

Design & Access Statement

Proposed Residential development of 12 dwellings - The Farmstead, Slippery Gowt Lane, Wyberton, Boston, Lincolnshire

CHESTNUTHOMES



contents

Intoduction

Planning Context

Understanding the Place

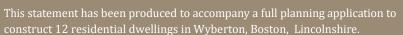
The Site

Local Character

Opportunities & Constraints

The Design

Summary



The purpose of this document is to explain the character and structure of the development in order to promote good quality and sustainable design.

The statement is structured into the following sections in order to convey the overall design process.;

Planning Context - will outline the planning context of the site, reviewing local and national policy relating to the development.

Understanding the Place - Reviewing the setting of the site to understand the place and the context which the site lies.

The Site – Reviewing the characteristics to be considered.

Local Character – Looking at the neighboring properties and proposed development.

Opportunities and Constraints – The matters that could affect and contribute to the design process.

The Design - Looks at how all the above key principles have come together to underpin the design process and the resultant site layout.

Summary – outlining the justification for the proposed development.







PLANNING CONTEXT

4

This section outlines the planning context for the application, including an analysis of relevant Local Plan policies and national planning guidance, particularly the National Planning Policy Framework (NPPF).

Planning History

There is no recent formal planning history upon this site to our knowledge.

There is however the recent approval of the adjacent site known as Heron Park, to the north and west which is under construction. The site has planning permission for 200 dwellings, 103 of which have been granted detailed planning. Phases 1 & 2, for 103 dwelling has been sold to Longhurst Housing Group with Chestnut Homes Ltd contracted to construct. The remaining 97 dwellings require reserved matters to be detailed prior to construction.

Local Planning Policy

Planning Law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The South East Lincolnshire Joint Strategic Planning Committee adopted the South East Lincolnshire Local Plan at its meeting in March 2019, replacing the Boston Borough Council Local Plan saved polices (1999). The SELLP (South East Lincolnshire Local Plan) now forms part of the statutory Development Plan for Boston.

The SELLP will guide development in the Borough for the next 25 years (2001-2036). Below is a review of the policies applicable to this application;

Policy 1: Spatial Strategy

The policy seeks to concentrate growth on the sub-regional centers of Boston and Spalding, supporting their roles as service centers. The remaining growth being delivered elsewhere in the plan ranking those settlements deemed to be most sustainable in descending order.

Policy 2: Development Management

The use of high-quality materials and good design where layout, scale, massing, height, and density reflect the character of the surrounding area and providing safe and attractive streets with sustainable drainage.

Creation of a distinctive place through **high** quality and good design adding to the local area.

Policy 4: Approach to Flood Risk

The Council will support development that demonstrates an integrated approach to sustainable drainage that has positive gains to the natural environment.

Applications will need to be supported with a site-specific flood risk assessment.

Policy 10: Meeting Assessed Housing Requirements

The Council will support development that assist in achieving the required housing demand over the plan period.

Policy 17: Providing a Mix of Housing

The Council will support development which provides a mix of housing which is not only important for housing need but in delivering sustainable communities. This encourages diverse design within developments.

Policy 18: Affordable Housing

On market housing sites of 11 or more dwellings affordable housing will be sought. 20% of the site in Boston Borough.

Policy 31: Climate Change and Renewable and Low Carbon Energy

Developments will employ high quality design and responds to flood risk through mitigation.

Policy 32: Community, health, and Well-being

The proposed development provides access to open space, access to the countryside and walking and cycling routes adjacent. Along with connectivity to the public rights of way further afield.

Policy 36: Vehicle and Cycle Parking

All new development should meet the minimum parking standards for vehicles and cycle. For houses the requirement is:

Up to a 3 Bed – 2 spaces (Vehicles) 1 space for cycle

Bed + - 3 Spaces (Vehicles) 1 space for cycle







National Planning Policy Framework (NPPF)

6

The National Planning Policy Framework (NPPF) and its subsequent updates was adopted in March 2012 and sets out the presumption in favour of sustainable development which is at the heart of the planning system (para15) and states good design is a key aspect of sustainable development, indivisible from good planning (para. 56).

Paragraph 50 of the NPPF requires local planning authorities to 'deliver a wide choice of high quality homes, widen choice of home ownership and create sustainable, inclusive and mixed communities.'

Twelve 'core planning principles' are at the heart of he NPPF. These include:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Promote mixed use development and encourage multiple benefits from
 the use of land in urban and rural areas, recognizing that some open land
 can perform many function such as for wildlife, recreation, flood risk
 mitigation, carbon storage or food production (see para. 17)>.

Paragraph 57 states it is 'Important to plan positively for the achievement of high quality and inclusive design for all development, including induvial buildings, public and private spaces and wider development scheme.'

Followed by paragraph 58 stating policies and decision should aum to ensure developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

UNDERSTANDING THE PLACE

7

Location

The application site is located on the southern fringe of Wyberton, Boston between Slippery Gowt Lane and Heron Way.

Boston town center (the marketplace) is approximately 2.3 miles from the site, accessible from Wyberton Low Road/ Tytton Lane East and on to the A16.

In the wider context the A16 provides transport links to the neighboring town of Spalding and the city of Peterborough (35 miles) to the south. Further afield Lincoln and Newark are approximately 35 miles away and Nottingham 60 miles

The towns railway station provides direct connections to Sleaford (20 mins), Grantham (50 mins) and Nottingham (1hr 30 mins) where further connections can be made to other major settlements such as London.

The area is characterized by residential development as it tapers out to the open countryside, with a number of farming villages scattered around the edge of the town such as Wyberton, Kirton, Bicker and Swineshead.

Facilities & Connections

The site is well located to sources of employment in the town and within the Riverside industrial estate to the north and east on Marsh Lane/ Bittern Way with links for cycling to these destinations.

Educational facilities are within walking distance of the site. St Thomas's Primary School is less than a 10-minute walk from the site along Wyberton Low Road. There are several secondary schools within the area and Boston College.

There is a local convenience store within walking distance along with other service such as café and a public housing. The town has several large supermarkets including a Tescos, Asda, Lidl and Aldi. There are several doctors' surgeries and the Pilgrim Hospital for health care provisions.

Description

The site is located at Ordnance Survey grid reference point 533414, 341688 located to the south of Boston town.

The site currently comprises of a single detached residential dwelling, which has been unoccupied for some years. There are the remains of a brick outbuilding to the eastern boundary and garden land with driveway take the remaining land.

The sweeping driveway goes through the garden land to the east of the residential dwelling with an entrance/exist on both Slipper Gowt Lane and Heron Way.

The site totals approximately 0.73 hectares and is broadly square in shape.

Surrounding the majority of the eastern and northern boundary is a 3 rail fence with a prominent leylandii hedge to the south western part of the boundary. The western boundary is a mix of shrubbery and trees which are substantially overgrown.

Surrounding Uses

Planning has been granted for 200 residential dwellings on land to the north and west of the application site. The first two phases of the development known as Heron Park are under construction totaling 103 dwellings with the remainder of the site approved under an outline permission for a further 97 dwellings.

The properties surrounding the application site comprises of 2 storey dwellings with a combination of on plot parking and car parking courts. The approved properties along Heron Way, to the east have vehicular access directly from the existing roadway which run along the existing linear build line of the property's further north.

To the south is Slippery Gowt Lane with open countryside views beyond and farm establishments to the south east. This lane forms a physical barrier to development out into the countryside.

The area is characterized by its mixed uses. The application site lies in a predominantly residential area being wrapped on 2 sides by ongoing development. Further to the east and north there are employment uses accessible.

THE SITE













Site Layout for Phase 1 & 2 Heron Park Development





Wyberton Low Road Boston



Heron Way Boston

LOCAL CHARACTER

10

The built form in the immediate vicinity of the site comprises of modern suburban style development. The Heron Park development lies adjacent to the site providing a mix of house types ranging from 1 bed houses to 3 bed houses. Phases 1 & 2 are well under construction providing 103 houses of the 200 houses which have been granted outline planning permission.

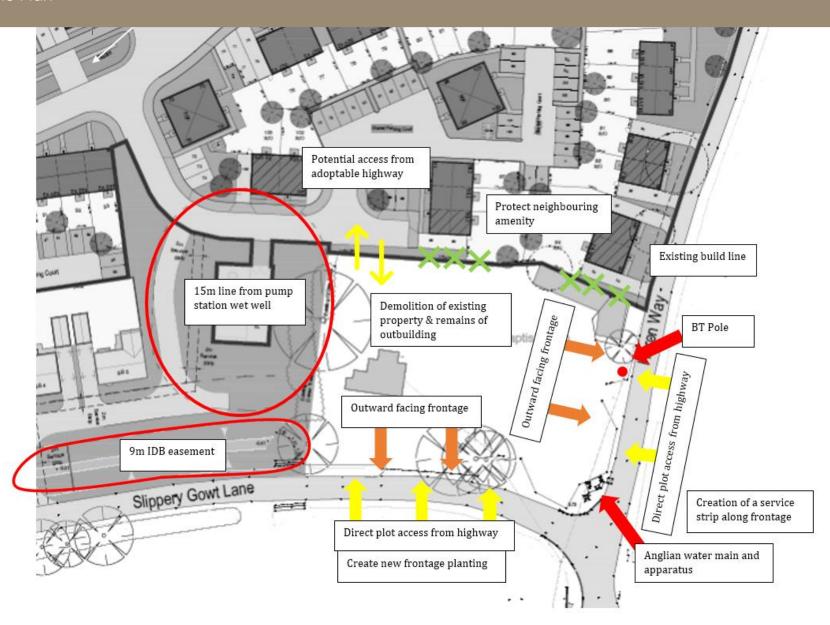
Larger dwellings will front on to Slippery Gowt Lane with access separate to the main estate development from Wyberton Low Road. The larger properties fronting on to Slippery Gowt Lane comprise mainly of 4 bed dwellings with private drives and garage facilities. This follows the principle of the 5 plots which are shown on the site layout adjacent which also front on to Slippery Gowt Lane.

Along Heron Way there are semi-detached and terraced housing comprising of 2 and 3 bed properties within the Heron Park development. Further along Heron Way there is a mix of bungalow, $1\frac{1}{2}$ storey dwellings and 2 storey dwellings.

Construction underway at the Heron Park development (September 2020)



The Plan







Opportunities & Constraints

12

Access

The frontages along Slippery Gowt Lane & Heron Way lend themselves to outward looking development which positively addresses the existing highways. This would follow suit with the neighboring properties build line along Heron Park and Slippery Gowt Lane, including the 5 larger properties approved with outline planning.

To the northern boundary there is an opportunity to extend the roadway within the existing Heron Park development and create smaller terraced / semi-detached dwellings. The roadway within the Heron Park development has been designed to adoptable standards and is constructed under a Section 38 agreement with the County Council for its adoption.

Services/Restrictions

There is an IDB easement restriction of 9 meters from the drain to the south west of the site, which clips the southern corner of the site. A 15 meter habitable room exclusion zone is in place from the neighboring pump station. Both require consideration when designing the site layout.

Anglian Water have apparatus in the south western corner of the site along with a water main crossing the southern tip.

Existing BT apparatus is also in place on the site. Consideration should be given to its location/overhead cables and potential for relocation with open reach.

Transition

Whilst terraced properties would be suitable off the existing Heron Park development, on the fringe of the site larger dwelling types (detached and semi-detached dwellings) would be suited. The eastern and southern fringe would provide a transition into the countryside. There may be the requirement to provide a service strip along the eastern and southern boundary of the site which would provide further separation and a step back from the highway.

There is potential to provide hedgerows, planting and low-level fencing to define the boundary and soften the site edge.



THE DESIGN

Use & Amount

The use of the site for residential development is considered appropriate given the site has an existing residential use. The site is surrounded on its northern and eastern boundary by residential development in the form of the Heron Park development.

It is proposed the site is developed with a mix of 2, 3 and 4 bed houses. In line with current policy, as the proposal is for 12 dwellings there will be a requirement to provide one dwelling as affordable housing. It is proposed that one of the 2 bed dwellings accessed off the existing Heron Park development will be provided as affordable housing on a shared ownership tenure.

The proposal provides a mixture of two bed terraced, three bed semi-detached and four bed detached houses. The split is as follows:

- 6no Two Bed Dwellings
- 2no Three Bed Dwellings
- 4no Four Bed Dwellings

Layout

The principles are:

- Outward facing properties with a positive relationship to the existing highway of Slippery Gowt Lane and Heron Way.
- Active edges providing an attractive frontage to the development.
- An extension to the Heron Park development with several plots accessed from the existing adoptable highway within.
- Dwellings positions set back from the street on the frontage of Slippery Gowt
 Lane creation of separation with the highway and allowing a service strip to be
 created.
- Parking provision on plot with garages for 4 bed dwellings.
- Car parking provision either on plot or near the dwelling.
- Sensitivity to the neighboring amenity of the proposed properties on Heron Park.

Scale

14

Building heights will be limited to two storey in height.

Larger detached properties are located to the edge of the development with terraced or semi- detached contained within.

Appearance

The proposed dwellings will reflect a simple but attractive architectural form which is common in the attractive villages in the surrounding area and the adjacent development.

Landscaping

The proposed landscaping will largely be defined by plot frontage planting. There may be opportunities to incorporate small trees, hedges and low level planting to the frontages of properties but considerations need to be given to distances to dwellings and services.

Drainage

The submitted drainage plan demonstrates a surface water strategy attenuating the surface water on site. This is shown west of plot 6 as cellular crates. A control valve will limit the flow to 5 liters/ per second in the outfall at the IDB maintained drain along Slippery Gowt Lane.

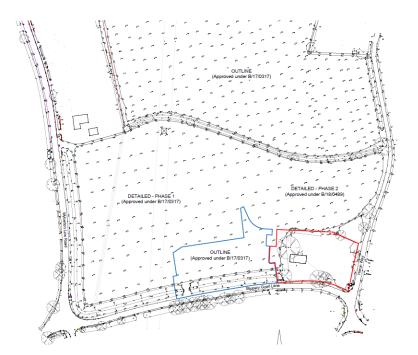
The foul water strategy can be viewed on the submitted drainage strategy plan. The proposal is to connect the development into the Heron Park foul drainage system at the point of Dunlin Close .

Access

Access is split, to serve the 6 no two bed dwellings the access will come from Wyberton Low Road and through the Heron Park development. The remaining dwellings will be served directly off the existing highway of Slippery Gowt Lane and Heron Way.

Parking in the main is individual driveways with some parking allocated but remains near to the dwelling. Each dwelling has been provided with a minimum of 2 spaces with the four 4 bed dwellings benefitting from a single and/or double garage.





Summary

15

This document sets out the comprehensive design process which has been undertaken in formulating the site layout. The proposal responds to the design cues from the surrounding area and proposed development of Heron Park.

The site has an existing residential use, with residential development to the northern and western boundaries. Sensitivity has been given to the transition from urban to rural, with larger / less dense properties proposed on the outer fringe of and providing countryside views to the outer facing properties.

Given the sites exiting residential use and the surrounding use it is considered acceptable this site should be developed for housing. The site is considered deliverable in the short term with Chestnut Homes currently working in partnership with Longhurst Housing Group to develop Phases 1 & 2 of the Heron Park development to the north of the site.

Overall it is maintained that the site layout responds well to its location, providing a vision for high quality and integrated design.

