



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

2 September 2020



S19/2208

Proposal: Reserved matters (layout) for plots B and C pursuant to S17/1134
Location: The Old Quarry, Station Road, Castle Bytham
Applicant: Dr Dallas Burston, C/O Framptons
Agent: Mr Peter Frampton, Framptons, Oriel House, 42 North Bar, Banbury, Oxfordshire
Application Type: Reserved Matters (Major)
Reason for Referral to Committee: Major development
Key Issues: Principle of development
 Design
 Affordable housing
 Highway considerations
 Ecology and Biodiversity
 Drainage and flood risk
Technical Documents Submitted with the Application: Affordable housing scheme
 Drainage strategy

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Glen

Reviewed by:

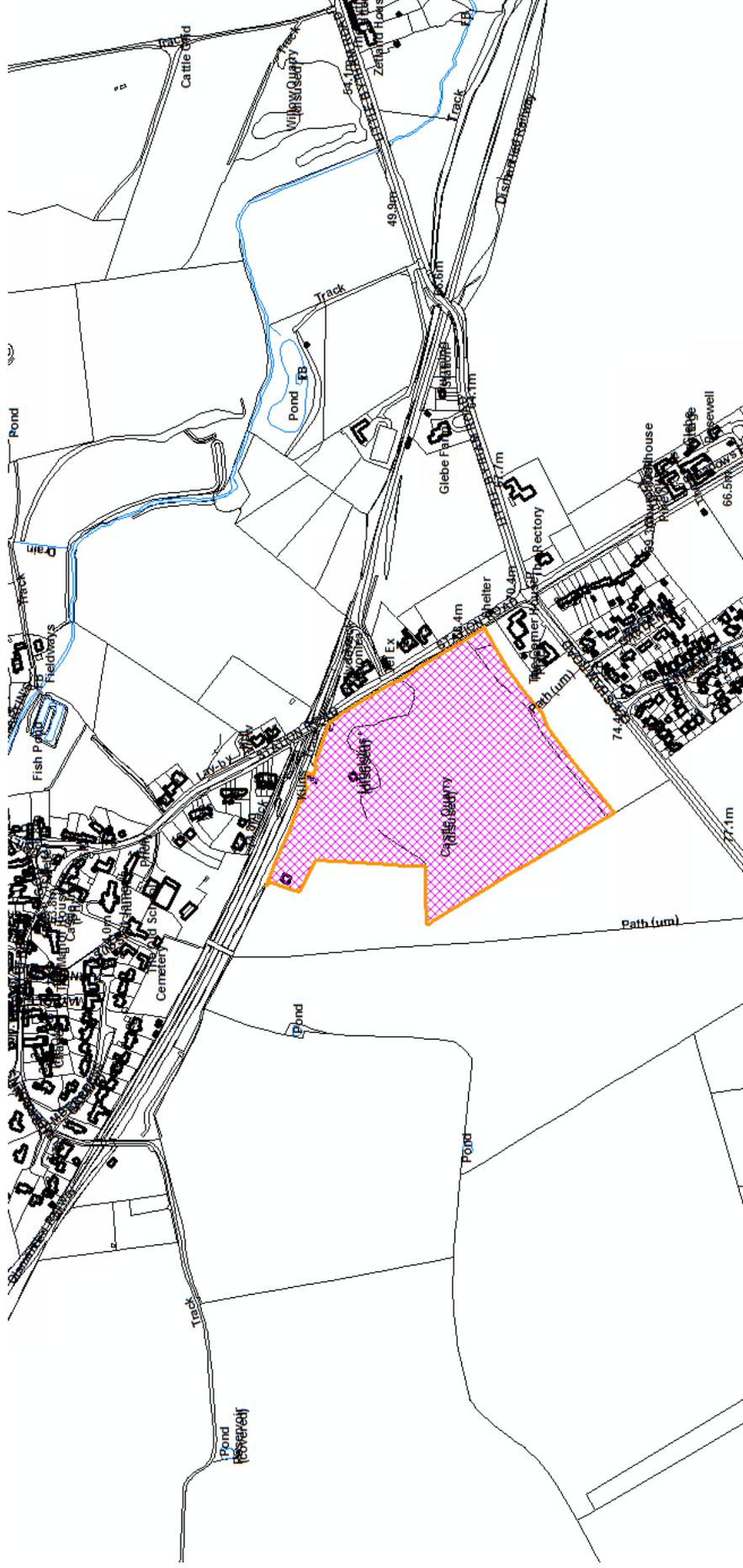
Will Richards, Interim Head of Development Management

18 August 2020

Recommendation (s) to the decision maker (s)

That the application is approved conditionally

S19/2208 The Old Quarry, Station Road, Castle Bytham



Key



Application
Boundary



1 Description of Site

- 1.1 The application site comprises a former limestone quarry immediately to the west of Station Road and to the north of Clipsham Road in Castle Bytham. As would be expected, excavation levels within the quarry area differ greatly, and are generally below that of the surrounding land. The land comprising the northern part of the site remains at a higher level and adjoins the cutting of the former railway line. That part of the site which is directly adjacent to Station Road is level with the road.
- 1.2 The quarry site includes a Site of Special Scientific Interest (SSSI) which relates to the exposed strata of Upper Lincolnshire Limestone Formation on the former quarry rock face. There are established hedgerows to the Station Road frontage of the site and to the northern and southern boundaries. There are also a number of mature trees towards the northern boundary. The site itself includes areas of mixed grassland and flora that have become established following the abandonment of the quarry use.
- 1.3 Residential dwellings are located on the opposite (south-eastern) side of Station Road and beyond the former railway cutting (to the north) are residential properties either fronting onto or served off Station Road. Immediately to the north of the site, fronting Station Road, is the village community shop approved by S19/0699. There is an established hedgerow and a pedestrian footway to the Station Road frontage of the site.

2 Description of proposal

- 2.1 Outline consent was granted for 87 dwellings under S17/1134, which was a variation of permission S14/3097, increasing the number of dwellings from 85 to 87 and amending the phasing of the development to allow for two self-build plots along Station Road. That consent effectively divides the site into 3 phases:
- Plot A - The land comprising the northern part of the site at a higher level and adjacent to the cutting of the former railway line;
- Plot B - A larger piece of land at the lower part of the former Quarry;
- Plot C - The land for the two self-build plots to the frontage of Station Road.
- 2.2 This application seeks approval of layout details for 69 dwellings in plots B and C pursuant to permission S17/1134.

3 Relevant History

Reference	Proposal	Decision	Date
S17/1134	Section 73 application to allow for minor material amendment to S14/3097 (increase in number of dwellings from 85 to 87 and amendment to phasing to accommodate self-built plots)	Approved Conditionally	15/11/2018
S14/3097	Outline application (with details of vehicular access(es) off Station Road) in respect of up to 85 residential dwellings; 80 sq m Community Shop (Use Class A1); the provision of landscaping and open space; new internal highways; car and cycle parking; sustainable drainage measures, including storage pond for surface water attenuation; provision of utilities infrastructure; and associated ancillary works including demolition of buildings	Approved Conditionally	30/03/2017
S19/0699	Proposed community shop	Approved Conditionally	28/08/2019
S19/2142	Reserved matters sought for appearance, landscaping and scale for 18 dwellings in parcel A pursuant to S17/1134	Pending Decision	
S19/0180	Erection of 18 dwellings (Reserved Matters pursuant to S17/1134 - plot A layout only)	Pending Decision	
S20/0286	Reserved matters sought for scale, appearance and landscaping for parcel B, and scale, appearance, landscaping and access for parcel C.	Pending Decision	
S18/2381	Outline permission for residential development for self-build or custom build housing comprising 6 plots with all matters reserved	Approved Conditionally	30/03/2020

4 Policy Considerations

4.1

SKDC Local Plan 2011 - 2036

Policy EN1 - Landscape Character

Policy EN2 - Protecting Biodiversity and Geodiversity

Policy EN5 - Water Environment and Flood Risk Management

Policy DE1 - Promoting Good Quality Design

Policy H2 - Affordable Housing Contributions

Policy ID2 - Transport and Strategic Transport Infrastructure

- 4.2 **National Planning Policy Framework (NPPF)**
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

5 Representations Received

5.1 Parish Council

- 5.1.1 The Parish Council remains concerned that the concentration of affordable homes is not spread evenly across the entire quarry site; it should also include plot A.

5.2 Little Bytham Parish Council

- 5.2.1 Object to development on the basis on impact on infrastructure in Little Bytham, in particular drainage.

5.3 LCC Highways & SuDS Support

- 5.3.1 No objection, subject to areas with development on one side only (fronting public open space) being shared surface/block paved. Details to be secured by condition.

5.4 Affordable Housing Officer (SKDC)

- 5.4.1 There is a requirement for 35% affordable housing to be provided on whole of the site (plots A, B and C). As previously advised, this would suggest an affordable housing requirement of thirty (30) units. It was agreed that the affordable housing to be provided on Plot B in clusters of no more than 15 units.

6 Representations as a Result of Publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received. The points raised can be summarised as follows:

1. requests that the public footpath that runs parallel with the development is kept clear at all times;
2. sufficient off-street parking needs to be provided;
3. only one point of access is a concern;
4. roadways too narrow;
5. pavement on Station Road too narrow.

7 Evaluation

7.1 Principle of development

- 7.1.1 The principle of development for this site has been previously established through outline planning permission S17/1134 which granted permission for up to 87 dwellings. This is a reserved matters application seeking approval of layout details for plots B and C pursuant to that permission. Access from Station Road for plot B was approved under outline planning permission S17/1134.

7.2 **Design**

- 7.2.1 Local Plan Policy DE1 states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Policy EN1 seeks to ensure development is appropriate for its context. The NPPF (section 12) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.2.2 The NPPF (section 11) encourages the effective use of previously developed land to provide new houses, including building at higher densities, but also acknowledges the need to secure well designed and attractive places.
- 7.2.3 The principles of how the wider site could be developed, were shown on Drawing No. DALL140521 SKL-02 Rev F submitted under S17/1134. The application for reserved matters for this part of the scheme has been reviewed by the Council's Design PAD workshop, with the key design principles agreed. The reserved matter detail submitted with this application is discussed further below.
- 7.2.4 Layout - The submitted layout demonstrates that 69 dwellings can be appropriately sited within plots B and C and achieve a high standard of design without compromising the character and appearance of the area. The 6 dwellings along Station Road follow the same form as shown on the illustrative plan submitted with approved outline application S18/2381.
- 7.2.5 Dwellings are generally designed in back-to-back arrangements and follow regular building lines. The higher density in plot A allows a greater amount of open space within plot B, which is overlooked and would therefore benefit from natural surveillance.
- 7.2.6 The plots closest to the Quarry rock face would be adequately set-back to provide a suitable level of amenity and protect those important features of the SSSI. The dwellings all have their own off-road parking arrangements and an appropriate amount of private amenity space.
- 7.2.7 Subject to appropriate details of appearance, scale and landscaping, the layout of the scheme is considered to make a positive contribution to the character of the area and is appropriate for its context in accordance with Local Plan policies DE1 and EN1 and the NPPF (sections 11 and 12).

7.3 **Affordable housing**

- 7.3.1 The principles of the amount of affordable housing were agreed at the outline stage and as part of the section 106 agreement under permission S17/1134. The requirement of the

section 106 agreement is that 35% of the dwellings are required to be affordable which equates to 30 affordable homes. There is no specific requirement that this needs to be distributed across the three plots.

7.3.2 Policy H2 requires affordable housing to be well integrated with open market housing through layout, siting design and style. It is noted that there is no affordable housing within plot A and that concern has been raised by the parish council in this respect. However, the applicant has demonstrated that 30 affordable dwellings could be satisfactorily accommodated within plot B, with the proposed details accepted by the Council's affordable housing officer.

7.3.3 Further, the design, materials and landscaping for the affordable dwellings can be appropriately controlled to ensure these buildings cannot be readily identified by appearance and assimilate with the market housing across the site. In this respect the proposal is considered to be in accordance with policy H2 and the requirements of the section 106 agreement.

7.4 **Highway considerations**

7.4.1 Local Plan Policy ID2 seeks to minimise the use of travel by car and maximise sustainable transport modes. The policy also requires development proposals not to result in any unacceptable highway safety impacts or result in severe cumulative traffic impacts. The NPPF (section 9) states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.4.2 The layout shows a footway that would connect this part of the site to the main footway on Station Road. A contribution of £20,000 towards improving the existing footway is agreed as part of the section 106 agreement.

7.4.3 The Highway Authority have been involved with design discussions and have not objected to the proposal, which is considered to be in accordance with Local Plan policy ID2 and the NPPF (section 9).

7.5 **Ecology and Biodiversity**

7.5.1 Local Plan Policy EN2 seeks to ensure the conservation and enhancement of ecological networks and deliver a net gain in biodiversity for all development proposals. This matter was considered at the outline stage and condition 8 required submission of a landscape and biodiversity management plan before each phase of development is commenced.

7.5.2 The required details for plots B and C have yet to be submitted, and these would ensure the appropriate conservation and enhancement of ecological networks within this part of the site. As above, the higher density proposed in plot A, leaves more open space in plot B and an opportunity to incorporate further soft-landscaping and tree planting. These details are considered further under S20/0286.

7.6 **Drainage and flood risk**

7.6.1 Local Plan Policy EN5 and the NPPF (section 14) require development to be located in the lowest areas of flood risk and not to increase the risk of flooding elsewhere. This matter was considered at the outline stage and condition 6 required submission of surface water drainage details before each phase of development is commenced.

7.6.2 The required details for plots B and C have yet to be submitted. However, a drainage strategy has been submitted with this application alongside the proposed layout and Lincolnshire County Council (as lead local flood authority) have raised no objection in this respect.

8 **Crime and Disorder**

8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 **Human Rights Implications**

9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

9.2 It is considered that no relevant Article of that act will be breached.

10 **Conclusion**

10.1 The layout details for plots B and C proposed by this application would ensure that the proposal would be appropriate for its context and would not result in any additional adverse impact on the character of the area, residential amenity, flood risk, ecology or highway safety/traffic capacity. It has been demonstrated that the required number of affordable houses could be satisfactorily accommodated within plot B, with further details of design and appearance considered under S20/0286. The proposal is therefore considered to be in accordance with Local Plan policies EN1, EN2, EN5, H2, DE1 and ID2 and the NPPF (sections 9, 11, 12 and 14).

10.2 **RECOMMENDATION: that the development is Approved subject to the following conditions**

Approved Plans

1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan drawing no. A-1743 EX1000 received 17 December 2019
- ii. Proposed Site Plan drawing no. A1743 200626 PL2000D received 7 July 2020

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

- 2 No development consisting of construction of the highways proposed for adoption, as well as any shared private roads/drives and foot/ cycle paths shall be commenced until full engineering, drainage, street lighting and construction details of these works have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details

Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highway's infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

Plots B and C - Site Location Plan

