



NK0004-1
20 February 2024

Planning Services
North Kesteven District Council
District Council Offices
Kesteven Street
Sleaford
Lincolnshire
NG34 7EF

By email to planning@n-kesteven.gov.uk

Dear Sir or Madam

Re: Outline planning application with all matters reserved for demolition of detached garage and erection of single new home, at 23 Grantham Road, Bracebridge Heath

On behalf of my client, Sequence (UK) Ltd are pleased to submit an outline planning application for demolition of the existing detached garage and erection of a single new home. The application comprises the following plans and documentation:

- Existing Site Location Plan and Block Plan (drawing no. 2020577-2020577-01);
- Indicative Proposed Block Plan and Site Location Plan (drawing no. 2020577-2020577-02);
- Proposed Indicative Plans with Tree Survey Overlay (drawing no. 2020577-2020577-03); and
- Arboricultural Implications Assessment (AIA).

The planning application fee of £578 has been paid directly by my client via the planning portal.

Site Context

Number 23 is a semi-detached, 2 storey house sitting on a relatively large plot of approximately 0.0875 hectares fronting onto Grantham Road to the west. The property benefits from a dropped kerb access, centrally within the plot and has an attached garage on the southern side with a further detached garage to the south. The detached garage would need to be demolished to allow for an additional new home.

Boundary treatments to the site are predominantly soft landscaping with low hedging to the front and the southern side boundary formed by a cypress, holly and cedar, and a mixed hedge further to the rear. The northern boundary between numbers 23 and 21 is fencing with some smaller trees with the eastern rear boundary again predominantly soft boundary treatments.

To the north of the site are a mix of detached and semi-detached properties with a common building line. To the immediate south is a Methodist Church set back within its plot, with terraced properties further south with on-street parking.

The land to the south and rear of number 23, aside from the garage which would be removed is predominantly laid to grass and there is no significant change in levels.

The plot is effectively double width with 0.032ha proposed for the new home and its associated residential curtilage.

Development Proposals

The application has been submitted in outline form only with all matters reserved and an indicative drawing only. The application is intended to agree the principle of residential development in the broad form set out within this application with full details to be provided at the reserved matters stage.

However, the indicative proposals demonstrate how the site can be brought forward to develop a high quality design response with the new home following the building line extending to the north along Grantham Road, in keeping with the prevailing character, and a good level of private amenity space to the rear, as well as off-road parking to the front.

Site History and Pre-Application Advice

There is no relevant planning history in relation to the site. A pre-application enquiry was submitted to North Kesteven Council in April 2023 with a written response received in July 2023. The pre-application submission considered 2 potential options for development, either the current proposal for a new home to the side of the existing property, or development to the rear more aligned with the Methodist Church.

The pre-application advice considered that the option for a new home to the side of the current property was more likely to be acceptable and agreed that the principle of development was acceptable as infill within the developed footprint of Bracebridge Heath. The following matters were also considered:

- A new home to the side of the existing dwelling might be acceptable subject to detailed design;
- An AIA would be required and consideration should be given to any replacement planting (tree officer comments);
- The scale of development did not require a consideration of Biodiversity Net Gain (BNG) under Policy 61, however the potential for some form of enhancement may be sought;
- Lincolnshire County Council has advised that in principle the development is acceptable in terms of highways impact;
- The officer's response also provided advice on the supporting documents required (met by this application) and suggested matters of access, layout and scale should be included within any outline planning application. This is considered further below.

Planning Policy Assessment

Section 38 (6) of the Planning & Compulsory Purchase Act 2004 , as amended by the Levelling Up and Regeneration Act 2023 requires that the determination of planning applications and appeals is undertaken in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise.

A revised version of the National Planning Policy Framework (The Framework) was published on 19 December 2023, with minor updates on 20 December 2023 and established that its policies are a material consideration which should be taken into account in dealing with applications from the day of its publication (paragraph

224).

Paragraph 11 of the Framework, advises that for decision taking this means “*approving development proposals that accord with an up-to-date development plan without delay.*”

The development plan comprises the recently adopted Central Lincolnshire Local Plan 2023 and the Bracebridge Heath Neighbourhood Development Plan adopted (‘made’) in 2022 (‘the Neighbourhood Plan’). There are currently no national development management policies.

Under **Policy S1: The Spatial Strategy and Settlement Hierarchy**, Bracebridge Heath is defined as a ‘Large Village’ suitable for further development. The proposals will help to meet the requirements of **Policy S2: Growth Levels and Distribution** which sets a requirement for 24,244 new homes over the plan period 2018-2040 with 12% in market towns and well-connected villages.

The site will comprise infill/intensification within the developed footprint and therefore is in accordance with **Policy S4: Housing Development in or Adjacent to Villages** as the development will preserve the settlement character and appearance, not significantly harm the character and appearance of the surrounding countryside or the rural setting of the village, and as set out within this letter, will be consistent with other policies in the development plan. This was agreed with the Council at the pre-application stage.

The site also comprises a highly sustainable location with a number of services and facilities on Grantham Road within very short walking distance from the site including St. Johns’ Primary Academy, Tesco Express, Co-op including Post Office, 2 pubs, a library and other services and facilities.

With regard to **Policy S53: Design and Amenity**, again it should be noted that the proposals are only indicative at this outline stage with all matters reserved. However the proposal does comply with these policy requirements as far as they are relevant at this outline stage and certainly does not preclude an appropriate, high quality design response under reserved matters. These considerations can be summarised as follows:

- The proposal is based on a sound understanding of its context with the new property infilling a gap within the street scene and aligning with the building line of properties in this location;
- The width of the plot is in keeping with its surrounds and indeed has a greater width than terraced properties to the south;
- There is not a prevailing character with a mix of semi-detached and terraced properties and other examples of detached homes. Immediately to the south of the site is the Methodist Church, which is distinct from its surrounds in terms of layout and design;
- Details of boundary treatments will be provided at the reserved matters stage and secured by condition but can be brought forward in a manner that will be in keeping with the surrounds, which are varied;
- The proposals therefore reflect existing character and provide an efficient use of the space, which is effectively a double width plot;
- The proposal is therefore acceptable in terms of the street layout, (indicative) siting, rhythm of the street, plot width and gaps between buildings and the ratio of developed and undeveloped space with a density in keeping with the location;
- As set out above the location is highly sustainable with good access to local services and facilities without the need to use the private car;

- Appropriate levels of parking can be provided and the development can meet requirements for EV charging at a detailed design stage and covered by building regulations;
- As detailed further below, the development will require the loss of 3 trees which make a very limited contribution. There is good scope for further planting and overall enhancement with native species through development which can be secured at reserved matters stage by condition;
- The proposals raise no concerns in terms of residential amenity with the new positioned alongside number 23 and with no concerns in terms of the relationship with the Methodist Church. The proposed new home will also benefit from a high standard of residential amenity with a long garden and parking to the immediate front of the property.

Policy 2: Design of New Developments of the Neighbourhood Plan sets out similar requirements to the above in terms of delivering high quality design. Again the proposal is considered to be in accordance with these requirements as far as relevant at the outline planning application stage. The development is not anticipated to exceed 2 storeys and will achieve good quality design with the layout reflecting local character in terms of the plot size, relationship with existing buildings and orientation. Again there will be limited removal of trees but this can be successfully mitigated and indeed enhanced as appropriate.

With particular regard to the part 3 of **Policy 2** the proposals will both deliver and retain a high standard of residential amenity as shown on the indicative layout. The proposal provides appropriate parking provision and again the scheme is suited to its surroundings in terms of the plot shape and size and impact upon the street scene with an appropriate separation between dwellings in keeping with that character.

Policy S47: Accessibility and Transport and **Policy S49: Parking Provision** are particularly focussed on safe access and sufficient parking provision for a development of this scale, which will not have unacceptable impacts in terms of traffic generation onto the local highway network. The indicative proposal demonstrates how 2 parking spaces can be provided, with full details of access to be provided at the reserved matters stage. This would require removal of the hedge to the front although this is of limited quality and again its loss can be mitigated through landscaping proposals secured by condition.

With regard to **Policy 3: Car Parking and Electric Charging Points** of the Neighbourhood Plan, again off-street parking will be provided immediately to the front of the new home making it straightforward to accommodate EV charging, also meeting the requirements of **Policy NS18: Electrical Vehicle Charging**. The requirements of **Policy 4: Cycle Parking and Storage** are recognised and given the size of the plot can be incorporated into the scheme at a detailed design stage.

In other matters the site lies within flood zone 1, the lowest risk flood zone and is also not at risk of flooding from other sources. Accordingly the proposal is in accordance with **Policy S21: Flood Risk and Water Resource**. The proposals also raise no concern in terms of **Policy S60: Protecting Biodiversity and Geodiversity** with the site and surrounds not being subject to any specific designations and minimal change to the use of the application site which is already residential garden.

With regard to **Policy S66: Trees, Woodland and Hedgerows**, the proposals would see the removal of the small hedge to the front of the site and T1, T2 and T3, which are a cypress, holly and cedar respectively. An AIA has been submitted with the application which advises that these are category C trees of no overall significance with the T3 cedar in particular of 'poor form' and therefore there is no objection to their removal.

There is scope for mitigation and enhancement through landscaping details at the reserved matters stage including new boundary planting.

Finally **Policy 6: Protecting the Historic Environment** of the Neighbourhood Plan requires consideration of heritage assets including non-designated heritage assets listed within Appendix B of that document. The site is not within or in proximity to a listed building or conservation area. The non-designated heritage asset in closest proximity to the site is St. John the Evangelist Church but the discrete nature of the site as infill, intervening development and distance from the church ensures there will be no harm or impact.

Other matters

The pre-application response from the planning officer confirmed there was not a requirement to consider BNG under **Policy 61: Biodiversity Opportunities and Delivering Measurable Net Gains** and the application has been submitted in advance of the introduction for minor development on 02 April 2024.

Policies S6, S7, S12 and S20 are referenced within the pre-application response but these are focussed on more detailed design matters, particularly energy efficiency and consumption, water efficiency and consumption, and resilient and adaptable design. These are not matters that would be addressed at this outline stage with an indicative proposal only but there is nothing with that indicative scheme, or the nature of the site that would prevent these policies being met at a reserved matters or detailed construction stage.

It is noted that there is no mandatory requirement for an energy statement in relation to the above policies at an outline stage, particularly for a single new home where all matters are reserved. The guidance for an energy statement (November 2023) defines that this could be a condition of outline planning permission dependent on scale and it is not a mandatory requirement or indeed referenced in the current validation checklist.

It is noted that the pre-application references a desirability for access, layout and scale to be submitted as part of the outline application. However it should be noted that my clients are not builders or developers and are merely seeking to agree the principle of a further new home in accordance with the indicative block plan proposals. Similarly there is nothing particularly distinctive in terms of the location that would justify the further information requested within the pre-application advice and it is our contention that the submitted application provides sufficient information for the principle of a new home to be agreed and outline planning permission granted.

Finally, as it is referenced within the pre-application advice, as a minor application, the proposal is below the threshold for a Design and Access Statement (DAS) to be required. Similarly Community Infrastructure Levy (CIL) is not a consideration at this outline stage with all matters reserved.

Summary

This outline planning application looks to secure planning permission for a single new home on a sustainable site within the 'Large Village of Bracebridge Heath with access to a range of services and facilities. The proposals have been demonstrated to be in accordance with the development plan when relevant policies are taken as a whole and in accordance with paragraph 11 of the Framework, Sequence therefore respectfully suggest that the planning application is approved without delay.



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I look forward to progressing this application with North Kesteven District Council in due course and please do not hesitate to contact me should you wish to discuss any aspect of the submitted application or require any additional information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Graham Bloomfield".

Graham Bloomfield BA (Hons), MA, MRTPI
Land and Planning Partner