

LAND AT MIDDLEGATE ROAD WEST, FRAMPTON, KIRTON

DESIGN & ACCESS STATEMENT

In support of a revised planning application by Allison Homes



Clarity:NS Ltd and FPCR
4th May 2017

2 BACKGROUND TO THE APPLICATION

2.1 Kirton

Kirton is a large village in southeast Lincolnshire, some four miles south of Boston, and around the same distance from the coast which lies to the east. It is thought to have been the seat of Lincolnshire's first Saxon kings. A market town, recorded as "Cherchetune" in Domesday, its economy has always been predominantly based on agriculture, and there are several satellite villages - such as Kirton Holme and Kirton End - which largely rely on it for facilities. These include a range of employers, schools, small shops, garages and pubs.

The village lies immediately to the west of the A16 - which effectively acts as a by-pass - and is focussed on the B1397 (the former A16) which runs through the centre of the town, forming London Road, High Street and Boston Road. The historic core is the High Street, dominated by the imposing church of St Peter and St Paul, and the war memorial in The Green, which was presumably the former market place. In the central area the buildings appear to be predominantly two-storey Georgian and Victorian (although some may be facades concealing earlier structures) in a combination of buff and red brickwork (some painted) with slate or pantiled pitched roofs and painted timber casement or vertical sash windows. Elsewhere there is a mixture of development reaching up to the present day, with a considerable quantity of 20th Century housing.



Illustration 3: Kirton from the A16



Illustration 4: The churchyard in the centre of Kirton

2.2 Frampton

The parish of Frampton borders Kirton to the north and east. It is a much less populous yet more dispersed settlement than Kirton, with the majority of buildings - houses or farms - lining Middlegate Road East/Frampton Roads and various lanes leading off them. As in Kirton, a variety of building periods are apparent. In perceptual terms, the boundary between Frampton and Kirton is formed by the A16, with the Site (on the western side of the A16) appearing to be adjacent to, and contextually part of, the northern edge of Kirton.

Design Guideline 1: The new buildings should echo traditional pitched-roof residential building forms and use the local palette of materials



Illustration 5: The Green in the centre of Kirton



Illustration 6: Middlegate Road East in Frampton

2 BACKGROUND TO THE APPLICATION

2.3 The Conservation Areas

The Kirton village centre conservation area was designated in September 1970. The Designated Statement describes it as follows: *"The Kirton Conservation Area consists of a compact area of mixed residential and business development, centred around and dominated by the Parish Church of St Peter and St Paul and the adjoining many fine trees. To the east of the Church lies High Street and The Green, an area almost wholly commercial in character forming a pleasant triangular 'place' with the village war memorial occupying the small tree lined centre island. The varied facades of the many small properties combine to create an area of considerable charm and character. To the south of the Church lies the remainder of High Street and the initial part of London Road. A mixed residential and commercial area it possess several building of architectural merit. The remainder of the Conservation Area to the north and west of the Parish Church along Willington Road contains a wide range of uses – shops, residential, government officers, Parish Hall, Fire Station and a small burial ground at the rear of the fire station".* The Conservation Area lies some 800m to the south of the Site, and no views connect the two.

The Frampton Conservation Area was also designated in September 1970. The Designated Statement describes it as follows: *"The Conservation Area is dominated by Frampton Hall and surrounding parkland...Thorniman Lane along the west of the Conservation Area, with the trees of Frampton Hall Park along its eastern side and the various small cottages, farm buildings, Methodist Chapel and modern houses along the western side...combine to form an attractive narrow country lane of great character. Middlegate Road and Church Road to the south of the Conservation Area form the main street of the village. Again a most attractive street with several buildings of architectural merit including the Parish Church of St Mary's, the Manor House and charming village pub, the 'Moore's Arms'. The street curves to create several pleasant views, notably from the war memorial to Frampton Hall and from the Parish Church to the group of cottages at the entrance to Frampton Hall. The Conservation Area is completed by a small group of modern development fronting Hall Lane, corresponding with the eastern limits of the village."* Once again the Conservation Area lies some a considerable distance to the east of the Site, and no clear views connect the two.

2.4 Listed Buildings

There are Listed Buildings in the surrounding area - Frampton House on West End Road, together with St Mary's Church and Frampton Hall in Frampton village - but all are more than 200m from the site. Intervening buildings and existing mature vegetation, mean that the proposals should have no negative impact on the listed properties.

A wood - designated a Protected Landscape Site - lies between Boston Road and Middlegate Road West, but it is not affected by our proposals, and is separated from the Site by existing buildings.

2.5 Planning Regulation Context

A full assessment is to be found in the Planning Statement by Freeths, which accompanies this application, but in summary:

- Kirton is identified in relevant planning guidance as a 'Main Service Centre' which performs a significant service role for surrounding local areas providing everyday convenience shopping and other local services such as banks, takeaways, pubs and community facilities.
- Due to this role, Kirton is identified for growth, and the emerging South East Lincolnshire Local Plan proposes an additional 500 dwellings for the settlement.
- Boston Borough Council is currently unable to satisfy the NPPF requirement for a 5-year housing supply.
- It is therefore appropriate that a sustainable site such as the application site, although technically outside of the settlement boundary, be proposed to help satisfy the housing need.



Illustration 7: The villages and Conservation Areas



Illustration 8: Frampton House



Illustration 9: St Mary's in Frampton

2 BACKGROUND TO THE APPLICATION

2.6 The Site and its Setting

The Site is essentially flat arable farmland, around 570m wide and 220m deep. In its eastern half it is crossed by a drainage dyke and a set of overhead power cables. The ditch could be an attractive feature of a landscaped area within the Development, but the cables are unsightly and would be better buried.

As one would expect from its edge-of-village location, the Site is set in a rural mixture of open spaces and low-density housing. To the north lies further farmland, with no physical separation at present. The eastern boundary is formed by a drainage ditch running parallel to the A16. The roadside is fairly open with intermittent hedges. In the southeastern corner there is a group of established trees. To the south the boundary is predominantly formed by Middlegate Road West and its row of semi-mature trees, but bungalows along the south-western edge intervene and present their back gardens of hedges and timber fences to the Site. The western boundary is relatively small, with a drainage ditch running along the edge of a property containing larger, utilitarian workshop or farm buildings.

Design Guideline 2: Capitalise on the potential of the drainage ditch as a landscape feature, and seek to bury the nearby cables.

2.7 Environmental Issues

There are a number of environmental issues to be considered: ecology, flooding and noise. An ecological study has shown that no protected species will be detrimentally affected by the development. A drainage and flood risk assessment has determined that the ground floors of the new homes will need to be around 1m above current site levels and that a sustainable drainage scheme with retention ponds will be required. This will ensure that the development satisfies the National Planning Policy which requires that development does not increase flood risk elsewhere. Noise consultants have been engaged to develop a strategy for shielding homes near the A16 from traffic noise.

Design Guideline 3: Integrate and capitalise upon the drainage, flood and noise strategies to create a series of attractive landscape features.



Illustration 10: The A16 boundary looking north



Illustration 11: Trees in the southwestern corner of the Site



Illustration 12: The junction with the A16



Illustration 13: The Site looking southwest



Illustration 14: The Site looking west



Illustration 15: The Site looking north



Illustration 16: Middlegate Road with the Site on the right



Illustration 17: Bungalows bordering the Site



Illustration 18: The drainage ditch and overhead cables

2 BACKGROUND TO THE APPLICATION

2.8 Views

Principal public views of the Site will be from the A16 and Middlegate Road West. The views from the A16 will predominantly be when travelling south. The open, flat nature of the countryside means that the development would form one of the entrance views to Kirton. The views into the site from Middlegate Road West will be more tangential, and partially shielded by the continuous row of existing trees. The rear gardens of the bungalows on the northern side of Middlegate Road West will all look towards the development.

- Design Guideline 4: Consider planted landscaped belts to partially screen views in to the site from the A16 and create an attractive entrance to Kirton.*
- Design Guideline 5: The open tree-lined boundary along Middlegate Road West is currently an attractive feature whose character should be preserved.*
- Design Guideline 6: Select and position buildings and landscape to relate sensitively to the backs of the neighbouring bungalows.*

2.9 Access

It is impractical to create a new junction onto the A16, so Middlegate Road West will form the vehicular access into the Site. This road links well to the surrounding road system and the long frontage gives the possibility of several access points. From a pedestrian point of view, there is a strong footpath connection to the village centre along Lighton Avenue. This is located fairly centrally along the Middlegate Road West frontage. In addition to the road frontage, we also have the possibility of creating a footpath to Middlegate Road on the land we control which crosses the row of bungalows.

- Design Guideline 7: Create vehicular entrances off Middlegate Road at strategic points and link into the existing footpath network.*

2.10 The Brief

Our client identified this site as a sensible expansion of Kirton which could go towards satisfying housing need in the area. However, they were aware of its visibility from the A16, potential concerns of the neighbouring residents, and the implications of overhead cables and the flood issues that the whole area must meet, and therefore asked for a design that creatively answered these issues in an attractive and integrated way.

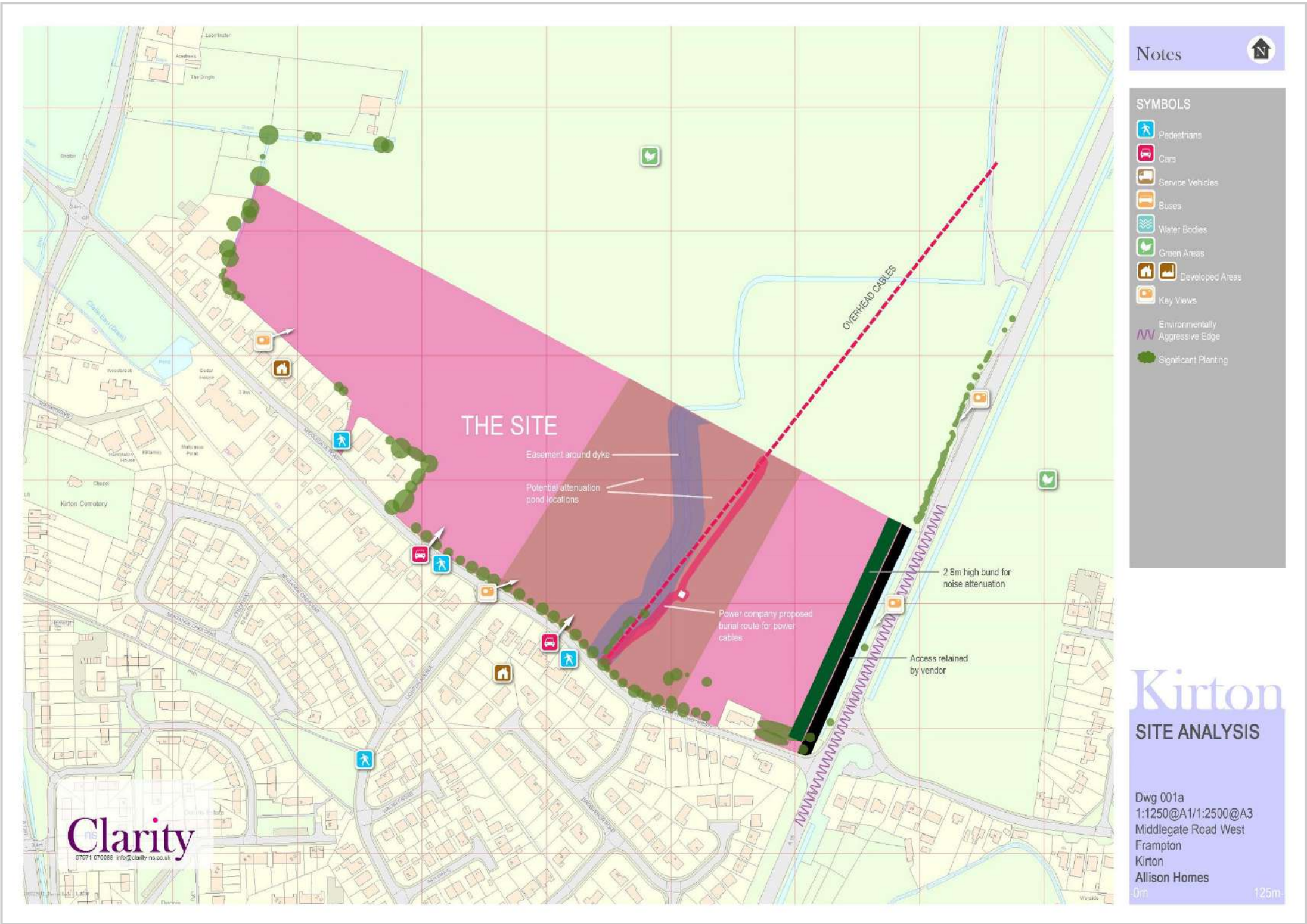


Illustration 19: Site Analysis

3 THE PROPOSALS

3.1 The Initial Proposals

From the site review and the brief, Clarity:NS Ltd developed the following principles, which resulted in the initial illustrative site layout:

- Create a landscaped buffer to the north and east to soften views from the A16
- On the eastern edge, include a landscaped mound to protect the houses from traffic noise
- Maintain the open feel along Middlegate Road West by retaining the trees and backing them with a wide landscaped southern border to the Site
- Form two main entrances into the Site from Middlegate Road
- Add a footpath link further to the west to further improve pedestrian links
- Create a large landscaped area crossing the site north-south, focussed on the drainage ditch and retention ponds (and containing the buried cables) to provide open space for the residents and play facilities for young children
- Extend this open character with a landscaped spine running east-west containing the main internal road
- Using the landscape and road strategies to define a series of building zones containing a mixture of house types and tenures
- Echo traditional pitched-roof residential building forms and use the local palette of materials
- Minimise the impact of the development on existing residents by placing bungalows behind the Middlegate Road homes and improving planting along the southwestern boundary
- Ensure that no water runs off into these adjoining gardens by placing drains along the boundary



Illustration 20: The initial indicative site layout

3 THE PROPOSALS

3.2 The Revised Proposals

The development proposals for the revised application have been prepared following a review and appraisal of the relevant environmental and technical studies and relevant design guidance. This approach follows best practice. Importantly, the revised proposals have been prepared taking into account the comments and concerns of the Local Planning Authority, most particularly in relation to the potential effects of the scheme upon the landscape. The following design changes have been incorporated into the revised development proposals:

- A reduced area of built development providing for up to 195 dwellings (Note: the previous application was for up to 215 dwellings), with the development area generally pulled back from the northern and eastern site boundaries and an increased area of green space along the existing drainage channel through the site.
- A softer and more filtered landscape edge between the proposed built development and the farmland and landscape to the north of the site (see development features/ areas below). This will comprise native structural planting, tree groups and other trees with open grassland. It will also incorporate public access and will allow views out towards the north, including for views towards the 'Boston Stump' (St Botolph's Church). Views back towards the built development will be suitably filtered by the overlapping nature of the trees and structural planting along this northern edge.
- A more substantial landscape and green 'buffer' between the A16 and the proposed built development incorporating new native woodland and structural planting and other trees and habitats. This area will also include sympathetic noise mitigation with shallow mounding and/ or timber attenuation fencing to 2.1 metres high (Note: reduced from the previous application). This would be accommodated within and screened by the associated planting as shown on the cross sections on page 9. The proposed extent of built development closest to the eastern boundary now follows a similar set back distance to that of the existing single residential property on the northern side of Middlegate Road West.
- A revised configuration to the illustrative masterplan, including a more informal building line and more outward facing dwellings along the northern side of the built development area.
- Increased public access throughout the landscape and Green Infrastructure areas.



Illustration 21: The revised development framework

3 THE PROPOSALS

3.2 The Revised Proposals ...continued

Based upon this response to the refusal of the previous application, the proposed development will include the following areas and components:

- A broad landscape swathe extending around the northern and eastern parts of the site. This will include a mix of native woodland trees and other planting and habitats and will provide a characteristically filtered edge to the built development.
- Sympathetic noise attenuation in the form of a low mound and/or fence on the eastern side of the site to 2.1m high. This will be located within a landscape corridor (a minimum of approximately 35 - 40 metres wide) and set within woodland and tree planting. It would be screened/ filtered by this planting and would have no discernible effect upon the landscape or views.
- An open green character will be maintained to development's frontage onto Middlegate Road West, with the existing trees conserved and set within a predominantly grassed corridor, respecting root protection areas and setting the built development back from the roadside and the existing residential properties.
- A large central landscape and public open space area focussed around the existing drainage channel, the proposed SuDS and new planting, habitat and other landscape proposals. This area will provide a strong 'green link' through the site from Middlegate Road West to the farmland to the north and retain views to the north. This area will also accommodate a children's play area.
- Potentially other SuDS features including linear swales through the development and around the perimeter landscape areas. Appropriate drains and other drainage measures would be incorporated where required alongside adjoining properties to ensure there are no other direct or indirect effects. These would be agreed with the relevant authorities.
- Inclusion of bungalows to the rear of the existing dwellings to the west of the proposed accesses to minimise the impacts of the proposed development. Additional boundary planting to further assist in reducing these effects.
- Two vehicular entrances off Middlegate West into the site, with an additional footpath link to the west.
- A simple hierarchy of streets, with the main routes including street trees and other landscape proposals where space and the design approach permits and smaller scale 'lanes' to some of the perimeter development areas.
- Adopt best design practice in terms of building design and materials, drawing upon the local vernacular and character. This will help to deliver a modern, well designed development that respects its setting.



Illustration 22: The revised illustrative masterplan

3 THE PROPOSALS

3.3 Consultation

A public consultation event was held to inform the original planning application on the 21st and 22nd July at Kirton Town Hall, with 106 visitors across the two days. No further public consultation has taken place prior to this revised scheme being submitted, given the similarities between the two schemes. However, the key points raised at the consultation event in July 2016 were:

- Concern about the 'principle' of development on a greenfield site and the capacity for the village to take, or indeed need, more development
- Concern about impact on the capacity of local schools and healthcare facilities
- Concern about flooding, drainage and the proposed levels of the scheme
- Concern about subsidence in Middlegate Road West, its capability to accommodate construction traffic and impact on an already fragile sewerage system
- Concern about the safety of the junction of Middlegate Road West and the A16
- Some concern about the access points being inappropriate and the narrowness of Middlegate Road West
- Some concern about the impact on bats and the local Pink Footed Geese population
- That nobody will want to live in the houses once built due to the odour from the local sewage works
- That the site is located in the Parish of Frampton and not Kirton.

Separate presentations were also undertaken with Kirton Parish Council on 21st July 2016 and Frampton Parish Council on 15th September 2016.

3.4 Conclusion

We believe that the revised proposals provide a logical and appropriate addition to the village, creating a new development with an exceptional amount of open space and landscaping. The emphasis of the proposed development is on delivering attractive and desirable homes that are respectful of their setting and contribute positively to this part of the settlement edge.



Illustration 23: The mounded option for the A16 landscape buffer

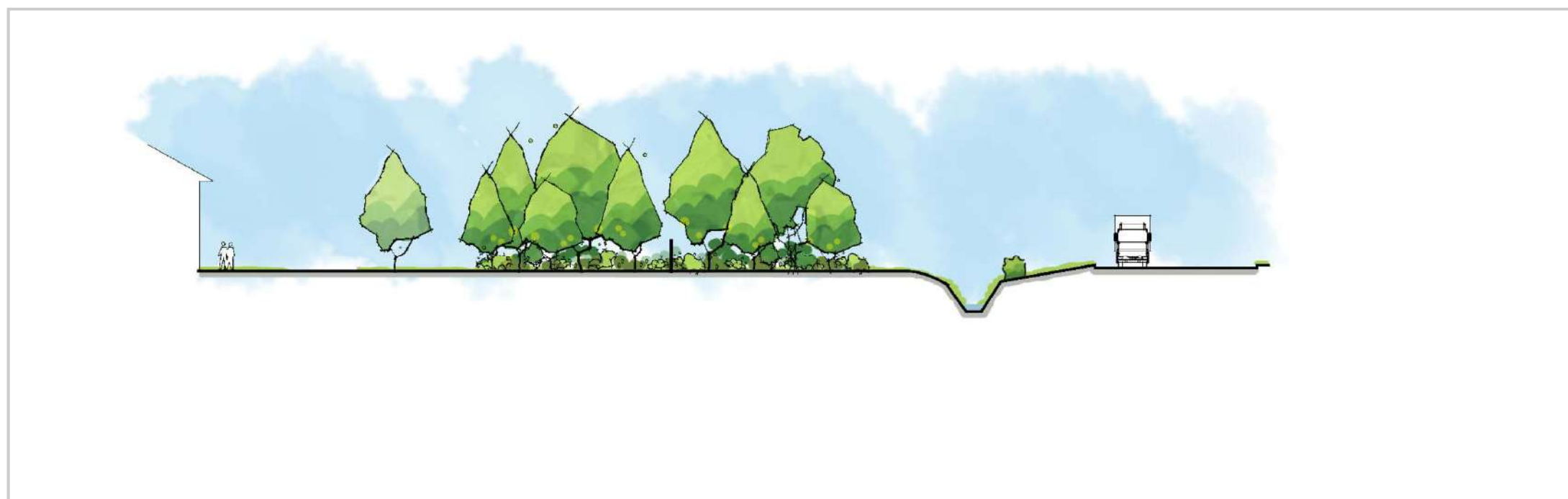


Illustration 24: The fence option for the A16 landscape buffer