

DESIGN ACCESS AND PLANNING STATEMENT

Relating to a

PROPOSED SMALL HOUSING DEVELOPMENT

For

HPC Homes Ltd

At

Land east of 57 Main Road, Anwick, Sleaford, NG43 9SU

Agent:  
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## **Subject of the Statement:**

**Proposed:** A small housing development on Land east of 57 Main Road, Anwick, Sleaford, NG43 9SU.

## **1: Introduction and Summary -**

i: Company information - the applicant HPC Homes Ltd are SME housebuilders, property developer and commercial works contractor. They are completing a successful development of 12no units of high class housing immediately south of the proposed site.

## **2: Scheme Information -**

i: Scheme – the proposal is an outline planning application (with all matters reserved excepting means of vehicular and pedestrian access) for 3no housing units, shown as typical on the submitted plans.

ii: History – The land is a redundant farmyard no longer used due to modern agronomic methods of land management, the farmer will affirm that the farm yard was only used for the housing of livestock, storage of cattle feed, grain, hay and straw with no oil, fuel, agro chemicals, or fertiliser ever stored on site, given the time the site has been redundant (20 years) any residual animal manure will have decomposed into growing medium/topsoil which will be stripped from the proposed dwellings footprint in course of construction as per normal, soils consisting of typical edge of fen loam growing medium/topsoil, gravel/sand upper subsoil on a bed of clay subsoils at a low level (taken from the Cranfield Soils map of England), see below in Appendix II enclosures.

iii: Existing Use – The application land is currently vacant.

iv: Size of Proposed Site – 2062 Hectares (**Red line area**). 5678 Hectares (**Blue line area**)

v: Type of Development – a proposed market housing development of 3no units.

vi: Will the project receive any funding? – No.

vii: Planning History – none, it is assumed the 1950's chrysotile asbestos clad shed was built using a permitted development right with East Kesteven Rural District Council.

viii: Land Drainage and Surface Water Disposal – The application site is currently within the Witham 1st IDB extended area.

See plans enclosed below in Appendix II for further details regarding all surface and flood water issues.

ix: A connection into a chamber of the AWS main sewer is available in the public road adjacent to the site, see plan enclosed in Appendix II.

### **3: Site Information**

i: Access / Location – The site lies on the northern side of Main Road Anwick being the A153 trunk road.

The proposed vehicular accesses will be of a configuration that will allow vehicles to access and egress the site in a forward gear. There are excellent visibility splays both to the left and right available for drivers egress to the proposed development.

ii: Traffic – If the proposals are approved, we would expect a minimal increase of Traffic Flow initially during the construction phase and even less when the houses are occupied.

iii: Equality Act 2009 (Disability) Regulations 2010 and Part M of the Building Regulations – Free wheelchair access will be available to all housing units proposed and through all proposed level accesses into the dwellings.

iv. Footpaths and Rights of Way – No public footpaths or rights of way will be affected by the proposed development.

v: Natural Features and Topography – The site is currently uncultivated land of a redundant agricultural nature. The site is at present enclosed by boundary brick wall to the west, post and rail fencing to the north, tall overgrown hedging to the south and mixed farming hedging to the east boundaries. There are two mature trees, both Ash Trees with no other significant vegetation of note which would be affected by the development. The proposed boundary treatment will be dealt with at the reserved matter stage should planning consent be achieved.

There are no ponds or watercourses in the vicinity of the proposals.

vi: Historic Asset Impact Assessment – The proposed application will have no impact on the Heritage Assets listed below. Anwick does not have a Conservation Area and we are not aware of any non-designated heritage assets nearby which would affect the application.

*NPPF directs local planning authorities to require an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting” and the level of detailed assessment should be “proportionate to the assets’ importance” (Paragraph 194)*

The list and map can be seen in Appendix II. These are taken from information gained from Historic England Registers.

## **4.0 Principle of development and Planning Policy Considerations**

### **4.1 Policies**

i: The National Planning Policy Framework (2021). (Paragraphs relating to the development)

- 2. Achieving Sustainable Development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

ii: Central Lincolnshire Local Plan (2017) (Policies relating to the development)

- LP1 – A Presumption in Favour of Sustainable Development
- LP2 – The Spatial Strategy and Settlement Hierarchy
- LP3 – Level and Distribution of Growth
- LP4 – Growth in Villages
- LP10 – Meeting Accommodation Needs
- LP11 – Affordable Housing
- LP13 – Accessibility and Transport
- LP14 – Managing Water Resources and Flood Risk
- LP17 – Landscape, Townscape and Views
- LP26 – Design and Amenity

iii: Lincolnshire Minerals and Waste Local Plan (June 2016) - the proposed application is not sited with the plan area.

## 4.2. Principal Issues

i: Delivering a sufficient supply of homes - While the CLLP area can demonstrate a 5 year deliverable supply of housing, it is heavily reliant on large developments such as the Sleaford and Lincolns SUE's coming forward, the importance of smaller developments delivered by SME developers is equally important giving prospective purchasers the option of buying well designed high quality housing rather than buying from the volume housebuilders and with all the associated issues that come with it, we believe this development will give that option, as demonstrated by the demand for homes in our development nearby.

ii: Paragraph 59 of the NPPF 2021 states -

*To support The Government's objective of significantly boosting the supply of homes, 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.*

iii: Remaining growth allowance - CLLP Policy LP4 'Growth in Villages' assigns Anwick a 10% growth allowance over the plan period to 2036, which amounts to 18 additional dwellings in the village provided that, when aggregated with other developments that have been permitted over the plan period, the proposed application not result in a net increase of more than 10% in the number of housing units in Anwick.

iv: Affordable Housing - the proposed application falls below the threshold levels prescribed by Paragraph 63 of the Revised Framework 2021 and Policy LP11 of the CLLP 2017.

*LP11: a. Affordable housing will be sought on all qualifying housing development sites of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceed 1,000 sqm.  
The Revised Framework at Paragraph 63 now restricts the provision of affordable housing to major developments only*

v: Appropriate location - CLLP 2017 Policy LP2 proposed applications are dealt with on their individual merits with support provided for developments within the Small Villages which are less than around 3 dwellings in total providing that sites can reasonably be situated within an 'appropriate location'. This term is amplified within the footnotes to the policy which are included below -

*Policy LP4 establishes the total level of % growth for each Small Village, and further policy requirements in respect of identifying whether a site would be suitable for development.*

*\*\* throughout this policy, the term 'appropriate locations' means a location which does not conflict, when taken as a whole, with national policy or policies in this Local Plan (such as, but not exclusively, Policy LP26). In addition, to qualify as an 'appropriate location', the site, if developed, would:*

- retain the core shape and form of the settlement;*
- not significantly harm the settlement's character and appearance; and*
- not significantly harm the character and appearance of the surrounding countryside or the rural setting of the settlement.*

When we assess whether the proposed development is in an 'appropriate location' it is important we consider the following points, within CLLP Policy LP4 the village is afforded a 10% growth allowance up to 2036. The proposed 3 units would be within that growth allowance and would in our opinion retain the core shape and form of the settlement as shown by the NKDC Local Plan 2007 village plan contained within Appendix III. While we appreciate the proposed development is at the east edge of the settlement, infill development is not a renewable resource, when it is developed, it has gone. Given the built form of settlements in the Local Plan area, in many cases it will be impossible to resource the growth allowance by solely infill and backland development.

The Application if approved will not result in an expansion of the developed footprint of Anwick and would not alter the core shape of the village. This form of development would enhance the street scene and character of this area of the village without creating a harmful intrusion into the open countryside.

CLLP (2017) 6. Small Villages states the following -

*Unless otherwise promoted via a neighbourhood plan or through the demonstration of clear local community support \*\*\*\*, the following applies in these settlements: they will accommodate small scale development of a limited nature in appropriate locations\*\*. proposals will be considered on their merits but would be limited to around 3 dwellings, or 0.1 hectares per site for employment uses.*

The NPPF 2021 Paragraph 69 states the following -

*69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;*

- c) support the development of windfall sites through their policies and decisions—giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

We believe the application falls into all the categories listed above.

#### vi: Sequential Test

CLLP Policy LP4 requires preference to be given to 'Brownfield land or infill sites, in appropriate locations, within the developed footprint\*\* of the settlement'. As referenced previously above.

In this sequential test we will make reference to the settlement curtilage of Anwick as shown by Inset Map No.1 (Anwick) of the North Kesteven Local Plan (NKLP) (2007), as shown in Appendix III. While the NKDC Local Plan 2007 is not the development plan following the adoption of the CLLP 2017, we believe the plan map relating to Anwick is useful as it is showing the application site was within the village curtilage, where development was better controlled until the publication of the National Planning Policy Framework 2012 and the subsequent Paragraph 14 led to a rather more subjective method of assessment.

As previously stated, the application site was formerly used as part of the landowners arable farming operation to store seed and farm machinery. As the condition of the buildings deteriorated, it was no longer practical or safe to store anything of value in the buildings. *The yard area is maintained by the farm and is still occasionally used to store some fencing materials*, dependant on which Planning Use Class it may fall in we do not consider it to be a Policy LP4 category - 3. *Green field site on the edge of the settlement*, but rather a - 1. *Brownfield land or infill in appropriate locations \*\* within the developed footprint \*\* of the settlement*, or a - 2. *Brownfield sites on the edge of the settlement in appropriate locations \*\** LP2. Categories 5-6 do not apply, as the development is limited to 3no dwellings.

To assess the availability of any other development sites locally we have used the below criteria -

- Reviewed the land advertised for sale by local and national agents (March 2022).
- Review of aerial photography and satellite imagery (March 2022).
- Review of North Kesteven District Council's Brownfield Land Register (March 2022).
- Review of the Central Lincolnshire Housing and Economic Land Availability Assessment March 2022).
- NKDC Planning on Line interactive map for Anwick (March 2022).

Extensive research has shown no other deliverable development sites are available within the village or the adjacent area.

Sources investigated

Our agents Pygott and Crone, Rightmove, Zoopla, Plot browser and On the market.com

We consider the requirements of the sequential test approach set out in CLLP Policy LP4 has been met. We believe we have demonstrated that there are no readily available deliverable sites within CLLP (2017) settlement tiers 3 and 4 either in the settlement or locally in nearby settlements.

vii: Achieving sustainable development. Anwick is possibly one of the most sustainable small villages in the CLLP area, the Moy Park food processing plant employs 100's of operatives in multifunctional capacities, there is a shop, a forge, a church, a garden centre and a car dealership.

The village is situated 5 miles from the market town of Sleaford, 13 miles from the county city of Lincoln and 3 miles from the tier 2 village of Ruskington.

The NPPF 2021 Paragraph 79 states

*79. 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.*

We believe we have demonstrated the proposed development is in a very sustainable location. The proposed layout has been deliberately designed to maximise the efficiency of the land available, while leaving the land south of No 57 Main Road undeveloped at this moment in time.

viii: Identification and assessment of comparable sites given consent in the district - There have been many similar sites such as the application site given consent since the CLLP became mandatory in 2017 and by planning weight applied to it previously, we have quoted just two which are edge of settlement greenfield sites both situated outside the NKDC 2007 Local Plan defined curtilages, one in Dunston (tier 3 medium village) for a total of 17no houses and in Leadenham (tier 4 small village) these sites are shown in detail in Appendix III, we believe the application does not fall within the extremes of these approvals, but we have shown them as examples of other consents achieved. We acknowledge every application is different and must be judged on its own merits, we hope we have submitted enough information for you to look at this application favourably.



ix: Suggested materials which have been used successfully on our other developments and in keeping with the vernacular village style. Should the application be approved, these will be discussed further in Reserved Matters -

Bricks

*Hampton Rural Blend (Main Brick)*

*Carbon Black Smooth (5 Course above DPC)*

Tiles

*Sandtoft Olympus Pantiles (Red Tiles)*

*Russell Galloway Concrete Interlocking Tiles (Slate Grey Slate-style)*

Windows

*UPVC frame in Black/White with white sashes both sides and lead effect glazing bars*

*Black Facia & Soffit*

## **5: Development Objective**

i: Objective – The objective is to provide a high class mixed type private housing units.

ii: Sustainability – the homes will be built with high standards of insulation and space heated by air source heat pumps.

iii: Impact on Neighbours – We do not envisage any impact on neighbouring properties being No's 57 Main Road and No's 1 and 9 Chapel Lane at least 13.0m from the proposed development.

**6: Employment** - the proposed development will employ HPC staff and Sub Contractors during the build which will therefore aid the local economy.

## **7: Conclusion**

To Facilitate this development, the redundant 1950's Big 6 clad shed together with the old, ruined masonry to the rear will have to be demolished to enable this development to take place. The landowner has decided not to develop in the front of no 57 Main Street at this moment in time as not to impede the views to the south.

A great deal of thought, time and effort has been spent designing the proposed site layout which we believe will provide much needed local housing built by a local company to Anwick, where the demand for homes on the development close by has been exceptional, where a product gives purchasers a rare option to purchase high quality new houses from small developers rather than one of the large volume house builders and we hope we can rely on the ongoing support of North Kesteven District Council to look at this application favourably.

**Appendix I**  
Photographic images (see annotations)



View of the site, looking South.



View of the site, looking North.





View of the site, looking East.



View of the site, looking West.





Images of the existing Barns on site.



Image of the site from the front footpath, showing 57 Main Street.

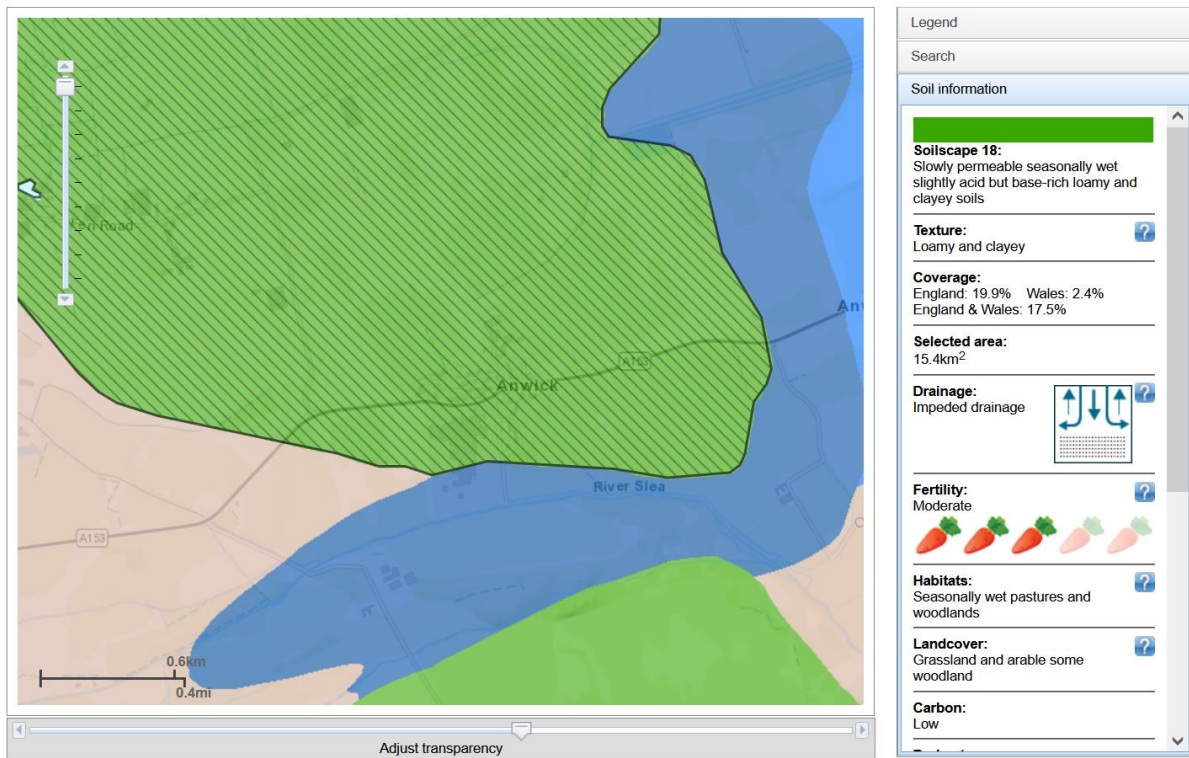


Image of the current development at Anwick Manor, built by HPC Homes.



## Appendix II

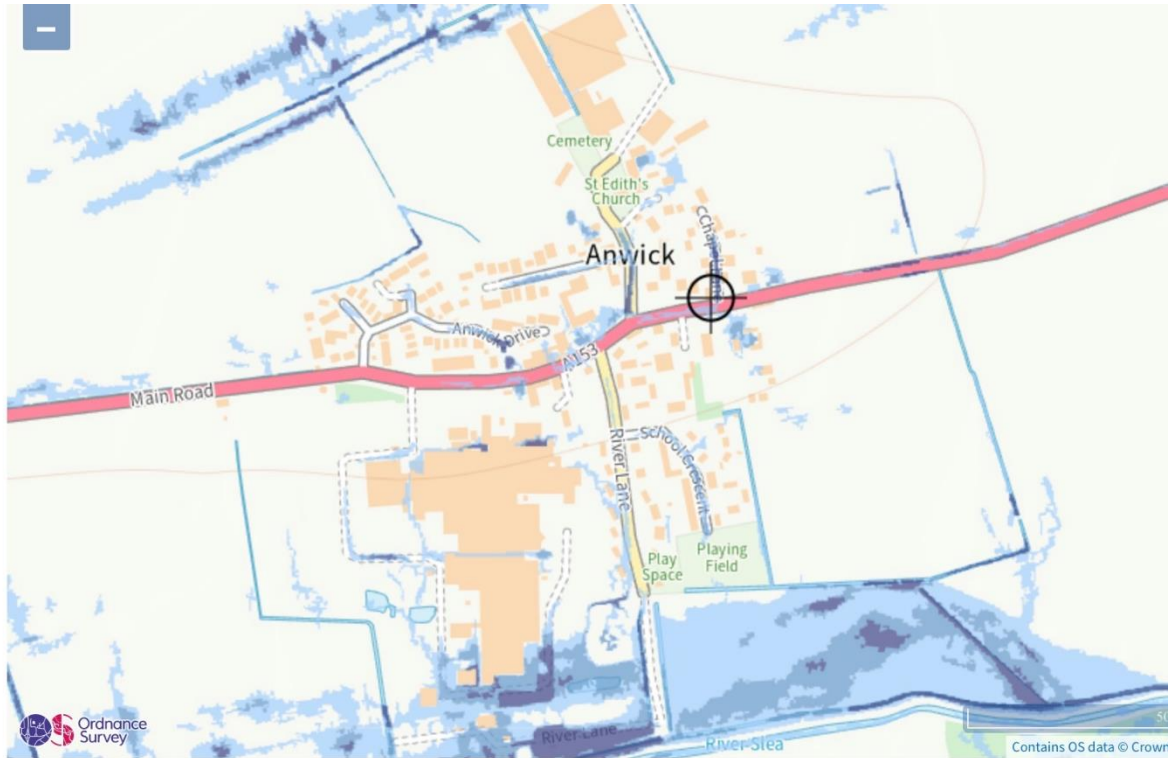
Maps (see annotations)



## Soils map of England



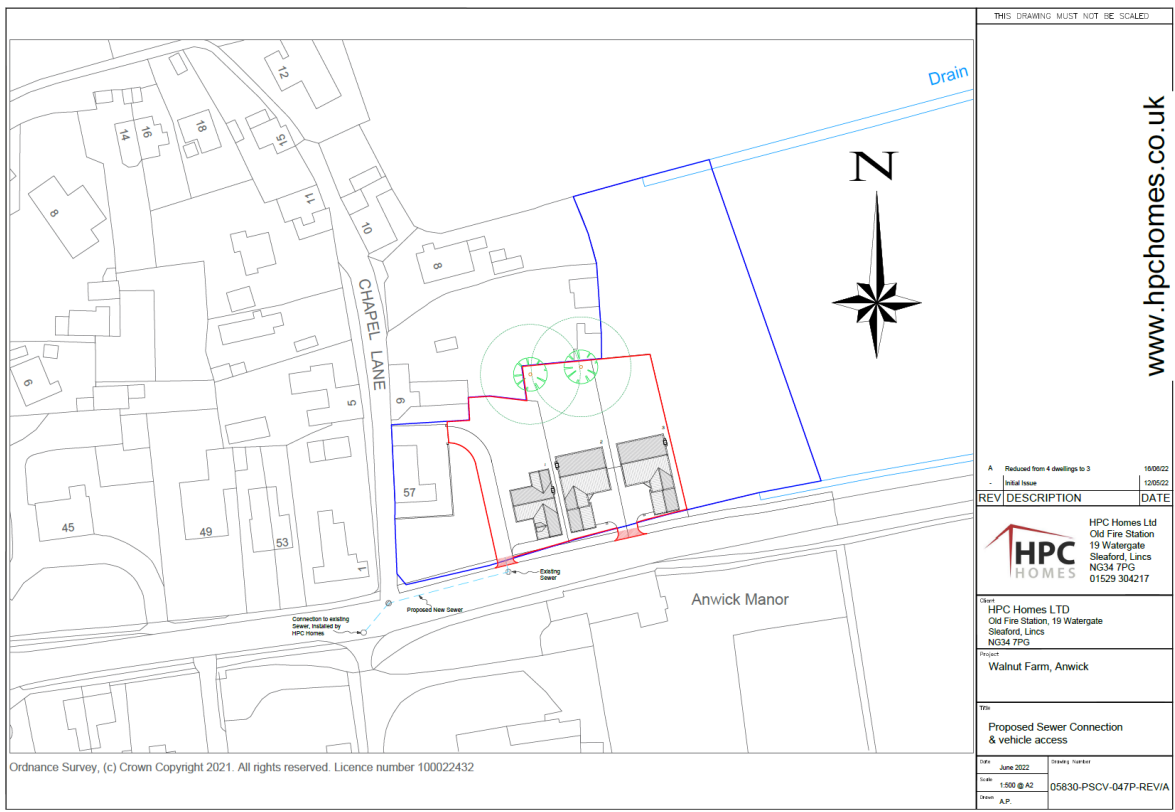
## Flood risk map for Planning



Extent of flooding from surface water

● High 
 ● Medium 
 ● Low 
  Very low 
  Location you selected

**Extent of flooding from the rivers or the sea**



**Plan showing proposed sewer connection and vehicular access details**



#### CHURCH OF ST EDITH

List Entry Number: 1061829

Heritage Category: Listing

Grade: I

Location: CHURCH OF ST EDITH, CHURCH LANE, Anwick, North Kesteven, Lincolnshire

#### OLD MANOR FARM

List Entry Number: 1061830

Heritage Category: Listing

Grade: II

Location: OLD MANOR FARM, CHURCH LANE, Anwick, North Kesteven, Lincolnshire

#### THE ROUND HOUSE

List Entry Number: 1061831

Heritage Category: Listing

Grade: II

Location: THE ROUND HOUSE, MAIN STREET, Anwick, North Kesteven, Lincolnshire

#### BASE OF CHURCHYARD CROSS, SOUTH OF CHURCH OF ST EDITH

List Entry Number: 1168294

Heritage Category: Listing

Grade: II

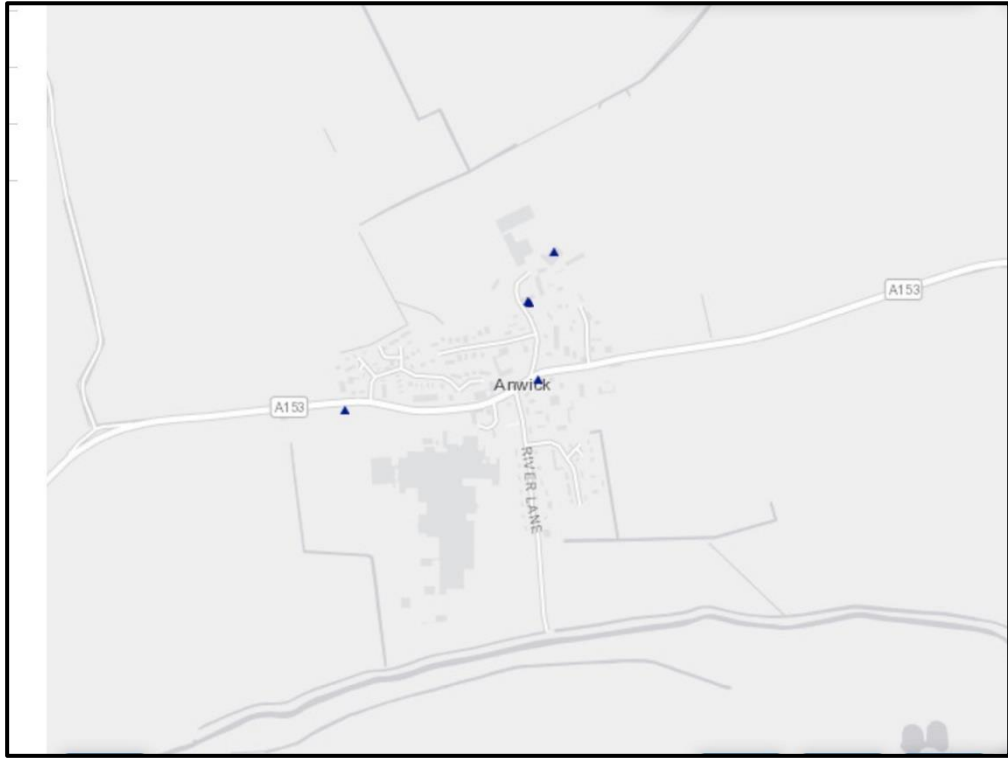
Location: BASE OF CHURCHYARD CROSS, SOUTH OF CHURCH OF ST EDITH, CHURCH LANE, Anwick, North Kesteven, Lincolnshire

#### THE COUNTY FORGE

List Entry Number: 1168331

Heritage Category: Listing

List from Historic England Registers in Anwick



Map from Historic England Registers in Anwick

## Appendix III

### 1.0 Maps Referred To



i: Plan Showing the Anwick Village Curtledge (NKDC Local Plan 2007)

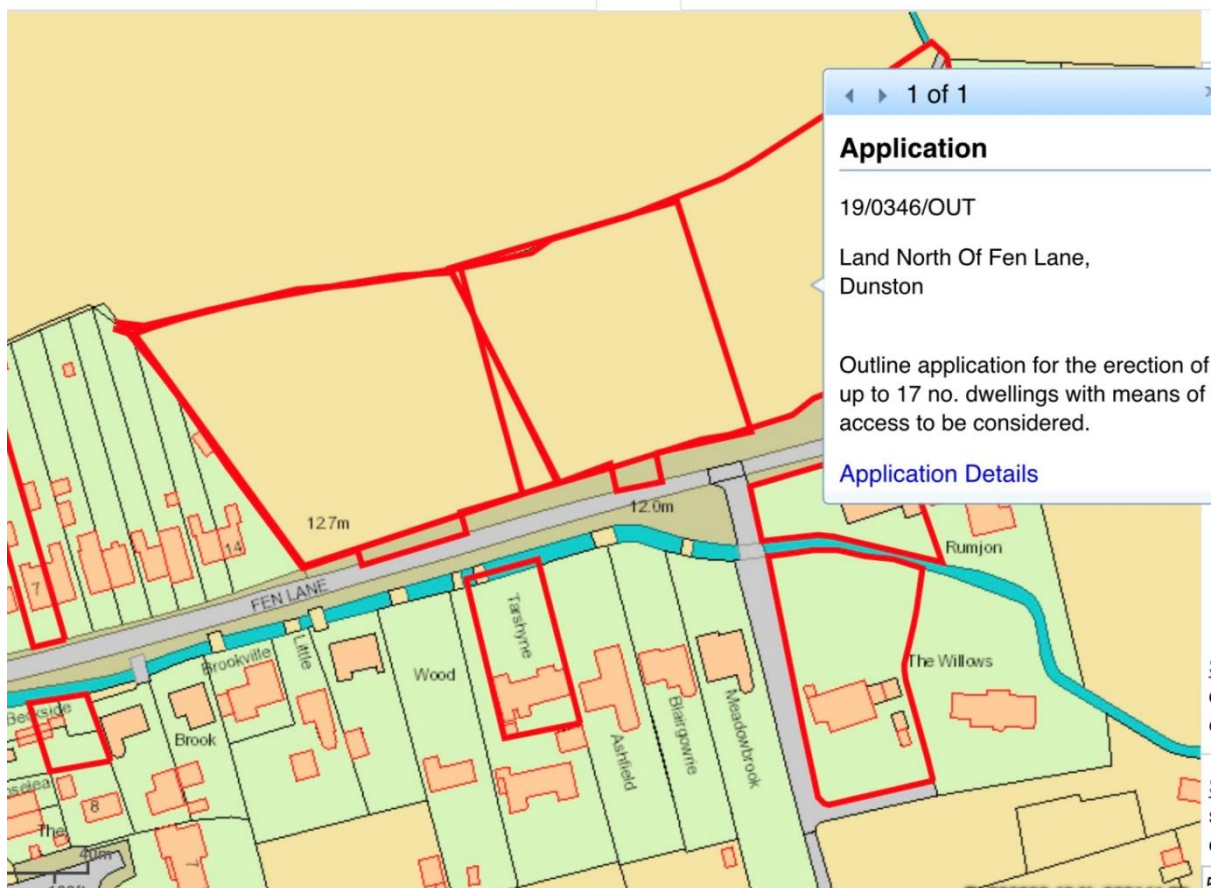
Arwick

Ref: NA/ANW001	Site Address: Land at Arwick Manor, 80 Main Road, Arwick, Stamford, Lincolnshire	Status: Allocate (This site with planning permission)
		
Size (ha): 0.63	Current use: Land associated with Arwick Manor	
Indicative capacity: 12	Brownfield/Greenfield: Greenfield	
Hierarchy: Small villages	Availability: Has planning permission.	
<p><b>Summary:</b> The site forms part of Arwick Manor and is located within the built footprint of Arwick village. There are residential properties to the north, west and south-west of the site. The site is within proximity to the Grade II Listed County Forge. The site has been granted planning permission.</p> <p><b>Conclusion:</b> The site is located within the built footprint of the village and respects the core shape and form of the settlement. The site is within proximity of a Grade II listed building, however, it is considered that the site is small scale and can be designed to minimise the impact on the setting of heritage assets. The site is proposed to be allocated as it has planning permission for 12 no. dwellings.</p>		

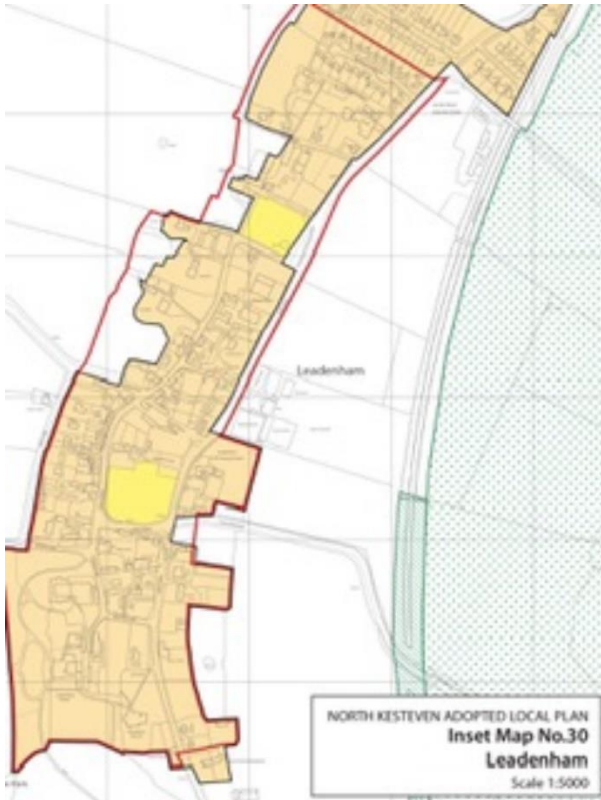
ii: Central Lincolnshire Revised Local Plan Showing HPC Ltd Development Site together with the Proposal



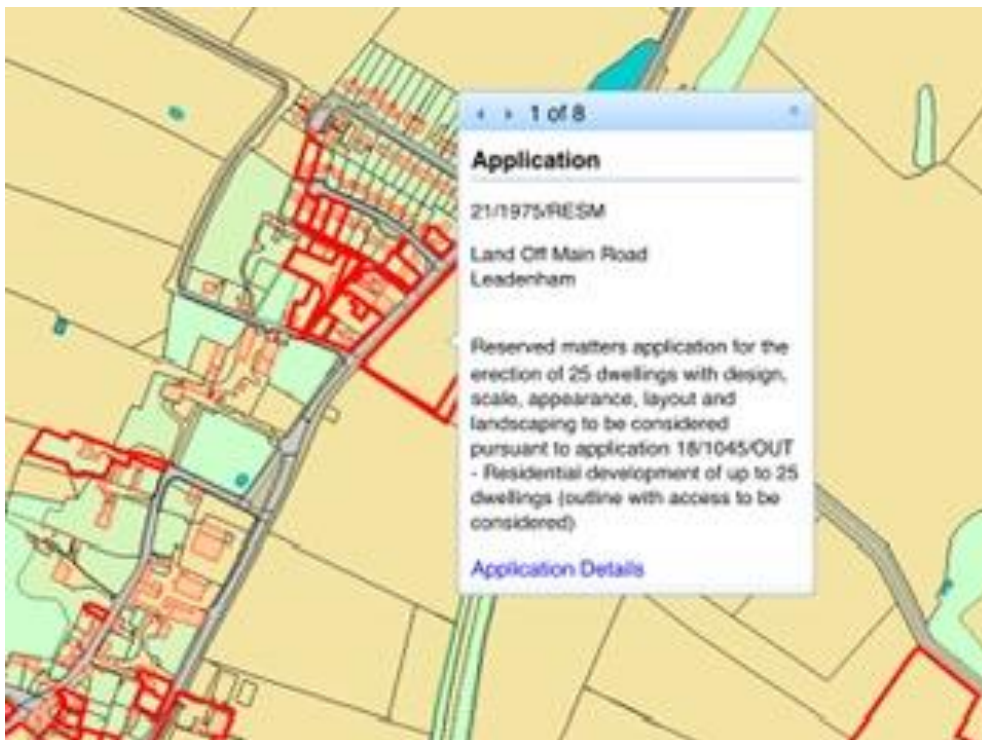
iii: Plan Showing the Dunston Village Curtledge (NKDC Local Plan 2007)



iv: Plan Showing the Dunston Fen Lane Proposed Development (NKDC Planning on Line Interactive Map)



v: Plan Showing the Leadenham Village Curtledge (NKDC Local Plan 2007)



vi: Plan Showing the Leadenham Proposed Development (NKDC Planning on Line Interactive Map)