATION

Section 09 of the NPPF promotes sustainable transport. The application site is located within the built-up settlement of Tilney St Lawrence and adjoins the existing public footpath network. Future residents will be able to walk or cycle to the nearby settlement of Terrington St Johns where they will be able to access amenities including retail, takeaways, public house, education and health services. They will also be in walking distance to bus stops where they will be able to gain access via public transport to travel further afield.

Sustainable transport options are therefore available for future residents, demonstrating that the scheme complies with Section 09 of the NPPF.

4.2 SITE ACCESS

Access to the site is committed. It will be in the same general location as the existing access point but will be amended and upgraded to suit a residential development. Visibility splays of 2.4m x 120m can be achieved in either direction which is suitable for the nature of St John's Road.

The scheme will include internal roadways which will be constructed to an adoptable standard and two private drives. It is likely that the majority of the scheme will be served by the adoptable roads with a smaller percentage of the dwellings being served by the private drives.