

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

**Land Off Old Main Road
Old Leake
PE22 9HR**

FOR

Messrs A & J Daubney

Job No B/3129

October 2017



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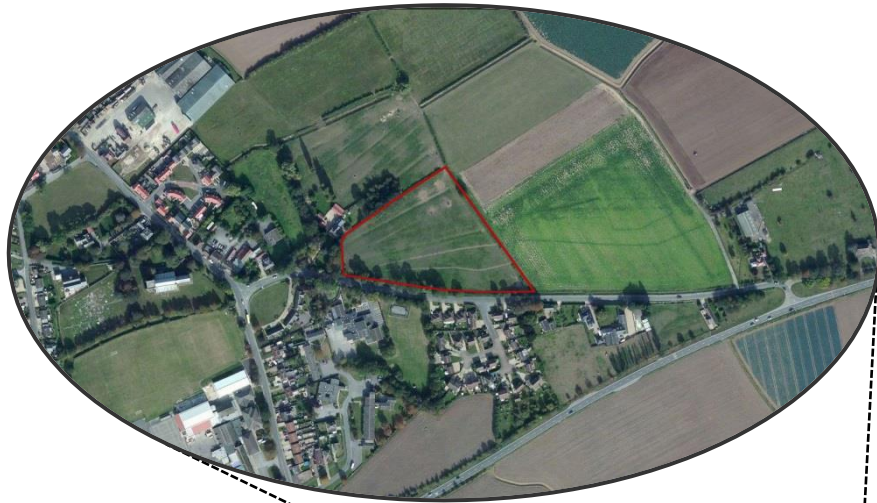
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REVISIONS	

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1.0 The Project

- Neil Dowlman Architecture Ltd. has been engaged by Messrs A & J Daubney to submit an Outline Planning Application for the proposed change of use and development of land off Old Main Road, Old Leake, Boston, Lincolnshire. The site is triangular in shape, predominantly open in character, and lies north of Old Main Road opposite Old Leake Primary School; the developable area comprises the extent of the field bounded by drainage ditches.
- The site lies immediately adjacent to the Old Leake settlement boundary. The southern site boundary comprises mature trees and hedgerow; the eastern boundary is mostly open with some mature hedgerow; the north-western boundary mostly comprises hedgerow and mature trees. The character of the site and immediate area will be maintained through the retention of these features and with properties along the eastern boundary benefitting from open views across agricultural land.
- The site is approximately 1.9ha (18930sqm).
- The site proposals involve the construction of 35no. dwellings (including 20% affordable homes) together with associated groundworks, landscaping (at least 7% of the gross site area made available as public open space) and infrastructure. The development includes a new car park for the sole use of Old Leake Primary School.
- The site is currently used as pasture land for horses. The development will lead to the loss of agricultural land, however, there is a recognised need for new housing in the Borough of Boston and the site has been identified within the South East Lincolnshire Strategic Housing Land Availability Assessment (April 2017) as a suitable housing site ideally located next to existing residential development and close to shops and services.
- This document will form part of the planning application submitted for the site and should be read in conjunction with associated drawings. A site plan has been prepared to show how the site will be developed and that it can comfortably accommodate 35no. new homes at a density similar to the surrounding area. Indicative site sections have also been prepared to suggest how the scheme may develop in terms of scale, appearance and landscaping.



2.0 Planning Policy Statement

As 'countryside' the use of the site is constrained by planning policy, however it is ideally located amongst existing residential development and close to shops and services. It is deemed to be both a viable and a sustainable site for new residential development that will help the local authority meet its target of available housing land.

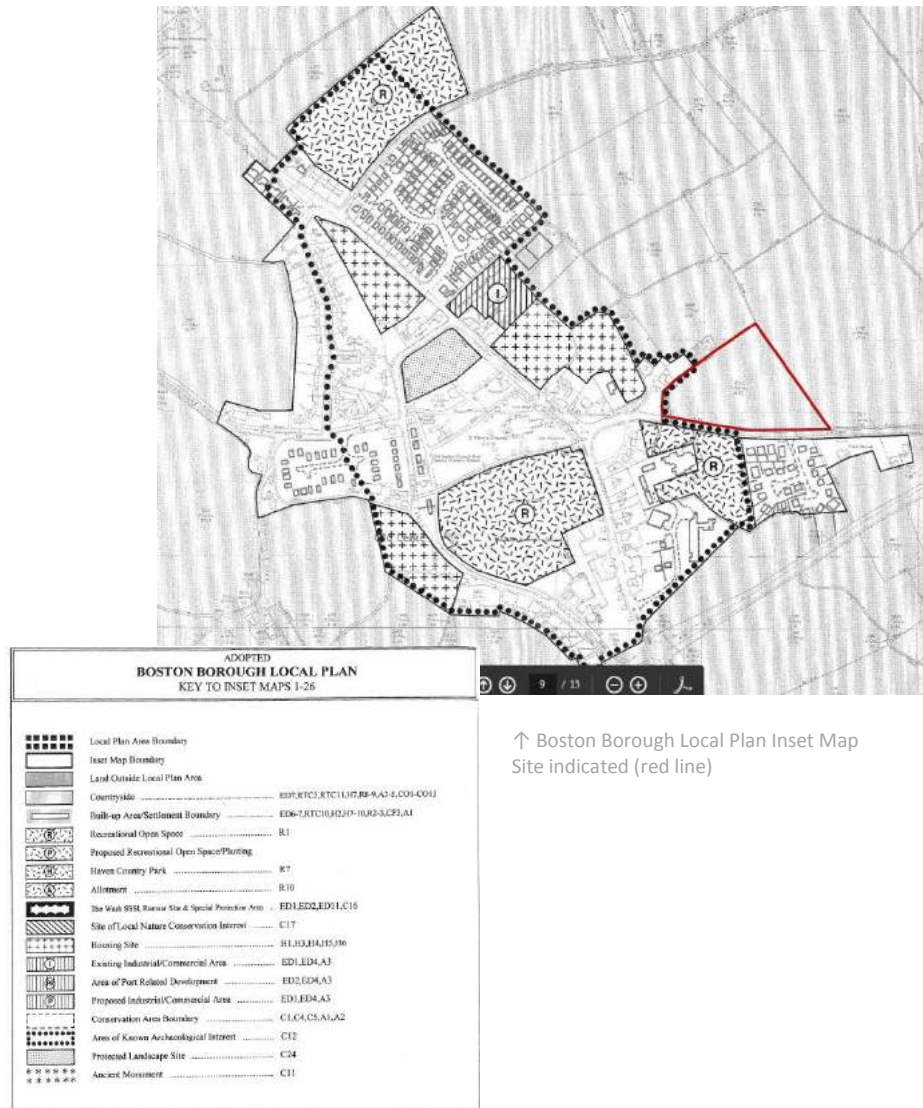
The South East Lincolnshire Strategic Housing Land Availability Assessment (2016)

Planning policy encourages development away from areas at higher risk of flooding to lower risk areas. Within the Borough there are limited opportunities for development in or adjacent to settlements where no flood risk exists, and therefore mitigation measures are generally acceptable to enable development in areas of some flood risk.

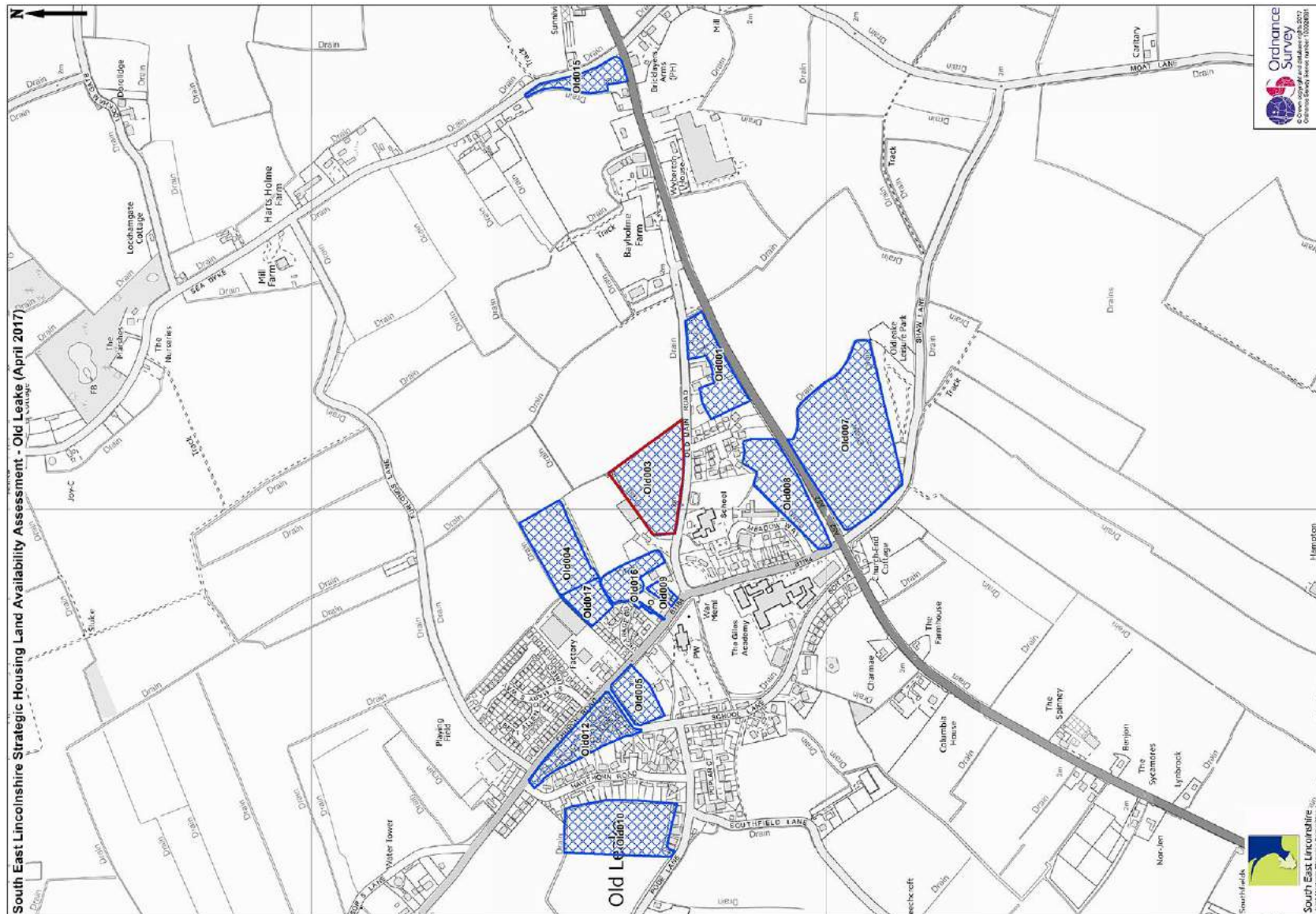
This site is something of an anomaly in the area having a hollow area to the south-east that suggests a greater depth of flooding. In general the flood risk for the site is comparable to other sites that have received planning permission and mitigation of flood risk can be made, as indicated in the accompanying Flood Risk and Drainage Report.

Planning permission has been granted for development off Meadow Way, Old Leake (November 2016) to provide 30no. affordable dwellings, which confirms the suitability and viability of residential development in this location. The South East Lincolnshire Strategic Housing Land Availability Assessment (SHLAA April 2017) also indicates that the site is available, achievable and suitable for residential development. Development of the site will not adversely impact the environment in terms of natural or heritage assets; the character and appearance of the area will not be significantly impacted as landscape features including hedgerow and trees will be retained as much as possible; the location and infrastructure will not be adversely impacted; and there will be no negative impacts to transport in terms of creating or exacerbating traffic problems, as local services and facilities are accessible on foot, bicycle and public transport. Further to this the proposed car park for use by Old Leake Primary School will help to relieve on-street parking along Old Main Road and improve road safety.

There is an identified need for new housing in the Borough of Boston and within Old Leake specifically, and Boston Borough Council's 'Assessment of 5-year housing land supply' (March 2017) indicates a current under supply of land at 3.4 years. The presumption in favour of sustainable development as indicated in the NPPF



↓ SHLAA Plan for Wrangle – Site indicated (red line)



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encourages positive planning decisions where proposals accord with the development plan or where it is absent, silent or relevant policies are out-of-date or where 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits' of the development.

Proposals within the South East Lincolnshire Local Plan identify Old Leake as a 'Minor Service Centre' where development is to be directed to help support its role within the hierarchy of settlements in the borough. Development here will be permitted where it is seen to sustain existing facilities and/or the service needs of other local communities. Minor service centres are considered to be areas of 'limited opportunity' where development will be permitted within the settlement boundary where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community and environmental benefits. As the borough is unable to show a 5-year supply of housing land, which is itself to be taken merely as a target and not a ceiling, and there are very limited opportunities for development within the Old Leake settlement boundary, it is therefore reasonable to propose development of a site immediately adjacent to the settlement boundary. In sustainability terms, development here would have economic benefits to the wider settlement and borough in terms of sustaining facilities, shops and services and providing both jobs and a local workforce. In community terms the development provides much needed new homes including an affordable provision of 20%, greater than that required by current housing policy, in a village location with well-established services and facilities, including GP surgery, nursery, primary school, secondary school, post office, public house and fish and chip shop. The inclusion of public open space will benefit the whole community and the proposed school car park will help to relieve on-street parking with the aim to improve road safety and access to the school. In environmental terms development will not impact on natural or heritage assets and will have limited impact on the character and appearance of the area; in terms of accessibility the site is in an ideal location.

As part of the South East Lincolnshire Local Plan consultation, housing allocations for the period 1 April 2011 to 31 March 2036 have identified a need for 100no. new dwellings in Old Leake. Existing completions and commitments total 105no. homes and for this reason despite this site being seen as favourable to any other in the SHLAA, it was not put forward as a housing allocation site. Despite this, it is clear that the site is considered to be suitable for development and the additional community benefits attached to the proposal further this suitability and sustainability. There is no upper limit on the number of dwellings a settlement can be deemed to sustain and instead in view of the presumption in favour of sustainable development, the benefits of permitting development here can clearly be seen to outweigh any impacts by adding to the borough's 5-year supply of housing land.

The county education department has indicated that Old Leake Primary School has sufficient capacity to accommodate proposed developments. However, there is no

capacity remaining at the closest secondary school (Giles Academy) where an additional 125 places will be required to meet current demand from proposed developments; a similar situation exists for sixth form provision. The CCGs have indicated that there is some capacity at the Local GP Surgery to accommodate additional patients.

At SHLAA consultation stage, no objections were raised by Witham Fourth District Internal Drainage Board, the Heritage Trust of Lincolnshire, the Environment Agency or Anglian Water. The Environment Agency has commented that Old Leake Water Recycling Centre (Sewage Treatment Works) has capacity for 690 houses, Anglian Water has confirmed this, and improvements to the existing foul sewage network are expected to be required.

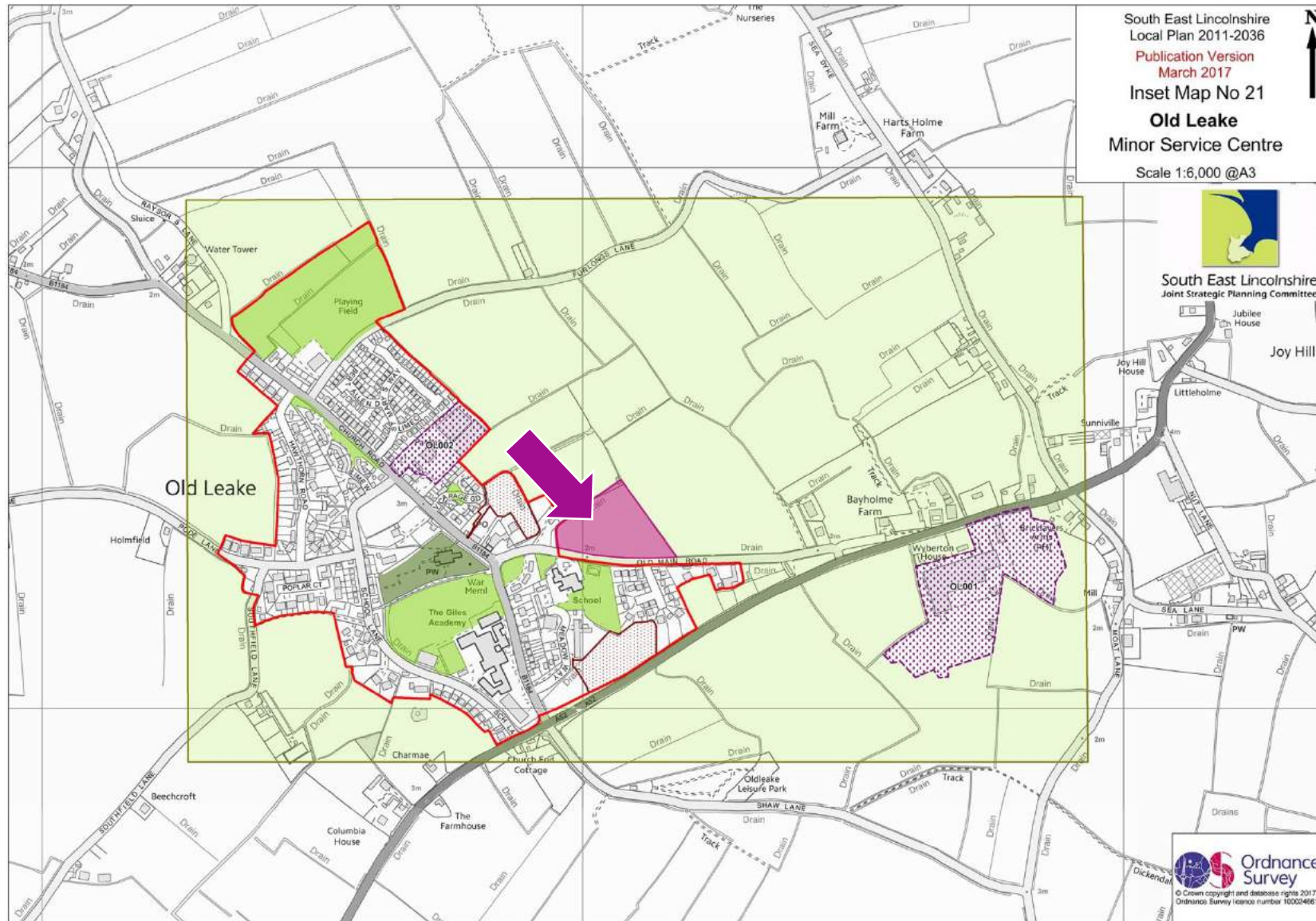
Flood risk measures recommended by the Environment Agency will mitigate flood risk and this has been illustrated in the accompanying Flood Risk and Drainage Report. Accordingly, to further minimise flood risk and meet the requirements of Anglian Water, a sustainable drainage system (SUDs) has been proposed to manage surface water.

The SHLAA indicates twelve potential housing sites within Old Leake and of these seven are considered to be 'developable'. Site old016 has extant outline planning permission for 21no. dwellings and is currently under construction; Old008 has extant planning permission for 30no. dwellings and is also under construction; Old005 is a small site and is currently a protected landscape site and therefore not appropriate for development as this would impact the character of the village; Old009 is a very small site indicated to accommodate 3no. dwellings and therefore not requiring consideration; Old012 has received planning approval and is already under construction; Only Old001 and Old003 provide potential new housing land. The South East Lincolnshire Local Plan: Housing Paper for Old Leake indicates that Old003 is the favoured site for new residential development; there are no adverse environmental impacts associated with the development of this site; development here would relate well to the existing village; and there would be no impact on infrastructure i.e. development will not lead to loss of, nor place undue burden on existing infrastructure. The location is considered to be accessible for existing services and facilities.

The development is not expected to impact transport, and local facilities are all accessible on foot, by bicycle and public transport; the development will therefore not create or exacerbate traffic problems.

In conclusion of the information included in the SHLAA and discussed above, the proposed development site is considered to be the most suitable and achievable for new housing. The proposed residential development has therefore been designed to sit comfortably between existing residential development and the countryside setting; and maximise the potential of this housing land lying adjacent to the settlement boundary.

↓ South East Lincolnshire Local Plan Consultation March 2017 (Publication Version) Inset Map for Wrangle



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The South East Lincolnshire Sustainability Appraisal for Wrangle (2016)

The Sustainability Appraisal for Old Leake indicates that there is not enough open space to meet residents' needs. The proposed development will increase open space by in excess of 1300sqm, not including the 800sqm set aside for school parking. The site is within the ideal 1km walk from the playing fields (400m) and the community hall is marginally outside of the ideal 600m walk (700m) but located adjacent to the playing fields therefore this arbitrary requirement should not be seen as a restriction on development. The site is within a reasonable walking distance of Old Leake Primary School (immediately opposite the site), and Giles Academy Secondary School (300m) as well as some local employment opportunities. Bus stops are accessible on Old Main Road, within the ideal 400m walking distance, with multiple services every 30mins -1 hour (Monday – Sunday) between Boston and Skegness and the wider Lincolnshire bus network.

Advice provided within the South East Lincolnshire Local Plan suggests an acceptable level of provision for affordable homes on the site and an indication of the size of these dwellings. The make-up of market housing on site, in terms of type and size, has also been informed by the South East Lincolnshire Local Plan, which is considered to be the most up-to-date assessment of all housing need for the borough.

The Sustainability Appraisal indicates that the site is outside of the ideal travel distance to a big supermarket, which is the case for most of the minor service centres of the borough, however it is within the ideal 1km walk of a local convenience store, and other services and facilities which should help towards achieving social inclusion. The site is within the ideal 1km walking distance of village employment sites which may improve access to local employment, it is also within the 7km drive of nearby Wrangle and Butterwick and other employment opportunities. Boston is further away at around 10km, however Old Leake is considered to be a sustainable settlement and new housing is required to meet housing land supply targets.

Biodiversity interest is limited and the site is not in close proximity to any statutory designated site. Retention of trees will have a positive impact on the site. The accompanying Ecology and Protected Species Survey Report indicates no major ecological constraints associated with the proposed development of the site.

The Sustainability Appraisal views this site, and for the record all greenfield sites, as negative in terms of protecting and improving the quality of soil, air and water resources. It would be impossible to suggest that any development would have no impact on air quality

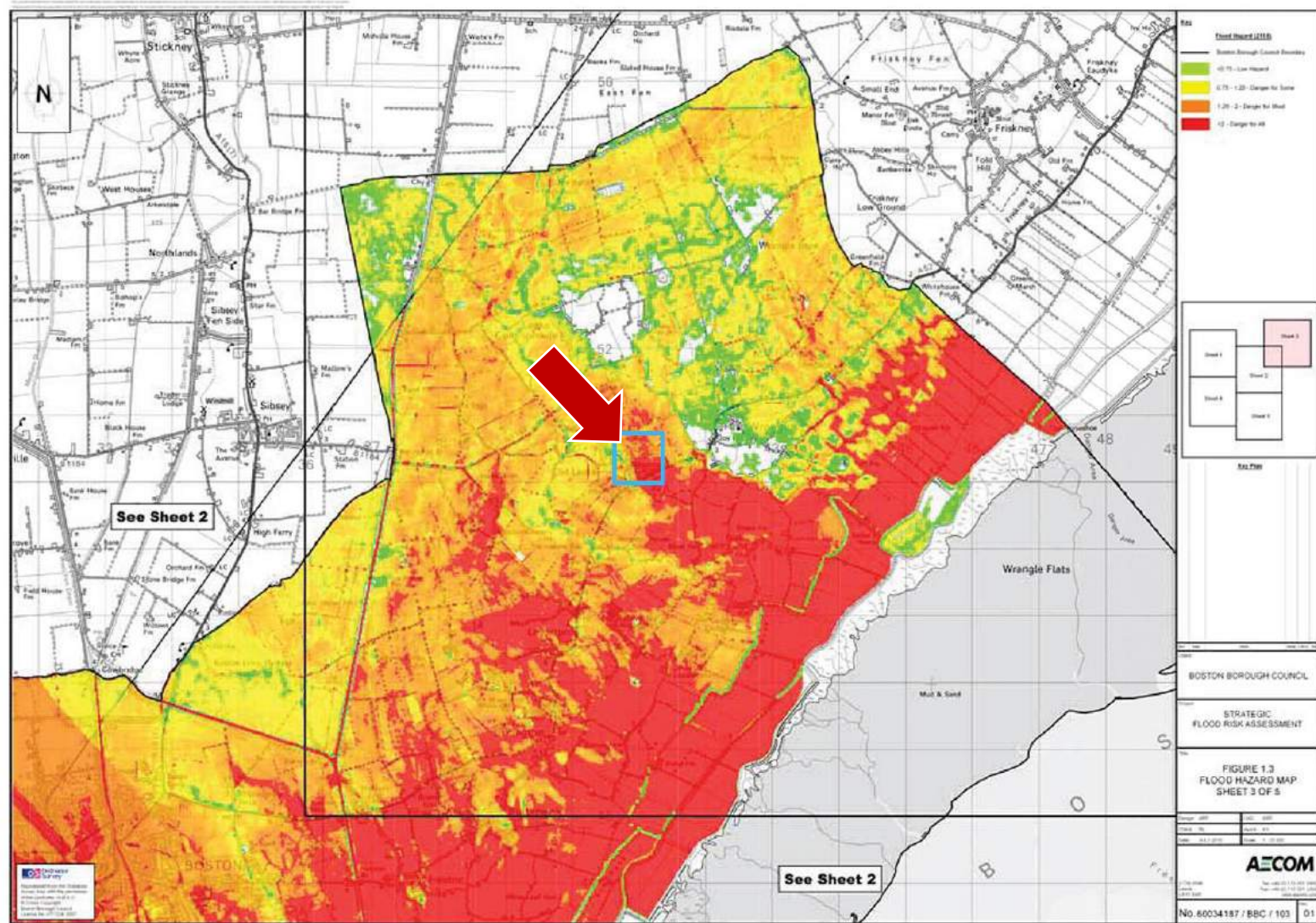
both during construction and from additional traffic during occupancy. The extent to which air quality would be affected by the development depends upon mitigation measures to limit emissions and control dust during the construction process and the incorporation of vegetation within the new development. Any new development would also be considered to have an impact on water quality, however the design and implementation of a well thought-out SUDs scheme should help to mitigate this. All new development involves the consumption of water in its construction and use, and the implementation of water efficiency and conservation measures will help to mitigate this impact. The one impact that cannot be mitigated is the loss of Grade 1 agricultural land, however the provision of on-site open space and generous plot sizes will ensure some of the greenfield land will be retained. Due to the rural character of the surrounding the villages, the high quality of agricultural land in the area, and lack of brownfield sites of sufficient size, if the local authority is to meet its target for the provision of new housing land then the only potential is to develop greenfield sites.

Taking the above points into consideration as well as other objectives put forward in the Sustainability Appraisal, the proposed development is considered to be sustainable.

As discussed within the accompanying FRA, it is our understanding that in the Borough of Boston, where much of the land is Flood Zone 3, development is to be directed towards land at a lower risk flood hazard areas and this effectively forms the Sequential Test in the Boston Borough Council area. Within Old Leake there are no other suitable sites available with a lower risk, the proposed development site is within an area of established residential development. The site is relatively practical to set floors levels of new buildings above 2115 1 in 200 year flood depths as has been demonstrated with previously approved development off Meadow Way, Old Leake. In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development provides some wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere. The provision of much needed new homes, public open space and parking for Old Leake Primary School will significantly benefit the community in social, economic and environmental terms.

As indicated in the Sustainability Appraisal, development of the site 'would provide some wider benefits to the community through its ability to help meet the housing need identified for Old Leake for the plan period; and protection of the quality and character of landscape and townscape. If the development can be made safe for its lifetime, it is considered that these benefits would outweigh the flood risk.'

↓ Boston Borough Flood Risk Hazard Map (Site location indicated)





↑ Existing field access off Old Main Road

NPPF (2012)

The National Planning Policy Framework provides guidance to planning authorities on the formulation of local and community plans as well as specific planning issues and design standards. The NPPF requires planning authorities to view all applications positively and reject applications only where it can be shown that proposals are contrary to current planning policy in the creation of sustainable development.

Under the topic heading 'Delivering a wide choice of high quality homes', para. 49 of the NPPF states that 'housing applications should be considered in the context of the presumption in favour of sustainable development'. The NPPF states that 'relevant policies for the supply of housing should not be considered to be up-to-date if a five-year supply of housing land cannot be demonstrated.' In addition, an additional buffer of 5% should be added to the requirement or, where there has been a record of persistent under-delivery that buffer should be an additional 20% supply.

The weight to be afforded to development plan policies therefore relies to a great extent on whether a five-year supply of deliverable housing sites can be demonstrated. The Planning Committee has resolved that the Borough does not have a five-year housing land supply (3.4 years as of March 2017) and therefore the 'presumption in favour of sustainable development' as contained within the NPPF replaces the housing supply policies in the Boston Borough Local Plan.

The proposed residential development is not in conflict with NPPF Policy 55 and similar local policies that seek to avoid the creation of isolated dwellings in the countryside as the site adjoins the settlement boundary, the site therefore cannot be considered to be 'isolated'.

The site benefits from access to a good road network providing links to Boston and Skegness and to public transport. Facilities and services are available nearby in terms of shopping and pub/restaurant, takeaway requirements together with potential employment opportunities. As already discussed, the site is considered to meet sustainability requirements.

Boston Borough Council Local Plan (1999)

The site is allocated as 'countryside' within the Local Plan. The following policies are relevant to this application although all policies for the supply of housing should not be considered to be up-to-date as a five year supply of housing land cannot be demonstrated. As of March 2017 Boston Borough Council indicates a land supply of 3.4 years.

Policy G1 – Amenity

This policy seeks to resist development that will harm the amenity of nearby residents or the general character of the area.

The proposed layout has been designed to reflect the character of the existing development bordering the site and promote the open rural character. As indicated within the SHLAA, development of the site will have no major adverse impacts upon the character and appearance of the area. The proposed residential use matches that of existing neighbouring development and the edge of settlement location. The proposed arrangement of dwellings ensures no impact on the amenity of existing residents.

Policy G2 – Wildlife and Landscape Resources

This policy seeks to resist development that will have a significant adverse impact upon existing landscape, wildlife and vegetation resources.

The Ecology Survey indicates no constraints to the development of the site, and the proposal relates well to its edge of settlement location providing a low density development in an appropriate form to its rural surroundings.

Policy G3 – Surface and Foul Water Disposal

This policy seeks to resist developments that do not provide satisfactory drainage provision.

This application is accompanied by a drainage proposal and report. Proposals include a SUDs drainage system for surface water management that will ultimately discharge to the IDB managed drain running 75m north of the site.

Foul sewerage is expected to be provided by the existing mains system that runs under Old Main Road.

Policy G6 – Means of Vehicular and Pedestrian Access

This policy seeks to resist development that would harm highway safety.

Highways have indicated that the principal of development on this site with the access road and new junctions off Old Main Road(as indicated on the site plan) is acceptable. The SHLAA has also indicated that the development of the site would not create or exacerbate traffic problems. A footpath already exists along the southern edge of Old Main Road and a link to this via the site access will ensure good accessibility for pedestrians and ensure a sustainable development.

Policy T2 – Roads and Footpaths in New Developments

This policy ensures that new road and footpaths meet the needs of all road users.

The proposed roads and footpaths have been designed to adoptable standards with a 5m wide main access road and 2m footpaths.

Policy T4 – Car Parking Standards

The policy seeks to resist development that does not provide sufficient car parking facilities in accordance with Local Plan standards.

Local Plan requirements are that:

*Where the provision for residents' car parking is within the curtilage:-
One garage or car space per dwelling for residents where the dwelling has a gross floor space less than 112sqm and two garage or car spaces per dwelling where the floor area exceeds this figure plus a minimum of one additional space per dwelling for visitors in either case.*

These provisions can comfortably be accommodated within the proposed site layout as indicated.

Policy H2 – Windfall Housing Development – (Out of date as no 5-year supply of housing land)

This policy allows new housing schemes within urban areas subject to certain criteria being met relating to density, layout etc.)

Accordingly, this proposal seeks to provide public open space; the development will not impact on neighbouring residents or the character of the area; and the development will provide a sustainable source of new housing.

Policy H3 – Quality of Housing Developments – (Out of date as no 5-year supply of housing land)

The objective of this policy is to improve the design and quality of new housing schemes.

The proposal seeks to reflect the character of the area both in terms of layout and density and it is expected that the design and appearance of individual dwellings will reflect that of the traditional Lincolnshire vernacular. The site has been designed to ensure that no neighbouring properties will be overlooked.

As discussed above and confirmed within the SHLAA, the proposed development is not expected to have a significant impact on traffic conditions on the public highway.

Policy H5 – Affordable Housing – (Superseded by Affordable Housing Policy 2006)

Affordable Housing Policy 2006 – This policy seeks to ensure a provision of affordable homes where 15 or more dwellings are to be constructed, or where the site area is 0.5 hectares.

This policy is now considered to be out-of-date and Boston Borough Council now seeks a minimum 15% affordable housing contribution on major housing sites prior to the South East Lincolnshire Local Plan being adopted and affordable housing policies contained within it are given significant weight.

Policy H4 – Open Space in Housing Estates - (Out of date as no 5-year supply of housing land)

This policy seeks to ensure that national minimum standards are met for the provision of play areas and public open space within new development.

This policy has been superseded by SPG – Open Space in New Residential Developments (2002) which requires that on sites of twenty or more dwellings a minimum of 7% of the gross site area should be available as public open space. Recommendations within the South East Lincolnshire Strategic Planning Committee Sports Provision and Open Space Assessment indicate a threshold for onsite provision of amenity greenspace to be

200 people or more on site; for a children's play area the threshold is 150 persons on site. This suggests that no provision would be expected for a development of this size, however as the new Local Plan is yet to be adopted the SPG has been followed in the respect of the provision of open space on site. In excess of 1300sqm (7%) of the site has been set aside as centrally located open space that will be accessible to all residents of the area. The proposal incorporates a small, low key games area in the form of a 100sqm LAP play area. Further games and sports facilities are available on the playing fields around 700m from the development site.

Policy CO1 – Development in the Countryside.

This policy restricts new development in the countryside unless it is supported by other Local Plan policies.

The development will further the council's ability to meet its 5-year housing land target. The development directly adjoins a rural settlement offering adequate local facilities and basic services, the scheme relates well to the existing settlement and the form of development is appropriate to the rural surroundings in terms of scale and density. Development of this type has been encouraged by the council in other locations in the village and the wider borough.

We believe that this planning application fully complies with all relevant policies as referred to above.

View east along Old Main Road ↓



3.0 Site Analysis

Constraints

- Sensitive residential interface
- Sensitive rural interface and open character of the site
- Flood risk and surface water management, discharge to IDB maintained drain
- Access off Old Main Road

Opportunities

- Attractive, low density, village location
- Sustainable development on greenfield site bordering the settlement boundary, close to local amenities and the wider countryside
- Provision of much needed public open space
- Mature hedgerow and trees along boundaries will help to screen development
- Parking provision for Old Leake Primary School to reduce on street parking and improve road safety
- Improve surface water drainage on low lying site.





↑ View from mid-northern boundary looking south

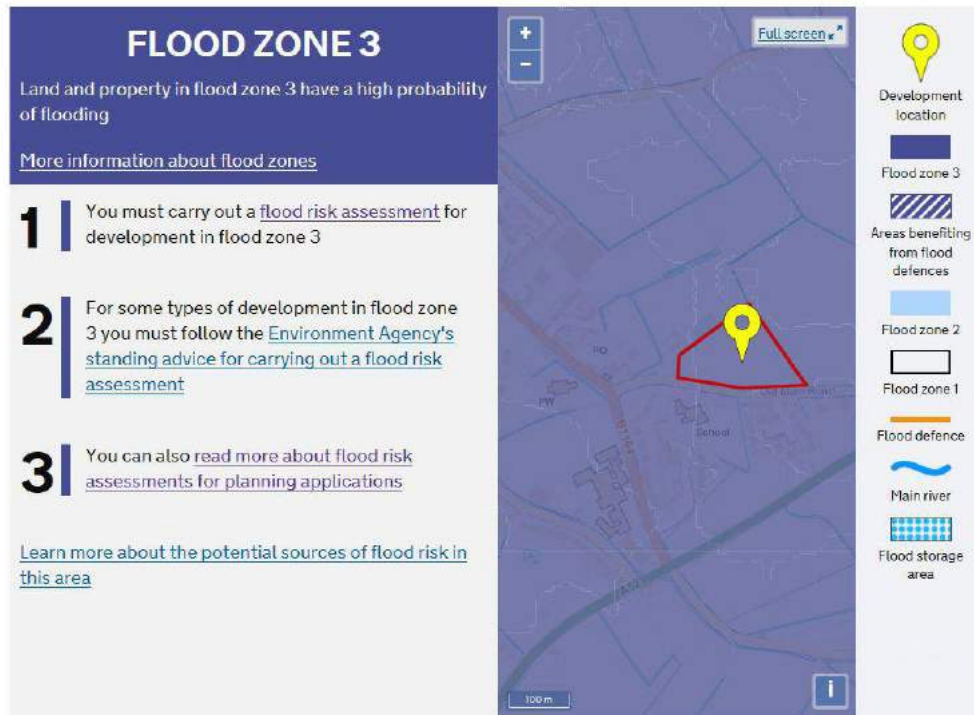
View from south-west corner looking north-east ↓



↓ View from west corner towards south-west of site

View from western boundary towards south-west corner ↓





↑ Environment Agency Flood Risk for Planning Map

4.0 Flood Risk

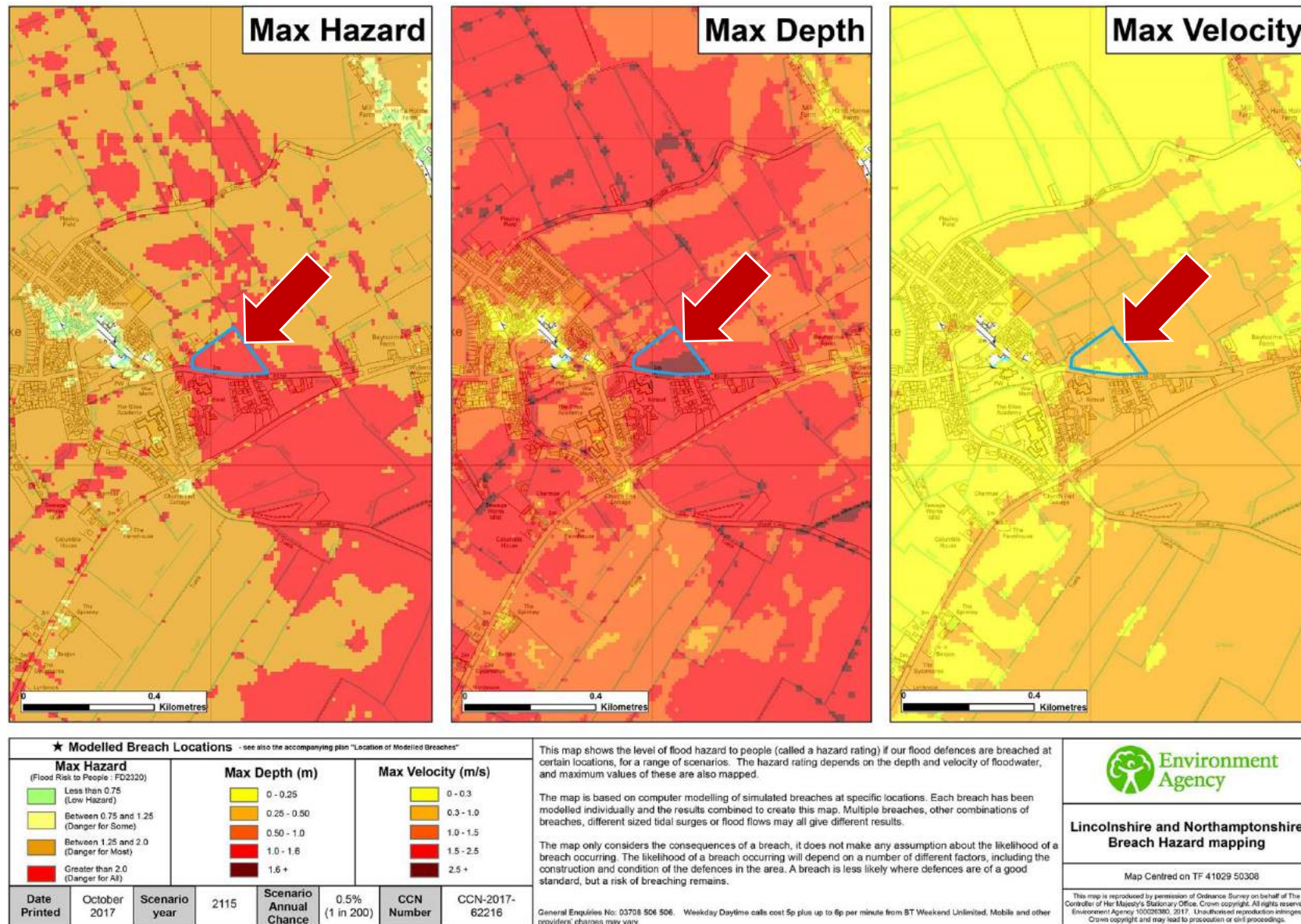
The site is relatively flat with the general level varying between 1.1m – 2.1m AOD and is indicated to be in Flood Zone 3 by the Environment Agency's Flood Map for Planning.

From the Hazard Maps it can be seen that the site will be at risk of flooding from a 2115 1 in 200 year breach event. The maximum flood depth increases from 0.5m to 1m across the majority of the site, to 1.6m+ around the low area of the site towards the south-east.

To mitigate the flood risk it is proposed that ground levels in the vicinity of the dwellings are raised to 2.65m and minimum floor levels are set at 2.80m, 150mm above this level. This should provide sufficient freeboard above the estimated flood level.

Please see the accompanying Flood Risk Assessment & Drainage Report for further details.

↓ Environment Agency Flood Risk for Planning Map



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5.0 Design Development

↓ Sketch Site Plan (Not to scale)



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7.0 Design & Access Statement

As part of this Outline Planning Application only layout and means of access are to be considered. Scale, appearance and landscaping are to be considered at a later date as part of a reserved matters application. Indicative street scene elevations have been prepared to better inform as to how the development may be achieved.

7.1 Amount

The proposal includes the outline erection of 35no. dwellings together with associated groundworks, landscaping (including +1300sqm of public open space) and infrastructure. Accommodation for the units is split into the following:

- 1 bed – 4no.
- 2 bed – 10no
- 3 bed – 16no.
- 4 bed – 5no.

7.2 Use

The proposed scheme intends to provide a high quality residential development with 20% of the dwellings made available as affordable homes for rent and/or shared ownership. At least 7% of the gross site area has been allocated as public open space and play area. A further 800sqm has been set aside as a hard surface carpark for use by Old Leake Primary School.

7.3 Layout

The site plan indicates the proposed layout of the development. An open, rural character has been proposed, the retention of mature hedgerow and trees will help to assimilate the development into the village and protect the character of Old Main Road.

The public open space and attenuation basin have been located to the west to protect the amenities of The Old Farmhouse. The proposed school carpark has been located opposite the school gates and away from dwellings to minimise any impact from noise etc. Properties face towards the centre of the site, with the exception of properties along the eastern access road, which face out across open farmland, and those properties set around the private driveway.

By splitting vehicular access to two roads a quiet and safe environment will be created. Access is maintained to the northern field off the eastern access road. A tree-lined footpath

also provides a link between the two access roads and provides good permeability for the site. Existing footpaths are limited to the south side of Old Main Road, which will link up to footpaths within the development providing pedestrian access to the local area.

The proposal seeks to maximise the use of valuable housing land to provide a good size of development that does not appear to be too structured or contrived, but takes a more organic form, suggesting typical, sporadic, rural development. The development is designed to garner a sense of community by ensuring that, as much as possible, properties look inward whilst maintaining the opportunity for open views across the public open space or adjacent fields. This arrangement ensures that the development forms a secure neighbourhood context, with the feel of a village location.

Where possible dwellings are placed at the end of roads or drives to provide a focal point. Corner plots have been considered whereby dwellings are designed to relate to the corner by wrapping around it and creating landmark buildings to create a distinctive sense of place. Buildings are arranged to create well overlooked spaces and a sense of buildings and landscape relating to each other without this organisation appearing to be the primary driver of the development.

The rural character of the area encourages a slightly less dense arrangement than might be expected in an urban environment. This allows for more generous frontages providing more of a village feel and a sense of openness. In keeping with other residential areas within Old Leake, dwellings are not expected to exceed two storeys. The public amenity area will be designed to be pedestrian friendly and will be well overlooked by surrounding dwellings to ensure a safe place to play. Private rear gardens have been provided for each dwelling.

A combination of detached and semi-detached properties is proposed, and the general character across the site is one of an informal, low density development.

A mix of 1, 2, 3 and 4 beds and a variety of forms will provide an interesting character to the development and create a vibrant mixed community. Affordable homes will be spread across the site, to be woven into the fabric of the rest of the development.

An extensive landscaping and planting strategy will be proposed as part of a later Reserved Matters Application. The proposed site plan indicates how this may develop with boundary hedgerow

↓ Section through eastern access road



Section through the main east-west access road (Section AA) ↓



7.4 Scale

Scale will be considered as part of a separate Reserved Matters Application. The scale of the units will not vary significantly across the site. The smaller one bedroom units will likely take the form of flats or maisonettes; two, three and four bedroom properties will be of two storeys. Indicative site sections give an idea of the likely scale of the development and its relationship to adjacent buildings, reflecting that of existing neighbouring development. The existing site level is around 1.2-1.8mAOD and the FRA indicates that habitable floor levels must be at least 2.8mAOD i.e. above the 2.65mAOD 2115 1 in 200 year flood level. As the dwellings will need to be raised +1.0m out of the ground, and to ensure that the two storey character of the area is maintained, the proposed ground level will be graded to ensure a traditional relationship between the exterior and entrance storey threshold. A modest 150-300mm difference between internal finished floor level and the proposed ground level at the entrance to each dwelling will ensure accessibility requirements for all dwellings with minor modifications.

7.5 Appearance

Appearance will be considered as part of a separate Reserved Matters Application. The accompanying indicative site sections show the preferred choice of a traditional appearance for dwellings reflecting the historic character of the Lincolnshire vernacular. Considered material selection and detailing should further help to break up the density and homogeneity of the development. The aim should be to ensure an interesting streetscape and further limit the appearance of an overbearing development. A combination of red/brown brick, white render, imitation slate and clay pantiles are likely to be proposed with white painted timber windows and doors.

7.6 Landscaping

Landscaping will be considered as part of a separate Reserved Matters Application. The proposed site plan gives an indication of how the landscaping scheme may evolve.

Developed proposals will further incorporate recommendations made with the Ecology and Protected Species Survey:

- The existing hedgerows will be retained within the current plans. Any new hedgerows to be planted should use native species such as blackthorn *Prunus spinosa*, common hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, field maple *Acer campestre*, midland hawthorn *Crataegus laevigata*, wild cherry *Prunus avium* and bird cherry *Prunus padus*. All hedgerows should be appropriately

managed with traditional techniques where possible to maximise their benefit for wildlife using hedge-laying rather than flailing or trimming. If trimming is necessary, ensure it is carried out every 2 to 3 years and in sections so that not all parts of the hedgerow are cut at the same time.

- In order to provide suitable habitats on site to encourage high invertebrate activity, any proposed amenity grassland/lawn areas within the development should be seeded with a flowering lawn mixture. Any areas of longer grass could be seeded with a general wildflower mix. It is recommended that any wildflower areas are cut once a year, in late summer/early autumn and the arisings removed after 7 days to enable the wildflowers to flourish.
- As a positive conservation measure, at least two bat roost units should be installed on the site as part of the development, in order to maximise opportunities for bat species in the local area. Bat boxes should be placed on the northern and southern elevations of the new dwellings. Avoid placing external lighting that illuminates the newly installed bat roost units.
- Consideration should also be given to the provision of nest boxes of various designs within the development, which would be a good conservation measure, and replace the potential nesting habitats that will be lost through the development of the site. This could include those suitable for sparrow species erected on the external fabric of the new buildings. Details of nest boxes suitable for use by a range of common bird species can be obtained from.
- The wood pile on site should be carefully dismantled and searched before burning, to ensure no hedgehogs are taking shelter within it.
- It is considered likely that hedgehogs occur on site, and within the adjacent habitats. Hedgehog populations have declined by a third in the last 10 years and are a Biodiversity Action Plan (BAP) species. Gardens and green spaces in urban areas can support high densities of hedgehogs, however habitat fragmentation is thought to be a significant contributor to their decline. Simple solutions within the new development will ensure connectivity for this species between the site and the open countryside. To maintain commuting routes for hedgehogs between the newly created gardens and the surrounding countryside, any fences that are installed should have a small hole in the bottom, 13cmx13cm, or be raised off the ground. Ideally, hedges should be used instead of fencing.

7.7 Access

Vehicle and pedestrian access to the site is provided via the construction of two new junctions with Old Main Road. The eastern access road extends towards the northern site boundary terminating in a turning head for refuse truck and emergency vehicles and provides access to a private drive and a field access. The western access road provides access to the proposed primary school carpark towards the east and a turning head and footway link between the two access roads passing between plots 23 and 24/25. A footpath link with Old Main Road will run adjacent to the access roads providing a pedestrian link to facilities within the wider village.

The development will be accessible to all sections of the community. All dwellings will be designed to comply with Part M of the Building Regulations and will meet 'visitable dwellings' standards as a minimum or 'accessible and adaptable dwellings' standards as directed by the planning authority.

A bus service runs along Old Main Road with regular services Monday to Sunday between Boston and Skegness. The nearest bus stop 'Summerfields' is opposite the junction of Summerfields and Old Main Road.

Parking provision has been designed to meet the standards of the 1999 Local Plan, in most cases the provision on site is expected to exceed the required provision.

Where the provision for residents' car parking is within the curtilage:-

One garage or car space per dwelling residents where the dwelling has a gross floor space less than 112sqm and two garage or car spaces per dwelling unit where the floor space exceeds this figure plus a minimum of one additional space per dwelling for visitors in either case.

8.0 Other Considerations:

Refuse Storage and Collection

Dedicated refuse storage will be provided within the rear of each dwelling. Space will be provided for 3no. 240 litre wheelie bins for each dwelling. On the day collection each household will be required to deposit their bins by the side of the road to be collected by the refuse vehicle.

Eastern Site Boundary



9.0 Indicative Site Section – View looking to south across the private drive



Western Site Boundary

10.0 Conclusion

A development of 35no. new residential dwellings on this site is deemed to be sustainable, suitable and achievable when consideration is made of relevant national and local planning policy. A new residential development in this location would address a housing shortfall identified in the borough. The site has already been indicated as suitable for residential development in the Strategic Housing Land Availability Assessment; and the site has been put forward as a housing allocation site in the proposed South East Lincs Local Plan. The proposal will also include the provision of up to 7no. new dwellings for affordable housing.

The location of the site and its proximity to other proposed residential development, facilities and services in Old Leake ensures that the development will be sustainable. The design has been considered to retain and enhance the character of the area as well as the connectivity of the site.

The NPPF defines sustainable development as having three dimensions (economic, social and environmental). In economic terms this proposal ensures that sufficient land of the right type is available for residential development where Boston Borough Council is unable to show a supply. In social terms the proposal seeks to support 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations'. The design of the development seeks to create 'a high quality built environment' that reflects local characteristics and is sympathetic to the edge of settlement/rural location. The proposed carpark for use by Old Leake Primary School will benefit the whole community in terms of reducing on-street parking and improving road safety. The site is in a location that ensures ease of accessibility by pedestrians to local services, combined with additional open space the development will benefit health and social well-being. Bus services are within a short walking distance, providing connectivity to neighbouring developments, shops and services.

In environmental terms the proposal seeks to 'protect and enhance[e] our natural, built and historic environment' through respectful design that enhances the characteristics of the area and does not seek to over develop the site. Further to this, the proposal will '[help] to improve biodiversity' through the inclusion of open public spaces and areas for wildlife. The final design of the development will seek to ensure that 'natural resources [are used] prudently' throughout the construction and use of the development, including water efficiency and energy conservation whilst also 'minimising waste and pollution'. The proposal should help to 'mitigate and adapt to climate change' through the design and construction process and reduce our carbon footprint.

The provision of amenity space within the development helps to plan for the foreseeable needs of the community in terms of informal recreation space for families and children. The proposal also considers its relationship with the wider area, especially in consideration of flood alleviation. The inclusion of a surface water attenuation basin and SUDS scheme is intended to alleviate any concerns arising from development on open farmland, and will contribute to site biodiversity, amenity and protection of water resources.

The proposed development provides an excellent opportunity to offer a variety of residential development that integrates well with existing development in the area. The site has no overriding environmental, ecological or physical constraints and provides an opportunity to establish a sustainable development which is both physically and visually well contained whilst improving links across Old Leake and the open countryside beyond.