

DEVELOPMENT CONTROL SECTION	
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Referred To	

**Proposed dwellings at
Southfield Farm House
Station Road
Ulceby**

**Design Statement
Access Statement
Flood Risk Assessment**

**John Barber Building Design Ltd
Shevington
Abbey Road
Ulceby
North Lincolnshire
DN39 6TJ
01469 588976
design@johnbarber.co.uk
www.johnbarber.co.uk**

**11 October 2011
Drawing reference 966100**

Proposed dwellings at Southfield Farm House, Station Road, Ulceby

Design Statement

The Site

The Southfield Farm House site is situated on Station Road and marks the eastern end of the main development. There is a much-altered farm house on the site with a number of outbuildings, mainly of agricultural origin. This application relates only to the part of the site containing the main outbuildings and excluding the house, its surrounding garden and access.

The development boundary as shown in the North Lincolnshire Council Local Plan of 2003 defines most of the site as being within the boundary but excluding the southern-most area. The ongoing Local Development Framework consultation shows no indication of any changes to this particular boundary. The LDF Core Strategy of 2011 lists Ulceby as a Rural Settlement (5.47).

The Proposal & Design Considerations

There is a much-altered farm house on the site with a number of outbuildings, mainly of agricultural origin, and including a 2-storey barn/granary, implement store, a smaller store and a more modern prefabricated building. Although of agricultural origin, this use ceased several years ago and the previous owners operated a haulage business from the site (although the trucks were based elsewhere). More recently the land to the rear has been used for caravan and general storage including a boat (most have disappeared since our preliminary visit and only three caravans remain). The buildings contained various vehicle parts which have now been disposed of.



Panoramic view of site from Station Road looking south from east (above) to west (below)



As noted above, the site is in a prominent position and marks the start of the main settlement when approaching from the east. The farm house is to the rear and screened by various trees, shrubs and other buildings. The 2-storey barn is the main visible feature and is set back behind a rather bleak forecourt. Although the buildings are in reasonable condition, this is not readily apparent to any passers-by and the overall impression of neglect and abandonment is at odds with surrounding properties and the village as a whole.

The site has not supported any serious business or employment for some time and the development around the site is now wholly residential. To redevelop the site totally for commercial use could therefore be detrimental to surrounding households. However, many people with desktop-based jobs are able to work from home without disturbance to neighbours and this is to be encouraged as:

- It tends to reduce an individual's carbon footprint through reduced travel
- It can increase the sustainability of the community through increased support of local facilities
- It tends to create a thriving neighbourhood with increased security as properties are constantly occupied and not left vacant throughout the day.

The current owners (the son & daughters of the previous owner) therefore investigated the possibility of developing the site for housing. A site meeting was held with Officers from North Lincolnshire Council. These were Leanne Simmonds who was able to give general planning advice and Ian Cunningham who was present to discuss the implications of the recently adopted LDF Core Strategy, the various policy changes and how they affect this site in particular and Ujceby in general.



Panoramic view of "Gower's Close" site looking west from south (above) to north (below)



each property would be the subject of future applications.

Considering the comments made by the Highways Officer based on the initial sketches, the Station Road plots have been revised to allow a full turning space to each plot. This will allow vehicles to enter and leave each property in a forward direction. All plots should have at least two parking spaces. Garage provision may not be classed as a parking space as garages tend not to be used for this purpose. Similarly, the turning head may not be counted either as this would preclude its purpose. The specification of the driveways crossing the grass verge will be as specified by NLC and will be the subject of a subsequent application. Likewise the dimensions and specification of "Gower's Close" will also be determined through discussion with the Highways Officer.

Considering the comments made by the Drainage Engineer, the actual drainage provision will be contained in a future application but will be determined by the timing of that application and will require further discussion with the engineer. Ulceby has a mains FW sewage system and is not in a defined flood risk area. Yet parts of the village are known to suffer flooding from surface water run-off and there are some FW issues too. The latest Ulceby village magazine suggests that North Lincolnshire Council have plans to alleviate the surface water flooding and that Anglian Water have plans to upgrade the sewer network. Both schemes are said to be dependent on funding. The actual drainage provision on all or part of the site may therefore be dependent on the completion of these schemes. Forthcoming changes to Approved Document H of the Building Regulations may also be relevant. Future options for FW could therefore include connection to the AW system or package treatment within the site. Septic tanks should not be considered as there is no suitable outfall for any untreated overflow. There is an open drain to the southern boundary which appears to be partly culverted and this could accept surface water or treated outfall. However, it is likely that some rainwater harvesting (SUDS) will be provided. Driveways on Station Road and the

Panoramic view looking north showing site of Station Road plots and existing dwellings to north of Station Road from west (above) to east (below)



"Gower's Close" access to incorporate drainage channel at highway junction to minimize risk of excess surface water run-off causing problems elsewhere.

There are various existing deciduous trees and existing hedges on site as shown on the indicative layout. These are to be retained and supplemented by new planting as appropriate. The rural character of the village would be enhanced by hedge planting to the Station Road frontages although any hedging would need to be maintained at a low height to avoid creating visibility issues. There were a number of mature conifer trees on site at the time of our survey. These had been allowed to grow unchecked for many years and work had already started on their removal. It is likely that they will disappear during the course of this application.

Although this application is not concerned with the design of the properties, it is hoped that future applications will take into account the location of the site and its importance to the whole village. Surrounding properties are generally of individual design and range from traditional nineteenth century farm houses to more recent designs - there are some particularly attractive 1960s houses opposite the application site. The proposed Station Road dwellings should be similarly individual and avoid stock "housing estate" designs. Such designs can be seen on various developments and as infill elsewhere in Ulceby and most fit reasonably well into the built environment but they would be less successful on a prominent main-road site such as this. "Gower's Close" may be suited to standard housing types but due to their generous size and extensive views to the south, a more imaginative approach could be used.

The indicative layout shows most properties with large areas of south-facing roof. This would enable easy installation of solar water heating or photo-voltaic panels. Although these are not currently a universal fitment, renewables are becoming increasingly popular and proposed changes to Approved Document L of the Building Regulations in 2013 (and 2016) may make this an obligatory feature.

The proposed development of seven dwellings is considered to have a number of advantages. The site is a previously developed site (buildings currently unused) and the proposed dwellings are wholly within the development boundary. Being at the start of the main settlement there is an opportunity to turn a rather drab area into an attractive and welcoming area. The dwellings are well placed for occupants to take advantage of the various facilities in Ulceby. Public transport is also easily accessed. A modest housing development is well suited to the locality and could be preferred by locals rather than see the site developed for commercial use or falling into dereliction.

Designing Out Crime

Neighbourhood - Ulceby is a busy village with plenty of pedestrian traffic which indicates a reasonably safe neighbourhood

Perimeters - The properties tend to overlook each other which can provide a degree of passive surveillance.

Dwellings - All new windows and doors will be fitted with locks to meet insurance recommendations. Properties may be fitted with intruder alarm and/or CCTV primarily as a deterrent to potential intruders.

External "security" lighting is not particularly suited to this location as its effectiveness may be limited and its operation could be detrimental to surrounding properties.

Access Statement

The site is situated within the main Ulceby settlement so is within easy walking and cycling distance of the local school, shops, churches, medical facilities, pubs etc with good footpath provision. Regular bus and rail services provide access to the main shopping and commercial centres of Grimsby and Barton and various employment areas. All services are considered accessible to persons with impaired mobility.

The site is generally level and paths will be provided around each dwelling in addition to off-street parking and set-down areas. The proposed dwellings must incorporate the requirements of Approved Document M as appropriate.

All dwellings will be within 45m of a hardstanding where a pump appliance could park should there be a need.

Flood Risk Assessment Zone 1

This flood risk assessment has been prepared in accordance with Planning Policy Statement 25: Development and Flood Risk (CLG, December 2006) and is based on advice issued by the Environment Agency.

This site falls within a Flood Risk 1 area which is outside the extent of extreme flood based on current Environment Agency flood maps.

Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. Current flood maps show the extent of extreme flood from rivers or the sea that would occur without the presence of flood defences. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc.

Environment Agency advice for sites such as this relates mainly to surface water run-off. Drainage from the new development must not increase flood risk either on-site or elsewhere. Government policy strongly encourages a sustainable drainage system (SUDS) approach to achieve these objectives. Guidance on how to address specific local surface water flood risk issues may also be available through the Strategic Flood Risk Assessment or Surface Water Management Plan produced by the Local Planning Authority. Where the LPA has identified drainage problems through the SFRA or SWMP, or where the Environment Agency has identified critical issues, formal consultation and/or a formal flood risk assessment by a flood risk management specialist (ie a member of ICE, CIWEM) may be required.

John Barber

From: Leanne Simmonds [Leanne.Simmonds@northlincs.gov.uk]
Sent: 06 September 2011 10:25
To: barber465@btinternet.com
Subject: Fw: Re: Fw:Pre-app advice, Ulceby, Station Road (Gower's site)

John,

Below are the comments from David Harrison regarding drainage.
I believe you have spoken to Darren regarding the highways issues.

I have spoken with Iain Cunningham regarding the proposals and with the removal of the barn, he is happy with the scheme.

I am happy with the the proposed developments although it may be preferable to re-align the eastern plots to the rear to be more in line with the adjacent dwellings and to bring the development more inside the development boundary - as it stands the southern most corners of the dwellings are very tight to the development boundary line. Obviously this can be overcome at outline/reserved matters stage once you are in a position to submit.

I hope this helps,

Regards

Leanne Simmonds
Senior Planning Officer
01724 297491 (Tues-Thurs)

-----Forwarded by Leanne Simmonds/PL/NorthLincs on 06/09/2011 08:44AM -----

To: Leanne Simmonds/PL/NorthLincs@NorthLincs
From: David Harrison/HT/NorthLincs
Date: 01/09/2011 05:34PM
cc: Darren Cowling/HT/NorthLincs@NorthLincs
Subject: Re: Fw:Pre-app advice, Ulceby, Station Road (Gower's site)

Hi Leanne

I'm not aware of any flooding at the proposed development site and there is no indication of significant surface water flood risk identifiable from EA datasets. We would want to see proposals for surface water disposal within the site and proposals that prevented discharge to the highway. It appears there could be a lot of hard surface and roofing and I would hope to see some sustainable drainage proposals. Ground conditions may not be conducive to soakaways. This should be considered if appropriate at an early stage.

regards

David Harrison
01724 297530

-----Leanne Simmonds/PL/NorthLincs wrote: -----

To: Darren Cowling/HT/NorthLincs@NorthLincs
From: Leanne Simmonds/PL/NorthLincs
Date: 25/08/2011 09:02AM

Cc: David Harrison/HT/NorthLincs@NorthLincs
Subject: Fw:Pre-app advice, Ulceby, Station Road (Gower's site)

Hi,

I have had an enquiry from John Barber regarding residential development on the above site in Ulceby. Basically it is a replacement dwelling, three new dwellings to the frontage and 3 to the rear with the conversion of the existing barn or 4 to the rear with the demolition of the existing barn.

I would be grateful if I could have any comments on the scheme.

Many Thanks,

Leanne Simmonds
Senior Planning Officer
01724 297491 (Tues-Thurs)

-----Forwarded by Leanne Simmonds/PL/NorthLincs on 25/08/2011 08:57AM -----

To: "Leanne Simmonds" <Leanne.Simmonds@northlincs.gov.uk>
From: "John Barber" <barber465@btinternet.com>
Date: 16/08/2011 04:27PM
Subject: Ulceby, Station Road (Gower's site)

Hi Leanne

Came to Scun with Mr & Mrs Mortlock and some quick layout plans.

We'd discussed two options on site, the first being to retain the large barn (possibly as a live/work unit) with 3 plots on the frontage & 3 to the rear. Mrs Mortlock's sister initially had an idea to use the barn for her catering business but then decided she wouldn't want to live there too.

As a wholly commercial building in the middle of housing isn't the best idea, we are really looking at the second option with the same 3 plots on the frontage but with 4 to the rear and no barn.

In both cases the original farm house is to be demolished and rebuilt more-or-less on the same footprint (I've overdrawn the full existing on the plan but in practice I think it will be much smaller.

The first aim is to obtain outline on the 3 frontage plots (they are hoping for a relatively early sale on these which will allow Mrs Mortlock to sort out her father's estate with her brother & sister). We have indicated 3 plots as discussed, each will have 2 parking spaces & turn facility with drives direct to Station Road.

I think you were going to discuss layout with Darren in Highways and possibly David Harrison? Response on this would be appreciated as soon as you are able. Could have further meeting if you think it's needed.

To follow will be a full application to replace the existing farm house using the existing drive that gives the farmer access to the field.

Also to follow will be the 4 plots to the rear using the existing access that was used by the trucks when it was a haulage depot (I'm assuming applications for 3 then 4 is better than a single application for 7).

Any advice or comments would be appreciated.

Thanks to Mark for standing in today, hope you are soon well again.

Regards

JohnB

01469 588976

[attachment "Ulceby Proposed Layout Plan 2.pdf" removed by David Harrison/HT/NorthLincs]
[attachment "Ulceby Existing Layout Plan.pdf" removed by David Harrison/HT/NorthLincs]
[attachment "Ulceby Proposed Layout Plan 1.pdf" removed by David Harrison/HT/NorthLincs]

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John Barber

From: Leanne Simmonds [Leanne.Simmonds@northlincs.gov.uk]
Sent: 08 September 2011 12:31
To: design@johnbarber.co.uk
Subject: RE: Re: Fw:Pre-app advice, Ulceby, Station Road (Gower's site)

Hi John,

With regard to the 3+4, it is entirely your choice as to if you apply individually or together. I do not think that the 7 is less likely to be approved than the 3 and the 4.

In terms of the layout plan, something similar to the plan you sent will be fine. We will need scale parameters but if all matters are to be reserved than an Indicative layout will be fine.

With the replacement dwelling, you will not need plans and elevations. A block plan and photographs would be sufficient.

The fees are £335 per 0.1ha and £335 for the replacement dwelling.

If you need any more information please do not hesitate to contact me.

Regards

Leanne Simmonds
Senior Planning Officer
01724 297491 (Tues-Thurs)

-----"John Barber" <barber465@btinternet.com> wrote: -----

To: "Leanne Simmonds" <Leanne.Simmonds@northlincs.gov.uk>
From: "John Barber" <barber465@btinternet.com>
Date: 06/09/2011 04:42PM
Subject: RE: Re: Fw:Pre-app advice, Ulceby, Station Road (Gower's site)

Hi Leanne

Thanks for your reply.

I have some more questions.

Firstly, I think we're looking at the 3 + 4 plots. Are we better submitting as two applications as we've tended to discuss or would a single application for 7 plots be OK (ie as likely to get approved or less likely to get approved).

Secondly, we tend not to do many outline applications. In terms of layout plan, would you expect a plan similar to the preliminary sketch (obviously properly drawn & with more detail) or do we need something different.

Thirdly, thinking about the replacement dwelling, do we need existing plans & elevations of the house to be demolished. We're within development boundary so I don't think volumes are as important as open countryside.

Presumably fees will be £335 per 0.1ha (or per plot?) + £335 for replacement dwelling.

We'll be out of office for rest of week so probably talk next week.

Regards

JohnB

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