

PLANNING SUPPORTING STATEMENT AND ASSESSMENTS

1 INTRODUCTION

- 1.1 This statement and assessments has been prepared on behalf of the applicant and seeks to support an outline planning with some matters reserved (appearance, landscaping, layouts & scale) for later approval for 2No chalet style bungalow dwellings on land adjacent to Fen Cottage, Ralphs Lane, Frampton West End, Boston, PE20 1QU and should be read conjunction with the submitted scheme drawings.

2 SITE APPRAISAL

- 2.1 The site is abutted along its southern boundary by Ralphs Lane, to the west is Fen Cottage to which the site is associated and the applicants dwelling, to the north by a dwelling call The Cottage, and the eastern boundary is agricultural land.
- 2.2 Access to the site can be formed directly off Ralphs Lane with ample vision splay in both directions when existing the site, the existing access to Fen Cottage will be retained.
- 2.3 The site comprises a parcel of land owned by the applicant adjacent to Fen Cottage. There are to north of the site a collection of domestic outbuildings, a row of 6No trees, and metal railing fence along Ralphs Lane. A large well established, hedge runs the length of the eastern boundary providing significant screening. The site shown highlighted in red on the site plans has an approximately area of 531m² (2.15 acres) measuring approximately 27.5m in length and 20.0m in width at the midpoint.
- 2.4 Whilst classed as countryside, the site lies only approximately 505m west of the SELLP local plan settlement boundary of Boston namely the village of Wyberton and its local services. There are no allocated housing sites on the local pan for Frampton West. However, the site is connected to the surrounding villages, Wyberton, Kirton, Kirton end and to the local main market town of Boston by road networks and public transfer routes and there for the site is within walking/driving distance of local shops, public house, bus stops.
- 2.5 Further local facility's (including Co-op, Spar, school, dentist, hairdresser) are all available within Wyberton and its therefore it is considered that the occupants of the proposed site would not be totally reliant on a vehicle and that the site would make a small contribution to the vitality of a rural village and sustain local services.
- 2.6 There are existing dwellings lining further along both Ralph's Lane and Spotflied Lane, and due to the vast offer of nearby available services the site is not considered to be 'rural' in its character but closer to an 'edge of settlement' character. Consequently, whilst located in an area of designated as country side, the site considered be a sustainable location for new dwelling development.
- 2.7 The site is in Flood Zones 3, according to the Environment Agency Flood Rosk maps. However, the accompanying Floor Risk Assessment RM associates concludes that under the above circumstances the application site could be suitable for housing development with appropriate mitigation measures incorporated in the final design, this has also been demonstrated by the submitted scheme drawings.
- 2.8 As stated above and shown the scheme drawings the site already benefits from good level of matured planning to is boundaries and further reinforcement of this could easily assimilate any proposed dwelling development into the setting as wells as providing an overall net gain in biodiversity and natural habitat.

3 PROPOSALS, LAYOUT, APPEARANCE AND ACCESS

- 3.1 The applicant seeks outline planning approval for the construction of two dwelling chalet bungalow style dwellings on the land described above.
- 3.2 The outline planning application see approval of the principle of the prosed dwellings, its curtilage and its access. All other reserved maters (appearance, scale, layout and landscaping) would be dealt with following outline approval as part of a reserved maters application.
- 3.3 Whilst layout is matter of later approval, an indicative layout and landscaping scheme has been submitted, which shows the site could be developed and accommodate the residential dwellings. Access is not a matter reserved for later, two singular accesses are proposed off Ralphs Lane for the two proposed dwellings along with the existing access to Fen Cottage being retained.
- 3.4 The dwellings show are of chalet bungalow stye with two bedrooms at first floor level, private garden amity space the rear and front amenity space with access and turning and parking area.
- 3.5 The well establish hedge to the eastern boundary proved a natural screening from the open agricultural fields, and there reducing any visual impact from this direction, the western boundary again with the have screening from the existing dwelling, and northern boundary is also screen by the adjacent dwelling and well establish

trees, hedge etc. The southern boundary all can be enhance by further planting with the site. There is also natural screening to the north on the opposite side of Ralph's Lane.

- 3.6 Planning policies in these decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation regionality or inactive through sustainability requirements to conform to certain development forms or styles it is however proper to seek promote or reinforce local distinctive's
- 3.7 The proposals need to be aesthetically pleasing, with emphasis on making the proposed word incident sufficient energy efficient as possible incorporating high level insulation achieving high standard of airtightness and incorporating renewable methods of heating and power.
- 3.8 The ground floor accommodation will also be designed in full compliance with food document in the building regulations which requires consideration of ambulant disabled people

4 PLANNING POLICYS

- 4.1 The South East Lincolnshire Local Pan 2019 (SELLP) shows the application site as being within the countryside, but only 505m from the settlement boundary of Wyberton, Boston. The following Local Plan Polices are of particular relevance with h most pertinent to this outline application being discussed in more detail.

Frampton West is classed as other 'service centres and settlement' however the site is located closer to the village of Wyberton within the local plan of Boston, classed a 'Sub Reginal Centre' including parts of Fishtoft and Wyberton parishes

4.2 Policy 1 – Spatial Strategy:

C. Areas of development restraint - 1. Others Service Centres

Within the settlement boundaries of the other service centres and settlements (as shown on the insert maps) 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.

D. Countryside

The rest of the local plan area outside the defined settlement boundaries of this Sub Regional Centres, Main Service Centres, Minor Service Centres and Other Service Centres and Settlements is designated as Countryside. In the Countryside, development will be permitted that is necessary to such a location and/or where it can be demonstrated it meets the sustainability development needs of the area in terms of economic, community and environmental benefits

- Seeks to concentrate new housing development within the identified settlement boundaries of the boroughs existing towns and villages
- Identifies the countryside as an 'area of development restraint' and
- Indicates that in the countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainability development needs of the area in terms of Economic Community and environmental benefits thus policy essentially identifies 2 tests for whether proposed development is appropriate in the countryside

The first test is whether or not a development is necessary to such a location. The Local Plan provides sufficient opportunities for new residential development on housing allocations and via windfall developments until 2036. As a consequence, the council may not consider that new residential, development is necessary in this location.

The second test is whether the development 'meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

- 4.2.2 The are no allocated sites highlights on the local plan or included within the settlement boundary of Frampton West and limited to no potential sites within the boundaries meaning that opportunity may be sought on the edge of the settlement locations.
- 4.2.3 The site is located in an area of residential dwellings, in both linear and nonlinear settlings, and therefor can be considered as infill/continuation of this form. The site is approximately 505m from the local services in Wyberton and is consider reasonable walking distance.
- 4.2.4 There is no specific justification as to why the proposal development is necessary on the site, other than the site has been in the application ownership and maintained throughout the length of this, and would like to explore the sites potential for development.
- 4.2.5 By virtue of the site's location adjacent to existing dwelling properties, on the edge and closed to the nearby settlements, the site is not considered isolated. Whilst the proposed development is not in strict accordance with all requirements of Policy 1, by virtue of the local services of Wyberton and the character of the existing

development abutting and the surrounding it the site is considered to be sustainable location despite being classed as countryside, in addition there is the scope for significant environmental benefits.

- 4.2.6 There is huge opportunity on the application site to provide environmental, ecological and biodiversity enchantments in this location with a positive impact on the setting and environment although only indicative at this stage.
- 4.2.7 The application is accompanied by scheme drawings which demonstrate the environmental features of the dwellings and proposed landscaping environmental and ecological enhancements
- 4.2.8 With regards to passing of the two test under Part D of Policy 1, off the local plan is important to note that this part of the policy sense has two separate tests but that it is at its word in requires a proposal to satisfy only one of the tests not both thus if the proposal is deemed to comply with either the test it will comply with policy one

It has also been demonstrated on previous applications that whilst a site did not pass the first test (necessity to location) it can pass the 2nd test by virtue of proposals to provide housing plots and the associated environmental and biodiversity benefits through a landscaping scheme and other measures such as nesting opportunities renewable energy etc.

- 4.2.9 In all it is considered that the proposal complies with the 2nd test of the Part D of the policy one due to the significant environmental benefits that will be incorporated into the building and its surrounding curtilage as was noted above this means that the proposal meets the requirements Policy 1 genuinely. And welcome the imposition of any planning conditions to secure the approval and any environmental benefits of any forthcoming reserved matters application should the outline planning be approved.

4.3 Policy 2 – Development Management:

Proposals requiring planning permission for development will be permitted providing sustainable development considerations are met specifically in relation to

- 1. size scale layout density and impact on the mean tease trees character and appearance of the area and the relationship to existing development and the land uses*
- 2. Qualitative design and orientation*
- 3. maximising the use of sustainable materials and resources*
- 4. access and vehicle generation levels*
- 5. the capacity of existing community services and infrastructure*
- 6. impact upon neighbouring land uses by reason of noise odour disturbance or visual intrusion*
- 7. sustainable drainage and flood risk*
- 8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets and*
- 9. impact on potential loss of sand and gravel mineral resources*

- 4.3.1 The majority of the points above would be covered at reserved matters stage but there is nothing to suggest that any proposed dwellings on the site of this size could not be designed in such a way that complies with the above criteria Policy 2.
- 4.3.2 Since it is a matter to be considered will expand upon the potential impact from the provision of a new residential accesses from Ralphs lane. Given the visibility in both directions and the classification of the road which serves several dwellings, agricultural property and business along its length we do not feel that there would be any unacceptable disturbance to these uses at all or adverse highways safety impacts

There would be more than enough provision in front of the proposed dwellings for manoeuvre in and turning within the confines of the site allowing vehicles to exit in forward gear.

Furthermore, the existing entrance to the existing dwelling (Fen Cottage) will be maintained in its present location, any hedging can be cut back to improve visibility should this become a requirement.

4.4 Policy 3 – Design Of New Development

The final design of the proposed dwellings would be covered at reserved matters stage but there is nothing to suggest that any proposed dwelling on this site could not be design in such a way that complies with all the criteria Policy 3. The indicative layouts and landscaping scheme illustrated on submitted plans contributed towards simulation of the development into the surroundings and its setting.

4.5 Policy 4 – Approach To Flood Risk

The scheme is supported with site specific Flood Risk Assessment by RM Associates

4.6 Policy 17 – Providing A Mix Of Housing

The provision of new houses will seek to meet the long-term needs of the plan area in order to maintain and provide a mix inclusive and sustainable communities. Family homes of two or three bedroom are in highest demand for both the market and formal housing sectors and one-bedroom homes are required to meet affordable needs

As demonstrated by the submitted scheme drawings the site has the potential to provided up to two dwellings each with min two bedrooms proving a mix of housing for the area and wider borough housing needs.

4.7 Policy 28 – The Natural Environment

To accord with this policy the site proposal has the potential to include a number of measures to enhance biodiversity on the site for the benefit of it and the surrounding area these measures could include:

- Owl boxes mounted on telegraph poles or mature trees in a location overlooking open fields, habitat entry facing east or south,
- In addition to the post owl boxes additional measures incorporated into the dwelling fabric such as integrated bird boxes at high level and standalone bird boxes spread across the site
- Native tree planted to the premier to the site to avoid a belt of natural screening
- Native hedges planted with in the site
- Flower borders to include night scented flowers to attract moths and night flying insects to avoid foraging opportunities for baths all formatting for insects' butterflies' bees' structure and provide for foraging habitats for hedgehog's birds and bats
- Flowering lawns

4.8 Policy 30 – Pollution And Policy 31 – Climate Change And Renewable And Low Carbon Energy

Policies 30 and 31 of the local plan requires development proposals to include suitable measures to mitigate any adverse impact on air quality and climate change sustainable environmentally friendly features of the proposed drilling could include

- Dwelling built to a high standard of airtightness
- Dwelling orientation to maximise solar gain with roof overhangs and external features to also promote and allow shading and reduce future dependence upon mechanical ventilation and cooling
- Full house mechanical heat recovery system installed to recycle warm air and reduce space heating requirements
- Solar PV panels incorporated into the south, southeast, southwest facing roof elements
- Any source heat pump systems underfloor heating installed to provide sustainable renewable source of space heating.
- Rainwater harvesting system installed to collect roof water
- Grey water system installed with cycle water flushing toilets thus contributing to reducing water usage
- Restricting water use is to comply with building regulations water efficiency standard of 110 litres per person per day
- cycle storage all parking at our service is to be permeable type material to limit surface water runoff

4.8 Policy 36 – Vehicle And Cycle Parking:

The proposal could easily accommodate minimum requirements for car parking spaces and cycling spaces within the curtilage of each dwelling as demonstrated by the submitted scheme drawings.

4.9 The National Planning Policy Framework 2023 (NPPF)

The NPPF is a material consideration in decision making, in favour of sustainable development, though the policy with in the SELLP carries more bearing on the planning decisions. The pats of the NPPF will be particular relevance to the proposal are:

- Section 2 – Achieving Sustainable Development,
- Section 4 – Decision making,
- Section 5 – Delivering a sufficient supply of homes,
- Section 9 – Promoting sustainable transport,
- Section 11 – Making effective use of lane,
- Section 12 – Achieving well-designed places,
- Section 14 – Meeting challenge of climate change, flooding and costal changes

5 AMOUNT, USE AND SCALE

- 5.1 The proposed residential use is in keeping with the local area, with existing dwellings adjacent to the site.
- 5.2 There are no historic listed buildings in the vicinity which could requires special consideration.
- 5.3 Traffic flows to and from the site, will not have any adverse impact. Visibility is good in both directions and there will be full turning facility and parking for both proposed dwellings and the existing dwelling.

- 5.4 Scheme drawings demonstrate the two proposed dwellings and amenity spaces, can be accommodated within the site boundary, whilst also retaining the existing dwelling with its own amenity space. In such a way have minimal effect on the surrounding properties, setting and location.
- 5.5 The area of land available for each dwelling an opportunity for landscaping, to provide a haven for ecology and biodiversity and the indicative plans given some idea to this. The landscaping across the entire site would play a role in screening and simulating any new dwellings into the setting
- 5.6 The layout of the proposed scheme is based on two semi-detached dwellings with suitable amenity spaces, in a style that would complement the existing dwelling, match that of the rear projection with dormer window, cladding and rendered finishes.
- 5.7 The would-be significant separation from the existing, and adjacent dwelling, and the design scale and orientation of the dwellings so that there would be no adverse impacts upon neighbours or the future occupants of the dwellings.
- 5.8 The site is in Flood Zone 3 and according to the accompanying Flood Risk Assessment, floor levels should be raised a minimum of 1m above the ground level, to accommodate potential flood depths at the site. Even taking this into account for the proposed dwelling heights the dwellings would be found low from adjacent properties for it not to appear out of character or overbearing. The site will easily accommodate either stepped access or ramped access to the proposed dwellings.

6 DRAINAGE

- 6.1 We propose that surface water will discharge into a rainwater harvesting system with overflow to soak away and found drainage to be packaged treatment plant if psychos are required per percolation test would be carried out to establish whether ground conditions are suitable, but we see no reason why invitation rates would negate possibility of soakaways or crate type systems in this location. Anyway, rainwater collection could be recycled and reused within the dwelling's garden areas.

7 SUMMARY AND CONCLUSIONS

- 7.1 Application proposals is consistent with the southeast Lincolnshire local plan and guidance set out in the national planning policy framework which promotes sustainable development.

Project Reference: LPC-353 March 2024 Rev - A

See scheme drawings and information submitted as part of the planning application for further details.



LPC Architectural Design

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