

# Design & Access Statement

## Complete with Sequential & Exceptions Tests + SUD's Statement.

**Note – This document is to be read in conjunction with Flood Risk Assessment by Alan Woods & Partners.**

Date:	May 2023
Development Address:	Land off Waterside Road ( formally known as 51 to 55 Waterside Road ), Barton Upon Humber, North Lincolnshire, DN18 5BH.
Applicant:	Mr & Mrs J Chapman
Local Planning Authority:	North Lincolnshire Council.
Nature of Development:	Outline Planning Application with All Matters Reserved for Change of Use of Existing Vacant Brownfield Commercial Land to Residential Housing Land and erection of 38 3&4 Storey ( 4 <sup>th</sup> Storey in roof void), Dwelling Houses and their associated Roads, Driveways, Gardens, Landscaping, Boundary Treatments and Services.
Site / Land Use:	Currently Vacant.
Previous Use:	Commercial Haulage Yard.



Planning, Design & Construction Consultants

**Keir Taylor** Ba (Hons), B.Arch, PGDip  
tel 07813 006079

6 Orchard Fields, Healing, N.E.Lincs, DN41 7AF.

## **Contents Page:**

	<b>Page</b>
<b><u>Introduction</u></b> .....	3
<b><u>Sequential &amp; Exceptions Tests</u></b> .....	4&5
<b><u>FRA &amp; SUD's Assessment</u></b> .....	6
<b><u>Assessment</u></b> .....	6
Physical Context.....	6
Social Context .....	6
Economic Context .....	6
Ecology .....	6
Planning Policy Context.....	7
<b><u>Involvement</u></b> .....	7
<b><u>Design Component in More Detail</u></b> .....	7
Use.....	7
Amount.....	7
Layout.....	7
How Does This Layout Fit With Its Surroundings .....	8
Scale.....	8
Landscaping.....	8
Appearance.....	8
<b><u>Conclusion</u></b> .....	8

## **Introduction:**

This statement is submitted by Mr & Mrs J Chapman, as an integral part of their Outline Planning Application with All Matters Reserved for Change of Use of Existing Vacant Brownfield Commercial Land to Residential Housing Land and erection of 38 3&4 Storey Dwelling Houses and their associated Roads, Driveways, Gardens, Landscaping, Boundary Treatments and Services at land off Waterside Road( Formally known as 51 to 55 Waterside Road ), Barton Upon Humber, North Lincolnshire, DN18 5BH.

## **Sequential Test:**

In support of delivering the spatial strategy of policy CS1 of North Lincs Council Core Strategy. It is recognised that CS2 Delivering More Sustainable Development within North Lincs takes a Sequential Approach...and development should be focused on:

1. Previously Developed Land within the Scunthorpe Urban Area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions.
2. Previously developed land and buildings within the defined developments limits of North Lincolnshire's Market Towns, followed by other suitable infill opportunities then appropriate small scale greenfield extensions to meet identified local needs.
3. Small scale developments within the defined development limits of rural settlements to meet identified local needs.

With this approach the application site is within the development limits of Barton Upon Humber which is a Market Town and the site is Previously Developed Land. Thus the application site is a preferential site for development and release for housing.

In relation to policy CS19 Flood Risk of the Core Strategy.....although the site is in high flood risk as identified in the FRA Prepared by Alan Woods & Partners ( See FRA Document ), the policy CS19 will allow development in areas of high flood risk if they meet the following prerequisites:

1. It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.  
This is demonstrated by:....
  - a. The site is being put to better use and regenerating a vacant commercial site in the heart of the Northern part of the Town.
  - b. Development of the applicant's vacant site will provide needed housing in line with the LPAs housing targets.
  - c. It will provide a good number of highly sustainable 2, 3 & 4 bed homes in Barton, easy walking distance of all facilities within Barton, with particular close proximity to the Train & Bus Stations + Tesco Supermarket and a number of key employers within a 5 to 10 minute walk away.
  - d. By resolving a technical on site flood risk issue, i.e. by improving the on site open unmaintained water course / drain, by cleaning it out and providing a 6M wide clear adjacent maintenance access the full length of the drain. Allowing the drain to now be effectively accessed and maintained in-perpetuity.

*With these wider sustainable benefits, item 1 prerequisite is met.*

2. The development should be on previously used land. If not, there must be no reasonable alternative developable sites on previously developed land.  
*The application site is indeed on previously developed land and thus Item 2 prerequisite is met.*
3. A Flood Risk Assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere by integrating water management methods into the development.  
*A Flood Risk Assessment has been produced by Alan Woods & Partners ( See FRA Document ) that demonstrates the development can be safe, without increasing flood risk elsewhere by integrating water management methods into the development, thus Item 3 prerequisite is met.*

In relation to the SFRA and the Sequential Risk Based Approach the Application Site is a **"Site Specific Regeneration"** and **"Change of Use Application"** for a **"Preferential Brownfield Site in the heart of the Northern part of Barton Upon Humber"**. From this perspective an assessment of other sites outside of Zone 3 in Barton is not relevant to assess and thus the Sequential Test is passed and the Exceptions Test needs to be applied.

## **Exceptions Test:**

Here the development meets all the elements / prerequisites of the exceptions test, see below:

1. It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.  
This is demonstrated by:....
  - a. The site is being put to better use and regenerating a vacant commercial site in the heart of the Northern part of the Town.
  - b. Development of the applicant's vacant site will provide needed housing in line with the LPAs housing targets.
  - c. It will provide a good number of highly sustainable 2, 3 & 4 bed homes in Barton, easy walking distance of all facilities within Barton, with particular close proximity to the Train & Bus Stations + Tesco Supermarket and a number of key employers within a 5 to 10 minute walk away.
  - d. By resolving a technical on site flood risk issue, i.e. by improving the on site open unmaintained water course / drain, by cleaning it out and providing a 6M wide clear adjacent maintenance access the full length of the drain. Allowing the drain to now be effectively accessed and maintained in-perpetuity.  
*With these wider benefits, item 1 prerequisite / element of the exceptions test is met.*
  
2. Sustainability Statement:-  
The Application Site is in the Heart of the Northern Part of Barton Upon Humber, which is a key Market Town / Large Sustainable Service Centre within North Lincolnshire and scored 69 points in the North Lincolnshire Settlement Survey (2019) and was 2<sup>nd</sup> overall out of all the settlements in North Lincolnshire on sustainability grounds. The Settlement survey looked at key features which make up sustainability which are Primary School, Secondary School, Doctors and Community Facilities. Barton Upon Humber is a Market Town / Large Sustainable Service Centre and has 7 of the 7 key facilities i.e. Public House, Village Hall, Church Hall, Community Centre, Primary School, Secondary School & Doctors. The Application Site and its proposal for sustainable housing is located within the heart of the Northern part of Barton and as highlighted above is within easy walking distance of all 7 key facilities within Barton. In addition to this it is in particular close proximity to the Train & Bus Stations + Tesco Supermarket and a number of key employers.  
*The Application Site is in a sustainable location and proposes sustainable housing and thus Item 2 prerequisite / element of the exceptions test is met.*
  
3. The Flood Risk Assessment produced by Alan Woods & Partners ( See FRA ), has demonstrated that the development will be safe, without increasing flood risk elsewhere by integrating water management methods into the development, *thus Item 3 prerequisite / element of the exceptions test is met.*

## **FRA Assessment:**

See FRA produced by Alan Woods & Partners submitted with this Outline Planning Application with all matters reserved.

## **SUD's Assessment:**

See FRA produced by Alan Woods & Partners submitted with this Outline Planning Application with all matters reserved.

Note – Sustainable drainage systems can be effectively incorporated into the indicative layout for the site and thus can be dealt with at the reserve matters stage of this Outline Submission with all matters reserved.

## **Assessment:**

### **Physical Context:**

The Application Site is an “Brownfield Site” and is made up of a parcel of vacant commercial land in the heart of the Northern part of Barton Upon Humber and currently and historically accessed off Waterside Road and historically known as 51 to 55 Waterside Road. Its previous “Use” was as a Commercial Haulage Yard. It is worth noting that during this use period the Application Site was fully surfaced with either concrete or tarmac or a combination of both. It is envisaged that land contamination should be low. The site is relatively flat across its entirety, it is also lower in elevation than Waterside Road - See Existing Site, Block, Landscape, Drainage & Levels Plan Dwg No. 202308-02. The Site is also predominantly fenced with commercial galvanised steel palisade fencing, plus two small sections of brick walling. The site is surrounded on 3 sides by old and new block and terrace style housing. The old block directly to the left of the site entrance / frontage is of considerable height as are the new block style housing with no habitable space on the ground floor to the South and North of the Site.

### **Social Context:**

The Site sits within the heart of the Northern side / part of Barton Upon Humber and is surrounded on 3 sides by residential properties and commercial warehousing on its fourth / Western side. The site is within easy walking distance of all key services offered in Barton Upon Humber – it is a good sustainable site in a sustainable location.

### **Economic Context:**

The Site consists of a vacant parcel of commercial land i.e. it is Brownfield in Nature and is currently not economically contributing to Barton Upon Humber. Note - The proximity of this commercial land use to the surrounding residential properties lends itself to be put forward for “Change of Use” to a more appropriate and in-keeping land use i.e. that of Residential... The Applicants are thus putting forward a proposal for change-of-use of land and erection of 38No.3&4 Storey ( 4<sup>th</sup> Storey in roof void), Dwelling Houses as an “Infill Proposal” on a “Brownfield Site” within the heart of the northern part of Barton Upon Humber. This will see the site then economically work / economically contribute to Barton Upon Humber again, generating council tax income and general expenditure in the Town from the new home owners.

### **Ecology:**

The Site has no trees directly on it, but has mature trees around parts of its boundaries – See Existing Site, Block, Landscape, Drainage & Levels Plan Dwg No. 202308-02. The site is still predominantly surfaced with impermeable concrete and tarmac, with a strip of stone and rough grass along the Southern Boundary. Small sporadic bushes and grass have grown up across the site. There is an open Drain / Ditch along the Western side of the site that drains the site of surface water and is vegetated its full length – See Existing Site, Block, Landscape, Drainage & Levels Plan Dwg No. 202308-02. No protected habitats or species are known to exist on the site...

### **Planning Policy Context:**

Relevant Planning Policy

#### **NPPF.**

Presumption in favour of sustainable development.

#### **North Lincolnshire Core Strategy ( June 2011 )**

CS1 – Spatial Strategy For North Lincolnshire.

CS3 – Development Limits.

CS5 – Delivering Quality Design in North Lincolnshire.

CS7 – Overall Housing Provision.

CS8 – Spatial Distribution of Housing Sites.

CS19 – FloodRisk.

#### **In relation to the policy above, please note:**

**CS7 Overall Housing Provision and Policy** - Development density in Barton Upon Humber is guided under this policy to be 40-45 dwellings per hectare. The application site has an area of 0.8125 Hectares - which equates to 36.5625 dwellings, thus 37 dwellings in effect... The Proposed Indicative Site Layout shows 38 dwellings which is only one higher than this.... The additional dwelling has been added as the site naturally accommodated it when it was drawn and it is only one more dwelling. Plus it is a furtherment of the efficient use of land in Market Towns within the authority. The addition of one extra dwelling does not look out of character for the site / the location / this part of Barton Upon Humber.

**CS8 Spatial Distribution of Housing** – The Applicants Proposal conforms to this as it is within the development limits of Barton Upon Humber.

### **Involvement:**

No Pre Application Advice has been sought from the Local Authority as it is seen from the sites planning history that redevelopment and change of use to residential is an appropriate / acceptable proposal. Plus surrounding residents are aware of the sites recent planning history and the recent application for residential use, thus consultation with them was also limited.

### **Design Component In More Detail:**

#### **Use:**

Residential

#### **Amount:**

The density of the site has been guided by policy CS7, see planning policy section above and sees an in-Character for the area Indicative Site Layout for 38 Dwellings.

#### **Layout:**

This is primarily informed by the shape of the site and the historic access point off Waterside Road, plus the requirement to leave a minimum of 6m wide access down the side of the open drain along the Western boundary of the site.

The access road onto the site is proposed to be 6M wide with 2M wide footpaths to both sides. This road continues to the back of the site where it leads onto a 5M wide road at 90 degrees to it, again with 2M wide footpaths to either side of this road and a block paved private drive courtyard. A number of roadside trees have been brought into the site to soften and enrich the streetscape. Boundary treatments visible from site roads are primarily to be brick walls to reduce maintenance and give quality and longevity of appearance. Rear boundaries to gardens are to be feature edge timber fencing.

Dwellings are to be of a type where they are 3 & 4 storey high, with the 4<sup>th</sup> storey in the roof void, with only the Garage and Utility on the Ground Floor with all other accommodation on the floors above. This is an existing well-established house-type, scale and form, found around the application site, bar accommodation in the roof void. Note this is proposed to be lit by skylights on the rear roof slopes to not visually accentuate the 4<sup>th</sup> floor from the public streetscape / front of the properties. Note – Layout will ultimately be dealt with at the reserve matters stage.

### **How Does This Layout Fit With Its Surroundings:**

The indicative Site Layout fits in well with the surrounding existing dwellings and site features. It infills the site frontage gap on Waterside Road and proposes terrace style dwellings and house-types which are part of the key character of the area / surrounding existing dwellings. The site allows a 6M wide access area to be formed to access and maintain the open ditch / drain at the Western side / boundary of the site.

### **Scale:**

The scale of the proposed development and its proposed dwellings are set by the size and scale of the existing site and the size and scale of the existing residential dwellings around it. Note – Scale will ultimately be dealt with at the reserve matters stage.

### **Landscaping:**

Landscaping is to be residential in nature and in-keeping with the residential character of the area. Fronts to dwellings are to be hard landscaped to allow / create off road car parking. Garden boundary treatments visible from site roads are primarily to be brick walls to reduce maintenance and give quality and longevity of appearance. A number of roadside trees have been brought into the site to soften and enrich the streetscape. Rear gardens are to be turfed and have timber feather edge boarded fencing on boundaries. All rear gardens are to be accessible via compact gravel paths. Note – Landscaping will ultimately be dealt with at the reserve matters stage.

### **Appearance:**

The appearance will be driven by CS5 Delivering Quality Design in North Lincolnshire and will be dealt with at the reserve matters stage. Note, all new development in North Lincolnshire should be well designed and appropriate for their context. It should be noted that the house type proposed for this site is found immediately to the north and south of the application site on St Chad's Way & Mill View. It is proposed that the new dwellings will have a contemporary design which will be informed by the surrounding context.

### **Conclusion:**

This Design and Access Statement, supports the Applicants submission of an Outline Planning Application with All Matters Reserved for Change of Use of Existing Vacant Brownfield Commercial Land to Residential Housing Land and erection of 38No. 3&4 Storey ( 4<sup>th</sup> Storey in roof void), Dwelling Houses and their associated Roads, Driveways, Gardens, Landscaping, Boundary Treatments and Services on land off Waterside Road ( formally known as 51 to 55 Waterside Road ), Barton Upon Humber, North Lincolnshire, DN18 5BH.

The Applicants proposal conforms to all relevant planning policies within the NPPF and the North Lincolnshire Core Strategy (June 2011) for sustainable residential development on a Brown Field Site. The Applicants proposal is a quality modern residential sustainable proposal, which will add to the diversity of quality modern sustainable housing stock available in Barton Upon Humber.

Thus, in Conclusion, the Applicant feels that their proposed development on this Infill Brownfield Site and in this particular case is “acceptable” and should be granted outline planning permission with all matters reserved and any relevant conditions attached.