

3 No. 3 bed Houses

And

3 No. Bungalows

At

No. 5 Newark Road

Bassingham

Lincoln

LN5 9HA

PLANNING DESIGN AND HERITAGE STATEMENT

and

MINERAL ASSESSMENT

**Clive Wicks Associates
March 2023**

1.0 Introduction

- 1.1 This Planning Design and Heritage Statement, is accompanied by a Full Planning Application for 3 No. 3 bed houses and 3 No. bungalows. The existing bungalow on the site will be demolished as part of this proposal.
- 1.2 This statement is part of the submission documentation that is submitted through the Planning Portal, with the following drawings, namely :
 - 20-2521-01 REV A Site Plan Proposals
 - 20-2521-02 Site as Existing
 - 20-2521-03 Proposals Plots 1-3
 - 20-2521-04 Proposals Plots 4-6
 - 20-2521-LP Location Plan

2.0 Background to Proposal

- 2.1 This is a Full Planning Application following the refusal of application No. 21/1826/FUL.
- 2.2 This application incorporates revised house types and a courtyard of 3 bungalows set in a safe, secure location to the rear of the site.
- 2.3 We have researched the reasoning behind the previous application and the arguments brought forward at that time which we believe we have addressed in full to create a characterful, high quality design which not only provides houses for young families but also bungalows at the other end of the spectrum for the more elderly.
- 2.4 Unlike the previous proposal we have reflected the character of the more historic elements of the Bassingham Conservation Area, within which the proposal is located.

3.0 The Site

- 3.1 The site is currently occupied by a single bungalow which does not reflect the vernacular of the older parts of the Conservation Area. It will be replaced by a terrace of three family dwellings on the site frontage.
- 3.2 The site is adjacent to and to the south of the local Cemetery. The north boundary is a mix of hedging and fences, the leylandii on the east boundary has been removed and the southern boundary has a property which is on the boundary. The remainder of the southern boundary is relatively open but with two large ash trees for which a renewal of a previous permission to remove has been made (23/0199/TCA).
- 3.3 The site is underutilised land in a central location within the village where all village amenities are within walking distance.
- 3.4 The site is within Flood Zone 1 so has low flooding probability.

- 3.5 The existing access to the site off Newark Road will form the new entrance to the site.
- 3.6 The Arboricultural Report covers the existing trees on the site and the action that will be taken with respect to the landscape on the site.

4.0 Planning Background

- 4.1 The village of Bassingham is noted within the Central Lincolnshire Local Plan as a medium village. It has a permitted growth within the Local Plan period of 15%, confirmed in the Planning Officer report and a remaining growth allowance of 23.
- 4.2 Bassingham has a large range of local major amenities which include a Primary School, 2 No. restaurants/public house, small shops and a local Church and Chapel.
- 4.3 Over recent years Bassingham has increased in size generally with houses which reflect the local design character that exists in the older houses in the village. The Parish Council have indicated concern at the number of very large family houses that have been built in the village and have highlighted the need for low-cost dwellings for families with young children. We have included 3 No. such dwellings within our proposals, but have also included 3 No. characterful bungalows which will help satisfy a major need in the village. We would hope that these could be occupied by the more elderly within the village allowing them to downsize, leaving their current property for a new family.
- 4.4.1 Recently land adjacent to the proposal was refused at Appeal Ref. APP/R2520/A/08/2079766. This was on 9 December 2008 and we believe that our proposal, which is a small, characterful infill site, provides a much needed mix of housing whilst at the same time enhancing the Bassingham Conservation Area, by reflecting the older detailing within the village.
- 4.4.2 Since 2008 we have had a series of differing Central Government Policies and also a new Local Plan. At the time of the Appeal it was noted in Para 6 of the Appeal that *“whilst there was some local opposition to the loss of this open space, it was confirmed for the Council at the outset of the Hearing, that whilst the site was not specifically allocated for housing in the Local Plan there was no objection in principle to residential development of the land”*. The Inspector confirmed that she had *“no reason to disagree”* : *“the site lies within the defined development limits of the village, with the Local Plan identifying Bassingham as a second tier settlement where windfall development is generally acceptable”*. *“Moreover, the Local Plan does not identify the site as an important open space that should be retained”*.
- 4.4.3 That application was for access off Bakers Land and after due consideration the Inspector wrote *“I am not satisfied that sufficient information is before me to be able to conclude that the character and appearance of the Conservation Area would be preserved.”*

- 4.4.4 The Inspector concluded that *“the development should include provision for an element of affordable housing”*.
- 4.4.5 In conclusion the Inspector said *“an element of affordable housing on the site can be secured by condition”* but importantly stated *“the same cannot be said of my concerns in relation to the potential impact of the development on the character and appearance of the Conservation Area”* due to the impacts on highway access on the narrow Bakerø Lane and the loss of hedgerow for highway works and refused the Appeal.
- 4.4.6 Our proposal is for 3 No. 3 bedroom dwellings in a characterful terrace together with 3 No. bungalows which are designed to reflect the character of a courtyard of almshouses.
- 4.5 Planning Officer Comments
- 4.5.1 Policy LP4 (Growth in Villages) allows an increase of 15% which in this case equates to a remaining growth of 23. The policy also requires a sequential test be applied. In this respect the site is occupied partly by a 3 bed bungalow, which has limited character and with underutilised brownfield land will be replaced with a group of characterful starter homes and retirement bungalows.
- 4.5.2 The CLLP defines *“infill”* as being between *“development of a site between existing buildings”* so in this case it is infill between a Cemetery and an existing building.
- 4.5.3 We retain the core shape and form of the settlement.
We do not significantly harm the settlementø character and appearance, and do not significantly harm the character and appearance of the surrounding countryside or the rural settlement.
- 4.5.4 Policy HG1 (Delivering future housing supply) of the Bassingham Neighbourhood Plan (BNP) states that *“applications for housing development on infill sites within the Bassingham Settlement Boundary will be supported where they do not conflict with other relevant policies of the Development Plan”*.
- 4.5.5 The site is also considered to be a sequentially most preferable infill site, located within the development footprint *“it is not considered that the proposal would have any impact upon the core shape and form of the settlement”*. *“The development of the site is, therefore, generally acceptable in principle”* subject *“to amenity, heritage impact and highway safety”*.
- 4.6 Policy LP17 of the Local Plan requires the protection and enhancement of our landscape and townscape, including the setting of settlements, proposals should have regard to maintaining and responding positively to any natural and man-made features within the landscape which positively contribute to the character of the area such as historic buildings and monuments, other landmark buildings, topography, trees, woodland hedges, etc. Where a proposal may result in

significant harm it may, exceptionally, be permitted if the overriding benefits of the development demonstrably outweigh the harm. It states that in such circumstances the harm should be minimised and anticipated.

- 4.7 It is worth noting at this stage that unlike the previous application we have a project which has an architectural character which is in keeping with the older dwellings in the Conservation Area. We have a dormered terrace fronting Newark Road and behind this terrace a single storey complex of three bungalows of low height but with the character of almshouses for the elderly. It is worth also noting that these units are of such a low scale that they will be largely hidden from public view from the east, south and west.
- 4.8 The cemetery to the north of the site is a historic feature within the village and we believe that our proposal reflects the history of this area. We also believe that the gable ended bungalows will add to the historic character, protecting and enhancing the architectural character of the area. The density proposed is relatively low, as is usually the case where bungalows are proposed.
- 4.9 The scale, design, materials, siting, layout, mass, use and views and vistas both from and towards the asset. We believe that our two proposals will both sustain and enhance this now designated heritage asset and its setting. The bungalows, in particular, provide a peace and scale that reflects that of the Cemetery.
- 4.10 We believe, therefore, that we are supported by Policies LP25 and LP26 of the CLLP.
- 4.11 Our proposal incorporates new tree planting and landscaping, to offset the removal of the unsafe trees on the south boundary.

Para 202 of the NPPF confirms that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset” this “harm should be weighed against the public benefits of a designated heritage asset, and this harm should be weighed against the public benefits of the proposal”*. The provision of three characterful starter homes and three single storey *“almshouse”* bungalows enhances the heritage asset.

- 4.12 St Michael’s and All Angel’s Church to the north west of the site is not impacted at all by this scheme, and the Cemetery is, I believe, enhanced by our courtyard design.
- 4.13 Para 203 of the NPPF states *“a balanced judgement will be required having regard to the scale of any harm or loss, and the significance of the heritage asset”*. We believe our proposal satisfies this criteria.
- 4.14 Although a relatively small project we believe we comply with Policy ES3 of the BNP. We conserve the historic environment of the area, and in particular the Cemetery. Our proposal will conserve and enhance this asset. The characterful terrace of small family houses enhances the street scene when compared with the existing bungalow on the site and the *“almshouses”* bungalows will form an attractive background to the Cemetery.

- 4.15 We agree that the Bassingham Conservation Area (BCA) comments regarding green space and landscaping are echoed within our design with new tree and shrub planting helping to set the properties into their location and to speedily ensure that the site will mature quickly. Any tree losses are compensated by new planting.
- 4.16 We reflect the red brick and pantile palette.
- 4.17 Whilst the BCA makes reference to the importance of the open space which the site and surroundings form part of, I must refer you back to para 4.4.2 and the comments made by the Planning Inspector. We believe the existing hedgerows and dwellings make the three bungalows invisible when viewed from a distance. The gains are that we provide three elderly persons much needed bungalows to the rear of the site and three dwellings for young families in the front terrace facing Newark Road.
- 4.18 It is quite clear that the comments made by the Council's Conservation area are at variance to those of my own. The Cemetery can only be seen from Newark Road ó views are hidden from all other public view points.
- 4.19 There is a huge demand for both low cost houses for young families and for elderly persons bungalows for those who are downsizing from large family houses. The quality of our designs create a character that is reflected in the historic elements in Bassingham. It could also be suggested that the overlooking of the Cemetery by the plot 4 bungalow will give reassurance to those who visit or manage the Cemetery by having overlooking security from windows and the new garden of No.4.
- 4.20 The "limited contribution" towards housing figures is incorrect and our opinion is supported by the Planning Inspectorate. Whilst we believe that the phrase "irreversible harm caused to the setting of the village and heritage assets" may have referred to the previous application, our proposal does not have an influence that is at the upper end of less than substantial harm. I also refer back to a previous development of the rear area which used to have a pair of cottages on the land until they were demolished in the early 60s. The attached O.S. extract shows the site prior to the construction of the bungalow. It clearly illustrates that the plot was enclosed on two sides, so that there was no continuity of open space from the churchyard across the Cemetery, to the fields to the north of Bakers Lane.
- 4.21 We believe, therefore, that the current application will not cause unacceptable visual impact, and not only will not harm the setting of the Conservation Area but will enhance it and the setting of the Cemetery and increase its security by now being overlooked. The "green setting" was, until the 60s occupied by a pair of cottages and in landscape terms has not been assisted by the recently removed leylandii. These will be exchanged for native hedgerows. History of the two cottages, the granting of outline planning permission (05/0584/OUT), and the Appeal Ref. APP/R2520/A/08/2079766 and the revised application and enhanced design overcome the previous comments of the Council's Conservation Officer.

5.0 Residential Amenity

- 5.1 The proposal illustrates 3 No. 3 bed dwellings facing Newark Road with the rear elevation set 27 metres from the front elevation of the proposed bungalows at the rear of the plot. Any view towards gardens to the south is very limited, with outbuildings to No.1 Bakers Lane also providing screening. It was accepted by officers that loss of amenity was limited on the previous application, and with the introduction of bungalows and a revised access to the site, we believe this proposal fully complies with Policy LP26.

6.0 Parking and Highway Safety

- 6.1 The revised layout fully addresses the previous car parking issues.
- 6.2 Whilst the site access is a private driveway is designed to comply with County Highways requirements. It provides adequate visibility at the access and a satisfactory turning head within the site. Car parking spaces are two spaces per dwelling.
- 6.3 There will be no impact upon highway safety, and cars will be hidden from views along Newark Road. The site is within walking distance of all amenities in the village which, with 50% being bungalows and likely to be occupied by the more elderly in society, will reduce vehicle departures to places of work.
- 6.4 We believe, therefore, we comply with para 111 of the NPPF, Policy LP13 of the CLLP and Policy T1 of the BNP.

7.0 Tree, landscaping, bio-diversity

- 7.1 We have submitted details from the Arboricultural Consultant which illustrates that now keep well away from the Roof Protection Areas of the existing cherry tree. Any tree removal will be replaced with suitable species at the appropriate time.
- 7.2 We have received approval from the neighbour to the south to remove the mature ash trees and a renewed application for the removal of these has been submitted by the applicant (the previous approval had lapsed).
- 7.3 We have indicated metal railings and gates along the Newark Road frontage and additional tree planting to offset any trees removed.
- 7.4 Whilst we have incorporated a landscape scheme for the site, this can, if necessary, be conditioned within an Approval to ensure that a full range of shrubs and trees can be accommodated, and bio-diversity requirements can be incorporated.
- 7.5 Starling, bat and house sparrow provisions will be incorporated within the project, as well as hedgehog highways incorporated in fencing.
- 7.6 We will enhance boundaries by infilling hedges where necessary on boundaries to ensure that there is no adverse impact upon the Cemetery. New hedgerows

will provide ecological benefits and create a soft rural boundary to development in this village setting.

Ecological Appraisal

- We note that David Broughton has reviewed the Preliminary Ecological Appraisal (PEA) and that *“based on these documents I cannot identify any ecological grounds for objection”*.
- He confirms that vegetation clearance is not likely to have impacted on protected species.
- He is happy that *“there are no statutory designations within the zone of influence of the proposed development”*
- Although *“the original submission indicates only very limited plantings of trees and shrubs”*, this is *“sufficient to conclude that bio-diversity gain can be delivered”*.
- He confirms that bat roosts are not likely to be present or affected, but we acknowledge that bat roosts will be provided in any event with permanent integral bat roosts.

8.0 Archaeology

- 8.1 The Heritage Trust of Lincolnshire confirm that *“our archaeological advice remains as previously submitted (11.1.2022) for a scheme for archaeological monitoring and recordings”*. This can be covered by Planning Condition.

9.0 Mineral Assessment

- 9.1 There is no record of minerals being found on the site. Should gravel be found then this will be reused on site for use in foul and surface water bed and surround to pipework.
- 9.2 In the event of minerals being found on site, being in a Conservation area, there would be no support for such an industrial activity with such close proximity to local housing.

10.0 Summary

- 10.1 We believe we have resolved the concerns raised by officers during the recent application on the site and have created a proposal which is characterful in architectural terms and in social terms provides specific accommodation for which there is a need not just in the village of Bassingham, but the District as a whole.
- 10.2 The proposal no longer has a detrimental impact upon the Bassingham Conservation Area, and its impact on the Cemetery is a positive one.
- 10.3 The concerns of the Conservation Officer over the previous application have been addressed, and we believe that the proposal will enhance the street scene from Newark Road and the view from the Cemetery towards the bungalows. Whilst we believe that there is no impact on the Heritage asset of the Cemetery,

it is at the very most only limited and within a very short period the proposal will fit seamlessly into the Conservation Area.

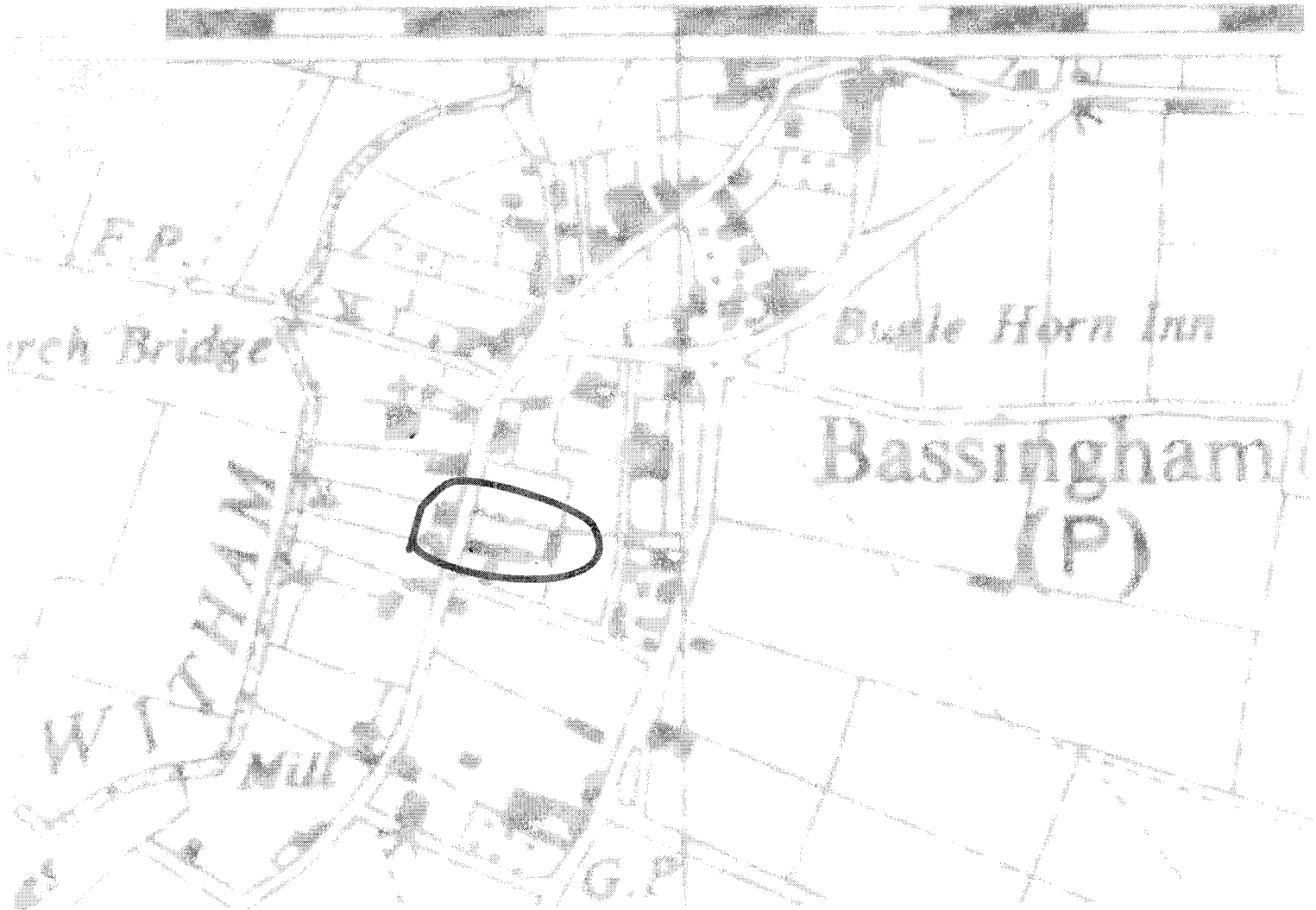
- 10.4 We believe that the proposal now comprises an appropriate location for specific targets of society i.e. small families and the elderly.
- 10.5 We believe, therefore, that the proposal is supported by Policies LP2, LP17, LP25 and LP26 of the CLLP (2017), Policies ES1 and ES3 of the Bassingham Neighbourhood Plan (2016) and to the advice in para 8, 130, 202 and 203 of the NPPF (2019). We believe this application addresses Reason No.1 for Refusal of the previous application.
- 10.6 We have resolved all Highway concerns of the previous application and there is no longer a severe impact upon safety of the highway network. This resolves Reason 2 for refusal of the previous application.
- 10.7 We have provided satisfactory arboricultural information and landscape background to address Reason No. 3 for refusal in the previous application.

11.0 Conclusion

- 11.1 We understand the reasoning behind the Refusal of the previous application 21/1826/FUL but believe we have produced a proposal that not only addresses the previous concerns, but addresses them with a solution which is a characterful project which, not only will enhance the Bassingham Conservation Area, but will provide the right houses in the right place for those in most need.
- 11.2 If officers have any concerns regarding this proposal, please contact us immediately so that the issue can be resolved speedily.

**Clive Wicks B.A.(Hons), Dip.Arch.(Sheffield), R.I.B.A. Arb. Chartered Architect
Clive Wicks Associates**

March 2023



OS Plan prior to demolition and construction of bungalow on the site (approx. 1957) there is no continuity of open space from the church yard, across the cemetery to the fields to the north of Baker's Lane.

3 No. 3 bed Houses

And

3 No. Bungalows

At

No. 5 Newark Road

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Lincoln

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HERITAGE STATEMENT

Clive Wicks Associates

March 2023

- 1.0 This Heritage Statement is provided because the site is within the Bassingham Conservation Area and, being in the centre of Bassingham village, the proposal might impact adversely on the historic fabric of the village. This proposal is a revised application for a terrace of 3 ó 3 bed houses for young families and 3 bungalows for the more elderly persons.
- 2.0 The Conservation Area covers most of the central area of the village but extends to the south with Newark Road being the main artery through that area. The buildings within that core are generally of red brick and clay pantiles, with characterful brick detailing and chimneys.
- 3.0 The Conservation area is enhanced by trees, soft verges and soft landscaping.
- 4.0 There are instances, particularly nearly opposite the site where historical backland development has taken place. The character appraisal refers to this by making reference to *õirregular building lines being a characteristic featureö*, something that happens throughout the village.
- 5.0 Our current proposal reflects the architectural detailing of the village i.e. red brick arches over windows and doors, narrower windows at first floor level in the form of more vertical dormer windows unlike those of the previous refused application. With our proposal we now create a series of gables on the bungalows, similar perhaps, to alms houses.
- 6.0 The proposal removes the 60ø style bungalow and sets the road access alongside the Cemetery. The removal of the existing garage opens up the view towards the Cemetery and the bungalow on plot 4 provides a small level of security to the Cemetery both from within the bungalow and from its garden.
- 7.0 The Listed Building, St Michael and All Angelø Church, to the north of Newark Road, is set back from the road and is surrounded by trees and shrubs. Our proposal makes no impact on this Listed Building since there are no public points from the south or east of the site.
- 8.0 The Councilø Conservation Officer objected to the previous scheme on the grounds of harm to heritage assets. We have changed the proposal substantially by hiding the car parking, introduced a characterful terrace set behind metal railings and front gates and introduced a characterful courtyard to the rear with three bungalows. We believe there is no harm to a Heritage asset, but had this been so, then our scheme for three young families and three elderly couples would be a major public benefit.
- 9.0 We have shown in the Planning and Design Statement that the history of the site was a series of cottages which were demolished in the 60ø.
- 10.0 Policy LP25 : The Historic Environment outlines the requirement for development within Conservation Areas and states that :
 - *õDevelopment within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate)*

features that contribute positively to the area's character, appearance and setting. Proposals should:

- *j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;*
- *k. Retain architectural details that contribute to the character and appearance of the are;*
- *l. Where relevant and practical, remove features which are incompatible with the Conservation Area;*
- *m. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and lot widths of the existing built environment;*
- *n. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;*
- *o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against."*

We believe that we satisfy all of these issues.

11.0 Summary

11.1 We have outlined above and in the Planning and Design Statement illustrated the benefits that this latest proposal brings to the table.

11.2 The proposal provides an economical benefit for a local developer, a social benefit by providing the right housing in the right place and a contribution towards housing figures within the area.

11.3 The proposal illustrates how we have overcome the former objections to the development of the site.

11.4 We do hope, therefore, that we have shown how we have created a characterful design which will enhance the setting of the Cemetery and the Conservation Area generally.

**Clive Wicks B.A.(Hons.), Dip.Arch.(Sheffield), R.I.B.A. Arb.Chartered Architect
Clive Wicks Associates**

March 2023