

## **DESIGN AND ACCESS STATEMENT**

**Outline planning permission for residential development (up to 5 dwellings) including access with all other matters reserved for later approval.**

**at**

**Land to the east of The Old Vicarage, Main Road, Wigtoft**



**Project Ref. 19049-001-02**

**Client Mr G Scrupps**

**February 2021**

**Planning • Architecture • Design**

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## **1.0 THE VISION**

- 1.1 The vision for the site off Asperton Road and Main Road, Wigtoft is to create a well-designed development that will benefit the local area both socially and economically.
- 1.2 This will be achieved by demonstrating how the design and layout of the development can draw from the strengths of the existing area and use these and other features to create a unique and distinctive development that will complement and enhance the character of the surrounding areas.

Key benefits of the development:

- The creation of a new vibrant and healthy community through the use of an appropriate layout and dwelling choice complimentary to existing developments;
- Additional market housing to assist in the Council providing housing in Wigtoft and supporting neighbouring settlements (up to 5 units);
- Well-designed and quality informal landscaped areas and public open space that will provide an important recreational and amenity resource; and
- Enhancement to the Conservation Area and setting of listed buildings

## **2.0 INTRODUCTION**

- 2.1 This Design and Access Statement is prepared by Sensus Architecture Ltd. in support of an Outline Planning Application for residential development of up to 5 dwellings, on land at Main Road, Wigtoft Boston. All matters (appearance, means of access, landscaping, layout and scale) are reserved for later approval.
- 2.2 This Statement should be read in conjunction with the planning application, the supporting Heritage Statement and submitted plans, including the site plan and indicative layout plan.
- 2.3 This is a revised application pursuant to the refusal of application number: B/20/0123 for the same development. The application was refused for three reasons:

*1. The proposed development of up to five dwellings will, as a result of the number of dwellings proposed, the size of the site and the characteristics of the surrounding environment, pose as an incongruous and alien form of development which will be incompatible with the nature and pattern of the surrounding built environment and will appear cramped, awkward and over-developed. This proposal is therefore contrary to the objectives of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).*

*2. Insufficient evidence has been submitted which demonstrates that this development will preserve the setting of The Old Vicarage, which is a grade II listed building or its curtilage buildings which are also protected listed buildings, in accordance with the requirements of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, the proposal fails to meet the objectives of Policy 29 of the South East Lincolnshire Local Plan (2011-2036) or the objectives of section 16: Conserving and Enhancing the Historic Environment of the NPPF (2019).*

*3. Insufficient evidence has been submitted which demonstrates that this development will preserve the character and appearance of the Wigtoft Conservation Area in accordance with the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, the*

*proposal fails to meet the objectives of policy 29 of the South East Lincolnshire Local Plan (2011-2036) or the objectives of section 16: Conserving and Enhancing the Historic Environment of the NPPF (2019).*

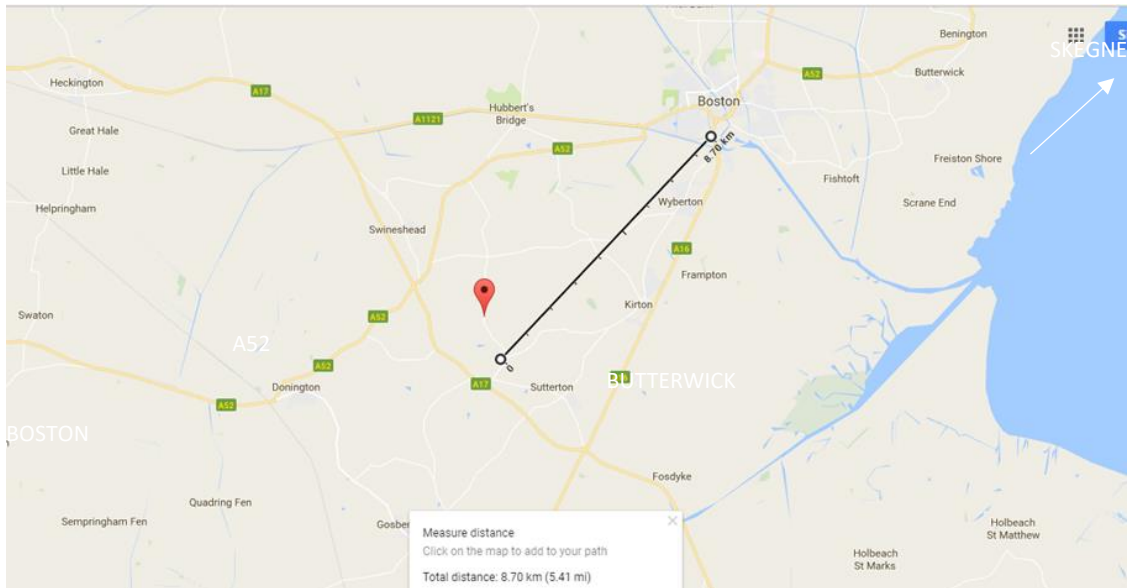
- 2.4 The crux of the issues is therefore the information provided to show that this site could accommodate up to 5 dwellings without causing harm to the character of the area, character and appearance of the Conservation Area and setting of listed buildings. The applicant requested to submit further information under the previous application but was advised that the report for refusal had been finalised and therefore it was beyond the timeframe in which additional information could be submitted.
- 2.5 The current application has been submitted to address the LPAs comments regarding insufficient information being provided. This comprises several layouts showing how up to 5 dwelling which could be achieved on this site.
- 2.6 It is also common ground, from reviewing the Case Officers report that the principle of the development is acceptable, that any impacts on residential amenity could be resolved at Reserved Matter stage, it was accepted that the matter of tree removal was a separate issue and that there were no concerns regarding highway safety, parking, flood risk or land drainage.

#### **Design and Access Statement objectives**

- 2.7 The design and access statement meets the requirements set out in Statutory Instrument No.295 'The Town and Country Planning (Development Management Procedure) (England) Order 2015' which at Part 3; 9 (3) states that a design and access statement must:
  - (a) explain the design principles and concepts that have been applied to the development;
  - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
  - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
  - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
  - (e) explain how any specific issues which might affect access to the development have been addressed.

#### **3.0 SITE CONTEXT ANALYSIS**

- 3.1 The site lies within the Parish of Wigtoft and is situated approximately 5 miles south west of the market town of Boston.



**Fig. 1 : Site aerial view (wider area context)**

3.2 The site is located on the corner of Main Road and Asperton Road



**Fig. 2 : Site aerial view (wider settlement context)**





**Fig. 3 : Site aerial view (close context)**

- 3.3 The application site lies within the Wigtoft Conservation Area. There are listed buildings within the vicinity of the site at Main Road. An appraisal of the Conservation Area and setting of listed buildings is include within the Heritage Statement which accompanies this application.
- 3.4 The application site is located to the east of The Old Vicarage, a grade II listed building and lies within its curtilage. The site lies on the south side of Main Road which is the main route though the village and runs east to west. There is a mix of housing types within the core settlement ranging from traditional listed buildings to modern bungalows.

#### **4.0 SITE DESCRIPTION**

- 4.1 The site is an area mainly laid to grass with an established hedge at its frontage to Main Road. *Photos of the site context are contained within the Heritage Statement at Section 2.* There are some leylandii trees at the western side of the site which are visible along Main Road. To the east is The Old Post Office which has wall flanking the application site which contains a ground floor window.
- 4.2 The site is located within the Wigtoft village settlement limits as identified within South East Lincolnshire local Plan [SELLP]).

## 5.0 PLANNING POLICY AND LEGISLATIVE CONTEXT

5.1 The planning policy set out below is considered relevant to the site and surrounding area:

### *Legislation*

- 5.2 Legislation relating to the Built Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.3 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:  
In the exercise, with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 5.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:  
'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving ***the building or its setting or any features of special architectural or historic interest which it possesses***'
- 5.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".

### *Development Plan*

- 5.6 The development plan consists of the South East Lincolnshire local Plan 2011-2036 Adopted March 2019 [SELLP]). The following LP Planning Policies apply to this site and to the objectives of the development: -
- Policy 1 – Spatial Strategy
  - Policy 2 – Development Management
  - Policy 3 – Design of New Development
  - Policy 4 – Approach to Flood Risk
  - Policy 10 – Meeting Assessed Housing Requirements
  - Policy 11 – Distribution of New Housing
  - Policy 17 – Providing a Mix of Housing
  - Policy 25 – The Historic Environment
  - Policy 30 - Pollution
  - Policy 31 – Climate Change and Renewable and Low Carbon Energy
  - Policy 33 – Delivering a More Sustainable Transport Network
  - Policy 36 – Vehicle and Cycle Parking
- 5.7 Wigtoft Conservation Area Appraisal (WCA)

## ***National Planning Policy 2019***

5.8 The following central government Planning Policies and policy guidance are also relevant: -

5.9 National Planning Policy Framework (NPPF) February 2019. The following sections are relevant to this scheme:

- Section 2 - Achieving Sustainable Development
- Section 4 - Decision Making
- Section 5 - Delivering a Sufficient Supply of Homes
- Section 11 - Making Effective Use of Land
- Section 12 - Achieving Well-Designed Places
- Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 16 – Conserving and Enhancing the Historic Environment

## **6.0 OPPORTUNITIES AND CONSTRAINTS**

### **Existing Use and Landform**

6.1 The relates to circa. 0.11ha and site lies and fronts onto Main Road, a class C public highway. It lies within the built-up area of the Wigtoft village and within the Wigtoft Conservation Area. The site lies within the curtilage of The Old Vicarage which is a grade II listed building. A grade I listed Church lies opposite the site on the north side of Main Road.

6.2 The site has a generally flat topography and comprises an area of garden land which is severed by the principal area of curtilage at The Old Vicarage via existing trees. There are no buildings on the site. The site's northern boundary fronts onto Main Road and is defined by an established hedge and low wall. The western boundary comprises the side wall of the adjacent residential property.



6.3 The area surrounding the site is predominantly residential, with some commercial uses further east into the village.

## **Existing Buildings**

- 6.4 The majority of the surrounding residential properties within Wigtoft are typically semi-detached or detached homes.
- 6.5 They comprise of a variety of different sizes, construction periods and styles. Building heights surrounding the site are typically two storeys adjacent with mainly bungalows opposite. There are some half storey units placed in specific locations around the settlement.
- 6.6 Dwellings at Asperton Road are typically of external brick or render under concrete tiled roofs. At Main Road, and within the Conservation Area, roof materials include pantile and slate and buildings are of a more traditional. Buildings have with various degrees of set back at Asperton Road with some evidence of edge of pavement properties at Main Road in the village Centre.

## **Local Distinctiveness**

- 6.7 The majority of properties in Wigtoft are finished in red brickwork under slate, pantile or concrete roofs. A combination of brickwork and render is common on the more modern properties. *A full appraisal of the area is included within the Heritage Statement which accompanies the application.*

## **Ecology**

- 6.8 Designated sites: The site does not lie within or adjacent to any designated sites of nature conservation value.
- 6.9 Habitats: The site comprises poor grassland field. Other habitats include some mixed hedging. None of the hedgerows qualify as important under ecological criteria of the Hedgerow Regulations 1997 (as amended).

## **Trees**

- 6.10 The Wigtoft Conservation Area Appraisal indicates Group TPO trees within the curtilage of The Old Vicarage. The site has been inspected and there are some large specimen Leylandii within the site but no other significant trees of value. The trees within the application site would need to be felled to facilitate the development.

## **7.0 THE PROPOSAL**

- 7.1 The application seeks Outline approval for the construction of up to 5 dwellings. *All matters are reserved for later approval.*

## **Principle of the development**

- 7.2 The site is located with the built settlement of Wigtoft, which is classed an 'Other Service Centre' and Settlement under Policy 1 of the South East Lincolnshire Local Plan 2011-2036. Policy 1 states



‘within the settlement boundaries of the Other Service Centres and Settlements development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Committed sites and infill.’

- 7.3 The settlement boundaries of the Other Service Centres and Settlements allow limited opportunities for residential development largely because the character, appearance and form of the settlements are mainly small in scale and close to the surrounding designated countryside.
- 7.4 The aim of the SELLP is to establish a more balanced market and create a better range and mix of housing opportunities in a range of locations. The Local Plan accepts that incremental growth in housing supply will also come about through speculative planning applications within the settlements. Policy 1: Spatial Strategy is the main supporting policy through which to assess these development opportunities.
- 7.5 The site is in a sustainable location and will support the requirement for housing in Witgoft as set out in the SHLAA as well as provide housing to support adjacent settlements. The submitted proposal is considered to meet the requirements of Policy 1 of the South East Lincolnshire Local Plan 2011-2036.
- 7.6 In the Officer report under application number: B/20/0123 The Case Officer confirmed that the principle of the development was acceptable.

#### **Amount and Use**

- 7.7 The quantum of development proposed at outline stage is up to 5 residential dwellings (Class C3). The amount of development proposed takes into consideration the heritage sensitivity of the site and pattern and grain of development at Main Road. On the matter of density, the case officer in the previous application raised concerns regarding the ability of the site to accommodate up to 5 dwellings.

### Density and impact on surrounding area

The site occupies about 0.11 hectares and the application is for a housing scheme of up to five dwellings. The maximum density would therefore be around 45 dwellings per hectare. The density of the surrounding area is low, at around 18 dwellings per hectare consisting of detached and semi-detached properties. The submitted indicative layout plan indicates that a development of up to five dwellings could be accommodated on site though the submitted DAS indicates that an *'alternative approach that would work equally well would be to have buildings sited closer to the pavement in order to follow the pattern of development'*. Nevertheless, the submitted indicative plans form part of the evidence submitted as part of the application and therefore have some weight in the assessment of this application.

The description of the development is for up to five dwellings and on this basis, if outline permission were to be granted, this Council would be obliged to allow that number on site since the description is considered central to what may come forward at reserved matters. This view is based on the conclusions reached by an inspector at appeal in 2019. (see APP/Z2505/W/18/3217623 – Pote Lane, Old Leake). At that time the Inspector concluded that *'it would not be possible to leave the number of homes reserved matters as the principle would have already been submitted'*

However, an alternative approach was made by Inspectors at appeal in 2019 and in January this year where appeal Inspectors felt that the number of dwellings could be agreed at reserved matters stage (see appeals APP/Z2505/W/19/3232329 and APP/Z2505/W/18/3217623). Upon examination of these appeals, it would appear that great deal depends on the circumstances of each case on whether the number of dwellings needs to be fixed at outline stage. The size of the site, location, the characteristics of an area and the number of dwellings proposed are clearly important factors. Again, had the proposal been submitted as a full application, this would have enabled a more robust assessment to be undertaken as there would have been certainty regarding the end development.

It is considered that to accommodate an acceptable design and layout it would be necessary to reduce the overall number of dwellings. However, this does not form part of this application and on this basis, the proposal must be assessed on the evidence submitted, i.e. for up to five dwellings.

In this instance, it is considered that the erection of five dwellings on this relatively small site would result in a high density scheme compared to the surrounding area and may therefore be considered to constitute over-development. Such a scheme will not follow the grain or pattern of development in the area and which would be contrary to the objectives of policies 2 and 3 of the SELLP.

- 7.8 We have addressed this matter under the layout section below. The description is *up to* and as the Case Officer has noted in their own report, at appeal Inspectors have decided in both directions i.e., this is a matter that can be addressed at reserved matters and also that the outline sets the principle of the number of units that can be developed. Our view is that the former should be given greater weight. Additionally, we would also stress that a development can come forward in a number of different ways to achieve the *up to* figure. The layout plans provided in the refused application were illustrative of one type of layout and not determinatives of the form of the future development. As the reason for refusal does not state that the principle of 5 units is unacceptable, rather that insufficient information has been provided to demonstrate it could be achieved, we have provided a range of different layout options below to address this matter. We consider this now provides sufficient information that the site can be developed with *up to* five units. However, we are also of the view that the density of development and ultimately layout is a matter that can be addressed at Reserved Matter stage.

## Layout

- 7.9 *Layout is reserved for later approval and is not for approval under the current outline application. Several potential layouts have been prepared in support of the application, to demonstrate the basic viability of such development. They have been prepared to address the Council's previous reasons for refusal under application number: B/20/0123. It is anticipated that the ultimate developer will wish to agree a revised layout to their own requirements, at Reserved Matters stage.*



OPTION 4 : 5 x 2 bed houses - Facing West



OPTION 5 : 5 x 2 bed houses - Facing North



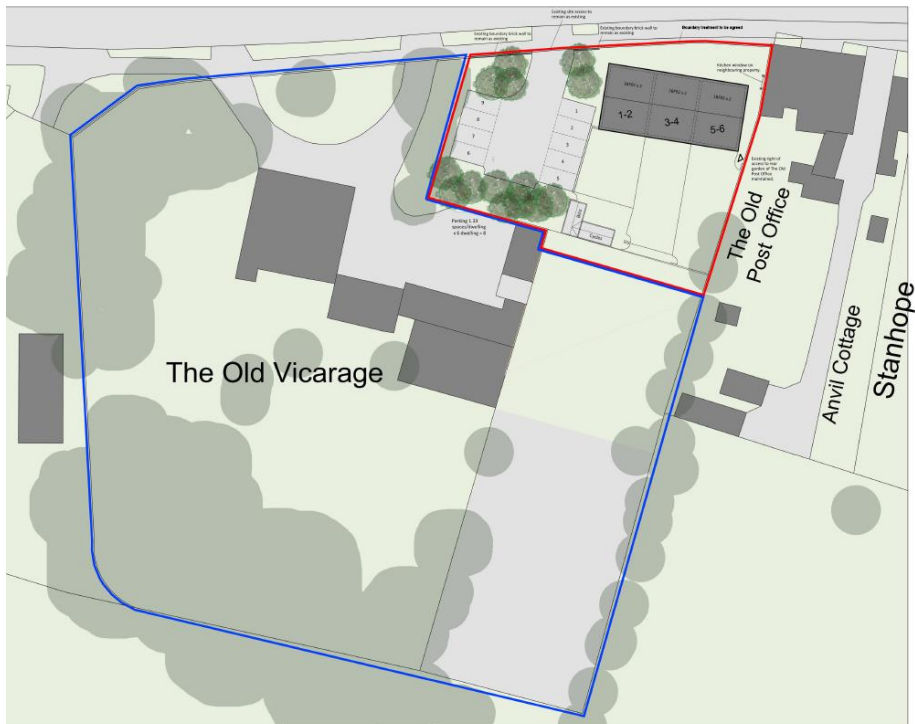
OPTION 6 : 5 units; 3 x 3 bed houses + 2 x 1 bed flats

- 7.10 Options 4, 5 and 6 provide 3 provide a range of different layouts which demonstrate how up to 5 dwellings could be accommodated on site having good spatial separation from one another and existing surrounding development, whilst softening the impact of the car parking through placing it to the side of the dwellings. There are many alternative approaches which could come forward meeting a range of housing needs in Wigtoft that would work equally well.
- 7.11 In considering the right quantum of development for this site, options for up to 6 units were also considered, as set out at Option 1, 2 and 3 below. We consider this to be evidence that we have not sought the maximum density that is achievable at this site and instead have considered the site context and the form and density of development that would be most appropriate, which in this case is up to 5 units. The examples of 6 units are set out below:



OPTION 1 : 6 x 1 bed flats; square to Vicarage outbuildings





OPTION 2 : 6 x 1 bed flats; square to the Old Post Office



OPTION 3 : 6 units; 2 x 3 bed houses + 4 x 1 bed flats

- 7.12 This application has not been submitted for up to 6 units. The above drawings form part of our evidence that a higher density could also be achieved and that we have applied for a lower quantum.

### **Scale & Appearance**

- 7.13 The vision for the site is to create a well-designed, sustainable residential development which builds on the strengths of the existing area and compliments the unique character and relationship with its surroundings.
- 7.14 The architectural identity of the dwellings would be designed following an analysis of the existing residential dwellings in the local area. It is suggested that at reserved matter stage they would incorporate a range of details appropriate to the surrounding area and use the best quality materials that are viable at this site.
- 7.15 The size and articulation of the future dwellings could provide development of local vernacular external materials with interest in the street scene through changes in scale, orientation, detailing and projection.

### **Movement, access & Parking**

- 7.16 Access has not been reserved for later approval and forms part of the current application consideration.
- 7.17 The access to serve the site comprises an existing access onto Main Road. The access point is shown on the submitted plans. In addition to this, the indicative drawings show how car parking could be accommodated on site. The existing access has suitable visibility of Main Road and is considered to be suitable to serve 5 dwellings. The indicate plans only illustrate only one parking arrangement and there will be other ways to provide a policy complaint quantum of parking spaces.



- 7.18 All dwellings can be designed to ensure adequate provision has been made for refuse storage and collection.
- 7.19 Whilst this scheme is only in outline, entrances to the buildings at reserved matter stage will have to comply with current building regulations. All houses would need to have a path providing a safe and level route from the public highway to the principal access. This can be achieved.
- 7.20 On the matter of Highway, access and Parking considerations, the Case Officer under application B/20/0123 assessed as follows: *“There is ample visibility in either direction along this road and access to the site is acceptable. Given the number of dwellings (and the number of bedrooms) are not known at this stage, the issue of whether the application complies with policy 36 will be assessed at reserved matters stage should this outline application be approved. The County Highways Authority has no objections”.*
- 7.21 In conclusion, we consider that the above detail demonstrates to the Local Planning Authority and the Highway Authority that safe and adequate access can be achieved without compromising the safety of other road users.

### **Landscaping and Boundaries**

- 7.22 The site is subject to a Group and Individual Tree Preservation Order, protected under Wigtoft Tree Preservation Order No.3. All other trees not protected by the Order, are protected under s211 of the T&CPA.



## Lighting

- 7.26 This detail would be more appropriately considered at Reserved Matter stage when a detail scheme is being considered.

## 8.0 OTHER MATTERS

- 8.1 This section seeks to address other policy areas that are relevant to the development of this site to demonstrate its compliance with the Local Plan.

## Historic Environment

- 8.2 The site sits within the Wigtoft Conservation Area and within the proximity of three grade II listed buildings which front onto Main Road.
- 8.3 The site is presently an undeveloped area of land within the conservation area. Whilst it is within the curtilage of The Old Vicarage, it lies outside of the functional and used garden area and appears as a strip of undeveloped land from Main Road. The proposals represent a real opportunity to significantly improve the appearance of this site through the proposed development.
- 8.4 There are three listed buildings, situated to the north, east and west of the application site. The principal elevations of these buildings face onto Main Road. The Heritage Assessment which accompanies this application concludes that the proposals would not harm the setting of these buildings. The proposal would improve the appearance of the site and therefore serve to enhance the views of the listed building from their rear/service entry elevations.
- 8.5 Under application B/20/0123 the Conservation Officer made two responses which we have responded to below (Conservation Officer response *italicised* and our response in **bold**):

### Response 1

*Whilst the proposals are Outline, there are a number of aspects that would fail to preserve the character of the area;*

- *The proposed properties are generic in appearance and would not support the character of the conservation area and adjacent positive buildings.*

**Appearance and scale are reserved for later approval.**

- *The proposals subdivide the garden of a listed building, and whilst this space has limited contribution to the setting of the listed building it(s) development should be sympathetic to wider context of the conservation area.*

**Agree the application site has limited contribution to the setting of The Old Vicarage.**

**Development could be designed at Reserved Matter stage in a way that is sympathetic to the setting and Conservation Area.**

- *The proposals appear to remove a brick curtilage listed boundary wall and tree cover which contributes to the character of the conservation area. This loss would further erode the setting of the listed and result in a shared drive of a suburban character.*



**No wall would be removed at the frontage of the site. The vehicular access would enter the site in the existing position of the 5-bar gate in the photo below, and the existing wall to either side would be retained.**

*In summary I feel that the proposals will erode the setting of the listed building and will fail to preserve the character of the conservation area. Whilst I think there is probably development potential on the site the proposed scheme needs further consideration to ensure it does not adversely impact the historic environment.'*

**We note that the Conservation Officer has not objected to the principal of developing this site for housing.**

#### Response 2

*'Since the original assessment of the application it has become clear that the existing extension, that the garage unit will be placed in front of, appears to be a historic stable block. There has been a secondary access to the site, directly addressing the stable block, since the late 19th century at least, showing that this building was designed to be appreciated from the main road. By placing a modern garage block directly in front of the curtilage listed element of the site this appreciation and view will be totally eroded. This will adversely affect the setting of the listed building, negatively impacting its special interest.'*

**These details were only indicative. We have considered the Conservation Officers comments and a range of layout options have been submitted below which show how the area adjacent to the stable block could be retained for parking.**

- 8.6 For this reason, it can be concluded that the proposals would have a positive impact on the historic significance of the Conservation Area and settling of the listed buildings. The proposal would accord with the duty set out within s66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as the policy guidance set out within the NPPF, PPG and Policy 29 of the SELLP.

#### **Impact on Residential Amenity**

- 8.7 This is an outline application with matters relating to access, scale, layout, appearance and landscaping reserved for later approval. The submitted site plan which shows a proposed housing and road layout and the position of the proposed houses is for indicative purposes only. The indicative layout clearly demonstrates that housing development can be accommodated at this site without causing any substantial harm to residential amenity, in respect of overlooking, overshadowing or overbearing impact whilst creating a high quality living environment for future residents. Whilst The Old Post Office presently has a window that faces into the application site, it is considered that a layout can be designed which would minimise any impact.
- 8.8 We note that in the Case Officer report for application number: B/20/0123 the Case Officer in their professional assessment confirms that a future development could be designed to ensure residential amenity is not harmed.
- 8.9 For the above reasons it can be concluded that the proposal complies with criterion (6) of policy 2 of the SELLP.

## **Pollution**

- 8.10 Policy 30 of the SELLP requires that when formulating proposals, consideration should be given to the potential for pollution arising from a proposed use. In this instance, the use of the site for car parking will not change.
- 8.11 We have considered air quality as part of this development and do not consider there is mitigation that needs to be implemented as part of this development. The proposals are considered to comply with Policy 30 of the SELLP.

## **Archaeology and Heritage Assets**

- 8.12 The site occupies an area within the historic core of the village of Wigtoft and in the vicinity of the medieval church - listed grade I. Medieval and early post-medieval pottery have been found in the vicinity and there is a potential that further remains of these periods will survive within the application site.
- 8.13 Given that this application is in outline and therefore no detail is being committed to at this stage, a condition can be imposed to require further archaeological work to be undertaken at Reserved Matter stage.
- 8.14 The proposal is considered to offer an opportunity to provide an enhancement to the character and appearance of the Conservation Area.

## **Impact on character of the area**

- 8.15 The site is presently private land. This application site is not previously developed land and presently has some landscape value though its openness existing tree planting. However, this gap in the road frontage has the potential to offer significant enhancement to the settlement and therefore on balance is acceptable.
- 8.16 Policy 2 provides a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals. Policy 2 criteria includes, inter alia, quality of design, impact upon of enhancements of areas including historical buildings and heritage assets as well as wider impact upon the character and appearance of the area and relationship to existing land uses. It is considered that the indicative drawings satisfactorily demonstrate how a development could be designed to satisfy policy criteria.
- 8.17 New development should reflect the principles of good design set out in the NPPF. The orientation, layout, siting and landscaping of new buildings should maximise energy efficiency, utilising natural shelter and opportunities for passive solar gain. Issues of design and orientation will also be considered against Policy 3: Design of New Development.
- 8.18 Under Policy 3 all development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

- 8.19 The Reserved Matter approval would provide high quality design and layout and therefore we considered that this development will only enhance the appearance of the Conservation Area and the surrounding locality. We therefore believe that there is no evidence to demonstrate the proposals would have substantial harm to the character or appearance of the surrounding area.

#### **Surface water disposal and flood Risk**

- 8.20 Policy 4 of the South East Lincolnshire Local Plan 2011-2036 states, amongst others, the application is support with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change.
- 8.21 The site is not within a Flood Zone according to the EA Maps.
- 8.22 This application is in outline form and seeks to address the principle of housing development on this site. Thus, the location plan submitted is for indicative purposes only and the design and location of development and the surface water strategy will form part of the application for the approval of reserved matters should this outline application be approved. This detail can be subject of a planning condition. This approach was accepted by the Case Officer under application number B/20/0123.

### **9.0 CONCLUSIONS**

- 9.1 The application proposal is a result of a detailed assessment and review of the site environs as well as careful consideration of the 3 reasons for refusal under application number B/20/0123. This site analysis has provided a number of layout options which demonstrate that a 5 unit scheme could be accommodated at this site which would assimilate the proposal into its surroundings at Main Road and the wider Wigtoft area.
- 9.2 It is considered this proposal complies with both the Adopted SELLP and the NPPF. The site is situated within the defined settlement limits of Wigtoft, which is classed an 'Other Service Centre' and Settlement for the purposes of the SELLP. Under Policy 1 new development will normally be limited to committed sites and infill. This site is considered to be an infill plot and therefore meets the requirements of Policy 1.
- 9.3 The range of layout plans provided demonstrates that the development accords with prevailing Development Plan policies and would enhance the character and appearance of the surrounding area. These also address the Council's previous concerns regarding the level of information submitted to demonstrate this site could be developed with up to 5 units.
- 9.4 The site will be served from an existing access. Vehicular access to the site will not compromise the safety of the local highway network and the location of the site is sustainable being accessible by modes of transport other than the private car.
- 9.5 The application is consistent with the Development Plan and complies with Adopted SELLP and the guidance set out in the National Planning Policy Framework which promotes sustainable development.
- 9.6 It is therefore concluded that the application proposal should be granted planning permission in accordance with the Development Plan and the provisions of the NPPF.